

2025年 1月 14日
此文件已收到。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
申請文件。

The application is received on 14 JAN 2025
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

2402863 3/12 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-NSW/339
	Date Received 收到日期	14 JAN 2025

- 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)

汽車文化發展有限公司
Cars Culture Development Limited

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)

Allgain Land Planning Limited 全堅土地規劃有限公司

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）	元朗青山公路-元朗段丈量約份第 115 約地段第 725 號（部分）、第 726 號（部分）、第 727 號餘段（部分）、第 729 號、第 730 號、第 731 號（部分）、第 758 號（部分）、第 759 號（部分）、第 760 號（部分）、第 774 號 A 分段（部分）、第 774 號 B 分段及第 775 號（部分） Lots 725(Part), 726(Part), 727 R.P(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 3,480 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,150 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(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	DRAFT NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9 南生圍分區計劃大綱草圖編號 S/ YL-NSW/9
(e) Land use zone(s) involved 涉及的土地用途地帶	未決定用途 Undetermined
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 14/11/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 29/11/2024 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Eating Place, Shop and Services(Sales of Private Car)
臨時食肆和商店及服務行業(私家車銷售)

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	1,910	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,570	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,150	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,150	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to List of Structure

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	10
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間

營業時間為星期一至日早上9時至下午7時，包括公眾假期。

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從元朗東成里路轉入</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>																																
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p>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 checked="" type="checkbox"/></p>																														
<p>(iii) 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>		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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

請參考附件的申請報告書及擬議發展的計劃細節

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Ms Hermose Chong

Manager

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

Allgain Land Planning Limited

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

Date 日期

29/11/2024

(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

- 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 725(Part), 726(Part), 727 R.P(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T. 元朗青山公路-元朗段丈量約份第 115 約地段第 725 號 (部分)、第 726 號 (部分)、第 727 號餘段 (部分)、第 729 號、第 730 號、第 731 號 (部分)、第 758 號 (部分)、第 759 號 (部分)、第 760 號 (部分)、第 774 號 A 分段 (部分)、第 774 號 B 分段及第 775 號 (部分)
Site area 地盤面積	3480 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9 南生圍分區計劃大綱草圖編號 S/ YL-NSW/9
Zoning 地帶	未決定用途 Undetermined
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Eating Place, Shop and Services(Sales of Private Car) 臨時食肆和商店及服務行業 (私家車銷售)

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,150 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.62 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	45.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		10
	Private Car Parking Spaces 私家車車位 10 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) 0 <hr/>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
list of Structures		
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。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗青山公路-元朗段丈量約份第 115 約地段第 725 號 (部分)、第 726 號
(部分)、第 727 號餘段 (部分)、第 729 號、第 730 號、第 731 號 (部分)、第
758 號 (部分)、第 759 號 (部分)、第 760 號 (部分)、
第 774 號 A 分段 (部分)、第 774 號 B 分段及第 775 號 (部分)

擬議臨時食肆和商店及服務行業 (私家車銷售)

(為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-5

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關新界元朗青山公路-元朗段丈量約份第 115 約地段第 725 號(部分)、第 726 號(部分)、第 727 號餘段(部分)、第 729 號、第 730 號、第 731 號(部分)、第 758 號(部分)、第 759 號(部分)、第 760 號(部分)、第 774 號 A 分段(部分)、第 774 號 B 分段及第 775 號(部分) 的規劃申請，擬在上述地段申請為期三年的臨時食肆和商店及服務行業(私家車銷售)。
2. 申請地點位於元朗東成里路，在《南生圍分區計劃大綱草圖編號 S/YL-NSW/9》上劃為「未決定用途」用途。
3. 申請地盤面積為約 3,480 平方米，總數面面積為 2,150 平方米，上蓋覆蓋面積為 1,570 平方米，露天地方面積為 1,910 平方米，上蓋覆蓋率為 45.1%。
4. 申請地點將設有 6 個構築物，總樓面面積合共約 2,150 平方米。
附件的構築物清單已清楚列明每個構築物的用途、面積、層數及高度。
5. 擬議發展的臨時食肆和商店及服務行業主要用作私家車銷售及附屬設施。
6. 申請地點亦涉及 10 個私家車訪客泊車位，供客人使用。
7. 申請地點亦涉及 1 個輕型貨車臨時上落貨車位，供送貨司機使用。
8. 申請地點可經元朗東成里路前往，擬議發展的營運時間為每天上午九時正至下午七時正，包括星期日及公眾假期。

申請原因

1. 申請地點位於元朗東成里路，並在《南生圍分區計劃大綱草圖編號 S/YL-NSW/9》上劃為「未決定用途」。
1. 申請地點涉及之前一個已批出的規劃申請：A/YL-NSW/315 (臨時商店及服務行業 (私家車銷售))，由於之前因為渠務和消防工程未完工，未能如期履行規劃許可附帶的規劃條件，因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。
2. 擬議發展的營業時間為星期一至日早上 9 時至下午 7 時，包括公眾假期。
3. 擬議發展的性質、形式及佈局與申請地點周邊的環境協調。
4. 擬議發展只是臨時三年的性質，不會影響城規會對該未決定用途的地帶作長遠規劃意向。
5. 城市規劃委員會曾批准申請地點附近的土地 (同樣也是南生圍分區計劃大綱圖的未決定用途地帶) 作臨時商店及服務行業的規劃申請，因此申請人懇請城市規劃委員會對本申請作出相同的對待。
6. 申請人不會破壞天然環境，不會砍伐樹木，並已提交排水建議、交通流量報告及環境舒緩措施等供有關政府部門參考，不會為周圍帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准以上地段作為期不超過三年的臨時食肆和商店及服務行業 (私家車銷售)。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及多個上蓋構築物，申請人已就 A/YL-NSW/315 向地政處申請短期豁免書，現正在等部門審批。

2. 擬議發展的商店入口

申請地點可由青山公路元朗段經元朗東成里路前往，該道路的闊度約 3.5-4 米，足夠讓私家車行駛，沿路亦設有避車處。而申請地點的入口設有約 8 米闊的大閘讓車輛駛進，附件 1 為該鄉村地區道路的照片。

3. 商店內的泊車安排

申請用途提供 10 個私家車的訪客車位及設 1 個輕型貨車上落車位。

4. 公共交通工具

申請地點交通便利，距離青山公路元朗段約 100 米的距離，而青山公路元朗段設有小巴及巴士站。

九巴路線：54、64K、68、68E、68F、76K、77K、N269 及 N368；

專線小巴路線：36、37、38、71、72、75、76、601、602、603、608 及 609B。訪客及職員可乘坐以上的交通工具到達青山公路元朗段，然後步行約 2-3 分鐘即能到達商店，交通方便。

5. 預計交通流量報告

時段		星期一至星期日，包括公眾假期	
		訪客車輛 (私家車)	
		進入(輛)	離開(輛)
各個時段	09:00 – 10:00	3	3
	10:00 - 17:00	6	6
	17:00 – 19:00	1	1
合計		10	10

時段		星期一至星期日，包括公眾假期	
		臨時上落貨車輛 (5.5 噸輕型貨車)	
		進入(輛)	離開(輛)
各個時段	09:00 – 10:00	1	0
	10:00 - 17:00	0	1
	17:00 – 19:00	0	0
合計		1	1

6. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

7. 空氣方面

申請地點是一個臨時服務性行業的商店，不會導致任何空氣污染。

8. 噪音方面

申請地點是一個臨時服務性行業的食肆及商店，主要都是職員和客人說話的聲音，不會導致噪音污染。

9. 排污方面

申請用途涉及一個洗手間，主要供職員及訪客使用，不會對外開放。申請人會按照環保署的規定和指引，在合適的地點上建造一個容量足夠的化糞池作洗手間的排污，不會讓污水流出影響周邊環境。

10. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

11. 消防方面

申請人會將按照消防處的指引和要求安裝消防裝置。

12. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，懇請城市規劃委員會寬大批准新界元朗青山公路以上地段作為期不超過三年的臨時食肆和商店及服務行業(私家車銷售)。

List of Structures

Structure No.	Usage	Coverage (m ²)	No. of Storeys	GFA (m ²)	Proposed Height (m)
1	Eating Place	250	1	250	Not Exceeding 5 m
2	Eating Place	270	1	270	Not Exceeding 5 m
3	Shop and Site Office	120	1	120	Not Exceeding 5 m
4	Indoor Vehicle Showroom and Reception	310	2	620	Not Exceeding 8 m
5	Shop (Sales of vehicles)	270	2	540	Not Exceeding 8 m
6	Shop and Vehicle Customer Service Centre	350	1	350	Not Exceeding 5 m
Total		1,570		2,150	

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

Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年03月03日星期一 23:08
收件者: tpbpd/PLAND
副本: Gary Tat Leung LAM/PLAND; Michael Chi Kin SO/PLAND; Anna Ka Yan TONG/PLAND
主旨: Application No. A/YL-NSW/339 : 回應部門意見
附件: 附件1 : FS Plan.pdf; 回應部門意見.pdf

類別: Internet Email

城規會/規劃處：

有關規劃申請：A/YL-NSW/339，現附上申請人回應部門的意見，請查收。

謝謝。

Planning Application No. A/YL-NSW/339

Table A: Responses to Departmental Comments

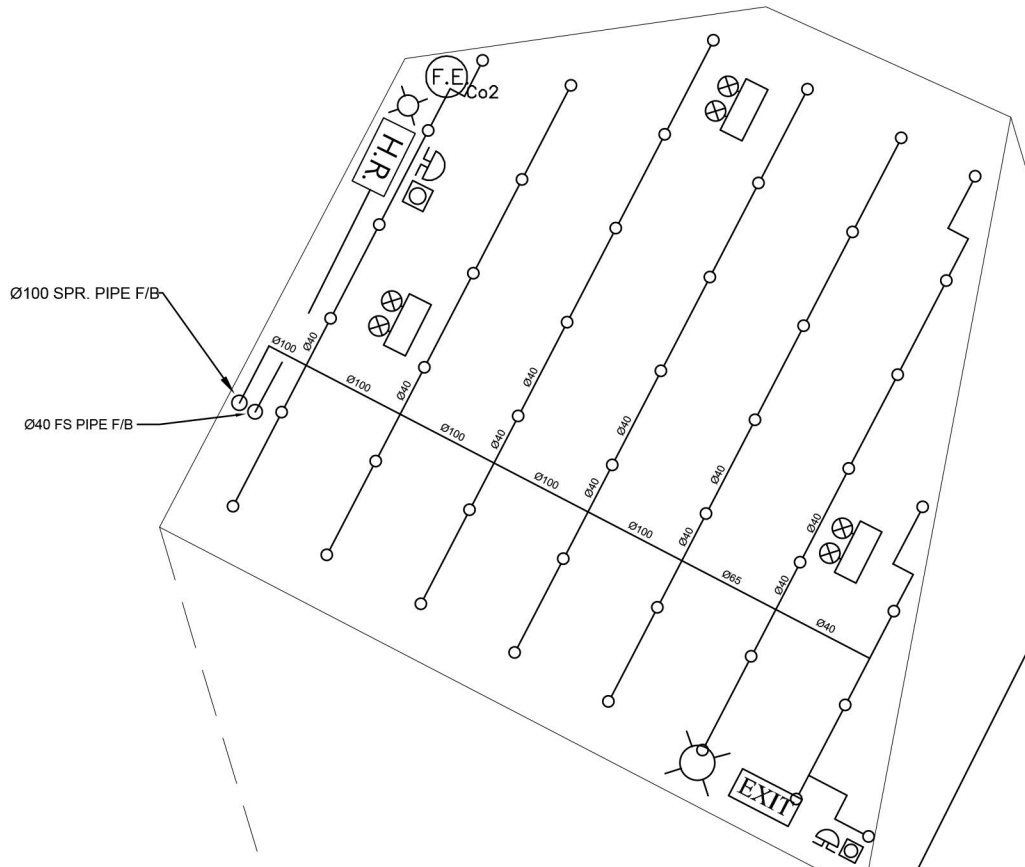
	Departmental Comments	Responses
	District Lands Office/Yuen Long, Lands Department (contact person: Ms. CHENG)	
1	<p>Unauthorized structure(s) within the said private lots) covered by the planning application</p> <p>There is/are unauthorized structure(s) on Lot Nos. 727 RP, 729, 730, 731, 758, 759, 760, 774 S.A and 774 S.B in D.D. 115 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>The following irregularities not covered by the subject planning application have been detected by this office:</p> <p>Unauthorized structure(s) within the said private lots) not covered by the planning application.</p> <p>There is/are unauthorized structure(s) within Lot Nos. 758 and 760 both in D.D. 115 not covered by the subject planning application.</p> <p>The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The</p>	<p>申請人知悉。</p> <p>現時申請地段上有部份違規構築物。</p> <p>如規劃申請獲批，申請人將會向地政處申請短期豁免書，並把現有的違規構築物都拆掉。</p>

	<p>application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD.</p> <p>Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
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	Departmental Comments	Responses
	Fire Services Department (contact person: Mr. CHEUNG Tel: 2733 7737):	
1	<p>With regard to the submitted FSI proposal, I have the following comments:</p> <p>(i) Modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022; and</p> <p>(ii) The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.</p>	<p>申請人已安排更改消防裝置建議書。 請看附件 1。</p>

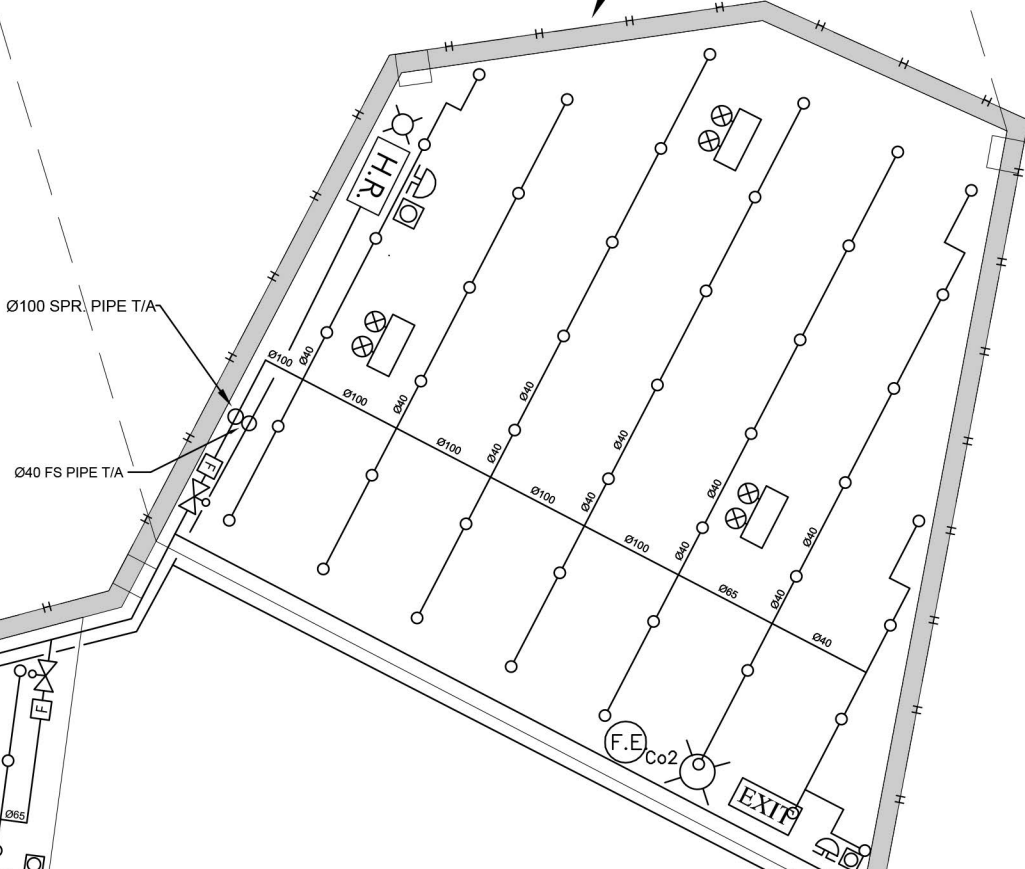
NO.	STRUCTURE CONTENT	APPROXIMATED AREA (m ²)	VOLUME (m ³)	NO. OF STOREY
1	EATING PLACE	188	940	1
2	EATING PLACE	267	1335	1
3	SHOP AND SITE OFFICE	95	475	1
4	INDOOR VEHICLE SHOWROOM AND RECEPTION	333	2664	2
5	SHOP(SALES OF VEHICLE)	211	1688	2
6	SHOP AND VEHICLE CUSTOMER SERVICE CENTRE	350	1750	1

PART PLAN OF 1/F, STRUCTURE 4



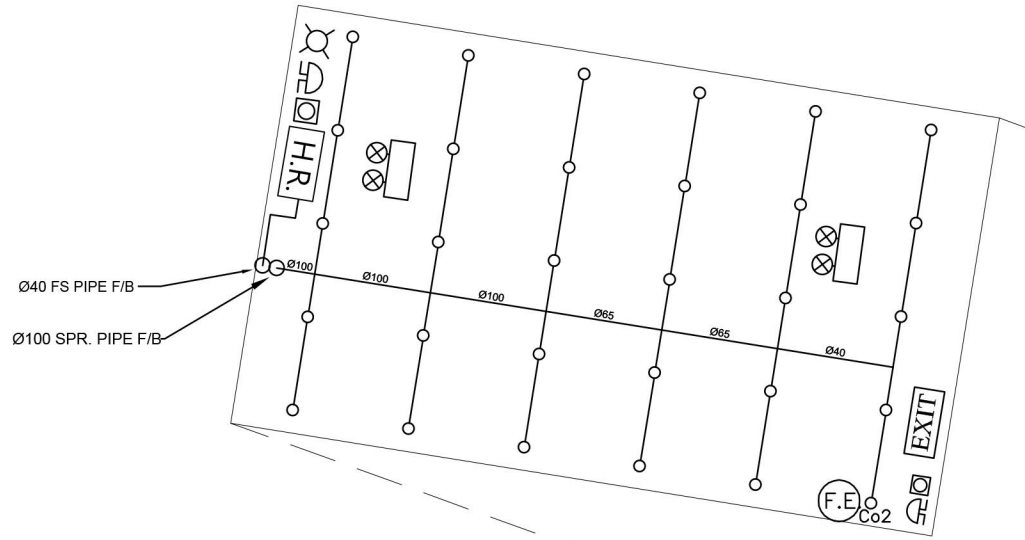
Structure 4
Indoor Vehicle Showroom and Reception
Height: Not Exceeding 8m

Structure 3
Shop and Site Office
Height: Not Exceeding 5m



Structure 5
Shop (Sales of Vehicles)
Height: Not Exceeding 8m

PART PLAN OF 1/F, STRUCTURE 5



Structure 2
Eating Place
Height: Not Exceeding 5m

Structure 1
Eating Place
Height: Not Exceeding 5m

95m³ R.C.
Sprinkler Water Tank

Structure 6
Shop and Vehicle Customer
Service Centre
Height: Not Exceeding 5m

FS LAYOUT PLAN AT G/F

0	03/03	SUBMISSION TO PLAN. DEPT. TONY.L	
REV.	DATE	DESCRIPTION	DRAWN

PROJECT
TEMPORARY EATING PLACE, SHOP AND SERVICES(SALES OF PRIVATE CARS) FOR A PERIOD 3 YEARS AT LOTS 725(PART), 726(PART), 727 R.P(PART), 729, 730, 731(PART), 758(PART), 760(PART), 774 S.A(PART), 774 S.B AND 775(PART) IN D.D.115, CASTLE PEAK ROAD–YUEN LONG SECTION, YUEN LONG, N.T.

TITLE
PROPOSED FSI LAYOUT PLAN

DRAWING NO.
FS-DD115–FSP–02

SCALE
1: 200 @ A1

DATE	REVISION
MAR. 2025	REV. 1

R.F.S.I.C.
 MAN LICK ENGINEERING AND TRADING CO. LTD.

FLAT 1, 4/F., KINGLET IND. BLDG., 21–23 SHING WAN RD., SHATIN, N.T.
TEL : 2380 1211
2380 8139
FAX : 23973069

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1

HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE (CONTAINER FREIGHT STATION) IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT
- 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1

AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE HAZARD GROUP OF THE SPRINKLER SYSTEM IS OH3.
- 2.3 A 95000L SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON THE PLAN. SINGLE-END WATER SUPPLY WILL BE FEED FROM TOWN MAIN
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN
- 2.5 TWO SPRINKLER PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY
- 2.7 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68 °C UNLESS OTHERWISE SPECIFIED.
- 2.8 ALL SPRINKLER ALARM SIGNALS TO BE TRANSMITTED TO THE AFA PANEL LOCATED AT THE FS PUMP ROOM AS INDICATED ON PLANS. THE SPRINKLER ALARM SIGNAL SHALL BE TRANSMITTED TO THE F.S. COMMUNICATION CENTRE BY DIRECT TELEPHONE LINE.
3. FIRE ALARM SYSTEM
- 3.1







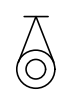








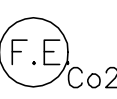




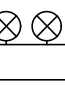


FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM
4. EMERGENCY LIGHTING
- 4.1

SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
5. EXIT SIGN
- 5.1

SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 and the FSD Circular Letter No. 5/2008
6. MISCELLANEOUS F.S. INSTALLATION
- 6.1

PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 6.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH
- 6.3 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT
- 6.4 SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED AS THE FIRE COMPARTMENT DOES NOT EXCEED 7000m³

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER CONTROL VALVE SET
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHTING COMPLETE WITH 2 HOURS BATTERY BACK UP
	EXIST SIGN COMPLETE WITH 2 HOURS BATTERY BACK UP
	VISUAL FIRE ALARM

ABBREVIATION

SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST

DRAWING NO	DESCRIPTION
FS-DD115-FSP-01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
FS-DD115-FSP-02	PROPOSED FSI LAYOUT PLAN

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

0	05/03	SUBMISSION TO PLAN. DEPT.	TONY.L
REV.	DATE	DESCRIPTION	DRAWN

PROJECT

TEMPORARY EATING PLACE, SHOP AND SERVICES(SALES OF PRIVATE CARS) FOR A PERIOD 3 YEARS AT LOTS 725(PART), 726(PART), 727 R.P(PART), 729, 730, 731(PART), 758(PART), 760(PART), 774 S.A(PART), 774 S.B AND 775(PART) IN D.D.115, CASTLE PEAK ROAD-YUEN LONG SECTION, YUEN LONG, N.T.

TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

DRAWING NO.

FS-DD115-FSP-01

SCALE

N.T.S.

DATE	REVISION
MAY. 2024	REV. 1

R.F.S.I.C.

 MAN LICK ENGINEERING AND TRADING CO. LTD.

FLAT 1, 4/F., KINGLET IND. BLDG., 21-23 SHING WAN RD., SHATIN, N.T.

TEL : 2380 1211
2380 8139

FAX : 23973069

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

Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年03月06日星期四 19:39
收件者: tpbpd/PLAND
副本: Gary Tat Leung LAM/PLAND; Michael Chi Kin SO/PLAND; Anna Ka Yan TONG/PLAND
主旨: Application No. A/YL-NSW/339 : Clarification
附件: A_YL-NSW_339_Clarification.pdf
類別: Internet Email

城規會/規劃處：

有關規劃申請：A/YL-NSW/339，現附上 Clarification，請查收。

謝謝。

莊小姐

Application No. A/YL-NSW/339

Clarification

- 1.** No car beauty, washing, repairing, dismantling or other workshop activities will be carried out at the Site.
- 2.** No medium or heavy goods vehicles exceeding 5.5 tones, including container trailer/tractor will be allowed to enter/park at the Site.
- 3.** The applicant confirms that the latest CoP issued by EPD will be followed to mitigate any potential nuisance.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-NSW/286	Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of Three Years	30.4.2021 <i>[Revoked on 30.10.2022]</i>
A/YL-NSW/315	Proposed Temporary Eating Place and Shop and Services (Sales of Private Cars) for a Period of Three Years	23.6.2023 <i>[Revoked on 23.12.2024]</i>

Similar s.16 Applications within the Same “Undetermined” Zone in the vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NSW/278	Temporary Shop and Services (Sales of Private Cars) for a Period of Three Years	26.6.2020
2.	A/YL-NSW/283	Proposed Temporary Shop and Services (Convenience Store and Showroom) and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels for a Period of Three Years	5.2.2021 <i>[Revoked on 5.7.2023]</i>
3.	A/YL-NSW/285	Proposed Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of Three Years	26.2.2021 <i>[Revoked on 26.8.2022]</i>
4.	A/YL-NSW/296	Temporary Shop and Services (Sales of Hardware Accessories)	20.5.2022 <i>[Revoked on 20.11.2023]</i>
5.	A/YL-NSW/304	Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Car) for a Period of Three Years	25.11.2022
6.	A/YL-NSW/306	Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of Three Years	23.6.2023

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)
7.	A/YL-NSW/320	Proposed Temporary Shop and Services (Convenience Store and Showroom), Eating Place and Storage Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels for a Period of Three Years	22.9.2023
8.	A/YL-NSW/325	Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of Three Years	5.7.2024

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are in **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in principle objection to the application from highway maintenance perspective; and
- advisory comments are in **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- advisory comments are in **Appendix IV**.

3. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are in **Appendix IV**.

4. Environmental

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- two substantiated complaints regarding noise nuisance were received by the Department of Environment Protection in the past three years. The sound level was found to be acceptable after conducting noise measurement; and
- advisory comments are in **Appendix IV**.

5. **Building Matter**

Comments of the Chief Building Surveyor/New Territories West, Building Department:

- no objection to the application;
- no record of approval granted by the Building Authority for the existing structure at the Site;
- it is noted that six 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 BA should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- advisory comments are in **Appendix IV**.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment to the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a miscellaneous urban fringe landscape character comprising temporary structures, vacant lands, vehicular parking area and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character; and
- advisory comments are in **Appendix IV**.

7. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Project Manager (West), CEDD
- Head of Civil Engineering Office, CEDD;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Director of Food and Environmental Hygiene;
- Director of Housing; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further application;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD is not/shall not be responsible for the maintenance of any access between the Site and Castle Peak Road – Yuen Long, including the local village track – Yuen Long Tung Shing Lei Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road or exclusive road drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - the applicant is advised on the following points regarding the submitted drainage proposal:
 - i. the applicant is advised to make reference to the latest Technical Note No. 1 - Technical Note to prepare a Drainage Submission issued by DSD for more details in preparing the drainage proposal. The applicant is advised to upgrade the u-channel and discharge pipe size accordingly;

- ii. the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc; and
 - iii. the applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (g) to note the comments of the Director of Fire Services that:
 - the applicant is advised on the following points regarding the submitted fire service installations proposal:
 - i. modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022; and
 - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by the Environmental Protection Department;
 - the applicant is advised to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department";
 - the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - the applicant is advised to meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that:
 - the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Applicant for any tree works should be submitted direct to relevant authorities for approval;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - 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;
 - 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;

- if the existing structures are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans and overhead line alignment drawings, where applicable, to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department’s (FEHD) facilities will be affected;
 - proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the

requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority. Applicants should satisfy the FEHD that their premises applying for a restaurant licence be (i) free of unauthorised building works; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise the FEHD will not process the application for a licence further;

- the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- Proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.

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

From: [REDACTED]
Sent: 2025-02-13 星期四 02:29:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-NSW/339 DD 115 Castle Peak Road - Yuen Long Section

Dear TPB Members,

Despite the history of failure to fulfill conditions, 315 was approved on 23 June 2023, but conditions still not fulfilled.

At this point if PlanD recommends and members roll over without question this would clearly display malfeasance in office.

Under the TPB Ordinance the prime duty is to serve and protect the interests of the community, no mention of supporting operations that continue to flaunt the regulations.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 25 May 2023 3:47 AM HKT
Subject: A/YL-NSW/315 DD 115 Castle Peak Road - Yuen Long Section

A/YL-NSW/315

Lots 725 (Part), 726 (Part), 727 RP (Part), 729, 730, 731 (Part), 758 (Part), 759 (Part), 760 (Part), 774 S.A (Part), 774 S.B and 775 (Part) in D.D. 115, Castle Peak Road-Yuen Long Section

Site area: About 3,480sq.m

Zoning: "Undetermined"

Applied use: Eating Place / Shop and Services (Sales of Private Cars / 11 Vehicle Parking

Dear TPB Members,

286 approved 30 April 2021

REVOKED ON 30.10.2022:

As the applicant had failed to comply with conditions (b), (c), (e) & (f) satisfactorily by 30.10.2022, the planning permission for the subject application had already been revoked on the same date.

Drainage and Fire. Efficient drainage is an essential component for an eating place, that is if any lessons are to be taken from three years of stringent Covid lockdowns

Just yesterday a fireman was injured in a fight to douse a fire that raged for hours in a garage. The impact on the health of those living and working nearby due to smoke inhalation certainly extensive.

Yet failure to fulfill conditions like this are ignored. Applicants just file a fresh application and good to go for another three years.

THE EXTENT OF HYPOCRISY WITH REGARD TO RULE OF LAW IS SHOCKING.

Approval is effectively an endorsement of failure to operate a business within the guidelines.

Mary Mulvihill

From: [REDACTED]
Sent: 2025-02-13 星期四 15:23:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; fsyledpo_pd/PLAND <fsyledpo@pland.gov.hk>
Cc: [REDACTED]
Subject: Please reject - Application No: A/YL-NSW/339 – DD115 Lot725 (Part), 726 (Part), 727RP (Part), 729, 730, 731 (Part), 758 (Part), 759 (Part), 760 (Part), 774S.A (Part), 774S.B & 775 (Part) Castle Peak Road-Yuen Long Section, Yuen Long
Attachment: 2025.02.13-TPB A.YL-NSW.339 objection letter DD115 725-731,758-760,774-775 4fong.pdf

Town Planning Board secretariat – Fanling, Sheung Shui, and Yuen Long East District Planning Office

Unit 2202, 22/F

CDW Building

388 Castle Peak Road, Tsuen Wan, New Territories

Email: tpbpd@pland.gov.hk; fsyledpo@pland.gov.hk

February 13, 2025

Dear Sir/Madam

Re: Application No: A/YL-NSW/339 – DD115 Lot725 (Part), 726 (Part), 727RP (Part), 729, 730, 731 (Part), 758 (Part), 759 (Part), 760 (Part), 774S.A (Part), 774S.B & 775 (Part) Castle Peak Road-Yuen Long Section, Yuen Long

I am writing to request the Town Planning Board to fully decline the above-mentioned application of Proposed Temporary Eating Place & Shop and Services (Sales of Private Cars) for a Period of 3 Years. Please note, the cars sales shop & services is already in business operation for around 6-9 months.

I am a resident at Tung Shing Lei (TSL), landlord and also the beneficiary owner of [REDACTED] and other various lots as according to the DFA1946 & DFA2000.

Tung Shing Lei (TSL) road is a one lane road with two-way traffic where it serves the residents/TSL occupiers including old/young children, motor bikers and cyclists, pedestrians, occupiers' vehicles, occupiers' trucks, occupying businesses in accessing to their resident location or leased storage location. The Tung Shing Lei road was created by the Lau's family and my father Lau Leung Sheung was the pioneer who built the TSL road by using our own private land converting into a road

to provide access for the villagers & residents, cyclists/bikers, pedestrians, leased occupiers of all ages including older generation residents and young children living in Tung Shing Lei village. There are still a lot of residents still living in TSL village relying on this road as a crucial passageway to access their residence.

Previously in other TPB temporary development applications for TSL village, namely A_YL-NSW_306, AYL-NSW_296, AYL-NSW_331, AYL-NSW_328, I have written to inform TPB with various concerns from landlord and residents and the potential nuisance that the new developments would bring about to the village endangering local residence and current occupier, all applications above are located at the entrance of TSL. Again, I am writing to raise TPB alert and to help reject the above application 339. [Please refer to appendix 0 as a map reference for your consideration.]

1. The application is close to the TSL road entrance, more development, more danger and nuisance poses to the local residence/current occupiers. Increasing the traffic burden on the one lane two-way road system with lack of "give-way" space for vehicles and pedestrian/cyclists, endangering human traffic, with vehicles speeding down TSL road at approx. 30+++km/hr especially taxi drivers and Gogovan drivers.

In addition, many vehicles are parked/stationed at the entrance clogging up the road daily (which is part of the Crown land), there is a lack of police officers and traffic wardens to give traffic tickets to illegal parked vehicles and a lot of individual would just park their cars/van at the TSL road entrance between the trees for free parking space while those free riders would hop on a bus outside TSL village and commute to Shenzhen for a few days without having to pay for parking fee.

As resident, we filed complaint to the police on website regarding illegal parking, but no traffic wardens or police officers addressed this issues YTD and cars are still parked stationed between the trees constantly at the entrance of TSL road.

After Gearsley motors departed from premises DD115 Lot766SC & 767, there are still frequent vehicles parked between the trees on Crown land regularly causing residents frustration which the HK Govt enforcement unit has addressed the issues. Also request were send to 1823 asking if Lands Department can erect some obstacles between the trees or plant tree between trees to create obstacle for the illegal car parking but in vain, one department pushes responsibilities to another department and in the end this goes back to the police force and nothing was resolved. Whatever TPB approves will add additional pressure with the TSL locals concerns and frustrations.

In the event where TPB grants approval to the above application, this will create more nuisance not only to the TSL road entrance, but it may also affect the Castle Peak Road where there is a bus stop adjacent to the TSL road entrance. If TSL road is blocked creating a bottleneck will endanger the left lane and if the bus is carrying passenger and could not stop in time to avoid the TSL road congestion, may result in serious fatal traffic accident affecting the wider public that might cause congestion from Yuen Long to San Tin or Yuen Long to Kam Sheung Road.

The TSL road was built long ago, it was not meant to be providing for commercialized development activities, I would urge the TPB to take serious consideration of the historical build out of this road and reject the above application. [see Appendix 1 – few incidents provide you with the current view of TSL road without the above development.]

2. Recently the application lands were reconstructed approximately 1 year ago where the lands were elevated and rented out to car sales dealer at a monthly premium rental rate. The elevated lands caused serious flooding damage to local residences in the recent years and including the application you approved for the build out of the Chinese church in DD115 Lot732. Both TPB approvals lead to land reconstruction causing drainage blockages and properties damages in addition to an incident where an old resident slipped during a heavily rainy with amber rainstorm with wet flooded ground while visiting the toilet and was injured badly (physically and psychologically). The flooding was very serious where the flood was approximately 15-20cm high causing frustrations with the local residence with damaged goods and properties. Complaints were reported to 1823 requesting for drainage department assistance to help unclog drainage pipes but it was not very effective. And for all the damages, it's a causation effect driven by TPB approval, and for such huge development in TSL, it should be applied as a whole project within the TSL village rather than a one-time application to a few pieces or land one on one basis, neglecting other public concerns.

Recently as landlord, I have contractors to help clean the drainage for the residents around house number 7, 8, 15, 16, 17, 18 area and the drainage under the TSL road and across to house number 132. We discovered there were a lot of cement stuck

underneath the drainage and not to mention leaves, fallen branches, rubbish like plastic bottles and cans. We tried our best to clean but everything is now stuck under house 132 area, which is part of the application development land of DD115 Lot759/760. Since the land has been elevated, altered and cemented over by the occupier for this development application, can TPB reject their application and ask them to take down or dig and fix by enlarging the drainage area underneath the elevated structures for the general public benefits. Note, there are also a lot of electrical wiring and freshwater pipes underneath the TSL road. [Appendix 2 – flooding damages nuisance for local residence.]

3. Please also note, as a resident of TSL, I do not see any TPB application posted on the application site, likely it was posted for TPB checklist application requirement and then it was immediately taken down to reduce objection raised by the villagers. This is a very dishonest act of the A/YL-NSW/339 applicant(s) showing irresponsible behaviour towards other villagers and bullying others of non-disclosure of their intended development.

4. When TPB approves more application, the increasing number of vehicles trespassing on my land using my land as a “give way spot” causing a nuisance to me and my tenants and blocking my land access road and sometimes they even park their cars inside my land without authorization. The paved concrete has eroded over time with heavy vehicle rolling over the road causing the surface to erode in DD115 Lot740, 741. When this happens, could I claim TPB for compensation as a causation effect of my land damage and lost? If I were to fix and repave the entrance it would be rather costly. In addition, the Lau’s family paid for mending the road, therefore the more traffic into TSL road, would cause more damages to the road condition eroding the paved cement. [Appendix 3 – eroded road damages caused by outsider vehicles using my land as “give way spot” and over time results shown.]

5. Another concern is the privacy rights of the TSL residence. The residents have lived in the quiet TSL for a very long time and recently I have received a several complaints of theft and lost items within their residential/business operating vicinity. The TSL village was not supposed to cater for increasing traffic, businesses, and for commercialized activities. The TSL locals have the rights to enjoy their quiet private space in their residential area as part of the Nam Sang Wai reserves. Plus, the Lau family have a few heritage houses at the end of the TSL road which are over 100 years old or close to 100 years old. The increase in traffic could bring in people/vehicle traffic could potentially cause damages nuisance to our heritage properties and if there are damages who can we claim for compensation damages and not to mention fixing the heritage houses will be extremely costly as the like for like green brick is no longer produced. A very good example is the church operation in DD115 Lot732, where the church bells would ring loudly continuously for a period of time every Sunday at 11am and then there are noisy gathering activities outside the church grounds, which is very annoying and creating disturbance to the local community, basically no respect for the local residence and selfish acts. Not to mention, their church people vehicles kept stopping in the middle of the TSL road to drop off passengers blocking the one and only road into TSL and also there is no layby space anywhere close to church. When the church was built, this should be part of the consideration of the TPB approval. And now there is no stopping or ending of these activities happening causing local residents’ frustrations.

6. In terms of eat out restaurants proposed in the above application, within the TSL village, there is no proper rubbish collection system nor drainage or sewage system. We work on a septic tank basics so therefore a restaurant business is not sustainable. During the hot summer weather, the thrown-out food and residue will rot and produce a foul smell near the rubbish collection area which is extremely unbearable causing nuisance to the TSL villagers/occupiers as this would also attracting rats/rodents/cockroaches which are all pests, creating another concern for the villagers.

Conclusion:

I would urge the Town Planning Board to fully reject the application and disallow further development in Tung Shing Lei village. As a TSL resident, we are living in fear, or our privacy being eroded by commercialized activities.

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

- traffic nuisance endangering roads, villagers' bikers, and pedestrians. Also it brings in people traffic that might damage other people's properties.
- environmental issues such as flooding, primitive rubbish refuse system plus village does not have sewage pipe but working on septic tank system.
- and last but not the least, illegally parking and trespassing onto the Lau's family land causing bottle neck on the single lane two-way road system.

Please kindly confirm receipt of this objection letter and look forward to your rejection reply to the above application.

If you have further questions, please do not hesitate to contact my daughter Joyce Lau [REDACTED]

Yours faithfully

Lau Yu Fun

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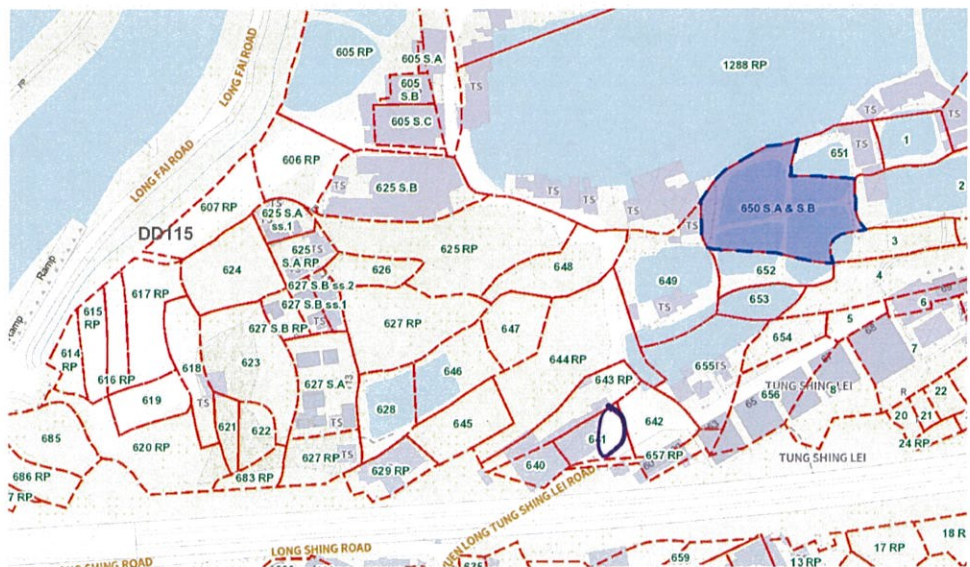


Lau Yu Fun

Pink "R" – residences

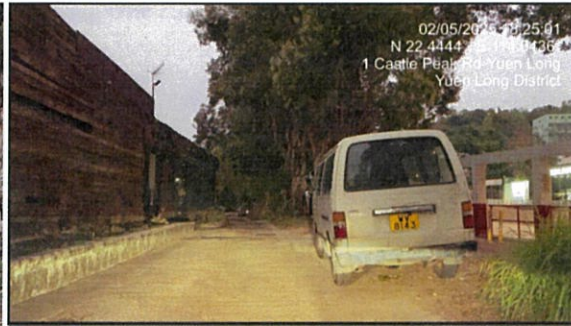
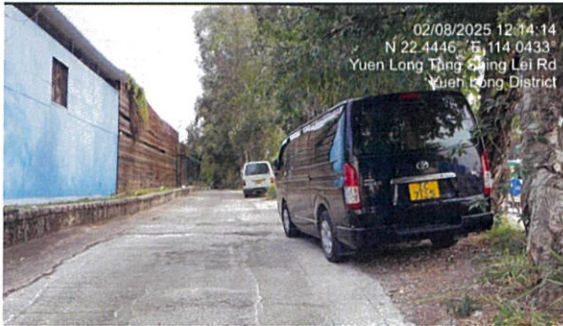
X in light green – are the heavily flooding black spot area, where water now has been redirected down TSL road into Long Shing Road.

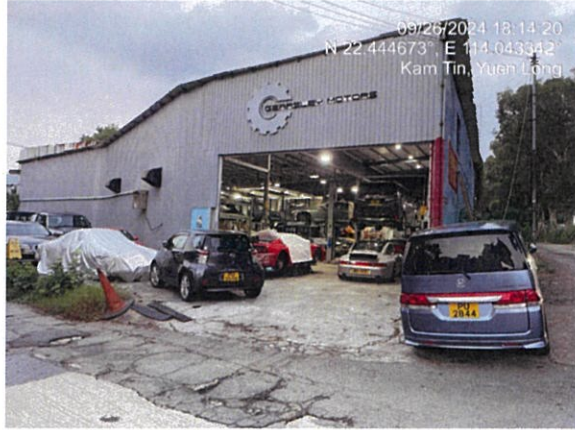
X in light orange – are the heavily illegal parking impacted area, creating nuisance to the villagers where majority of these illegal usage people are not TSL residences.



Purple circle – is the rubbish refuse collection point. Often, I see a lot of outsiders (not TSL residence or user) dumping construction signal lights, construction materials at this refuse point, overloading the Food & Environmental hygiene Department contracts work. This is caused by the increasing number of outsider visiting the TSL village resulted in mis-use of the local village facilities.

Appendix 1





Appendix 2

A few videos capturing the black rainstorm incidents and consequences.

1. [Instagram](#)
2. [Instagram](#)
3. [Instagram](#)
4. [Instagram](#)
5. [Instagram](#)
6. [Instagram](#)

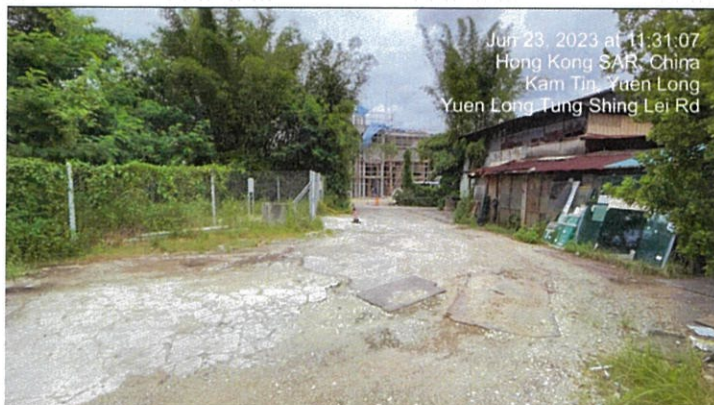
A few pictures showing our drainage cleaning work done but still no improvement, as the issue is stuck under the application area where construction work been done poorly affecting the rest of the wider public around that area.



7. https://www.instagram.com/reel/DFw5e3byJ0I/?utm_source=ig_web_copy_link&igsh=MzRIODBiNW FIZA==
8. https://www.instagram.com/reel/DFw5OyfSloC/?utm_source=ig_web_copy_link&igsh=MzRIODBiNW FIZA==
9. https://www.instagram.com/reel/DFw5HPFS9 X/?utm_source=ig_web_copy_link&igsh=MzRIODBiN WFIZA==

Appendix 3

1. Eroded concrete road overtime, as vehicles use it for “give way stop”
2. https://www.instagram.com/reel/Cos93igv05P/?utm_source=ig_web_copy_link&igshid=MWQ1ZGUxMzBkMA==



劉 汝 琛 律 師 行
Y. S. LAU & PARTNERS
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

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Please reply to our: ☒ Main Office / ☐ Branch

Our Ref.: YSL/2025/MIS(1)

Your Ref.: A/YL-NSW/339

Date: 14 February 2025

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

By Post & By Fax: 2877 0245

Dear Sirs,

Re: Application No. A/YL-NSW/339 (the "Application")**Introduction**

1. We act for the Lau Family (the "Lau Family"), being the descendants of the late Lau Wai Chau, the founder of the Tung Shing Lane Village (the "Village").
2. We refer to the subject Application, which we understand to concern plots of land known as Lots 725 (Part), 726 (Part), 727 RP (Part), 729, 730, 731 (Part), 758 (Part), 759 (Part), 760 (Part), 774 S.A (Part), 774 S.B and 775 (Part) in Demarcation District 115, Castle Peak Road - Yuen Long Section, Yuen Long.
3. For reasons given below, the Lau Family invites the Town Planning Board to reject the Application.

Ground 1: Incompatibility of the Development with the Locality

4. Since the early 1930s, the Lau Family has been, and to date remains to be, one of the major landowners in the Village. They have built up strong roots in the area. To this date, various members of the Lau Family still reside in the Village. For the others who no longer reside there, they would spend time in the Village from time to time.
5. Ever since the foundation of the Village, it was all along used as a low-density residential area consisting of village houses. This has remained to be the case to date. Throughout the last 80 years, there has been no major business activities in the Village.

PRINCIPALS

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Lung Man On LL.B (Hons)
Li Chun Tak CIAB, CIMA

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* China-Appointed Attesting Officer 中國委託公証人
* Civil Celebrants of Marriages 婚姻監禮人

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Continuation Sheet 2

6. The request for planning permission to operate a temporary eating place and shop and services (sales of private cars) for a period of 3 years is, with respect, incompatible with the locality.

Ground 2: Lack of Overall Town Planning

7. It is also clear from the Application that it only concerns one discrete plot of land in the area, most of which use remains to be "undetermined".
8. It would not be conducive for the Town Planning Board to approve the Application on a piece-meal basis, singling out a relatively small piece of land (not more than 2,150 square meters) without regard to the entire locality. Instead, should the Town Planning Board deem fit, it should conduct a wholesale review of the locality before granting specific planning permissions on selective sites.

Ground 3: Lack of Access

9. It would also be noted that whilst the subject plots of land had no direct access to public road. It relies on a small one-lane access, with limited lighting and paving, known as Yuen Long Tung Shing Lei Road.
10. The said road is relied upon by villagers on a day-to-day basis, and is already busy enough. It would not be able to support additional traffic induced by the additional businesses run at the subject site.

Ground 4: Pedestrian and Traffic Safety

11. In addition, the increased traffic would also pose a significant risk to pedestrians. This is particularly in view of the narrow delineation of the existing road and the poor lighting.
12. We are further instructed that there exists a bicycle trail running in parallel of Castle Peak Road. Particularly during weekends, many tourists travel to Nam Sang Wai through the bicycle route. The presence of tourists is also apparent from the fact that a hotel, known as Sun Kong Hotel, was situated near the application site. Tourists, who may not be familiar with the area, could be endangered by the increased traffic in the area.
13. In passing, the Applicant has neither submitted any traffic impact assessment on vehicles or on pedestrians in support of the Application. We consider that this demonstrates lack of sufficient justification for this application.

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Continuation Sheet 3

Ground 5: Noise & Pollution Concerns

14. Furthermore, we are instructed to state the Lau Family's concerns over noise and pollution. As stated above, the Village is more or less a residential area with limited industrial activities. The relatively slow-paced and relaxed life of the villages would be adversely disrupted if the Application is allowed whereupon heavy commercial activities would be introduced to the area.

Ground 6: Infrastructure Concerns

15. Last but not least, we submit that there are huge doubts as to whether the current infrastructure can support the new developments as contemplated under the Application.
16. To be specific, some matters that have caused serious concerns on the Lau Family's part include:
- (a) Whether water / electricity and other utility supplies would be sufficient. If no, what measure would be introduced to improve such.
 - (b) Whether the existing sewage treatment / drainage system would be adequate. If no, what measures would be introduced to improve such.
 - (c) Whether there are sufficient telephone and/or internet connection, given that internet connection in the area had consistently been poor.
 - (d) Whether there would be any impediments to the existing (limited) access to emergency services such as Fire Services and Ambulances.

Conclusion

17. We respectfully ask the Town Planning Board to kindly consider the above factors, which are adverse to the Application. In view of the above, we submit and make representation that the Application should not be allowed.
18. We look forward to hearing favourably from you soon. Please let us know if we could provide any further responses to assist the Town Planning Board.

Yours faithfully,



Y.S. Lau & Partners
YSL/sy
c.c. client

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-NSW/339

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date _____

元朗市中心及鄉郊東分區委員會

主席 鍾就華