

2024年 9月 1 2日

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

Appendix I of RNTPC  
Paper No. A/YL-LFS/534

This document is received on 2024 -09- 12  
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. S16-1  
表格第 S16-1 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

2402047 20.8.2024 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	A/TL-LFS/534
	Date Received 收到日期	2024-09-12

- 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)

Rich Tone Management Limited 盈通管理有限公司

### 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)	Lots 1530, 1539 (Part), 1540, 1542, 1543 (Part) and 1549 (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 ..... 3,868 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 137 ..... 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	"Village Type Development" 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" (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)”<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  
24/07/2024 07/08/2024 \_\_\_\_\_ (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 09/08/2024 \_\_\_\_\_ (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，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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所用途，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	<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 ..... 3,868 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約            Depth of filling 填土厚度 ..... not more than 0.1 ..... 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) and Shop and Services with Ancillary Facilities 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	<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 From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
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 From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ 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) and Shop and Services with Ancillary Facilities 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	137	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.04		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	3.5	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	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	3.5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3.5	m 米	<input checked="" 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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND SITE OFFICE	61 m <sup>2</sup> (ABOUT)	61 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES AND SITE OFFICE	61 m <sup>2</sup> (ABOUT)	61 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		137 m <sup>2</sup> (ABOUT)	137 m <sup>2</sup> (ABOUT)	

☐ 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]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND SITE OFFICE	61 m <sup>2</sup> (ABOUT)	61 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES AND SITE OFFICE	61 m <sup>2</sup> (ABOUT)	61 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		137 m <sup>2</sup> (ABOUT)	137 m <sup>2</sup> (ABOUT)	

## (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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tin Yuet Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>												
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<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 <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>49</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>11</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> </table>	Private Car Parking Spaces 私家車車位	49	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	11	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)	
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Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A													
Others (Please Specify) 其他 (請列明)														
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?	Yes 是          No 否	<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 <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>2</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	2	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)	
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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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>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。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
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**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.

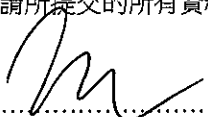


**11. Declaration 聲明**

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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
Others 其他 .....

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

13/08/2024

(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	Lots 1530, 1539 (Part), 1540, 1542, 1543 (Part) and 1549 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories		
Site area 地盤面積	3,868	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	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services with Ancillary Facilities 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	137 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <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	3	
	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	3.5 (about)	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)
		1	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	3.5 % <input checked="" 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	60
	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 N/A 11 N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	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)	N/A N/A 2 N/A N/A

### 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)</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。

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1530, 1539 (Part), 1540, 1542, 1543 (Part) and 1549 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services with Ancillary Facilities 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 some existing residential development (i.e. Emerald Villa, The Grandeur, Mong Tseng Tsuen, Rich Castle, etc.), which demand for public parking spaces and shop and services have always been high. Although public minibuss service is provided at Mong Tseng Tsuen, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations and infrequency of the service. Subsequently, illegal on-street parking is often observed at Tin Yuet Road, which causes adverse traffic impact to the nearby road network.
- 1.3 Furthermore, the Site is located at a relatively remoted area, nearby locals often require to travel to Tin Shui Wai for their daily grocery purchasing, which causes inconvenience to the locals. In view of the above, the applicant would like to operate the applied uses to alleviate the pressing demand 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 "Village Type Development" ("V") 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, both '*public vehicle park (excluding container vehicle)*' and '*shop and services*' uses are column two uses within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded by residential development formed by groups of village house of 8.23m high, the proposed development with several low-rise structures is considered not incompatible with the surroundings. The proposed shop and services (together with the proposed public vehicle park (excluding container vehicles) are intended to serve the needs of

the residents and in support of the village development, hence, it is considered in line with the planning intention of the "V" zone and would better utilise precious land resources in the New Territories.

- 2.3 Furthermore, similar S.16 planning application for 'vehicle park' use was previously approved by the Board within the same "V" zone of the same OZP. The application site of a similar application (No. A/YL-LFS/367) is located at the east of the Site, which was approved by the Board on a temporary basis of 3 years on 26/2/2021. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "V" zone.

### 3) Development Proposal

- 3.1 The Site occupies an area of 3,868 m<sup>2</sup> (about) (**Plan 4**). A total of 3 structures are provided at the Site for shop and services, site office and portable toilet with total GFA of 137 m<sup>2</sup> (**Plan 4**). Details of development parameters are shown at **Table 1** below:

**Table 1** – Major Development Parameters

<b>Application Site Area</b>	3,868 m <sup>2</sup> (about)
<b>Covered Area</b>	137 m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,731 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.04
<b>Site Coverage</b>	3.5% (about)
<b>Number of Structure(s)</b>	3
<b>Total GFA</b>	137 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	137 m <sup>2</sup> (about)
<b>Building Height</b>	3.5 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site has been filled with concrete and gravel (of not more than 0.1m in depth) to facilitate a flat surface for site formation of structures, parking spaces and circulation area (**Plan 5**). 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.

#### 4) Operation Mode

##### Operation of the Public Vehicle Park

- 4.1 The Site is accessible from Tin Yuet Road via a local access (**Plan 1**). The operation hours of the public vehicle park are 24-hour daily, including public holiday. A total of 62 parking spaces will be provided at the Site, details of parking spaces and loading/unloading (L/UL) provisions are shown at **Table 2** below:

**Table 2 – Parking Provisions**

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	4
Private Car (PC) Parking Space for Visitor - 2.5 m (W) x 5 m (L)	45
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	11
Light Goods Vehicle (LGV) L/UL Space - 3.5 m (W) x 7 m (L)	2

- 4.2 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 6 and 7**). 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.
- 4.3 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)	2	12	1	5	20
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	4	6	3	1	14
Traffic trip per hour (average)	3	3	1	1	8

#### Operation of the Shop and Services

- 4.4 Shop and services are provided at structures B1 and B2 (**Plan 4**). The operation hours of the shop and services are from 09:00 to 22:00 daily, including public holidays. The estimated number of staff working at the Site are 4. It is estimated that the shop and services would attract 20 visitors per day. Four private car parking spaces are provided for staff and two L/UL spaces are provided for transportation of goods to the Site. The ancillary site office and toilet are intended to provide indoor workspace to support the daily operation of the proposed use (**Plan 4**). No workshop activities will be carried out at the Site.
- 4.5 The applicant will strictly follow the *Professional Persons Environment Consultative Committee Practice Notes* (ProPECCPN 1/23) for sewage treatment at the Site. 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.
- 4.6 1 caretaker will stay overnight at the Site to handle any potential complaint to minimize nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

## **5) Conclusion**

- 5.1 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.

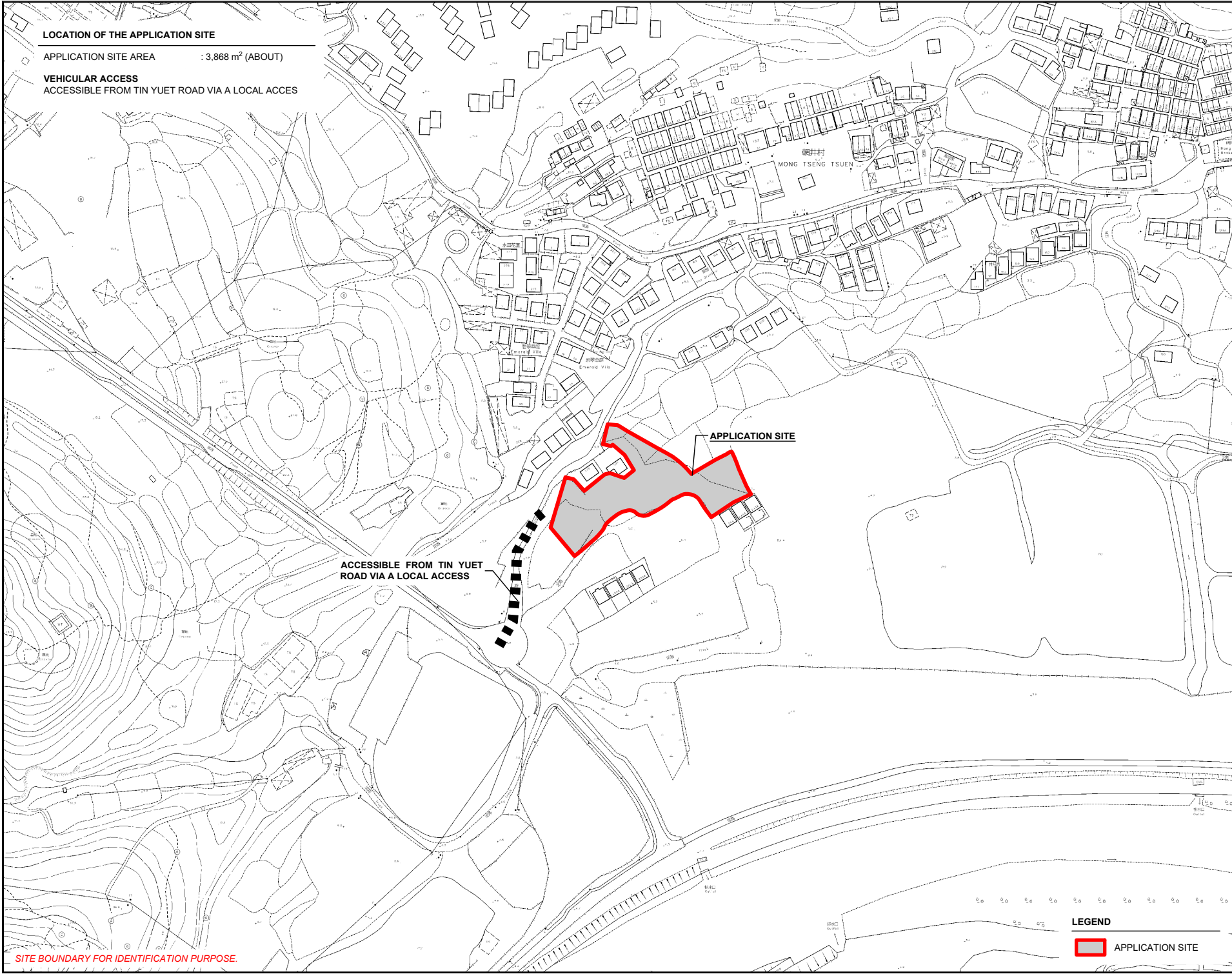
- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land’**.

**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>	Plan Showing the Filling of Land of the Application Site
<b>Plan 6</b>	Swept Path Analysis (LGV)
<b>Plan 7</b>	Swept Path Analysis (PC)

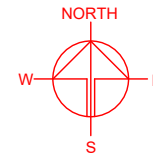


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,868 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM TIN YUET ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) AND SHOP AND  
SERVICES WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU  
FAU SHAN, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

9.8.2024

REVISED BY

DATE

APPROVED BY

DATE

**LEGEND**



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

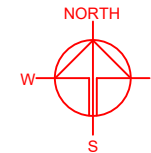
VER.

001

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,868 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN & TSIM BEI TSUI OZP  
OZP PLAN NO. : S/YL-LFS/11  
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



網井圍  
Mong Tseng Wai  
網井村  
Mong Tseng Tsuen

APPLICATION SITE

流浮山  
LAU FAU SHAN

GB

CA

V

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

9.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

## LEGEND

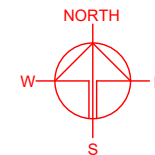


APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.



APPLICATION SITE AREA	: 3,868 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 3,868 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



### APPLICATION SITE

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE.**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) AND SHOP AND  
SERVICES WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU  
FAU SHAN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY	DATE
MN	9.8.2024

REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE

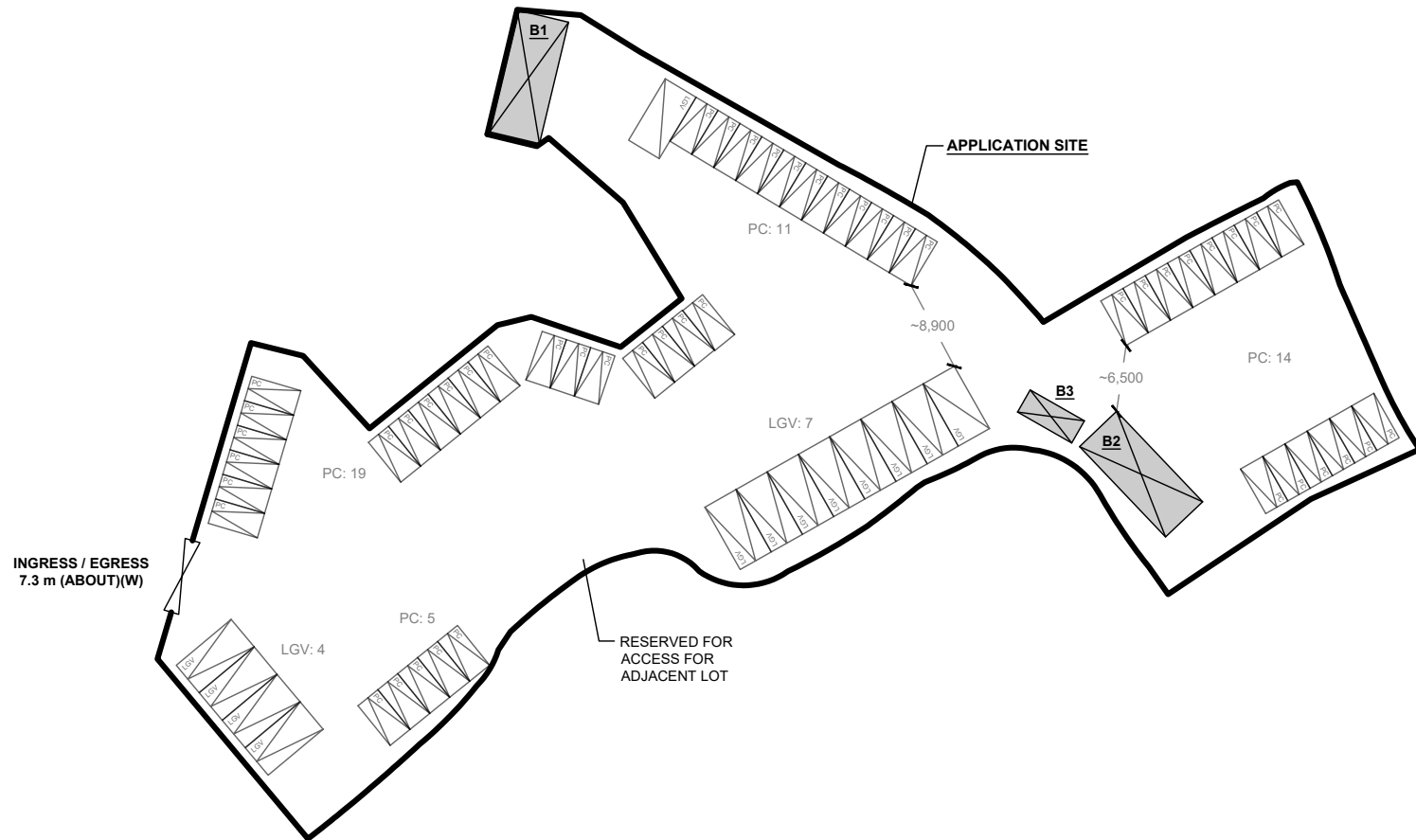
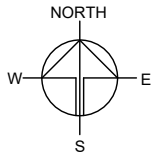
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,868 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 137 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,731 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 3.5 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 137 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 137 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND SITE OFFICE	61 m <sup>2</sup> (ABOUT)	61 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B1	SHOP AND SERVICES AND SITE OFFICE	61 m <sup>2</sup> (ABOUT)	61 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		137 m <sup>2</sup> (ABOUT)	137 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 49
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	PARKING SPACE (LIGHT GOODS VEHICLE)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) AND SHOP AND  
SERVICES WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU  
FAU SHAN, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	9.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

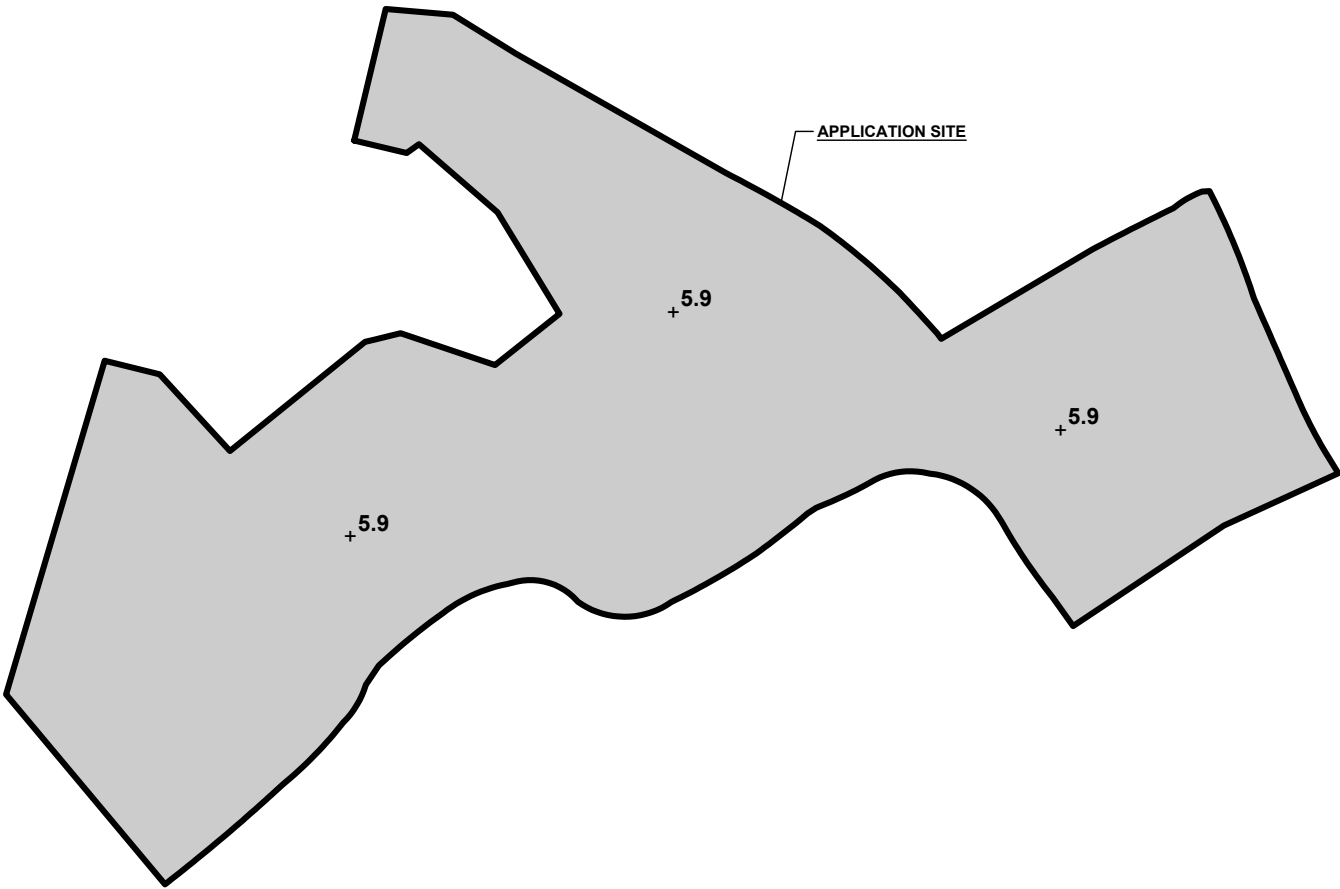
DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 3,868 m<sup>2</sup> (ABOUT)  
EXISTING SITE SURFACE : HARD-PAVED  
EXISTING SITE LEVEL : +5.9 mPD (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m

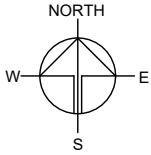
THE APPLICATION SITE HAS BEEN HARD-PAVED WITH ASPHALT. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND

- APPLICATION SITE
- +14.7 EXISTING SITE LEVELS
- EXISTING HARD-PAVED AREA



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) AND SHOP AND  
SERVICES WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU  
FAU SHAN, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	9.8.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND AREA

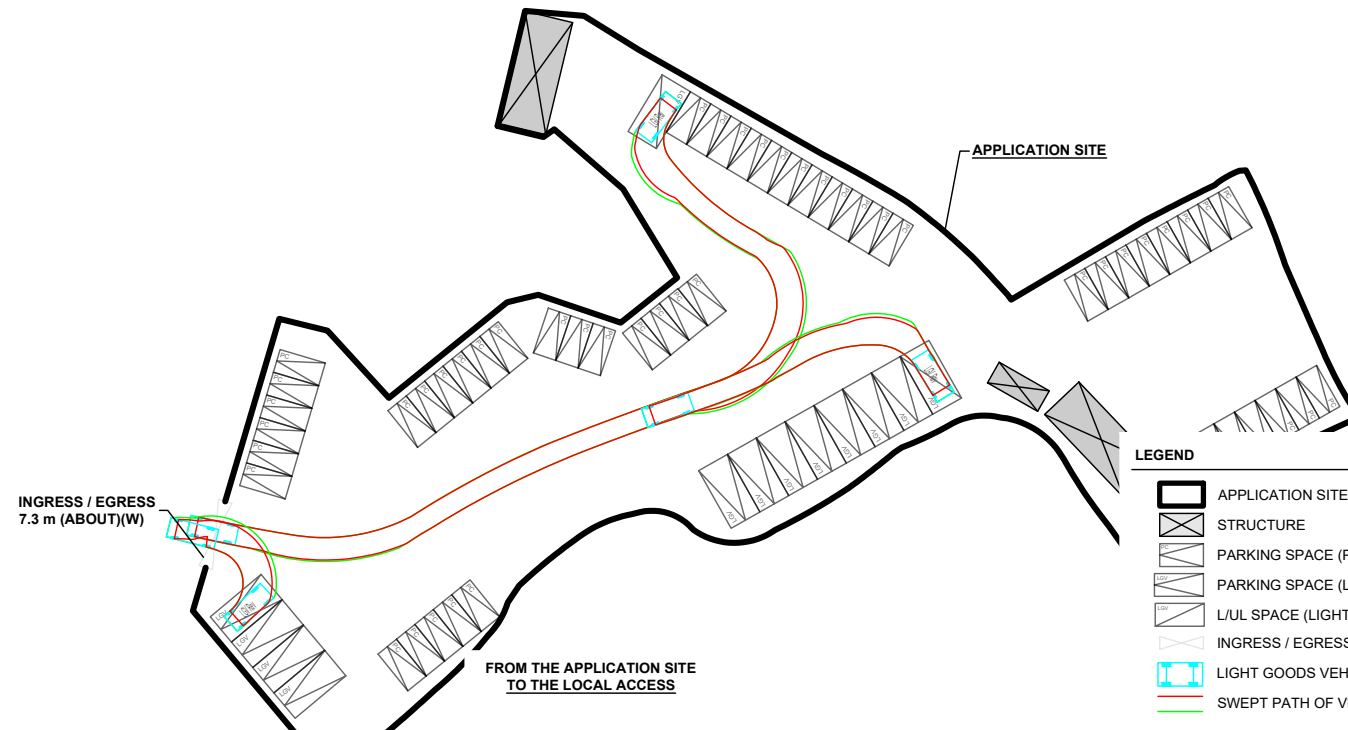
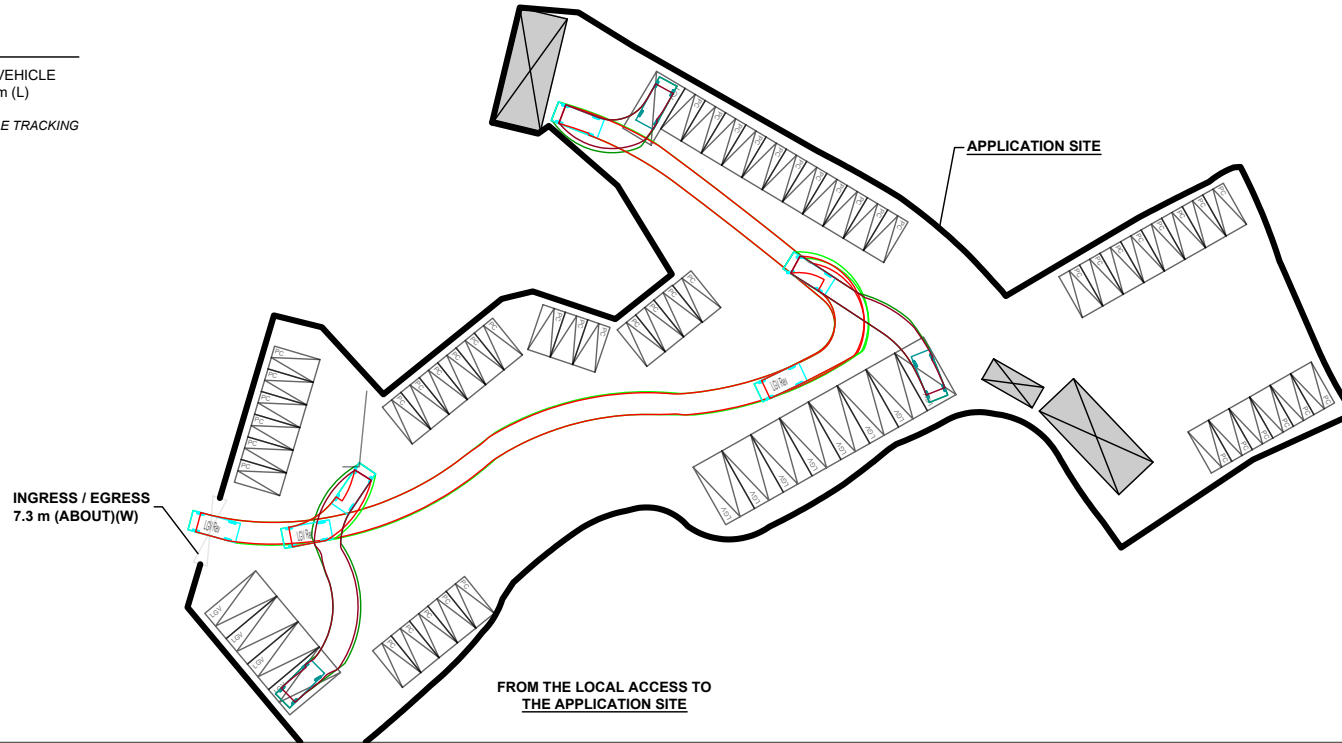
DWG NO. PLAN 5	VER. 001
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# SWEPT PATH ANALYSIS

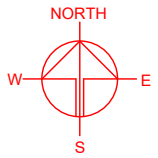
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
 PUBLIC VEHICLE PARK  
 (EXCLUDING CONTAINER  
 VEHICLE) AND SHOP AND  
 SERVICES WITH ANCILLARY  
 FACILITIES FOR A PERIOD OF 5  
 YEARS AND ASSOCIATED  
 FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU  
 FAU SHAN, YUEN LONG, NEW  
 TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

9.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (LGV)

DWG NO.

PLAN 6

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

# SWEPT PATH ANALYSIS

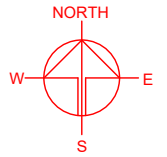
TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS  
 7.3 m (ABOUT)(W)

FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE

APPLICATION SITE



INGRESS / EGRESS  
 7.3 m (ABOUT)(W)

FROM THE APPLICATION SITE  
 TO THE LOCAL ACCESS

APPLICATION SITE

## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT GOODS VEHICLE)
- L/L SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
 PUBLIC VEHICLE PARK  
 (EXCLUDING CONTAINER  
 VEHICLE) AND SHOP AND  
 SERVICES WITH ANCILLARY  
 FACILITIES FOR A PERIOD OF 5  
 YEARS AND ASSOCIATED  
 FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU  
 FAU SHAN, YUEN LONG, NEW  
 TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

9.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (PC)

DWG NO.

PLAN 7

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.



盈卓物業  
顧問有限公司

Our Ref. : DD129 Lot 1530 & VL  
Your Ref. : A/YL-LFS/534

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

**By Email**

19 September 2024

Dear Sir,

**Supplementary Information**

**Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Shop and Services  
with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone,  
Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-LFS/534)**

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) The proposed shop and services are intended to sell vehicle products (i.e. auto spares, parts, accessories, etc.).

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

email: wkhchu@pland.gov.hk )

(Attn.: Mr. Wilson TSE

email: wcytse@pland.gov.hk )





盈卓物業  
顧問有限公司

Our Ref.: DD129 Lot 1530 & VL  
Your Ref.: TPB/A/YL-LFS/534

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

By Email

23 October 2024

Dear Sir,

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

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and  
Shop and Services with Ancillary Facilities for a Period of 5 Years and  
Associated Filling of Land and Pond in “Village Type Development” Zone,  
Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-LFS/534)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) / 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) and Shop and Services with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond in “Village Type Development” Zone, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

**(Application No. A/YL-LFS/534)**

(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) and Shop and Services with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond’ (**Annex I**).
- A set of development plans is revised to facilitate the operational needs (**Plans 1 to 4**).
- The proposed shop and services are intended to provide grocery products (i.e. food and beverages, household essentials and personal care items) to bring convenience to the nearby locals.
- The application site (the Site) has been filled with asphalt (of not more than 0.1m in depth). The applicant will remove a portion of the hard paved area (i.e. 182m<sup>2</sup>) and remain it as soil trench for healthy tree growth. The proposed filling of land and pond is intended to facilitate a flat surface for site formation of structures, parking spaces and circulation area (**Plan 2**).
- A landscape proposal is submitted by the applicant to provide landscape mitigation measure for the proposed development (**Annex II**). A total of 40 new trees (N1 to N40), with continuous soil trench, are proposed to be planted along the north and east periphery of the Site as a landscape buffer to minimise adverse visual impacts to the surroundings areas. All these new trees within the Site will be maintained by the applicant during the planning approval period.

(i) A RtoC Table:

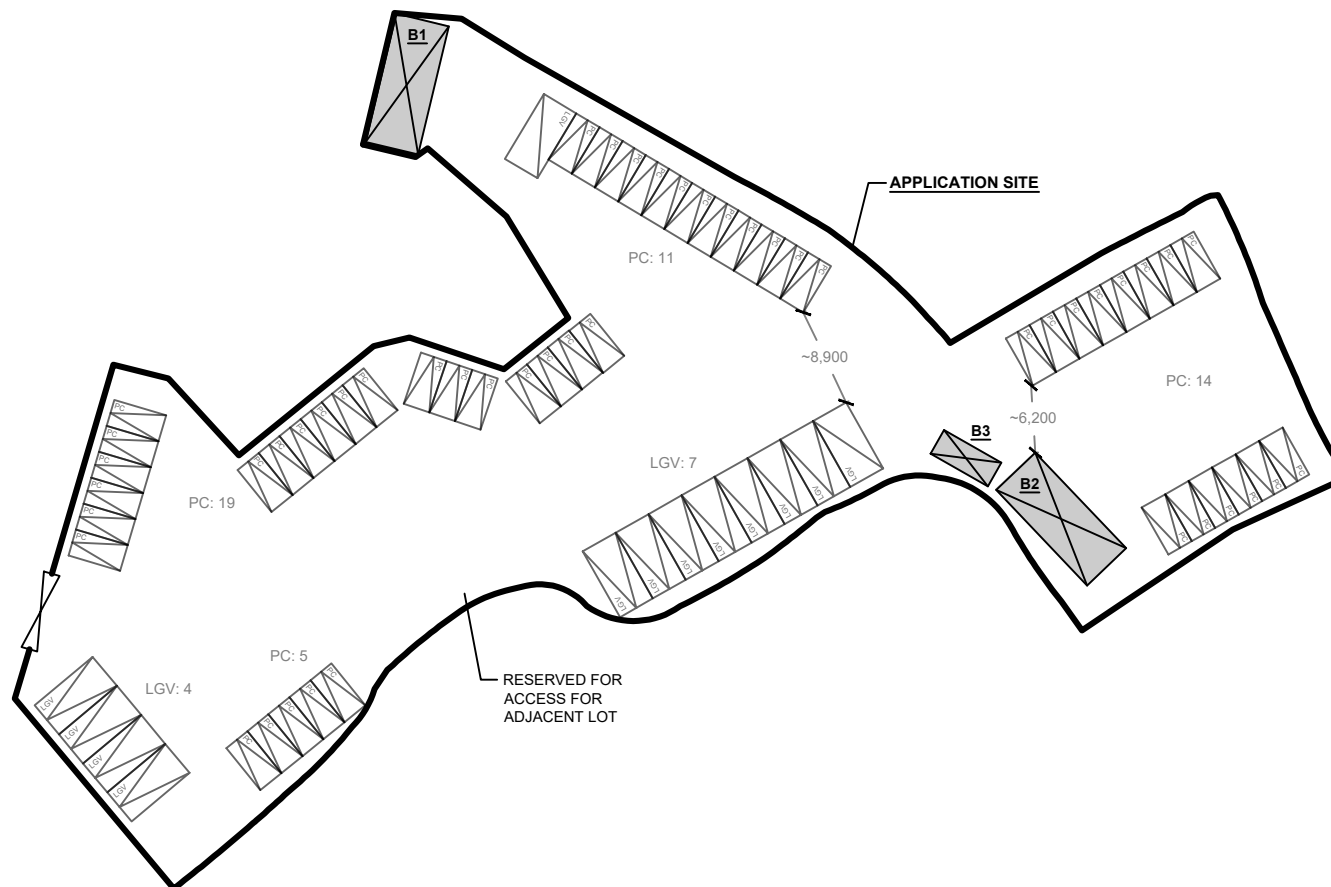
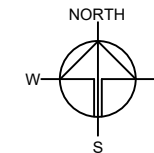
Departmental Comments		Applicant's Responses
<b>1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b>		
(a)	The application site falls within the Wetland Buffer Area under Town Planning Board Guideline no. 12C. Although it is currently hard-paved according to the	The applicant will implement a number of measures to mitigate any impact(s) arising from the development, which includes:

	<p>information from the applicant, the site is close to the Wetland Conservation Area (WCA) and "Conservation Area" ("CA") zone to the southeast of the site. The applicant should provide information on whether the proposed use would cause indirect disturbances (e.g. traffic, noise, human activities) to the wetlands in WCA, "CA" zone and the vicinity and propose appropriate mitigation measures to avoid/minimize those impacts.</p>	<ul style="list-style-type: none"> <li>- 2.5m high boundary fencing will be erected along the periphery of the Site to avoid any disturbance caused by the proposed development.</li> <li>- Restricted operation hours (i.e. from 09:00 to 22:00 daily, including public holidays) will take place at the Site during the planning approval period.</li> <li>- There will be an overnight caretaker stationed within the Site for security purposes, as well as to handle any potential complaint/nuisances to surrounding areas.</li> <li>- The applicant will submit and implement 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; and</li> </ul> <p>The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. <i>Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance</i> etc. at all times during the planning approval period.</p>
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# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,868 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 137 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,731 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 3.5 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 137 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 137 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND SITE OFFICE	61 m <sup>2</sup> (ABOUT)	61 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B1	SHOP AND SERVICES AND SITE OFFICE	61 m <sup>2</sup> (ABOUT)	61 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		137 m <sup>2</sup> (ABOUT)	137 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 49
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	PARKING SPACE (LIGHT GOODS VEHICLE)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY MN DATE 9.8.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

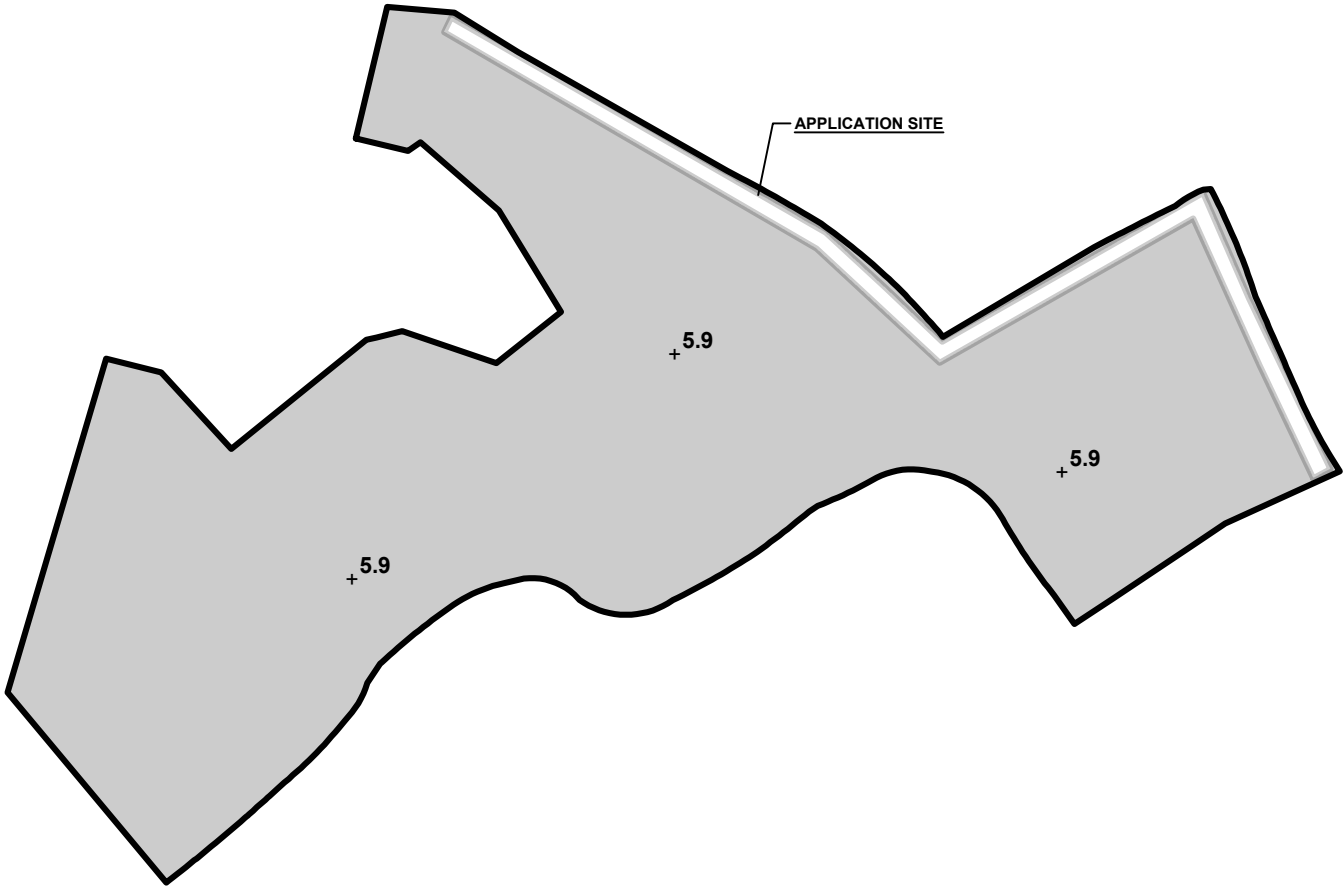
DWG NO. PLAN 1

VER. 001

FILLING OF LAND AND POND AT THE APPLICATION SITE

APPLICATION SITE AREA : 3,868 m<sup>2</sup> (ABOUT)  
PROPOSED LAND/POND FILLING : 3,686 m<sup>2</sup> (ABOUT)  
EXISTING SITE SURFACE : HARD-PAVED  
EXISTING SITE LEVEL : +5.9 mPD (ABOUT)  
DEPTH OF LAND/POND FILLING : NOT MORE THAN 0.1 m

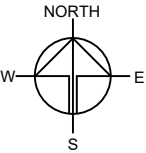
THE APPLICATION SITE HAS BEEN HARD-PAVED WITH ASPHALT. THE APPLICANT WILL STRICTLY FOLLOW THE PROPOSED SCHEME AND NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



**LEGEND**

- APPLICATION SITE
- +14.7 EXISTING SITE LEVELS
- EXISTING HARD-PAVED AREA

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.



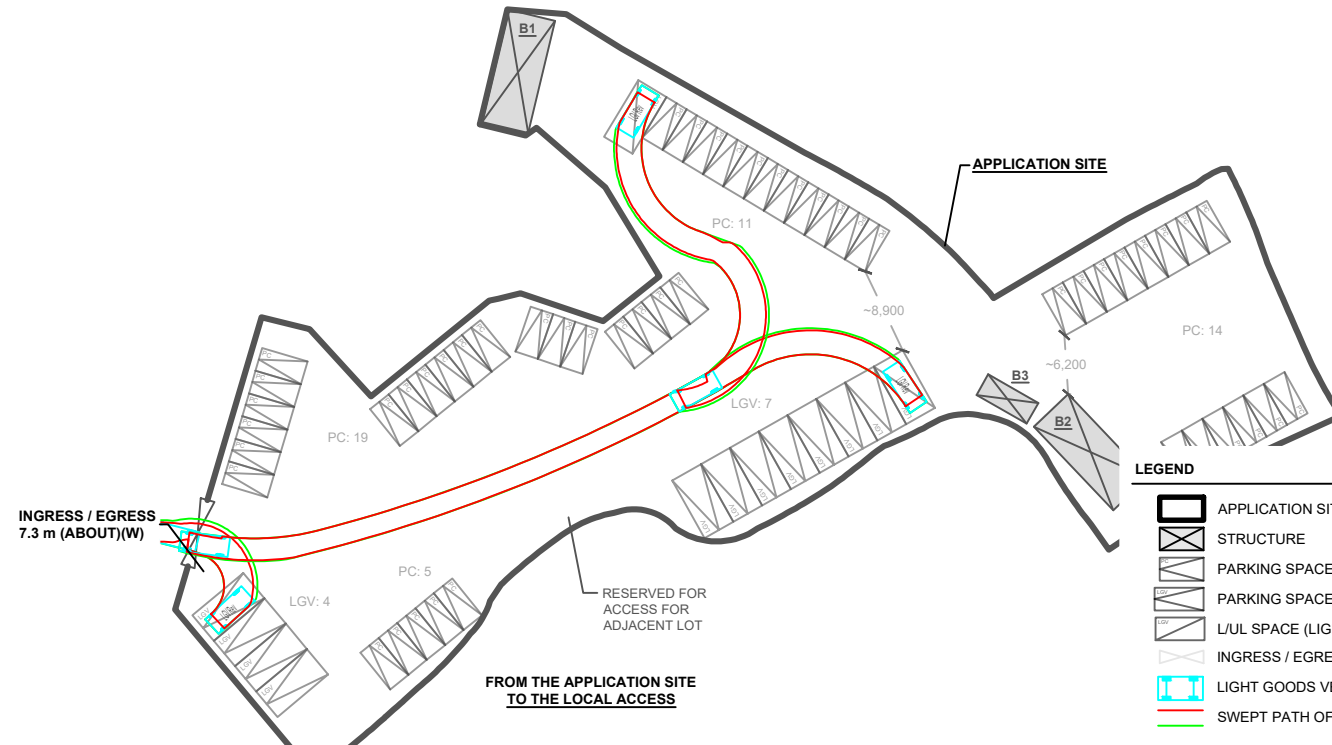
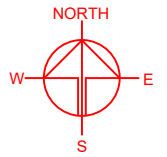
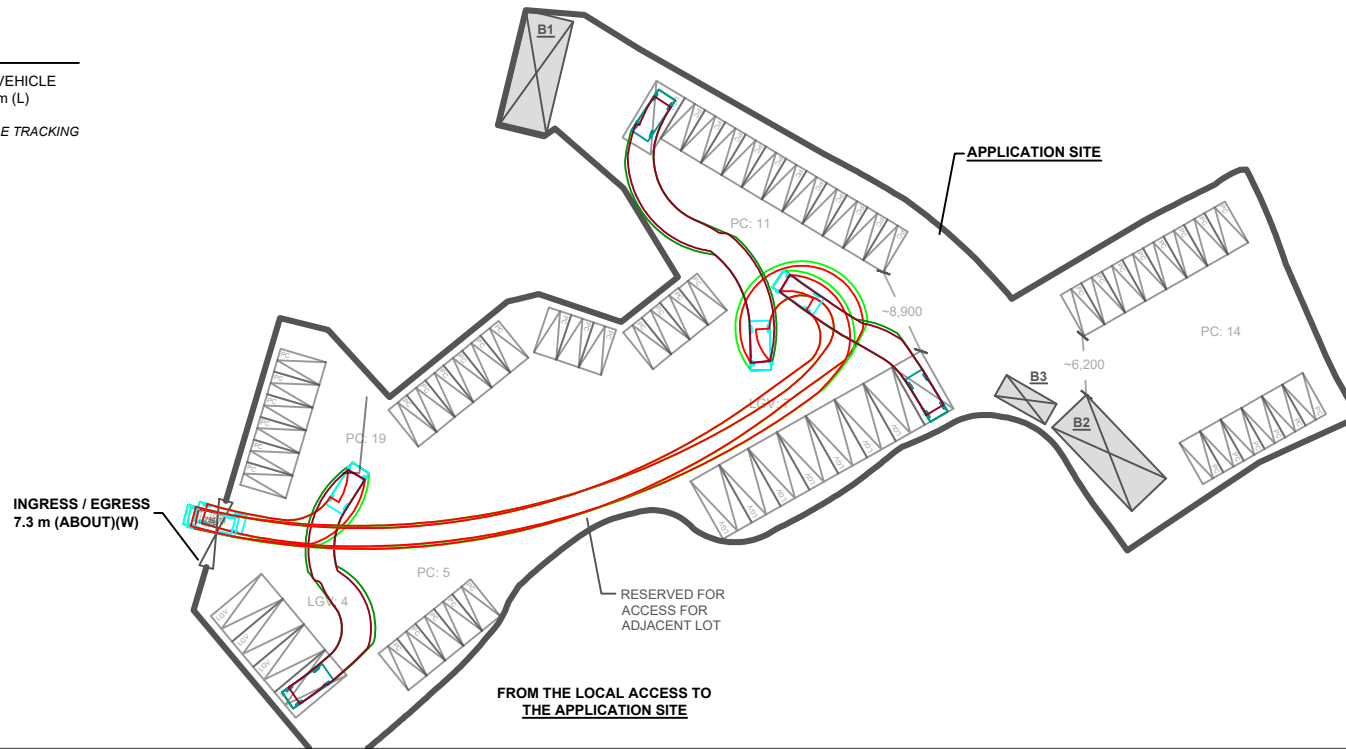
PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND AND POND	
SITE LOCATION	
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 700 @ A4	
DRAWN BY	DATE
MN	9.8.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND/POND AREA	
DWG NO.	VER.
PLAN 2	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



## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT GOODS VEHICLE)
- L/U/L SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

9.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (LGV)

DWG NO.

PLAN 3

VER.

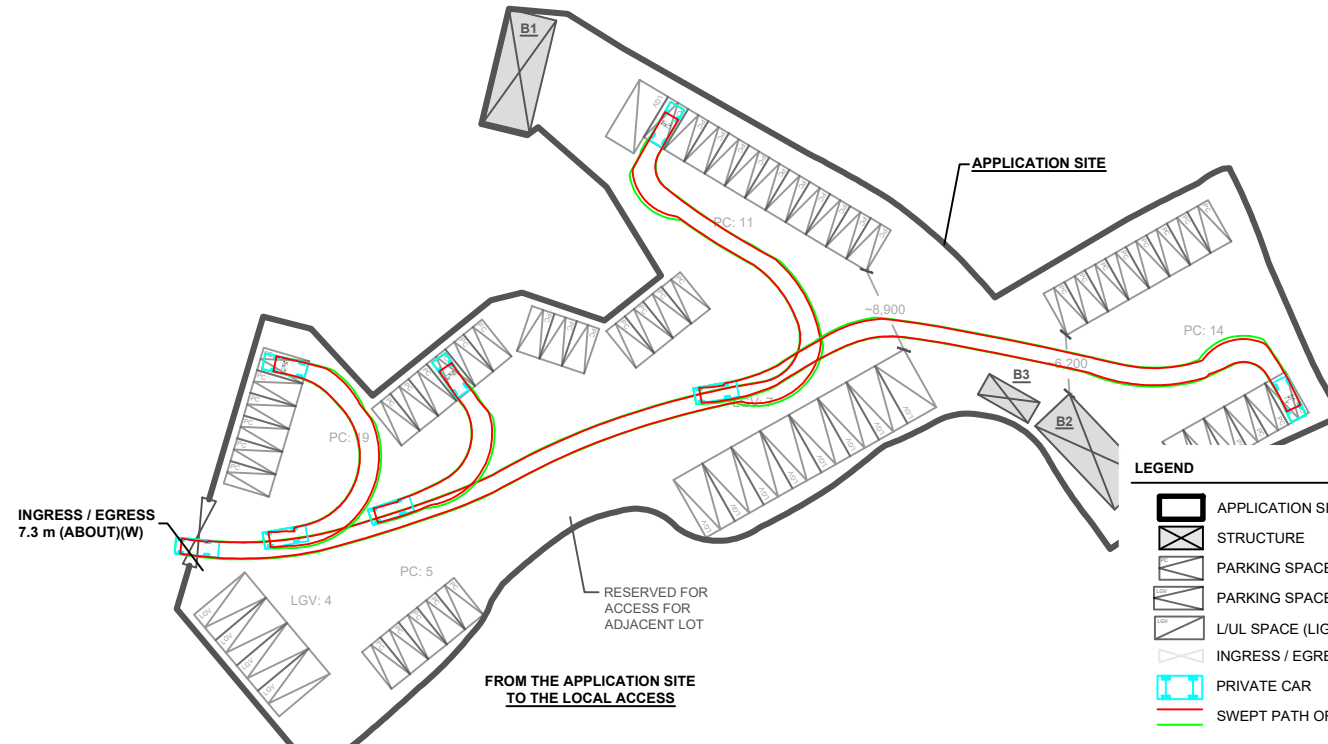
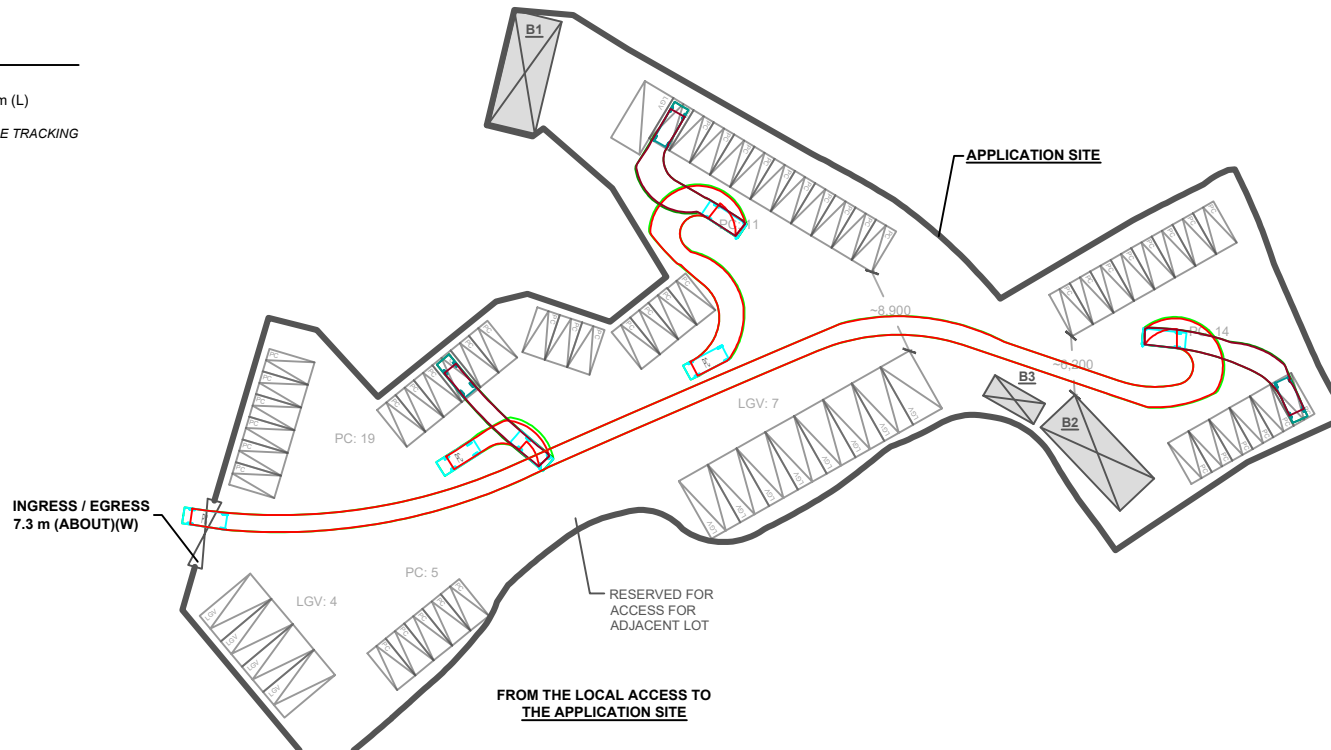
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

# SWEPT PATH ANALYSIS

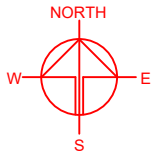
TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT GOODS VEHICLE)
- L/L SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
 PUBLIC VEHICLE PARK  
 (EXCLUDING CONTAINER  
 VEHICLE) AND SHOP AND  
 SERVICES WITH ANCILLARY  
 FACILITIES FOR A PERIOD OF 5  
 YEARS AND ASSOCIATED  
 FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU  
 FAU SHAN, YUEN LONG, NEW  
 TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

9.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (PC)

DWG NO.

PLAN 4

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

(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 ..... 3,686 sq.m 平方米 <input checked="" type="checkbox"/> About 約            Depth of filling 填土厚度 ..... not more than 0.1 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) and Shop and Services with Ancillary Facilities 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) and Shop and Services with Ancillary Facilities 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**

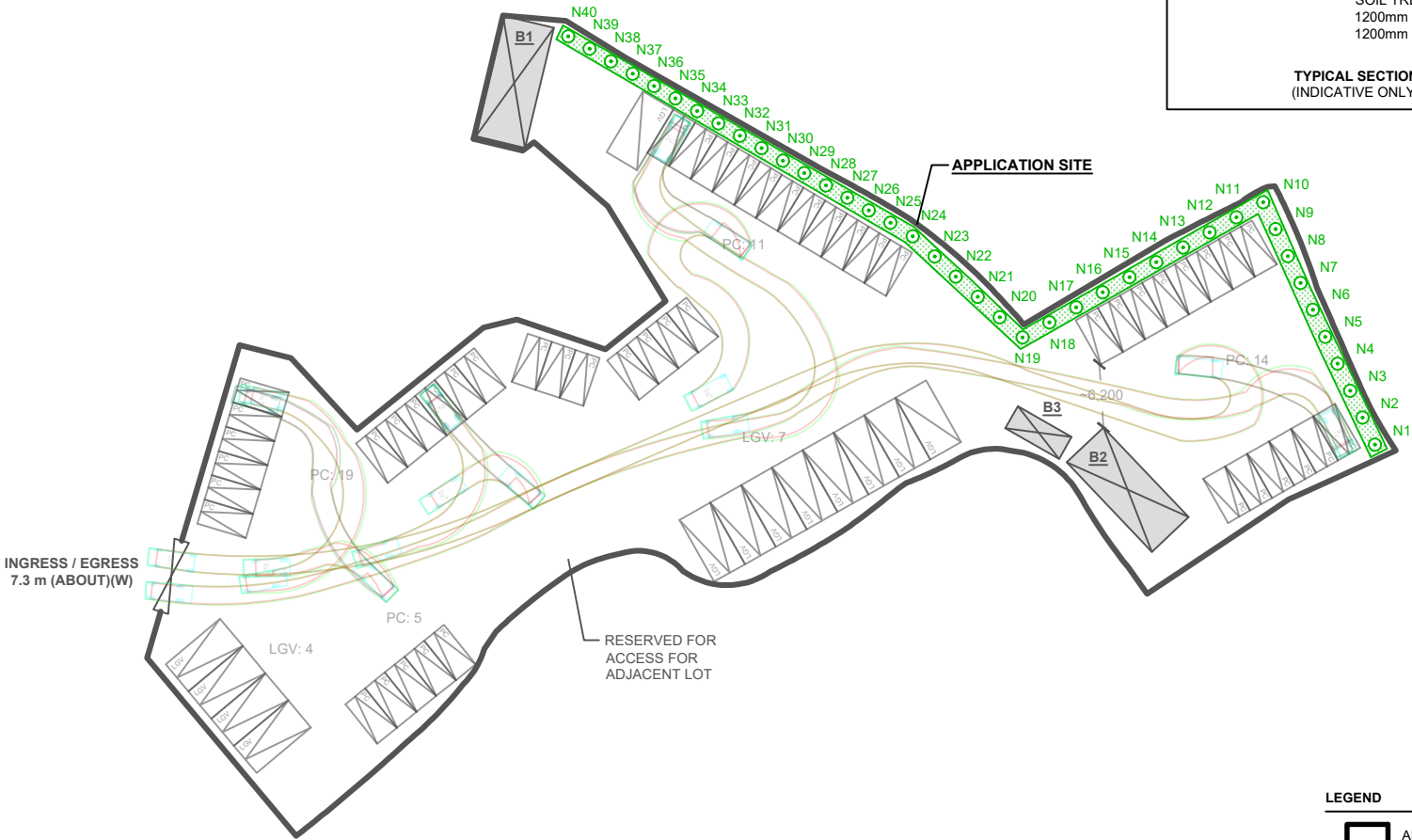
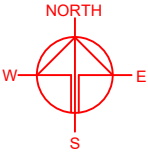
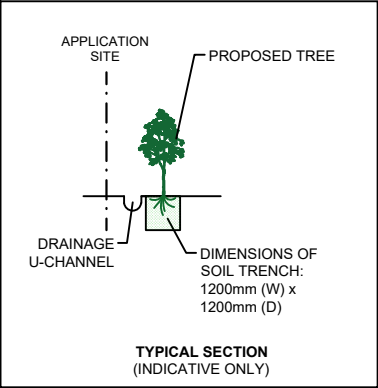
Proposed gross floor area (GFA) 擬議總樓面面積	..... 137 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.04 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 3.5 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 3 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 ..... 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	
	..... 3.5 ..... m 米 <input checked="" 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	Lots 1530, 1539 (Part), 1540, 1542, 1543 (Part) and 1549 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories		
Site area 地盤面積	3,868 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	"Village Type Development" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services with Ancillary Facilities 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	137 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <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	3	
	Composite 綜合用途	N/A	

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,588 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,635 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 953 m <sup>2</sup>	(ABOUT)

NO. OF NEW TREES WILL BE PLANTED : 40 (N1 TO N40)  
SPECIES OF NEW TREES : POLYSPORA AXILLARIS  
HEIGHT OF NEW TREES : NO LESS THAN 2.75 m  
SPACING OF NEW TREES : NOT LESS THAN 3 m  
DIMENSION OF SOIL TRENCH : 1.2 m (W) X 1.2 m (D)



LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/V/L SPACE (LGV)
	INGRESS / EGRESS
	LGV / PC
	SWEPT PATH OF VEHICLE
	PROPOSED NEW TREES
	PROPOSED CONTINUOUS SOIL TRENCH

- 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.



PROJECT  
PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) AND SHOP  
AND SERVICES WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS AND ASSOCIATED  
FILLING OF LAND AND POND

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

SCALE 1 : 700 @ A4	
DRAWN BY LT	DATE 17.10.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LANDSCAPE PROPOSAL	
DWG NO. ANNEX II	VER. 001

**Relevant extract of the Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
(TPB PG-No. 12C)**

On 16.5.2014, the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Buffer Area (WBA):

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include temporary uses.

## **Appendix A**

### **List of Uses Exempted from Ecological Impact Assessment Within the Wetland Buffer Area**

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic\*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office\*
- Private Club#
- Public Convenience
- Public Library\*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School\*



- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility\*
- Tent Camping Site

Note:

# other than free-standing building

\* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

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

**Approved 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 (RNTPC)</u></b>
1	A/YL-LFS/367	Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	V	26.2.2021

**Government Bureau/Departments' General Comments**

**1. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) The Site falls within the Wetland Buffer Area under the Town Planning Board Guidelines No. 12C and is in close to the Wetland Conservation Area to the southeast of the Site.
- (b) After reviewing the applicant's mitigation measures including a 2.5m high boundary fencing along the periphery of the Site to avoid disturbance caused by the proposed use, he has no adverse comment on the application from nature conservation perspective.
- (c) The applicant should note his advisory comments at **Appendix V**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no adverse comment on the application from environmental planning perspective since no heavy vehicle or dusty operation would be involved.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix V**.

**3. Landscaping**

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

- (a) She has no comment on the application from landscape planning perspective.
- (b) The Site is situated in an area of rural landscape predominated by village houses, ponds, marshland and woodland with some open car parks in the proximity. The proposed development is considered not entirely incompatible to the landscape character of the surrounding area.
- (c) Having reviewed the submitted landscape proposal, it is noted that 40 new trees are proposed within 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 Town Planning Board consider the application acceptable from the planning point of view, an approval 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 drainage facilities to his satisfaction.

- (c) The applicant should note his advisory 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 proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix V**.

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

The following government departments have no objection to/no comment on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works ((CE/LW), CEDD);
- (d) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (e) Project Manager (West) (PM(W), CEDD);
- (f) Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE/AM, AMO);
- (g) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (h) Commissioner for Transport (C for T); and
- (i) Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots (OSALs) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
  - (ii) the lot owner(s) shall apply to LandsD for Short Term Waiver(s) (STWs) 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the local track between the Site and Deep Bay Road (temporary) is not and will not be maintained by HyD. Adequate drainage measures shall be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structures are required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works; and

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) It is noted that 3 structures are proposed in the application. 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 the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the 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) 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 the BO will be carried out at building plan submission stage.

致：元朗民政事務處  
民政事務專員台鑑！

貴處檔號：(47) in HAD YL C&D 17-45/45/02/405及  
城規會申請編號：A/YL-LFS/534

反對理由如下：

(一) 該擬議發展地段只有一條不標準道路直達申請地段；由天影路入天月路入輞井段是一條單程路及由本地人稱之為「吸沙路」是一條小泥路，更不適宜發展為停車場。

(二) 該擬議發展地段側有一條行人路，村民及居民早晚經此行路進出天水圍，日後批出牌照發展恐怕人車爭路，極為危險！

(三) 該擬議發展所有地段都是鄉村式發展土地，是供村民建屋之用，一但批准會握剝村民建屋的權利。

(四) 該擬議發展地段是比較低窪，若批准填土，渠道工程要完善，被免水浸！特此函達！惟盼！

村民及居民簽署：

鄧榮堅 文蘇妹

日期：2024年10月10日

致：元朗民政事務處  
民政事務專員台鑑！

貴處檔號：(47) in HAD YL C&D 17-45/45/02/405及  
城規會申請編號：A/YL-LFS/534

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村民及居民簽署：

薛炳就 陳桂英  
鄧錦全

日期：2024年10月10日



致：元朗民政事務處  
民政事務專員台鑑！

貴處檔號：(47) in HAD YL C&D 17-45/45/02/405及  
城規會申請編號：A/YL-LFS/534

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(五) 該擬議發展地段，政府有關部門審批時留意不要影響現有行人通道！

特此函達！惟盼！

輞井圍村代表簽署

鄧光輝  
鄧南威  
鄧鈞鈞

日期：2024年10月10日

致：元朗民政事務處  
民政事務專員台鑑！

貴處檔號： (47) in HAD YL C&D 17-45/45/02/405及  
城規會申請編號：A/YL-LFS/534

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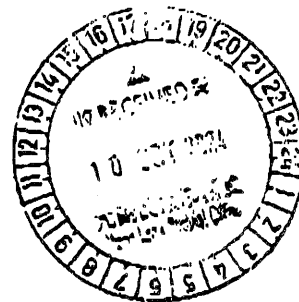
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村民及居民簽署：

輞井圍村代表簽署：鄧南盛

日期：2024年 10 月 10日



致：元朗民政事務處  
民政事務專員台鑑！

實處檔號：(47) in HAD YL C&D 17-45/45/02/405及  
城規會申請編號：A/YL-LFS/534

反對理由如下：

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村民及居民簽署：鄧栢麟  
鄧景陽  
林宛

日期：2024年10月10日



A/YL-LFS/534

30.9.2024

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

Dear Sir,

**Proposed Change in the Land Use in**  
**Lots 1530, 1539 (Part), 1540, 1542, 1543 (Part), 1549 (Part)**  
**In DD 129, Lau Fau Shan, Yuen Long, N.T.**

I refer to the captioned subject.

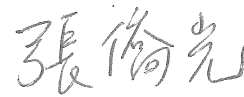
I, being one of the residents living nearby, raise strong objection to the proposed temporary public vehicle park (excluding container vehicles) and shops and ancillary facilities for a period of 5 years and associated filling of lands with the following reasons below.

1. Environmental pollution like noise pollution, air pollution, light pollution and rubbish incurred
2. There is no suitable carriageway nor pedestrian walkway segregating vehicles, cyclists and pedestrian. Therefore, potential traffic accident with injury would be incurred.
3. Should there is a car park at the captioned location, it would lead to the increase of the traffic volume in the vicinity like Tin Ying Path. This undoubtedly causes congestion at Tin Ying Path. On the other hand, we would like your department to study the widening the road leading to Mong Tseng Village/Mong Tseng Wai from one-lane-two-way to two-lane-two-way.
4. In view of low density population thereat, we do not see the need to create

shops and services with ancillary facilities thereat.

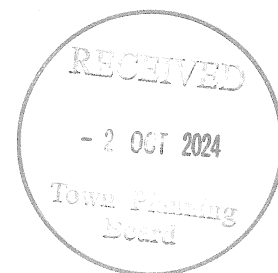
As far as I know, the land use for the captioned lots are limited only to the agricultural farming and fish ponds, etc or building a small house for 原居民. Proposed change into a commercial car park is not the original use. I urge your department to uphold the principle and do not allow such change.

Yours faithfully,



---

CHEUNG KIU KWONG



# 規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/YL-LFS/534
地點 Location (見下圖 See Plan Below)	新界元朗流浮山丈量約份第129約地段第1530號、 第1539號(部分)、第1540號、第1542號、 第1543號(部分)及第1549號(部分) Lots 1530, 1539 (Part), 1540, 1542, 1543 (Part) and 1549 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
地帶及圖則 Zoning and Plan	「鄉村式發展」 "Village Type Development" 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
建議 Proposal	擬議臨時公眾停車場(貨櫃車除外)和 商店及服務行業連附屬設施(為期5年)及相關填土工程 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services With Ancillary Facilities for a Period of 5 Years and Associated Filling of Land

任何人士均可就這宗申請提出意見。有關意見必須於2024年10月12日或之前，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 12 Oct 2024.

## 詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。  
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出考慮前，登入委員會的網頁 ([https://www.tpb.gov.hk/tc/plan\\_application/A\\_YL-LFS\\_534.html](https://www.tpb.gov.hk/tc/plan_application/A_YL-LFS_534.html)) 或掃描本通告的二維碼) 及到下列地點查閱這宗申請。  
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website ([https://www.tpb.gov.hk/en/plan\\_application/A\\_YL-LFS\\_534.html](https://www.tpb.gov.hk/en/plan_application/A_YL-LFS_534.html)) or scanning the QR code in this Notice) and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department  
(熱線 Hotline: 2231 5000)  
香港北角渣華道333號北角政府合署17樓  
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.  
新界沙田上禾輋路1號沙田政府合署14樓  
14/F, She Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。  
All comments made to the Board will be available for public inspection under the Ordinance.

### 個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據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：

- 處理這宗申請，包括公布有關意見供公眾查閱，同時公布提出意見人士(下稱「提意見人」)的姓名供公眾查閱；以及
- 方便提意見人與委員會秘書及政府部門之間進行聯絡。

The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:

- the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
- facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

### 重要提示 Important Notes:

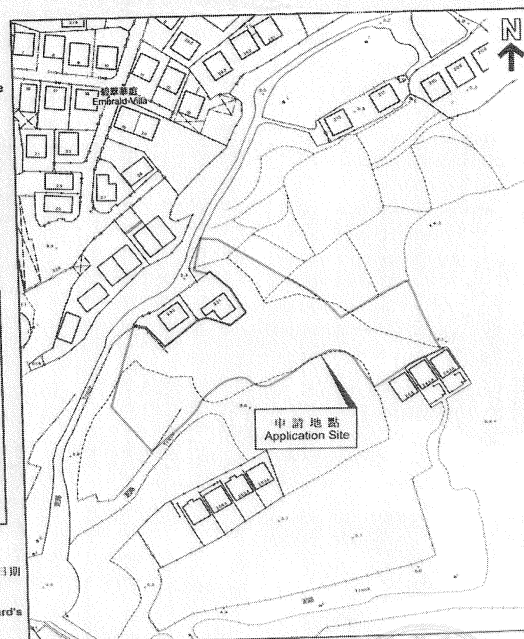
- 委員會考慮申請的暫定會議日期已上載於委員會的網頁([www.tpb.gov.hk/](http://www.tpb.gov.hk/))。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。  
The tentative date of the Board to consider the application has been uploaded to the Board's website ([www.tpb.gov.hk/](http://www.tpb.gov.hk/)). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretary of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.

- 供委員會考慮申請時需要的文件，會在發送給委員會秘書後存放於規劃署的規劃資料查詢處(查詢熱線：2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱。  
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.

- 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。  
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed on the Board's website after the meeting.

## 位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會  
2024年9月20日  
Town Planning Board  
20 Sep 2024

(任何人在未經委員會許可而刪去、修改、毀壞或移除本通告，均可能構成刑事罪行。)  
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)