

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/268	Proposed Filling of Land for Permitted Agricultural Use	V	27.3.2015
2	A/YL-LFS/319	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	V	6.7.2018 (Revoked on 6.12.2020)
3	A/YL-LFS/390	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	V	30.4.2021

**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

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
1	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)
2	A/YL-LFS/345	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	V	16.8.2019
3	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)
4	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
5	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
6	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
7	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

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
8	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
9	A/YL-LFS/467	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling of Land	V	9.6.2023

Government Departments' General Comments

1. Land Administration

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

- (a) He has no adverse comment on the application.
- (b) There is no Small House application approved/under processing at the application site (the Site).

2. 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) Should the application be approved, the following approval conditions should be imposed:
 - (i) no car washing, vehicle repair or any workshop activities is allowed to be carried out at the Site at any time during the planning approval period; and
 - (ii) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, is allowed to be parked or enter/exit the Site during the planning approval period.
- (c) There is no substantiated environmental complaint pertaining to the Site in the past 3 years.
- (d) The applicant should note his advisory comments at **Appendix IV**.

3. Drainage

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

- (a) According to the applicant's submission, the existing drainage facilities which was implemented under the approved previous application No. A/YL-LFS/390 will be maintained for the proposed uses. He has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning 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 a condition record of the existing drainage facilities to the satisfaction of his division.
- (c) The applicant should note his advisory comments at **Appendix IV**.

4. 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.

5. 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**.

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. 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 (H(GEO)), CEDD;
- (d) Project Manager (West) (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) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) 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 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) the owner(s) of the lot(s) will need to apply to LandsD for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed uses are temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent and fee, as may be imposed by LandsD;
- (c) 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;
- (d) 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;
- (e) 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;
- (f) 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;
- (g) 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; and

- (h) 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 is 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.

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



Re: A/YL-LFS/480 DD 129 Lau Fau Shan
24/07/2023 04:03

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

A/YL-LFS/480

Lots 2816 (Part) and 2876 RP (Part) in D.D. 129 and Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan

Site area : About 1,501m²

Zoning : "VTD"

Applied Use : 46 Vehicle Parking / Shop / 5 Years

Dear TPB Members,

390 had numerous extensions of time, the most recent 29 May 2023. No indication as to which conditions are an issue. Why has the operation been allowed to continue despite this track history? The issues are usually related to fire and drainage, both of concern in our often difficult to navigate villages.

Applicant is back with a small footprint and without the government land.

When is our CE going to regard the physical safety of citizens as a security issue?

Repeated failure to fulfill fire conditions should not be rewarded with a turn a blind eye approach from PlanD and a rubber-stamp from board members.

Like the falling concrete issue, the time has come for ZERO TOLERANCE of failure to fulfill conditions that impact public security.

The application should be rejected.

Mary Mulivhill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 6 April 2021 3:03 AM CST
Subject: A/YL-LFS/390 DD 129 Lau Fau Shan

A/YL-LFS/390

Lots 2816 (Part) and 2876 RP (Part) in D.D. 129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan
Site area : About 1,670m² Includes Government Land of about 40m²
Zoning : "VTD"
Applied Use : 51 Vehicle Parking

Dear TPB Members,

Application 369 was withdrawn and on 6 Dec 319 was revoked for failure to comply with a number of conditions. This after a NINE extensions of time.

But mo man tai, the operation is ongoing and all applicant needs to do is submit another application and keep the train on the tracks for another 3 years.

If these episodes are because of lack of manpower, then it is time for serious discussion because there is no point in having a system that is so open to exploitation.

Also members should question why this village should have so much land devoted to parking, including container trucks.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Saturday, September 12, 2020 1:00:41 AM
Subject: AYL-LFS/369 DD 129 Lau Fau Shan
My apologies, I forgot to amend the heading.
This objection refers to AYL-LFS/369

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, September 2, 2020 3:22:17 AM
Subject: AYL-LFS/319 DD 129 Lau Fau Shan

Dear TPB Members,

This is the same site as 319 with an additional 100sq.m and an increase in the number of vehicles to 55.

In 2018 members rolled over the application without asking any questions. However in view of recent JR ruling this is no longer an option.

PlanD should provide an up to date image of the area and questions should be asked as to why 50% of the area is devoted to parking.

This cannot be the best use of scarce land resources. Why no stacked parking facilities? The cementing over of so much land is certainly contributing to our growing number of very hot days and nights. Members are obliged to judge how their decisions impact the 'health' of the community.

Mary Mulvihill

From: [REDACTED]

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

Sent: Tuesday, June 12, 2018 2:28:50 AM

Subject: A/YL-LFS/319 dd 129 Lau Fau Shan

A/YL-LFS/319

Lots 2816 (Part) and 2876 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan

Site area : About 1,550m² Includes Government Land of about 40m²

Zoning : "VTD"

Applied Use : 38 Vehicle Parking

Dear TPB Members,

Although part of the site had been subject to illegal activities, and there were strong objections:

"during the first three weeks of the statutory publication period and the publication of the further information, 13 public comments from 5 local villagers objecting to the application were received. They objected to the application mainly on grounds that the land was originally agricultural land, no filling was required; the proposed development would generate hygiene and mosquito problems to the vicinity; the site was the subject of illegal filling of land; and the site and the nearby area were lower in level, permission to the application to fill the site would generate flooding to nearby land lots;"

"In this regard, the applicant clarified that the site was lower than the surrounding land level and subject to severe flooding. **The proposed filling of land could help utilize the site for farming purpose**"

A/YL-LFS/268 was approved on 27 March 2015

Well it is now obvious that that the real intention was to create brownfield parking facilities.

It is unacceptable that 40sqmts, the size of an average family unit for sale these days, is being devoted to parking a single vehicle.

Moreover the site is zoned for residential use so the long term use as parking facilities will have a cumulative and negative impact on the quality of the land and environs.

Parking facilities should be accommodated underground or in purpose built high rise facilities. Village residents with their 2,100sqft homes can use part of the ground floor as a car port.

Will TPB again reward the applicant for blatant misrepresentation?

Mary Mulvihill

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A741-LFS/480
	Date Received 收到日期	26 JUN 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)

莫貴良

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)

LCH Planning & Development Consultants Limited

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)	Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, 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 1,501 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 71 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) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan and 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
(f) Current use(s) 現時用途	Car Park (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
08/06/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 09/06/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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

Temporary Public Vehicle Park (Private Cars Only), Shop and Services and ancillary office 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 three

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1,430	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	71	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	71	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	71	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)

Details please refer to the planning statement report

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	45
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	1
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 7a.m. to 11p.m. daily, including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local Track Road to Man Tak Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 checked="" type="checkbox"/> Please provide details 請提供詳情 Refer to planning statement report	
	No 否	<input 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>refer to planning statement report</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

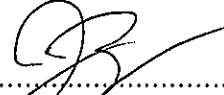
refer to the planning statement report

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


.....
JOSEPH SUN

Name in Block Letters
姓名（請以正楷填寫）

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


.....
DIRECTOR
Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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 RPS (GP) (CPD)

on behalf of
代表

LCH Planning & Development Consultants Limited

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

Date 日期

29/10/2023

(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 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	Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New Territories 新界元朗丈量約份第129約地段第2816號及第2876號餘段(部分)
Site area 地盤面積	1,501 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號S/ YL-LFS /11
Zoning 地帶	Village Type Development 鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars Only), Shop and Service and Ancillary Office for a period of 3 years 擬議臨時公眾停車場(只限私家車)及臨時商店及服務行業連附屬辦公 室用途(為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	71 <input checked="" 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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	5 % <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		45
	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) _____ _____		45
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Indicative Stormwater Flow 擬議雨水流向		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。



**Section 16 Application for Temporary Public Vehicle Park
(Private Cars Only), Shop and Services and ancillary office at Lot
Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New
Territories for a period of 3 Years**

Planning Statement Report

Prepared by
Planning Consultant : LCH Planning & Development
Consultants Limited

May 2023
Report : Version 1.0



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for a proposed temporary Public Vehicle Park (Private Cars Only), Shop and Service and Ancillary Office for a period of 3 years ("**the Proposed Development**") at Sha Kong Wai ("**the Application Site**").

The Application Site falls within an area of "**Village Type Development**" ("**V**") zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 ("**the OZP**"). Upon full operation of the Proposed Development, it comprises 45 parking spaces for private cars (at least 2.5m x 5m each), a one-storey structure which will be provided as retail use and ancillary office with a one-storey storeroom. The maximum building height will be 3.5 m and the total floor area will be about 71 m². There will be one loading and unloading bay for Light Goods Vehicle to support the Proposed Development.

This Application aims to accommodate the high demand of the local villagers for car parking spaces. It is situated at a convenient location that is favourable to operate a public vehicle park and to serve the nearby residents and visitors. It is expected that the implementation of the proposed public vehicle park can improve the traffic condition by increasing the supply of proper parking spaces which reduces illegal roadside parking.

The Proposed Development does not hinder the long-term planning intention of "**V**" zone. Similar applications in the "**V**" zone in the Lau Fau Shan and Tsim Bei Tsui area have also been considered and approved. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就香園圍 (下稱「**申請地點**」) 的用地，向城市規劃委員會 (下稱「**城規會**」) 申請作擬議臨時公眾停車場(只限私家車)及臨時商店及服務行業連附屬辦公室用途，為期 3 年 (下稱「**擬議發展**」)。

申請地點現時於《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/ YL-LFS /11》(下稱「**大綱圖**」) 劃作「鄉村式發展」地帶。擬議發展包括 45 個私家車專用停車位 (每個最少 2.5 米 x 5 米)，一個一層高的構築物作為臨時商店及服務行業和附屬辦公室用途，及一個一層高的構築物作為儲物室。擬議構築物將不高於 3.5 米，總樓面面積約為 71 平方米。擬議發展將會有一個輕型貨車的上落客貨車位。

是次規劃申請可以滿足當區居民對停車位的需求，其位置上的優勢更有利於公眾停車場的發展及運作，為附近的居民提供方便且合法的停車處。落實擬議臨時停車場能增加合法停車位的數量，紓緩違例泊車的問題，從而改善當區的交通狀況。

擬議發展不會妨礙長遠規劃意向，於流浮山及尖鼻咀的「鄉村式發展」地帶亦有不少相關申請曾被批准。擬議臨時公眾停車場亦不會對交通、視覺、景觀、排水系統和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



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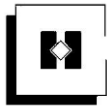
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1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a proposed temporary ‘Public Vehicle Park (Private Cars Only)’, ‘Shop and Services’ and ancillary office uses for a period of 3 years (hereinafter referred to as the “**Proposed Development**”) at Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New Territories (**Figure 1**) (hereinafter referred to as the “**Application Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Application Site partly falls within an area designated as “Village Type Development” (“**V**”) zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 (“**the OZP**”) (**Figure 4**).
- 1.1.3 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Current Condition of the Application Site

- 2.1.1 The Application Site covers an area of about 1,501 square metres (“sq. m.”). The Application Site is currently hard paved and operated as car park. The site is situated at the south of Sha Kong Wai.
- 2.1.2 **Figure 1** illustrates the location of the Application Site and its immediate vicinity, with **Figure 2** illustrates the site plan.

2.2 Land Status

- 2.2.1 The Application Site falls within Lot No. 2816 and partly falls within Lot No. 2876 RP in Demarcation District 129 (“the Lots”) (**Figure 3**).

2.3 Surrounding Context

- 2.3.1 Sha Kong Wai is one of the walled villages in Yuen Long. It is located at the west of Tin Shui Wai New Town and north of Hung Shui Kiu New Development Area.
- 2.3.2 The Site is just at the south of Sha Kong Wai village. To the immediate east and south-east there are residential dwellings, while to the north is a pond and agricultural land.
- 2.3.3 The Site is also situated in the village ‘environs’ of the Sha Kok Wai.

2.4 Existing Road Network

- 2.4.1 The site is accessible via a local track road leading to Man Tak Road. The Application Site has direct access to Man Tak Road via a local track road, with two ingress/egress points located at the northern and southern part of the Site. Going south along Man Tak Road will reach the Tin Wah Road, which connects to Tin Shui Wai New Town to the east and Hung Shui Kiu New Development Area to the south.

2.5 Previously Approved Applications

- 2.5.1 Majority of the Application Site is subject to an two previously approved application Nos. A/YL-LFS/319 and A/YL-LFS/390 for temporary public vehicle park for private cars for a period of 3 years. According to the latest approved scheme, there is a 1-storey structure for a floor area of about 30 sq.m., providing 51 parking spaces. The application was approved with conditions on 30 April 2021 for a period of 3 years till 30 April 2024.

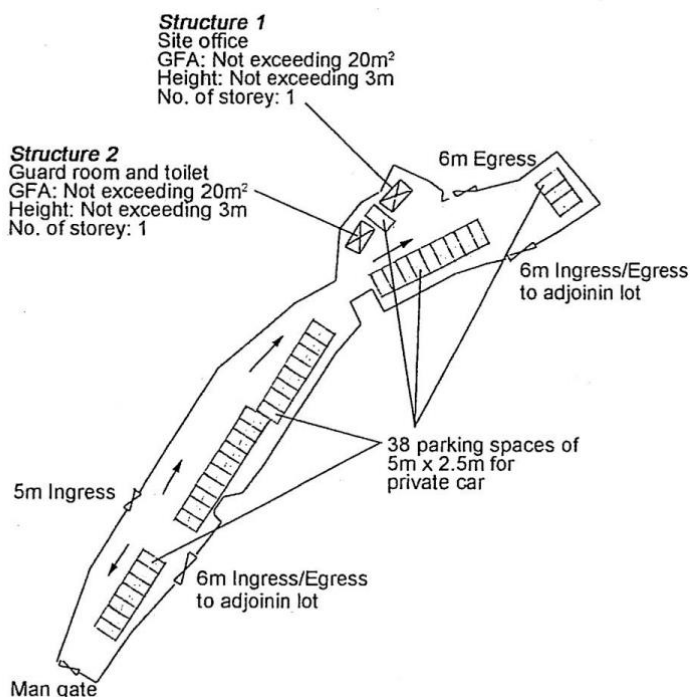
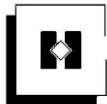


Diagram 1 Layout Plan of Approved Application No. A/YL-LFS/319
(Source: Town Planning Board, HKSAR Government)

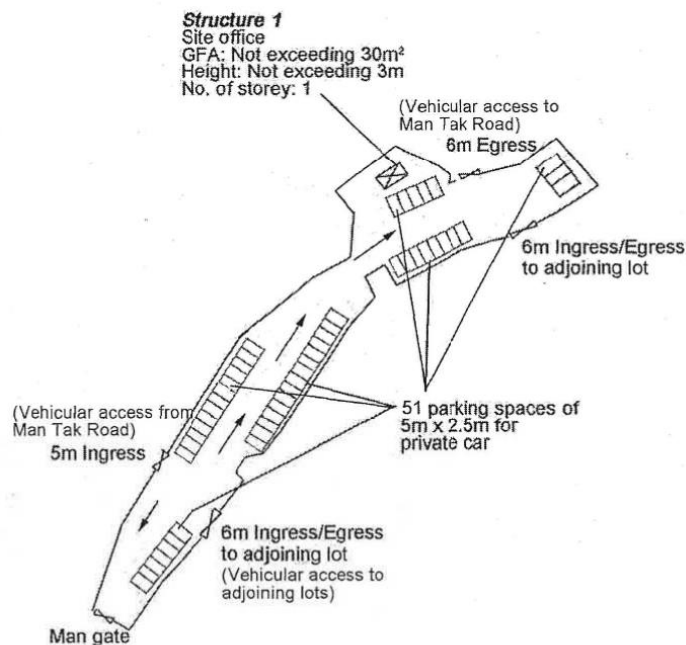


Diagram 2 Layout Plan of Approved Application No. A/YL-LFS/390
(Source: Town Planning Board, HKSAR Government)



2.6 Temporary Public Vehicle Park for Private Cars, Shop and Services and Ancillary Office

2.6.1 The Application Site covers an area of about 1,501 sq.m. The Proposed Development will provide a total of 45 parking spaces for private cars (at least 2.5m x 5m each) within the Application Site.

2.6.2 Further to the previously approved application No. A/YL-LFS/390, there will be a one-storey structure as temporary shop and services with ancillary office at the north-western portion of the Application Site, with a total floor area of 63 sq.m. and a height of about 3.5 meters. Besides, there will be an ancillary one-storey store room of about 7 sq.m. adjacent to the office. There will be a loading & unloading bay to serve the commercial use.

Proposed Development Parameters	
Site Area	About 1,501 sq.m.
Floor Area	About 71 sq.m.
No. of Structure	2
Maximum Height of Structure	About 3.5 meters/ 1 storey
Private Car Parking Space	45
Loading/ Unloading Space for LGV	1

2.6.3 The indicative layout plan of the Proposed Development is shown in **Annex 1**. Short term waiver application will be made to the Lands Department upon approval of this application.

2.7 Operation Arrangement

2.7.1 The car park as well as the retail use will operate from 7a.m. to 11p.m. daily, including public holidays. This is similar to the operation arrangement as agreed in the previously scheme. Fencing will be provided around the boundary of the carpark.

2.7.2 According to Chapter 8 of the Hong Kong Planning Standards and Guidelines, the dimension of parking spaces and loading/ unloading bays are set. All the proposed parking spaces and loading/ unloading bays comply with the relevant standards.

Types of Parking Space and Loading/Unloading Bay	Length (m)	Width (m)
Private Cars, Van-type Light Goods Vehicles and Taxis	5	2.5
Light Goods Vehicles (LGV)	7	3.5

2.7.3 For the northern portion of the car park, private cars will enter and exit the Site via the north gate. While for the western portion of the car park, private cars will enter and exit the Site via the west gate.

2.7.4 The following traffic management measures are proposed to follow:

- No vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;



- Only private car as defined in the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;
- No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/ trailer will be permitted to park at the Site;
- A notice should be posted at the ingress/ egress point of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/stored on the Site; and
- No car washing, vehicle repair or other workshop activities will be allowed on the Site.



3 PLANNING ASSESSMENT

3.1 Statutory Planning Context

- 3.1.1 The Application Site partly falls within an area designated as “Village Type Development” (“V”) zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 (**Figure 4**) (also known as the “OZP”). The planning intention of the “V” zone is “*designate both existing recognized villages and areas of land considered suitable for village expansion... Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board*”.
- 3.1.2 According to Notes of “V” zone of OZP, ‘Public Vehicle Park’ and ‘Shop and Services’ are Column 2 uses under “V” zone. According to the Notes of the OZP, temporary use not exceeding a period of three years within “V” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.
- 3.1.3 The proposed uses, both the public vehicle parks and the retail store, will serve the local villagers/ residents and meet their car parking needs and retail needs. Besides, it is understood that currently there is no Small House application approved or under processing at the Site. Thus, approval of this application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of “V” zone.

3.2 Previously Approved Applications

- 3.2.1 The Application Site is subject to two previously application Nos. A/YL-LFS/319 and A/YL-LFS/390 approved by the Town Planning Board.
- 3.2.2 The major differences with the latest approved scheme are the spinning off the southwestern portion of the original Application Site, the minor portion of Lot No. 2876 RP in D.D. 129, and the inclusion of retail use to echo villagers’ needs. The differences are summarized as below:

<u>Parameters</u>	<u>Application No.</u> <u>A/YL-LFS/390</u>	<u>Current</u> <u>Application</u>	<u>Difference</u>
Site Area	About 1,670 sq.m.	About 1,501 sq.m.	- 169 sq.m.
Floor Area	Not more than 30 sq.m.	About 71 sq.m.	+ 31 sq.m.
No. of Structure(s)	1 Site Office use	2 1) Site Office and Commercial Uses 2) Storeroom Use	+ 1
Max. Height of Structures	3 meters	3.5 meters	+ 0.5 meters



No. of Private Car Parking Spaces	51	45	- 6
No. of Loading/ Unloading Bay for Light Goods Vehicle	0	1	+1
Operation Hours	7a.m. to 11p.m. daily, including public holidays		/

3.3 Similar Approved Applications for Vehicle Parks

3.3.1 There are 10 various similar applications for temporary vehicle park use in the vicinity of the Application Site, which mostly falls within the subject “V” zone. They are:

No.	Application No.	Application	Zone	Approval Date
1	A/YL-LFS/309	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	V	6.4.2018
2	A/YL-LFS/319	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	V	6.7.2018
3	A/YL-LFS/327	Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years	V	5.10.2018
4	A/YL-LFS/345	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	V	16.8.2019
5	A/YL-LFS/388	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	V	16.4.2021
6	A/YL-LFS/390	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	V	30.4.2021
7	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
8	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
9	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
10	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



- 3.3.2 While there is no similar application for shops and services in the subject “V” zone, there are similar approved planning applications in vicinity, like the Ping Shan area. For instance, A/YL-PS/676, A/YL-PS/672 and A/YL-PS/671 are also for temporary shop and services and approved by the Town Planning Board recently.

3.4 High Demand for Private Car Parking Spaces in the Vicinity

- 3.4.1 Existing public transport services from MTR Stations to the vicinity are shown below:

<u>Mode</u>	<u>Route No.</u>	<u>Origin - Destination</u>	<u>Frequency</u>
Scheduled Green Minibus	34A	Ha Tsuen – Lau Fau Shan	15 – 30 minutes
Franchised Bus	K65	Yuen Long MTR Station - Lau Fau Shan	9 - 16 minutes
	K65A	Tin Shui Wai MTR Station - Lau Fau Shan	9 - 16 minutes

- 3.4.2 Only the scheduled green minibus will stop at the Man Tak Road, which will need to walk about 5 minutes to the Sha Kong Wai village. The two franchised bus routes will stop along the Lau Fau Shan Road which are more remote from Sha Kong Wai. The public transport accessibility is not that good for Sha Kong Wai and its vicinity. Refer to **Figure 1** for the public transportation.
- 3.4.3 As the public transport service to the surrounding village clusters is limited, private car is the major transportation mode. This results in a relatively high car ownership rate in the villages clusters, creating high demand for private car parking spaces. Villagers are in shortage of proper car parking spaces.

3.5 Drainage Consideration

- 3.5.1 The drainage proposal of the previously approved application no. A/NYL-LFS/390 has been approved by the Town Planning Board. It was considered that there would be no adverse drainage impact. It is also anticipated that there will be no adverse drainage impact from the application as the existing drainage condition and pattern of the area will not be altered.
- 3.5.2 Under this application, the existing drainage system will be adopted as there is no significant change in the planning context, with 450mm surface U channel running from northeast to southwest direction, and eventually connected to the 450mm pipe for discharge to public drains. Over the years, no complaints from the surrounding residents are received about the drainage issue. Thus, no adverse drainage impact is anticipated. Refer to **Annex 2** for stormwater flow and calculation.



3.6 Traffic Consideration

Development Traffic Generation and Attraction

3.6.1 The estimated average traffic generation and traffic generation rate at peak hours are summarized as follow:

Public Vehicle Park		Traffic Generation at Peak Hours (pcu)	Traffic Attraction at Peak Hours (pcu)	Trip Generation Rate (pcu/parking space)	Trip Attraction Rate (pcu/parking space)
A/YL-LFS/431	42 CPS	18	12	0.4390	0.2857
A/YL-LFS/429	34 CPS	14	10	0.4118	0.2941
A/YL-LFS/394	138 CPS	52	44	0.3768	0.3188
A/YL-LFS/390	51 CPS	24	18	0.4706	0.3529
Adopted Trip Rate (the highest as conservative approach)				0.4706	0.3529
Proposed Parking Facilities	45 CPS	= 45 x 0.4706 = 22	= 45 x 0.3529 = 16	0.4706	0.3529
Proposed Shop and Services	1 L/UL	1	1	/	/
Total		23	17	/	/

(1) Peak hour is from 7a.m. to 9a.m. and 5p.m. to 7p.m.

(2) Reference from submitted information of the relevant approved planning applications.

3.6.2 As shown in table above, no significant traffic trip rate is anticipated. Besides, the loading and unloading activities from the shop and services use will not conduct in the peak hours. But for conservative sake, the traffic generation is also considered in the above. No adverse traffic impact is anticipated.

3.6.3 Traffic management measures proposed in section 2.7 would be fully implemented. It is expected that there will not be significant negative impacts regarding traffic network of the area concerned as the proposed car park has been in existence for a long period of time to serve the local residents.

3.7 Environmental Consideration

3.7.1 The Applicant will follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental impact. No adverse environmental impact is anticipated.

3.8 Visual Compatibility

3.8.1 The Application Site is situated in area of rural village landscape character which are surrounded by 3-storeys residential dwellings. The proposed car park and shop and service uses are compatible with the surrounding use and will not disturb the prevailing rural village landscape character. The proposed structures of maximum 1 storey are visually compatible with the vicinity.



4 PLANNING MERITS & JUSTIFICATIONS

4.1 Satisfy the Local Needs by Catering the High Demand of Proper Parking Spaces

4.1.1 Intention of the proposed temporary public vehicle park is to cater the high demand of parking spaces in the existing village cluster of Sha Kong Wai. It primarily serves the local villagers and residents, as well as their visitors.

4.2 Improve Traffic Condition by Providing More Proper Parking Spaces

4.2.1 The proposed development will increase the supply of proper parking spaces, which can reduce illegal roadside parking along village roads and avoid traffic congestion resulting from improper parking of vehicles on the narrow local tracks of Man Tak Road and adjacent village roads.

4.3 Situated at a Convenient Location for Public Vehicle Park

4.3.1 The Application Site is located in a convenient location which is situated just to the Sha Kong Wai village. It is surrounded by village houses which allows residents to park close to their homes within a short walking distance.

4.4 Would Not Jeopardize the Long-term Planning Intention

4.4.1 Approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “V” zone. Also, the Site is currently operated as car park and hard-paved which does not require much site formation works. This application will help to fully utilize the land resources which is compatible with the surrounding environment.

4.4.2 With respect to the OZP, selected commercial and community uses serving the needs of the villagers in “V” zone may be permitted. While the Site falls within “V” zone and the village ‘environs’ of Sha Kong Wai, currently there is no small house application for the Application Site. Thus, this application would not frustrate the long-term planning intentions of “V” zone.

4.5 Supported by Previous Applications and Similar Applications

4.5.1 Planning context has not been substantially changed upon the last approval of application no. A/YL-LFS/390. There were ten similar applications of temporary vehicle park within the same “V” zone in the Sha Kong Wai area approved with conditions by the Committee in the past few years. Therefore, with the support of previous project approvals under similar circumstances, the proposed temporary vehicle park and shop and services uses are not inconsistent with the surrounding land uses and it is unlikely to generate adverse impacts to the surrounding area.

4.5.2 Besides, the proposed temporary shop and services use is also supported by precedent case in the vicinity.



4.6 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

- 4.6.1 The temporary vehicle park and shop and services is visually compatible with the surrounding environment, which is mainly composed of village houses. There is no change to the rural village landscape character as well. No adverse visual and landscape impact is anticipated.

4.7 No Adverse Traffic Impact

- 4.7.1 The proposed temporary vehicle park will not incur adverse traffic impact. The traffic volume generated by the proposed temporary vehicle park is low, and most of the vehicles enter and exit the site approximately once per day only. In addition, traffic management measures have also been proposed in order to ensure pedestrian safety. Therefore, it is expected that there will not be significant negative impacts regarding the safety of road users and the traffic network of the area concerned.

4.8 No Adverse Environmental Impact

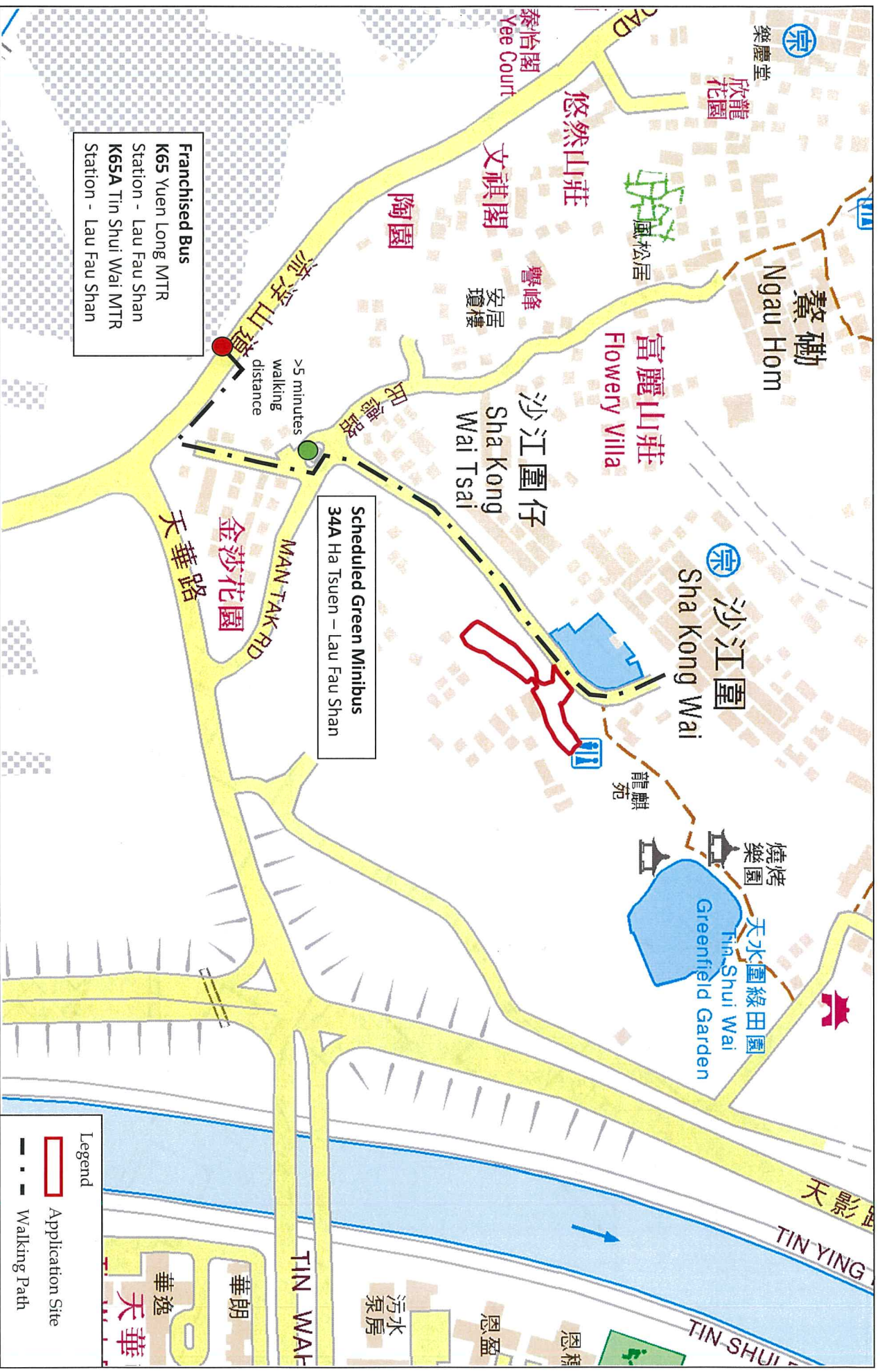
- 4.8.1 The proposed temporary vehicle park is a monthly rental private car park. Related activities such as car washing, repairing or similar workshop activities would not be permitted on the site. Moreover, the latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality.

4.9 No Adverse Drainage Impact

- 4.9.1 There is existing drainage system along the Site. No adverse drainage impact is anticipated.

5 CONCLUSION

- 5.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.

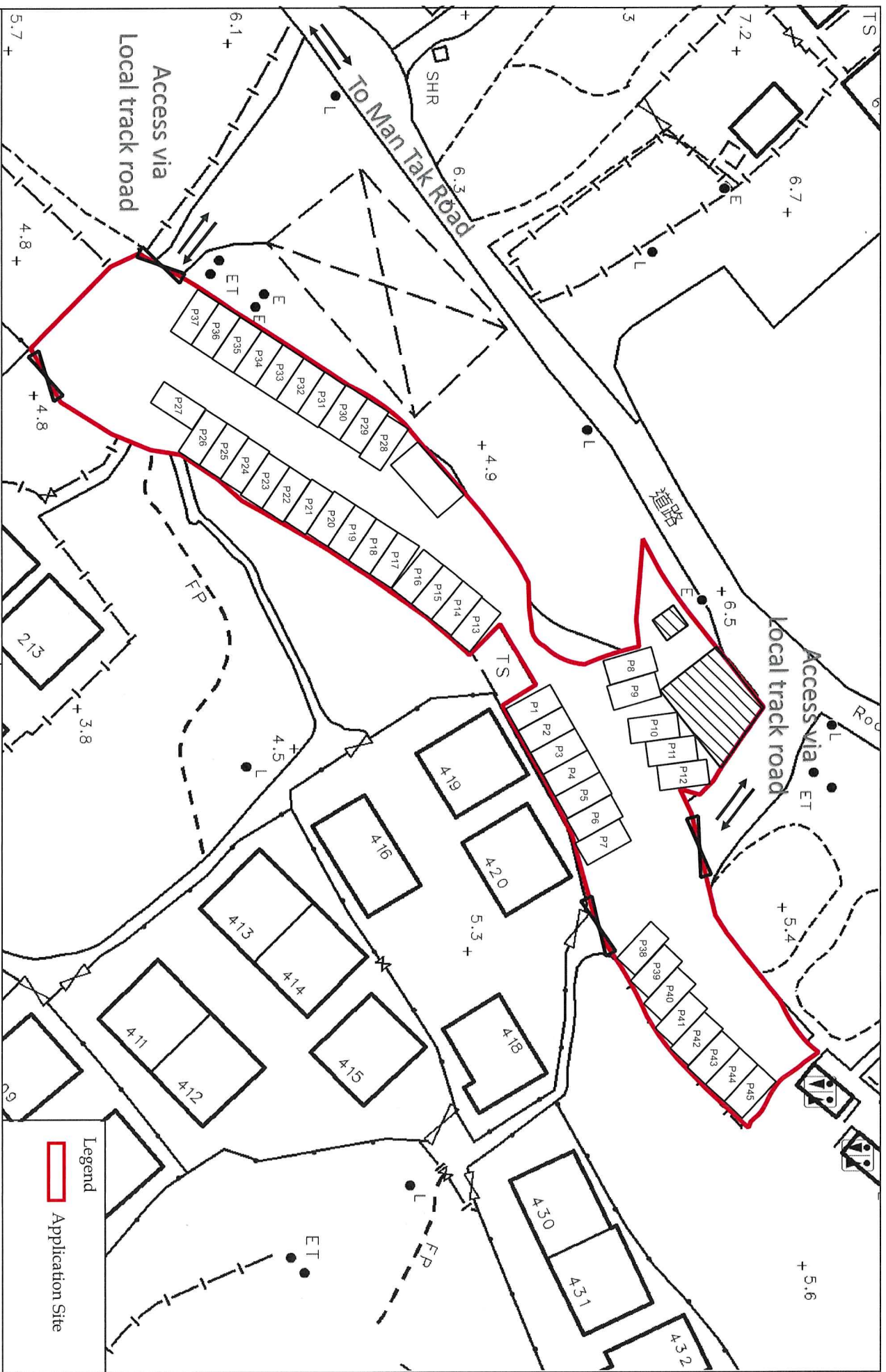


LCH Planning and Development Consultants Limited

Figure 1 : Location Plan
(For reference only. Not to scale.)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services and ancillary office at Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New Territories for a period of 3 Years

(Source: HK GEODATA STORE, HKSAR Government)



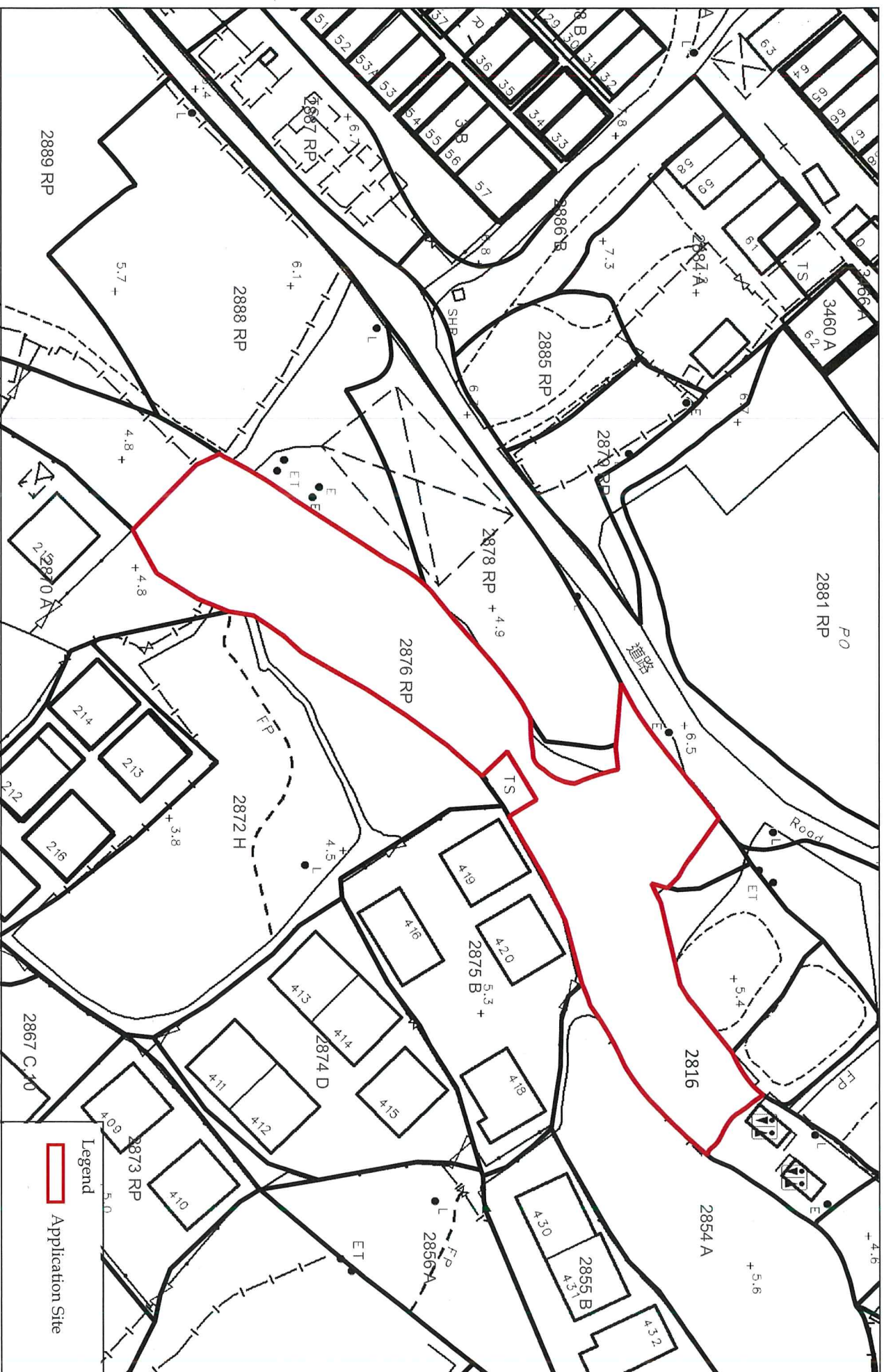
**LCH Planning and Development
Consultants Limited**

Figure 2 : Site Plan

(For reference only. Not to scale.)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services and ancillary office at Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New Territories for a period of 3 Years

(Source: HK GEODATA STORE, HKSAR Government)



Legend
 Application Site

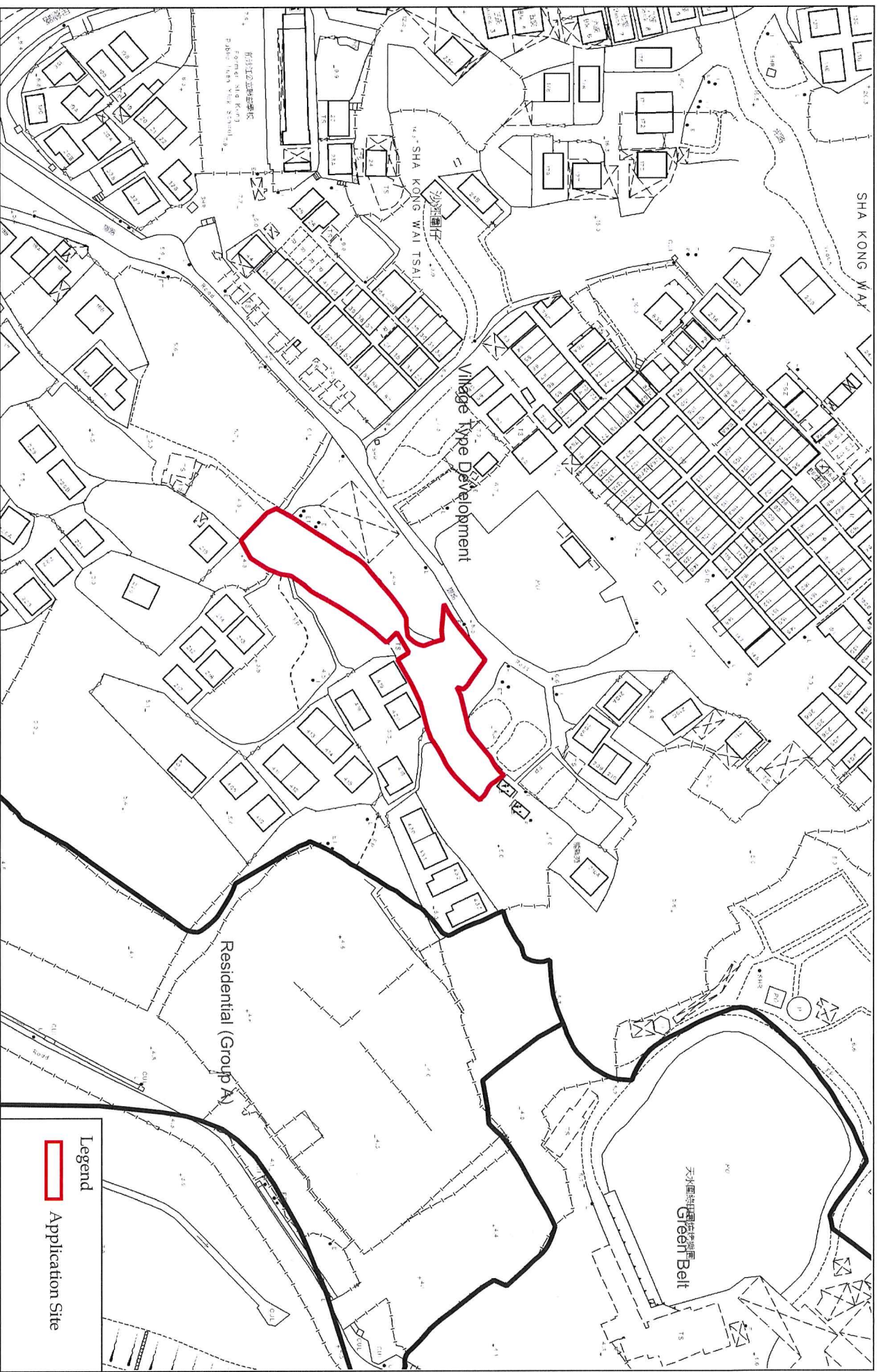


**LCH Planning and Development
 Consultants Limited**

Figure 3 : Land Status
 (For reference only. Not to scale.)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services and ancillary office at Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New Territories for a period of 3 Years

(Source: HK GEODATA STORE, HKSAR Government)



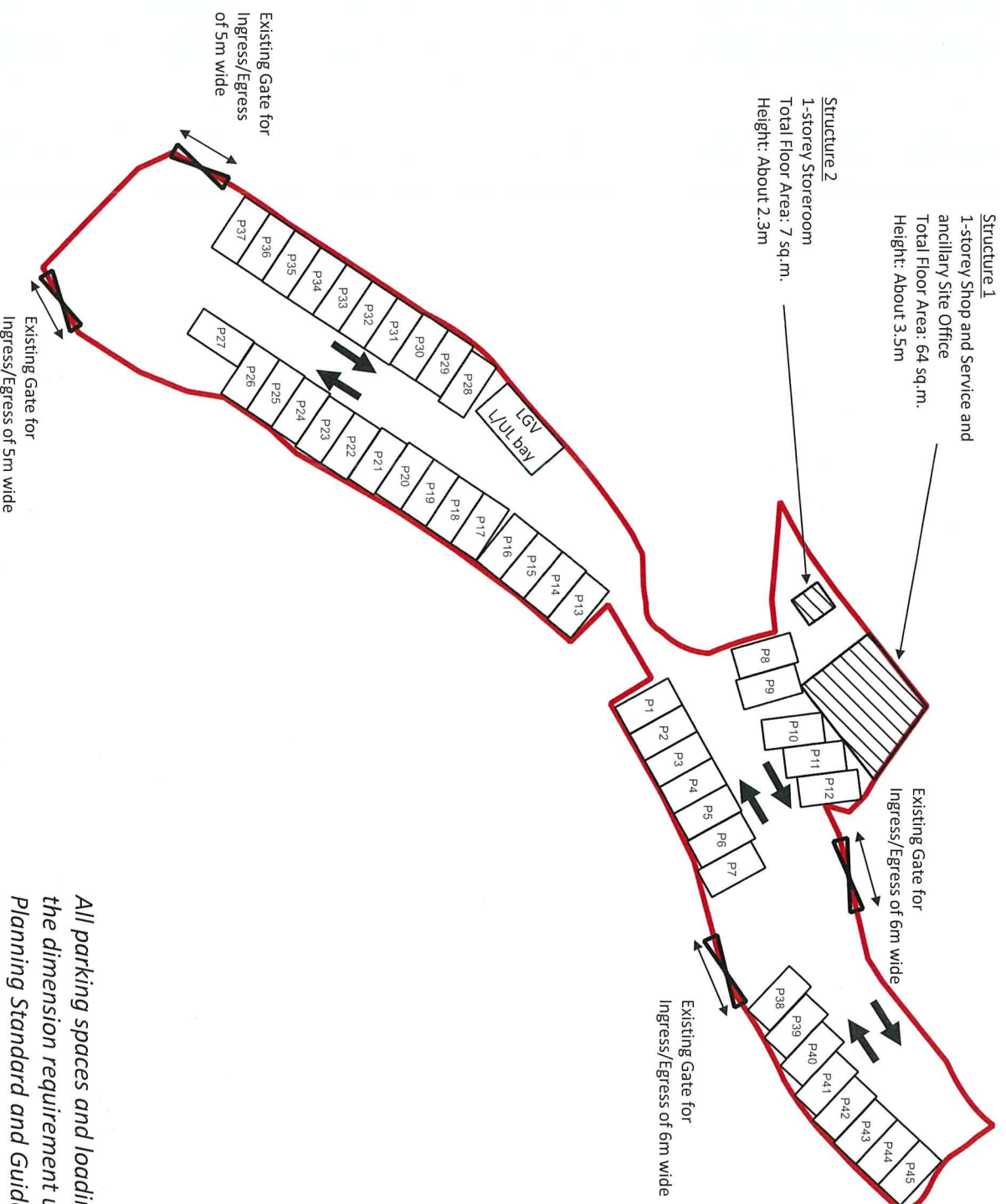
LCH Planning and Development
Consultants Limited

Figure 4 : Extract of Outline Zoning Plan

(For reference only. Not to scale.)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services and ancillary office at Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New Territories for a period of 3 Years

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



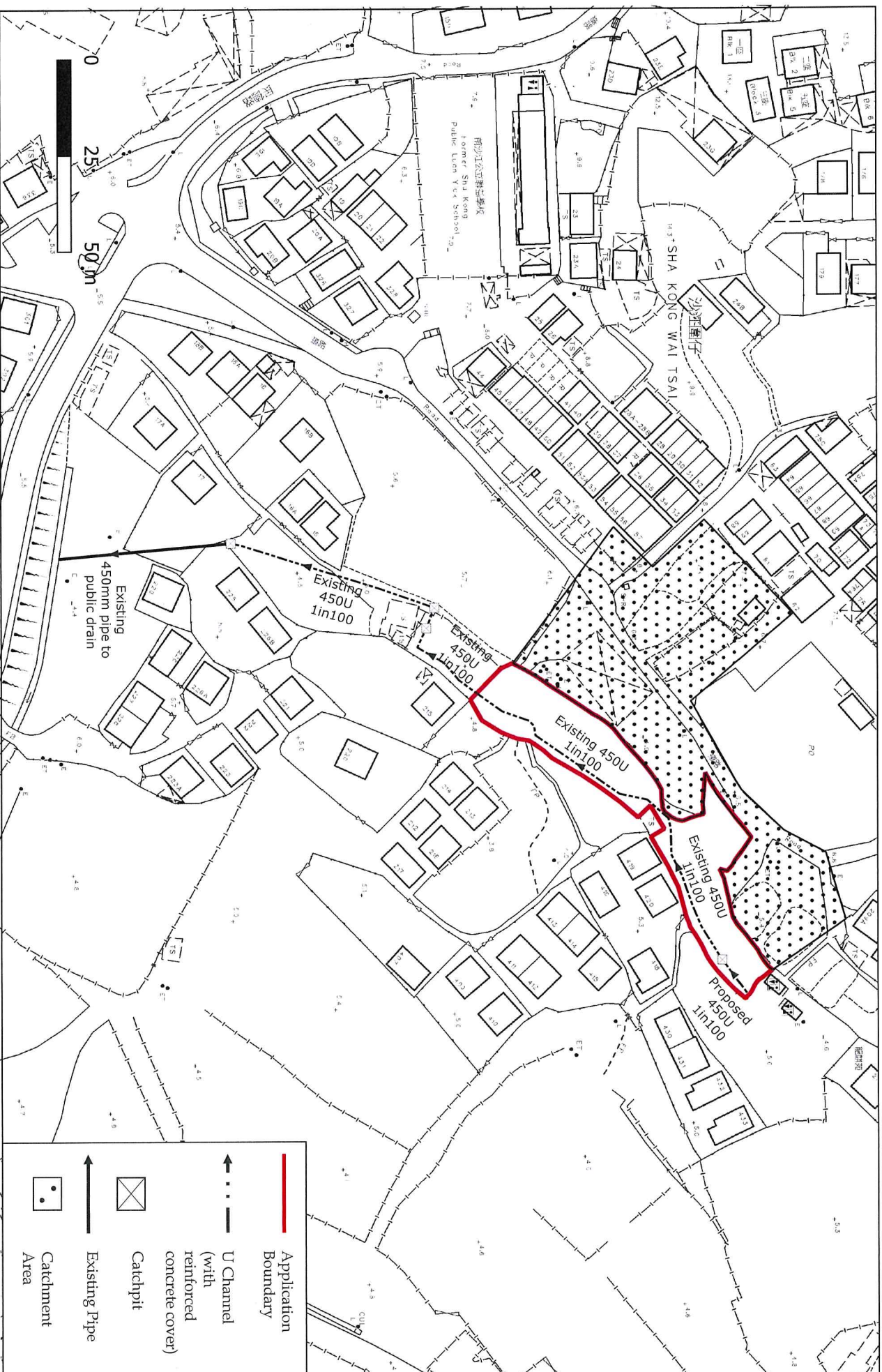
All parking spaces and loading/ unloading bay satisfy the dimension requirement under the Hong Kong Planning Standard and Guidelines



LCH Planning and Development Consultants Limited

Annex 1 : Indicative Layout Plan

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services and ancillary office at Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New Territories for a period of 3 Years



**LCH Planning and Development
Consultants Limited**

Annex 2 : Indicative Stormwater Flow

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services and ancillary office at Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New Territories for a period of 3 Years

(Source: HK GEODATA STORE, HKSAR Government)

	Application Boundary
	U Channel (with reinforced concrete cover)
	Existing Pipe
	Catchment Area

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services and ancillary office at Lot Nos. 2816 and 2876 RP (Part) in D.D. 129, Yuen Long, New Territories for a period of 3 Years

Calculation for channels:

Catchment Zone A and Subject Site

Area	=	5300 sqm			
	=	0.0053 sqkm			
Peak runoff in m ³ /s	=	0.278 x	0.95 x	250 mm/hr x	0.0053 sqkm
	=	0.3499325 m ³ /s			
	=	20996 liter/min			
Peak runoff	=	20,996 liter/min			

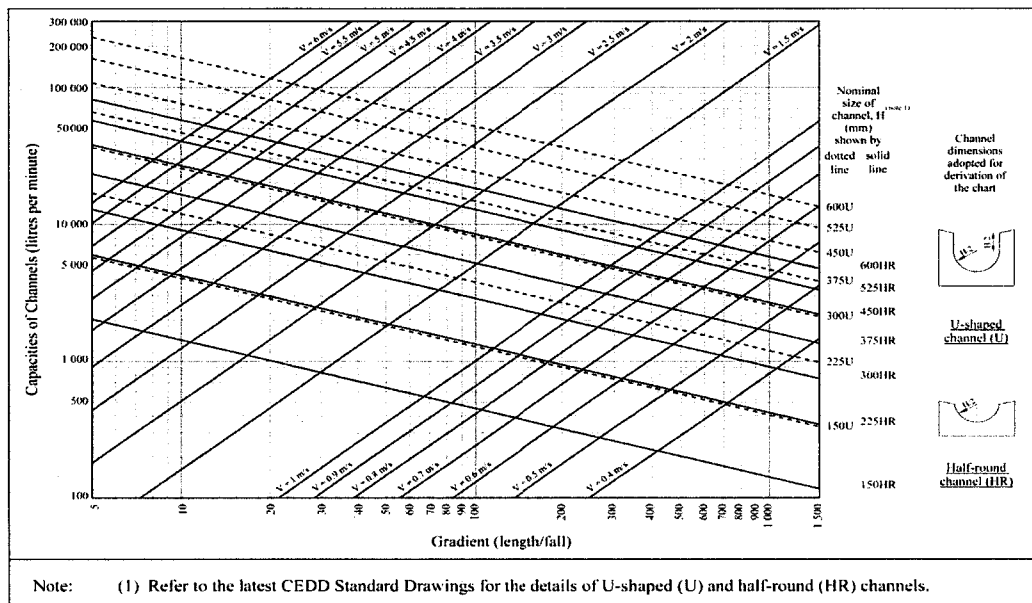
According to Figure 8.7 chart for the rapid design of channels,

For gradient 1:100, 450UC will be suitable

for catchment zone A and Subject Site

Brandsby William's Equation

Time of Concentration	t	=	0.14465 x	L	/	H ^{0.2} x	A ^{0.1}
where	L	=	110 distance				
	H	=	1.538 average slope			1 m in	65 m
	A	=	5300 catchment area				
	t	=	6.193 minutes				





Our Ref.: PD2305001/03

Your Ref.:

3 July 2023

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/ Madam,

S. 16 PLANNING APPLICATION NO. A/YL-LFS/480

We refer to our concerned submission dated 29 May 2023.

We would like to clarify that the application period should be five years instead of three years. Thus, the application title should be **"PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY), SHOP AND SERVICES AND ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS AT LOT NOS. 2816 AND 2876 RP (PART) IN D.D. 129, YUEN LONG, NEW TERRITORIES"**.

Please note that the "3 years" as stated in our submitted planning statement and application form shall be revised as "5 years".

Should you require further information or have any query, please feel free to contact the undersigned at 2586 1737.

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS (GP)(PD)*
Director

c.c. the Applicant