

2024年 11月 27日

Appendix I of RNTPC
Paper No. A/YL-LFS/544A

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

This document is received on 2024 -11- 27
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2402567 24.10.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-LFS 1544
	Date Received 收到日期	2024-11-27

- 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)

Right Spread Investment 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)

Grandmax Surveyors Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 14,605 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,760 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at22/10/2024..... (DD/MM/YYYY), this application involves a total of1..... “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)
1	Lot Nos. 1595, 1597, 1598, 1599, 1600, 1601 in D.D. 129	15/08/2024

(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_____ (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_____ (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 Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	..... 13,108 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1,497 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 4 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 4 .....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 the attached planning statement.	
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	..... 116
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 81
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	..... 30 (Coach)
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 Public Vehicle Park: 24 hours daily, Monday to Sunday (including public holidays)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tin Yuet Road <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)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input 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 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

.....
Thomas LUK

.....

Name in Block Letters

姓名（請以正楷填寫）

.....
N.A.

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Grandmax Surveyors Limited



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

Date 日期

3/10/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 1595 (Part), 1597(Part), 1598, 1599, 1600, 1601 (Part), in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	14,605 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,760 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
Zoning 地帶	"Green Belt"
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 Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	10 % <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		227
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		116 81 30 (Coach)
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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

Right Spread Investment Limited 弘正投資有限公司

地址:

致規劃處：

天水圍發展急速，人口已接近 30 萬，不少居民反映區內車位供不應求的問題。此外，香港作為國際金融中心，集合全球精英之地，香港政府現在正推行電動車計劃，綠色能源，減碳排放大勢所趨減輕香港各使用者的燃油成本，最高達 70%。吸引全球各地人士，感受香港致力達到清新空氣城市。向世界展示，香港作為亞洲以致全世界嘅環保先鋒。

發展新能源汽車是中國應對氣候變遷、推動綠色發展的戰略舉措。2012 年國務院發布《節能與新能源汽車產業發展規劃（2012—2020 年）》以來，中國堅持純電驅動戰略取向，新能源汽車產業發展取得了巨大成就，成為世界汽車產業發展轉型的重要力量之一。

發展綠色運輸是落實香港二〇五〇年前實現碳中和的重要一環。政府在二〇二一年三月公布《香港電動車普及化路線圖》（《路線圖》），提出在二〇三五年或之前停止新登記燃油及混合動力私家車的目標。

香港政府一直致力推動綠色運輸，隨着香港電動私家車佔新登記私家車的比率已由二〇一九年的 6.3%跳升至二〇二三年十一月的 64.1%，相關的充電配套設施不可或缺。《行政長官 2023 年施政報告》中提到，政府會大力推動電動車充電配套擴展，目標是在二〇二七年年中前把香港公共和私人充電停車位的總數提升至約 20 萬個。

政府於 2018 年推出電動車「一換一」計劃，鼓勵車主換車時優先考慮電動車。自「一換一」計劃推出後，電動車佔新登記私家車的比率急速上升，由 2018 年的 1.1%、2019 年的 6.3%、2020 年的 12.4%、2021 年的 24.4%，進一步上升至 2022 年的 52.8%。據環保署最新數據顯示，在 2023 年首 11 個月，新登記的電動私家車數目為 25508 輛，佔新登記私家車總數（39803 輛）約 64.1%。換言之，2023 年的新登記電動私家車佔比必定超越 2022 年。在換車熱潮帶動下，現時本港電動私家車數量為 72011 輛，佔整體私家車總數約 11.2%。

隨着社會環保意識漸強，電池技術進步，電動車或逐漸取代傳統燃油車，成為社會大眾日常出行的交通工具。儘管近年香港電動私家車數量增速驚人，但社會各界仍然擔心充電設施未能跟上，影響電動車普及化。

相比之下，充電設施增幅遠遠未能追趕電動私家車的步伐。截至 2022 年底，全港共有 5434 個充電站，當中 1453 個標準充電器、2983 個中速充電器及 998 個快速充電器。時隔一年，充電站總數上升至 7415 個，分別有 2039 個標準充電器、4225 個中速充電器及 1151 個快速充電器。雖然增幅超過 36%，但平均仍

要 9.7 輛電動私家車爭 1 個公共充電站，情況顯然未有改善。

另一方面，公共充電器亦存在各區分布失衡的問題。據環保署數據，全港最多充電器的五個社區分別是，沙田區（1240 個）、觀塘區（1203 個）、北區（466 個）、離島區（459 個）和中西區（425 個）。相反，全港最缺公共充電器的五個社區包括，屯門區（129 個）、大埔區（163 個）、九龍城區（198 個）、葵青區（225 個）及黃大仙區（228 個），與每區約 412 個的平均數相距甚遠。由此可見，於本港加快建設電動車充電站及增加電動車充電停泊處是刻不容緩的。

此外，香港政府已於 2021 年 3 月 17 日公布首份《香港電動車普及化路線圖》（《路線圖》），闡述未來在香港推動使用電動車及其所需配套的長遠政策目標及計劃。《路線圖》將引領香港在 2050 年前達致車輛零排放的未來路向，以配合香港致力爭取於 2050 年前實現碳中和的目標，向『零碳排放・清新空氣・智慧城市』的願景邁進。

為配合香港政府的《香港電動車普及化路線圖》並在香港推動使用電動車及其所需配套的長遠政策目標及計劃。本計劃建議在元朗天水圍建設為個智能光儲充電動車充電設施，並在香港打造首個高智能超充站，為香港北部提供一個商用車、公共巴士、小巴、的士、校巴及小巴提供超（180kW）充服務。並為當區提供不少於 200 個車位供市民使用，以解決當區車位嚴重不足的問題。



Right spread Investment Limited



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Section 16 Planning Application

Proposed Temporary Public Vehicle Park
(Excluding Container Vehicle) with Ancillary
Electric Vehicle Charging Facilities and Utility
Installation for Private Project (Solar
Photovoltaic System) for a Period of 3 Years

Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599,
1600, 1601 (Part) in D.D. 129 and adjoining
Government Land, Lau Fau Shan, Yuen Long,
New Territories

Planning Statement

Prepared by
Grandmax Surveyors Limited

September 2024

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site falls with an area zoned “Green Belt” (“GB”) on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 gazetted on 22.4.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The proposed use responds to the “Hong Kong Roadmap on Popularisation of Electric Vehicles” announced in 2021, which sets out the target of ceasing new registration of fuel-propelled private cars including hybrid vehicles in 2035 or earlier, and the proposed use is conducive to the promotion of green transport;*
- (b) The proposed use supports the development of renewable energy and reduces carbon footprint;*
- (c) The proposed use helps alleviate electric vehicle parking demand in the area;*
- (d) The application site is considered suitable for the proposed use, given its remote location and accessibility to major route;*
- (e) The proposed use is considered not incompatible with the surrounding environment;*
- (f) The proposed use provides sufficient space for manoeuvring of vehicles throughout the application site, and no waiting or queuing of vehicles along Tin Yuet Road nor adverse traffic impact will arise under any circumstances;*
- (g) No adverse environmental impacts are anticipated; and*
- (h) The proposed use will not set an undesirable precedent as similar applications have been approved within the same “GB” zone.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 3 years.



行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）擬議臨時公眾停車場（貨櫃車除外）連附屬電動車充電設施及私人發展計劃的公用設施裝置（太陽能光伏系統）（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗流浮山第129約地段第1595（部分）、1597（部分）、1598、1599、1600、1601號（部分）及毗鄰政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於2022年4月22日刊憲公佈的流浮山及尖鼻咀分區計劃大綱核准圖（編號：S/YL-LFS/11）內被劃為「綠化地帶」。此規劃報告書內詳細闡述擬議用途的規劃理據，當中包括：-

- （一）擬議用途響應政府在二〇二一年公布的《香港電動車普及化路線圖》，提出在二〇三五年或之前停止新登記燃油及混合動力私家車的目標，而擬議用途亦有助推動綠色運輸；
- （二）擬議用途支持發展可再生能源和減少碳足跡；
- （三）擬議用途有助紓緩區內的電動車停泊需求；
- （四）考慮到申請地點的偏遠位置及同時接連主要道路，申請地點適合用作擬議用途；
- （五）擬議用途與周圍環境並非完全不相容；
- （六）擬議用途提供足夠空間讓車輛在申請地點內行駛，在任何情況下都不會引致車輛在天月路等候或排隊，亦不會對交通造成不良影響；
- （七）預期不會對環境造成負面影響；及
- （八）擬議用途不會開創不良先例，因為類似申請已在相同的「綠化地帶」內獲得批准。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作為期三年之擬議用途。



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Public Vehicle Park (Excluding container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of about 14,605m², including about 1,760m² government land. **Figure 1** indicates the location and relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of Right Spread Investment Limited (hereinafter referred to as “the Applicant”), Grandmax Surveyors Limited have been commissioned to prepare and submit the current application on his behalf.
- 1.1.3 The application site falls entirely with an area zoned “Green Belt” (“GB”) on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 gazetted on 22.4.2022 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). According to the Notes of the Current OZP, the proposed use is considered as Column 2 use in “GB” zone. As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board...”. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of 3 years.

1.2 Objectives

- 1.2.1 The current application strives to achieve the following objectives:-

- (a) *To respond to the “Hong Kong Roadmap on Popularisation of Electric Vehicles” announced in 2021, which sets out the target of ceasing new registration of fuel-propelled private cars including hybrid vehicles in 2035 or earlier;*
- (b) *To promote the use of green transport;*
- (c) *To provide parking spaces and EV charging facilities in the area whilst inducing no*

adverse impact.

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site is located in the fringe of Tin Shui Wai and Hung Shui Kiu New Development Area. The majority of the application site is vacant land with some areas covered by shrubs and weeds and is accessible from Tin Ying Road via Tin Yuet Road (**Figure 1** refers).

2.2 Surrounding Land-use Characteristics

- 2.2.1 The surrounding areas of the application site are predominantly semi-rural in character, intermixed with open storage, training grounds, temporary structures and unused/vacant land.
- 2.2.2 To its immediate north of application site are some open storages area with temporary structures and a pond. To the east of the application site is Hong Kong Institute of Construction and Tin Yuet Road Training Ground. To the west of the application site are some vegetated land, and there are some graves to the further west.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The application site falls entirely within an area zoned as “GB” on the Current OZP (**Figure 2** refers). According to the Notes of the Current OZP, the proposed use is considered as Column 2 use in “GB” zone. As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board...”. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of 3 years.

3.1.2 According to the Notes of the OZP, “GB” zone *“is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.”*

3.2 Previous Planning Applications

3.2.1 The application site was subject to 7 previous planning applications (No. A/YL-LFS/101, A/YL-LFS/118, A/YL-LFS/132, A/YL-LFS/133, A/YL-LFS/136, A/YL-LFS/166 and A/YL-LFS/273).

Table 1: Previous Applications

Application No.	Proposed Use(s)	Decisions
A/YL-LFS/101	Pond Filling for agricultural use (flower planting)	Rejected/Not agreed (20.6.2003)
A/YL-LFS/118	Temporary Vehicle (Private Cars & Light Goods Vehicles) Park for a Period of 3 Years	Rejected/Not agreed (21.11.2003)
A/YL-LFS/132	Temporary Land Filling for Plant Nursery Use for a Period of 3 Years	Approved with condition(s) on a temporary basis on 19.8.2005
A/YL-LFS/133	Pond Filling for Plant Nursery Use for a Period of 3 Years	Rejected/Not agreed (27.5.2005)
A/YL-LFS/166	Proposed Temporary Hobby Farming (Organic Farm and Education Centre) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 14.9.2008
A/YL-LFS/273	Temporary Logistics Center with Ancillary Office for a Period of 3 Years	Rejected/Not agreed (27.3.2015)

3.3 Similar Applications

- 3.3.1 As tabulated in **Table 2**, there are 5 similar approved applications for applying for similar use within the same OZP. In particular, the application no. A/YL-LFS/520, applied for Proposed Temporary Public Vehicle Park (Private Car) with Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land, was recently approved by the board with conditions on 7.6.2024.

Table 2: Similar Planning Applications for Uses being similar to the Proposed Use covered by the Current OZP

Application No.	Proposed Use(s)	Decisions
A/YL-LFS/86	Refreshment Kiosk and Car Park for a period of 3 years	Approved with condition(s) on a temporary basis on 14.6.2022
A/YL-LFS/135	Temporary Refreshment Kiosk and Car Park for a Period of 3 Years	Approved with condition(s) on a temporary basis on 4.11.2005
A/YL-LFS/501	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 26.1.2024
A/YL-LFS/512	Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.7.2024
A/YL-LFS/520	Proposed Temporary Public Vehicle Park (Private Car) with Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land	Approved with condition(s) on a temporary basis on 7.6.2024

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use. The application site has a total area of about 14,605m², including about 1,760m² government land.
- 4.1.2 The proposed use will make use of existing ingress/egress (about 7.3m width) along Tin Yuet Road. A total of 227 parking spaces are proposed at the application site, including 116 spaces for private cars, 81 spaces for van-type light goods vehicles (LGVs), and 30 spaces for coaches. Additionally, the application site will feature one service counter with two CLP package substations, an energy storage unit, and ten charging stations to support the proposed use. Solar photovoltaic panels will be installed above the **private carparking spaces** at a height of approximately 3 meters. The proposed structures are illustrated in **Photo 1**.



Photo 1. Proposed Solar Photovoltaic System

- 4.1.3 The Indicative Layout Plan is shown in **Figure 3** whilst the key development parameters for the proposed use are detailed in **Table 3**. The operation hours of the public vehicle park are proposed to be 24 hours daily, from Monday to Sunday (including public holidays).

Table 3: Proposed Key Development Parameters

Items	Design Parameter(s) (About)
Total Site Area	About 14,605m ² (including about 1,760m ² Government land)
Uncovered Area	About 13,108m ² (About 90%)
Covered Area	About 1,497m ² (About 10%)
Proposed Use(s)	Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years
Ancillary Structures No(s). Service Counter	1 2m(W) x 2m(D) x 3m(H)
Supporting Facilities CLP Package Substation (2 Nos.) Energy Storage Unit Charging Station (10 Nos.)	4.96m (W) x 2.39m(D) x 2.3m(H) (Disregard from GFA calculation) 6.01m (W) x 2.44m(D) x 2.9m(H) (Disregard from GFA calculation) 0.8m (W) 0.55m(D) x 1.85m(H) (Disregard from GFA calculation)
Total Floor Area	About 4m ²
Covered Area of Solar Photovoltaic Panels	About 1,450m ²
No. of Parking Spaces	227
Private Car (5m x 2.5m)	116
Van-type LGV (7m x 3.5m)	81
Coach (12m x 3.5m)	30
Operation Hours of the PVP	24 hours (Monday to Sunday, including public holidays)
Ingress/Egress	About 7.3m wide

4.2 Vehicular Access and Parking Arrangement

- 4.2.1 It is proposed to make use of the existing ingress/egress point located at the eastern boundary of the application site, connecting to Tin Yuet Road for vehicular access. The width of the ingress/egress is approximately 7.3m, with sufficient space allocated for manoeuvring and waiting, thus preventing any potential queuing of vehicles back onto Tin Yuet Road or Tin Ying Road.
- 4.2.2 As shown in **Figure 3**, the internal road for the proposed use is not less than 5m wide. The swept path analysis (**Appendix 2** refers) demonstrates that there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site and no waiting or queuing of vehicles along Tin Yuet Road or Tin Ying Road will arise under any circumstances. The dimension of private car parking space complies with the requirements stipulated in the Hong Kong Planning Standards and Guidelines.

4.3 Traffic Considerations

- 4.3.1 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Table 4: Average Traffic Generation and Traffic Generation Rate at Peak Hours

	Traffic Generation at Peak Hours (pcu)	Traffic Attraction at Peak Hours (pcu)	Trip Generation Rate (pcu/parking space)	Trip Attraction Rate (pcu/parking space)
Proposed Public Vehicle Park 227CPS	107	80	0.47	0.35

(1) Peak Hours is from 7 a.m. to 9 a.m. and 5 p.m and 7p.m.

- 4.3.2 As shown in **Table 3**, no significant increase in traffic trip rate is anticipated. The traffic management measures proposed in **Section 4.4** would be implemented. It is anticipated that there will not be significant negative impacts regarding traffic network of the area concerned.

4.4 Pedestrian Safety and Traffic Management Measures

- 4.4.1 To ensure the proposed use will not induce additional adverse traffic impact on the surrounding road network and affect pedestrian safety, The Applicant also undertakes to strictly monitor the proposed public vehicle park and implement the following management measures:-

- No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the application site at any time;
- No car washing, vehicle repairing, inspection, dismantling, paint spraying or other workshop activities is allowed on the application site at any time;
- A notice will be posted at a prominent location of the application site to indicate the operation arrangements of the proposed public vehicle park at any time.

4.5 Landscape Consideration

- 4.5.1 The application site is partly covered by shrubs and weeds without any old and valuable trees. As such, no adverse landscape impact is anticipated from the proposed use.

4.6 Drainage Consideration

- 4.6.1 There is currently an existing drain and manhole in close proximity to the east of the application site, and an existing watercourse is located to the further east. Peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If deemed necessary, the Applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the Board and/or the relevant Government department(s) in compliance with approval condition(s).

4.7 Environmental Consideration

- 4.7.1 The Applicant commits to closely monitoring the proposed public vehicle park and implement management measures that no vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked/stored on the application site at any time; and no car washing, vehicle repairing, inspection, dismantling, paint spraying or other workshop activities will be allowed on the application site. A notice will be prominently displayed at the site to inform visitors of the operational arrangements for the proposed public vehicle park.
- 4.7.2 The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

5 PLANNING JUSTIFICATIONS

5.1 Responds to the “Hong Kong Roadmap on Popularisation of Electric Vehicles” and Support the Promotion of Green Transport

5.1.1 The Government announced the “Hong Kong Roadmap on Popularisation of Electric Vehicles” in 2021 (hereinafter refer to as “the Roadmap”), setting out the long-term policy objectives and plans to promote the adoption of electric vehicles (“EV”) and their associated supporting facilities in Hong Kong. It is anticipated that there will be an increasing need for EV charging stations.

5.1.2 In line with the Roadmap, the proposed use provides a public vehicle park with ancillary electric vehicle charging facilities, aiming to support the policy goal and help promote the use of green transport. The proposed use would establish a highly intelligent supercharging station, offering supercharging services (180kW) for vehicles in the northern metropolis and provide 227 EV parking spaces to serve the public in the district.

5.2 Supports the Development of Renewable Energy and Reducing Carbon Footprint

5.2.1 The proposed use involves the incorporation solar photovoltaic system within the public vehicle park. The solar photovoltaic system will generate clean, renewable energy that can be utilized to power the electric vehicle charging stations, thereby creating a self-sustaining energy ecosystem. This integration aims at minimizing the carbon footprint associated with electricity consumption and exemplifies the practical application of renewable energy technologies.

5.3 Alleviate Electric Vehicle Parking Demand

5.3.1 There is a shortage of public parking facilities equipped with charging stations for EVs in the area. The lack of sufficient public parking facilities with charging stations hampers the growth of EV adoption and creates challenges for current users seeking convenient charging options. The proposed use aims to establish a public vehicle park that includes dedicated electric vehicle charging infrastructure, responding to the increasing market demand for EVs and designed to alleviate the pressing need for accessible charging facilities in the area.

5.4 Utilising Land Resources with Ideal Location for the Proposed Use

5.4.1 The application site is situated at the edge of Tin Shui Wai and the Hung Shui Kiu New Development Area. It is conveniently connected to Tin Ying Road to the west, offering excellent accessibility to surrounding regions. Being located in the urban fringe, the

proposed use should effectively alleviate the demand for EV parking in the area without adding additional strain on the main roads.

- 5.4.2 In addition, it is challenging to identify a large-scale parking facility for vehicles and coaches within the urban area. The surrounding area primarily consists of abandoned farmland, with no residential neighborhoods or affected residents. The proposed use takes full advantage of the application site's location, making it an ideal place to provide parking spaces that can effectively meet the local parking demands.

5.5 Not Incompatible with the Surrounding Environment

- 5.5.1 The surrounding of the application site is predominately semi-rural in character with open storage use and some temporary structures in proximity and some parking activities are observed to the north of the application site. Given the above, the proposed use is considered not incompatible with the surrounding semi-rural environment.

5.6 No Adverse Traffic Impact

- 5.6.1 The swept path analysis demonstrates that there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site. No waiting or queuing of vehicles along Tin Yuet Road or Tin Ying Road will arise under any circumstances. If the current application is approved, only private cars, van-type LGVs and coaches will be permitted to parked/stored on or enter/exit the application site at any given time. To ensure the proposed use will not induce additional adverse traffic impact on the surrounding road network and affect pedestrian safety, traffic management measures are proposed at the application site, should the application be approved. Therefore, it is not anticipated that the proposed use will result any significant additional and adverse traffic impacts on the area.

5.7 No Adverse Environmental Impacts

- 5.7.1 The Applicant commits to closely monitoring the proposed public vehicle park and implement suitable management measures for better management as well as to strictly follow EPD's latest "CoP" and comply with all environmental protection/pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

5.8 Not Setting an Undesirable Precedent

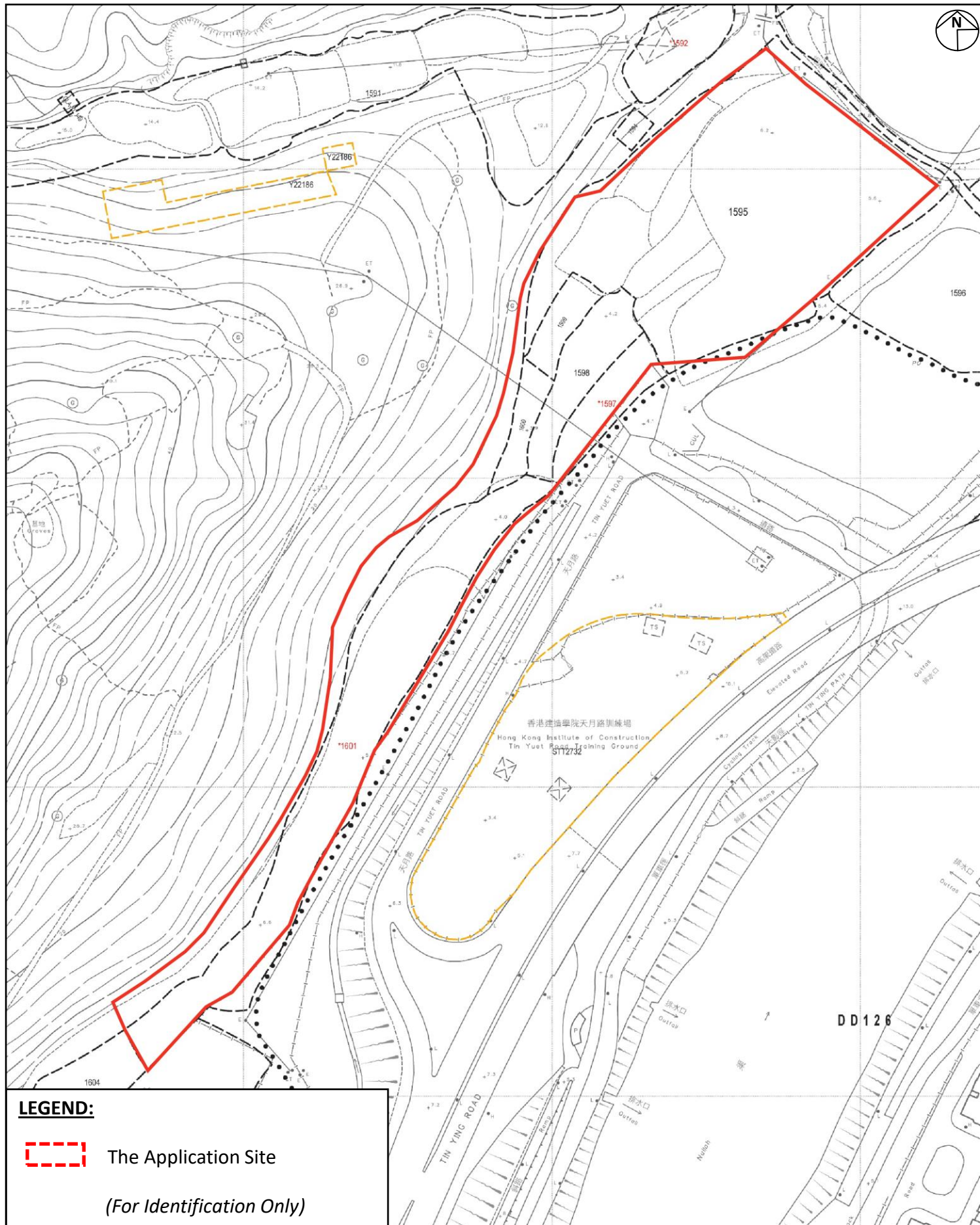
- 5.8.1 In consideration of the previous approvals granted by the Board for temporary public vehicle park uses, as discussed in **Section 3.3**, these precedents more or less imply the Board's recognition to allow certain degree of flexibility being given to public vehicle park uses on a temporary basis of three years in "GB" zones. Therefore, no undesirable precedent is expected should the current application be approved.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Planning Board in support of the current application for the proposed use at the application site. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The application site falls entirely within an area zoned “Green Belt” (“GB”) on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 gazetted on 22.4.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) The proposed use responds to the “Hong Kong Roadmap on Popularisation of Electric Vehicles” announced in 2021, which sets out the target of ceasing new registration of fuel-propelled private cars including hybrid vehicles in 2035 or earlier, and is conducive to the promotion of green transport;*
 - (b) The proposed use supports the development of renewable energy and reduces carbon footprint;*
 - (c) The proposed use helps alleviate electric vehicle parking demand in the area;*
 - (d) The application site is considered suitable for the proposed use, given its remote location and accessibility to major routes;*
 - (e) The proposed use is considered not incompatible with the surrounding environment;*
 - (f) The proposed use provides sufficient space for manoeuvring of vehicles throughout the application site, and no waiting or queuing of vehicles along Tin Yuet Road nor adverse traffic impact will arise under any circumstances.*
 - (g) No adverse environmental impacts are anticipated; and*
 - (h) The proposed use will not set an undesirable precedent as similar applications have been approved within the same “GB” zone.*
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Extract of Lot Index Plan (No. ags_S00000131713_0001)
Figure 2	Extract of Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
Figure 3	Indicative Layout Plan



LEGEND:



The Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595, 1597, 1598, 1599, 1600, 1601 in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000131713_0001)

Ref.: ADCL/PLG-10301-R001/F001

Figure:

1

Scale:

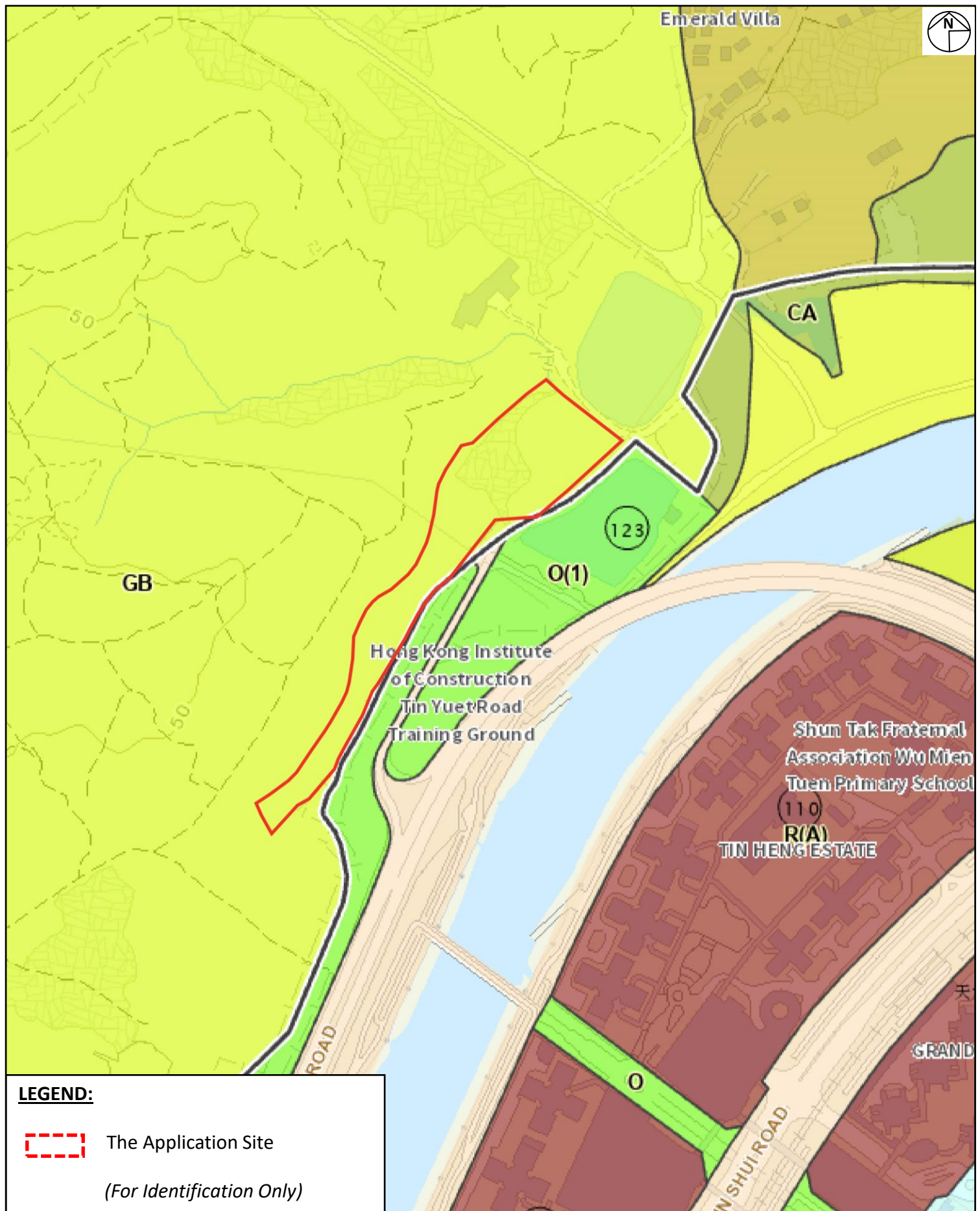
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Date:

Sep 2024



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



Project:

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595, 1597, 1598, 1599, 1600, 1601 in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Title:

Extract of Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11

Ref.: ADCL/PLG-10301-R001/F002

Figure:

2

Scale:

Not to Scale

Date:

Sep 2024



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Drawing Title - Layout Plan	
Dwg. No. - 08/1/24	Rev. -
Scale - 1:1500@A4	Date - August 2024

Legend

- Counter 2m x 2m
- Side Elevation Footing - 250mm(W) x 4795mm(D)
- CLP Package Substation - 4960(W) x 2390mm(D) x 2301mm(H)[2nos]
- Energy Storage - 6058mm(W) x 2438mm(D) x 2896mm(H)
- Solar Photovoltaic Panels
- Charging station - 800mm(W) x 550mm(D) x 1850mm(H)[10nos]
- Private Car Parking Space - 5m x 2.5m [116nos]
- Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]
- Travel Bus Parking Space - 12m x 3.5m [30nos]

8FM Consultancy Limited



List of Appendices

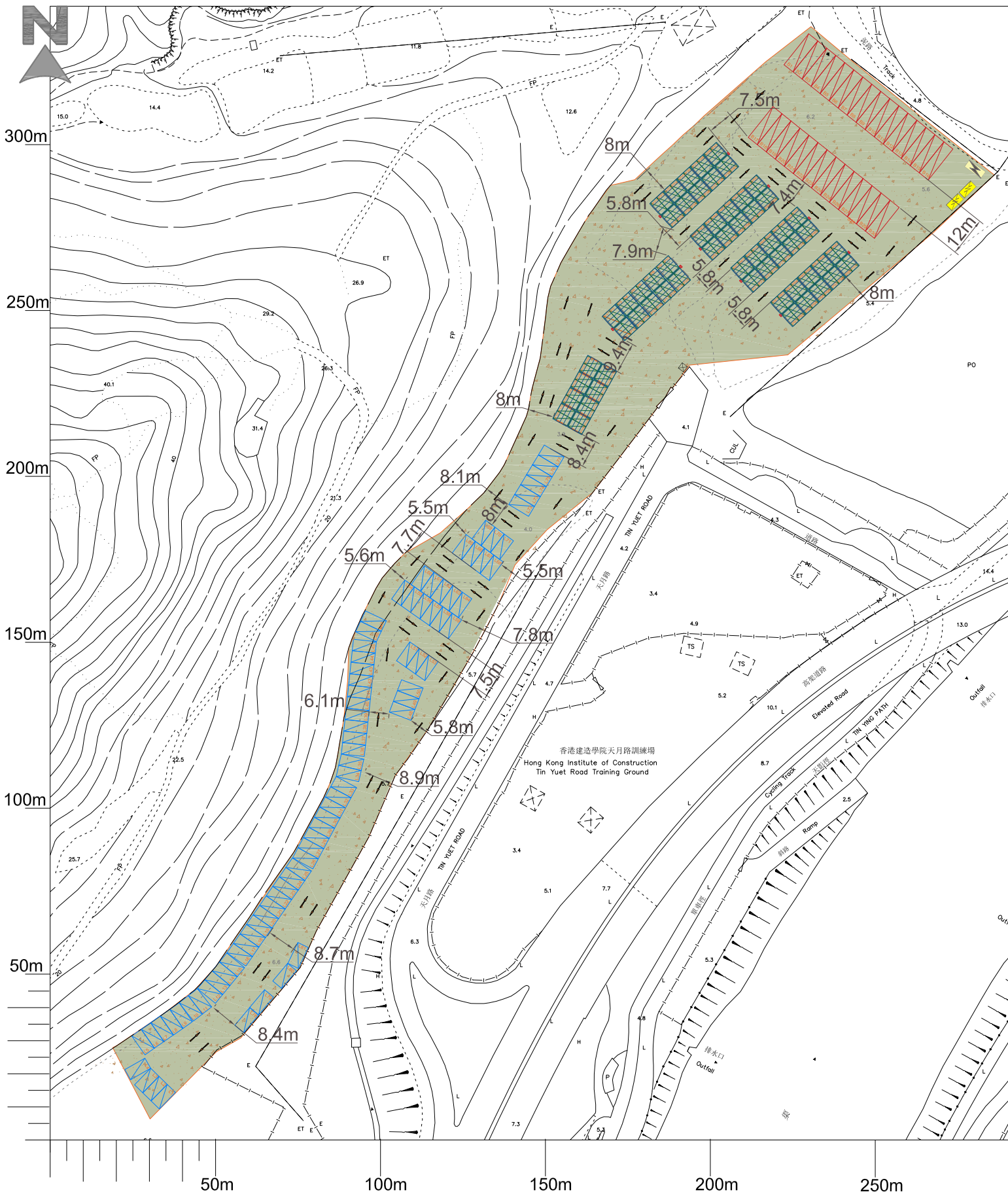
Appendix I Swept Path Analysis

Appendix I

Swept Path Analysis

Drawing Title -		Layout Plan	
Dwg. No. - P8107-L1		Rev. -	
Scale - 1:1500@A4		Date - August 2024	





Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Legend

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- Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]
- Travel Bus Parking Space - 12m x 3.5m [30nos]

Drawing Title -Layout Plan (With Dimension)

Dwg. No. - P8107-LD1

Rev. -

Scale - 1:1500@A4

Date - August 2024





Proposal - S.16 Application for Proposed Public Vehicle Park (Excluding container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years at Lot Nos. 1595, 1597, 1598, 1599, 1600,1601 in D.D.129, LFS)

Legend

- Counter 2m x 2m
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- Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]
- Travel Bus Parking Space - 12m x 3.5m [30nos]

Drawing Title - Swept Path Analysis for 12m Travel Bus

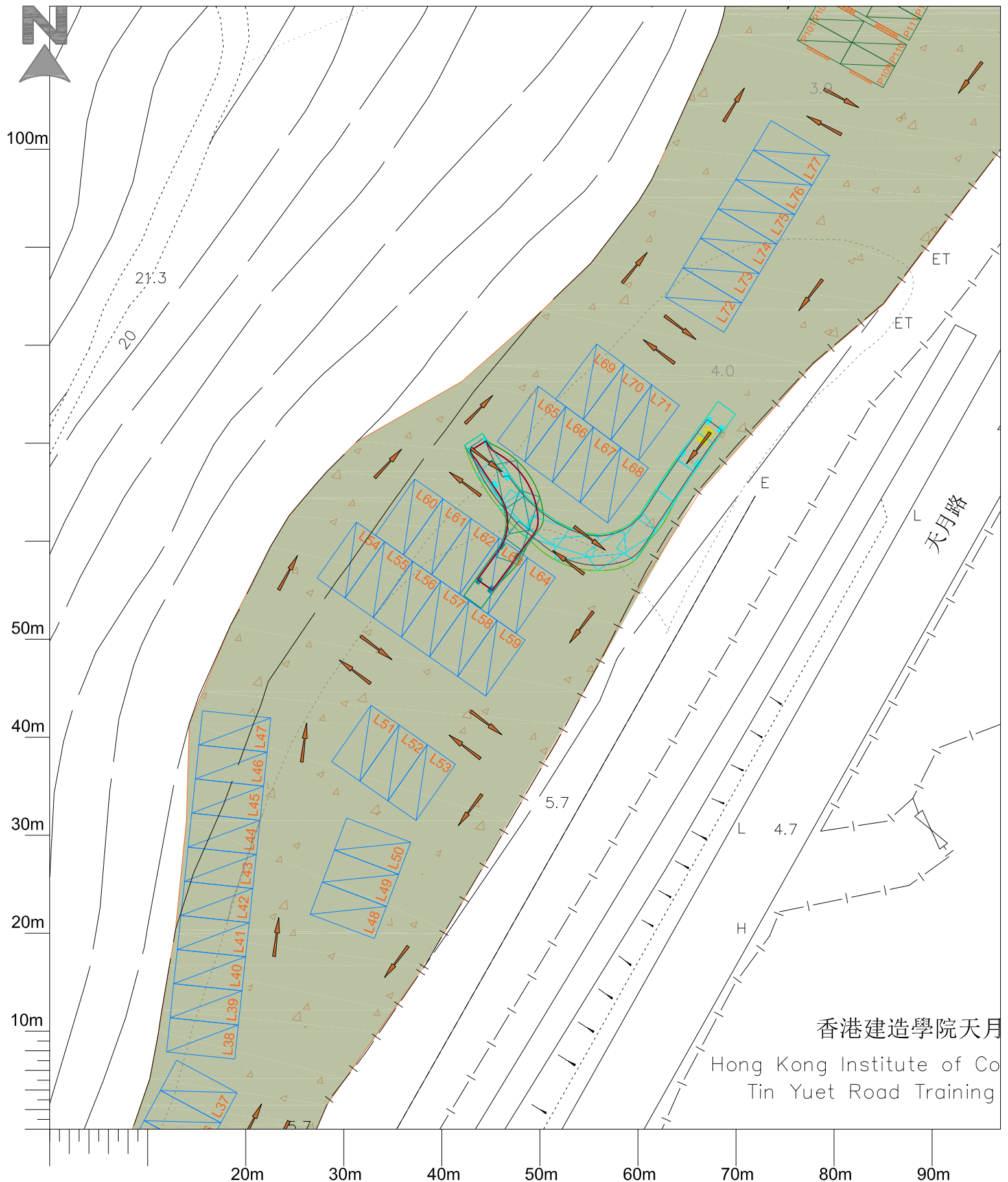
Dwg. No. - P8107-L1-SP1

Rev. -

Scale - 1:500@A4

Date - August 2024





Proposal - S.16 Application for Proposed Public Vehicle Park (Excluding container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years at Lot Nos. 1595, 1597, 1598, 1599, 1600, 1601 in D.D.129, LFS)

Legend

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- Travel Bus Parking Space - 12m x 3.5m [30nos]

Swept Path Analysis
Drawing Title - for 7m Light Goods Vehicle


Dwg. No. - PS0107-L1-SP2

Rev. -

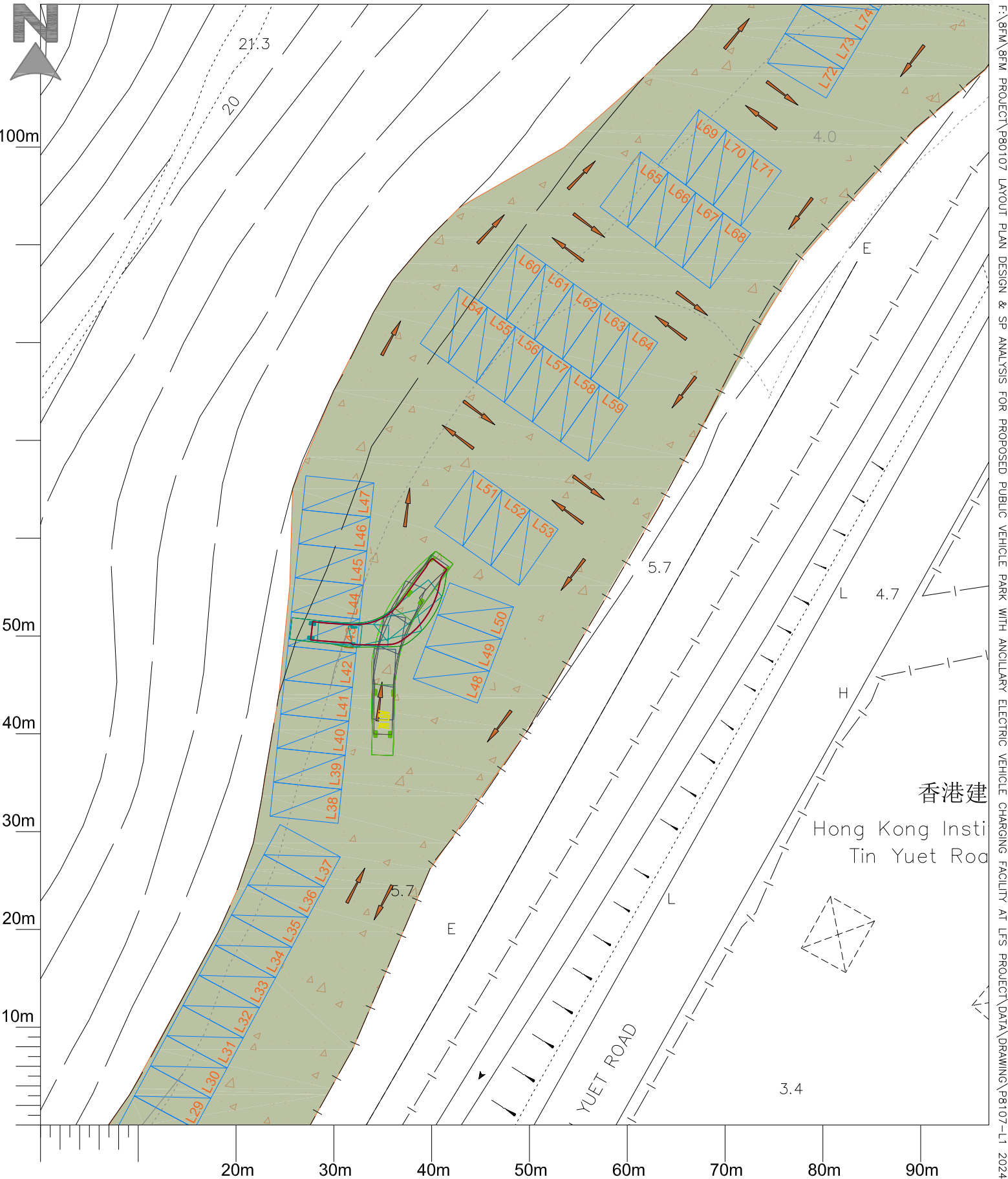
Scale - 1:500@A4

Date - August 2024



Proposal -		S.16 Application for Proposed Public Vehicle Park (Excluding container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years at Lot Nos. 1595, 1597, 1598, 1599, 1600,1601 in D.D.129, LFS)	
Legend		<div>⊠ Counter 2m x 2m</div> <div>▨ Side Elevation Footing - 250mm(W) x 4795mm(D)</div> <div>⚡ CLP Package Substation - 4960(W) x 2390mm(D) x 2301mm(H)[2nos]</div> <div>⚡ Energy Storage - 6058mm(W) x 2438mm(D) x 2896mm(H)</div> <div>▨ Charging station - 800mm(W) x 550mm(D) x 1850mm(H)[116nos]</div> <div>▨ Private Car Parking Space - 5m x 2.5m [116nos]</div> <div>▨ Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]</div> <div>▨ Travel Bus Parking Space - 12m x 3.5m [30nos]</div>	
Swept Path Analysis Drawing Title - for 7m Light Goods Vehicle			
Dwg. No. - P8107-L1-SP3		Rev. -	
Scale - 1:500@A4		Date - August 2024	
		<div> BFM Consultancy Limited</div>	

E:\BFM\BFM PROJECT\P8107 LAYOUT PLAN DESIGN & SP ANALYSIS FOR PROPOSED PUBLIC VEHICLE PARK WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AT LFS PROJECT\DATA\DRAWING\P8107-L1 20241003.DWG



Proposal -		S.16 Application for Proposed Public Vehicle Park (Excluding container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years at Lot Nos. 1595, 1597, 1598, 1599, 1600,1601 in D.D.129, LFS)	
Legend		<div>☒ Counter 2m x 2m</div> <div>☒ Side Elevation Footing - 250mm(W) x 4795mm(D)</div> <div>☒ CLP Package Substation - 4960(W) x 2390mm(D) x 2301mm(H)[2nos]</div> <div>☒ Energy Storage - 6058mm(W) x 2438mm(D) x 2896mm(H)</div> <div>☒ Charging station - 800mm(W) x 550mm(D) x 1850mm(H)[10nos]</div> <div>☒ Private Car Parking Space - 5m x 2.5m [116nos]</div> <div>☒ Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]</div> <div>☒ Travel Bus Parking Space - 12m x 3.5m [30nos]</div>	
Swept Path Analysis Drawing Title - for 7m Light Goods Vehicle			
Dwg. No. - P8107-L1-SP4		Rev. -	
Scale - 1:500@A4		Date - August 2024	
		<div>3FEM</div> <div>8FM Consultancy Limited</div>	

F:\8FM\8FM PROJECT\8107 LAYOUT PLAN DESIGN & SP ANALYSIS FOR PROPOSED PUBLIC VEHICLE PARK WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AT LFS PROJECT\DATA\DRAWING\8107-L1 20241003.DWG



Date : 3rd February, 2025
Our Ref. : ADCL/PLG-10301/L004

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (Planning Application No. A/YL-LFS/544)

We refer to the latest comments from the Civil Engineering and Development Department (CEDD) and Planning Department and would like to enclose herewith our Responses-to-Comments Table with Further Information to address the abovementioned departmental comments for their consideration.

We would like to clarify that the layout has been revised to reflect the feedback from CEDD. However, there are no changes to the development parameters, including the number of parking spaces, site coverage, and the number of structures.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at .

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited

Thomas Luk
Planning Consultant

Encl.
c.c. Client

Further Information

Table of Contents

Table 1	Response-to-Comments
Figure 3	Revised Layout Plan
Appendix I	Revised Swept Path Analysis
Appendix II	Topographical Survey

Table I

Response-to-Comments

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

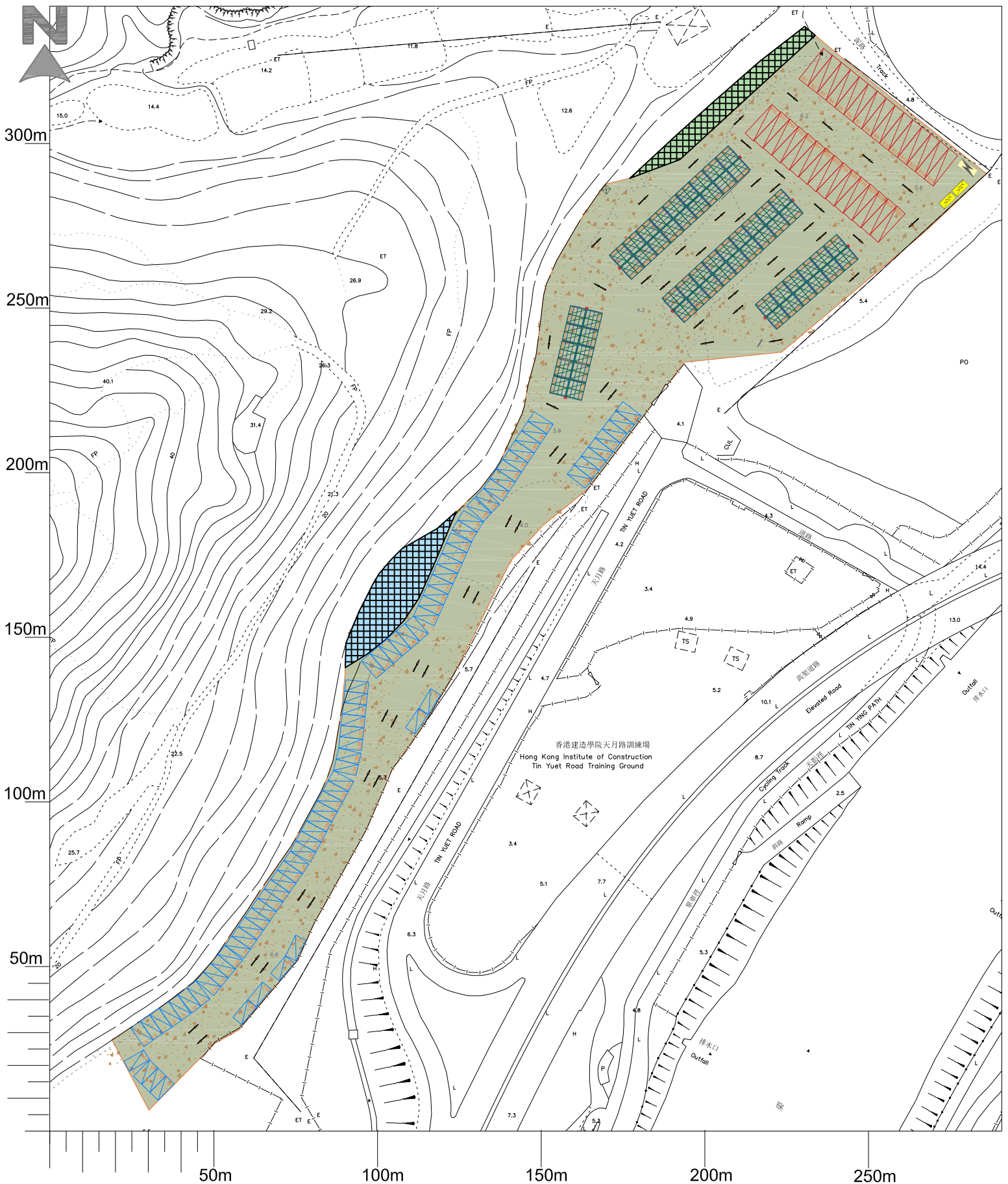
Department	Date	Comments	Responses to Departmental Comments
Geotechnical Engineering Office, Civil Engineering and Development Department	30.12.2024	<p>The proposed development is overlooked by steep natural hillside and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the captioned planning application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extend of the NTHS study area and a commitment to undertake the NTHS and carry out any necessary mitigation measures, as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO advice note.</p> <p>Given the temporary nature of the proposed use as open carpark of the subject site, the requirement of NTHS might make the case note economically viable. As an alternative, the north-western part of the subject site may be designated as a 'no build' zone, within which no critical facilities (i.e. facilities under Group 1 to 3 in the attached table) should be located. In particular, the proposed vehicle parking space should be located away from the 'no-build' zone. The suggested extent of the 'no-build' zone is shown in the attached Plan A. With the inclusion of the 'no-build' zone, the requirement for NTHS may be waived.</p> <p>And there is no information or updated records of the possible existence of man-made geotechnical features (i.e. slopes/ retaining walls) within the site, which might affect or be affected by the proposed development of the captioned application. In this connection, please ask the applicant to provide a recent topographical survey results and a preliminary identification of possible existence of man-made features which may affect or be affected by the proposed development.</p>	<p>Noted. Please refer to the response below.</p> <p>A 'no build' zone is incorporated into the layout, and the proposed vehicle parking space are located away from the 'no-build' zone (Please refer to revised Figure 3).</p> <p>To facilitate the identification of possible existence of man-made features, a topographical survey has been conducted (Appendix II Refers). As presented in the survey, the application site consists of flat land, with no visible slopes or retaining walls present within the area.</p>

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
		There is an existing man-made feature No. 25 W-C/C100 of approximately 4m high the northern side of the application site. As the stability of this slope feature is uncertain and it could affect or be affected by the captioned development, the applicant is recommended to relocate any proposed vehicle parking space or structures outside the 'Buffer Zone; as demarcated on the attached Plan B.	Noted. A 4m buffer is retained and no vehicle parking space is proposed in the buffer zone.
Planning Department	8.1.2025	Please clarify on whether the proposed utility installation for private project (solar photovoltaic system) is ancillary to the proposed public vehicle park rather than a separate use.	The proposed utility installation for private project (solar photovoltaic system) is ancillary to the proposed public vehicle park.

Figure 3

Revised Layout Plan



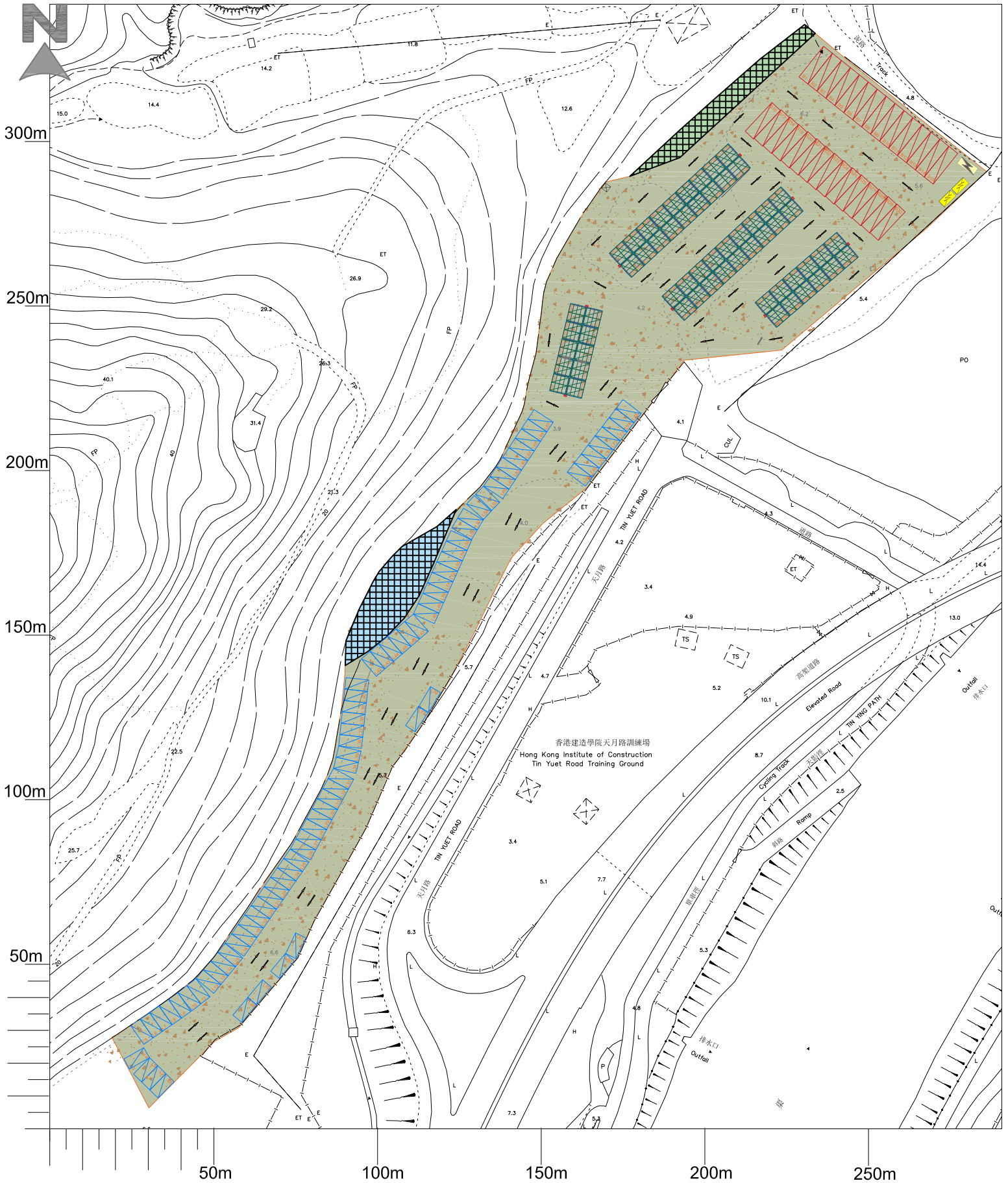
Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Dwg. Title - Layout Plan	Legend -		4m Buffer Zone away from Toe of Existing Man-Made Feature	"No-Build" Zone (CEDD Advised)
Dwg. No. - Figure 3	Rev. A	Solar Photovoltaic Panels	Side Elevation Footing - 250mm(W) x 4795mm(D)	Counter 2m x 2m
Scale - 1:1500@A4		Energy Storage - 6058mm(W) x 2438mm(D) x 2896mm(H)		
Date - January 2025		CLP Package Substation - 4960(W) x 2390mm(D) x 2301mm(H)[2nos]		
		Charging station - 800mm(W) x 550mm(D) x 1850mm(H)[10nos]		
		Private Car Parking Space - 5m x 2.5m [116nos]		
		Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]		
		Travel Bus Parking Space - 12m x 3.5m [30nos]		



Appendix I

Revised Swept Path Analysis



Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Dwg. Title - Layout Plan

Dwg. No. - P8107-L1

Rev. A

Scale - 1:1500@A4

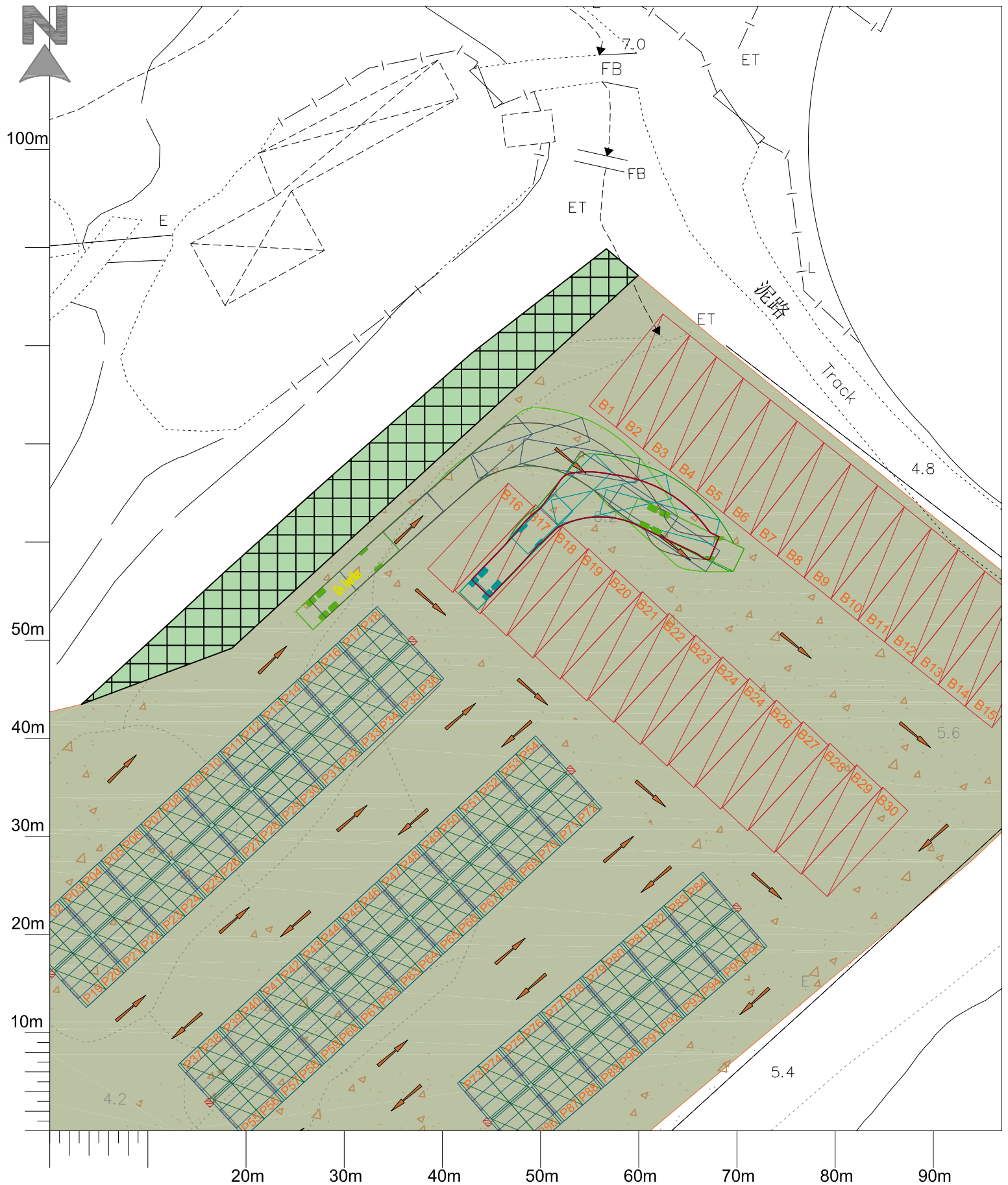
Date - January 2025




Legend -


- 4m Buffer Zone away from Toe of Existing Man-Made Feature
- Solar Photovoltaic Panels
- Energy Storage - 6058mm(W) x 2438mm(D) x 2896mm(H)
- CLP Package Substation - 4960(W) x 2390mm(D) x 2301mm(H)[2nos]
- Charging station - 800mm(W) x 550mm(D) x 1850mm(H)[10nos]
- Private Car Parking Space - 5m x 2.5m [116nos]
- Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]
- Travel Bus Parking Space - 12m x 3.5m [30nos]
- "No-Build" Zone (CEDD Advised)
- Side Elevation Footing - 250mm(W) x 4795mm(D)
- Counter 2m x 2m

Dwg. Title - Layout Plan (Dimension)	
Dwg. No. - P8107-LD1	Rev. A
Scale - 1:1500@A4	
Date - January 2025	

- 
- 8FM Consultancy Limited














Proposal -		Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories			
Dwg. Title - Swept Path Analysis for 12m Travel Bus		Legend -	 4m Buffer Zone away from Toe of Existing Man-Made Feature	 "No-Build" Zone (CEDD Advised)	
			 Solar Photovoltaic Panels	 Side Elevation Footing - 250mm(W) x 4795mm(D)	 Counter 2m x 2m
Dwg. No. - P8107-L1-SP1			 Energy Storage - 6058mm(W) x 2438mm(D) x 2896mm(H)		
Rev. A			 CLP Package Substation - 4960(W) x 2390mm(D) x 2301mm(H)[2nos]		
Scale - 1:500@A4			 Charging station - 800mm(W) x 550mm(D) x 1850mm(H)[10nos]		
Date - January 2025		 Private Car Parking Space - 5m x 2.5m [116nos]			
		 Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]			
		 Travel Bus Parking Space - 12m x 3.5m [30nos]			




8FM Consultancy Limited















Date - January 2025

	4m Buffer Zone away from Toe of Existing Man-Made Feature		"No-Build" Zone (CEDD Advised)
	Solar Photovoltaic Panels		Side Elevation Footing - 250mm(W) x 4795mm(D)
	Energy Storage - 6058mm(W) x 2438mm(D) x 2896mm(H)		Counter 2m x 2m
	CLP Package Substation - 4960(W) x 2390mm(D) x 2301mm(H)[2nos]		
	Charging station - 800mm(W) x 550mm(D) x 1850mm(H)[10nos]		
	Private Car Parking Space - 5m x 2.5m [116nos]		
	Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]		
	Travel Bus Parking Space - 12m x 3.5m [30nos]		





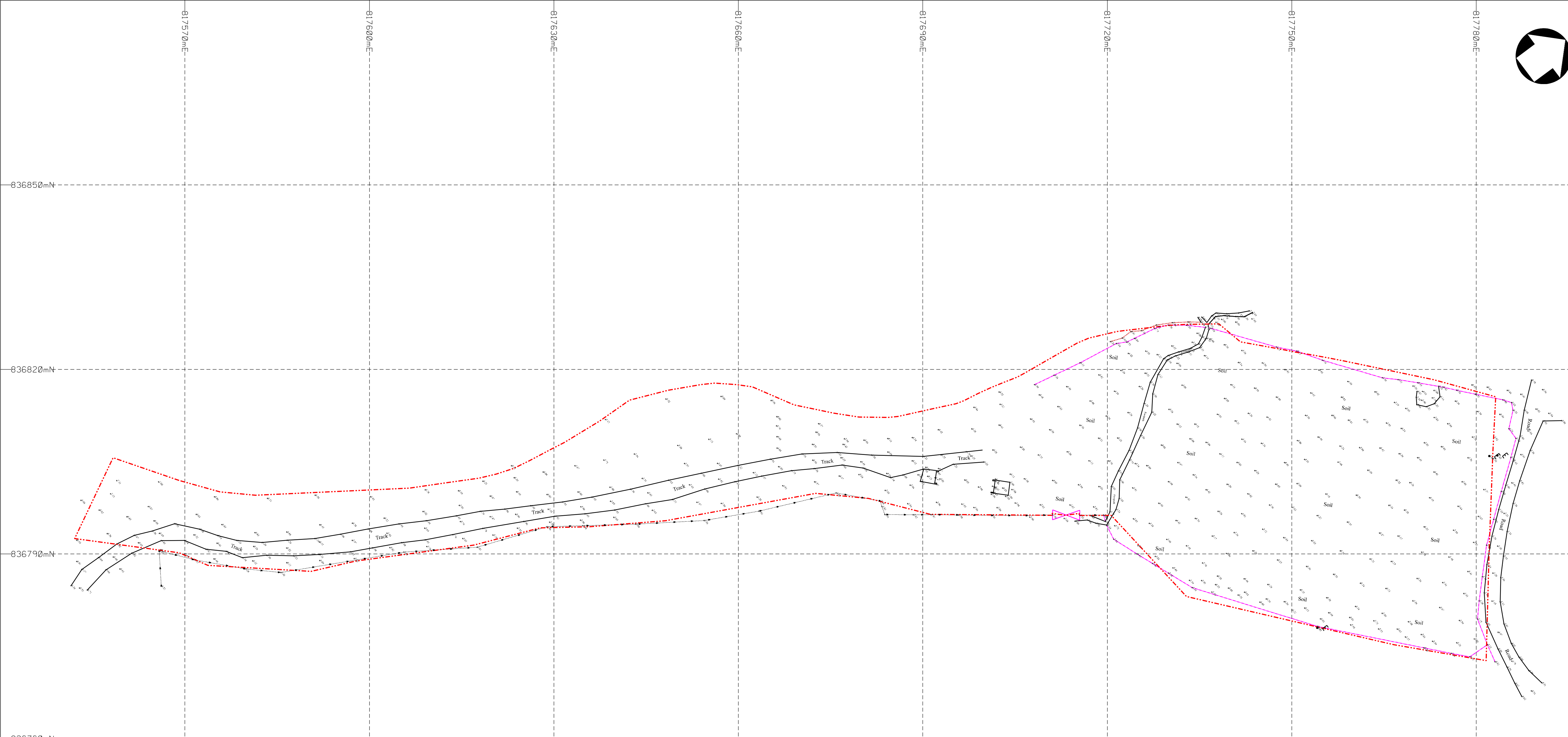


Proposal -		Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories			
Dwg. Title - Swept Path Analysis for 12m Travel Bus		Legend -	 4m Buffer Zone away from Toe of Existing Man-Made Feature	 "No-Build" Zone (CEDD Advised)	
Dwg. No. - P8107-L1-SP3			 Solar Photovoltaic Panels	 Side Elevation Footing - 250mm(W) x 4795mm(D)	 Counter 2m x 2m
Rev. A			 Energy Storage - 6058mm(W) x 2438mm(D) x 2896mm(H)		
			 CLP Package Substation - 4960(W) x 2390mm(D) x 2301mm(H)[2nos]		
			 Charging station - 800mm(W) x 550mm(D) x 1850mm(H)[10nos]		
Scale - 1:500@A4			 Private Car Parking Space - 5m x 2.5m [116nos]		
Date - January 2025			 Light Goods Vehicle Parking Space - 7m x 3.5m [81nos]		
			 Travel Bus Parking Space - 12m x 3.5m [30nos]		



Appendix II

Topographical Survey



GENERAL NOTES :

1. CO-ORDINATES ARE RELATED TO HONG KONG METRIC GRID 1980

2. ALL LEVELS ARE IN METERS AND REFER TO HONG KONG PRINCIPAL DATUM (mPD)

LEGEND:

Barrier Fence

Building Outline

Fence

Footpath

Free Standing Wall

Hedge

Kerb

Pipeline

Railing

Noise Barrier

Slope Top / Slope Bottom

Stream Course / River

Stepped Channel

Survey Boundary

Site Boundary

U-Channel

Vertical Cutting / Retaining Wall

HO

Artificial Slope

Balcony/ Canopy

Bench

Bollard at Quay

Bollard at Road

Boulder / Rock

Catch Pit

Column

Draw Pit

Electric Pit

ET

Electric Transformer

H

Fire Hydrant

Top Level Point

Gate

Grating

IC

Inspection Chamber

L

Lamp Post

LB

Letter Box

LP

Lighting Pit

Manhole

Manhole Foul

Manhole Storm

Manhole Telephone

Manhole Waterworks

Monument

Platform

Septic Tanks

Sign Board

SP

Sign Pole

Step Edge / Stair

Temporary Structure

T

Telephone Pole

TL

Traffic Light

TL

Traffic Light Control Box

Tree

Valve

F

Valve Fire

G

Valve Gas

W

Valve Waterworks

Water Point

FB

Flower Bed

1.11

Random Level Point

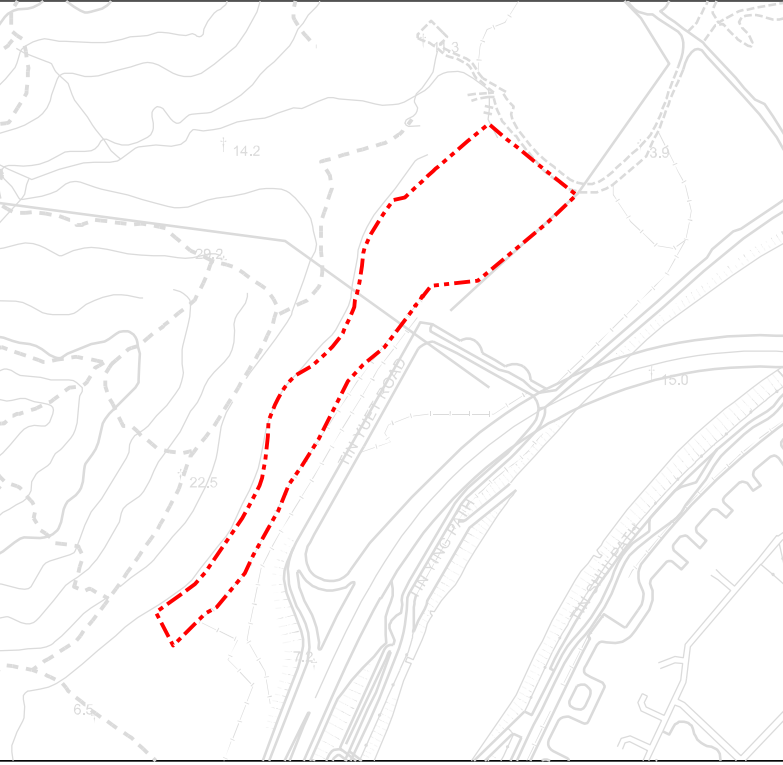
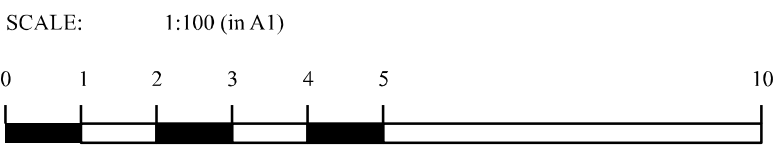
6.66L

Invert Level Point

1.68UL

Soffit Level Point

Rev.	Date	Drawn by	Description
0	01/2025	Lau Cheuk Yin	First Issue



Client:

GRANDMAX SURVEYORS LIMITED

俊濬測量師行有限公司

Grandmax Surveyors Limited

Specialist Contractor:

SUNRISE

SURVEYING

Sunrise Surveying Limited

Project Title:

Topographical Surveys for Lots 1595, 1597, 1598, 1599, 1600, 1601 in D.D. 129

Tin Yue Road, Tin Shui Wai, New Territories

Drawing Title:

Lots 1595, 1597, 1598, 1599, 1600, 1601 in D.D. 129

Topographical Survey

A1 Size

Scale: 1:600

Survey Date

January 2025

Prepared By

Lau Cheuk Yin

Checked By

Frankie Li

Project No.

SSL/040/TOPO

Drawing No.

SSL/040/TOPO/ALL



Date : 21st February, 2025
Our Ref. : ADCL/PLG-10301/L005

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (Planning Application No. A/YL-LFS/544)

We refer to the latest comments from the Environmental Protection Department on 20.2.2025 and would like to provide the following clarifications to address the abovementioned departmental comments for their consideration.

We would like to clarify that the maximum number of passengers for each coach is 50, and the voltage of the proposed CLP substations is 380 kV.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at .

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited



Thomas Luk
Planning Consultant

Encl.
c.c. Client



Date : 20th March, 2025
Our Ref. : ADCL/PLG-10301/L006

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years at Lot Nos. 1595 (Part), 1597 (Part), 1598, 1599, 1600, 1601 (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (Planning Application No. A/YL-LFS/544)

We refer to the latest comments from the Transport Department on 4.3.2025 and would like to provide the Technical Note with junction assessment result to address the abovementioned departmental comments for their consideration.

In addition, we would like to clarify that there would be five ancillary structures at the application site, including one service counter and four temporary structures for the installations of solar photovoltaic panels. Please refer to the replacement pages of the Planning Statement and Application Form.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at ..

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited



Thomas Luk
Planning Consultant

Encl.
c.c. Client

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 Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 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 **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 **13,108**sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積 **1,497**sq.m ☒About 約Proposed number of buildings/structures 擬議建築物／構築物數目 **5**Proposed domestic floor area 擬議住用樓面面積 **N/A**sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 **4**sq.m ☒About 約Proposed gross floor area 擬議總樓面面積 **4**sq.m ☒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 the attached planning statement.**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 **116**

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 **81**

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明) **30 (Coach)****Proposed number of loading/unloading spaces 上落客貨車位的擬議數目**

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	10 % <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		227
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		116 81 30 (Coach)
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Table 3: Proposed Key Development Parameters

Items	Design Parameter(s) (About)
Total Site Area	About 14,605m ² (including about 1,760m ² Government land)
Uncovered Area	About 13,108m ² (About 90%)
Covered Area	About 1,497m ² (About 10%)
Proposed Use(s)	Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years
Ancillary Structures No(s).	5
Service Counter	1 no. (2m(W) x 2m(D) x 3m(H))
Structures for Solar Photovoltaic Panels	4 nos. (3m(H))
Supporting Facilities	
CLP Package Substation (2 Nos.)	4.96m (W) x 2.39m(D) x 2.3m(H) (Disregard from GFA calculation)
Energy Storage Unit	6.01m (W) x 2.44m(D) x 2.9m(H) (Disregard from GFA calculation)
Charging Station (10 Nos.)	0.8m (W) 0.55m(D) x 1.85m(H) (Disregard from GFA calculation)
Total Floor Area	About 4m ²
Covered Area of Solar Photovoltaic Panels	About 1,450m ²
No. of Parking Spaces	227
Private Car (5m x 2.5m)	116
Van-type LGV (7m x 3.5m)	81
Coach (12m x 3.5m)	30
Operation Hours of the PVP	24 hours (Monday to Sunday, including public holidays)
Ingress/Egress	About 7.3m wide

4.2 Vehicular Access and Parking Arrangement

- 4.2.1 It is proposed to make use of the existing ingress/egress point located at the eastern boundary of the application site, connecting to Tin Yuet Road for vehicular access. The width of the ingress/egress is approximately 7.3m, with sufficient space allocated for manoeuvring and waiting, thus preventing any potential queuing of vehicles back onto Tin Yuet Road or Tin Ying Road.
- 4.2.2 As shown in **Figure 3**, the internal road for the proposed use is not less than 5m wide. The swept path analysis (**Appendix 2** refers) demonstrates that there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site and no waiting or queuing of vehicles along Tin Yuet Road or Tin Ying Road will arise under any circumstances. The dimension of private car parking space complies with the requirements stipulated in the Hong Kong Planning Standards and Guidelines.

Project	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years (Application no. A/YL-LFS/544)	Date	20 Mar 2025
Note	Junction Calculation Outside the Access of the Site with the Generated Traffic Flow of the Application	Page	1 of 4

1 *Introduction*

- 1.1 The Applicant intends to submit a Section 16 Planning Application for a Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) at various lots in D.D. 129 in Lau Fau Shan, New Territories for a Period of 3 Years. **Figure 1** shows the location of the Application Site.
- 1.2 This Technical Note presents the junction assessment result outside the access of the site with the Generated Traffic Flow of the Application in both existing year and design year.

2 *Existing Traffic Condition*

- 2.1 The site is located in Lau Fau Shan and connected by Tin Yuet Road. It can be accessed via Tin Ying Road and Tin Yuet Road which serve as the ingress / egress route of site as shown in **Figure 1**.
- 2.1.1 Vehicular count survey was conducted on 13 March 2025 at the critical junctions shown in **Figure 1** during the period of 0700-1000 for AM peak and 1600-1900 for PM peak. The details of the critical junction are listed in **Table 1** below.

Table 1 Critical Junction

Index	Location	Type
J1	Tin Yuet Road/ Access to the Site	Priority

- 2.1.2 All vehicle flows recorded during the traffic surveys have been converted to passenger car unit (PCU) based on the PCU factors as indicated in Table 2.3.1.1 of Volume 2 of Transport Planning and Design Manual (TPDM) as illustrated in **Table 2**.

Table 2 Passenger Car Unit Conversion Factors

Vehicle Type	PCU Conversion Factor
Car / Taxi	1.00
Public Light Bus / Minibus / Light Goods Vehicle	1.50
Medium Goods Vehicle	2.00
Heavy Goods Vehicle	2.50
Bus / Coach	2.50

2.1.3 By applying the above PCU factors, vehicular traffic flows in PCUs are calculated and the AM and PM peak hour is identified to occur at 08:00-09:00 and 17:30-18:30 for AM peak and PM peak respectively. The assessment result in 2025 for the critical junction mentioned in **Section 2.1.1** is presented in **Table 3** below with detailed junction calculation sheets provided in **Appendix A**.

Table 3 2025 Peak Hour Junction Capacity Assessment

Index	Location	Type	Capacity Index ⁽¹⁾	2025 Weekday	
				AM Peak	PM Peak
J1	Tin Yuet Road/ Access to the Site	Priority	DFC	0.01	0.01

Notes:

(1) DFC = Design Flow to Capacity for priority junction and roundabout

2.1.4 The result reveals that the assessed key junction is operated satisfactorily during the peak hours.

3 Traffic Forecast

3.1.1 According to current programme, the proposed development will commission in the year of 2025, the design year for traffic forecast is therefore set to be 3 year later (i.e. year 2028).

3.1.2 In forecasting the future traffic flows on the nearby road network, due considerations are given to the following information and factors:

- Historical traffic data from Annual Traffic Census (ATC) published by Transport Department;
- The forecasted population and employment from the 2021-based Territorial Population and Employment Data Matrices (TPEDM) planning data published by Planning Department;
- Committed and planned developments in the Study Area;

3.1.3 The following steps are undertaken to derive the 2028 Peak Hour Reference Flows (i.e. without the Application Site) and Design Flows (i.e. with the Application Site).

2028 Background Flows = 2025 Flows x annual growth factors

2028 Reference Flows = 2028 Background Flows + additional traffic by
planned and committed developments

2028 Design Flows = 2028 Reference Flows + development traffic

3.1.4 Reference is made to the 2021-based Territorial Population and Employment Data Matrices (TPEDM) planning data published by Planning Department (Yuen Long District). **Table 4** presents the forecast population and employment data from 2021 to 2031.

Table 4 2021-Based TPEDM for Yuen Long District

Category	2021	2026	2031	% Growth p.a
				2021-2031
Population	668,100	685,000	760,600	1.31%
Employment Places	152,850	238,000	258,200	5.38%
Total	820,950	823,500	1,018,800	2.18%

3.1.5 As shown in **Table 4**, an average annual growth of 2.18% per annum is recorded over the period of 2021 – 2031.

3.1.6 Apart from TPEDM, historical trend of traffic growth in the vicinity of the Application Site over the 5-year period of 2019 to 2023 are also extracted from the Annual Traffic Census (ATC) Reports as indicated in **Table 5**.

Table 5 Traffic Data from ATC in the vicinity of the site

Stn No.	Road	Section		2019	2020	2021	2022	2023	Average Annual Growth 2019-2023
6213	Castle Peak Rd	Lam Tei Int	Hung Tin Rd	33,220	34,710	34,800	34,500	34,030	0.60%
5025	Yuen Long Hwy	Lam Tei Int	Kong Sham Western Hwy	109,220	103,100	113,690	109,410	116,440	1.61%
5008	Kau Yuk Rd	Yuen Long Tai Yuk Rd	On Hong Rd	12,740	12,770	12,660	12,070	11,730	-2.04%

5011	Wang Chau Rd	Yuen Long On Lok Rd	Yuen Long On Ning Rd	5,880	5,300	5,210	5,080	4,990	-4.02%
Total				161,060	155,880	166,360	161,060	167,190	0.94%

- 3.1.7 As indicated in **Table 5**, the traffic on the road network in the vicinity of the Application Site recorded an average annual growth of 0.94% over the period of 2019 – 2023.
- 3.1.8 Taking into account the above factors, it is proposed to adopt an average growth rate of 2.18% per annum as a conservative approach to estimate the 2028 Background Traffic Flow.
- 3.1.9 According to Town Planning Board website, another car park (under application A/YL-LFS/534) will be commissioned near the proposed development. The traffic generation and attraction of the application are also incorporated into the background traffic forecast as appropriate.
- 3.1.10 Total 227 parking spaces would be provided in the proposed car park in which 116 are for private cars, 81 for Light Goods Vehicles and 30 for Coaches. By referring to the planning statement, the development would generate and attract 107 and 80 pcu/hr respectively during peak hours.
- 3.1.11 By incorporating the above information, the junction mentioned in **Section 2.1.1** is being assessed in the design year of 2028, for both Reference and Design cases. The results are presented in **Table 6** with detailed junction calculation sheets provided in **Appendix A**.

Table 6 2028 Peak Hour Junction Capacity Assessment

Index	Location	Type	Capacity Index ⁽¹⁾	2028 Reference		2028 Design	
				AM Peak	PM Peak	AM Peak	PM Peak
J1	Tin Yuet Road/ Access to the Site	Priority	DFC	0.01	0.01	0.22	0.22

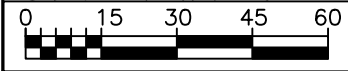
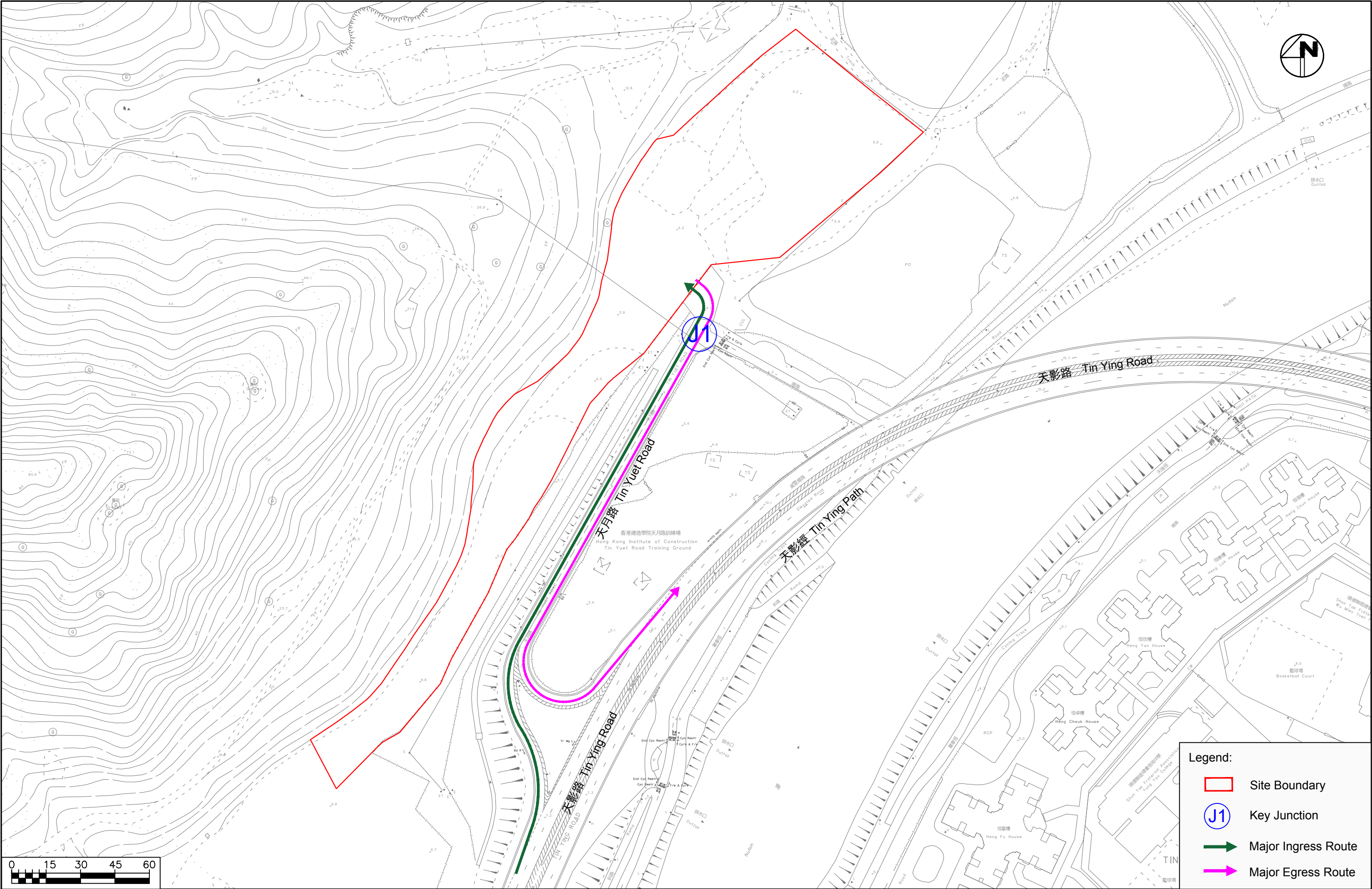
Notes:

(1) DFC = Design Flow to Capacity for priority junction and roundabout

It is indicated in the above **Table 6** that the identified junction would operate satisfactorily during peak hours in the design years of 2028, taking account of the known planned/ committed major developments in the vicinity of the Application Site.

Figure

X:\Ozzo\83204_Proposed Temporary Public Vehicle Park with Ancillary Facilities and Utility Installation at Lau Fau Shan\Drawg\23204_Figure 1.dwg 2025/03/18 11:51:53



		Project Title <u>Proposed Temporary Public Vehicle Park with Ancillary Facilities and Utility Installation at Lau Fau Shan</u>	<div></div> <div>Project No. 83204</div> <div>Dwg No. Figure 1</div> <div>Rev. -</div>	
Date 11/03/2025	Scale 1:1500			Site Plan

Appendix A

Junction Calculation Sheet

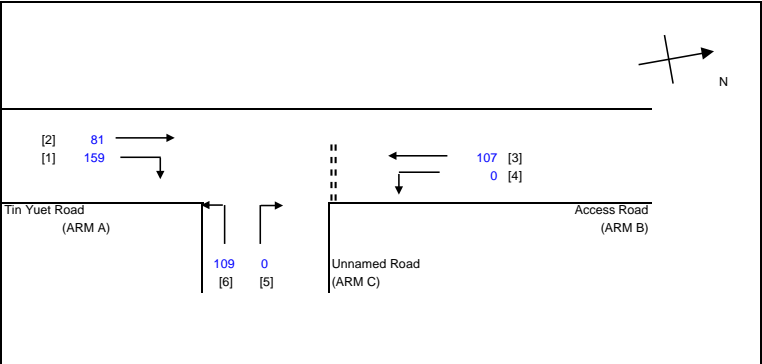
OZZO TECHNOLOGY (HK) LIMITED		PRIORITY JUNCTION CALCULATION		INITIALS	DATE
Section 16 Planning Application for Proposed Temporary Public Vehicle Park with Ancillary Facilities and Utility Installation		2025_PM	PROJECT NO.: 83204	PREPARED BY: TC	Mar-25
J1: Tin Yuet Road / Access Road			FILENAME :	CHECKED BY: DP	Mar-25
2025 Observed Weekday PM Peak Hour Traffic Flows			J1_ Tin Yuet Road_Access Road to Application Site_P.xls	REVIEWED BY: SC	Mar-25

Note: 5 pcu is given to movement [3] for calculation, nil vehicle is observed to leave the site during peak hour

NOTES : (GEOMETRIC INPUT DATA)

W = MAJOR ROAD WIDTH
W cr = CENTRAL RESERVE WIDTH
W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a
W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c
W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b
Vi b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a
Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a
Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c
Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b
D = STREAM-SPECIFIC B-A
E = STREAM-SPECIFIC B-C
F = STREAM-SPECIFIC C-B
Y = (1-0.0345W)

GEOMETRIC DETAILS:		GEOMETRIC FACTORS :		THE CAPACITY OF MOVEMENT :		COMPARISION OF DESIGN FLOW TO CAPACITY:	
MAJOR ROAD (ARM A) W = 7.3 (metres) W cr = 0 (metres) q a-b = 1 (pcu/hr) q a-c = 141 (pcu/hr)		D = 0.88701 E = 0.94969 F = 0.91916 Y = 0.74815		Q b-a = 508 Q b-c = 671 Q c-b = 649 Q b-ac = 508		DFC b-a = 0.0098 DFC b-c = 0.0000 DFC c-b = 0.0000 DFC b-ac = 0.0098	
MAJOR ROAD (ARM C) W c-b = 3.6 (metres) Vr c-b = 35 (metres) q c-a = 95 (pcu/hr) q c-b = 0 (pcu/hr)		F for (Qb-ac) = 0		TOTAL FLOW = 237 (PCU/HR)			
MINOR ROAD (ARM B) W b-a = 3.3 (metres) W b-c = 3.3 (metres) Vi b-a = 40 (metres) Vr b-a = 100 (metres) Vr b-c = 100 (metres) q b-a = 5 (pcu/hr) q b-c = 0 (pcu/hr)						CRITICAL DFC = 0.01	

OZZO TECHNOLOGY (HK) LIMITED		PRIORITY JUNCTION CALCULATION			INITIALS	DATE
Section 16 Planning Application for Proposed Temporary Public Vehicle Park with Ancillary Facilities and Utility Installation		2028 Des_PM	PROJECT NO.: 83204	PREPARED BY:	TC	Mar-25
J1: Tin Yuet Road / Access Road			FILENAME :	CHECKED BY:	DP	Mar-25
2028 Design Weekday PM Peak Hour Traffic Flows			J1_ Tin Yuet Road_Access Road to Application Site_P.xls	REVIEWED BY:	SC	Mar-25
<div></div>			<div>NOTES : (GEOMETRIC INPUT DATA) W = MAJOR ROAD WIDTH W cr = CENTRAL RESERVE WIDTH W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b Vi b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b D = STREAM-SPECIFIC B-A E = STREAM-SPECIFIC B-C F = STREAM-SPECIFIC C-B Y = (1-0.0345W)</div>			
<div><div><div>GEOMETRIC DETAILS:</div><div>MAJOR ROAD (ARM A) W = 7.3 (metres) W cr = 0 (metres) q a-b = 81 (pcu/hr) q a-c = 159 (pcu/hr) MAJOR ROAD (ARM C) W c-b = 3.6 (metres) Vr c-b = 35 (metres) q c-a = 109 (pcu/hr) q c-b = 0 (pcu/hr) MINOR ROAD (ARM B) W b-a = 3.3 (metres) W b-c = 3.3 (metres) Vi b-a = 40 (metres) Vr b-a = 100 (metres) Vr b-c = 100 (metres) q b-a = 107 (pcu/hr) q b-c = 0 (pcu/hr)</div></div><div><div>GEOMETRIC FACTORS :</div><div>D = 0.88701 E = 0.94969 F = 0.91916 Y = 0.74815 F for (Qb-ac) = 0</div></div><div><div>THE CAPACITY OF MOVEMENT :</div><div>Q b-a = 493 Q b-c = 658 Q c-b = 625 Q b-ac = 493 TOTAL FLOW = 349 (PCU/HR)</div></div><div><div>COMPARISION OF DESIGN FLOW TO CAPACITY:</div><div>DFC b-a = 0.2170 DFC b-c = 0.0000 DFC c-b = 0.0000 DFC b-ac = 0.2170 CRITICAL DFC = 0.22</div></div></div>						

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

The relevant assessment criteria are as follows:

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

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

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

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

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

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

Appendix A

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

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

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

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

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

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

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
1	A/YL-LFS/132	Temporary Land Filling for Plant Nursery Use for a Period of 3 Years	GB	19.8.2005 (Approved upon Review by TPB)
2	A/YL-LFS/166	Proposed Temporary Hobby Farming (Organic Farm and Education Centre) for a Period of 3 Years	GB	14.12.2007 (Revoked on 14.9.2008)

Rejected Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/101	Pond Filling for Agricultural Use (Flower Planting)	GB	20.6.2003 (Rejected upon Review by TPB)	(3), (4) and (7)
2	A/YL-LFS/118	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	GB	21.11.2003	(1), (3) to (7)
3	A/YL-LFS/133	Pond Filling for Plant Nursery Use for a Period of 3 Years	GB	27.5.2005	(3), (4), (5) and (8)
4	A/YL-LFS/136	Temporary Pond Filling for Agricultural Use (Flower Planting) for a Period of 3 Years	GB	18.11.2005 (Rejected upon Review by TPB)	(3), (4), (5) and (8)
5	A/YL-LFS/273	Temporary Logistics Center with Ancillary Office for a Period of 3 Years	GB	27.3.2015	(1), (2), (8) and (9)

Rejection Reasons:

1. Not in line with planning intention of the “GB” zone.
2. Not in line with TPB PG-No. 10.
3. Not in line with the relevant TPB Guidelines on ‘Application for Developments within Deep Bay Area’.
4. Failure to demonstrate no adverse drainage impact.
5. Failure to demonstrate no adverse landscape impact.
6. Failure to demonstrate no adverse traffic impact
7. Setting undesirable precedent.

8. Insufficient information to demonstrate the need for pond filling.
9. Not in line with TPB PG-No. 13E.

**Similar s.16 Applications
within/straddling the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
1	A/YL-LFS/364	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	GB	26.6.2020 (Revoked on 26.11.2022)
2	A/YL-LFS/372	Proposed Temporary Public Vehicle Park (Medium Goods Vehicle) for a Period of 3 Years	GB	6.11.2020 (Revoked on 6.10.2022)
3	A/YL-LFS/375	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020 (Revoked on 4.3.2023)
4	A/YL-LFS/376	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020 (Revoked on 4.3.2023)
5	A/YL-LFS/394	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years and Filling of Land	V, R(A) & GB	14.5.2021 (Revoked on 14.10.2023)
6	A/YL-LFS/433	Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years	GB	26.8.2022 (Revoked on 20.3.2024)
7	A/YL-LFS/501	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	GB & O(1)	26.1.2024
8	A/YL-LFS/512	Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years	GB	5.7.2024
9	A/YL-LFS/520	Proposed Temporary Public Vehicle Park (Private Car) with Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land	GB	7.6.2024
10	A/YL-LFS/528	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	V, GB	4.10.2024

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

Rejected Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/357	Temporary Public Vehicle Park (Private Car, Medium Goods Vehicle, Heavy Goods Vehicle and Container Vehicle) for a Period of 3 Years	GB & O(1)	6.3.2020	(1) to (4)
2	A/YL-LFS/417	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land	GB & V	14.1.2022	(1) & (2)
3	A/YL-LFS/444	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years and Filling of Land	GB & V	28.10.2022	(1) & (2)

Rejection Reasons:

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

Government Bureau/Departments' General Comments

1. Land Administration

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

He has no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) Should there be any change in the development proposal which results in change of voltage of the substation, the applicant shall consult Environmental Protection Department and provide more information to confirm whether the works would constitute designated project under Schedule 2 of the Environmental Impact Assessment Ordinance.
- (d) The applicant should note his detailed comments at **Appendix VI**.

3. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) In view of the large area of the Site (i.e. about 14,605 sq. m.), should the Town Planning Board consider the application be acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a Drainage Impact Assessment (DIA) report, to implement and maintain the drainage facilities proposed in the DIA report to the satisfaction of his department.
- (c) The applicant should note his detailed comments at **Appendix VI**.

4. Fire Safety

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

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

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) It is noted that five structures are proposed in the application. Before any new building works (including containers / open sheds as temporary building, 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 (UBW) under the Buildings Ordinance (BO). An authorised person should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (b) The applicant should note his advisory comments at **Appendix VI**.

6. Project Interface

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas - Investigation”, which is the Investigation Study and jointly commissioned by PlanD and CEDD.
- (b) The implementation programme and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. If the planning application is granted, notwithstanding the validity period of the planning permission, the applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and shall be advised not to carry out any substantial works therein.

7. District Officer's Comments

Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

8. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (d) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (e) Commissioner of Police (C of P); and
- (f) Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for the occupation of the GL (about 1,760m² subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed; and
 - (ii) the lot owner(s) shall apply to LandsD for Short Term Waiver(s) (STWs) and/or Short Term Tenancy(s) (STTs) to permit the structure(s) erected or to be erected within the subject lots, if any and the occupation of the GL and/or apply for modification of STWs/STTs conditions where appropriate. The application(s) for STWs/STTs will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STWs/STTs, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Secretary for Environment and Ecology (SEE) that the Government has announced the green transformation roadmap for public buses and taxis in 2024 and will provide support to realise the target of introducing about 3 000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In this connection, we recommend that the applicant consider installing some fast chargers with an output power of 100kW or higher at the proposed site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis. In addition, please note that there are more electric commercial vehicle (e-CV) models available in the market with long driving range and quick charging capability which fit the operational modes of e-CVs in Hong Kong. In this connection, we highly recommend the applicant to consider installing EV chargers for the coach parking spaces of the subject site to meet the future EV charging demand for electric coaches;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is advised to follow the relevant mitigation measures and requirements

in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;

- (ii) to implement appropriate pollution control measures to minimise any potential environmental impacts during the construction of the project. Reference could be made to relevant publications/guidelines including Recommended Pollution Control Clauses for Construction Contracts and Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/23, ‘Construction Site Drainage’;
 - (iii) to meet the statutory requirements under relevant pollution control ordinances; and
 - (iv) to confirm and consult Environmental Protection Department whether the works would constitute designated project under Schedule 2 of the Environmental Impact Assessment Ordinance should there be any change in the development proposal (e.g. the voltage of the substation);
- (g) to note the comments of the Chief Engineer/Mainland North (CE/MN, DSD) that the applicant is required to demonstrate in the Drainage Impact Assessment (DIA) that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to the proposed works;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. Moreover, the distribution of solar panel should be arranged to minimize the fire risk and facilitate the access of firefighter and escape of person thereat in case of emergency with provision of access points to the site. Emergency disconnection to electricity such as Manual emergency shut-off system should be provided. Measures to avoid unauthorized access to the subject site should be considered. The applicant is also reminded to seek comment from Electrical & Mechanical Services Department regarding the subject design. If the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. If there is electric vehicle charging station involved, the requirement of the requirement of Fireman's Emergency Switch is appended at **Appendix VIII** for reference; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;

- (iii) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
- (v) detailed checking under BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

241213-220739-54696

提交限期**Deadline for submission:**

27/12/2024

提交日期及時間**Date and time of submission:**

13/12/2024 22:07:39

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

A/YL-LFS/544

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Mike Chau

意見詳情**Details of the Comment :**

此地規劃為綠化地，現有土地為了申請規劃早前遭破壞非法填土。若申請獲批准，此例一開，日後必將會有更多綠化地遭提前破壞！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

241213-222618-91615

提交限期**Deadline for submission:**

27/12/2024

提交日期及時間**Date and time of submission:**

13/12/2024 22:26:18

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

A/YL-LFS/544

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Tayler Cheung

意見詳情**Details of the Comment :**

位置是綠化帶且附近有非常多樹木，改建停車場必然會遭到砍伐！且位置遠離民居，根本對緩解停車位緊張沒有任何幫助！掛羊頭賣狗肉之舉。

From:
Sent: 2024-12-27 星期五 16:26:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on three planning applications
Attachment: 241227 s16 KTS 1045.pdf; 241227 s16 LFS 544.pdf; 241227 s16 MUP 211.pdf

3

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

27th December, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with
Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private
Project (Solar Photovoltaic System) for a Period of 3 Years
(A/YL-LFS/544)**

1. We refer to the captioned.
2. The application site is within Green Belt (GB) zone. The planning intention of this zone is as follows:

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.¹

3. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the GB zone. We also urge the Board to consider the potential cumulative impacts of approving this application as the approval would set a precedent for other similar applications in this zone.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-LFS%2f11&lang=EN&ext=pdf&dType=in>

From:
Sent: 2024-12-27 星期五 02:40:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/544 DD 129 Nr HKIC, Lau Fau Shan GB

A/YL-LFS/544

Lots 1595 (Part), 1597 (Part), 1598, 1599, 1600 and 1601 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan

Site area: About 14,605sq.m Includes Government Land of about 1,760sq.m

Zoning: "Green Belt"

Applied use: 227 Public Vehicle Park (116 cars / 111 Light Goods/Coaches) / Solar Photovoltaic System

Dear TPB Members,

Strongest Objections. Previous applications to trash the GB have been rejected, however a significant part of the site has been stripped of vegetation. Has any enforcement action been taken? Part of the site is Government Land.

The justifications are questionable.

- To respond to the "Hong Kong Roadmap on Popularisation of Electric Vehicles" announced in 2021
- To promote the use of green transport;
- To provide parking spaces and EV charging facilities in the area whilst inducing no adverse impact

A and b are for brownie points.

As for c – the site is some distance from the residential nodes. Are we to believe that folk are going to park their vehicles there and then walk all the way across the river?

No data provided on the number of panels. And there is no input from CLP. Is this a FiT application?

These are not allowed on GB. The site is certainly not Cat 2, and parts of the site are close to the few ponds that have not been filled in. That there were previously numerous ponds in the area indicate that there.

No mention of tree felling, the only statement is that there are no OVTs. Of course, not as this designation is restricted to urban districts with only a few significant trees in NT having been accorded this status. Moreover the operator intends to fill in the entire site, that works out at 60sq.mts per vehicles, this is far greater than the stipulated size of parking bays even for coaches.

As for the list of approved similar applications, they indicate that there are in fact already ample parking facilities in the district. Where is the data to support additional facilities?

It is unacceptable that in view of the obvious need to preserve what is left of GB to combat climate change, and the government's decision to call a halt to rezoning of GB, that trotting out some vague references to green transport could justify further incursion into GB, and almost 2,000sq.mts of Government Land for private commercial purposes.

The applications must be rejected in line with previous decisions.

Mary Mulvihill

From:
Sent: 2024-12-27 星期五 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/YL-LFS/544
Attachment: TPB20241227(LFS544).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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27th December 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-LFS/544

The Conservancy Association (CA) would express concerns on the captioned application.

1. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: No details are available to illustrate how the land would be recovered after the proposed temporary use.
- Impact on trees: It seems that the proposed development would be in conflict with some existing trees. However, currently no tree survey and other related documents are provided to evaluate if any impacts would be anticipated, and if any mitigation measures would be necessary.
- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed temporary use would largely change the hydrology of the site, and such change would affect the adjacent uses.

2. Undesirable precedent for similar applications

According to aerial photos of Google Earth Pro, this site has been subject to land formation and vegetation clearance (Figure 1-2) in May 2024. We suspected that this is a case of “destroy first, build later”.



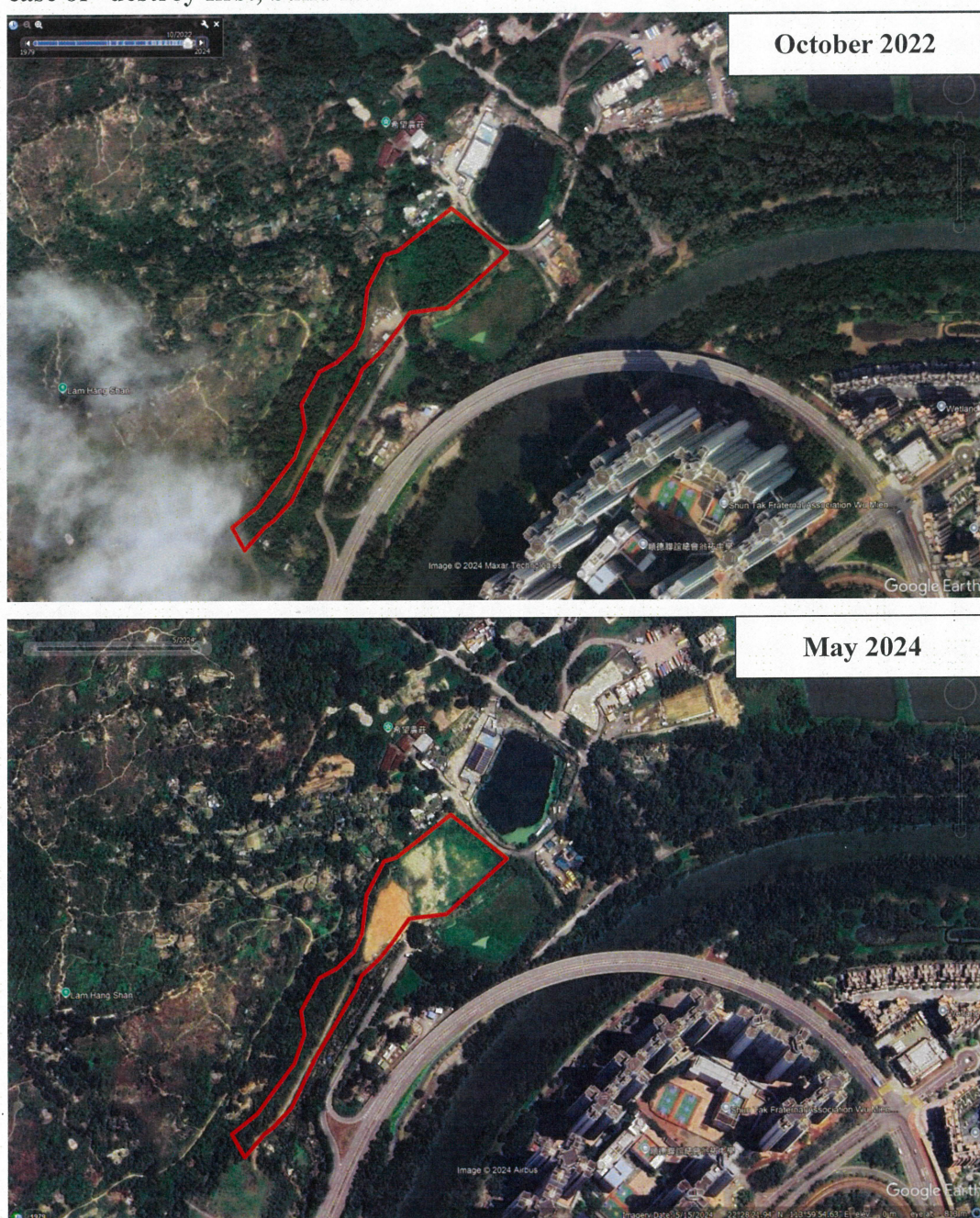
Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,

The Conservancy Association

¹ Town Planning Board adopts approaches to deter “destroy first, build later” activities (2011).
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Figure 1-2 The application site (marked in red) has been subject to land formation and vegetation clearance since May 2024. It is suspected that this is a case of “destroy first, build later”



呈：元朗民政事務處
民政專員台鑑！

6

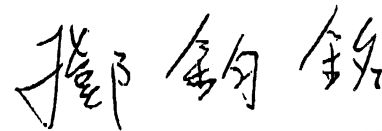
有關貴處檔號：（3 in HAD YL C&D 17-45/45/01/375 Pt.2

擬議申請在新界元朗流浮山丈量約份第129約地段第1595號（部分）、第1598號、第1599號、第1600號及第1601號（部分）和毗連政府土地擬議臨時公眾停車場連附屬電動車充電裝置及私人發展計劃的公用設施裝置（太陽能光伏系統）（申請編號：A/YL-LFS/544）

輞井圍村代表反對議見理由如下：

- （一）該擬議申請地段原規劃為綠化地帶，不適宜發展上述的項目；
- （二）該擬議申請地段圖示出入口在天月路及輞井圍、輞井村、沙橋上下村及本區居民惟一一條單一雙向道路，本區車輛的出入口要道；
- （三）該擬議現時的申請發展項目比前時申請的住宅項目更阻塞交通；
- （四）該擬議申請發展項目渠務問題要處理妥善！
- （五）該擬議申請發展車場項目會帶來空氣污染；
- （六）該擬議申請發展項目在政府各部門未批准時，要求政府各部門主管為該區居民民生設想，動下腦筋，把該條道路擴闊為雙程，深感銘矣！惟盼！

輞井圍村代表：



（鄧鈞銘）



（鄧輝泰）



（鄧南盛）

2024年12月24日

From:
Sent: 2025-04-16 星期三 22:30:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on EIGHT planning applications
Attachment: 250416 s17 PN 83.pdf; 250416 s16 TT 706.pdf; 250416 s16 PS 749.pdf; 250416 s16 LFS 544.pdf; 250416 s16 KTS 1065.pdf; 250416 s16 KTN 1100.pdf; 250416 s12a MP 7 & 8c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding EIGHT applications. There are SEVEN pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

16th April, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with
Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private
Project (Solar Photovoltaic System) for a Period of 3 Years
(A/YL-LFS/544)**

1. We refer to the captioned.
2. The application site is entirely within Green Belt (GB) zone and the planning intention of this zone is as follows:

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.¹

3. We urge the Board to reject this application as it is not in line with the planning intention of the GB zone. We also urge the Board to consider the potential cumulative impact of approving this application on the GB zone as the approval would set a precedent for similar applications in this zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-LFS%2f11&lang=EN&ext=pdf&dType=in>

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 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.