

This document is received on 11 APR 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  
A/YL-LFS/467 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	A17L-LFS/467
	Date Received 收到日期	1:1 APR 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)

莫添來 MR. MOK TIM LOI

## 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)

## 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)

新界元朗屏山鄉沙江圍  
DD129 LOT NR 2815

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

☐ Site area 地盤面積 268.6 sq.m 平方米 ☐ About 約  
☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ 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 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	流浮山及尖鼻咀分區計劃大綱圖 編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展
(f) Current use(s) 現時用途	空置

(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 03/02/2023 (DD/MM/YYYY), this application involves a total of .....<sup>#</sup> "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」<sup>#</sup>。

(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」<sup>#</sup> 的同意。

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (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<sup>&</sup>，或有關係的鄉事委員會<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	擬議： 臨時停車場(私家車) 及填土工程 (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 <input type="checkbox"/> month(s) 個月	3年期
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	268.6	sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/A	sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A	
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/A	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/A	sq.m <input 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)		
N/A		
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	11個車位	
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)		
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小時 星期一至星期日 公眾假期照常營業																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p>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)</p> <p><input checked="" type="checkbox"/> </p>																														
(c) 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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ... 268.6 ... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ... 0.1 ... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	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 checked="" type="checkbox"/>	No 不會 <input 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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>在空地土地：有一棵什樹約8呎高 中央：有一棵荔枝樹約7呎高</p> <p>沒有影響其他地殼附近沒有任何 建築絕對安全砍樹</p>
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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	<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。

本人在沙江圍內擁有三幢三層鄉村  
屋宇共有九個單位是出租單位需要  
提供車位給租客使用。

查沙江圍範圍內的停位車已經分配給  
其他村民使用已經完全滿額無車位  
可泊了。所以申請 DD 129 Lot No 2815  
作為臨時停車場(私家車)

提供每一單位一個車位共	9個車位
本人自用車位共	1個車位
提供訪客用車位共	1個車位
全部共有	11個車位

該停車場距離住宅單位較有一段頗長  
距離，沒有影響民居如噪音、空氣及  
污染、污水問題。亦沒有影響附近  
行車路。沒有影響附近視覺和  
景觀問題。因為是獨立地較  
沒有風險影響



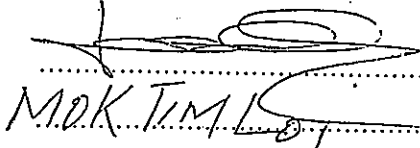
**8. Declaration 聲明**

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



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

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

Date 日期

13/03/2023

(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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗屏山鄉沙江圍 DD 129 LOT NO. 2815
Site area 地盤面積	268.6 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 NIL sq. m 平方米 □ About 約)
Plan 圖則	流浮山及尖鼻咀分區計劃大綱圖 編號 S/YL - LFS/11
Zoning 地帶	鄉村式發展地帶
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年期 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議 臨時停車場(私家車) 及填土工程

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米  <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率  <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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) _____ _____		// //
	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>位址圖, 地盤圖, 行車路徑圖</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號		

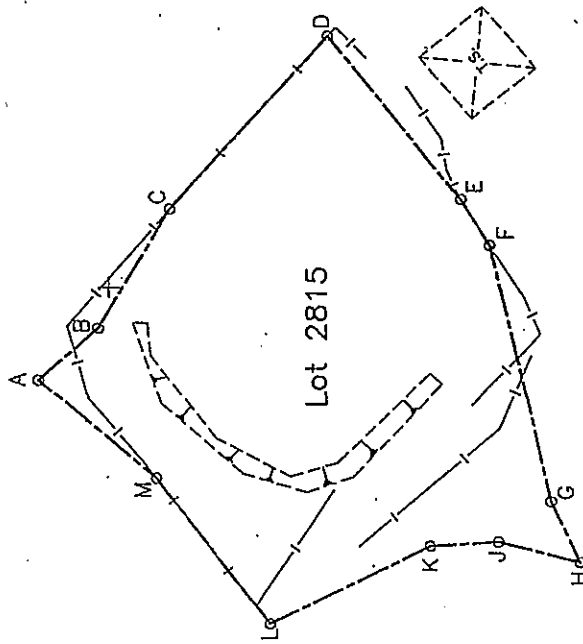
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異, 城市規劃委員會概不負責。若有任何疑問, 應查閱申請人提交的文件。

# Setting-out Plan of Lot No. 2815 in D.D. 129

817160 E  
836020 N

817180 E



Lot 2815

Scale 1:200

836000 N

Location Plan Survey Sheet No. 2-SW-22C Scale 1:1,000

## Legend :

- Boundary Line
- A B C D E Boundary Points
- Fence
- [T.S.] Temporary Structure

Location Plan (Scale = 1:20,000)

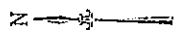
## Boundary Dimensions:

Lot No. 2815 (Area = 268.6 sqm)

From To	Bearing (d-m-s)	Distance (m)	Pt.	Remarks
A B	135°01'30"	3.109	E	Iron Spike
B C	130°22'40"	9.271	N	Iron Spike
C D	231°23'30"	8.480	E	Iron Spike
D E	237°44'10"	2.174	N	Iron Spike
E F	256°49'50"	10.495	E	Iron Spike
F G	244°25'10"	2.686	E	Iron Spike
G H	316°04'40"	2.338	E	Iron Spike
H I	335°57'10"	7.133	E	Iron Spike
I J	352°11'00"	7.328	E	Iron Spike
J K	35°58'30"	6.005	E	Iron Spike
K L			E	Iron Spike
L A			E	Iron Spike

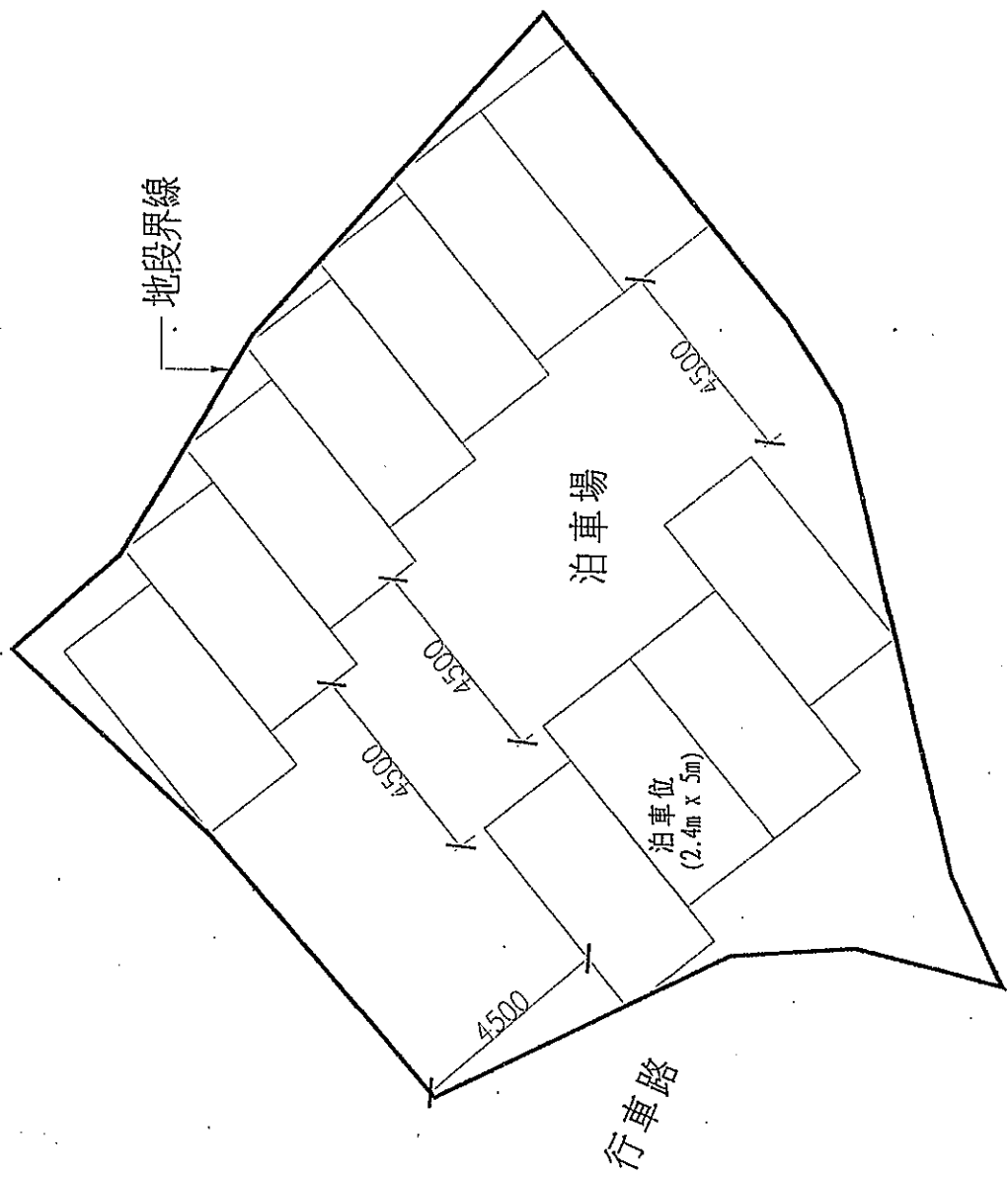
Plan No. 1 HC-7408/001 Survey Date : 01 August 1997  
 Prepared by 1  
**HENRY CHAN SURVEYORS LTD.**  
 Chartered Land & Hydrographic Surveyors  
 115-172 Henry Pak Road, Tai Po, N.T.  
 Tel : 2638-1515  
 Fax : 2638-1328

Henry H K Chan  
 BSc ARCS ARCS RPS  
 Accredited Land Surveyor



路車行

池塘



泊車場平面圖

# 地段索引圖 LOT INDEX PLAN

切要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地  
的圖樣符號，這些土地包括私人地段、政府地段、短期租約的地段，以及其他特殊的  
用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；  
(2)索引圖的更新或修訂會按有關資料的實際情況；以及(3)本索引圖中顯示的界  
線僅供識別之用，資料是否準確可靠，應徵詢有關土地測量處的意見。  
免責聲明：如因使用本地段索引圖，或因所依據的本索引圖資料出現錯誤，造成  
損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of  
permanent and temporary land holdings with the topographic map in the background.  
The land holdings as shown may include private lots, government land allocations,  
short term tenancies and other permitted uses of land. It must be noted that: (1) the  
information shown on this plan is subject to update without prior notification; (2) there  
may be time lag between an update and the related changes taken place; and (3) the  
graphical boundaries as shown are for identification purpose only and interpretation  
of their accuracy and reliability requires the advice from professional land surveyor.  
Disclaimer: The Government shall not be responsible for any loss or damage  
howsoever arising from the use of this plan or in reliance upon its correctness,  
completeness, timeliness or accuracy.

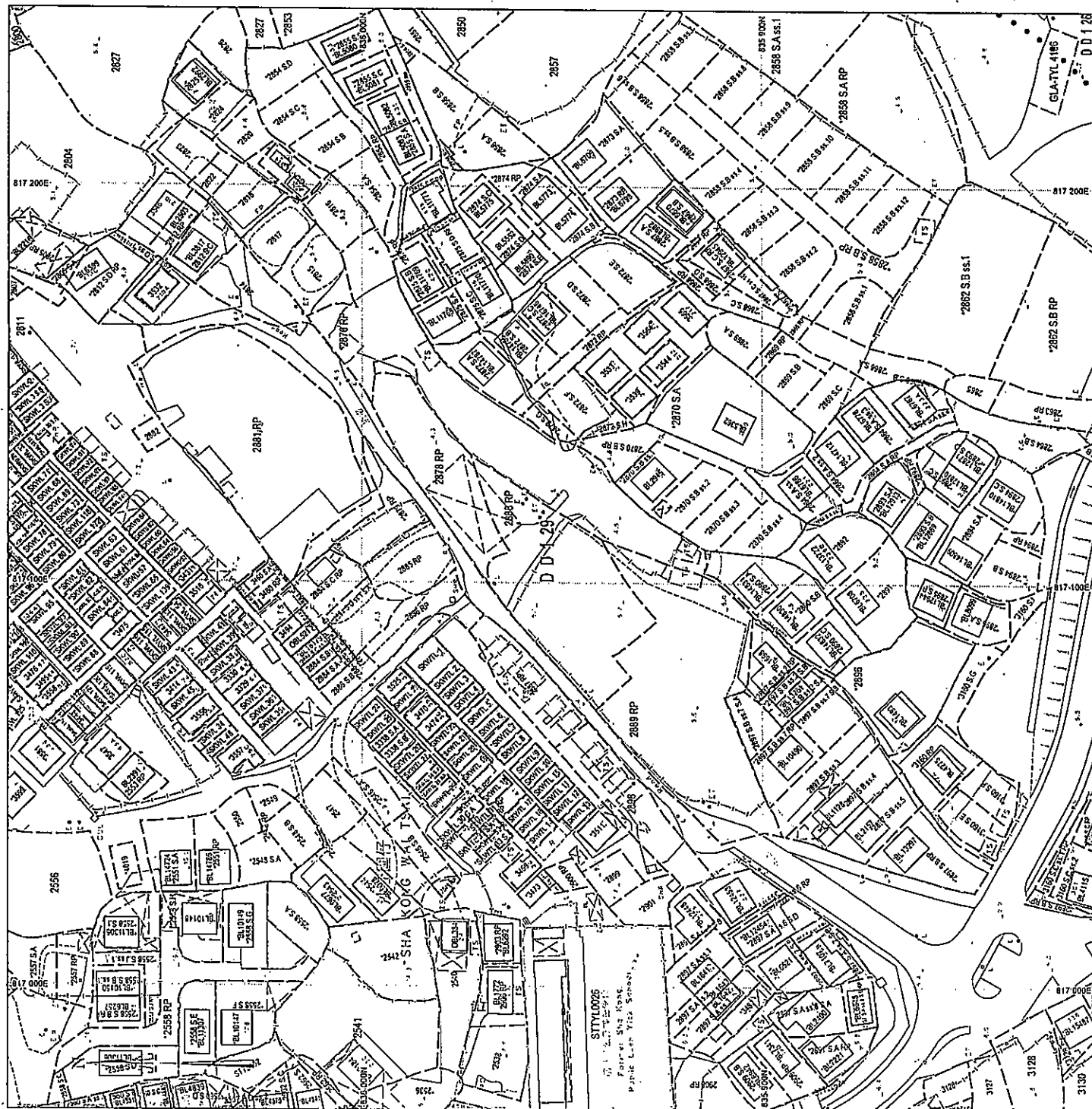


地政總署測繪處  
Survey and Mapping Office  
Lands Department

香港特別行政區政府 — 版權所有  
© Copyright reserved — Hong Kong SAR Government

比例尺 SCALE 1:1000  
米 metres 10 0 10 20 30 40 50 metres

Locality:  
Lot Index Plan No.: LIP1509474P  
District Survey Office: DSOYL  
Date: 13-Mar-2023  
Reference No.: 2-SW22C-6-NW-2A



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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>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
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
10	A/YL-LFS/464	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) for a Period of 3 Years	V	19.5.2023



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) He has no objection to the filling of land from the lease perspective. It is also noted that no structure is proposed on the Site by the applicant.
- (b) There is no small house application approved/under processing at the Site.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

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

**3. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no comment from landscape planning perspective.
- (b) The Site is situated in an area of miscellaneous rural fringe predominated by ponds, graveyard, village houses, car parks and woodland. Existing trees at the southern portion of the Site are observed. However, according to applicant's submission, the existing trees comprise lychee trees and a tree of unknown species. It is also noted that similar applications were approved within the subject "V" zone.

**4. 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) Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

**5. 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.

## **6. 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.

## **7. Others**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- (c) The Site is adjacent to a venue of his department, i.e. the Sha Kong Wai Aqua Privy (**Plan A-2**). Part of the Site falls within the existing vehicular access to the aqua privy, which is the only access path.
- (d) The applicant should note her advisory comments in **Appendix IV**.

## **8. Other Departments' Comments**

The following government departments have no comment on the application:

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

**Recommended Advisory Clauses**

- (i) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot (OSAL) 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;
- (b) 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;
- (c) 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 the nearby public roads is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with the nearby public roads;
- (d) 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. The applicant shall avoid filling the land with construction waste;
- (e) 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;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any non-exempted site formation works is to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that the applicant shall provide a reasonable access path for both pedestrians and vehicles to access the Sha Kong Wai Aqua Privy. Besides, any daily/routine operation of the Sha Kong Wai Aqua Privy, such as deep cleansing or desludging operation, should not be affected or obstructed due to blockage of the cleansing vehicle or desludging vehicle. Furthermore, in case of conversion project for the Sha Kong Wai Aqua Privy in future, goods or relevant vehicles should be allowed to access to the Sha Kong Wai Aqua Privy during the works period.



致：城市規劃委員會台啟！ 編號 A/YL/LFS/467

本人：莫民建，莫興泰，莫明泰，莫明德等同人是 DD129 Lot 2815 號地段申請地投鄰居，也是沙江圍村原居民，現得知上述地段申請停車場用途，我等同人堅決要求申請人要附帶以下條件才不反對上述申請。

- (一)申請人位於 DD129 Lot 2815 號地段，現在是違法堆填高於原來農地超出 4.5 呎高，這會另周邊低洼地區造成水浸，特別是位於旁邊公廁，這公廁已因前面的農地非法填高，如今已做成多次水浸了，使到本村村民上廁所時叫苦連天！申請無所！故此我等同人堅決要求申請人首先要還原回復之前農地本身高度。
- (二)申請人首先做好渠務去水事務工程，免使周邊地區受到水浸災害。
- (三)申請人首先要預留四邊行人路，因為農地本身是有四邊行人的田基，作為通往別的農田耕作，同時地政總署於 100 年前批出的是集體農田地契；可讓別的農民進入另一幅農田工作，故此申請人不能因為申請改變用途而要把周邊圍封做車場，不給村民通道預留，是不可能的。
- (四)申請人現時的農地是非法堆填高的，是嚴重違反香港法律的！不應該在沒有附帶條件下，及無理由之下批准的！

謹此！敬上！

反對人簽署：莫民建 日期：10-4-23

通信地址：

Tel:

(莫民建)

註：附上非法堆填照片 (一張)。









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**A/YL-LFS/467 DD 120 Sha Kong Wai**  
09/05/2023 21:50

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/YL-LFS/467

Lot 2815 in D.D.129, Sha Kong Wai, Lau Fau Shan

Site area: About 268.6sq.m

Zoning: "VTD"

Applied use: 11 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The application appears to be an extension to an existing parking lot, 390 for 51 Vehicles. This was approved 20 April 2021, TWO YEARS AGO, but has yet to fulfill conditions. Conditions were also no fulfilled on previous applications.

Members have a duty to question the operation and intention of application and to withhold approval if there is a relationship.

Also justification for need of additional parking spaces

Mary Mulvihill