

2024年 9月 9日

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

Appendix I of RNTPC
Paper No. A/YL-LFS/533A

This document is received on 2024 -09- 09
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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.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

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

2402119

29.8.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-LPS/533
	Date Received 收到日期	2024 -09- 09

- 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)

莫福強 Mok Fook Keung

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)

領嶠物業顧問有限公司 Top Planning Property 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)	新界元朗流浮山丈量約份第129約地段第2749號、第2750號、第2751號、第2752號 (部分)、第2762號餘段、第2764號餘段 (部分)、第2765號餘段 (部分)、第2766號餘段 (部分)、第2768號 (部分)、第2770號 (部分)、第2771號、第2772號、第2773號、第2779號 (部分) 及第2780號 (部分) LOTS 2749, 2750, 2751, 2752 (PART), 2762 RP, 2764 RP(PART), 2765 RP(PART), 2766 RP(PART), 2768(PART), 2770(PART), 2771, 2772, 2773, 2779(PART) AND 2780(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 5,630 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 18 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)	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	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶 及 鄉村式發展 Green Belt & Village Type Development
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (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
15/8/2024 (DD/MM/YYYY)[&]
於 15/8/2024 (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 28/8/2024 (DD/MM/YYYY)[&]
於 28/8/2024 (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 or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時公眾停車場（私家車、輕型貨車及中型貨車）（為期3年）和相關的填土工程 Proposed Temporary Public Vehicle Park For Private Cars, Light Goods Vehicles And Medium Goods Vehicles for A Period of 3 Years And Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 5.612 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 18 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 18 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 18 .....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) 構築物B1，用途：保安室，上蓋面積：約18方米，高度不多於3米，一層高，總樓面面積：約18平方米	
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	..... 49
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 7
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 23
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0
Others (Please Specify) 其他（請列明）	..... N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0
Coach Spaces 旅遊巴車位	..... 0
Light Goods Vehicle Spaces 輕型貨車車位	..... 0
Medium Goods Vehicle Spaces 中型貨車車位	..... 0
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0
Others (Please Specify) 其他（請列明）	..... N/A

Proposed operating hours 擬議營運時間 營運時間為星期一至星期日上午7時至下午11時，包括公眾假期			
(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)) 從天華路經由一條小路前往	
	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 type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5,630 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 不多於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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) 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。

請參考附件申請報告書

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



Jacky Wong



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

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

on behalf of
代表 領嶠物業顧問有限公司 Top Planning Property Consultants Limited

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

Date 日期

29/8/2024

..... (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。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗流浮山丈量約份第129約地段第2749號、第2750號、第2751號、第2752號(部分)、第2762號餘段、第2764號餘段(部分)、第2765號餘段(部分)、第2766號餘段(部分)、第2768號(部分)、第2770號(部分)、第2771號、第2772號、第2773號、第2779號(部分)及第2780號(部分) LOTS 2749, 2750, 2751, 2752 (PART), 2762 RP, 2764 RP(PART), 2765 RP(PART), 2766 RP(PART), 2768(PART), 2770(PART), 2771, 2772, 2773, 2779(PART) AND 2780(PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES
Site area 地盤面積	5,630 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	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
Zoning 地帶	綠化地帶 及 鄉村式發展 Green Belt & Village Type Development
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時公眾停車場(私家車、輕型貨車及中型貨車)(為期3年)和相關的填土工程 Proposed Temporary Public Vehicle Park For Private Cars, Light Goods Vehicles And Medium Goods Vehicles for A Period of 3 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	18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.003 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3	<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	0.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		79
	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)		49 0 7 23 0 N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		0 0 0 0 0 N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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"/>
<u>Land status, Location and access plan, Paved ratio plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>行政摘要, 申請報告書</u>		
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。

行政摘要

根據《城市規劃條例》(第 131 章)第 16 條遞交的許可申請擬議在
新界元朗流浮山丈量約份第 129 約地段第 2749 號、第 2750 號、第 2751 號、第
2752 號 (部分)、第 2762 號餘段、第 2764 號餘段 (部分)、第 2765 號餘段
(部分)、第 2766 號餘段 (部分)、第 2768 號 (部分)、第 2770 號 (部分)、第
2771 號、第 2772 號、第 2773 號、第 2779 號 (部分) 及第 2780 號 (部分)
作擬議臨時公眾停車場 (私家車、輕型貨車及中型貨車) (為期 3 年) 和相關的
填土工程

1. 本擬議申請擬議臨時公眾停車場 (私家車、輕型貨車及中型貨車) (為期 3 年) 和相關的填土工程，座落於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 上的「綠化地帶」及「鄉村式發展」地帶。根據該大綱圖的註釋，「公眾停車場 (貨櫃車除外)」需屬於「綠化地帶」及「鄉村式發展」地帶內的第二欄用途，然而臨時用途或發展須先向城規會提出申請。
2. 本擬議發展的地盤面積為約 5,630 平方米，不涉及政府土地，總樓面面積為約 18 平方米，為 1 個樓高一層 (高度不超過 3 米) 的保安室，涉及填土工程。申請地點設有 49 個私家車、7 個輕型貨車及 23 個中型貨車停車位，總共提供 79 個停車位，不設上落客貨車位。擬議發展的營運時間為星期一至日早上 7 時至下午 11 時 (包括公眾假期)。
3. 規劃申請理據如下：
 - 3.1 本擬議發展申請人原本在附近經營規模相若的公眾停車場，規劃許可個案編號：A/YL-LFS/333，但因應流浮山天華路公營房屋項目發展而被政府收回土地，為配合公營房屋項目發展申請人積極配合政府部門，同時希望搬遷往上述申請地段再作經營；
 - 3.2 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
 - 3.3 本擬議發展不會停泊沒有有效牌照的車輛，主要是提供給附近居民迫切的車位需求；
 - 3.4 本擬議發展不涉及洗車、維修、拆裝、噴油等工場活動；
 - 3.5 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
 - 3.6 本擬議發展地點先前曾獲批准作公眾停車場規劃許可個案編號：A/YL-LFS/341；
 - 3.7 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 「綠化地帶」地帶已有多個類近規劃許可申請獲得批准：A/YL-LFS/501、A/YL-LFS/512、A/YL-LFS/520

4. 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約地段第 2749 號、第 2750 號、第 2751 號、第 2752 號（部分）、第 2762 號餘段、第 2764 號餘段（部分）、第 2765 號餘段（部分）、第 2766 號餘段（部分）、第 2768 號（部分）、第 2770 號（部分）、第 2771 號、第 2772 號、第 2773 號、第 2779 號（部分）及第 2780 號（部分）作擬議臨時公眾停車場（私家車、輕型貨車及中型貨車）（為期 3 年）和相關的填土工程。

申請報告書

1. 背景

1.1 本擬議申請地點位於新界元朗流浮山丈量約份第129約地段第2749號、第2750號、第2751號、第2752號（部分）、第2762號餘段、第2764號餘段（部分）、第2765號餘段（部分）、第2766號餘段（部分）、第2768號（部分）、第2770號（部分）、第2771號、第2772號、第2773號、第2779號（部分）及第2780號（部分），現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時公眾停車場（私家車、輕型貨車及中型貨車）（為期3年）和相關的填土工程。

1.2 本擬議臨時公眾停車場（私家車、輕型貨車及中型貨車）是希望繼續提供停車位給現時因公營房屋項目發展收地影響（規劃許可個案編號：A/YL-LFS/333）的停車場車位租客。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 5,630 平方米，當中不涉及政府土地，總樓面面積為約 18 平方米，構築物樓高不多於一層而高度不超過 3 米，上蓋面積為 0.3%，地積比率為 0.3%。涉及填土工程，填土面積為約 5,630 平方米，填土物料為水泥，厚度為不超過 0.2 米。整個範圍內只有 1 個樓高一層的構築物（高度不超過 3 米），總樓面面積為約 18 平方米的保安室。擬議發展的營運時間為星期一至日早上 7 時至下午 11 時（包括公眾假期）。

構築物列表				
構築物	用途	上蓋面積	總樓面面積	高度
B1	保安室	約 18 平方米	約 18 平方米	不多於 3 米(1 層高)

2.2 本擬議申請地點可從天華路經由小路前往，申請場內出入閘口闊度約 10 米（位於東南面），場內設有 49 個私家車停車位（2.5 米 x 5 米）、7 個輕型貨車停車位（3.5 米 x 7 米）及 23 個中型貨車停車位（3.5 米 x 11 米）不會停泊沒有有效牌照的車輛，由於只是作為公眾停車場，因此不會設有上落客貨車車位。

私家車車輛流量預算（星期一至日早上 7 時至下午 11 時）			
時間	入	出	每小時車輛入出次數
07:00-08:00	2	12	14
08:00-09:00	2	10	12
09:00-10:00	4	6	10
10:00-11:00	2	2	4
11:00-12:00	2	0	2
12:00-13:00	1	2	3
13:00-14:00	2	2	4
14:00-15:00	2	0	2
15:00-16:00	2	1	3
16:00-17:00	2	0	2
17:00-18:00	0	4	4
18:00-19:00	8	4	12
19:00-20:00	10	4	14
20:00-21:00	2	2	4
21:00-22:00	4	0	4
22:00-23:00	4	0	4
合計	49	49	98
輕型貨車車輛流量預算（星期一至日早上 7 時至下午 11 時）			
時間	入	出	每小時車輛入出次數
07:00-08:00	0	3	3
08:00-09:00	0	2	2
09:00-10:00	0	2	2
10:00-11:00	0	0	0
11:00-12:00	0	0	0
12:00-13:00	0	0	0
13:00-14:00	0	0	0
14:00-15:00	0	0	0
15:00-16:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	3	0	3
18:00-19:00	4	0	4
19:00-20:00	0	0	0
20:00-21:00	0	0	0
21:00-22:00	0	0	0
22:00-23:00	0	0	0

合計	7	7	14
中型貨車車輛流量預算（星期一至日早上 7 時至下午 11 時）			
時間	入	出	每小時車輛入出次數
07:00-08:00	2	6	8
08:00-09:00	1	6	7
09:00-10:00	0	4	4
10:00-11:00	0	3	3
11:00-12:00	0	0	0
12:00-13:00	0	0	0
13:00-14:00	0	2	2
14:00-15:00	4	0	4
15:00-16:00	6	0	6
16:00-17:00	0	0	0
17:00-18:00	6	0	6
18:00-19:00	2	2	4
19:00-20:00	2	0	2
20:00-21:00	0	0	0
21:00-22:00	0	0	0
22:00-23:00	0	0	0
合計	23	23	46

2.3 本擬議申請的車位數量遠少於規劃許可個案編號：A/YL-LFS/333 的 120 輛私家車、輕型貨車及中型貨車。

3. 規劃背景

3.1 本擬議申請座落於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 上的「綠化地帶」及「鄉村式發展」。根據該大綱圖的註釋，「公眾停車場（貨櫃車除外）」需屬於「綠化地帶」及「鄉村式發展」地帶內的第二欄用途，然而臨時用途或發展，須先向城規會提出申請。

3.2 本擬議申請曾獲批准作公眾停車場規劃許可申請批准：A/YL-LFS/341。

3.3 參照規劃署記錄，流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 的「綠化地帶」有多個類近規劃申請個案獲得批准：

個案編號	申請用途	獲批會議日期
A/YL-LFS/501	臨時公眾停車場(私家車及輕型貨車)(為期 3 年)	26/01/2024
A/YL-LFS/512	臨時公眾停車場（中型貨車）（為期3年）	05/07/2024
A/YL-LFS/520	擬議臨時公眾停車場（私家車）連電動車充電設施（為期 3 年）及填土工程	07/06/2024

4. 規劃申請理據

- 4.1 本擬議發展申請人原本在附近經營規模相若的公眾停車場，規劃許可個案編號：A/YL-LFS/333，但因應流浮山天華路公營房屋項目發展而被政府收回土地，為配合公營房屋項目發展申請人積極配合政府部門，同時希望搬遷往上述申請地段再作經營；
- 4.2 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
- 4.3 本擬議發展不會停泊沒有有效牌照的車輛，主要是提供給附近居民迫切的車位需求；
- 4.4 本擬議發展不涉及洗車、維修、拆裝、噴油等工場活動；
- 4.5 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
- 4.6 本擬議發展地點先前曾獲批准作公眾停車場規劃許可個案編號：A/YL-LFS/341；
- 4.7 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11「綠化地帶」地帶已有多個類近規劃許可申請獲得批准：A/YL-LFS/501、A/YL-LFS/512、A/YL-LFS/520

5. 總結

- 5.1 本擬議發展為臨時性質，申請人一直積極配合政府收回土地發展公營房屋項目，同時希望繼續經營公眾停車場滿足附近居民的車位需求，因此尋找到曾獲批准作公眾停車場的申請地點作搬遷，用途符合規劃意向，不會對生態、環境、空氣及噪音帶來負面影響。申請人會嚴格履行如消防及渠務等一切附帶條件。
- 5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗流浮山丈量約份第129約地段第2749號、第2750號、第2751號、第2752號（部分）、第2762號餘段、第2764號餘段（部分）、第2765號餘段（部分）、第2766號餘段（部分）、第2768號（部分）、第2770號（部分）、第2771號、第2772號、第2773號、第2779號（部分）及第2780號（部分）作擬議臨時公眾停車場（私家車、輕型貨車及中型貨車）（為期3年）和相關的填土工程。

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA: 5,630 m² (ABOUT)
 AREA OF PRIVATE LAND: 5,630 m² (ABOUT)
 AREA OF GOVERNMENT LAND: 0 m² (ABOUT)



PROJECT

PROPOSED TEMPORARY
 PUBLIC VEHICLE PARK FOR
 PRIVATE CARS, LIGHT GOODS
 VEHICLES AND MEDIUM
 GOODS VEHICLES FOR A
 PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 2749, 2750, 2751, 2752 (PART),
 2762 RP, 2764 RP(PART), 2765
 RP(PART), 2766 RP(PART),
 2768(PART), 2770(PART), 2771, 2772,
 2773, 2779(PART) AND 2780(PART)
 IN D.D. 129, LAU FAU SHAN, YUEN
 LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWING TITLE

LAND STATUS

DRAWN BY

J.W

DATE

10.08.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG NO.

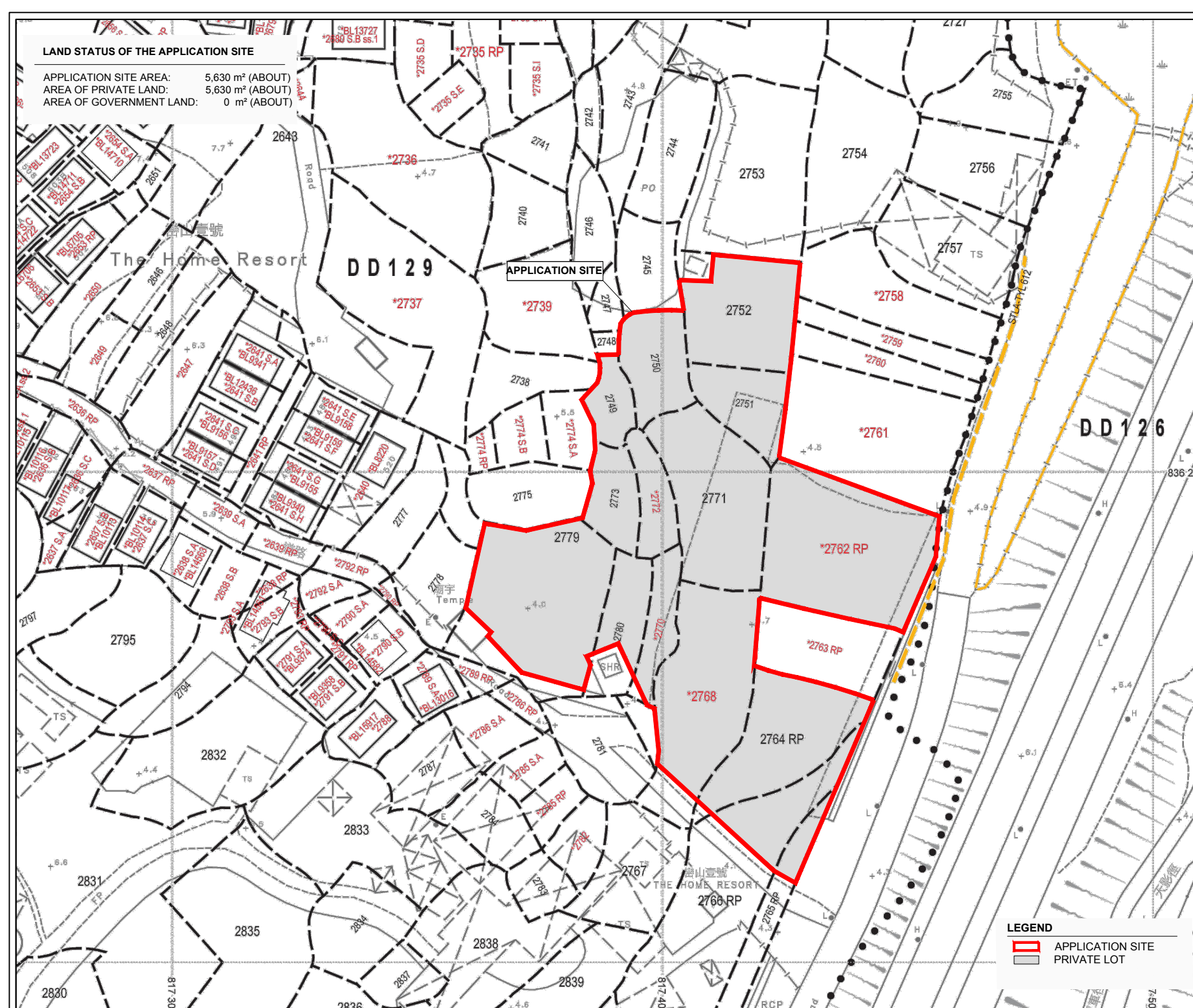
PLAN 1

VER.

A-1

LEGEND

APPLICATION SITE
 PRIVATE LOT



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 5,630m² (ABOUT)
COVERED AREA: 18m² (ABOUT)
UNCOVERED AREA: 5,612m² (ABOUT)

PLOT RATIO: 0.003(AABOUT)
SITE COVERAGE: 0.3%(ABOUT)

NO. OF STRUCTURE: 1
DOMESTIC GFA: NOT APPLICABLE
NON- DOMESTIC GFA: 18m² (ABOUT)
TOTAL GFA: 18m² (ABOUT)

BUILDING HEIGHT: 3m (ABOUT)
NO. OF STOREY: 1

MEDIUM GOODS VEHICLE PARKING SPACE

DIMENSION: 3.5m x 11m
No. OF PARKING: 23

LIGHT GOODS VEHICLE PARKING SPACE

DIMENSION: 3.5m x 7m
No. OF PARKING: 7

PRIVATE CAR PARKING SPACE

DIMENSION: 2.5m x 5m
No. OF PARKING: 49

STRUCTURE B1

USE:
COVERED AREA: 18 m² (ABOUT)
HEIGHT: 3m(AABOUT)
STOREY: 1
GFA: 18m² (ABOUT)

GUARD ROOM
COVERED AREA: 18 m² (ABOUT)
HEIGHT: 3m(AABOUT)
STOREY: 1
GFA: 18m² (ABOUT)

INGRESS/EGRESS
10m (ABOUT)(W)

LEGEND

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



PROJECT
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK FOR
PRIVATE CARS, LIGHT GOODS
VEHICLES AND MEDIUM
GOODS VEHICLES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
LOTS 2749, 2750, 2751, 2752 (PART),
2762 RP, 2764 RP(PART), 2765
RP(PART), 2766 RP(PART),
2768(PART), 2770(PART), 2771, 2772,
2773, 2779(PART) AND 2780(PART)
IN D.D. 129, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWING TITLE
LAYOUT PLAN

DRAWN BY
J.W

DATE
10.08.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG NO.
PLAN 2

VER.
A-1

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA: 5,630 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TIN WAH ROAD



PROJECT
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK FOR
PRIVATE CARS, LIGHT GOODS
VEHICLES AND MEDIUM
GOODS VEHICLES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
LOTS 2749, 2750, 2751, 2752 (PART),
2762 RP, 2764 RP(PART), 2765
RP(PART), 2766 RP(PART),
2768(PART), 2770(PART), 2771, 2772,
2773, 2779(PART) AND 2780(PART)
IN D.D. 129, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWING TITLE
LOCATION AND ACCESS PLAN

DRAWN BY	DATE
J.W	10.08.2024

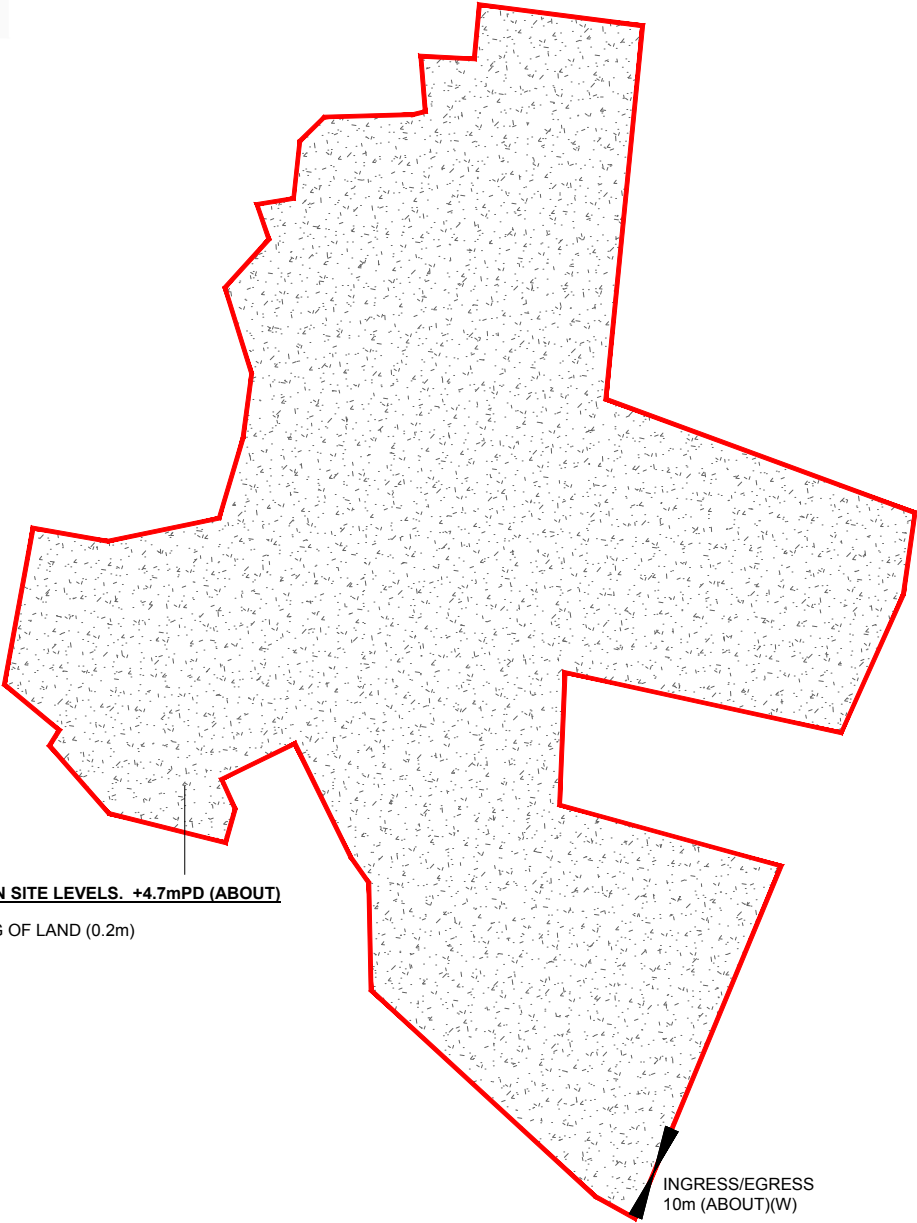
REVISED BY	DATE
APPROVED BY	DATE

DWG NO.	VER.
PLAN 3	A-1

LEGEND
APPLICATION SITE

PROPOSED SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA: 5,630 m² (ABOUT)
HARD PAVED AREA: 5,630 m² (ABOUT)
PROPOSED MEAN SITE LEVELS: +4.7 mPD (ABOUT)
DEPTH OF LAND FILLING: NOT MORE THAN 0.2 m



PROPOSED MEAN SITE LEVELS. +4.7mPD (ABOUT)

-INVOLVE FILLING OF LAND (0.2m)

LEGEND

- APPLICATION SITE
- CONCRETE
- INGRESS/EGRESS



PROJECT
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK FOR
PRIVATE CARS, LIGHT GOODS
VEHICLES AND MEDIUM
GOODS VEHICLES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
LOTS 2749, 2750, 2751, 2752 (PART),
2762 RP, 2764 RP(PART), 2765
RP(PART), 2766 RP(PART),
2768(PART), 2770(PART), 2771, 2772,
2773, 2779(PART) AND 2780(PART)
IN D.D. 129, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWING TITLE
PAVED RATIO PLAN

DRAWN BY J.W DATE 10.08.2024

REVISED BY DATE

APPROVED BY DATE

DWG NO. PLAN 4 VER. A-1

Wilfred Ka Hing CHU/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年09月13日星期五 14:02
收件者: Wilfred Ka Hing CHU/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Wilson Chun Yin TSE/PLAND
主旨: 轉寄: 有關第16條規劃申請編號A/YL-LFS/533的申請文件更正
附件: DD129_2771_P3,10_S.16-III_20240913.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, September 13, 2024 12:25 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: 有關第16條規劃申請編號A/YL-LFS/533的申請文件更正

-----Original Message-----

From:
Sent: Friday, September 13, 2024 12:13 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Cheuk Hin LEUNG/PLAND <chleung2@pland.gov.hk>
Subject: 有關第16條規劃申請編號A/YL-LFS/533的申請文件更正

敬啟者,

有關第16條規劃申請編號A/YL-LFS/533的申請文件第3及10頁的更正可見附件。

如有任何查詢，可隨時與本人聯絡。

黃先生
電話：

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 天水圍分區計劃大綱草圖編號 S/TSW/17 DRAFT TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/17
(e) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶 及 鄉村式發展及休憩用地(1) Green Belt & Village Type Development & Open Space (1)
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole “current land owner”^{#&} (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)

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗流浮山丈量約份第129約地段第2749號、第2750號、第2751號、第2752號（部分）、第2762號餘段、第2764號餘段（部分）、第2765號餘段（部分）、第2766號餘段（部分）、第2768號（部分）、第2770號（部分）、第2771號、第2772號、第2773號、第2779號（部分）及第2780號（部分） LOTS 2749, 2750, 2751, 2752 (PART), 2762 RP, 2764 RP(PART), 2765 RP(PART), 2766 RP(PART), 2768(PART), 2770(PART), 2771, 2772, 2773, 2779(PART) AND 2780(PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES
Site area 地盤面積	5,630 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	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 天水圍分區計劃大綱草圖編號 S/TSW/17 DRAFT TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/17
Zoning 地帶	綠化地帶 及 鄉村式發展及休憩用地(1) Green Belt & Village Type Development & Open Space (1)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途／發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途／發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途／發展	擬議臨時公眾停車場（私家車、輕型貨車及中型貨車）（為期3年）和相關的填土工程 Proposed Temporary Public Vehicle Park For Private Cars, Light Goods Vehicles And Medium Goods Vehicles for A Period of 3 Years And Associated Filling of Land

Wilfred Ka Hing CHU/PLAND

寄件者:
寄件日期: 2025年01月07日星期二 17:07
收件者: tpbpd/PLAND
副本: Wilfred Ka Hing CHU/PLAND
主旨: Re: 有關A/YL-LFS/533 部門意見回覆
附件: DD129_2771-LAYOUT PLAN_V2_202411212.pdf; DD129_2771_P1,3,4,5_申請報告書_20241231.pdf; DD129_2771_P5,11_S.16-III_20241231.pdf; LFS533部門意見回覆_20241231.pdf

類別: Internet Email

於 2025-01-07 16:47 寫到:

> 敬啟者,
>
> 有關 A/YL-LFS/535 城市設計及園境組、土力工程處及環境保護署意見回覆可見附件。
>
> 如有任何查詢，可隨時與本人聯絡。
>
> 黃先生
> 電話：

敬啟者,

有關 A/YL-LFS/535 城市設計及園境組、土力工程處及環境保護署意見回覆可見附件，此電郵取代 2025-01-07 16:47 之電郵。

如有任何查詢，可隨時與本人聯絡。

黃先生
電話：

A/YL-LFS/533

部門意見回覆

城市設計及園境組

1. 申請地點會種植 60 棵杜英 (*Elaeocarpus sylvestris*)，在南邊未有安排種植樹木是因為靠近申請地點位置已有一些樹木，避免影響原有樹木生長，可見附件 Plan2 Layout Plan。



土力工程處

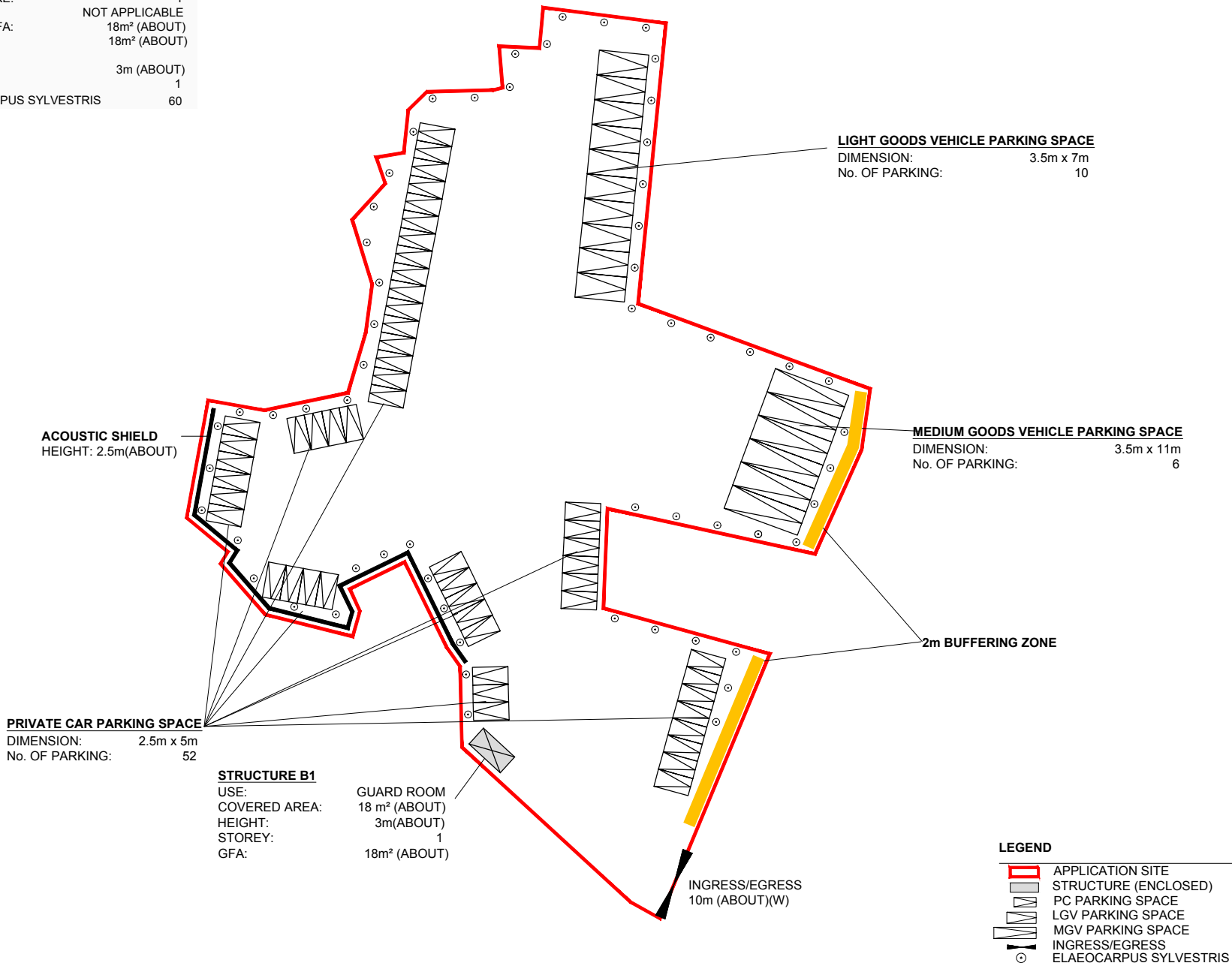
1. 申請地點會在東邊方向預留 2 米空間作緩衝區不會停泊車輛，可見附件 Plan2 Layout Plan。

環境保護署

1. 申請地點已將中型貨車安置在遠離民居的東邊及減少數量至 6 輛。
2. 申請地點在靠近民居的西邊會設有隔音屏障，高度約為 2.5 米。

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA:	5,630m ² (ABOUT)
COVERED AREA:	18m ² (ABOUT)
UNCOVERED AREA:	5,612 m ² (ABOUT)
PLOT RATIO:	0.003(AABOUT)
SITE COVERAGE:	0.3%(ABOUT)
NO. OF STRUCTURE:	1
DOMESTIC GFA:	NOT APPLICABLE
NON- DOMESTIC GFA:	18m ² (ABOUT)
TOTAL GFA:	18m ² (ABOUT)
BUILDING HEIGHT:	3m (ABOUT)
NO. OF STOREY:	1
NO. OF ELAEOCARPUS SYLVESTRIS	60



PROJECT
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK FOR
PRIVATE CARS, LIGHT GOODS
VEHICLES AND MEDIUM
GOODS VEHICLES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
LOTS 2749, 2750, 2751, 2752 (PART),
2762 RP, 2764 RP(PART), 2765
RP(PART), 2766 RP(PART),
2768(PART), 2770(PART), 2771, 2772,
2773, 2779(PART) AND 2780(PART)
IN D.D. 129, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWING TITLE
LAYOUT PLAN

DRAWN BY	DATE
J.W	1212.2024

REVISED BY	DATE
------------	------

APPROVED BY	DATE
-------------	------

DWG NO.	VER.
PLAN 2	A-4

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 or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時公眾停車場（私家車、輕型貨車及中型貨車）（為期3年）和相關的填土工程 Proposed Temporary Public Vehicle Park For Private Cars, Light Goods Vehicles And Medium Goods Vehicles for A Period of 3 Years And Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 5,612 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 18 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 18 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 18 .....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) 構築物B1，用途：保安室，上蓋面積：約18方米，高度不多於3米，一層高，總樓面面積：約18平方米	
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	..... 52
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 10
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 6
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0
Others (Please Specify) 其他（請列明）	..... N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0
Coach Spaces 旅遊巴車位	..... 0
Light Goods Vehicle Spaces 輕型貨車車位	..... 0
Medium Goods Vehicle Spaces 中型貨車車位	..... 0
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0
Others (Please Specify) 其他（請列明）	..... N/A

(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	18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.003 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	0.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		68
	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) _____ _____		52 0 10 6 0 N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) _____ _____		0 0 0 0 0 N/A

行政摘要

根據《城市規劃條例》(第 131 章)第 16 條遞交的許可申請擬議在
新界元朗流浮山丈量約份第 129 約地段第 2749 號、第 2750 號、第 2751 號、第
2752 號 (部分)、第 2762 號餘段、第 2764 號餘段 (部分)、第 2765 號餘段
(部分)、第 2766 號餘段 (部分)、第 2768 號 (部分)、第 2770 號 (部分)、第
2771 號、第 2772 號、第 2773 號、第 2779 號 (部分) 及第 2780 號 (部分)
作擬議臨時公眾停車場 (私家車、輕型貨車及中型貨車) (為期 3 年) 和相關的
填土工程

1. 本擬議申請擬議臨時公眾停車場 (私家車、輕型貨車及中型貨車) (為期 3 年) 和相關的填土工程，座落於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 上的「綠化地帶」及「鄉村式發展」地帶。根據該大綱圖的註釋，「公眾停車場 (貨櫃車除外)」需屬於「綠化地帶」及「鄉村式發展」地帶內的第二欄用途，然而臨時用途或發展須先向城規會提出申請。
2. 本擬議發展的地盤面積為約 5,630 平方米，不涉及政府土地，總樓面面積為約 18 平方米，為 1 個樓高一層 (高度不超過 3 米) 的保安室，涉及填土工程。申請地點設有 52 個私家車、10 個輕型貨車及 6 個中型貨車停車位，總共提供 68 個停車位，不設上落客貨車位。擬議發展的營運時間為星期一至日早上 7 時至下午 11 時 (包括公眾假期)。
3. 規劃申請理據如下：
 - 3.1 本擬議發展申請人原本在附近經營規模相若的公眾停車場，規劃許可個案編號：A/YL-LFS/333，但因應流浮山天華路公營房屋項目發展而被政府收回土地，為配合公營房屋項目發展申請人積極配合政府部門，同時希望搬遷往上述申請地段再作經營；
 - 3.2 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
 - 3.3 本擬議發展不會停泊沒有有效牌照的車輛，主要是提供給附近居民迫切的車位需求；
 - 3.4 本擬議發展不涉及洗車、維修、拆裝、噴油等工場活動；
 - 3.5 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
 - 3.6 本擬議發展地點先前曾獲批准作公眾停車場規劃許可個案編號：A/YL-LFS/341；
 - 3.7 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 「綠化地帶」地帶已有多個類近規劃許可申請獲得批准：A/YL-LFS/501、A/YL-LFS/512、A/YL-LFS/520

申請報告書

1. 背景

1.1 本擬議申請地點位於新界元朗流浮山丈量約份第129約地段第2749號、第2750號、第2751號、第2752號（部分）、第2762號餘段、第2764號餘段（部分）、第2765號餘段（部分）、第2766號餘段（部分）、第2768號（部分）、第2770號（部分）、第2771號、第2772號、第2773號、第2779號（部分）及第2780號（部分），現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時公眾停車場（私家車、輕型貨車及中型貨車）（為期3年）和相關的填土工程。

1.2 本擬議臨時公眾停車場（私家車、輕型貨車及中型貨車）是希望繼續提供停車位給現時因公營房屋項目發展收地影響（規劃許可個案編號：A/YL-LFS/333）的停車場車位租客。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 5,630 平方米，當中不涉及政府土地，總樓面面積為約 18 平方米，構築物樓高不多於一層而高度不超過 3 米，上蓋面積為 0.3%，地積比率為 0.3%。涉及填土工程，填土面積為約 5,630 平方米，填土物料為水泥，厚度為不超過 0.2 米。整個範圍內只有 1 個樓高一層的構築物（高度不超過 3 米），總樓面面積為約 18 平方米的保安室。擬議發展的營運時間為星期一至日早上 7 時至下午 11 時（包括公眾假期）。

構築物列表				
構築物	用途	上蓋面積	總樓面面積	高度
B1	保安室	約 18 平方米	約 18 平方米	不多於 3 米(1 層高)

2.2 本擬議申請地點可從天華路經由小路前往，申請場內出入閘口闊度約 10 米（位於東南面），場內設有 52 個私家車停車位（2.5 米 x 5 米）、10 個輕型貨車停車位（3.5 米 x 7 米）及 6 個中型貨車停車位（3.5 米 x 11 米）不會停泊沒有有效牌照的車輛，由於只是作為公眾停車場，因此不會設有上落客貨車車位。

私家車車輛流量預算（星期一至日早上 7 時至下午 11 時）			
時間	入	出	每小時車輛入出次數
07:00-08:00	2	12	14
08:00-09:00	2	10	12
09:00-10:00	4	6	10
10:00-11:00	2	2	4
11:00-12:00	2	3	5
12:00-13:00	1	2	3
13:00-14:00	2	2	4
14:00-15:00	2	0	2
15:00-16:00	2	1	3
16:00-17:00	2	0	2
17:00-18:00	3	4	7
18:00-19:00	8	4	12
19:00-20:00	10	4	14
20:00-21:00	2	2	4
21:00-22:00	4	0	4
22:00-23:00	4	0	4
合計	52	52	104
輕型貨車車輛流量預算（星期一至日早上 7 時至下午 11 時）			
時間	入	出	每小時車輛入出次數
07:00-08:00	0	3	3
08:00-09:00	0	2	2
09:00-10:00	0	2	2
10:00-11:00	0	0	0
11:00-12:00	0	0	0
12:00-13:00	0	0	0
13:00-14:00	0	0	0
14:00-15:00	0	0	0
15:00-16:00	0	0	0
16:00-17:00	0	3	3
17:00-18:00	3	0	3
18:00-19:00	4	0	4
19:00-20:00	3	0	3
20:00-21:00	0	0	0
21:00-22:00	0	0	0
22:00-23:00	0	0	0

合計	10	10	20
中型貨車車輛流量預算（星期一至日早上 7 時至下午 11 時）			
時間	入	出	每小時車輛入出次數
07:00-08:00	3	0	3
08:00-09:00	0	3	3
09:00-10:00	2	1	3
10:00-11:00	0	2	2
11:00-12:00	0	0	0
12:00-13:00	0	0	0
13:00-14:00	0	0	0
14:00-15:00	0	0	0
15:00-16:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	0	0	0
18:00-19:00	1	0	1
19:00-20:00	0	0	0
20:00-21:00	0	0	0
21:00-22:00	0	0	0
22:00-23:00	0	0	0
合計	6	6	12

2.3 本擬議申請的車位數量遠少於規劃許可個案編號：A/YL-LFS/333 的 120 輛私家車、輕型貨車及中型貨車。

3. 規劃背景

3.1 本擬議申請座落於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 上的「綠化地帶」及「鄉村式發展」。根據該大綱圖的註釋，「公眾停車場（貨櫃車除外）」需屬於「綠化地帶」及「鄉村式發展」地帶內的第二欄用途，然而臨時用途或發展，須先向城規會提出申請。

3.2 本擬議申請曾獲批准作公眾停車場規劃許可申請批准：A/YL-LFS/341。

3.3 參照規劃署記錄，流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 的「綠化地帶」有多個類近規劃申請個案獲得批准：

個案編號	申請用途	獲批會議日期
A/YL-LFS/501	臨時公眾停車場(私家車及輕型貨車)(為期 3 年)	26/01/2024
A/YL-LFS/512	臨時公眾停車場（中型貨車）（為期3年）	05/07/2024
A/YL-LFS/520	擬議臨時公眾停車場（私家車）連電動車充電設施（為期 3 年）及填土工程	07/06/2024

**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

	<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/39	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses	GB & V	14.5.1999
2	A/YL-LFS/74	Proposed Extension to the Greenfield Garden (including Flea Market for Green/Environmentally Friendly Products) for a Period of 3 Years	GB	8.3.2002 (Approved upon Review)
3	A/YL-LFS/341	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	GB & O(1)	31.5.2019 (Revoked on 30.6.2021)

Rejected Application

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1	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.

**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

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
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)
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/512	Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years	GB	5.7.2024
9	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
10	A/YL-LFS/529	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Pond and Land	GB	4.10.2024
11	A/YL-LFS/536	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Filling of Land for a Period of 3 Years	V, R(A) & GB	6.12.2024

Rejected Applications

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

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. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He notes that the proposed use would involve traffic of heavy vehicles (i.e. six parking spaces for medium goods vehicles) but no dusty operation would be involved.
- (b) Having reviewed the Further Information (FI), he has no objection to the application as the potential nuisance would be minimized by the revised design and mitigation measures in the FI, including that all parking spaces for medium goods vehicles would be located 100m away from the nearby village houses and 2.5m high noise barriers are proposed along the western side of the Site to avoid direct line of sight of nearby sensitive receivers.
- (c) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (d) The applicant should note his detailed comments at **Appendix V**.

2. Landscaping

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

- (a) 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 partly hard paved with existing trees at the southern portion of the Site.
- (b) Similar applications for public vehicle park within the same "Green Belt" zone were approved. The proposed use is considered not incompatible with the landscape character of the surrounding areas.
- (c) Having reviewed the submitted landscape proposal, it is noted that the existing trees at the southern portion of the Site are proposed to be preserved and 60 new trees are proposed along the periphery of the Site to mitigate the landscape impact arising from the development.
- (d) She has no comment on the application from the landscape planning perspective.

3. 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 Town Planning Board consider the application be acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a 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.

4. Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix V**.

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 V**.

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) Commissioner of Police (C of P); and
- (g) 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) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to LandsD for Short Term Waiver (STW) to permit the structure(s) erected or to be erected within the subject lots, if any. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the local access 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;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is advised 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;
 - (ii) the proposed noise barriers shall be at least 2.5m in height such that there will not be direct line of sight from the sensitive uses to the Site and the surface densities of the noise barriers will be 10kg/m²; and
 - (iii) to meet the statutory requirements under relevant pollution control ordinances;
- (g) 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

- (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;
 - (iii) if the existing structures are erected on leased land without the approval of 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 application;
 - (iv) 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;
 - (v) 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
 - (vi) detailed checking under BO will be carried out at building plan submission stage.

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

From:
Sent: 2024-10-06 星期日 04:06:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/533 DD 129 Sha Kong Wai GB

A/YL-LFS/533

LOTS 2749, 2750, 2751, 2752 (PART), 2762 RP, 2764 RP(PART), 2765 RP(PART), 2766 RP(PART), 2768(PART), 2770(PART), 2771, 2772, 2773, 2779(PART) AND 2780(PART) in D.D.129, Sha Kong Wai, Yuen Long

Site area: About 5,630sq.m

Zoning: "Green Belt", "VTD" and "Open Space"

Applied Use: 79 Vehicle Parking

Dear TPB Members,

444 was rejected 28 Oct 2022 but now applicant is back with an even larger footprint.

There is absolutely no justification for approval of parking lot as this district is awash with parking facilities. There is another application 528 for nearby lots going through.

The lots are mostly vegetated with a pond.

That this application is Destroy to Build BROWNFIELD operations is clear.

Members should reject the application as per 2022.

Previous objections applicable and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 9 October 2022 3:35 AM HKT
Subject: A/YL-LFS/444 DD 129 Sha Kong Wai GB

A/YL-LFS/444

Lots 2766 RP (Part), 2767 (Part), 2768, 2779 (Part) and 2781 in D.D.129, Sha Kong Wai, Yuen Long

Site area : About 2,410sq.m

Zoning : "Green Belt" and "VTD"

Applied Use: 17 Vehicle Parking

Dear TPB Members,

Clearly a 'Destroy to Build' application. **140sq.m per vehicle**, pull the other leg. The objective is to legitimize further land filling as there is an overlap with Application 341.

There have been a number of parking approvals for this district.

Members have a duty to question PlanD for update images of what is really going on at these lots.

Mary Mulvihill