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 By
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 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/NE - LT/774

- 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載 (網址: http://www.info.gov.hk/tpb/),亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輩路 1 號沙田政府合署 14 樓)索取。
- 3. 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) Mr. 床住当 (CHAN, WAI LUN ALLAN) Mr. 陳文崙 (CHAN, LAP LUN EDDIE)	
Ms. 陳翠珊 (CHAN, CHUI SHAN ANITA)	

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)

CHENG CHUN HA (鄭精夏)

收到日期

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)	大埔村村江山村 DD.19 Loto No. 882 RP 见 D.D.19 Loto No. 882 S.A.
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☑Site area 地盤面積
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	

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(d)	Nan statu 有闌	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 S/X/E-/T/(
(e)	Lan 涉及	and use zone(s) involved 農業及鄉村式發展							
(f)	Current use(s) 現時用途 (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.	"Cı	irrent Land Ow	ner" of A	pplication Sit	e 申請地	點的「現行		擁有人」	
The	applic	ant 申請人 -							
đ	is the 是唯	sole "current land o 一的「現行土地擁	owner"#& (pl 有人」#& (誹	ease proceed to I f繼續填寫第 6 i	Part 6 and atta 部分,並夾附	ch documentary 業權證明文件	v proof c) °	of ownership).	
	is on 是其	e of the "current lan 中一名「現行土地	d owners"# & 擁有人」 ^{#&}	(please attach d (請夾附業權證)	ocumentary pı 明文件)。	oof of ownersh	ip).		
	is not a "current land owner" [#] . 並不是「現行土地擁有人」 [#] 。								
	The a 申請	application site is en 地點完全位於政府	tirely on Go 土地上(請	/ernment land (p 繼續填寫第 6 音	lease proceed 阝分)。	to Part 6).			
5.	Stat 就二	tement on Owner	er's Conse 同意/通9	nt/Notificatio 日土地擁有	n 人的陳述	с.			
(a)	Acco invo 根據 涉,	ording to the record(lves a total of 土地註冊處截至 名	(s) of the Lar "c 公「現行土地	d Registry as at urrent land owne 年 」擁有人」 [*] 。	er(s) "#. 		DD/MM	f/YYYY), this application l的記錄,這宗申請共牽	
(1)	The	annligent 由速 l	INVALUE						
(0)		has obtained conser	at(s) of	"current	land owner(s)	»»#			
		已取得	名「	現行土地擁有人	L」 [#] 的同意。				
		Details of consent	of "current l	and owner(s)"	obtained 現行	导「現行土地挑	維有人」	"同意的評情	
	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)								
	Not Applicable.								
	(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)								

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Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

		has r 已通	notified	"curi 名	ent land ow 「現行土地	mer(s)" [#] I擁有人	,# °		999 - 10 99			4) (14)	
		Det	tails of the "cu	rent land o	wner(s) ^{,, #} n	otified	已獲通	知「現行	F土地接	蔺有人」	"的詳細	資料	
		No. Lai 「 有	. of 'Current nd Owner(s)' 現行土地擁 人」數目	Lot numit Land Reg 根據土地	per/address o gistry where 注册處記鈔	of premi notifica 永已發出	ses as sh tion(s) ha 通知的 ^j	own in th is/have be 也段號碼	ne recon een giv	rd of th en 地址	e Date given (DD/t 通知]	of notificat MM/YYYY) 日期(日/月/年	ion E)
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					Not		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	code		e R			
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	58 61	(Plea	se use separate s	heets if the s	space of any l	oox above	e is insuffi	cient、如	上列任(,可方格的	回空間不足	,請另頁說明]])
		has t 已採	aken reasonabl 取合理步驟以	e steps to c 取得土地	bbtain conse 擁有人的同	nt of or 意或向	give noti 该人發給	fication to }通知。詢	o owne 洋情如	r(s): 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 fo 於	or consent t	o the "curre [日/月/年)向	nt land c]每一名	wner(s)' 「現行士	'on 土地擁有。	人」"郵	1遞要求	(DD で同意書 ^{&}	/ΜΜ/ΥΥΥΥ) ^{#&}
	-	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	([日/月/年)在	申請地	點/申訪	情處所或	附近的	顯明位	置貼出歸	於該申請的	通知*
			sent notice to r office(s) or ru 於 處,或有關的	relevant ov ral commit 列鄉事委員	vners' corpo tee on (日/月/年)排 會 ^{&}	ration(s) ———— 巴通知著	/owners [*] F往相關	committ _(DD/M 的業主ゴ	.ce(s)/n M/YY L案法国	utual a YY) ^{&} 團/業主	id commi 委員會/	ltce(s)/manag 互助委員會耳	gement 或管理
	-	Othe	ers 其他										
			others (please 其他(請指明	specify)					- 				
		_							•				
		-	1. (M.9. MM)	×.							1		
Note:	May Infor	inser matio	rt more than one on should be pr	ovided on t	he basis of o	each and	every lo	t (if appli	cable) a	and prem	nises (if a	ny) in respect	of the
註:	appli 可在 申請	catio 多於 人須	n. 一個方格內加 就申請涉及的	上「✔」閉 每一地段(【 (倘適用)及	處所(尚有)分	別提供資	〕 彩	8			. <u></u>

6. Type(s) of Applicatio	n 申請類別
 (A) Temporary Use/Develoy 位於鄉郊地區土地上及 (For Renewal of Permission) (如屬位於鄉郊地區臨時) 	pment of Land and/or Building Not Exceeding 3 Years in Rural Areas /或建築物內進行為期不超過三年的臨時用途/發展 on for Temporary Use or Development in Rural Areas, please proceed to Part (J 目途/發展的規劃許可續期,請填寫(B)部分)
(a) Proposed use(s)/development 擬議用途/發展	Temporary Public Vehicle Park (Private Cars Caly) for a period of three years, (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
 (b) Effective period of permission applied for 申請的許可有效期 	 year(s) 年 □ month(s) 個月
(c) Development Schedule 發展	細節表
Proposed uncovered land area	a 擬議露天土地面積 44.0sq.m 🗆 Abo
Proposed covered land area 扬	疑議有上蓋土地面積
Proposed number of building	s/structures 擬議建築物/構築物數目
Proposed domestic floor area	擬議住用樓面面積
Proposed non-domestic floor	area 擬議非住用樓面面積 N/A sa.m □Ab
Proposed gross floor area 擬語 Proposed height and use(s) of dif 的擬議用途 (如適用) (Please us	義總樓面面積 ferent floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不 e separate sheets if the space below is insufficient) (如以下空間不足,請另頁說明
Proposed gross floor area 擬語 Proposed height and use(s) of dif 的擬議用途 (如適用) (Please us	義總樓面面積 ferent floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不 e separate sheets if the space below is insufficient) (如以下空間不足,請另頁說明 ハ/A
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Proposed gross floor area 擬語 Proposed height and use(s) of dif 的擬議用途 (如適用) (Please us Proposed number of car parking s	義總樓面面積 ferent floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不 e separate sheets if the space below is insufficient) (如以下空間不足,請另頁說明 ん人
Proposed gross floor area 擬語 Proposed height and use(s) of dif 的擬議用途 (如適用) (Please us Proposed number of car parking s Private Car Parking Spaces 私家 Motorcycle Parking Spaces 雪麗	義總樓面面積
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Proposed gross floor area 擬語 Proposed height and use(s) of dif 的擬議用途 (如適用) (Please us 	義總樓面面積
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Proposed operating hours 擬議營運時間 星期一至星期日包括公眾假期 每日24小時					
(d)	Any vehicular acce the site/subject buildi 是否有車路通往地 有關建築物?	Yes 是 There is an existing access. (please indicate the street name, whe appropriate) 有一條現有車路。(請註明車路名稱(如適用)) She Shan Road オエ 山 船 一 There is a proposed access. (please illustrate on plan and specify the widt 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)			
	In the stand David and				
(e)	Impacts of Developin (If necessary, please u justifications/reasons 措施,否則請提供理	ent Proposal 擬讓發展計劃的影響 se separate sheets to indicate the proposed measures to minimise possible adverse impacts or giv 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 據/理由。)			
(i) (ii)	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? Does the development proposal involve the operation on the right? 擬議發展是否涉 及右列的工程?	 Yes 是 □ Please provide details 請提供詳情 No 否 □ Yes 是 □ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stread 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/範圖) □ Diversion of stream 河道改道 □ Filling of pond 填塘			
		Depth of excavation 挖土深度m 米 □About 約			
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影 響?	No 合 ✓ On environment 對環境 Yes 會 No 不會 On traffic 對交通 Yes 會 No 不會 On water supply 對供水 Yes 會 No 不會 On drainage 對排水 Yes 會 No 不會 On slopes 對斜坡 Yes 會 No 不會 Affected by slopes 受斜坡影響 Yes 會 No 不會 Landscape Impact 構成景觀影響 Yes 會 No 不會 Tree Felling 砍伐樹木 Yes 會 No 不會 Visual Impact 構成視覺影響 Yes 會 No 不會 Others (Please Specify) 其他 (請列明) Yes 會 No 不會			

) a ² ,	Form No. S16-III 表格第 S16-III 號
	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)

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

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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)。
申請理由如下: 1.可方便村民泊車及不會項土物行為
APT

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						
CHEWB, CHUN ITA OF THE						
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)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to						
on behalf of 代表						
□ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)						
Date 日期 07 08 2024 (DD/MM/YYYY 日/月/年)						
Remark 備註						

,` <u>,</u>

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况下,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

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。

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及 下載及於規劃署規劃資料查詢處供一般參閱。)

単幻又加、水重」 音 水1	到具件互动观试 加速气间)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/抽出	Let No. 882 RP & 882 SA. In D.D.9
	SHE SHAN VILLAGE, LAM TSUEN. TAI PO. N.T.
	新界大埔村村在山村第882號年19約地段第882號A分散之 第882號戲段
Site area 地盤面積	<1.440 sq.m 平方米 ☑ About 約
	(includes Government land of 包括政府土地
Plan 圖則	Laun Tsuen Outline Zoning Plan No. S/NE-LT/1)
	林村分區計劃大銅圖編號 SWE-LT/1
Zoning 地帶	Agriculture & Village Type Development
	農業及鄉村式發展
Type of Application	Temporary Use/Development in Rural Areas for a Period of 放於鄉初地區的距時田淦/發展為期
申請類別	
	□ Renewal of Planning Approval for Temporary Use/Development in Rural
	Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期
	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Cars Only)
	for a period of three years.
	膨時公眾停車場(和家車)為朝三年。

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(i)	Gross floor area		sq	m 平方米	Plot R	atio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	N/A	□ About 約 □ Not more than 不多於	N/A	□About 約 □Not more than 不多於
		Non-domestic 非住用	NA	□ About 約 □ Not more than 不多於	NİA	□About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用		NA		
		Non-domestic 非住用		NI	4	
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		NA	🗆 (Not	m 米 more than 不多於)
				NA	🗆 (Not	Storeys(s) 層 more than 不多於)
			Non-domestic 非住用		N/A	🗆 (Not
				NA	🗆 (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積	· · ·		VA	%	□ 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 vehicl Private Car Parki Motorcycle Parki Light Goods Veh Medium Goods V Heavy Goods Ve Others (Please Sp	e parking spaces 私 ng Spaces 좹 icle Parking S Vehicle Parking hicle Parking becify) 其他	ces 停車位總數 家車車位 單車車位 paces 輕型貨車泊車 g Spaces 中型貨車泊 Spaces 重型貨車泊耳 (請列明)	軍位 白車位 車位	((
	a A	Total no. of vehicl 上落客貨車位/ Taxi Spaces 的一	le loading/unld /停車處總數 上車位	bading bays/lay-bys		
		Light Goods Veh Medium Goods V Heavy Goods Ve Others (Please Sp	icle Spaces 单 Vehicle Spaces hicle Spaces pecify) 其他	型貨車車位 s 中型貨車位 重型貨車車位 (請列明)		·
		1		······································		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		Ø
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		
<u>Reports 報告書</u>	125	
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
境境評估(噪音、空氣及/或水的汚染)		_
Traffic impact assessment (on vehicles) 就車輛的父通影響評估		
Traffic impact assessment (on pedestrians) 就行人的父通影響評估		
Visual impact assessment 倪覚影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 個不詞宣		
Geotechnical impact assessment 土力影響評估		
Dramage impact assessment 排沉影響評估		
Diale Accessment 国险领付		
Alsk Assessment 風險計估 Others (please specify) 其他 (註註:[]]		
Omore (prease specify) 共他(胡註明)	. .	
Note: May insert more than one「V」. 註:可在多於一個方格內加上「V」號		

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Appendix Ia of RNTPC Paper No. A/NE-LT/774B

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy □Confidential

Benson Ka Chun LAU/PLAND

寄件者: 寄件日期:	Lucky Day 2024年12月13日星期五 22:07
收件者: 副本:	Benson Ka Chun LAU/PLAND YF TSUI/PLAND; Kam Yin Tang
主旨:	Re: S. 16 Planning Application no. A/NE-LT/774-Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years_Lots 882 S.A and 882 RP in D.D. 19, She Shan Village, Tai Po, New Territories
附件:	Risk assessment report_application no. A_NE-LT_774.pdf; Proposed drainage plan.pdf; CEDD standard drawing no. C2406_1.pdf; Figure 8.11.pdf; drainage design checking for proposed drainage system.pdf; Page 6.pdf; Page 12.pdf; RtC_A_NE-LT_774 (1).pdf
類別:	Internet Email

Dear Mr. Lau,

I would like to submit further information to supplement my application. Grateful if you can help to supersede page 6 & page 12 of the submitted Application Form for the subject application.

The RtC table is also attached in refer to the departmental comments.

Should you have any question regarding the application, please contact Mr. TANG at

Regards, Ms. Cheng

Lucky Day

在 2024年10月31日星期四 上午11:54:29 [GMT+8] 寫道:

Dear Mr. Lau,

I request a two month deferral for the planning application so that the departmental comments can be addressed. Please advice the updated date for my information.

Regards, Ms. Cheng

Lucky Day

在 2024年10月31日星期四 上午11:38:26 [GMT+8] 寫道:

Dear Mr. Lau,

As agreed, I request a two month extension period for the planning application so that the departmental comments can be addressed. Please advice the updated date for my information.

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy □Confidential Regards, Ms. Cheng

Benson Ka Chun LAU/PLAND

在 2024年10月30日星期三 上午10:51:35 [GMT+8] 寫道:

Dear Ms. Cheng,

Further to our tele-conversation earlier today, enclosed please find the submitted Application Form for the subject application for your information.

Application form: [See attachment "A_NE-LT_774_Application_Form.pdf"]

Also, the departmental comments from Water Supplies Department are attached for your reference and further action, please.

Comments from WSD: [See attachment "A_NE-LT_774 departmental Comments_WSD.pdf"]

If you intend to provide further information in response to the comments or to supplement your application, please kindly refer to the Town Planning Board Guidelines (TPB PG-No. 32B), which is available for public viewing on the Town Planning Board website (<u>https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf</u>).

Should you have any queries on the departmental comments attached, please contact Ms. Victoria SUEN (Tel: 2152 5752) at WSD. Should you have other queries concerning the subject application, please contact Mr. Benson LAU (Tel: 2158 6225) of this office.

Thank you.

Regards,

Benson Lau

TP/TP3, PlanD

Prop	Proposed operating hours 擬議營運時間									
	星朝一	- 理朝 F	日花公家假朝、每日24小	、						
(d)	Any vehicular acc the site/subject build 是否有車路通往地 有關建築物?	ess to ling? 也盤/	 There is an existing access. (please indicate the appropriate) 有一條現有車路。(請註明車路名稱(如適用)) She Shay Road 7+ 425 There is a proposed access. (please illustrate on plan ar 有一條擬議車路。(請在圖則顯示,並註明車路的) 	street name, where nd specify the width) 句闊度)						
		No 否								
(e)	Impacts of Developr (If necessary, please justifications/reasons 措施,否則請提供到	nent Proposal 搊 use separate shee s for not providir 里據/理由。)	產議發展計劃的影響 ets to indicate the proposed measures to minimise possible adv ng such measures.如需要的話,請另頁註明可盡量減少可	erse impacts or give 能出現不良影響的						
(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? Does the development proposal involve the operation on the right? 擬議發展是否涉 及右列的工程?	Yes 是	Please provide details 請提供詳情	nd particulars of stream 函/或挖土的細節及/或 □About 約 □About 約 □About 約 □About 約						
			了Excavation of land 挖土 Area of excavation 挖土面積	□About 約 □About 約						
		No 否 凵	Site i sonn i saa							
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影 響?	On environmer On traffic 對交 On water suppl On drainage 輩 On slopes 對余 Affected by slo Landscape Imp Tree Felling Visual Impact Others (Please	tt 對環境 Yes 會 □ 5通 Yes 會 □ y 對供水 Yes 會 □ 排水 Yes 會 □ 排水 Yes 會 □ 排水 Yes 會 □ 排水 Yes 會 □ 小皮 Yes 會 □ 本 Yes 會 □ 次伐樹木 Yes 會 □ 大伐樹木 Yes 會 □ 大吃樹木 Yes 會 □ 素pecify) 其他 (請列明) Yes 會 □	No 不會 No 不會						

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	English
	中文	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		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他 (請註明)		
2. CEDD standard drawing no. (2406/1. 3. Figure 8.11	otion of n	lorks.)
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他 (請註明)		
1. Drainage design checking for proposed drainage system.		
Note: May insert more than one 「✔」. 註:可在多於一個方格內加上「✔」號		

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No.	Comments	Responses						
1	From: Chief Engineer/Construction,							
	Contact: Ms. Victoria SUEN							
	The application site is located within the upper indirect Water Gathering Ground (WGG). Based on the provided information, there are risks of	A risk assessment has been provided. Details of the risk assessment has been summarized below:						
	contamination to the WGG due to the operation and management of the vehicle park. In order to safeguard the raw water quality in WGG, the Applicants shall provide a risk assessment report to prove and demonstrate to the satisfaction of the Water Supplies Department (WSD) that there is no material increase in pollution effect resulting from the proposed development. In particular, the Applicant shall provide evidences and/or control measures to ensure that the following conditions are met:	In order to eliminate any potential pollution induced from the operation of the proposed vehicle park, drainage system have been proposed to the site, so that surface runoff during rainfall events collected within the application site would be discharged to the drainage channels and subsequently to the stream course. A series of mitigation measures and management practices have been proposed to ensure there is no material increase in pollution effect within WGG during the operation of the proposed development.						
		The only construction activities involved in the proposed development would be the construction of the proposed minor drainage system, which may involve minimal excavation at specific locations. A series of mitigation measures and management practices have been proposed to ensure the possible impacts of the proposed development to the water bodies dur to the installation works is minimized.						
a.	No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG.	Since the application site is solely used for car parking, no foul water or effluent will be produced. Any waste (expected to be small in amount) will be regularly collected and transferred to the nearest refuse collection point. The collection point is at She Shan Road, which is 20m away from the site.						
b.	All solid waste and sludge arising from the operation of the proposed car park shall be disposed of properly outside the gathering grounds.	Noted, all solid waste and sludge (expected to be small in amount) will be regularly collected and transferred to the nearest refuse collection point. The collection point is at She Shan Road, which is 20m away from the site.						
с.	The use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG.	Noted, no pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil will be allowed/ stored/ sold at the application site. Signage to forbid the use or storage of these chemicals will be displayed on the application site.						
d.	No chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority.	No chemicals including fertilizers and detergents will be allowed/ stored/ sold at the application site. Signage to forbid the use or storage of fertilisers						

No.	Comments	Responses
		and detergents will be displayed on the application site.
e.	Oil leakage and spillage are not allowed within WGG at all times. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the gathering grounds.	No oil will be allowed/ stored/ sold at the application site. Signage to forbid the use or storage of oil will be displayed on the application site. Signage to forbid oil tanker will be displayed on the application site.
f.	The vehicle park and its associated activities shall be located away from any water courses as far as possible. Signage for alerting not to pollute WGG should be displayed.	Kerbs will be installed, and drainage system will be adopted to avoid polluting WGG. Signage for alerting not to pollute WGG will be displayed on the application site.
g.	Fencing shall be erected on the sides facing the nearest stream course to trap all wind- blown litters within the site of development.	Chain-link fence will be installed on the sides facing the nearest stream course to trap all wind- blown litters such as paper, plastic bags, bottles and boxes from the application site. Good management measures such as regular cleaning and sweeping of site surface will be conducted. The site surface cleaning will also be carried out prior to occurrence of rainstorm.
h.	Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.	The site surface has been hard paved and impermeable. No oil will be allowed/ stored/ sold at the application site. Signage to forbid the use or storage of oil will be displayed on the application site. Signage to forbid oil tanker will be displayed on the application site.
i.	Vehicle Park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records should be maintained.	Kerbs will be installed, and drainage system will be adopted. Sufficient drainage traps such as grease traps and petrol interceptors will be installed at the drainage outlet. Proper maintenance and disposal will be maintained.
j.	Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development.	No on-site vehicle inspection, maintenance, repairing and washing activities will be allowed in the application site.
k.	The 'Conditions of Working within Water Gathering Grounds' shall be complied.	Noted.

Risk Assessment Report for Planning Application No. A/NE-LT/774

1.1 Scope of Work

The aim of this study is to address the comments from Water Supplies Department.

1.2 The Proposed Development

The application site is located at She Shan Village, Tai Po, New Territories. It has a total area of about $440m^2$ and is currently vacant and flat. The site has long been hard paved for more than 2 years. While the application site falls within the upper indirect Water Gathering Ground (WGG), there is a stream course along the north of the site.

The development proposal only consists of a temporary village car park with 11 parking spaces (private car only) for a period of 3 years. It is intended to relieve the genuine demand for parking spaces to serve the villagers in the area. No toilet facility, car washing, or repair activities will be allowed. In order to eliminate any pollution, it may possibly arise from the proposed vehicle park, drainage system have been proposed at the site within the site boundary, so that surface runoff during rainfall events collected within the application site would be discharged to the drainage channels and then discharged to the stream course to the northeast of the site.

1.3 Assessment of Impact During Construction Phase

1.3.1 Factors that may affect the Water Gathering Ground (WGG)

The application site is flat and hard paved. The only construction activities involved in the proposed development would be the construction of proposed drainage system and erection of chain-link fence, which may involve minor excavation of not more than 0.5m depth at specific locations. Minor excavation may cause sediments, other suspended solids and contaminants. As such works should be carried out in such a manner as to minimize adverse impacts on the water quality.

1.3.2 Proposed Mitigation Measures and Management Practices

Control of potential water quality impact arising from the minor excavation shall be achieved based on the following principles:

- a. Minimization of runoff; and
- b. Prevention of the likelihood of the identified pollutants being in contact with rain or runoff; and
- c. Measures to abate pollutants in the stormwater runoff.

In order to minimize the likelihood of the potential hazards as identified above, the Applicant has proposed a series of mitigation measures and management practices;

- 1. Installation works should be programmed to minimize excavation works where practicable during the rainy days;
- 2. During construction of proposed drainage system and erection of chain-link fence, no earth and other installation materials which may cause contamination to WGG are allowed to be stockpiled or stored on site;
- 3. All excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG;
- 4. All spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation;
- 5. Waste and other garbage generated during the installation works would be dumped properly.

With the above mitigation measures, the potential impacts of the proposed development to the water bodies due to the construction works is minimized.

1.4 Assessment of Impact During Operation Phase

- 1.4.1 Factors that may affect the Water Gathering Ground (WGG)
 - 1. Discharge of effluent, sewage or foul water;
 - 2. Solid waste and sludge;
 - 3. Use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal
 - oil, rodenticide, tar and petroleum, oil;
 - 4. Use and storage of chemicals such as fertilizers and detergents;
 - 5. Existence of oil leakage and spillage;
 - 6. Lack of fencing to trap wind-blown litters;
 - 7. Kerbs and drains surrounding vehicle park/ drainage traps at drainage outlet;
 - 8. Lack of oil and grease decontamination kit;
 - 9. On-site vehicle inspection, maintenance, repairing & washing activities/ machinery repairing;
 - 10. Oil tanker parking inside vehicle park;
 - 11. Use of detergents & fertilisers; and
 - 12. Vehicle dust, scraps and oil deposited on site surface.

During operation, potential water quality impact would be the surface runoff during rainfall event which is known as non-point source of pollution. Substances such as vehicle dust, scraps and oil may be deposited on paved site surface. Pollutants contributed by non-point source are often bound or adsorbed onto particles, thus an effective stormwater management system will be the removal of pollution sources prior to rainstorm and the provision of facilities that collect sediment. In order to minimize the likelihood of the potential hazards as identified above, the Applicant has proposed a series of mitigation measures and management practices, which are detailed in Appendix 1;

The operation of the car park will only commence once the construction of the proposed drainage system has been completed upon satisfaction of relevant government departments. During operation, collected surface runoff will be discharged into the proposed drainage system within the application site, and then discharged to the stream course at the northeast of the site. Given the proposed development is small scale in nature, the increase in surface runoff generated from the proposed development should not be in significant amount. The Applicant will properly manage and maintain the facilities within the application site.

Good management measures such as regular cleaning and sweeping of site surface is suggested. The site surface cleaning should also be carried out prior to occurrence of rainstorm. U-channels and catchpit provided will be regularly inspected and cleaned out. With the removal of pollutants, the pollution levels from stormwater would be much reduced, and given the stochastic nature of non-point source pollution and the proposed management measures, there will be no significant impact expected.

Therefore, there will be no flooding arising from the proposed development, and no adverse water quality impact on nearby water bodies during operation of the proposed development is anticipated.

1.5 Recommendations

To protect the integrity of the upper indirect WGG, no excavation exceeding 0.5m will be allowed within the site. To minimize the likelihood of the potential hazards during the construction and operational phases, mitigation measures and good management practices have been proposed as detailed in Section 1.3 and Section 1.4 above. The "Conditions of Working within Water Gathering Grounds" shall be complied.

1.6 Conclusion

All potential hazards are anticipated to remain at low risk or to be reduced after the implementation of mitigation measures. The analysis shows the proposed vehicle park would cause no material increase in pollution effect within WGG and low risk of pollution to be arisen from the construction and operational phases.

The applicant shall undertake that the operation and maintenance of the proposed development. This report shows that contamination to be caused to the water course in the WGG by the proposed development is not anticipated.

APPENDIX 1

L	Likelihood	rL	Residual Likelihood]						Likelihood (L) / (rL)		1
С	Consequence	rC	Residual Consequence	1		Consequence (C) / (rC)	High (Near certain) - 3	Medium (Frequent) - 2	Low (Seldom) -1	1		
RR	Risk Rating (L x C)					Major - 3	Urgent - 9	High - 6	Medium - 3			
RL	Risk Level			1		Serious - 2	High - 6	Medium - 4	Low - 2			
ARR	Anticipated Residual Risk (rL x rC)			1		Slight (tolerable) - 1	Medium - 3	Low - 2	Low - 1			
										1		
Item	Potential Hazard	L	C	RR	RL	Control Measures	rL	rC	ARR	RL		
1	Discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course	2	2	4	Medium	No activity will produce foul water, sewage or effluent of the application site. No toeilets will be proposed within the site. Therefore, no sewage will be producted at the application site. Notice will be posted at the site to forbid any usage and storage of pesticides, toxicants, flammable solvents, larvicidal oil, rodenticide, tar, petroleum oil and fertilizers.	1	1	1	Low		
2	Solid waste and sludge arising from the operation of the proposed car park	1	2	2	Low	Any waste (expected to be small in amount) will be regularly collected and transferred to the nearest refuse collection point. The collection point is at She Shan Road, which is 20m away from the site.	1	1	1	Low		

L	Likelihood	rL	Residual Likelihood	1			Likelihood (L) / (rL)			
С	Consequence	rC	Residual Consequence			Consequence (C) / (rC)	High (Near certain) - 3	Medium (Frequent) - 2	Low (Seldom) -1	
RR	Risk Rating (L x C)					Major - 3	Urgent - 9	High - 6	Medium - 3	
RL	Risk Level					Serious - 2	High - 6	Medium - 4	Low - 2	
ARR	Anticipated Residual Risk (rL x rC)					Slight (tolerable) - 1	Medium - 3	Low - 2	Low - 1	
3	Leakage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil	1	2	2	Low	No usage or storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil will be allowed at the site. Notice will be posted at the site to forbid any usage or storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil.	1	1	1	Low
4	Leakage of chemicals such as fertilizers and detergents	1	2	2	Low	No chemicals such as fertilizers and detergents is allowed to be used at the site. Notice will be posted at the site to prohibit the use of chemicals.	1	1	1	Low
5	Oil leakage and spillage within Water Gathering Ground (WGG)	1	2	2	Low	No oil will be allowed/ stored/ sold at the application site. Signage to forbid the use or storage of oil will be displayed on the application site. Signage to forbid oil tanker will be displayed on the application site.	1	1	1	Low

L	Likelihood	rL	Residual Likelihood			C	Likelihood (L) / (rL)			
С	Consequence	rC	Residual Consequence			Consequence (C)7 (IC)	High (Near certain) - 3	Medium (Frequent) - 2	Low (Seldom) -1	
RR	Risk Rating (L x C)					Major - 3	Urgent - 9	High - 6	Medium - 3	
RL	Risk Level					Serious - 2	High - 6	Medium - 4	Low - 2	
ARR	Anticipated Residual Risk (rL x rC)					Slight (tolerable) - 1	Medium - 3	Low - 2	Low - 1	
6	Wind-blown litters within the stream course	3	2	6	High	Chain-link fence will also be installed on the sides facing the nearest stream course to trap all wind-blown litters such as paper, plastic bags, bottles and boxes from the application site. Any waste (expected to be small in amount) will be regularly collected and transferred to the nearest refuse collection point. The collection point is at She Shan Road, which is 20m away from the site.	2	1	2	Low
7	Lack of Kerbs and drains surrounding vehicle park/ drainage traps at each drainage outlet	2	2	4	Medium	Kerbs will be installed, and drainage system will be adopted. Sufficient drainage traps such as grease traps and petrol interceptors will be installed at the drainage outlet.	1	1	1	Low

L	Likelihood	rL	Residual Likelihood				Likelihood (L) / (rL)			
С	Consequence	rC	Residual Consequence			Consequence (C) / (rC)	High (Near certain) - 3	Medium (Frequent) - 2	Low (Seldom) -1	
RR	Risk Rating (L x C)					Major - 3	Urgent - 9	High - 6	Medium - 3	
RL	Risk Level					Serious - 2	High - 6	Medium - 4	Low - 2	
ARR	Anticipated Residual Risk (rL x rC)					Slight (tolerable) - 1	Medium - 3	Low - 2	Low - 1	
						1	Γ	ſ	,	
8	Lack of oil and grease decontamination kit	1	2	2	Low	No oil will be allowed/ stored/ sold at the application site. Signage to forbid the use or storage of oil will be displayed on the application site. Signage to forbid oil tanker will be displayed on the application site.	1	1	1	Low
9	On-site vehicle inspection, maintenance, repairing & washing activities/machinery repairing	2	2	4	Medium	No vehicle inspection, maintenance, repairing & washing activities/machinery repairing will be allowed within the site. Notice will be posted at the site to prohibit vehicle inspection, maintenance, repairing & washing activities/machinery repairing.	1	1	1	Low
10	Oil tanker parking inside vehicle park	2	2	4	Medium	No oil tankerwill be allowed to be parked inside the site to avoid oil leakage or spillage. A notice will be posted at the entrance of the site to prohibit oil tanker to enter the site.	1	1	1	Low

T	Likelihood	rĪ	Pesidual Likelihood				Likelihood (L) / (rL)			
	Consequence	rC	Residual Consequence			Consequence (C) / (rC)	High (Near certain) 3	Medium (Frequent) 2	Low (Seldom) 1	1
RR RR	Risk Rating (L x C)	ic	Residual Consequence			Major - 3	Urgent - 9	High - 6	Medium - 3	
RI	Risk Level					Serious - 2	High - 6	Medium - 4	Low - 2	
ARR	Anticipated Residual Risk (rL x rC)					Slight (tolerable) - 1	Medium - 3	Low - 2	Low - 1	
·····				1				2011 2	2011 1	1
11	Use of detergents and fertilisers	1	2	2	Low	No detergents nor fertilisers will be used at the site. Notices will be posted at the site to prohibit the use of detergents and fertilisers.	1	1	1	Low
12	Vehicle dust scraps and oil deposited on site surface	2	2	4	Medium	Kerbs will be installed, and drainage system will be adopted. No oil will be allowed/ stored/ sold at the application site. Good management measures such as regular cleaning and sweeping of site surface will be conducted. The site surface cleaning will also be carried out prior to occurrence of rainstorm.	1	1	1	Low



DESIGN OF THE U-CHANNELS (225mm)

Catchment area	=	440	m^2							
	=	0.00044	km ²							
Peak runoff	=	0.278	Х	0.95	х	250	mm/hr	х	0.00044	km ²
	=	0.029051	m^3/s							
	=	1743.06	liter/min							

According to Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600mm,

Capacities of channels = 3900 liter/min > 1743.06 liter/min OK (gradient of 1:100)

Therefore, 225UC with gradient 1:100 is adequate for application site.

DESIGN OF THE uPVC DOWNPIPE (225mm DIA.)

Peak runoff	=	1743.06	liter/min
	=	29.051	liter/s
a) Checking average velocity and discha	arge capa	city when r	unning full

From Flow chart 1 (B.S.8005: part 1 1987)

=	1 in 100	
=	225	mm
=	50	L/s
=	1.3	m/s
	= = =	= 1 in 100 = 225 = 50 = 1.3

b) Checking channel usage and actual flow velocity when running at design flow

From Relative Velocity and Flow in Circular Pipe for any Depth of Flow (B.S. 8005: part 1 1987) Assume 90% Full

Read Proportional Discharge	=	1.07		
Read Proportional Velocity	=	1.13		
Actual Discharge	=	1.07	х	50
	=	53.5		
Actual Velocity	=	1.13	х	1.3
	=	1.469		

c) Checking if self-cleansing is achieved when flowing at design flow

When the discharge is 0.5, the proportio	on velocit	y is 1.0,						
Flow velocity	1	<	1.3	<	4			
d) The capacity of the drainage pipe								
Read average flow velocity	=	1.3	m/s					
Cross-section area of existing pipe	=	0.04	m^2					
Maximum pipe capacity	=	1.3	Х	0.04	х	1000	Х	60
	=	3120	L/min	>	1743.06	L/min		OK

Therefore, 225mm DIA. of pipe with gradient 1:100 is adequate for application site.

The Government of the Hong Kong Special Administrative Region Geotechnical Engineering Office, Civil Engineering and Development Department

Slopes Guidelines on Hydraulic Design of U-shaped and Half-round Channels on GEO Technical Guidance Note No. 43 (TGN 43)



ANNEX TGN 43 A1



HYDRAULIC GRADIENT 1 in.





Figure 8.11 - Typical U-channel Details

PROPOSED DRAINAGE PLAN



GENERAL NOTES:

1. PROPOSED DRAINAGE SYSTEM INVOLVED EXCAVATION OF WORKS.

2. CATCHPIT WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C2406/1.

3. U-CHANNEL SHALL FOLLOW TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIGURE 8.11.

4. U-CHANNEL SHALL BE COVERED BY CAST IRON.

5. THE COVERED LEVEL AND INVERTED LEVEL OF THE CONNECTION POINT SHALL BE VERIFIED ON SITE.

<u>S.16 Application - Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years</u> <u>at Lots 882 S.A and 882 RP in D.D. 19, She Shan Village,</u>

Tai Po, New Territories

(Application No. A/NE-L1///4)

No.	Comments	Responses
	From: Chief Engineer/Construction, WSD, dated 7.1.2025 Contact: Ms. Victoria SUEN	
1.	Oil leakage and spillage are not allowed within WGG at all times. Since there will be potential risks of oil leakage from the vehicles parked inside the application site, the applicant shall confirm whether any oil and grease decontamination kit such as absorbent pads shall be made available within the site, or any effective control measures will be taken to mitigate the risks.	Noted, absorbent pads will be provided within the site to mitigate the risks.
2.	It is noted in the FI that drainage channels with petrol interceptors will be provisioned on site for interception in surface run-off. In this regard, I presume that the acceptance of the drainage proposal and its implementation are subject to the jurisdiction of the DSD.	Considering the application site with a relatively small area, please note that grease traps will be provided as drainage traps at the drainage outlet first, the petrol interceptors will be further considered if the grease traps are found unsatisfactory. The drainage proposal and its implementation will be subject to the satisfaction of the Drainage Services Department (DSD).

Previous Applications covering the site on the Lam Tsuen Outline Zoning Plan

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-LT/667	Proposed House (New Territories Exempted House - Small House)	6.9.2019	R1-R2, R4
A/NE-LT/683	Proposed House (New Territories Exempted House - Small House)	10.7.2020	R1, R3-R4

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the current submission for a departure from the planning intention.
- R2. The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House ("NTEH")/Small House in New Territories in that more than 50% of the footprint of the proposed Small House fell outside the "Village Type Development" ("V") zone and the village 'environs' ("VE") of She Shan Tsuen.
- R3. The proposed development did not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that there was no information in the submission to demonstrate that the proposed development would not have adverse drainage impact on the surrounding area.
- R4. Land was still available within the "V" zone of She Shan Tsuen which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

Similar Applications within "AGR" and "V" zones <u>on the Lam Tsuen Outline Zoning Plan</u>

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-LT/250	Temporary Open Car Park for a Period of 3 Years	4.5.2001
A/NE-LT/314	Temporary Open Car Park for a Period of 3 Years	14.5.2004
A/NE-LT/372	Temporary Open Car Park for a Period of 3 Years	7.6.2007
A/NE-LT/403	Renewal of Planning Approval for Temporary Open Public Car Park for a Period of 3 Years	7.5.2010
A/NE-LT/501	Temporary Open-Air Public Car Park for a Period of 3 Years	4.4.2014
A/NE-LT/702	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Filling of Land	14.1.2022
A/NE-LT/766	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	16.8.2024

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons	
Δ/NE-IT/511	Proposed Temporary Private Car	8 8 2014	R1-R2	
	Park for a Period of 3 Years	0.0.2014	IX 1-IX2	
	Proposed Temporary Private		R3-R4	
Λ /NIE IT/544	Vehicle Park (Private Cars and	4 12 2015		
A/NE-L1/344	Light Goods Vehicles) for a Period	4.12.2013		
	of 3 Years			
A/NE-LT/715	Temporary Public Vehicle Park			
	(Private Cars and Light Goods	24.6.2022	R3, R5	
	Vehicle) for a Period of 3 Years			
	Temporary Private Vehicle Park		R6, R7	
A/NE-LT/746	(Private Cars Only) for a Period of	9.12.2022		
	3 Years			
A/NE-LT/757	Temporary Private Vehicle Park	15.0.2022	R6, R7	
	(Private Cars Only) for a Period of	15.9.2023		
	3 Years and Filling of land	(on review)		

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the "Village Type Development" ("V") zone which was to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone was primarily intended for the development of Small Houses by indigenous villagers. It was also intended to concentrate "V" within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. There was no strong planning justification in the submission to justify a departure from the planning intention.
- R2. The applicant failed to demonstrate that the proposed development would not cause adverse geotechnical and drainage impacts on the surrounding areas.
- R3. The proposed temporary private car park was not in line with the planning intention of the "V" zone for the area which was primarily intended for development of Small Houses by indigenous villagers. It was also not in line with the planning intention of the "Agriculture" ("AGR") zone for the area which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.

- R4. The proposed vehicular access for the car park located at the existing passing-bay at She Shan Road was not acceptable from traffic engineering point of view.
- R5. The applicant failed to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.
- R6. The applied use was not in line with the planning intention of the "AGR" zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R7. The applicants failed to demonstrate that the use located within the water gathering ground would not cause adverse impact on the water quality in the area.

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application;
- the application site (the Site) comprises two Old Schedule Agricultural Lots all in D.D. 19 held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- there is no Small House application received for the Site; and
- his advisory comments are at Appendix V.

2. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is situated in an area of uplands and hillsides landscape character comprising village houses and vegetated area. There is no significant change in the landscape character of surrounding environment since the last previous application. Significant impact on the landscape character arising from the proposed use is not anticipated; and
- the Site is hard paved with no significant landscape resource observed. Significant adverse impact on the existing landscape resources arising from the proposed use is not anticipated.

3. Drainage

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

• should the application be approved, an approval condition on the submission and

implementation of the drainage proposal is required to ensure that the applied use will not cause adverse drainage impact to the adjacent area; and

• her advisory comments are at Appendix V.

4. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application and approval conditions for this application to be included as follows:
 - (a) the implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the Water Gathering Ground to the satisfaction of the Director of Water Supplies; and
 - (b) the proposed use should not cause any water pollution to the upper indirect Water Gathering Ground at any time during the planning approval period.
- his advisory comments are at **Appendix V**.

5. <u>Fire Safety</u>

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

- no in-principle objection to the application subject to the provision of fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

6. <u>Other Departments</u>

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

- Director of Environmental Protection;
- Project Manager/North, Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering Office, CEDD;
- Chief Highway Engineer/New Territories East, Highways Department;
- Commissioner of Police;
- Executive Secretary of Antiquities and Monuments Office, Development Bureau; and
- District Officer/Tai Po, Home Affairs Department

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Office/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners are required to submit applications for Short Term Waiver ("STW") to LandsD if they wish to erect structures on the Site. LandsD will consider the STW applications in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
 - (ii) the applicant will likely make use of the adjoining unleased/ unallocated Government land as vehicle access to and from She Shan Road. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the relevant government departments, prior to the use of access purpose;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicants are advised to follow the requirements in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" and is reminded to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicants should have their own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective

to accommodate the additional runoff arisen from the development of the Site. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. Please be reminded that the runoff within the subject premise including the runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network;

- (ii) DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. The applicants shall demonstrate the technical feasibility of sewerage connection. Should the applicants choose to dispose of the sewage of the proposed development through other means, views and comments from the Environmental Protection Department should be sought;
- (iii) the applicants 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; and
- (iv) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicants;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs for his approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (ii) the applicants are reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. If there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch appended should be complied with (Appendix VII).
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (g) to note the comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (ES(AMO), DEVB) that the Site falls within She Shen Tsuen Site of Archaeological Interest. After reviewing the location and scope of the proposed use, AMO has no objection in principle to the proposed use from the archaeological and built heritage conservation perspectives. However, pursuant to the Antiquities and Monuments

Ordinance, Cap. 53, the applicants are required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

From: Sent: To: Subject:

2024-10-13 星期日 03:25:45 tpbpd/PLAND <tpbpd@pland.gov.hk> A/NE-LT/774 DD 19 She Shan Village

A/NE-LT/774

Lots 882 S.A and 882 RP in D.D. 19, She Shan Village, Tai Po

Site area: About 440sq.m

Zoning: "Agriculture" and "VTD"

Applied use: 11 Public Vehicle Park

Dear TPB Members,

Strong Objections. The lots were previously rejected for NET house development. However, they have been filled in and used for parking for some time. This despite the fact that there is a large parking lot across the road.

The site is adjacent to a significant water course and the filling in of the land and possible run off from vehicle pollutants can impact water quality. There is still considerable agricultural activity in the district.

The application should be rejected and the site reinstated.

Mary Mulvihill

Requirements for the Fireman's Emergency Switch

- 1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
- 2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
- 3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
- 4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward 'OFF'; push downward 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
- 5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 消防員開闢掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.