

2024年 8月 1 2日

Appendix I of RNTPC  
Paper No. A/YL-LFS/529

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

This document is received on 2024 -08- 1 2  
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-I  
表格第 S16-I 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 proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

2401944 9.8.2024 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-LFs 1529
	Date Received 收到日期	2024-08-12

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 )

Mega Rich Logistics Limited 永發物流有限公司

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

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 2842 RP (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 2,435 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" Zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (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，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度 .....	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積 .....	2,435 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度 .....	not more than 0.2 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
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land		

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置													
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....%
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... N/A ..... sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... N/A .....	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... N/A ..... %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... N/A .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... N/A ..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) ..... N/A ..... m 米	<input type="checkbox"/> About 約 <input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Parking Spaces and Circulation area .....

.....

.....

.....

.....

## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2024

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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>Accessible from Tin Wah Road via a local access</p> <p><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 type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>61</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>8</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	61	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	8	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	61																	
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Others (Please Specify) 其他 (請列明)																		
_____	_____																	
_____	_____																	
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>_____</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>_____</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>_____</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>_____</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>_____</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	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)	_____	_____	_____	_____	_____
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Heavy Goods Vehicle Spaces 重型貨車車位	_____																	
Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	



## 9. 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。

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?	<input type="checkbox"/> Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....
	<input checked="" type="checkbox"/> No 否	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	<input checked="" type="checkbox"/> Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 2,435 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.2.. 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
	<input type="checkbox"/> No 否	
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？		On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____
		Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....

**10. 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。

Please refer to the supplementary statement.



**11. 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

Matthew NG

Planning and Development Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, MPIA, CMILT

on behalf of  
代表

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



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

Date 日期

06/08/2024

(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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

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 2842 RP (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories		
Site area 地盤面積	2,435 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11		
Zoning 地帶	"Green Belt" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	N/A      % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	69
	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)	61 N/A 8 N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Plan showing the zoning/land status/filling of land of the application site, Swept Path Analysis (Private Car and Light Goods Vehicle), Direction of Traffic</u>		
<b>Reports 報告書</b>		
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。

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## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2842 RP (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of existing residential (i.e. Tin Yan Estate, Sha Kong Wai, Ngau Hom, etc.) and recreational (i.e. Tin Shui Wai Greenfield Garden) development, which demand for public parking spaces has always been high. While some S.16 planning applications for the same use (i.e. vehicle park) were approved by the Board at the south of the Site (i.e. sites located at the adjacent "Residential (Group A)" zone of the same Outline Zoning Plan (OZP)), those sites had been resumed and reverted to the Government in 2024 to paved way for the 'Public Housing Development at Tin Wah Road, Lau Fau Shan'.
- 1.3 Furthermore, despite the fact that public transport services are provided at Tin Wah Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations and infrequency of public transportation. In view of the above, the applicant would like to operate the applied to alleviate the pressing demand in order to compensate the loss of legal parking spaces in the area and bring convenience to the surrounding locals..

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Green Belt" ("GB") on the Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' use is a column two use within the "GB" zone, which requires planning permission from the Board.
- 2.2 Although the applied use is considered not in line with the long term planning intention of the "GB" zone, the Site has been left vacant and the applied use is intended to support the daily lives of the nearby locals, approval of the application on a temporary basis of 5 years would not frustrate the long-term planning intention of the "GB" zone and would better utilize deserted land in the New Territories. The Site is also surrounded by sites occupied by vehicle park, recreational uses and vacant land, hence, the proposed development is considered not



incompatible with the surrounding areas.

- 2.3 Furthermore, several similar S.16 planning applications for 'vehicle park' use were previously approved by the Board within the same "GB" zone of the same OZP. The application site of a similar application (No. A/YL-LFS/520) for the same use is located at the immediate north of the Site, which was approved by the Board on a temporary basis of 3 years on 7/6/2024. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "GB" zone.

### 3) Development Proposal

- 3.1 The Site occupies an area of 2,435 m<sup>2</sup> (about) (**Plans 4 and 5**). No structure is proposed within the Site. A total of 17 existing trees will be preserved and well-maintained at the Site by the applicant as a landscape buffer to the surrounding area. The nullah located along the eastern boundary is separated by existing fencing, which could restrict visitor from reaching. The operation hours of the Site are 24-hour daily, including public holiday. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	2,435 m <sup>2</sup> (about)
<b>Covered Area</b>	N/A
<b>Uncovered Area</b>	2,435 m <sup>2</sup> (about)

- 3.2 The Site has been filled with concrete (of not more than 0.2m in depth) to facilitate a flat surface for parking spaces and circulation area (**Plan 6**). The associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out after planning permission has been granted from the Board.
- 3.3 The Site is accessible from Tin Wah Road via a local access (**Plan 1**). A total of 69 parking spaces will be provided at the Site, details of parking spaces are shown at **Table 2** below:

**Table 2 – Parking Provisions**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	61

Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	8
--	---

- 3.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plans 7 and 8**). A notice will be posted at a prominent location of the Site to indicate that only PC and LGV are allowed to be parked/stored on enter/exit the Site at any time during the planning approval period.
- 3.5 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. As trip generation and attraction of the proposed development is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 – Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:30 – 08:30)	1	7	0	3	11
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	3	4	2	1	10
Traffic trip per hour (average)	2	2	1	1	6

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land’**.

**R-riches Property Consultants Limited**

**August 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Direction of Traffic
<b>Plan 6</b>	Plan Showing the Filling of Land of the Application Site
<b>Plan 7</b>	Swept Path Analysis (LGV)
<b>Plan 8</b>	Swept Path Analysis (PC)

APPLICATION SITE AREA : 2,435 m<sup>2</sup> (ABOUT)

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,435 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM TIN WAH ROAD VIA A LOCAL ACCESS

**APPLICATION SITE**

**ACCESSIBLE FROM TIN WAH ROAD VIA A LOCAL ACCESS**

**LEGEND**

**APPLICATION SITE**

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

PLANNING CONSULTANT
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PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE  
PARK (EXCLUDING CONTAINER VEHICLE) FOR  
A PERIOD OF 5 YEARS AND ASSOCIATED  
FILLING OF LAND

ADDRESS

LOT 2842 RP (PART) IN D.D. 129, LAU FAU  
SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY  
MN

DATE  
2.8.2024

TITLE	LOCATION PLAN
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DWG NO.  
PLAN 1

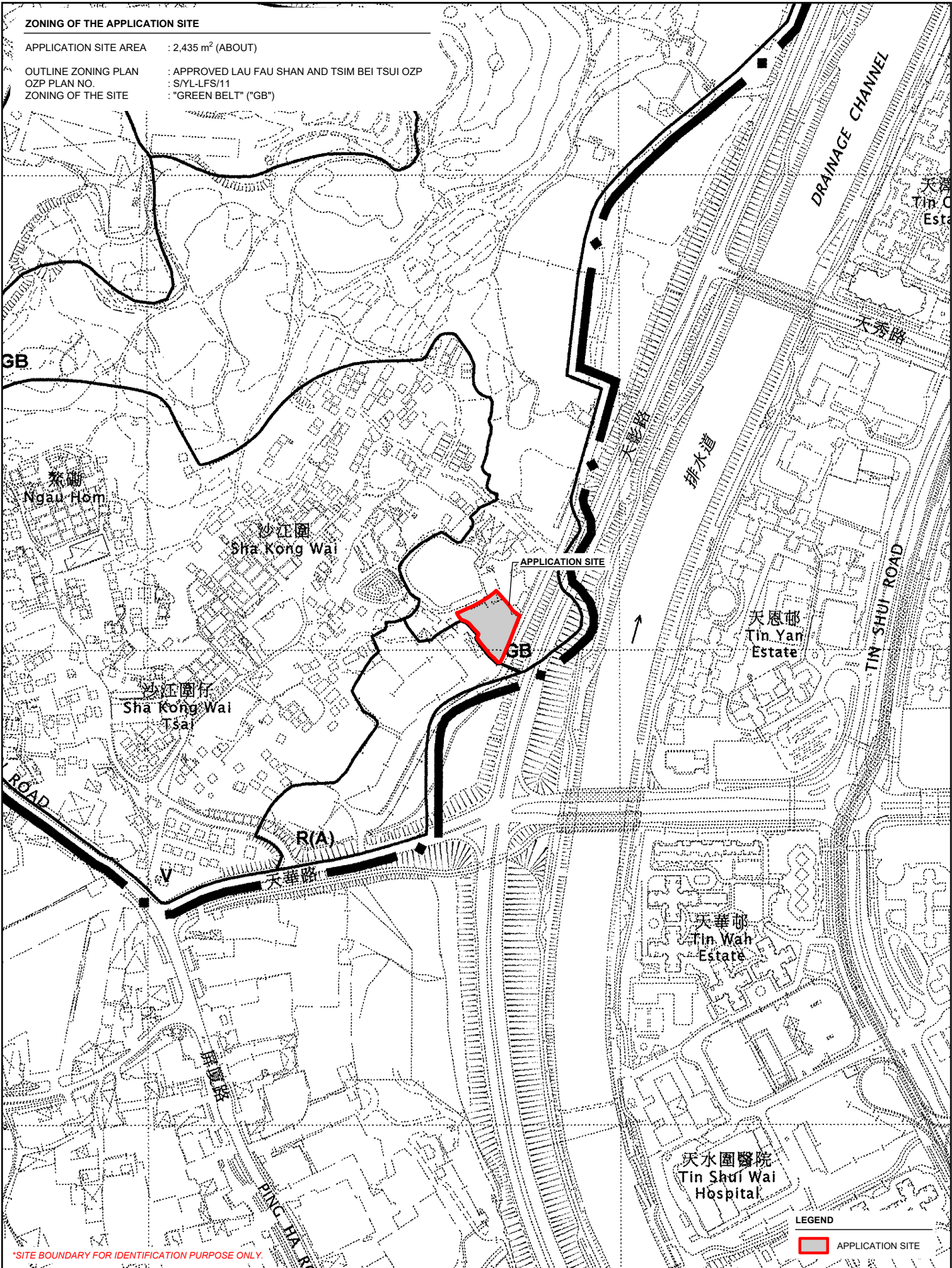
VER.	001
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ZONING OF THE APPLICATION SITE



APPLICATION SITE AREA : 2,435 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI OZP  
OZP PLAN NO. : S/YL-LFS/11  
ZONING OF THE SITE : "GREEN BELT" ("GB")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

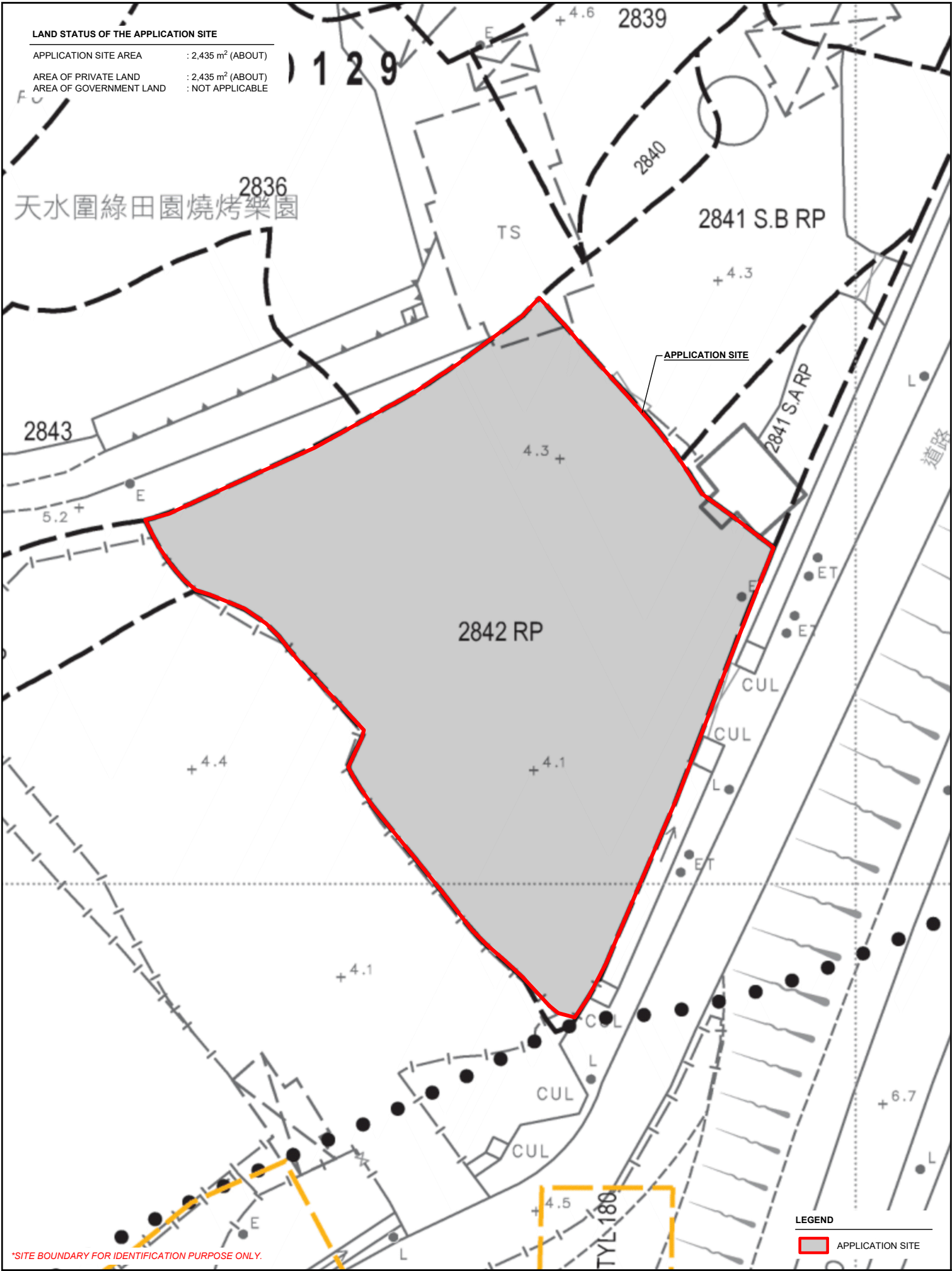
LEGEND

 APPLICATION SITE

<p>PLANNING CONSULTANT</p> <p></p>	<p>PROJECT</p> <p>PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND</p>	<p>ADDRESS</p> <p>LOT 2842 RP (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES</p>	<p>SCALE</p> <p>1 : 5000 @ A4</p> <p>DRAWN BY</p> <p>MN</p> <p>DATE</p> <p>2.8.2024</p> <p>REVISED BY</p> <p>DATE</p>	<p>TITLE</p> <p>ZONING PLAN</p> <p>DWG NO.</p> <p>PLAN 2</p> <p>VER.</p> <p>001</p>	<p>NORTH</p> 
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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,435 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 2,435 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

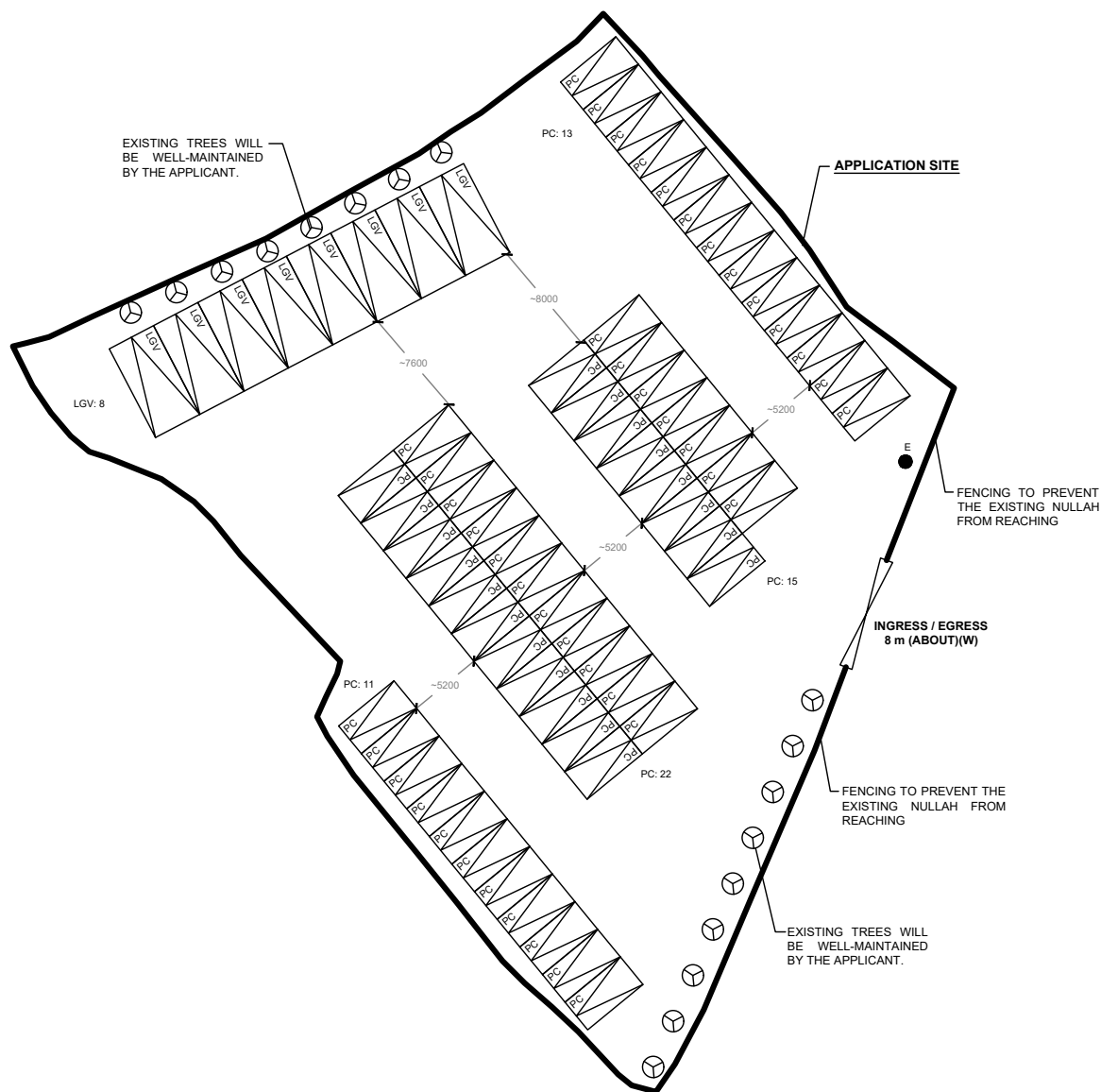
PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE		TITLE	
			1 : 500 @ A4		LAND STATUS	
	PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	LOT 2842 RP (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	DRAWN BY	DATE	DWG NO.	VER.
			MN	24.7.2024		
			REVISED BY	DATE	PLAN 3	001



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,435 m<sup>2</sup> (ABOUT)  
 COVERED AREA : NOT APPLICABLE  
 UNCOVERED AREA : 2,435 m<sup>2</sup> (ABOUT)

\*NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 61  
 DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)  
 NO. OF LIGHT GOODS VEHICLE PARKING SPACE : 8  
 DIMENSION OF PARKING SPACE : 7 m (L) X 3.5 m (W)

## LEGEND

-  APPLICATION SITE
-  PARKING SPACE (PC)
-  PARKING SPACE (LGV)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

LOT 2842 RP (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY

MN

DATE

24.7.2024

REVISED BY

DATE

TITLE

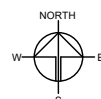
LAYOUT PLAN

DWG NO.

PLAN 4

VER.

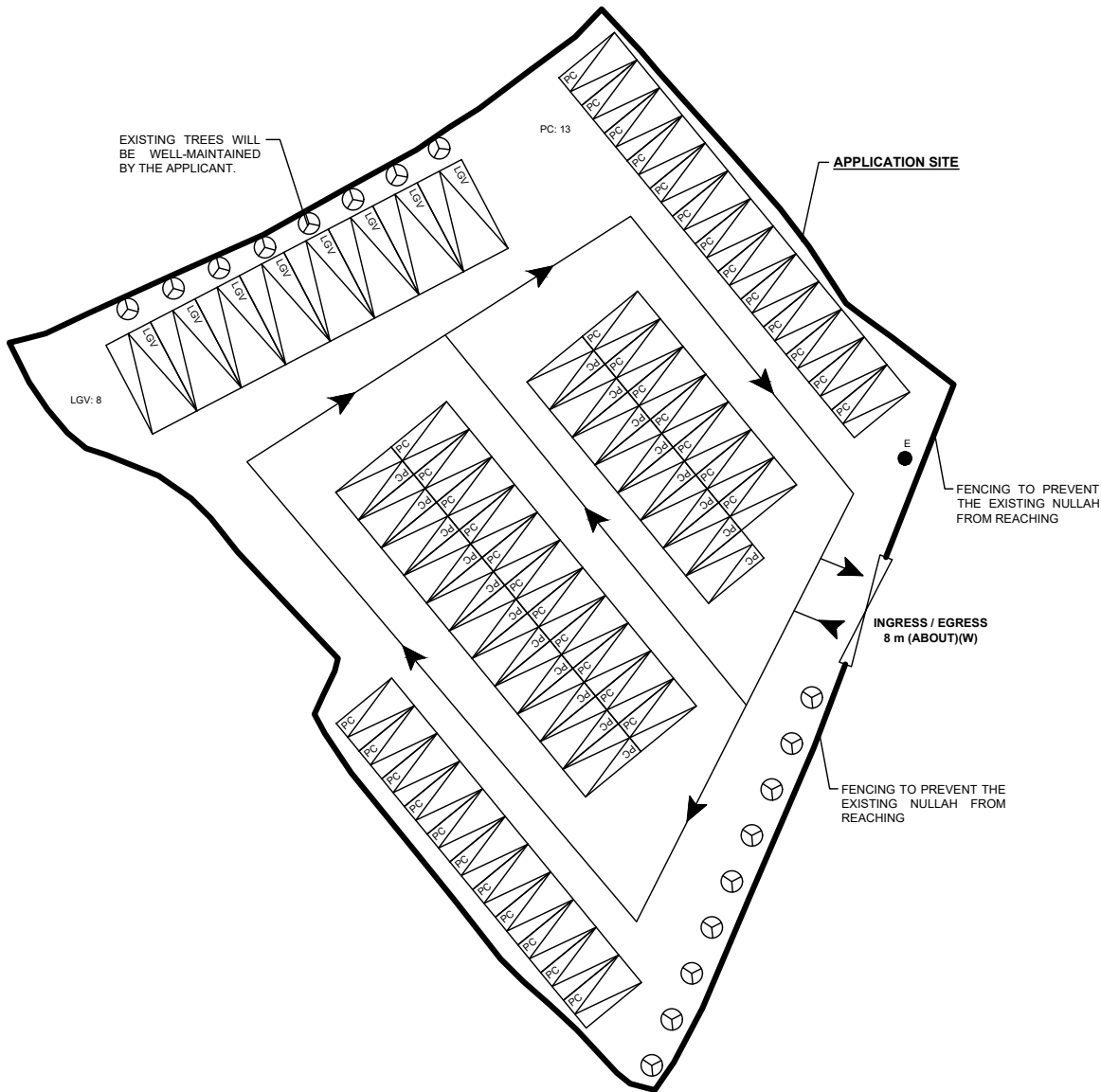
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,435 m <sup>2</sup>	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 2,435 m <sup>2</sup>	(ABOUT)

\*NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 61
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	INGRESS / EGRESS
	DIRECTION OF TRAFFIC

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

LOT 2842 RP (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY  
MN

DATE  
5.8.2024

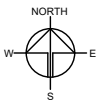
REVISED BY

DATE

TITLE  
DIRECTION OF TRAFFIC

DWG NO.  
PLAN 5

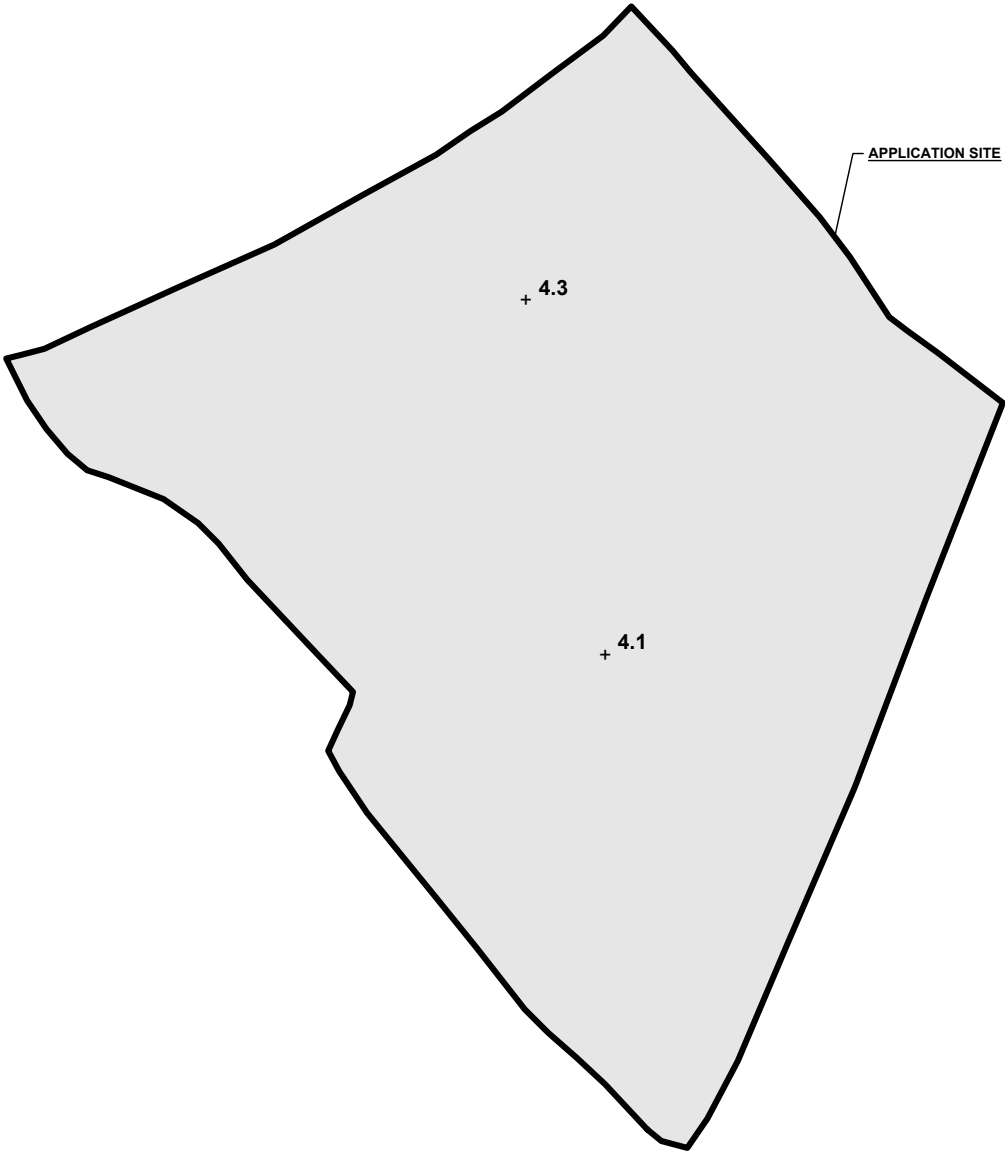
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FILLING OF LAND OF THE APPLICATION SITE



APPLICATION SITE AREA	: 2,435 m <sup>2</sup> (ABOUT)
EXISTING HARD-PAVED AREA	: 2,435 m <sup>2</sup> (ABOUT)
EXISTING SITE LEVEL	: +4.1 mPD TO +4.3 mPD
DEPTH OF FILLING	: NOT MORE THAN 0.2 m

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT BY THE APPLICANT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

	APPLICATION SITE
	EXISTING HARD-PAVED AREA
	EXISTING SITE LEVEL

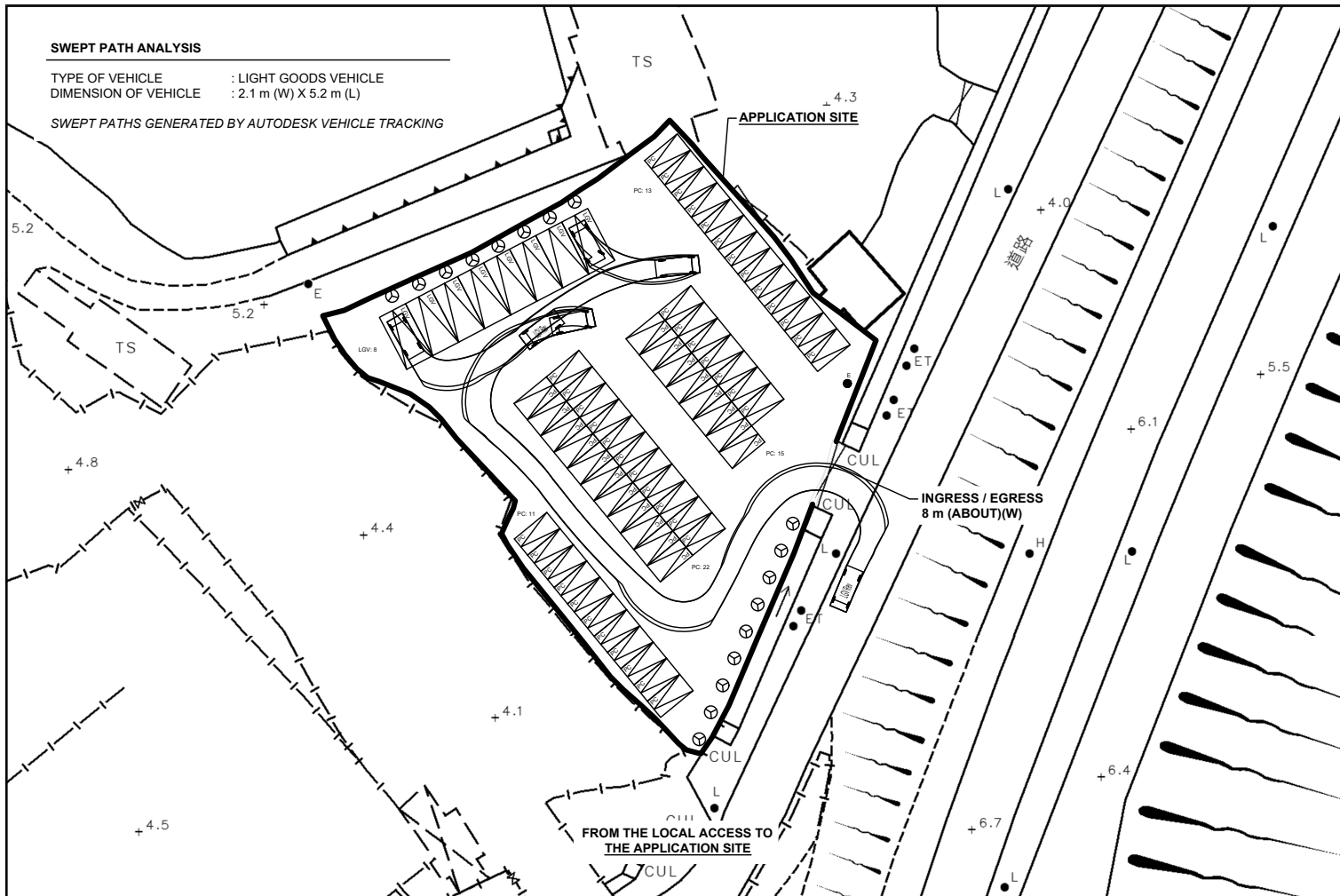
PLANNING CONSULTANT  	PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS LOT 2842 RP (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 500 @ A4		TITLE FILLING OF LAND		
			DRAWN BY MN	DATE 5.8.2024			
			REVISED BY	DATE	DWG NO. PLAN 6	VER. 001	



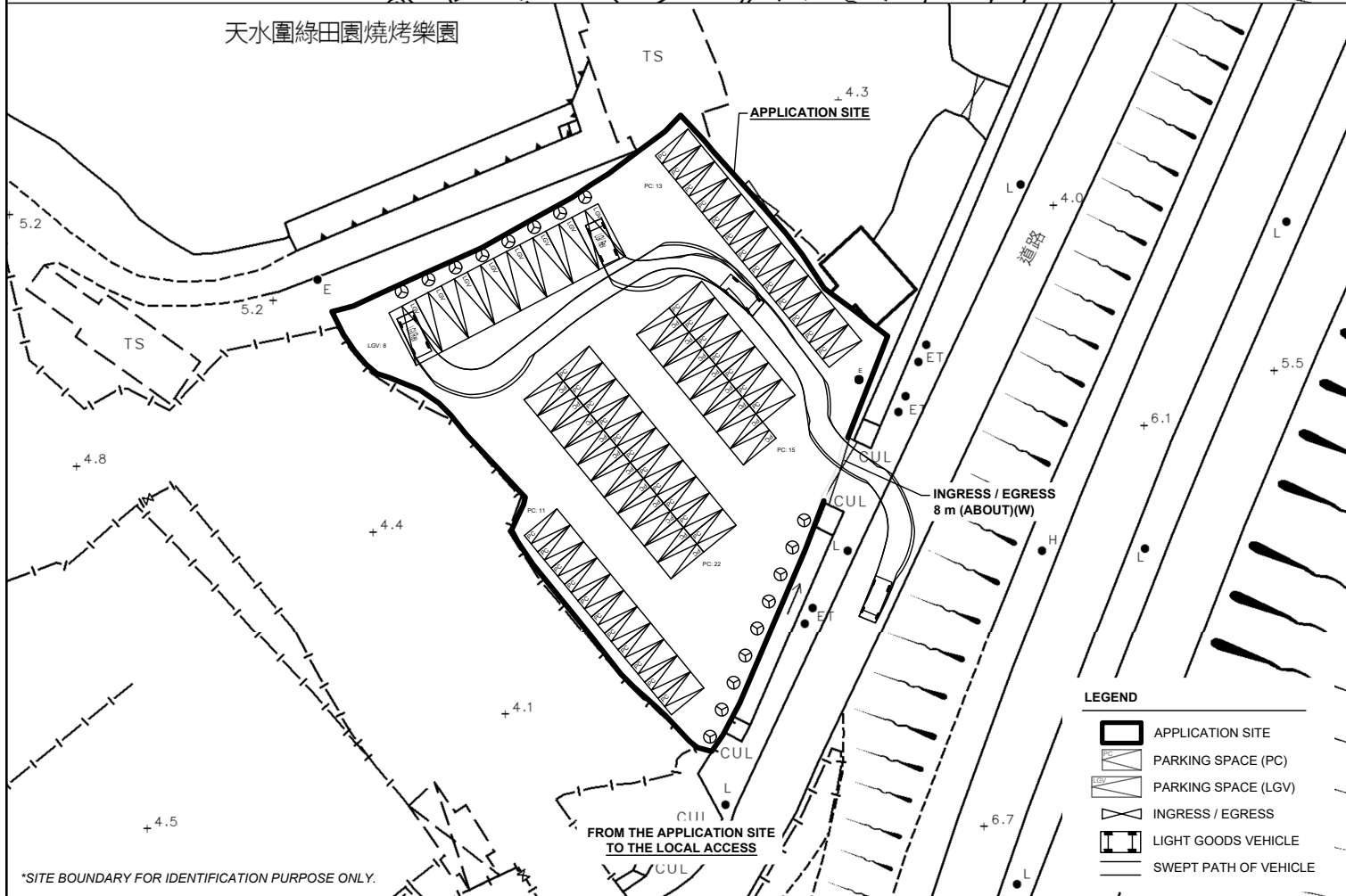
# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING




天水圍綠田園燒烤樂園

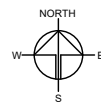


## LEGEND

- APPLICATION SITE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

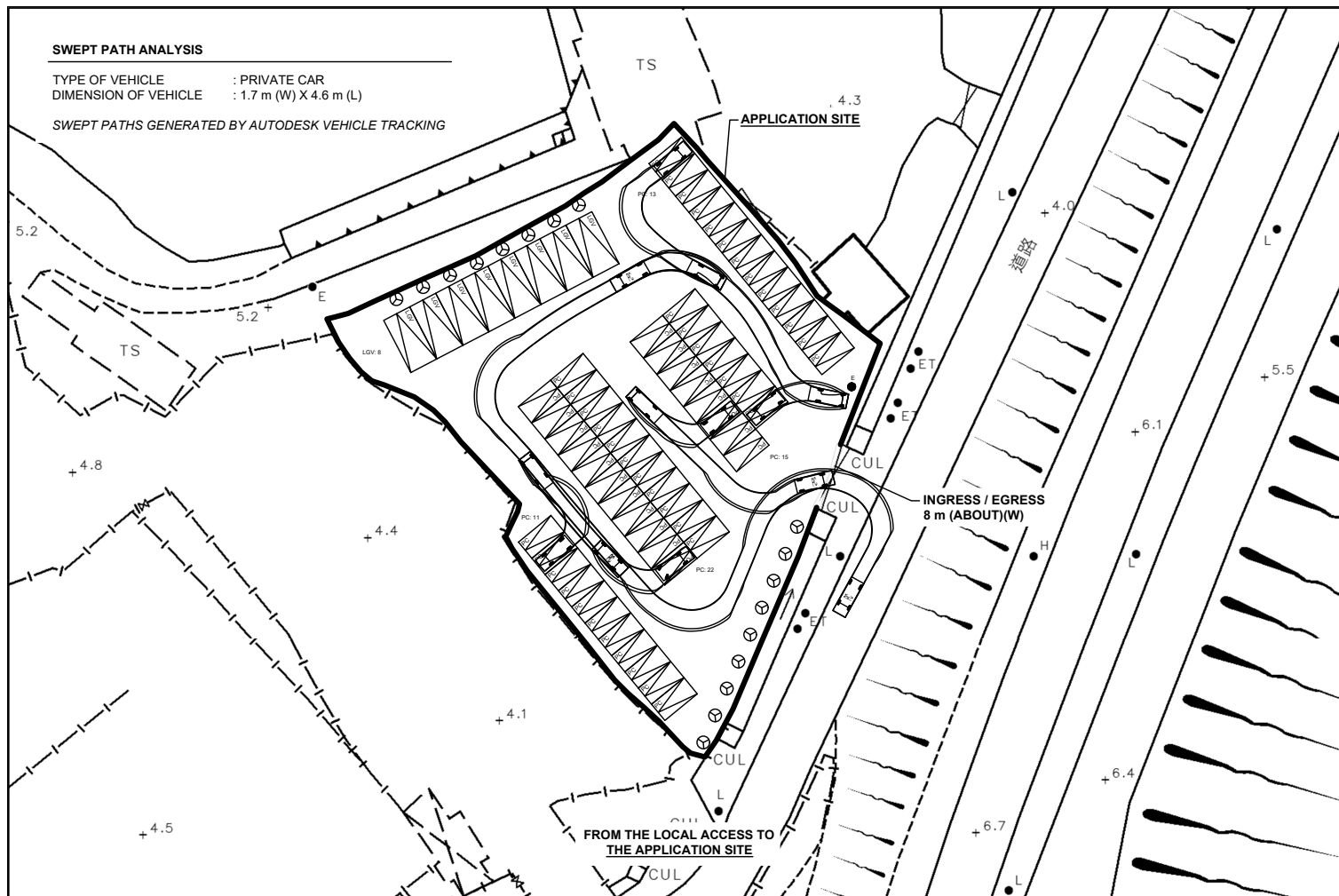
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS LOT 2842 RP (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 800 @ A4		TITLE SWEPT PATH ANALYSIS (LGV)
			DRAWN BY MN	DATE 5.8.2024	
			REVISED BY	DATE	DWG NO. PLAN 7
					VER. 001

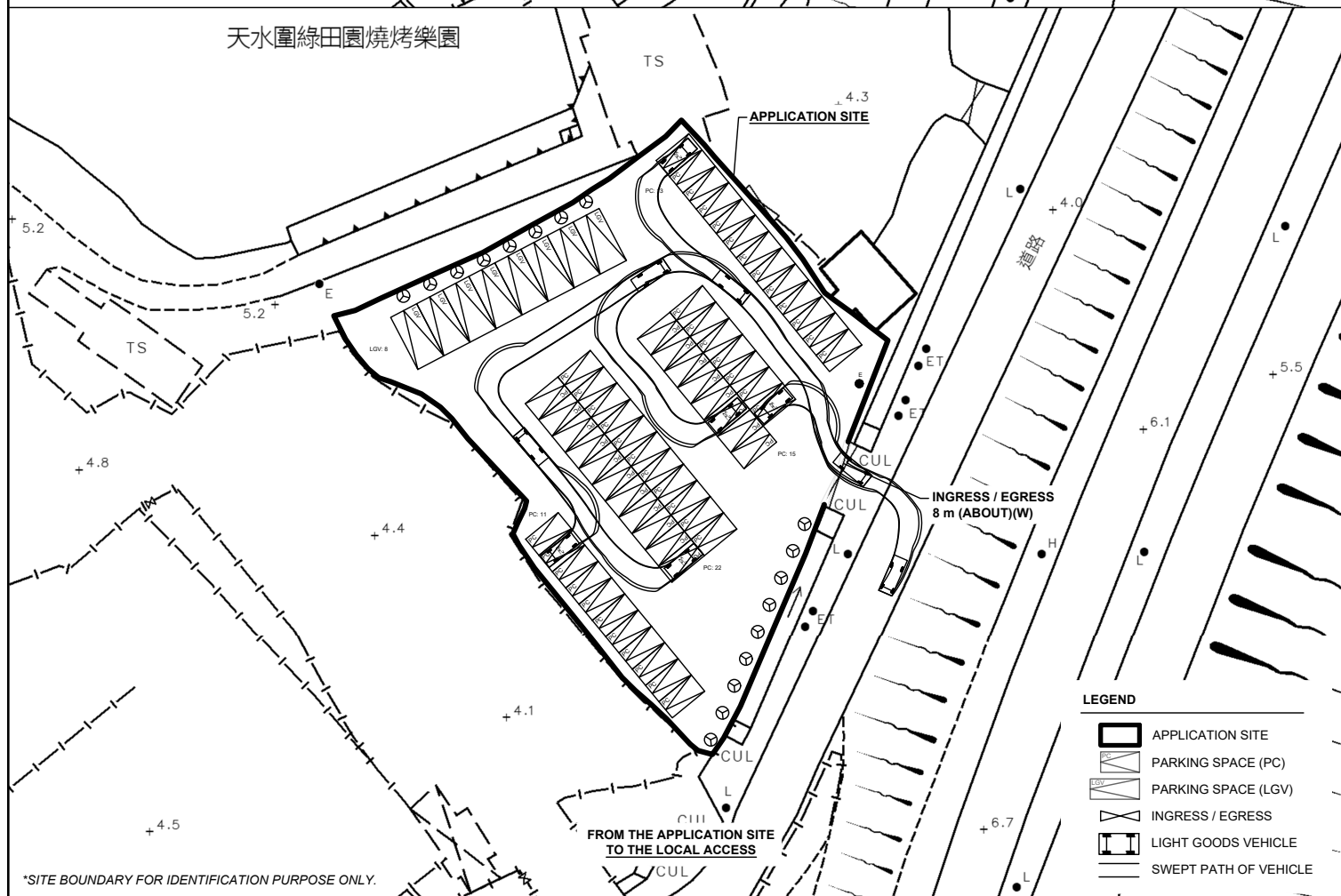


TYPE OF VEHICLE : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



天水圍綠田園燒烤樂園



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE  
PARK (EXCLUDING CONTAINER VEHICLE) FOR  
A PERIOD OF 5 YEARS AND ASSOCIATED  
FILLING OF LAND

ADDRESS

LOT 2842 RP (PART) IN D.D. 129, LAU FAU  
SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 800 @ A4

DRAWN BY

MN

REVISÉ BY

100

DATE  
5.8.2024

DATE \_\_\_\_\_

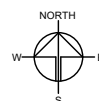
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TITLE
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SWEPT PATH  
ANALYSIS (PC)

DWG NO.  
PLAN

VER.	001
------	-----





Our Ref.: DD129 Lot 2842 RP  
Your Ref.: TPB/A/YL-LFS/529

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

**By Email**

16 September 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 5 Years and Associated Filling of Land in “Green Belt” Zone,  
Lot 2842 RP (Part) in D.D. 129, Sha Kwong Wai, Lau Fau Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-LFS/529)**

We are writing to submit further information to provide supporting documents for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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



**Louis TSE**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Wilfred CHU  
(Attn.: Mr. Wilson TSE

email: wkhchu@pland.gov.hk)  
email: wcytse@pland.gov.hk)



**Responses-to-Comments**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 5 Years and Associated Filling of Land in “Green Belt” Zone,  
Lot 2842 RP (Part) in D.D. 129, Sha Kwong Wai, Lau Fau Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-LFS/529)**

- (i) The applicant has submitted a set of drainage, fire service installations and landscape proposals to mitigate the potential impacts caused by the proposed development, in order to support the application (**Annexes I to III**).

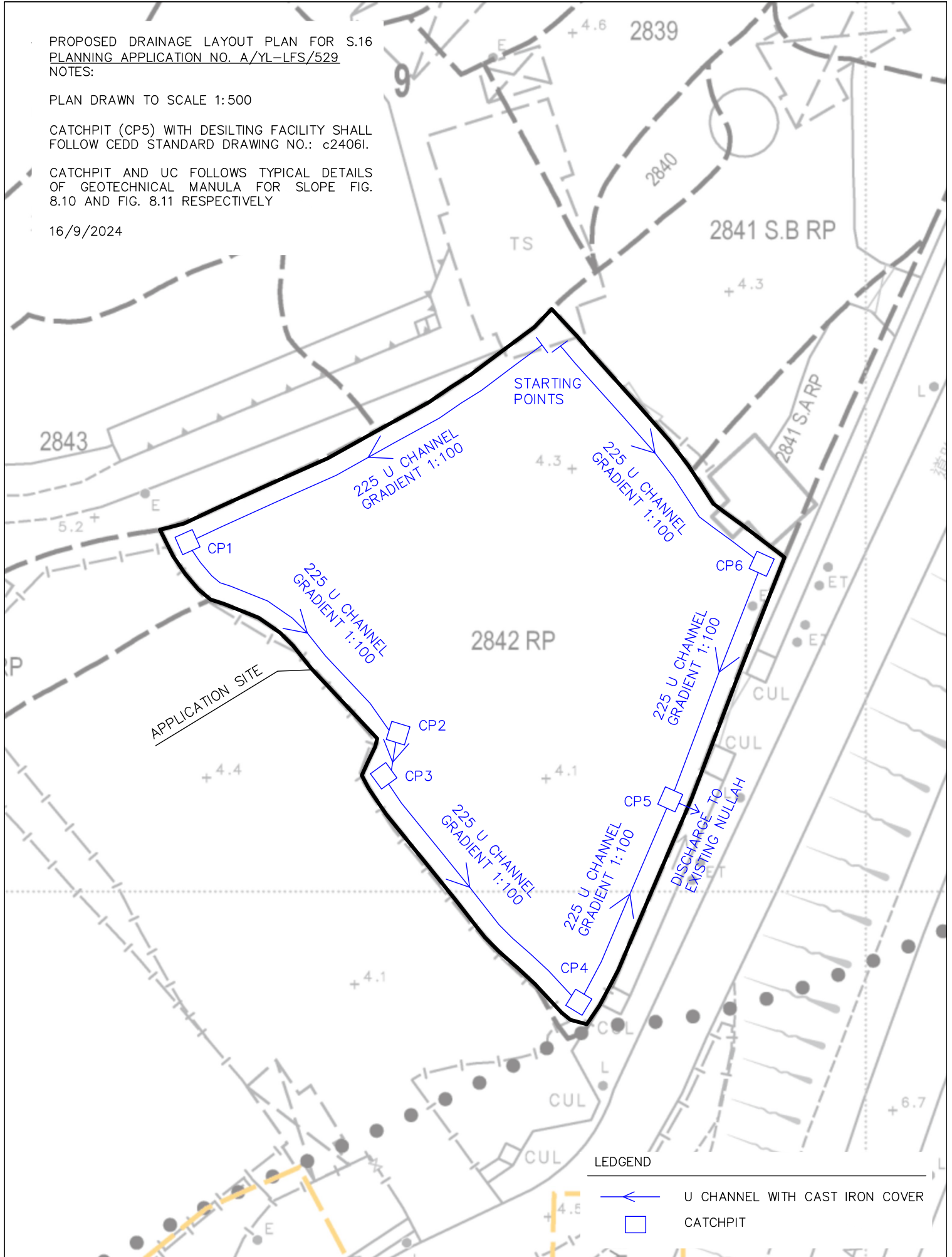
PROPOSED DRAINAGE LAYOUT PLAN FOR S.16  
PLANNING APPLICATION NO. A/YL-LFS/529  
NOTES:

PLAN DRAWN TO SCALE 1:500

CATCHPIT (CP5) WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO.: c2406I.

CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANULA FOR SLOPE FIG. 8.10 AND FIG. 8.11 RESPECTIVELY

16/9/2024



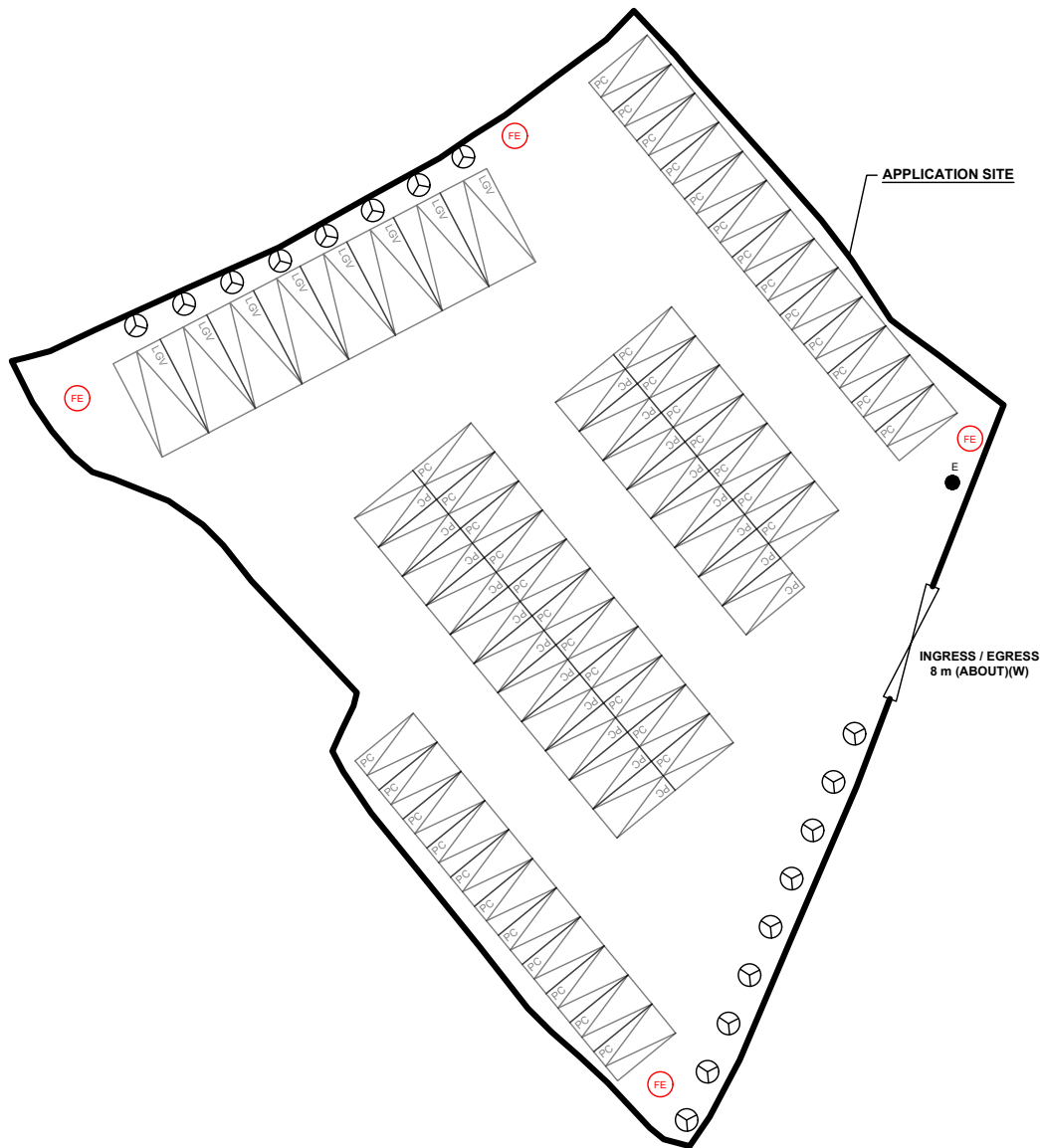
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,435 m <sup>2</sup>	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 2,435 m <sup>2</sup>	(ABOUT)

\*NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 61
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)



FIRE SERVICE INSTALLATIONS

FE 4 x 5 KG GAS-TYPE FIRE EXTINGUISHER

LEGEND

- APPLICATION SITE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

LOT 2842 RP (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY  
MN

DATE  
16.9.2024

REVISED BY

DATE

TITLE

FSIs PROPOSAL

DWG NO.  
ANNEX II

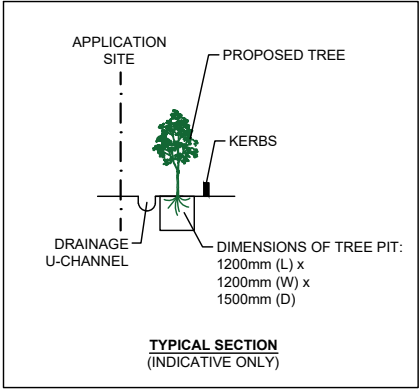
VER.  
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LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,435 m <sup>2</sup>	(ABOUT)
NO. OF EXISTING TREES	: 17 (T1 TO T17)	
SPECIES OF TREE	: <i>Terminalia mantaly</i> H. Perrier	
NO. OF TREES TO BE PRESERVED	: 17 (T1 TO T17)	
HEIGHT OF EXISTING TREES	: ABOUT 7 m	(ABOUT)
NO. OF NEW TREES	: 14 (N1 TO N14)	
SPECIES OF TREE	: <i>Bauhinia × blakeana</i>	
SPACING OF TREE	: NOT LESS THAN 3.5 m	
HEIGHT OF TREE	: NOT LESS THAN 2.75 m	
DIMENSIONS OF TREE PIT	: 1.2 m (W) x 1.2 m (L) x 1.5 m (D)	


- NOTES:
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
  - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
  - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



LEGEND	
	APPLICATION SITE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	INGRESS / EGRESS
	EXISTING TREE
	NEW TREE

<div>PLANNING CONSULTANT</div> <div></div>	PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS LOT 2842 RP (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 500 @ A4		TITLE LANDSCAPE PROPOSAL		
			DRAWN BY MN	DATE 16.9.2024			
			REVISED BY		DATE	DWG NO. ANNEX III	VER. 001

NORTH



W

E

S



Our Ref.: DD129 Lot 2842 RP  
Your Ref.: TPB/A/YL-LFS/529

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

**By Email**

25 September 2024

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 5 Years and Associated Filling of Land and Pond in “Green Belt” Zone,  
Lot 2842 RP (Part) in D.D. 129, Sha Kwong Wai, Lau Fau Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-LFS/529)**

We are writing to submit further information to provide clarifications on the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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



**Louis TSE**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Wilfred CHU  
(Attn.: Mr. Wilson TSE

email: wkhchu@pland.gov.hk)  
email: wcytse@pland.gov.hk)



**Responses-to-Comments**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 5 Years and Associated Filling of Land and Pond in “Green Belt” Zone,  
Lot 2842 RP (Part) in D.D. 129, Sha Kwong Wai, Lau Fau Shan, Yuen Long, New Territories**

**(Application No. A/YL-LFS/529)**

- (i) The applicant would like to provide clarifications on the proposed development, details are as follows:
- The applied use is revised as ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land and Pond’ (**Annex I**).
  - The Site was involved in a previous application (No. A/YL-LFS/9) for ‘Pond Filling for Permitted Agricultural Use’, which was approved by the Town Planning Board in 1996.
  - The Site has been filled with concrete (of not more than 0.2m in depth) to facilitate a flat surface for parking spaces and circulation area. The associated filling of land and pond is considered necessary and has been kept to minimal for the operation of the proposed development.



(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... 2,435 sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of filling 填土厚度 ..... not more than 0.2 m 米 <input type="checkbox"/> About 約 </div> <div> <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 </div> <p>(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) (請用圖則顯示有關土地／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>
(b) Intended use/development 有意進行的用途／發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land and Pond

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....  
.....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land and Pond

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- |   |   |                                  |
|---|---|----------------------------------|
| Proposed gross floor area (GFA) 擬議總樓面面積           | ..... N/A ..... sq.m 平方米  | <input type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | ..... N/A .....   | <input type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積                     | ..... N/A ..... %   | <input type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數                       | ..... N/A .....   |                                  |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | ..... N/A ..... storeys 層   |                                  |
|   | <input type="checkbox"/> include 包括.....storeys of basements 層地庫  |                                  |
|   | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 |                                  |
| Proposed building height of each block 每座建築物的擬議高度 | ..... mPD 米(主水平基準上)   | <input type="checkbox"/> About 約 |
|   | ..... N/A ..... m 米   | <input type="checkbox"/> About 約 |

<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 2842 RP (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories		
Site area 地盤面積	2,435 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11		
Zoning 地帶	"Green Belt" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land and Pond		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

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

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/9	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses	GB & R(C)	23.8.1996
2	A/YL-LFS/39	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses	GB & V	14.5.1999

**Rejected Application**

	<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>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/443	Proposed Temporary Open Storage of Building Materials for a Period of 3 Years	GB	14.10.2022 (Rejected upon Review on 24.2.2023)	(1) to (4)

**Rejection Reasons:**

1. Not in line with planning intention of the “GB” zone.
2. Not in line with TPB PG-No. 10.
3. Not in line with TPB PG-No. 13F.
4. Setting undesirable precedent.

**Similar s.16 Applications  
within/straddling the same “Green Belt” 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/364	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	GB	26.6.2020 (Revoked on 26.11.2022)
2	A/YL-LFS/372	Proposed Temporary Public Vehicle Park (Medium Goods Vehicle) for a Period of 3 Years	GB	6.11.2020 (Revoked on 6.10.2022)

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration</u></b>
3	A/YL-LFS/375	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020 (Revoked on 4.3.2023)
4	A/YL-LFS/376	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020 (Revoked on 4.3.2023)
5	A/YL-LFS/394	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years and Filling of Land	V, R(A) & GB	14.5.2021 (Revoked on 14.10.2023)
6	A/YL-LFS/433	Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years	GB	26.8.2022 (Revoked on 20.3.2024)
7	A/YL-LFS/501	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	GB & O(1)	26.1.2024
8	A/YL-LFS/520	Proposed Temporary Public Vehicle Park (Private Car) with Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land	GB	7.6.2024

### **Rejected 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>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/357	Temporary Public Vehicle Park (Private Car, Medium Goods Vehicle, Heavy Goods Vehicle and Container Vehicle) for a Period of 3 Years	GB & O(1)	6.3.2020	(1) to (4)
2	A/YL-LFS/417	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land	GB & V	14.1.2022	(1) & (2)
3	A/YL-LFS/444	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years and Filling of Land	GB & V	28.10.2022	(1) & (2)

### **Rejection Reasons:**

1. Not in line with planning intention of the “GB” zone.
2. Not in line with TPB PG-No. 10.
3. Not in line with TPB PG-No. 13E.
4. Setting undesirable precedent.



**Government Bureau/Departments' General Comments**

**1. Land Administration**

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

He has no adverse comment on the application.

**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 three years.
- (c) The applicant should note his detailed comments at **Appendix V**.

**3. Landscaping**

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

- (a) She has no comment on the application from the landscape planning perspective.
- (b) The Site is situated in area of miscellaneous rural fringe landscape predominated by residential blocks, public vehicle park, village houses, pond and scattered tree groups. The Site was hard paved with existing trees.
- (c) Similar applications for public vehicle park within the same “GB” zone were approved. The proposed use is considered not incompatible with the landscape character of the surrounding areas.
- (d) Having reviewed the submitted landscape proposal, it is noted that 17 existing trees are proposed to be preserved and 14 new trees are proposed along the periphery of the Site to mitigate the landscape impact arising from the development.

**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 the application be acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a revised drainage proposal including flood mitigation measures for the proposed land filling works, to implement and maintain the proposed drainage facilities to the satisfaction of his department. The applicant

is required to demonstrate in the drainage proposal that the proposed land filling works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to the proposed land filling works.

- (c) The applicant should note his detailed comments at **Appendix V**.

## **5. Fire Safety**

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

- (a) He has no objection in principle to the application.
- (b) The submitted fire service installations (FSIs) proposal is considered acceptable. The applicant should implement and maintain the proposed FSIs to his satisfaction.
- (c) The applicant should note his advisory comments at **Appendix V**.

## **6. 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 V**.

## **7. 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.

## **8. 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) Commissioner of Police (C of P);
- (g) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (h) Director of Electrical and Mechanical Services (DEMS).

**Recommended Advisory Clauses**

- (a) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or 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;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the local track from Tin Wah Road to the Site is not and will not be maintained by HyD. Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) 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;
- (d) to note the comments of the Chief Engineer/Mainland North (CE/MN, DSD) on the submitted drainage proposal:
  - (i) the proposal should indicate how the runoff (the flow direction) within the Site and from the adjacent areas would be discharged to the proposed drainage system;
  - (ii) peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
  - (iii) the applicant should clearly demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
  - (iv) the applicant should demonstrate the existing drainage facilities on the proposed drainage plan;
  - (v) the applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for additional flow generated due to the application
  - (vi) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
  - (vii) standard details should be provided to indicate the sectional details of the proposed u-channels and the catchpits/sand traps;
  - (viii) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps, existing drainage system should be shown on the drainage plan;

- (ix) the applicant should provide details for the connection of the proposed catchpit CP5 and the existing drainage facilities mentioned in the proposal;
  - (x) the applicant should employ a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) to prepare for drainage submission. The drainage submission should be signed and certified by a qualified engineer;
  - (xi) where walls and hoarding are erected along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
  - (xii) the proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
  - (xiii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
  - (xiv) the applicant should submit form HBP1 to DSD for application of technical audit for any proposed connection to DSD's drainage facilities;
  - (xv) EPD should be consulted as regards any sewage disposal aspects of the application; and
  - (xvi) the applicant should consult DLO/YL of LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (e) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Fire Services Department; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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 unauthorized 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;
  - (ii) 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;
  - (iii) 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;

- (iv) if the existing structures are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed use under the application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2024-09-08 星期日 03:15:26  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-LFS/529 DD 129 Sha Kong Wai GB

A/YL-LFS/529

Lot 2842 RP (Part) in D.D.129, Sha Kong Wai, Lau Fau Shan

Site area: About 2,435 sq.m

Zoning: "Green Belt"

Applied use: 69 Public Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

Strongest Objections. The Applicant states that ***"The Site has been filled with concrete (of not more than 0.2m in depth) to facilitate a flat surface for parking spaces and circulation area (Plan 6). The associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development"*** effectively admitting to Destroy to Build.

This despite fact that the board rejected a previous application for brownfield operation on review in 2022, application 443. Only a few trees have been left standing on the periphery of the site. Has the appropriate enforcement action been initiated? In fact members of the public could assume that the applicant has been assured that the application will be supported by PlanD and rubber stamped by the board.

Unfortunately, his aspirations have been supported by approval of a parking lot on the adjacent lot ***"A/YL-LFS/520) for the same use is located at the immediate north of the Site, which was approved by the Board on a temporary basis of 3 years on 7/6/2024"***.

It is shocking to note that members did not raise any objections to abuse of "GB"

Approval of this application would further erode the green belt and raises the question of why there has been such a change in the board's stance on destruction of GB in a mere two years. There is also the issue of the impact on drainage of the soil when so much of what once was land covered in trees and vegetation is filled in with concrete. The cumulative impact should be considered.

In addition, application 520 is for 3 years, why should this development be granted 5 as this provides a longer period in which operators can procrastinate and fail to fulfil conditions.

The application should be rejected in line with the decision made in 2022 re maintain the integrity of GB.

Mary Mulvihill

**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Friday, 2 December 2022 1:37 AM HKT

**Subject:** Re: A/YL-LFS/443 DD 129 Sha Kong Wai GB

Dear TPB Members,

As can be ascertained from the Minutes of 14 October, there is absolutely no justification to the review.

Open storage on GB with no previous history of approval would set a very undesirable precedent.

Mary Mulvihill

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**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Friday, 30 September 2022 1:56 AM CST

**Subject:** A/YL-LFS/443 DD 129 Sha Kong Wai GB

A/YL-LFS/443

Lot 2842 RP (Part) in D.D.129, Sha Kong Wai, Lau Fau Shan

Site area : About 2,450 sq.m

Zoning: "Green Belt"

Applied use: Open Storage of Building Materials / 6 Vehicle Parking

Dear TPB Members,

You recently approved an amended site for Tin Shui Wai Greenfield Garden, Application 424 on adjoining lots. This is described as an organic farm, barbecue site, education and visitor centre, leisure activity area and ancillary facilities.

It is inappropriate to allow open storage of construction materials so close to a large recreation facility.

The operation would create environmental issues that are not acceptable so close to the pond and the supporting facilities that attract many visitors.

Mary Mulvihill