

2023年 3月 2 日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/YL-LFS/464

This document is received on 21 MAR 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-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/464
	Date Received 收到日期	21 MAR 2023

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

WONG Yiu Wing 黃耀榮

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

## 3. Application Site 申請地點

- |  |  |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part), 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part), 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories                              |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 973 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 973 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | ..... 58.3 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  |

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Temporary Place of Recreation, Sports or Culture (Venue for Villager Ceremony)  (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. 如上述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  
13/3/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 14/3/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

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 Temporary Public Vehicle Park (Excluding Container Vehicle) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) 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

☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... N/A .....sq.m ☒ About 約  
 Proposed covered land area 擬議有上蓋土地面積 ..... 973 .....sq.m ☒ About 約  
 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 4 .....  
 Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☒ About 約  
 Proposed non-domestic floor area 擬議非住用樓面面積 ..... 973 .....sq.m ☒ About 約  
 Proposed gross floor area 擬議總樓面面積 ..... 973 .....sq.m ☒ 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	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STRUCTURE FOR RECREATIONAL AND CEREMONY ACTIVITIES	973 m <sup>2</sup> (ABOUT)	973 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STORY)
B2	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STORY)
B3	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STORY)
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)	3 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		973 m <sup>2</sup> (ABOUT)	973 m <sup>2</sup> (ABOUT)	

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 ..... 13 .....  
 Motorcycle Parking Spaces 電單車車位 ..... / .....  
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... 2 .....  
 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 ..... / .....  
 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 24 hours daily (including Sunday and public holiday).			
(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)) Accessible from Tin Wah Road via Man Tak Road and a Local Access	
	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) <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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(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)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

**(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	<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>Reason(s) for non-compliance: 仍未履行的原因：</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。

### Background

The applicant seeks to use various lots in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (the Site) for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) for a Period of 3 Years (Plan 1)'. The applicant would like to continue to use the eastern portion of the Site as 'venue for villager ceremony' to provide shelter for villagers' activities, while the western portion of the Site will be converted to 'public vehicle park' to serve nearby locals, i.e. residents of Ngau Hom Tsuen.

### Planning Context

The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/11 (Plan 2). According to the Notes of the OZP, 'public vehicle park (excluding container vehicle)' and 'place of recreation, sports or culture' are column two use, which require planning permission from the Town Planning Board (the Board). As the applied use intends to support the daily lives of nearby residents and the application is only on a temporary basis, it will not frustrate the long term planning intention of the "V" zone.

The building height of the existing structure, i.e. 8.6 m (about) is similar to the nearby New Territories Exempted Houses (about 8.23 m) within the "V" zone, therefore, it is considered not incompatible with the surrounding environment. The Site is also subject of two previous S.16 planning applications (No. A/YL-LFS/305 and A/YL-LFS/379) for 'place of recreation, sports or culture' use, which were approved by the Board in 2018 and 2021. As previous applications for the applied use were approved by the Board, approval of the current application would not set an undesirable precedent within the "V" zone.

### Development Proposal

The Site occupied an area of 973 sq.m (about) (including 58.3 sq.m of Government Land)(Plan 3). The existing shed structure (structure B1) would be retained for recreational and ceremony activities, while 3 structures are proposed for storage of chairs and table for ceremony use and meter room with total GFA of 973 sq.m (Plan 4). The Site is accessible from Tin Wah Road via Man Tak Road and a local access (Plan 1). The operation hours of the Site (both the vehicle park and venue for villagers ceremony portions) are 24 hours daily including Sunday and public holiday. The applicant seeks to separate the Site into two portions, i.e. 'venue for villagers ceremony' and 'public vehicle park' at the eastern and western portions of the Site respectively, operation details are as follows:

#### Operation of Place of Recreation, Sports or Culture (Venue for Villagers Ceremony)

- Due to the long rainy season in Hong Kong, the applicant seeks to continue to use the existing open-shed structure at the Site to hold village ceremonies and festivals, i.e. Tin Hau Festival, Lantern Festival and "poon choi" feasts etc.. The existing structure also serves as recreational area for villagers when there is no ceremony.

- The proposed venue can accommodate a maximum of 100 people (about 10 tables for "poon choi" feasts). Food will be delivered to the venue by catering service and no cooking will be carried out at the Site.

#### Operation of Public Vehicle Park

- The applicant seeks to provide 13 nos. private car and 2 nos. light goods vehicle parking spaces at the Site to alleviate the pressing demand for parking spaces in Ngau Hom Tsuen. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan 5). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

- A notice will be posted at a prominent location of the Site to indicate that no medium or 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 at all times during the planning approval period. No vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period.

- The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.

### Conclusion

The proposed development will not create significant adverse traffic, environmental and drainage impacts to the surrounding areas. Adequate mitigation measures i.e. submission of fire service installations proposal and as-built drainage plan are provided to minimize nuisance to the existing environment (Plans 6 and 7).

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) for a Period of 3 Years'.



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

Signature

簽署

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

Michael WONG

Name in Block Letters

姓名 (請以正楷填寫)

Position (if applicable)

職位 (如適用)

Professional Qualification(s)

專業資格

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

Others 其他

on behalf of

代表

R-riches Property Consultants Limited

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

Date 日期

6/2/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part), 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part), 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	973 sq. m 平方米 <input checked="" type="checkbox"/> About 約 58.3 <del>93</del> sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. SYL-LFS/11
Zoning 地帶	"Village Type Development" Zone
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	(Excluding Container Vehicle) Proposed Temporary Public Vehicle Park and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) 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	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	973	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4 (3 structures are internal)	
(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	2.8 - 8.6 (about)	m 米 <input 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	100 % <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		15
	Private Car Parking Spaces 私家車車位		13 (PC)
	Motorcycle Parking Spaces 電單車車位		/
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		2(LGV)
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		/
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		/
	Others (Please Specify) 其他 (請列明)		/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		/
	Taxi Spaces 的士車位		/
	Coach Spaces 旅遊巴車位		/
	Light Goods Vehicle Spaces 輕型貨車車位		/
	Medium Goods Vehicle Spaces 中型貨車車位		/
	Heavy Goods Vehicle Spaces 重型貨車車位		/
	Others (Please Specify) 其他 (請列明)		/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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 checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing the land status of the application site,		
Swept path analysis, Fire service installations proposal, As-built 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 checked="" type="checkbox"/>
Trip generation and attraction		
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。

(Excluding Container Vehicle)

Proposed Temporary Public Vehicle Park and Place of Recreation, Sports or Culture (Venue for Villager Ceremony)  
for a Period of 3 Years in "Village Type Development" Zone, various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

#### Appendix I - Estimated Trip Generation and Attraction of the Proposed Development

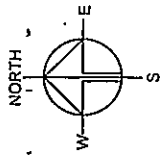
- (i) The application site (the Site) is accessible from Tin Wah Road via Man Tak Road and a local access. A total of 15 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	13
Light Goods Vehicle Parking Space - 3.5 m (W) x 7 m (L)	2

- (ii) The operation hours of the proposed development are 24 hours daily including Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (08:00 – 9:00)	1	7	0	2	10
Trips at PM peak per hour (18:00 – 19:00)	8	2	2	0	12
Traffic trip per hour (average)	2	2	0.5	0.5	5

- (iii) In view of the above, the parking provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) AND PLACE OF RECREATION, SPORTS OR CULTURE (VENUE FOR VILLAGER CEREMONY) FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE  
1:3000 @ A4

DATE	6.2.2023
MIN	
DATE	14.3.2023
OL	
DATE	

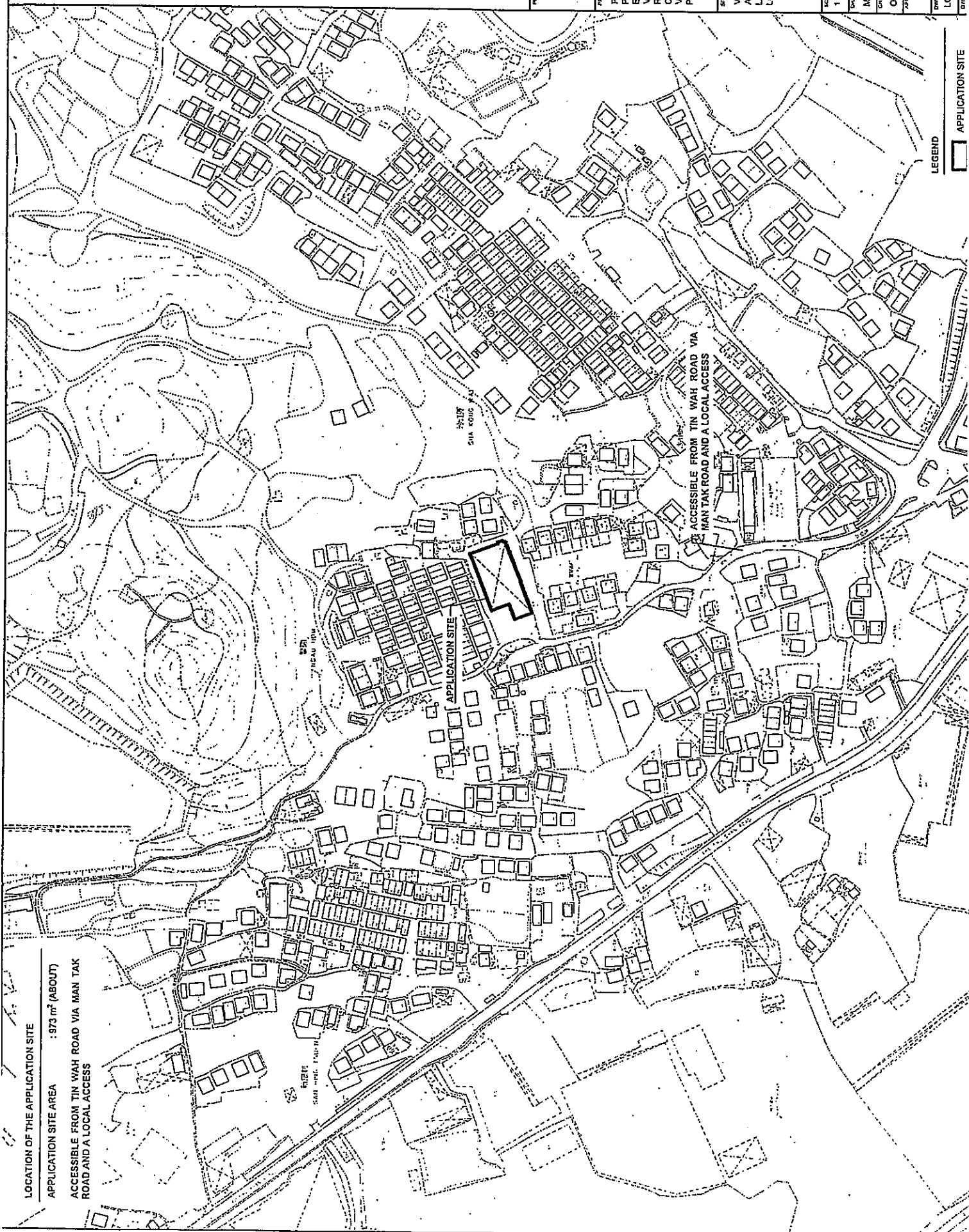
DATE	6.2.2023
MIN	
DATE	14.3.2023
OL	
DATE	

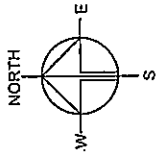
DATE	6.2.2023
MIN	
DATE	14.3.2023
OL	
DATE	

LEGEND

APPLICATION SITE
------------------

LOCATION OF THE APPLICATION SITE  
APPLICATION SITE AREA : 973 m<sup>2</sup> (ABOUT)  
ACCESSIBLE FROM TIN WAH ROAD VIA MAN TAK ROAD AND A LOCAL ACCESS





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 973m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI OZP  
OZP PLAN NO. : SY/L/LFS/11  
AREA ZONED AS "V" : 973 m<sup>2</sup> (ABOUT)  
"V" - "VILLAGE TYPE DEVELOPMENT" ZONE

San Hing  
Tsuen

Ngau Hom

Sha Kong Wai

Sha Kong  
Wai Tsai

APPLICATION SITE

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

**R Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) AND PLACE OF  
RECREATION, SPORTS OR  
CULTURE (VENUE FOR  
VILLAGER CEREMONY) FOR A  
PERIOD OF 3 YEARS

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

SCALE  
1:4000 @ A4

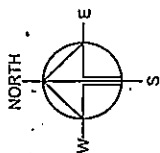
DATE	DRAWN BY	CHECKED BY	DATE
6.2.2023	MIN	OL	14.3.2023

DWG. TITLE  
ZONING OF THE SITE

DWG. NO.  
PLAN 2

SCALE  
001





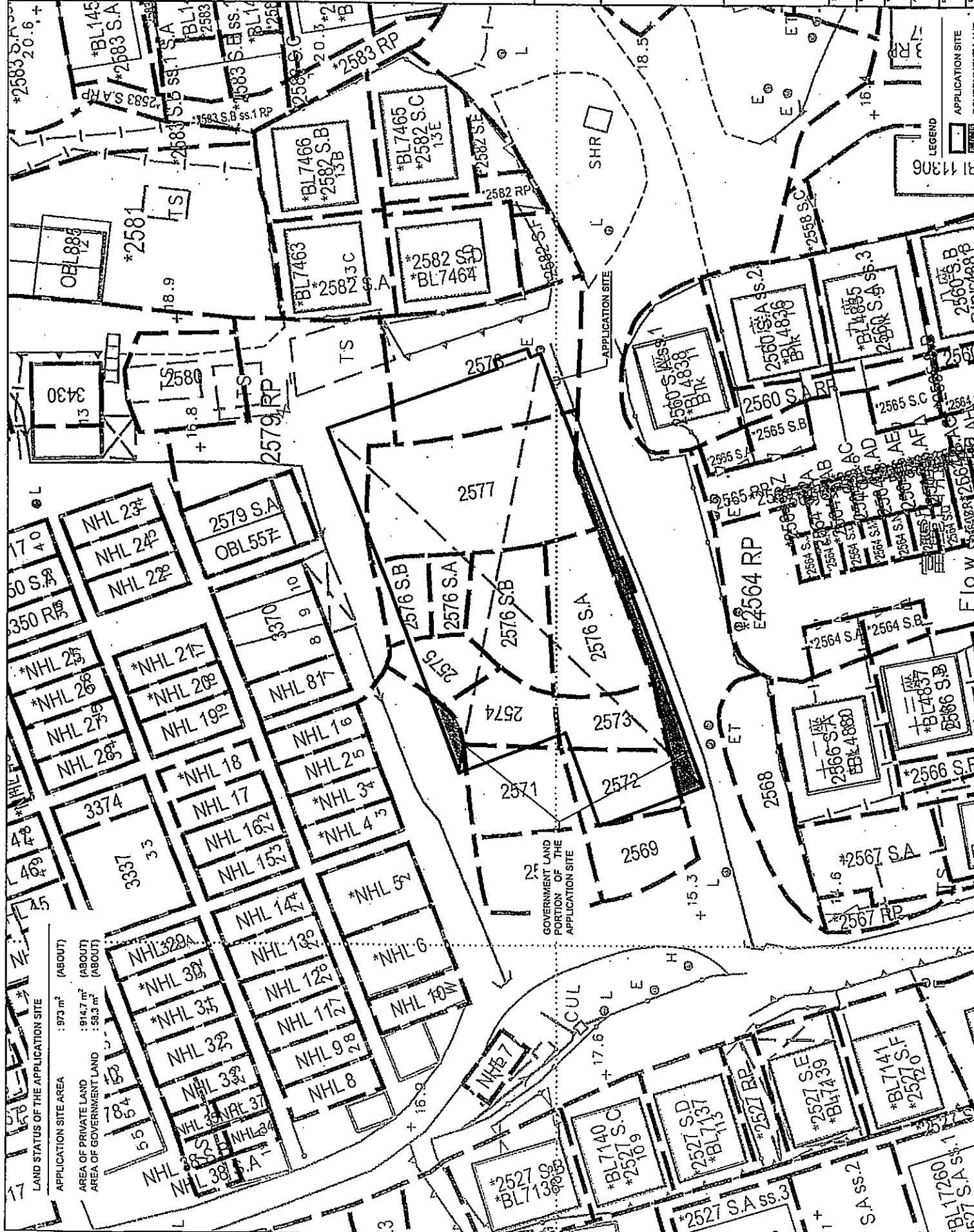
**R-Riches**  
Property Consultants Ltd.

**PROJECT** **PROPOSED TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) AND PLACE OF RECREATION, SPORTS OR CULTURE (VENUE FOR VILLAGER CEREMONY) FOR A PERIOD OF 3 YEARS**

**SITE LOCATION**

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

LOCAL	1 : 1 : 500 @ A4					
	DRAWN BY	MN	DATE	6.2.2023		
	CHECKED BY	OL	DATE	14.3.2023		
	APPROVED BY					
PROJECT TITLE						
LAND STATUS OF THE SITE						
	SHEET NO.					
	VENR.					





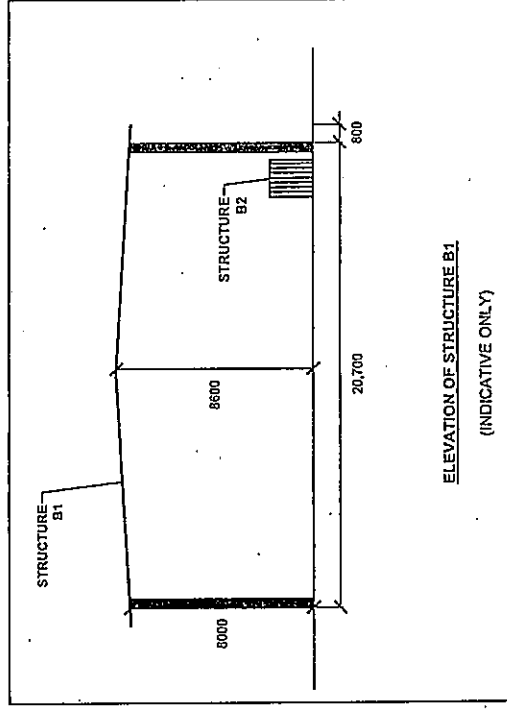
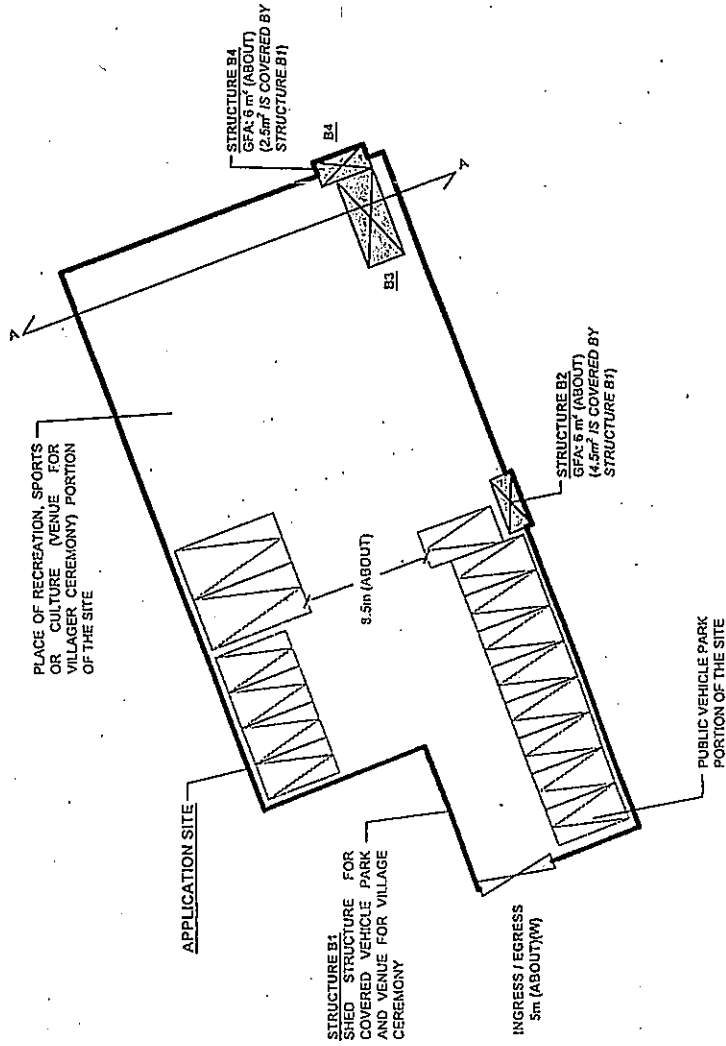
## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 973 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 973 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: NOT APPLICABLE	
PLOT RATIO	: 1	(ABOUT)
SITE COVERAGE	: 100%	(ABOUT)
NO. OF STRUCTURE	: 4	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 973 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 973 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 8.6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STRUCTURE FOR RECREATIONAL AND CEREMONY ACTIVITIES*	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	1.5 m <sup>2</sup> (ABOUT)*	1.5 m <sup>2</sup> (ABOUT)*	2.8 m (ABOUT)(1-STOREY)
B3	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STOREY)
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)*	3 m <sup>2</sup> (ABOUT)*	3 m (ABOUT)(1-STOREY)
TOTAL		973 m <sup>2</sup> (ABOUT)	973 m <sup>2</sup> (ABOUT)	

\*STRUCTURE B1 IS A SHED STRUCTURE (NOT ENCLOSED)

\*STRUCTURE B2 AND B4 ARE PARTIALLY COVERED BY STRUCTURE B1

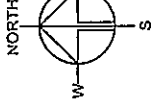


## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 13
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT

**R-Riches**  
 Property Consultants Ltd.

PROJECT

 PROPOSED TEMPORARY  
 PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND PLACE OF RECREATION, SPORTS OR CULTURE (VENUE FOR VILLAGER CEREMONY) FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1: 500 @ A4

UNAPPROVED

DATE

6.2.2023

DATE

14.3.2023

DATE

DATE

DATE

DATE

DATE

DATE

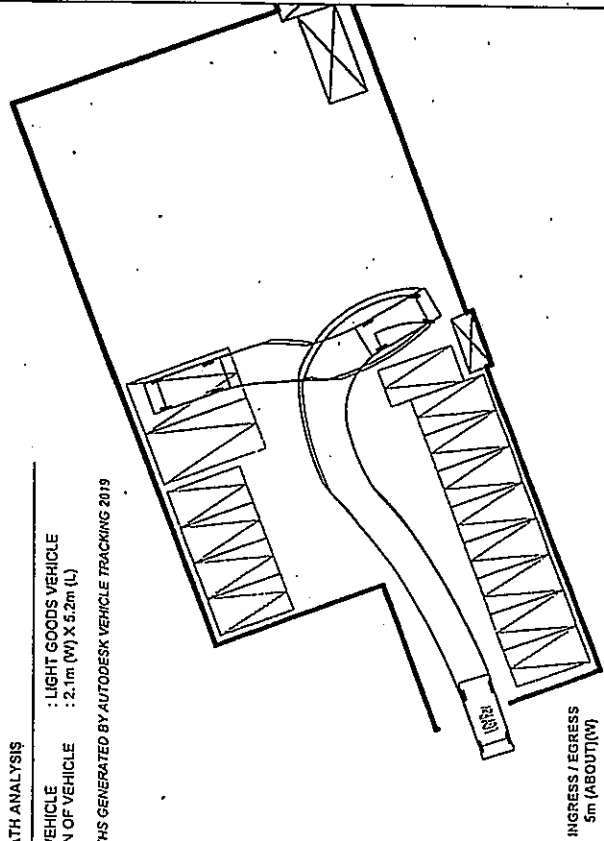
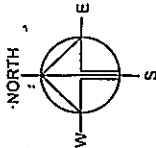
DATE

DATE

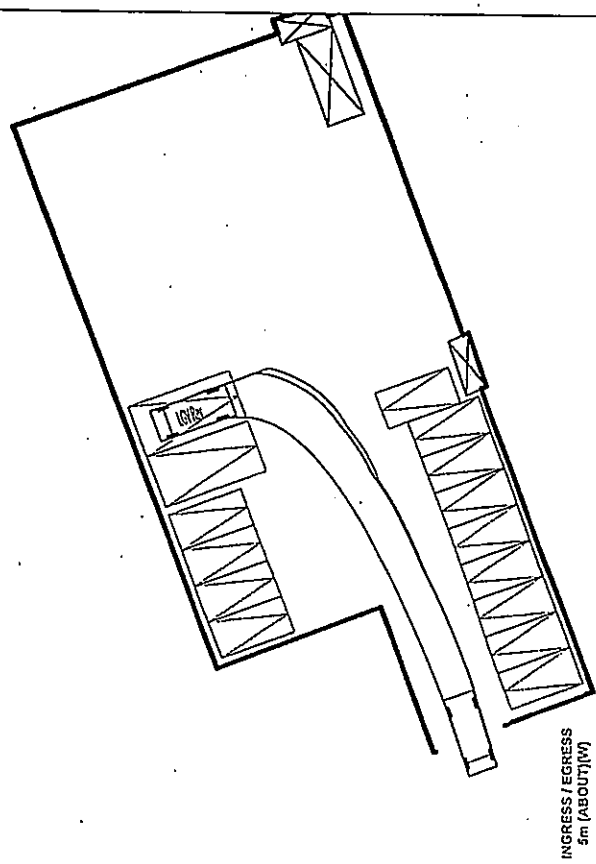
DATE

DATE

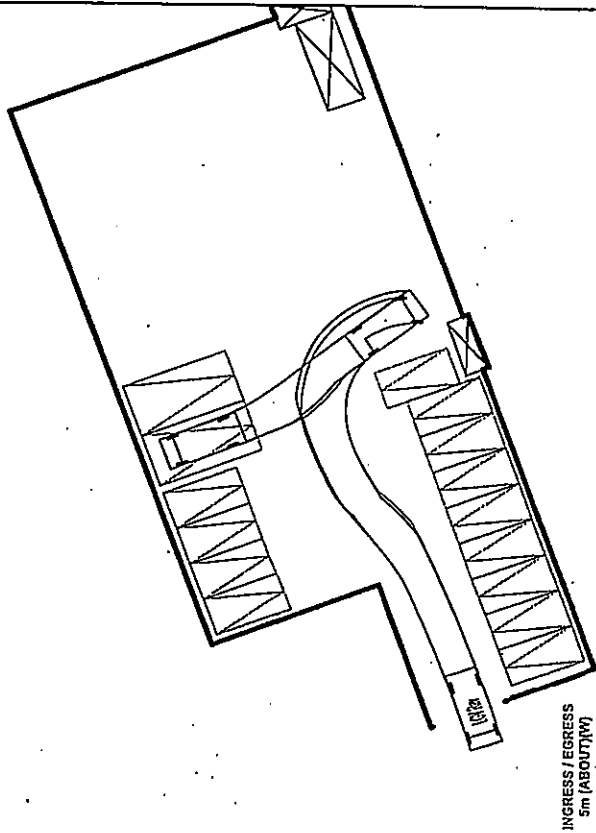
DATE



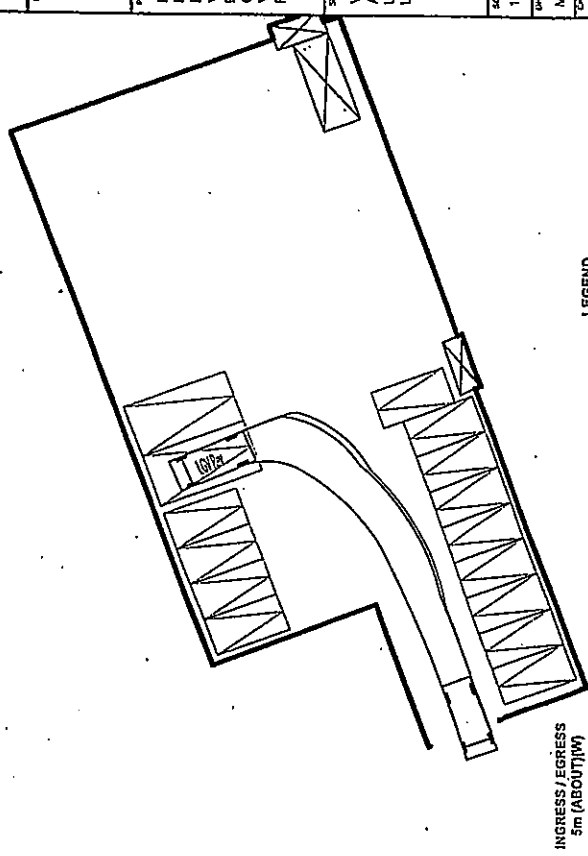
FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE



FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS



FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE

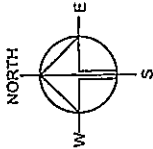


FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS

LEGEND

[Symbol]	APPLICATION SITE
[Symbol]	PARKING SPACE
[Symbol]	LIGHT GOODS VEHICLE
[Symbol]	SWEPT PATH OF VEHICLE

SWEPT PATH ANALYSIS  
 TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)  
 SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



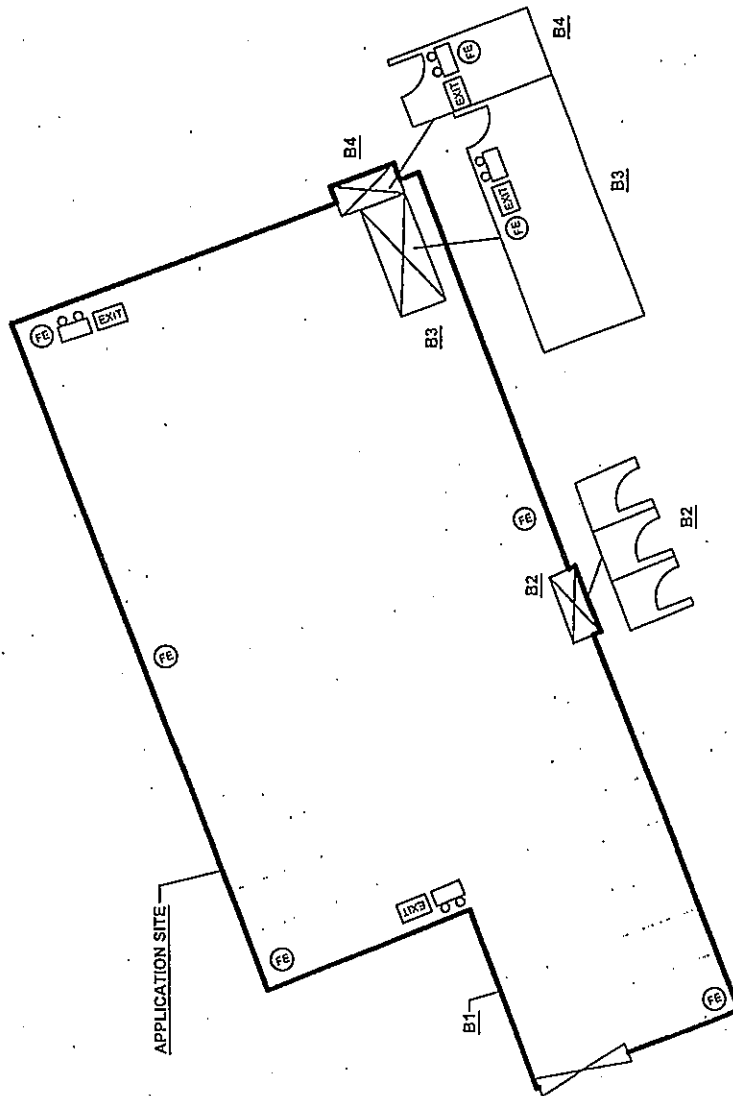
#### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 973 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 973 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: NOT APPLICABLE	
PLOT RATIO	: 1	(ABOUT)
SITE COVERAGE	: 100%	(ABOUT)
NO. OF STRUCTURE	: 4	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 973 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 973 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 8.6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STRUCTURE FOR RECREATIONAL AND CEREMONY ACTIVITIES*	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT) [1-STORY]
B2	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	1.5 m <sup>2</sup> (ABOUT)*	1.5 m <sup>2</sup> (ABOUT)*	2.8 m (ABOUT) [1-STORY]
B3	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT) [1-STORY]
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)*	3 m <sup>2</sup> (ABOUT)*	3 m (ABOUT) [1-STORY]
TOTAL		973 m <sup>2</sup> (ABOUT)	973 m <sup>2</sup> (ABOUT)	

\*STRUCTURE B1 IS A SHED STRUCTURE (NOT ENCLOSED)

\*STRUCTURE B2 AND B4 ARE PARTIALLY COVERED BY STRUCTURE B1



#### FIRE SERVICE INSTALLATIONS

- 4 X EMERGENCY LIGHTING
- 4 X EXIT SIGN
- 7 X 4.5KG DRY POWDER TYPE FIRE EXTINGUISHER

#### FS NOTES:

SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266:PART 1 AND BS EN 1839.

SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) AND PLACE OF RECREATION, SPORTS OR CULTURE (VENUE FOR VILLAGER CEREMONY) FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 400 @ A4

DESIGNED BY

ANN

DATE

6.2.2023

REVISOR

OL

DATE

14.3.2023

APPROVED BY

DATE

14.3.2023

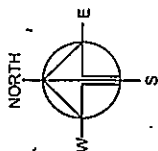
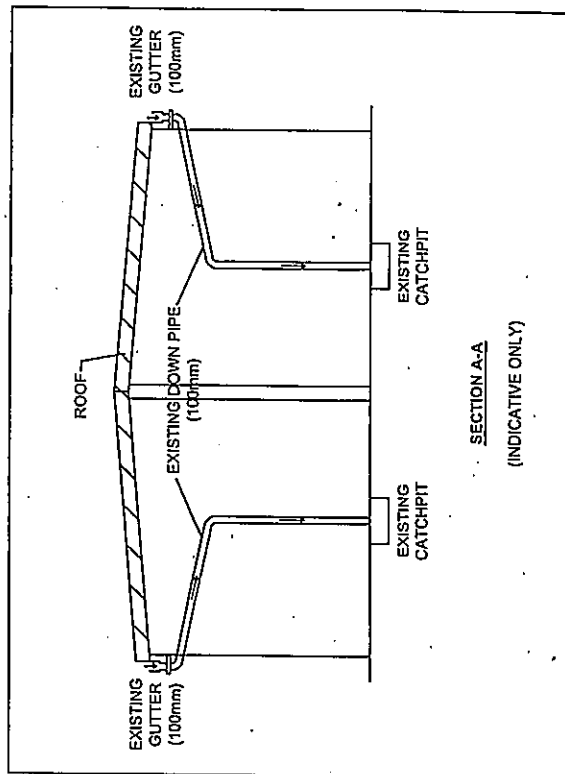
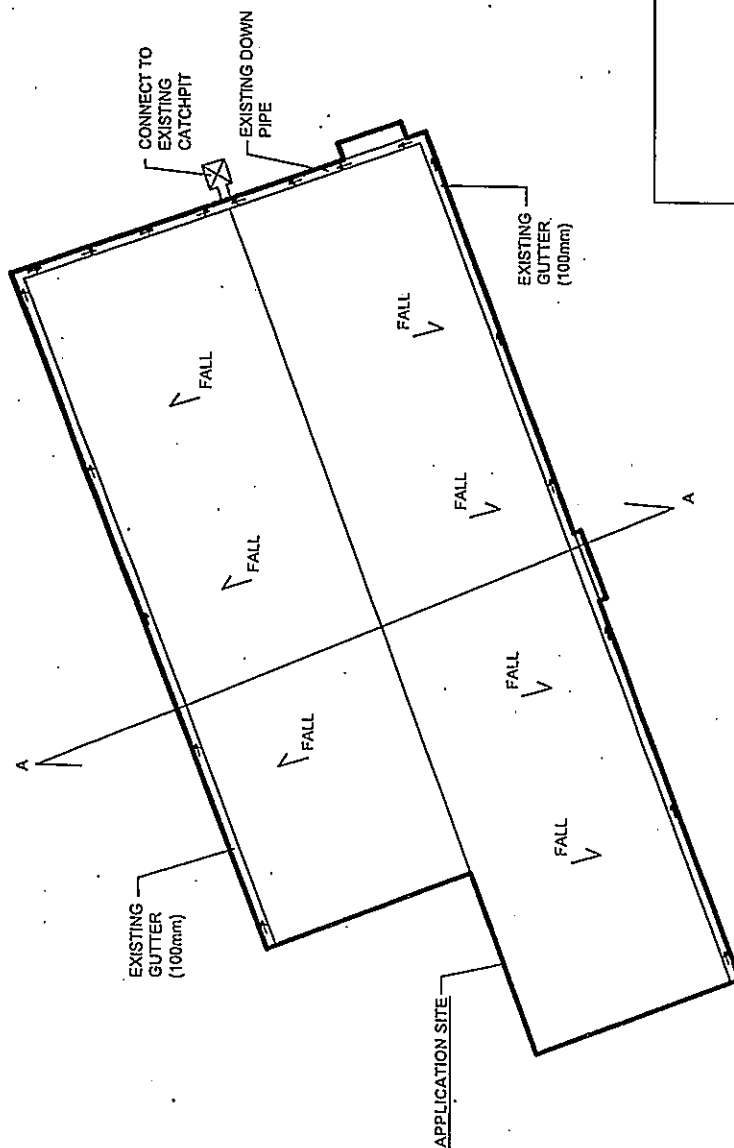
PROJECT TITLE

FSIS PROPOSAL

APPENDIX 1

# AS-BUILT DRAINAGE PLAN

APPLICATION SITE AREA : 973 m<sup>2</sup> (ABOUT)  
 COVERED AREA : 973 m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : NOT APPLICABLE



PLANNING CONSULTANT

**R-Riches**  
 Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY  
 VEHICLE PARK (EXCLUDING  
 CONTAINER AND PLACE OF  
 RECREATION, SPORTS OR  
 CULTURE VENUE FOR  
 CULTURE CEREMONY) FOR A  
 PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 400 @ A4

DRAWN BY

MM

DATE

6.2.2023

REVISION

OL

DATE

14.3.2023

APPROVED BY

DATE

AS-BUILT DRAINAGE PLAN

DWG NO.

REV.

**Appendix Ia of RNTPC****Paper No. A/YL-LFS/464**

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)

WONG Yiu Wing 黃耀榮

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

**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 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part), 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part), 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 973.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 973.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 58.3 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

<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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</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 Temporary Public Vehicle Park ( Excluding Container Vehicle) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) 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	..... N/A .....sq.m <input checked="" type="checkbox"/> About 約																														
Proposed covered land area 擬議有上蓋土地面積	..... 973.5 .....sq.m <input checked="" type="checkbox"/> About 約																														
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 4 .....																														
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input checked="" type="checkbox"/> About 約																														
Proposed non-domestic floor area 擬議非住用樓面面積	..... 973.5 .....sq.m <input checked="" type="checkbox"/> About 約																														
Proposed gross floor area 擬議總樓面面積	..... 973.5 .....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)																															
<table border="1" style="width: 100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GFA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>STRUCTURE FOR RECREATIONAL AND CEREMONY ACTIVITIES*</td> <td>969 m<sup>2</sup> (ABOUT)</td> <td>969 m<sup>2</sup> (ABOUT)</td> <td>8.8 m (ABOUT)(1-STORY)</td> </tr> <tr> <td>B2</td> <td>STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE</td> <td>1.5 m<sup>2</sup> (ABOUT)*</td> <td>1.5 m<sup>2</sup> (ABOUT)*</td> <td>2.8 m (ABOUT)(1-STORY)</td> </tr> <tr> <td>B3</td> <td>STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE</td> <td>COVERED BY B1</td> <td>COVERED BY B1</td> <td>2.8 m (ABOUT)(1-STORY)</td> </tr> <tr> <td>B4</td> <td>METER ROOM</td> <td>3 m<sup>2</sup> (ABOUT)*</td> <td>3 m<sup>2</sup> (ABOUT)*</td> <td>3 m (ABOUT)(1-STORY)</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>TOTAL</b></td> <td><b>973.5 m<sup>2</sup> (ABOUT)</b></td> <td><b>973.5 m<sup>2</sup> (ABOUT)</b></td> <td></td> </tr> </tbody> </table> <p style="font-size: x-small;">*STRUCTURE B1 IS A SHED STRUCTURE (NOT ENCLOSED)          *STRUCTURE B2 AND B4 ARE PARTIALLY COVERED BY STRUCTURE B1</p>		STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	STRUCTURE FOR RECREATIONAL AND CEREMONY ACTIVITIES*	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.8 m (ABOUT)(1-STORY)	B2	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	1.5 m <sup>2</sup> (ABOUT)*	1.5 m <sup>2</sup> (ABOUT)*	2.8 m (ABOUT)(1-STORY)	B3	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STORY)	B4	METER ROOM	3 m <sup>2</sup> (ABOUT)*	3 m <sup>2</sup> (ABOUT)*	3 m (ABOUT)(1-STORY)	<b>TOTAL</b>		<b>973.5 m<sup>2</sup> (ABOUT)</b>	<b>973.5 m<sup>2</sup> (ABOUT)</b>	
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT																											
B1	STRUCTURE FOR RECREATIONAL AND CEREMONY ACTIVITIES*	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.8 m (ABOUT)(1-STORY)																											
B2	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	1.5 m <sup>2</sup> (ABOUT)*	1.5 m <sup>2</sup> (ABOUT)*	2.8 m (ABOUT)(1-STORY)																											
B3	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STORY)																											
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)*	3 m <sup>2</sup> (ABOUT)*	3 m (ABOUT)(1-STORY)																											
<b>TOTAL</b>		<b>973.5 m<sup>2</sup> (ABOUT)</b>	<b>973.5 m<sup>2</sup> (ABOUT)</b>																												
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	..... 13 .....																														
Motorcycle Parking Spaces 電單車車位	..... / .....																														
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 2 .....																														
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	..... / .....																														
Heavy Goods Vehicle Spaces 重型貨車車位	..... / .....																														
Others (Please Specify) 其他 (請列明)	..... / .....																														

## 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。

### **Background**

The applicant seeks to use various lots in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (the Site) for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony)' for a Period of 3 Years (**Plan 1**). The applicant would like to continue to use the eastern portion of the Site as 'venue for villager ceremony' to provide shelter for villagers' activities, while the western portion of the Site will be converted to 'public vehicle park' to serve nearby locals, i.e. residents of Ngau Hom Tsuen.

### **Planning Context**

The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, 'public vehicle park (excluding container vehicle)' and 'place of recreation, sports or culture' are column two use, which require planning permission from the Town Planning Board (the Board). As the applied use intends to support the daily lives of nearby residents and the application is only on a temporary basis, it will not frustrate the long term planning intention of the "V" zone.

The building height of the existing structure, i.e. 8.6 m (about) is similar to the nearby New Territories Exempted Houses (about 8.23 m) within the "V" zone, therefore, it is considered not incompatible with the surrounding environment. The Site is also subject of two previous S.16 planning applications (No. A/YL-LFS/305 and A/YL-LFS/379) for 'place of recreation, sports or culture' use, which were approved by the Board in 2018 and 2021. As previous applications for the applied use were approved by the Board, approval of the current application would not set an undesirable precedent within the "V" zone.

### **Development Proposal**

The Site occupied an area of 973.5 sq.m (about) (including 58.3 sq.m of Government Land)(**Plan 3**). The existing shed structure (structure B1) would be retained for recreational and ceremony activities, while 3 structures are proposed for storage of chairs and table for ceremony use and meter room with total GFA of 973.5 sq.m (**Plan 4**). The Site is accessible from Tin Wah Road via Man Tak Road and a local access (**Plan 1**). The operation hours of the Site (both the vehicle park and venue for villagers ceremony portions) are 24 hours daily including Sunday and public holiday. The applicant seeks to separate the Site into two portions, i.e. 'venue for villagers ceremony' and 'public vehicle park' at the eastern and western portions of the Site respectively, operation details are as follows:

#### Operation of Place of Recreation, Sports or Culture (Venue for Villagers Ceremony)

- Due to the long rainy season in Hong Kong, the applicant seeks to continue to use the existing open-shed structure at the Site to hold village ceremonies and festivals, i.e. Tin Hau Festival, Lantern Festival and "poon choi" feasts etc.. The existing structure also serves as recreational area for villagers when there is no ceremony.

- The proposed venue can accommodate a maximum of 100 people (about 10 tables for "poon choi" feasts). Food will be delivered to the venue by catering service and no cooking will be carried out at the Site.

#### Operation of Public Vehicle Park

- The applicant seeks to provide 13 nos. private car and 2 nos. light goods vehicle parking spaces at the Site to alleviate the pressing demand for parking spaces in Ngau Hom Tsuen. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 5**). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

- A notice will be posted at a prominent location of the Site to indicate that no medium or 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 at all times during the planning approval period. No vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period.

- The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.

### **Conclusion**

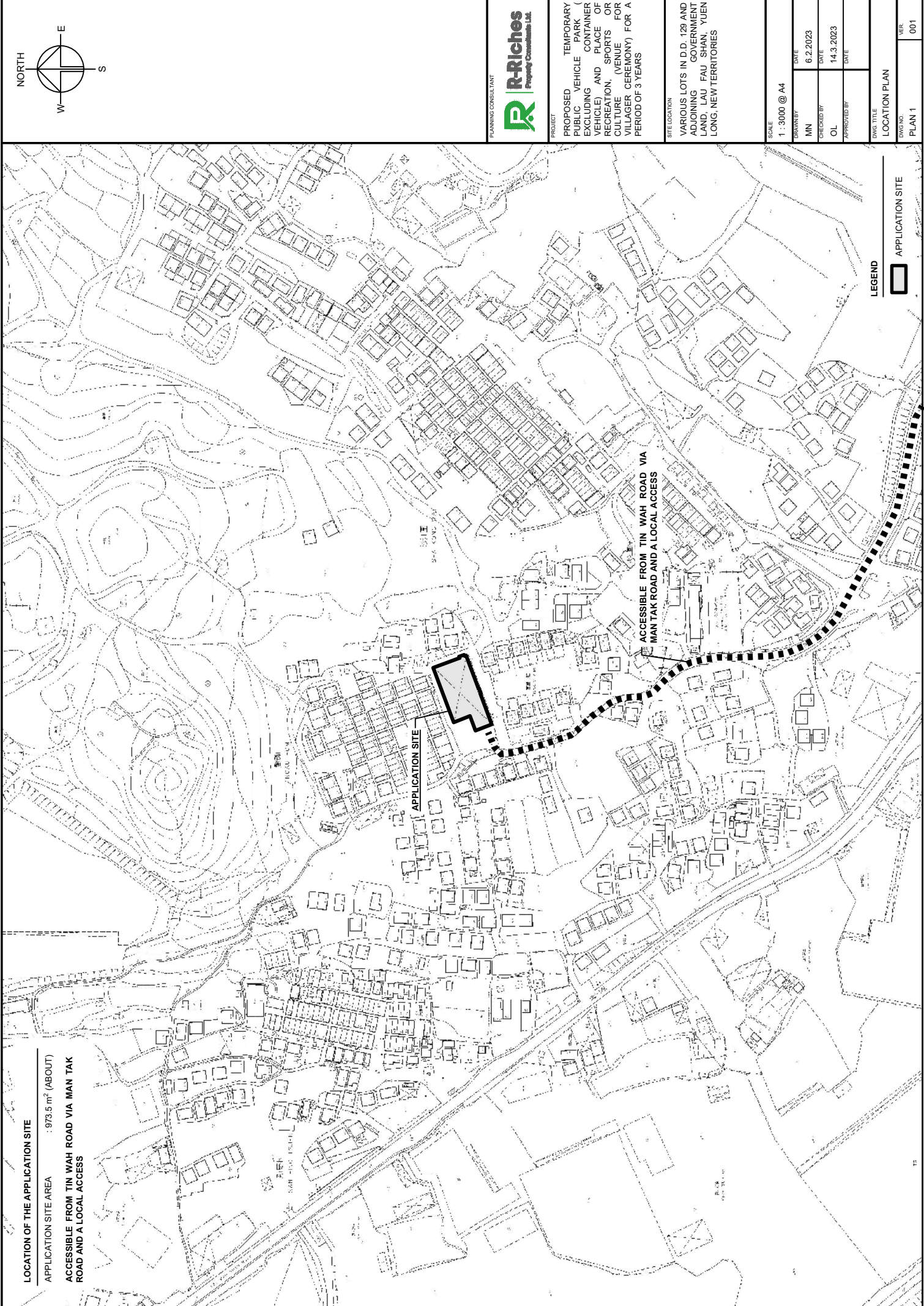
The proposed development will not create significant adverse traffic, environmental and drainage impacts to the surrounding areas. Adequate mitigation measures i.e. submission of fire service installations proposal and as-built drainage plan are provided to minimize nuisance to the existing environment (**Plans 6 and 7**).

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony)' for a Period of 3 Years'.

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
<b>Application No.</b> 申請編號	(For Official Use Only) (請勿填寫此欄)
<b>Location/address</b> 位置／地址	Lots 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part), 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part), 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
<b>Site area</b> 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>           973.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約            (includes Government land of 包括政府土地         </div> <div>           58.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約)         </div> </div>
<b>Plan</b> 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
<b>Zoning</b> 地帶	"Village Type Development" Zone
<b>Type of Application</b> 申請類別	<div> <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  <div style="display: flex; justify-content: space-between; align-items: center;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <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  <div style="display: flex; justify-content: space-between; align-items: center;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
<b>Applied use/development</b> 申請用途/發展	Proposed Temporary Public Vehicle Park ( Excluding Container Vehicle) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) for a Period of 3 Years

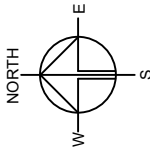


(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	973.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4 (3 structures are internal)	
(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	2.8 - 8.6 (about) m 米 <input 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	100 % <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		15
	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) _____ _____		13 (PC) / 2(LGV) / /
	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) _____ _____		/ / / / /




LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 973.5 m<sup>2</sup> (ABOUT)  
ACCESSIBLE FROM TIN WAH ROAD VIA MAN TAK ROAD AND A LOCAL ACCESS



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING PLACE OF VEHICLE) AND PLACE OF RECREATION, SPORTS OR CULTURE (VENUE FOR VILLAGER CEREMONY) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

6.2.2023

CHECKED BY

OL

DATE

14.3.2023

APPROVED BY

DATE

DWG TITLE

LOCATION PLAN

DWG NO.

PLAN 1

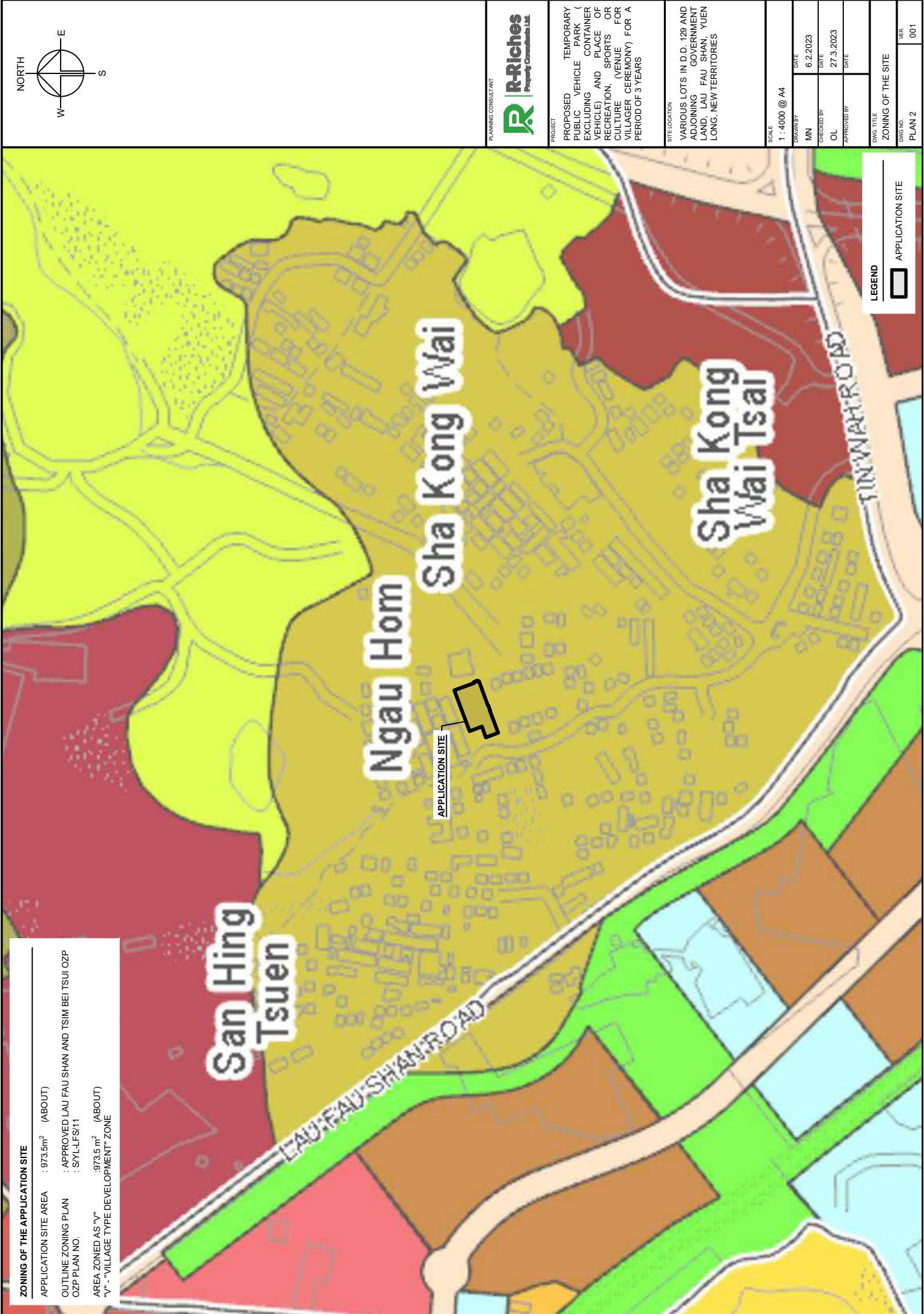
VER.

001

LEGEND

 APPLICATION SITE



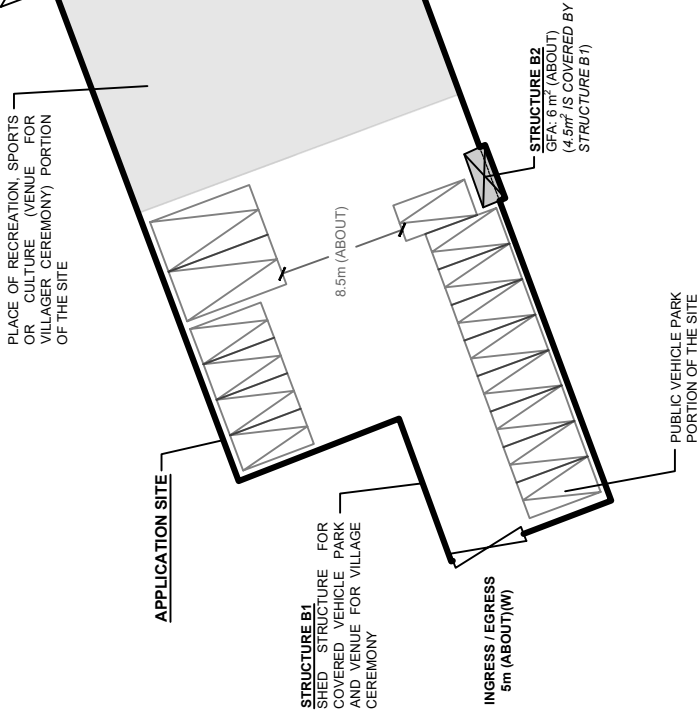






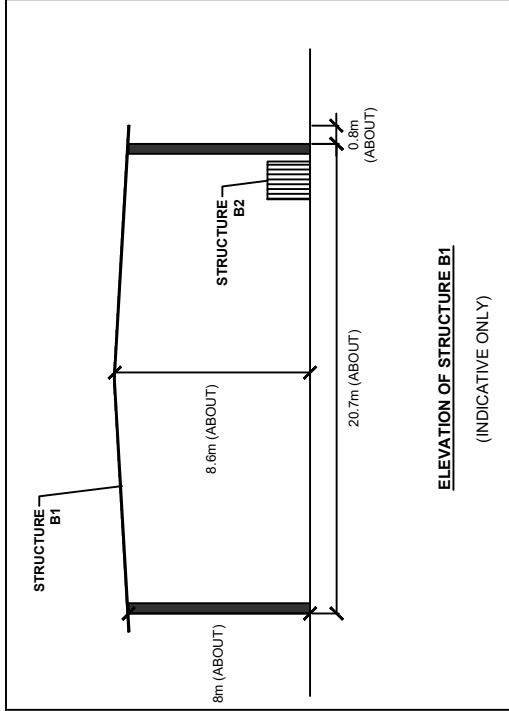
DEVELOPMENT PARAMETERS

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



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STRUCTURE FOR RECREATIONAL AND CEREMONY ACTIVITIES*	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	1.5 m <sup>2</sup> (ABOUT)#	1.5 m <sup>2</sup> (ABOUT)#	2.8 m (ABOUT)(1-STOREY)
B3	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STOREY)
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)#	3 m <sup>2</sup> (ABOUT)#	3 m (ABOUT)(1-STOREY)
TOTAL		973.5 m <sup>2</sup> (ABOUT)	973.5 m <sup>2</sup> (ABOUT)	

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

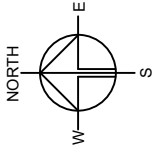


PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 13
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER (VEHICLE) AND PLACE OF RECREATION, SPORTS OR CULTURE (VENUE FOR VILLAGER CEREMONY) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

DATE

MN 6.2.2023

REVISED BY

DATE

OL 27.3.2023

APPROVED BY

DATE

DWG TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

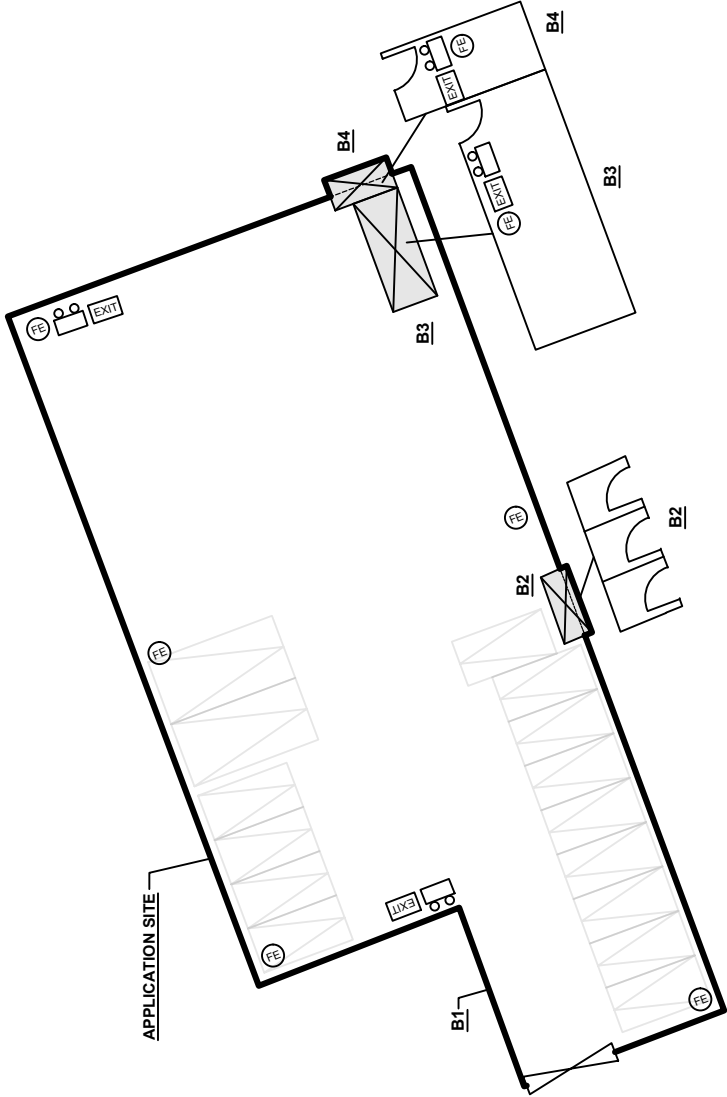
002

DEVELOPMENT PARAMETERS

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STRUCTURE FOR RECREATIONAL AND CEREMONY ACTIVITIES*	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	1.5 m <sup>2</sup> (ABOUT)#	1.5 m <sup>2</sup> (ABOUT)#	2.8 m (ABOUT)(1-STOREY)
B3	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STOREY)
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)#	3 m <sup>2</sup> (ABOUT)#	3 m (ABOUT)(1-STOREY)
TOTAL		973.5 m <sup>2</sup> (ABOUT)	973.5 m <sup>2</sup> (ABOUT)	

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



FIRE SERVICE INSTALLATIONS

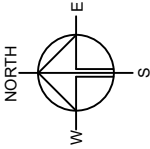
- 4 X EMERGENCY LIGHTING
- 4 X EXIT SIGN
- 7 X 4.5KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:


SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266:PART 1 AND BS EN 1838.  
SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS



PLANNING CONSULTANT

**R-riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) AND PLACE OF RECREATION, SPORTS OR CULTURE (VENUE FOR VILLAGER CEREMONY) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY

MN

DATE

6.2.2023

REVISED BY

OL

DATE

27.3.2023

APPROVED BY

DATE

DWG TITLE

FSIS PROPOSAL

DWG NO.

APPENDIX I

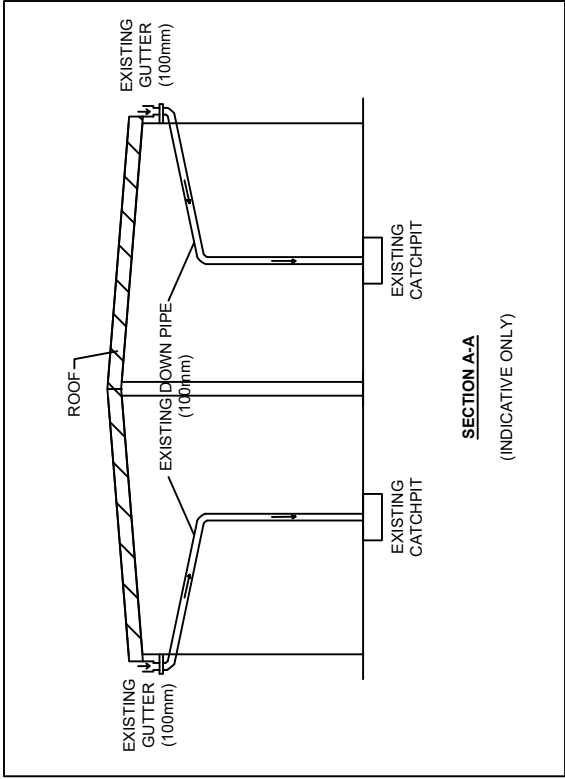
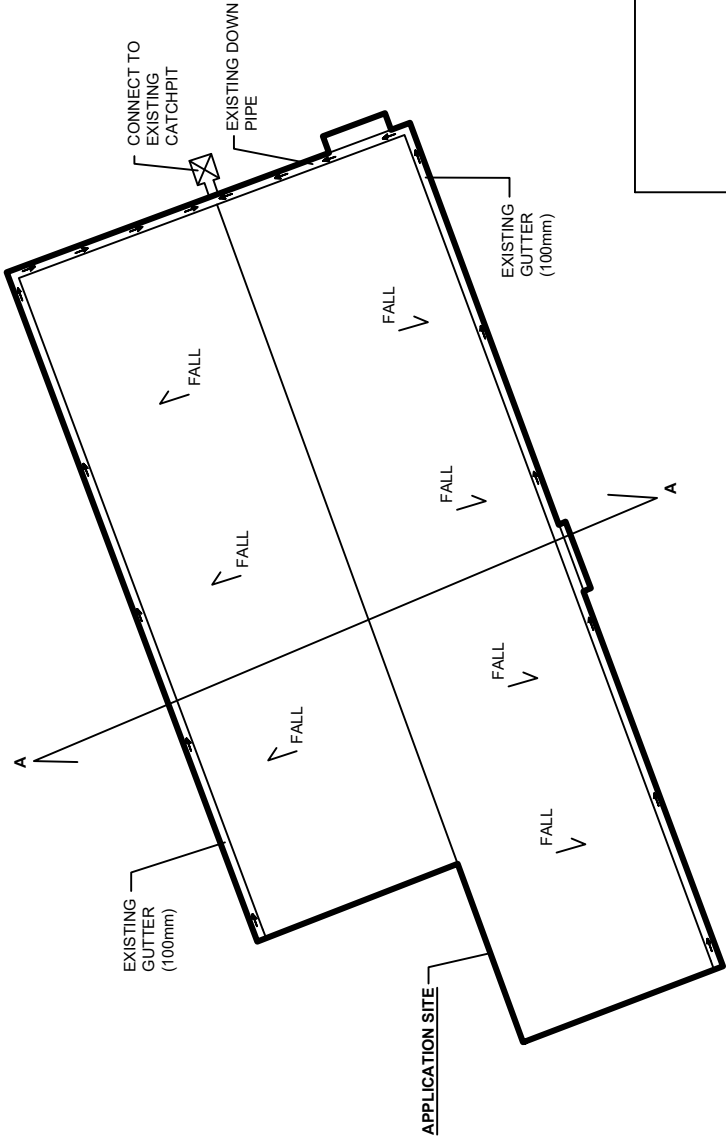
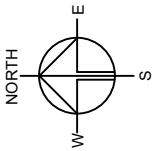
VER.


002



AS-BUILT DRAINAGE PLAN

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



PLANNING CONSULTANT		PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) AND PLACE OF RECREATION, SPORTS OR CULTURE (VENUE FOR VILLAGER CEREMONY) FOR A PERIOD OF 3 YEARS	SITE LOCATION VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 400 @ A4			
				DRAWN BY MN	DATE 6.2.2023	REVIEWED BY OL	DATE 27.3.2023
				DWG. TITLE AS-BUILT DRAINAGE PLAN			
				DWG. NO. APPENDIX II			
				VER. 002			

Our Ref. : DD129 Lot 2570 & VL  
Your Ref. : TPB/A/YL-LFS/464

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

**By Email**

29 March 2023

Dear Sir,

**Supplementary Information**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.**

**(S.16 Planning Application No. A/YL-LFS/464)**

We are writing to submit supplementary information to provide clarifications for the subject application, details are as below:

- (i) The proposed development is divided into two portions, in which the eastern portion of the application site (the Site) (about 411m<sup>2</sup>) will continue to be used as ‘venue for villager ceremony’ to provide shelter for villagers’ activities while the western portion of the Site will be converted to ‘public vehicle park’ to serve nearby locals. The applicant will strictly follow the proposed scheme and ensure that no parking is allowed at the eastern portion of the Site at any time during the planning approval period.
- (ii) The Site is subject of two approved S.16 planning applications (Nos. A/YL-LFS/305 and 379) for ‘Place of Recreation, Sports or Culture (Venue for Villager Ceremony)’, according to the approved scheme, a shed structure was proposed at the application site of the application No. A/YL-LFS/305 for the applied use. However, detailed land survey was not conducted by the applicant prior to the construction of the shed structure, which led to the structure not being constructed entirely within the application site (of A/YL-LFS/305).
- (iii) Therefore, the applicant intended to seek permission from the Town Planning Board, to rectify the misalignment of structure by revising the site boundary and GFA under the current application, so as to reflect the location and dimensions of the existing shed structure (**Plan 1**).



Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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



**Louis TSE**  
Town Planner

cc DPO/TMYLE, PlanD

(Attn.: Mr. Keith WONG

email: kpswong@pland.gov.hk )

(Attn.: Mr. Cyrus TAM

email: cthtam@pland.gov.hk )



香港新界錦田吉慶圍 236 號盈匯坊 D 座

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



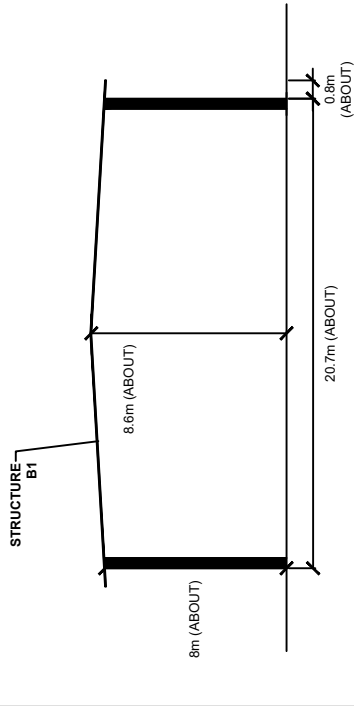
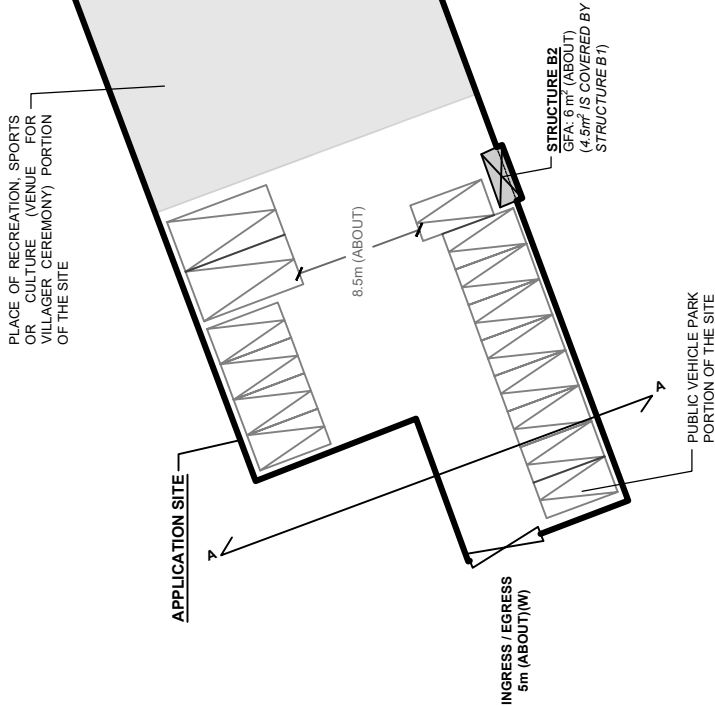
DEVELOPMENT PARAMETERS

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STRUCTURE FOR RECREATIONAL AND CEREMONY ACTIVITIES*	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	1.5 m <sup>2</sup> (ABOUT)#	1.5 m <sup>2</sup> (ABOUT)#	2.8 m (ABOUT)(1-STOREY)
B3	STORAGE OF CHAIRS AND TABLE FOR CEREMONY USE	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STOREY)
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)#	3 m <sup>2</sup> (ABOUT)#	3 m (ABOUT)(1-STOREY)
TOTAL		973.5 m <sup>2</sup> (ABOUT)	973.5 m <sup>2</sup> (ABOUT)	

\*STRUCTURE B1 IS A SHED STRUCTURE (NOT ENCLOSED)

#STRUCTURE B2 AND B4 ARE PARTIALLY COVERED BY STRUCTURE B1



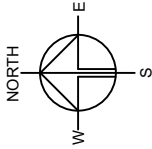
ELEVATION OF STRUCTURE B1  
(INDICATIVE ONLY)

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 13
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING PARKING CONTAINER (VEHICLE) AND PLACE OF RECREATION, SPORTS OR CULTURE (VENUE) FOR VILLAGER CEREMONY) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

DATE

6.2.2023

REVISED BY

DATE

28.3.2023

APPROVED BY

DATE

DWG TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

002

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/305	Temporary Place of Recreation, Sports and Culture (Venue for Villager Ceremony) for a Period of 3 Years	V	26.1.2018
2	A/YL-LFS/379	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Venue for Villager Ceremony) for a Period of 3 Years	V	8.1.2021

**Similar s.16 Applications  
within the same “Residential (Group E)” Zone  
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan  
in the past 5 years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration</u></b>
1	A/YL-LFS/319	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	V	6.7.2018 (Revoked on 6.12.2020)
2	A/YL-LFS/327	Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years	V	5.10.2018 (Revoked on 5.1.2021)
3	A/YL-LFS/345	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	V	16.8.2019
4	A/YL-LFS/388	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	V	16.4.2021 (Revoked on 16.3.2023)
5	A/YL-LFS/390	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	V	30.4.2021
6	A/YL-LFS/394	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years and Filling of Land	V, R(A) & GB	14.5.2021
7	A/YL-LFS/427	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	29.7.2022
8	A/YL-LFS/429	Temporary Public Vehicle Park for Private Cars for a Period of 5 Years with Filling of Land and Pond	V	12.8.2022

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration</u></b>
9	A/YL-LFS/431	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 5 Years and Filling of Land	V	26.8.2022

**Government Departments' General Comments**

**1. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the proposed uses do not involve operation of heavy vehicles.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past 3 years.

**2. Drainage**

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) According to the applicant's submission, the existing drainage facilities which was implemented under the approved application No. A/YL-LFS/305 will be maintained for the proposed uses.
- (c) Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his department.

**3. Fire Safety**

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

He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

**4. Building Matters**

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**5. District Officer's Comments**

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

His office has not received any feedback from locals.

## **6. Other Departments' Comments**

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Project Manager (West), CEDD (PM(W), CEDD);
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- (g) Commissioner for Transport (C for T);
- (h) Commissioner of Police (C of P); and
- (i) Director of Agriculture, Fisheries and Conservation (DAFC).

**Recommended Advisory Clauses**

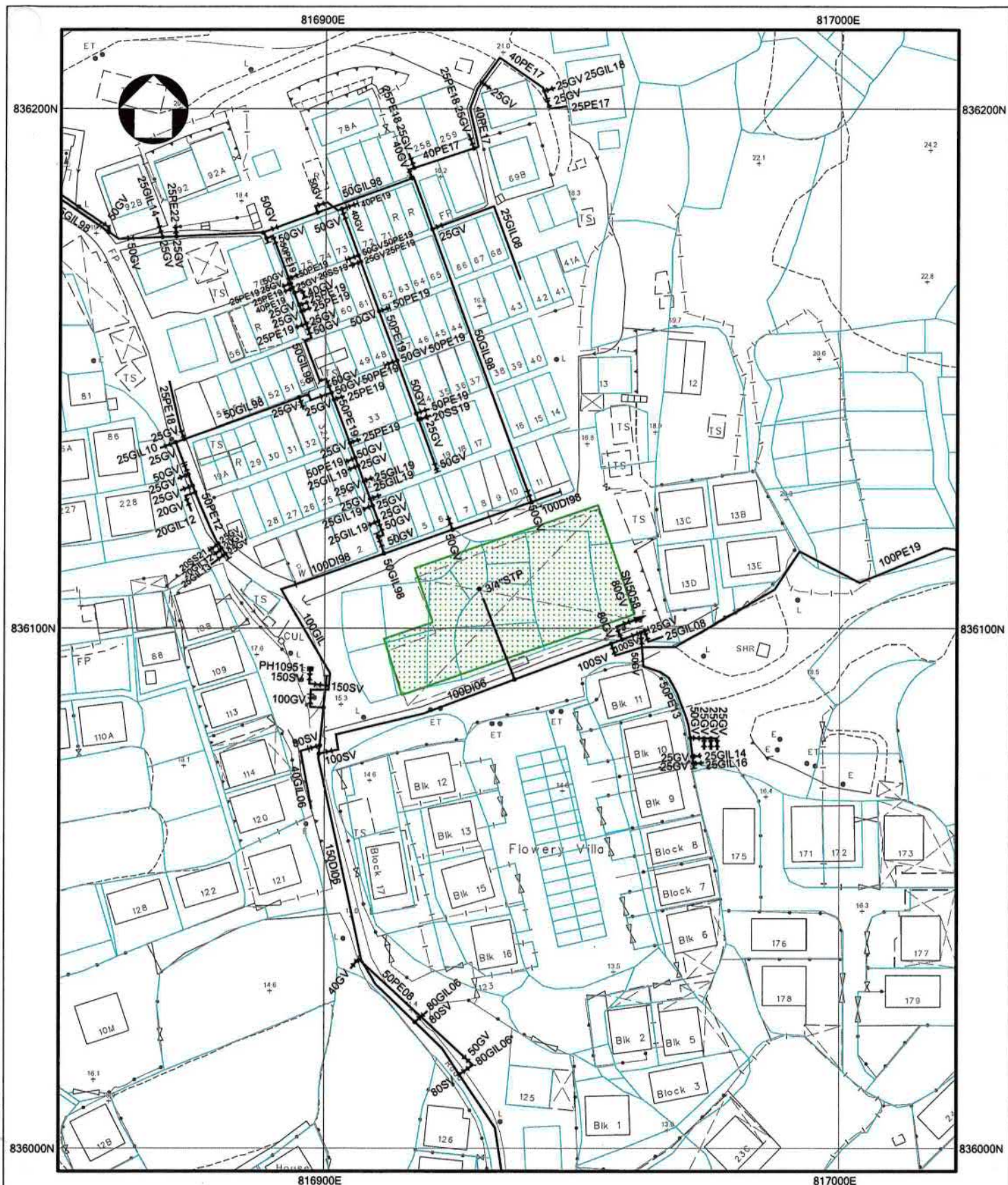
- (a) prior planning permission should have been obtained before commencing the public vehicle park use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:-
  - (i) the Site comprises Old Schedule Agricultural Lot (OSALs) and Government Land (GL). 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;
  - (ii) there are unauthorized building works and/or uses on all subject lots in D.D.129 which are already subject to lease enforcement actions. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
  - (iii) no permission is given for occupation of GL (about 58.3m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
  - (iv) the lot owner(s) of the lot will need to immediately apply to LandsD for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Also, the applicant has to either excluded the GL from the Site or immediately apply for a formal approval prior to the actual occupation of GL. 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 and fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads and reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Man Tak Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Man Tak Road;

- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site 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;
  - (i) if the existing structures (not being 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;
  - (iii) 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;
  - (iv) 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 Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (v) any temporary shelters or converted containers for office, storage, washroom or other uses that are considered as temporary buildings are subject to the control of



Part VII of the B(P)R; and

- (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) existing water mains will be affected as shown on **Appendix V**. The cost of any necessary diversion shall be borne by the proposed development;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on **Appendix V**; and
  - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.



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

SUBJECT SITE



PRIVATE LOT  
BOUNDARY  
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

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

FILE REF: (10) IN WSD/M/SP 3051/331/100S/17 PT.1

REF. CODE: 15W23M

SHEET 1 OF 1

SCALE 1:1000



水務署  
Water Supplies Department