

19 MAR 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-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

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

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/394
	Date Received 收到日期	19 MAR 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。

1. Name of Applicant 申請人姓名/名稱	
<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	
To Sum Kau (陶森球)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<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	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.
(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 8,450 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 25 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)	Nil 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 Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V"), 'Residential (Group C)' ("R(C)") & 'Green Belt' ("GB")
(f) Current use(s) 現時用途	Vacant site (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"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
3/3/2021 (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 1/3/2021 (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years (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 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	8,425 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	25 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NA sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	25 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	25 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) Structure 1: Guard room (Not exceeding 3m, 1 storey)	
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	138 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	8 spaces of 7m x 3.5m
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays			
(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)) Vehicular access leading from Tin Wah Road <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)	
	No 否	<input type="checkbox"/>	
(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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" 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 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"/> 		

	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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。

1. The proposed development is in line with the planning intention of the 'Village Type Development' ('V') zone which is primarily for the convenience of the villagers.
2. Insufficient supply to meet exigent parking demand in Sha Kong Wai.
3. The proposed development is primarily intended to resolve the parking demand of villagers in the vicinity and it will not bring new traffic to Sha Kong Wai because Sha Kong Wai is isolated.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' and 'R(C)' zone.
5. The proposed development is not the first of its kind in the 'Green Belt' zone. Similar planning permissions have been granted within the same 'Green Belt' zone such as A/YL-LFS/341 & 364.
6. The proposed development is compatible with the surrounding environment.
7. The proposed filling of land will be conducted in 'Village Type Development' zone only and it would hard pave the surface of land for the passage and parking of private cars and light goods vehicle.
8. Minimal traffic impact.
9. Insignificant noise and environmental impacts.
10. Similar public vehicle parks have been approved by the Town Planning Board in the 'V' and 'R(C)' zone such as A/YL-LFS/319, 333 and 367.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private cars and light goods vehicles are allowed to park at the application site. No medium goods vehicle, heavy goods vehicle and container tractor/trailer will allow to access/park at the application site.
13. No car beauty, car repairing, spraying, dismantling or other workshop activity will be carried out at the application site.

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

.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

.....
Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

10/3/2021

..... (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

- 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：
 - 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
 - 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。
- 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。
- 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 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 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.
Site area 地盤面積	8,450 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9
Zoning 地帶	'Village Type Development' ("V"), 'Residential (Group C)' ("R(C)") & 'Green Belt' ("GB")
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	Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.003 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	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	0.3 % <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) NA		138 0 8 0 0
	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) NA		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan		
Reports 報告書		
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。

Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years
at
Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129,
Sha Kong Wai, Yuen Long, N.T.

Annex 1 Drainage Assessment

1.1 Introduction

A. Site particulars

- 1.1.1 The application site is situated at Sha Kong Wai. (Figure 1) It possesses an area of approximately 8,450m².
- 1.1.2 Part of the application site has been hard paved and previously occupied for recreation use. It is intended for public parking of private cars.
- 1.1.3 Sha Kong Wai is an indigenous village. It is noted that village houses were found to the north and west of the application site. A recreation use is found to the immediate east of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The subject site has been hard paved and occupied an area of approximately 8,450m². It has a very gradient sloping from north to south from about +6.0mPD to +3.8mPD.
- 1.1.5 As demonstrated in the calculation in Annex 1.3 hereunder, 600mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 The level of the land to the north is progressively higher. However, the land to the north is occupied by rows of village house (NTEHs) so that they block the surface runoff from the north. The level of the land to the south and west is lower than the application site. The land to the east of the site is occupied by a recreation use so that they have equipped with drainage facilities. A public culvert is found to the south of the site.
- 1.1.7 As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.8 According to recent site inspection, there is a public culvert to the south of the application site (Figure 5).

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

1.2.1 Subject to the calculations below, it is determined that 600mm surface U-channel is required along the site periphery to intercept storm water generated at the application site. (Figure 5)

1.2.2 The collected surface runoff will be conveyed to public culvert to the south of the application site via the proposed 600mm surface U-channel outside the application site. (Figure 5)

1.2.3 The calculations in Annex 1.3 shows that the proposed 600mm surface U-channel has adequate capacity to cater for the surface runoff generated at the subject site.

1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.

1.2.5 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.

1.2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:

- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
- (b) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.

- (c) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Application Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off.

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 8,450m²;
- ii. The value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 6.0\text{m} - 3.8\text{m} = 2.2\text{m}$$

$$L = 215\text{m}$$

$$\therefore \text{Average fall} = 2.2\text{m in } 215\text{m} \text{ or } 1\text{m in } 97.73\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [215 / (1.02^{0.2} \times 8,250^{0.1})]$$

$$t_c = 12.53 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 215 mm/hr

$$\text{By Rational Method, } Q = 1 \times 215 \times 8,250 / 3,600$$

$$\therefore Q = 504.65 \text{ l/s} = 30,279.17 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 600mm surface U-channel at gradient 1:160 and 1:120 is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the public drain to the east of the application site.

Annex 2 Minimal Traffic Impact

- 2.1 The application site is accessible via a well formed local track leading from Tin Wah Road.
- 2.2 Neither medium goods vehicle, heavy goods vehicles as defined in the Road Traffic Ordinance nor container tractor/trailer will be allowed to enter the application site.
- 2.3 The estimated traffic generation of the proposed development is as follows:

Use	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	8.63	8.63	52	44
Light goods vehicle	0.75	0.75	9	6
Total	9.38	9.38	61	50

Note 1: The operation hour of the application site is 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays

Note 2: The pcu of private car and light goods vehicle are taken as 1 and 1.5 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 In association with the intended parking purpose, adequate space for manoeuvring of vehicle would be provided. Referring to Figure 3, internal circulation path is provided which is adequate for internal movement. By virtue of the fact that the application site is directly linked to Tin Wah Road and Tin Ying Road with significant reserved capacity, the proposed development being applied would not aggravate the traffic condition in the vicinity.

Total: 2 pages

Date: 22 March 2021

TPB Ref.: A/YL-LFS/394

By Email

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

Dear Sir,

Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.

The area to be paved will be paved by concrete for parking of vehicles. Except the area to be paved as shown in Figure 6, the remaining area of the application site (about 6,850m²) has been hard paved by concrete and sand and gravel. No filling will be carried out at that portion of land.

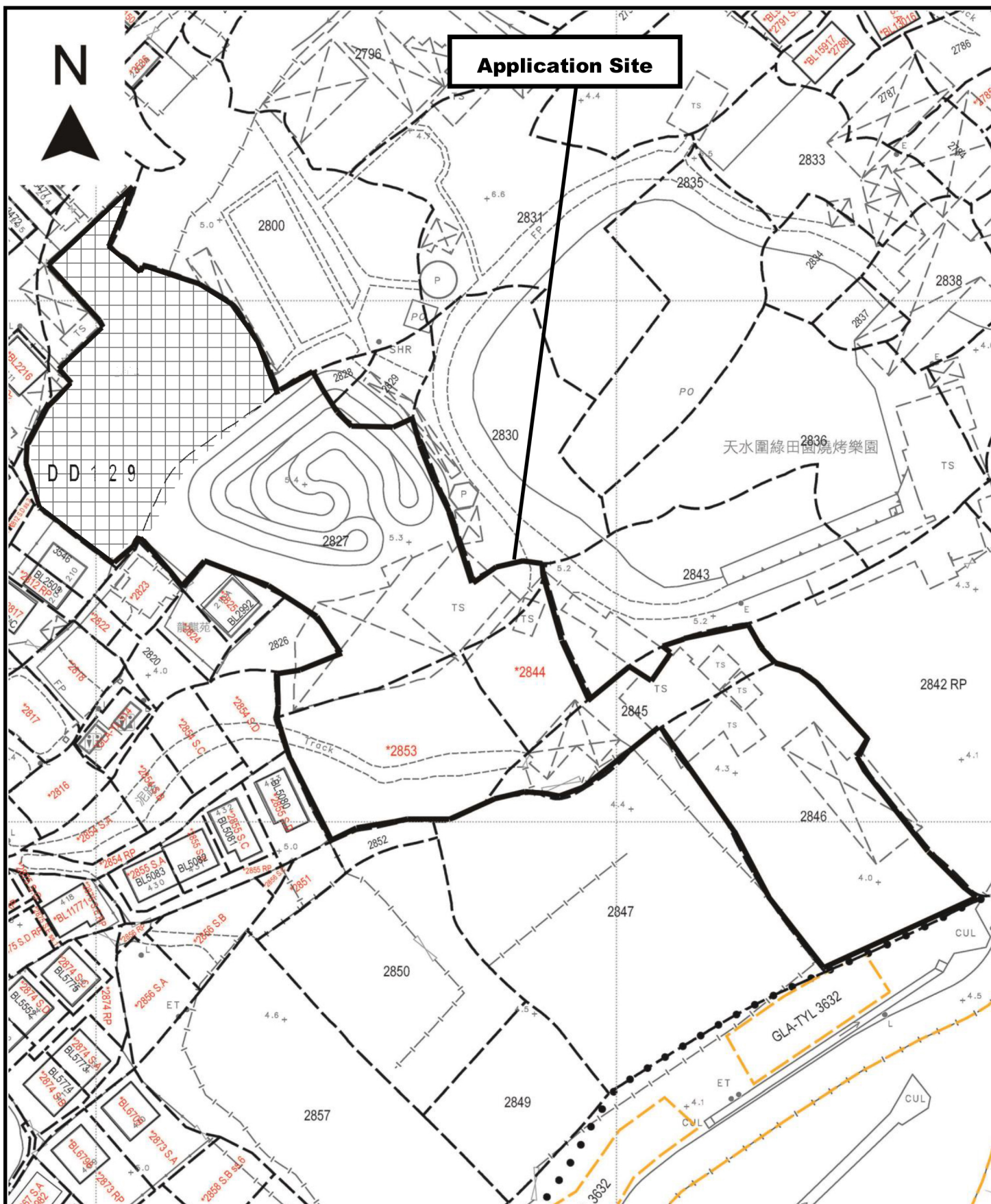
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Amy KWONG) – By Email



Project 項目名稱:

Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.


Drawing Title 圖目:

Land Filling Area Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

 Land filling area (About 1,800m²)

Scale 比例:

1:1000

Total: 3 pages

Date: 25 March 2021

TPB Ref.: A/YL-LFS/394

By Email

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

Dear Sir,

Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.

Please see the updated Figure 1 and Figure 6 for your further processing of the captioned application.

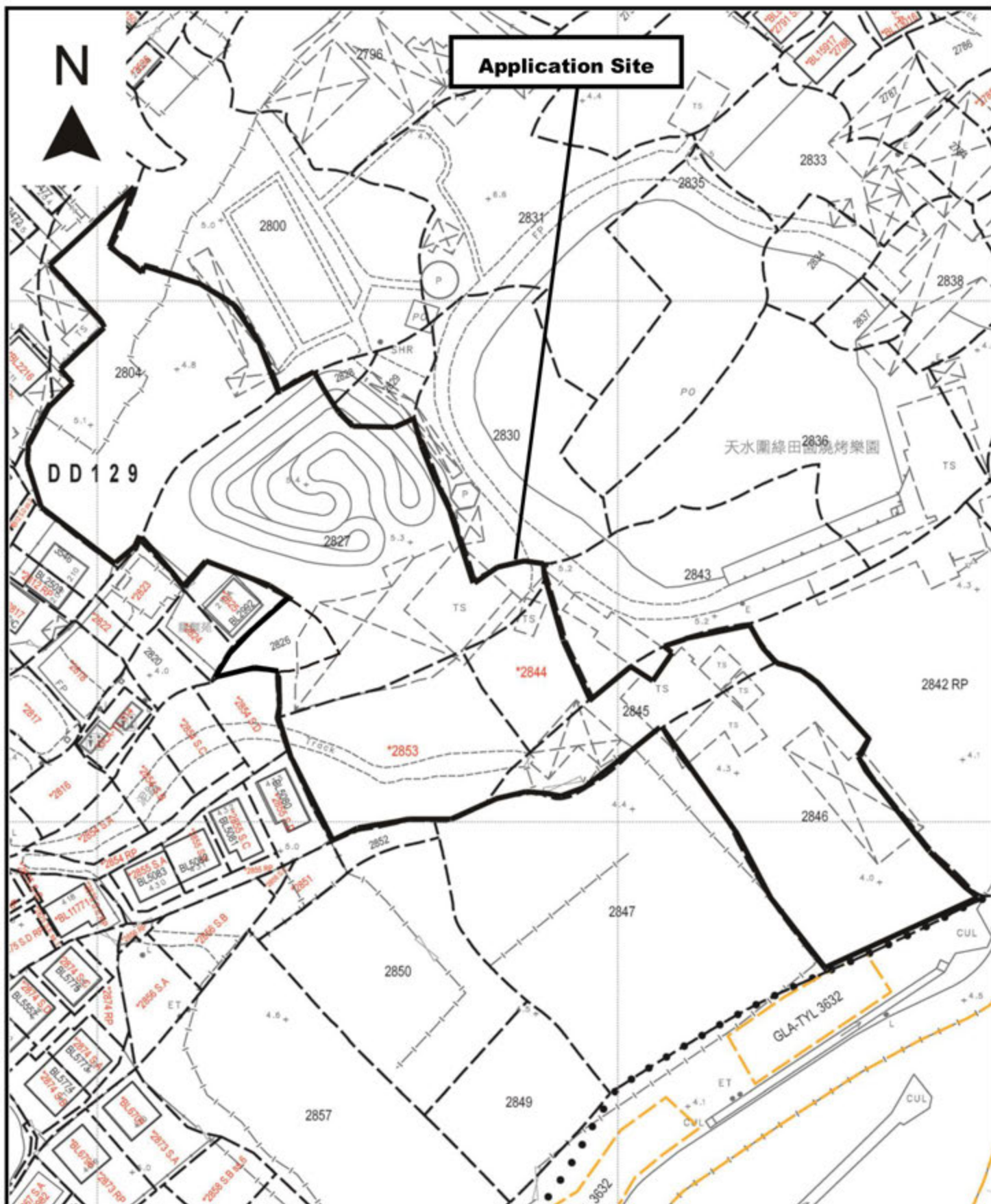
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Amy KWONG) – By Email



Project 項目名稱:

Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

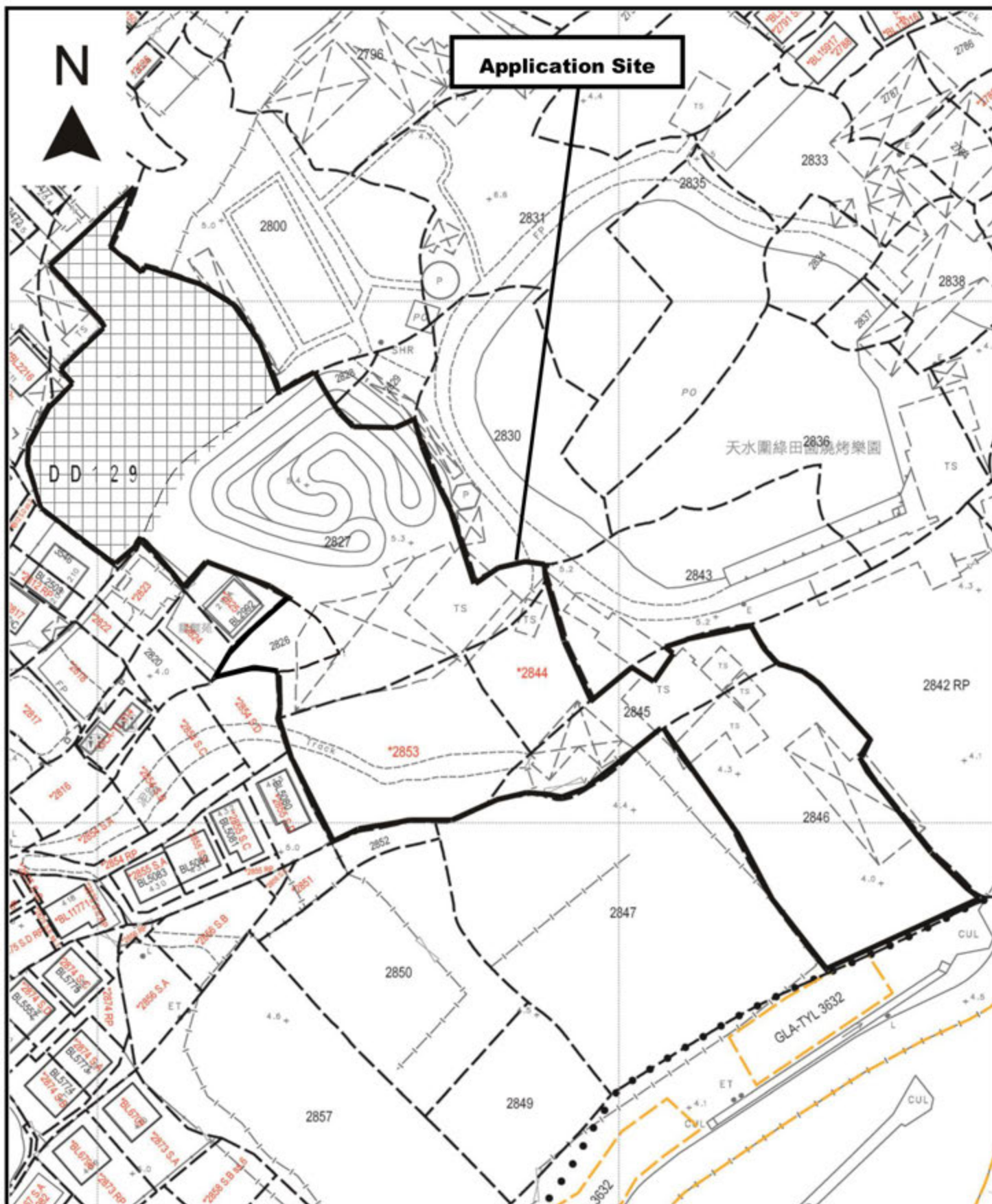
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Land Filling Area Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:



Land filling area
(About 1,800m²)

Scale 比例:

1:1000

Date: 29 April 2021

TPB Ref.: A/YL-LFS/394

By Email

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

Dear Sir,

Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.

This letter intends to supersede our letter dated 29.4.2021.

We write to confirm that the site area of the captioned site should be 8,306m². The proposed land filling area and paved area of the captioned site is 1,800m² and 6,506m² respectively. Please see attached updated part 3(b), proposed uncovered land area in part 6(A)(c) and gist of application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Phyllis LAU) – By Email

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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。

1. Name of Applicant 申請人姓名/名稱

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

To Sum Kau (陶森球)

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

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

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.	
(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	8,306 sq.m 平方米 <input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積	25 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約	

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

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	Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years (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 3 <input type="checkbox"/> month(s) 個月
--	---

(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	8,281sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	25sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	25sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	25sq.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)

Structure 1: Guard room (Not exceeding 3m, 1 storey)

.....

.....

.....

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	138 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	8 spaces of 7m x 3.5m
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

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 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 & 2853 in D.D.129, Sha Kong Wai, Yuen Long, N.T.
Site area 地盤面積	8,306 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9
Zoning 地帶	'Village Type Development' ("V"), 'Residential (Group C)' ("R(C)") & 'Green Belt' ("GB")
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 3 <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	Proposed Filling of Land and Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years

**Relevant Extracts of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

1. To preserve the character and nature of the “GB” zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will be considered by the Board according to the criteria set out below.
2. Main assessment criteria:
 - (a) there is a general presumption against development (other than redevelopment) in “GB” zone. In general, the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
 - (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds;
 - (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
 - (d) the design and layout of any proposed development should be compatible with the surrounding area. It should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, and cause any adverse visual impact on the surrounding environment;
 - (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;
 - (f) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features; and
 - (g) any proposed development on a slope or hillside should not adversely affect slope stability.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition</u>
1.	A/YL-LFS/9	Pond Filling for Agricultural Use (Fruit Tree Plantation)	GB & R(C)	23.8.1996	1
2.	A/YL-LFS/39	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park & Ancillary Uses	GB & V	14.5.1999	2, 3, 4, 5, 6

Approval Conditions

1. The provision of detailed information on the source of fill materials and types of bunds used.
2. The submission and implementation of landscaping proposals.
3. The provision of drainage facilities.
4. The provision of sewage treatment and disposal facilities.
5. The provision of emergency vehicular access and fire safety facilities.
6. The submission and implementation of the layout of the car park.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason</u>
1.	A/YL-LFS/24	Temporary Container Trailer Park for a Period of 12 Months	R(C) & GB	26.6.1998 (Upon review)	1, 2, 3
2.	A/YL-LFS/231	Proposed 3 Houses (New Territories Exempted Houses - Small Houses)	GB, R(C) & V	16.12.2011	4, 5, 6
3.	A/YL-LFS/263	Proposed House (New Territories Exempted House - Small House)	GB, R(C) & V	13.6.2014	4, 5, 7, 8, 9

Rejection Reasons

1. The development is not compatible with the adjoining village developments, the nearest of which was less than 50m away.
2. The approval of the application will set an undesirable precedent for similar application which will lead to general environmental degradation of the area.
3. There is insufficient information in the submission to demonstrate that the development would have no adverse environmental, drainage and traffic impacts on the area.

4. The proposed development is not in line with the planning intention of the "GB" zone which is primarily to define the limits of urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.
5. The proposed development is not in line with the "Town Planning Board Guidelines for Application for Development within "GB" Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) as there is a general presumption against development within a "GB" zone.
6. The applicant fails to demonstrate why suitable sites within the areas zoned "Village Type Development" ("V") cannot be made available for the proposed development. The Small House developments should be concentrated within the "V" zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services.
7. The proposed developments did not comply with the interim criteria for consideration of application for New Territories Exempted House/Small House in New Territories as the footprints of the proposed NTEH was entirely outside the "V" zone and the village environs of the recognized villages.
8. The applicant fails to demonstrate that the proposed development would not have any adverse drainage impacts.
9. The applicant fails to demonstrate why suitable sites within the areas zoned "V" cannot be made available for the proposed development. The Small House developments should be concentrated within the "V" zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services.

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

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
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/388	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	V	16.4.2021	1, 2, 3, 7, 8, 9, 10, 19
8.	A/YL-LFS/390	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	V	30.4.2021	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 19,

Approval Conditions

1. No night time operation.
2. Only private cars and/or 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.

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

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1.	A/YL-LFS/341	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	GB & O(1)	31.5.2019	1, 2, 3, 4, 5, 6, 7, 8, 9
2.	A/YL-LFS/364	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	GB	26.6.2020	1, 3, 4, 5, 6, 9, 10, 11, 12, 13
3.	A/YL-LFS/375	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020	1, 3, 4, 5, 6, 8, 9, 12, 14, 15
4.	A/YL-LFS/376	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020	1, 3, 4, 5, 6, 7, 8, 9, 12, 14, 15

Approval Conditions

1. No operation from 11:00 p.m. to 7:00 a.m.
2. No light goods vehicle, medium goods vehicle and heavy goods vehicle, as defined in the Road Traffic Ordinance, is allowed to enter the Site.
3. No vehicle without valid licence issued under the Road Traffic Ordinance, is allowed to be parked/stored on the Site.
4. No vehicle is allowed to queue back to or reverse onto/from public roads.
5. The submission and implementation of the revised drainage proposal.
6. The implemented drainage facilities shall be maintained.
7. All the existing trees within the Site shall be maintained in good condition.
8. The submission and implementation of fire service installations proposal.
9. Reinstatement clause.
10. No medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on the Site
11. A notice shall 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 be parked/stored on or enter/exit the Site.

12. The provision of fencing of the Site within 6 months from the date of planning approval to the satisfaction of the Director of Planning.
14. The implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services.
15. No light, medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on the Site.

Rejected Application

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1.	A/YL-LFS/357	Temporary Public Vehicle Park (Private Car, Medium Goods Vehicle, Heavy Goods Vehicle and Container Vehicle) for a Period of 3 Years	GB & O(1)	6.3.2020	1, 2, 3, 4, 5

Rejection Reasons

1. The applied use is not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
2. The applied use is not in line with the TPB PG-No. 10 for Application for Developments within the “Green Belt” Zone in that the applied use is incompatible with the surrounding areas.
3. The applied use is not in line with the TPB PG-No. 13E for Application for Open Storage and Port Back-up Uses in that the applicant has not provided any strong planning justification to demonstrate the public vehicle park use (including container vehicle) in Category 4 areas should be treated as an exception under the Guidelines.
4. The applicant fails to demonstrate that the applied use would not generate adverse landscape impact on the surrounding areas.
5. Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications in the “GB” zone, the cumulative effect of which would result in a general degradation of the environment of the area

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月11日星期日 11:43
收件者: tpbpd@pland.gov.hk
主旨: 有關規劃申請A/YL-LFS/394違規相片
附件: image0.jpeg; image1.jpeg; image2.jpeg; 未命名的附件 00036.txt

您好,

以下附件是有關規劃申請 A/YL-LFS/394 (新界元朗流浮山沙江圍丈量約份第 129 約地段低 2804 號 (部份)、第 2826 號、第 2827 號、第 2844 號、第 2845 號 (部份)、第 2846 號及 2853 號的違規相片, 請查閱, 謝謝。









嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

16th April, 2021.

By email only

Dear Sir/ Madam,

Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
for a Period of 3 Years and Filling of Land
(A/YL-LFS/394)

1. We refer to the captioned.
2. A large part of the application site is within the Green Belt (GB) zone. The proposed use is definitely not in line with the planning intention of GB, which is *'primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.'*
3. We also urge the Board to consider the potential cumulative impacts of approving this application on the GB zone as the approval would set a precedent for other similar applications in this GB zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

tpbpd@pland.gov.hk

寄件者: Tobi Lau (Local Biodiversity) <tlau@wwf.org.hk>
寄件日期: 2021年04月19日星期一 12:47
收件者: tpbpd@pland.gov.hk
主旨: s16 Sha Kong Wai A_YL-LFS_394_2021 WWF
附件: s16 A_YL-LFS_394_2021 Apr(04)_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned town planning application. See attached file:

s16 A_YL-LFS_394_2021 Apr(04)_WWF

Thank you for your attention.

Yours faithfully,

Tobi LAU

Manager, Conservation Policy
World Wide Fund For Nature Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

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wwf@wwf.org.hk
wwf.org.hk

19 Apr 2021

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

RE: Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years and Filling of Land in "Village Type Development", "Residential (Group C)" and "Green Belt" zones in Sha Kong Wai (A/YL-LFS/394)

WWF shows concern to the captioned.

"Destroy first, develop later" approach may have adopted

According to recent site investigation, part of the application site had been filled in and modified into carpark use (Fig 1). The applied "Temporary Public Vehicle Park" and "Filling of Land" are likely to legalize such observed activities. Since we now don't have information to show the application site is associated with unlawful development, we would like to ask the Town Planning Board to request government authorities to check whether the application is linked with unauthorized change of land use. If that was the case, we would like to ask the Town Planning Board to proactively deter such "Destroy first, build later" planning application so as to be consistent with the Government press release on 4 July 2011 which stated that *"the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"*¹.

We would be grateful if our comment could be considered by the Town Planning Board.

together possible

¹ <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>.

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳賢 GBS
主席：白丹尼先生
行政總裁：江偉賢先生

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS
The Chief Executive of the HKSAR
Chairman: Mr Daniel R Bradshaw
CEO: Mr Peter Cornithwaite

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

Sincerely yours,
Tobi Lau (Mr.)
Manager, Conservation Policy

Fig 1 Vehicles were observed parking inside the “Green Belt” of the application site (behind the land control measure of the Lands Department) while the land had been formed and concretized



反對意見書

致 尊敬的規劃署署長

有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、第 2826 號、

第 2827 號、第 2844 號、第 2845 號(部分)、第 2846 號、第 2853 號

第 16 條規劃申請編號 A/YL-LFS/394

本人為

鄧靈艷

，居住在



提出強烈反對，理由如下：

一. 嚴重影響村民日常生活

1) 去水排水問題

有關申請涉及填土事項，但規劃署尚未批出申請，申請地段已經非法填土，導致經常水浸情況嚴重。

2) 環境污染噪音

申請地段十分靠近民居，車輛出入必定排放大量死氣及噪音，直接對沙江圍一眾村民帶來身體健康及生活質素造成負面影響。

二. 交通無法負荷

1) 停車場眾多

沙江圍一帶已經有 5-6 個私家車及輕型貨車的停車場，大部份停車場都仍有空置，證明現有的停車場已經足夠供應給附近村民，不用再增加停車場。

2) 道路交通飽和

天華路路口原本已經不勝負荷，若然再批出停車場申請，只會有機會增加更多車輛，嚴重影響鄰近村民的出入。

姓名：

鄧

聯絡方法：



日期：

7-4-2021

就申請編號 A/YL-LFS/394 提交之反對意見

本人就有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、
第 2826 號、第 2827 號、第 2844 號、第 2845 號(部分)、第 2846 號、
第 2853 號擬議臨時公眾私家車及輕型貨車停車場(為期 3 年)及擬議填土、

提出強烈反對，理由如下：

本人為 黃榮發，居住 [REDACTED]。

本人反對非法傾倒廢料及砍
樹本嚴重影響渠務去水
此地 D/D129 LOT-2827, 2884, 2853
2844, 地段, 影響民生
另本人要求資料保密
請當局盡快處理。

姓名: 黃榮發

聯絡方法 [REDACTED]

日期: 10-4-2021

反對意見書

致 尊敬的規劃署署長

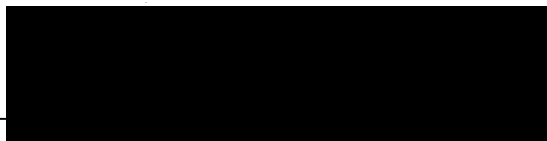
有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、第 2826 號、

第 2827 號、第 2844 號、第 2845 號(部分)、第 2846 號、第 2853 號

第 16 條規劃申請編號 A/YL-LFS/394

本人為 黃榮欣

，居住在



提出強烈反對，理由如下：

一. 嚴重影響村民日常生活

1) 去水排水問題

有關申請涉及填土事項，但規劃署尚未批出申請，申請地段已經非法填土，導致經常水浸情況嚴重。

2) 環境污染噪音

申請地段十分靠近民居，車輛出入必定排放大量死氣及噪音，直接對沙江圍一眾村民帶來身體健康及生活質素造成負面影響。

二. 交通無法負荷

1) 停車場眾多

沙江圍一帶已經有 5-6 個私家車及輕型貨車的停車場，大部份停車場都仍有空置，證明現有的停車場已經足夠供應給附近村民，不用再增加停車場。

2) 道路交通飽和

天華路路口原本已經不勝負荷，若然再批出停車場申請，只會有機會增加更多車輛，嚴重影響鄰近村民的出入。

姓名：黃榮欣

聯絡方法：



日期：7-4-2021

就申請編號 A/YL-LFS/394 提交之反對意見

本人就有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、
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第 2853 號擬議臨時公眾私家車及輕型貨車停車場(為期 3 年)及擬議填土、

提出強烈反對，理由如下：

本人為 何國倫，居住 [REDACTED]

本人極力反對倒泥頭

姓名：何國倫

聯絡方法 [REDACTED]

日期：6-4-2021

10 附

反對意見書

致 尊敬的規劃署署長

有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、第 2826 號、

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第 16 條規劃申請編號 A/YL-LFS/394

本人為 何國倫 居住在 。

提出強烈反對，理由如下：

一. 嚴重影響村民日常生活

1) 去水排水問題

有關申請涉及填土事項，但規劃署尚未批出申請，申請地段已經非法填土，導致經常水浸情況嚴重。

2) 環境污染噪音

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2) 道路交通飽和

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姓名：何國倫

聯絡方法：

日期：6-4-21

就申請編號 A/YL-LFS/394 提交之反對意見

本人就有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、
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第 2853 號擬議臨時公眾私家車及輕型貨車停車場(為期 3 年)及擬議填土、

提出強烈反對，理由如下：

本人為 莫福強，居住 [REDACTED]

你好，由於近日在該地段，有大量泥頭車
和推土機不停的傾倒泥頭，把原有的排
水渠淤塞，應响生活環境和村民健康，
現在已有淤塞現象，如果是雨水天，就不堪
設想，傾倒泥頭比原有去水渠高 1 米多，
去不了污水，停留不前，會滋生蚊蟲，所以本人極
力反對，在該地段建做車場，希望有關部門幫幫
沙江圍村民，有口難言。

姓名：莫福強

聯絡方法 [REDACTED]

日期：6-4-2021

11 附加

反對意見書

致 尊敬的規劃署署長

有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、第 2826 號、

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第 16 條規劃申請編號 A/YL-LFS/394

本人為 莫福強，居住在 。

提出強烈反對，理由如下：

一. 嚴重影響村民日常生活

1) 去水排水問題

有關申請涉及填土事項，但規劃署尚未批出申請，申請地段已經非法填土，導致經常水浸情況嚴重。

2) 環境污染噪音

申請地段十分靠近民居，車輛出入必定排放大量死氣及噪音，直接對沙江圍一眾村民帶來身體健康及生活質素造成負面影響。

二. 交通無法負荷

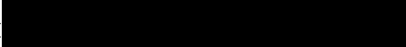
1) 停車場眾多

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2) 道路交通飽和

天華路路口原本已經不勝負荷，若然再批出停車場申請，只會有機會增加更多車輛，嚴重影響鄰近村民的出入。

姓名：莫福強

聯絡方法：

日期：6-4-2021

就申請編號 A/YL-LFS/394 提交之反對意見

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第 2853 號擬議臨時公眾私家車及輕型貨車停車場(為期 3 年)及擬議填土、

提出強烈反對，理由如下：

本人為 莫潤泉，居住 [REDACTED]

姓名：莫潤泉
聯絡方法 [REDACTED]

日期：6-4-2021

12 附加

反對意見書

致 尊敬的規劃署署長

有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、第 2826 號、

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第 16 條規劃申請編號 A/YI-IES/394

本人為 莫潤泉，居住在 。

提出強烈反對，理由如下：

一. 嚴重影響村民日常生活

1) 去水排水問題

有關申請涉及填土事項，但規劃署尚未批出申請，申請地段已經非法填土，導致經常水浸情況嚴重。

2) 環境污染噪音

申請地段十分靠近民居，車輛出入必定排放大量死氣及噪音，直接對沙江圍一眾村民帶來身體健康及生活質素造成負面影響。

二. 交通無法負荷


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沙江圍一帶已經有 5-6 個私家車及輕型貨車的停車場，大部份停車場都仍有空置，證明現有的停車場已經足夠供應給附近村民，不用再增加停車場。

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姓名： 莫潤泉

聯絡方法： 

日期： 6-4-2021

就申請編號 A/YL-LFS/394 提交之反對意見

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第 2853 號擬議臨時公眾私家車及輕型貨車停車場(為期 3 年)及擬議填土、

提出強烈反對，理由如下：

本人為 莫添勝，居住 [REDACTED]。

本人極力反對在該地段傾倒泥頭有關
工程淤塞排水渠，滋生蚊蟲，影響健康。

姓名：莫添勝

聯絡方法：[REDACTED]

日期：7-4-2021

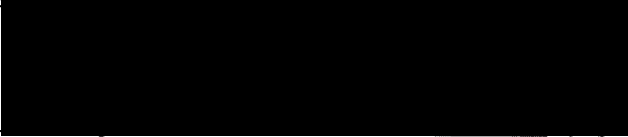
反對意見書

致 尊敬的規劃署署長

有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、第 2826 號、

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第 16 條規劃申請編號 A/YI-LFS/394

本人為 莫添勝，居住在 

提出強烈反對，理由如下：

一. 嚴重影響村民日常生活

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姓名：

聯絡方法：

日期：7-4-2021

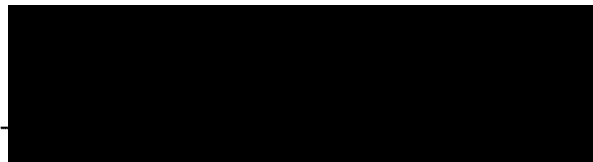
就申請編號 A/YL-LFS/394 提交之反對意見

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提出強烈反對，理由如下：

本人為

莫直穩

，居住



因為接近我屋企，做成大量噪音
和排水問題，做成臭味和飛蚊

姓名：

莫直穩

聯絡方法



日期：

6-4-2021

反對意見書

致 尊敬的規劃署署長

有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、第 2826 號、

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第 16 條規劃申請編號 A/YL-LFS/394

本人為

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，居住在



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姓名：

莫直穩

聯絡方法：



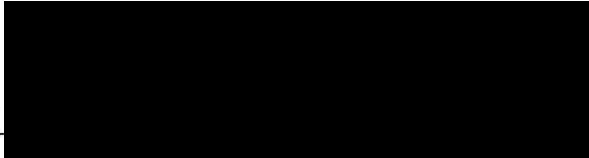
日期：

6-4-2021

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提出強烈反對，理由如下：

本人為 黃慶月，居住 

本人極力反對在該地段進行傾倒泥頭
淤塞排水渠，滋生蚊蟲，影響村民健康。

姓名：

黃慶月

聯絡方法



日期：

6-4-2021

15 附加

反對意見書

致 尊敬的規劃署署長

有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、第 2826 號、
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第 16 條規劃申請編號 A/YL-LFS/394

本人為 黃慶月，居住在 。

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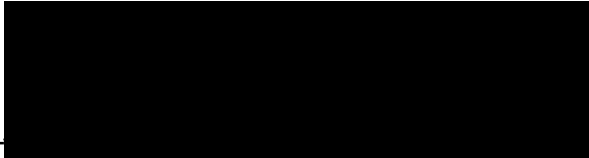
姓名：黃慶月

聯絡方法：

日期：6-4-2021


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提出強烈反對。理由如下：

本人為 莫仲和，居住 

本人極力反對在該地段傾倒泥頭、
阻塞去水渠，令蚊蟲滋生，應响村民
健康

姓名：莫仲和

聯絡方法 

日期：6-4-2021

16 附加

反對意見書

致 尊敬的規劃署署長

有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、第 2826 號、

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第 16 條規劃申請編號 A/YL-LFS/394

本人為 莫仲和，居住在



號

提出強烈反對，理由如下：

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姓名：莫仲和

聯絡方法：



日期：6-4-2021

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

參考編號

Reference Number:

210408-185359-19789

提交限期

Deadline for submission:

20/04/2021

提交日期及時間

Date and time of submission:

08/04/2021 18:53:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/394

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kenneth MOK

意見詳情

Details of the Comment :

本人強烈反對於元朗流浮山沙江圍丈量約份第129約地段第2804號(部分)、第2826號、第2827號、第2844號、第2845號(部分)、第2846號、第2853號擬議臨時公眾私家車及輕型貨車停車場(為期三年)及擬議填土的申請。

由於沙江圍及新沙江圍路(即天水圍綠田園燒烤樂園)附近一帶已有多個停車場提供大量足夠的停車位,而上述申請地點佔地面積超過7萬平方尺,可供超過500架車輛停泊,而於天水圍綠田園燒烤樂園對出之道路為無分界綫來回行車路,並無行人路設施,如批准規劃大型停車場,使該道路交通繁忙,屆時人車爭路,容易發生意外,村民行經上址非常危險。

再者規劃署剛於三月公佈於天華路近沙江圍將會興建公營房屋(參考編號:M/TM/20/101),屆時於沙江圍及天華路一帶亦會頻密出現大型車輛及工程車,再加上擬議申請的停車場,必定會令天華路一帶交通非常擠塞,使交通無法負荷。

此外,上述擬議申請的停車場在規劃署未經批准的情況下,已經進行非法挖掘及填土工程,現場一帶的樹木已被除去,生態環境亦被破壞,而填土工程亦會令到日後有水浸情況出現。

在上述嚴重影響交通及村民日常生活的情況下,懇請貴署拒絕A/YL-LFS/394擬議停車場的申請。

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

參考編號

Reference Number:

210409-110328-85850

提交限期

Deadline for submission:

20/04/2021

提交日期及時間

Date and time of submission:

09/04/2021 11:03:28

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/394

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. HO Wing Yee

意見詳情

Details of the Comment :

本人極度反對申請編號A/YL-LFS/394擬建臨時公眾停車場, 因為申請地點已有多個停車場, 附近路面夾窄, 在車來車往的情況下, 出入容易發生交通意外, 而且會令多陌生人出入本村, 治安亦是另一問題, 影響村民日常生活。

此外, 政府部門尚未批准, 申請人目無法紀, 偷步進行挖掘工程, 已令到附近範圍有積水, 當雨季來臨, 必會出現水浸情況, 現時天華路往返沙江圍不時都有塞車情況, 再有興建臨時停車場的話, 村民出入大受影響, 在影響村民生活的情況下, 懇請政府部門拒絕接納沙江圍興建臨時停車場的申請。

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

參考編號

Reference Number:

210409-173237-61628

提交限期

Deadline for submission:

20/04/2021

提交日期及時間

Date and time of submission:

09/04/2021 17:32:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/394

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eddie mok

意見詳情

Details of the Comment :

本人反對申請編號A/YL-LFS/394於元朗流浮山沙江圍擬建臨時停車場及擬議填土, 原因是申請人無視法例, 在停車場未獲批准動工, 經已違規填泥, 在昨晚至今有下雨的情況下, 申請停車場地點一帶的地方已出現水浸, 促請規劃處否決是項在沙江圍擬建臨時停車場。另外, 政府日前宣佈於天華路近沙江圍興建公營房屋, 到時更加人多車多, 如再批出沙江圍臨時停車場的申請, 大大增加交通流量, 附近道路必定負荷不了, 除了影響沙江圍村民出入之外, 鳳降村及流浮山路之範圍必定非常擠塞。

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

參考編號

Reference Number:

210412-095815-53221

提交限期

Deadline for submission:

20/04/2021

提交日期及時間

Date and time of submission:

12/04/2021 09:58:15

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/394

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. MOK

意見詳情

Details of the Comment :

I strongly opposed to the application no. A/YL-LFS/394 which are proposing to have a temporary public vehicle carpark for private cars and light goods vehicles for a period of 3 years and strongly opposed to the irreversible and permanent environmental damages and destruction of land resources at Sha Kong Wai, Lau Fau Shan, Yuen Long.

The reason is that there are more than enough and many vehicular parking spaces near and at Sha Kong Wai and it is totally unnecessary to argument car park spaces at Sha Kong Wai, Lau Fau Shan, Yuen Long. Beside, there is a grave shortage of pedestrian facilities at and outside Tin Shui Wai Green Field and it will be dangerous and jeopardizes the human and road safety of the general public and villagers living at Sha Kong Wai. Also, if the carparks were allowed to be built, it will adversely worsen the traffic congestion and environment pollutant emission by increasing and attracting more of the traffic flow at above location and even worst so it could trigger serious traffic congestion in the vicinity of Tin Wah Road and Lau Fau Shan Road.

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

參考編號

Reference Number:

210409-165546-79136

提交限期

Deadline for submission:

20/04/2021

提交日期及時間

Date and time of submission:

09/04/2021 16:55:46

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/394

「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。

就申請編號 A/YL-LFS/394 提交之反對意見

本人就有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、
第 2826 號、第 2827 號、第 2844 號、第 2845 號(部分)、第 2846 號、
第 2853 號擬議臨時公眾私家車及輕型貨車停車場(為期 3 年)及擬議填土、

提出強烈反對，理由如下：

本人為 莫永堅，居住 [REDACTED]。

現址未得到各政府部門許可！進行
非法填泥，將現有排去臭水，日後會
做水浸及滋生蚊蟲，對環境健康影響深遠！！
上述申請人仕從現在亦未曾諮詢本村村民，
及改做停車場，因本村已有多個停車場噪音及
廢氣有一定影響！！有見及此，本人強烈反對
非法填泥及改做停車場，望有關部門跟
進事項，不勝感銘。

姓名：[REDACTED]

聯絡方法：[REDACTED]

日期：7-4-2021

就申請編號 A/YL-LFS/394 提交之反對意見

本人就有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分) 、
第 2826 號、第 2827 號、第 2844 號、第 2845 號(部分) 、第 2846 號、
第 2853 號擬議臨時公眾私家車及輕型貨車停車場(為期 3 年)及擬議填土、
提出強烈反對，理由如下：

本人為 莫肇銘，居住 [REDACTED]。

投訴此地沒有申請就在土地上
非法填石頭及黃泥，環境污渠
及將所有樹斬新樹及景緻去水。
令地方滋生蚊蟲，敬希盡快處理。
本人對上述非法填泥及申請一事
強烈反對。

姓名：莫肇銘

聯絡方法：[REDACTED]

日期：7-4-2021

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

參考編號

Reference Number:

210420-112301-60906

提交限期

Deadline for submission:

20/04/2021

提交日期及時間

Date and time of submission:

20/04/2021 11:23:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/394

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mok Chi Keung

意見詳情

Details of the Comment :

This application should not be allow to proceed further. It will bring extra traffic congestion at Tin Wah Road as vehicles trying to enter the proposed carpark. Tin Wah Road is already congested with heavy vehicle traffics. Also it may increase the potential of accident for pedestrians trying to cross the road.

The construction of a carpark will create environmental disruption. In fact it already has as land is being filled, before the approval, which causes the normal water drainage being blocked. Stagnant drainage water is being built up which will increase mosquito breeding.

就申請編號 A/YL-LFS/394 提交之反對意見

本人就有關新界元朗流浮山沙江圍丈量約份第 129 約地段 2804 號(部分)、
第 2826 號、第 2827 號、第 2844 號、第 2845 號(部分)、第 2846 號、
第 2853 號擬議臨時公眾私家車及輕型貨車停車場(為期 3 年)及擬議填土、

提出強烈反對，理由如下：

本人為 莫海洪，居住 [REDACTED]。

主要反對理由是，本村有 3 條大排水渠，申請停車場，
是主要其中 1 條排水渠，現在大量泥頭傾倒淤塞，
去水渠，如果落雨天，後果不堪設想，因為什麼，規劃
處未經批准，而大興土木，張所有樹木砍伐傾倒
泥頭，把所有排水渠阻塞，是不是偷步違規呢，
希望你部門，執正去處理，希望你部門，不要
双重標準，謝謝。

姓名：Mok Hai Hung

聯絡方法 [REDACTED]

日期：7-4-2021

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月18日星期日 4:28
收件者: tpbpd
主旨: A/YL-LFS/394 DD 129 Sha Kong Wai GB
附件: Sha Kong Wai - Google Maps.pdf

A/YL-LFS/394

Lots 2804 (Part), 2826, 2827, 2844, 2845 (Part), 2846 and 2853 in D.D.129, Sha Kong Wai, Lau Fau Shan

Site area : About 8,450sq.m

Zoning : "VTD", "Res (Group C)" and "Green Belt"

Applied use : 146 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong objections. Members must consider this application in tandem with 390 for 51 Vehicle Parking close by.

In addition on 5 Oct 2018 you approved 327 for 24 Vehicle Parking. This is very close by and currently on the **NINTH** extension of time re non-fulfillment of conditions.

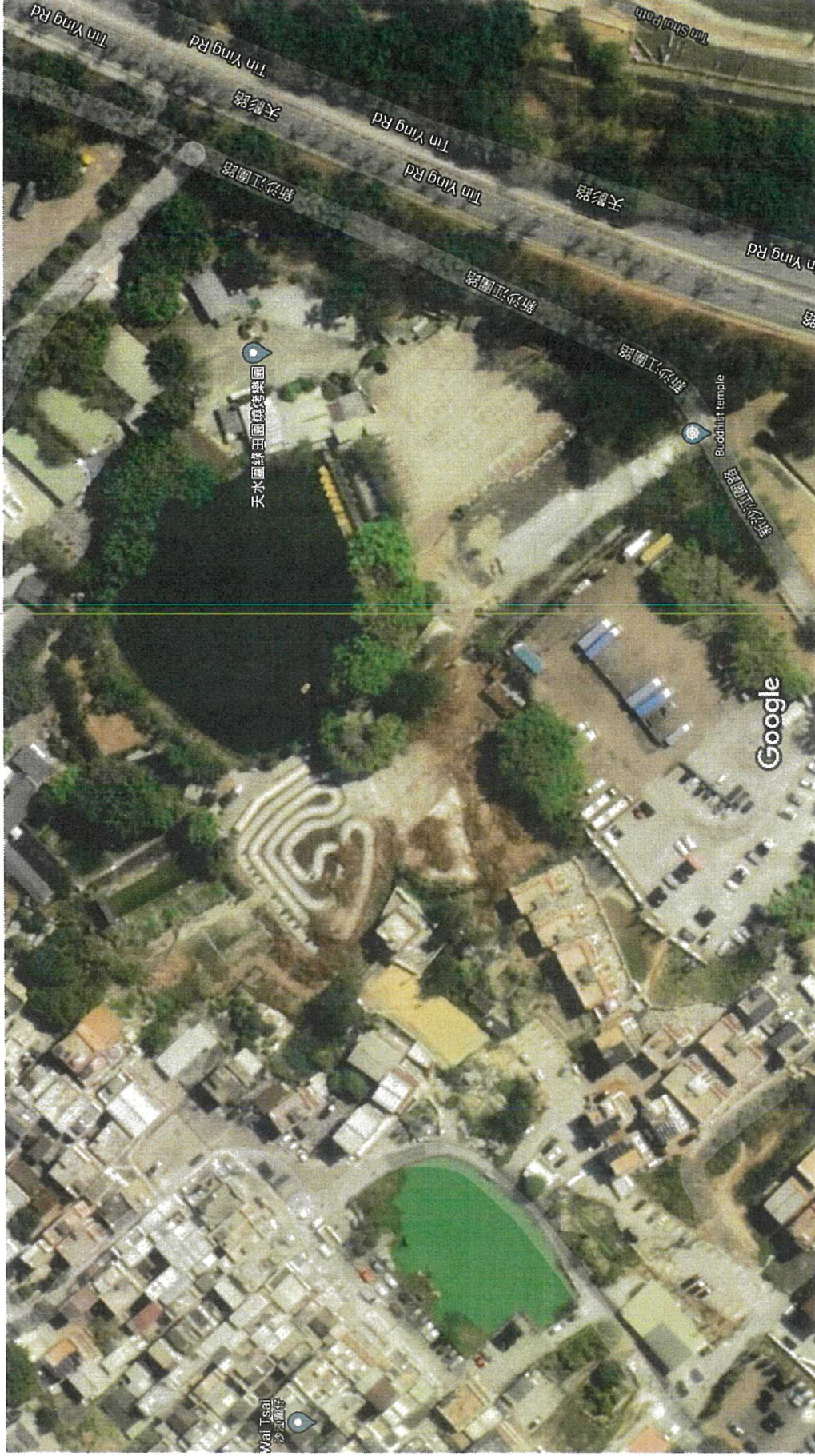
On 22 Jan 2016 the board approved 281 – 42 vehicle parking nearby. This application also shows **NINE** extensions of time and does not appear to have been renewed to date?

So clearly there is sufficient parking already approved in the district.

However despite zoning the GB has been stripped of vegetation. This is very disturbing as it should be a buffer zone for the large pond close by. And next to that is a very large existing parking that does not appear to have been approved by the board. Why is so much land zoned Res not being used for housing?

Members have a duty to demand a table listing all the parking in the district and must ensure that the local planning officer explains exactly what is going on in this village.

Mary Mulvihill



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Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) 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 lot owner(s) of the lots 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;
- (c) 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) ;
- (d) 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;
- (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 the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Wah Road;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are 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. The site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage. 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;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape Unit, Planning Department (CTP/UD&L, PlanD) that the applicant should note that approval of the planning application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works.
- (h) to note the comments of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should indicate the extent of the proposed land filling works on the drainage layout plan and suggest mitigation measures for the possible drainage impact. Mitigation measures such as construction of peripheral surface channels should be completed before and the commencement of land filling works. The ground to the north-west of the Site is generally higher. Surface runoff flows towards south-east, across the site through overland flow or ditches and eventually to an existing 1200mm-wide UC along “New Sha Kong Wai Road”. The Site with proposed land filling works will likely affect the aforesaid flow path, thus the proposed drainage facilities should cater for the surface runoff from the adjacent lands. External catchment shall be considered in the calculation. 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) should be clearly indicated. The gradients and the sizes of the proposed U-channels should be shown on the drainage plan. Consideration should be given to provide grating for the surface channels. 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 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;
- (i) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the proposed building work plans should be submitted to the BD for approval as required under the provisions of the BO; and
- (j) to note the comments of the Director of Fire Services (D of FS) that the applicant is required to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. In addition, the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI 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.