

2501697

e-form No. S16-I  
電子表格第 S16-I 號

2025年 07月 30日 APPLICATION FOR PERMISSION

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。

30 JUL 2025

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

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**

適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

**General Note and Annotation for the Form**  
填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
TANG Kam Chak (鄧甘澤)	(Mr. 先生)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 公司)

<b>3. Application Site 申請地點</b>	
(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. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, 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 1850 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 138 ..... 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)	51 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>“Village Type Development” ( “V” )</p>
<p>(f) Current use(s) 現時用途</p>	<p>Temporary Public Vehicle Park</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

#### 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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

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

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of “current land owner(s)”<sup>#</sup>.

根據土地註冊處截至 ..... (日/月/年)的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

- (b) The applicant 申請人 –

☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.

已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

☐ has notified ..... “current land owner(s)”<sup>#</sup>

已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

- ☐ sent request for consent to the “current land owner(s)”<sup>#</sup> on \_ (DD/MM/YYYY)

於 (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☒ published notices in local newspapers<sup>&</sup> on 23/07/2025 (DD/MM/YYYY)

於 23/07/2025 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☐ posted notice in a prominent position on or near application site/premises<sup>&</sup> 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<sup>&</sup>

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 22/07/2025 (DD/MM/YYYY)

於 22/07/2025 (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<sup>&</sup>

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

- |                                     |                       |   |
|-------------------------------------|-----------------------|---|
| <input type="checkbox"/>            | Type (i)<br>第(i)類     | Change of use within existing building or part thereof<br>更改現有建築物或其部分內的用途   |
| <input checked="" type="checkbox"/> | Type (ii)<br>第(ii)類   | Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)<br>根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程 |
| <input type="checkbox"/>            | Type (iii)<br>第(iii)類 | Public utility installation / Utility installation for private project<br>公用事業設施裝置/私人發展計劃的公用設施裝置  |
| <input type="checkbox"/>            | Type (iv)<br>第(iv)類   | Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)<br>略為放寬於法定圖則《註釋》內列明的發展限制                                 |
| <input checked="" type="checkbox"/> | Type (v)<br>第(v)類     | Use / development other than (i) to (iii) above<br>上述的(i)至(iii)項以外的用途／發展  |

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) <i>For Type (i) application</i> 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p>(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)</p>		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
(f) Additional Information (if applicable) 附加資料（如適用）			

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘  <div> Area of filling 填塘面積 ..... sq.m 平方米      <input type="checkbox"/>About 約  Depth of filling 填塘深度 ..... m 米      <input type="checkbox"/>About 約 </div> </div> <div> <input checked="" type="checkbox"/> Filling of land 填土  <div> Area of filling 填土面積    712 ..... sq.m 平方米      <input checked="" type="checkbox"/>About 約  Depth of filling 填土厚度    1.5 ..... m 米      <input checked="" type="checkbox"/>About 約 </div> </div> <div> <input type="checkbox"/> Excavation of land 挖土  <div> Area of excavation 挖土面積 ..... sq.m 平方米      <input type="checkbox"/>About 約  Depth of excavation 挖土深度 ..... m 米      <input type="checkbox"/>About 約 </div> </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p>
(b) Intended use/development 有意進行的用途／發展	Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 5 Years

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置  Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度 </div> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 ..... sq. m 平方米 to 至 ..... sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 ..... % to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 ..... m 米 to 至 ..... m 米  
建築物高度限制
- From 由 ..... mPD 米 (主水平基準上) to 至 ..... mPD 米 (主水平基準上)
- From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 ..... m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明)

- (b) Additional Information (if applicable)  
附加資料 (如適用)



**(v) *For Type (v) application* 供第(v)類申請**

(a) Proposed  
use(s)/development  
擬議用途/發展

Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 5 Years

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	138..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.07.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	7.5..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	4.5..... m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米 ☐ About 約

☐ hotel 酒店

..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室

..... sq. m 平方米 ☐ About 約

☐ shop and services

..... sq. m 平方米 ☐ About 約

商店及服務行業

☐ Government, institution or community facilities

(please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／  
總樓面面積)

政府、機構或社區設施

.....

☒ other(s) 其他

(please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

Refer to Plan 3

☐ Open space

(please specify land area(s) 請註明地面面積)

休憩用地

☐ private open space

..... sq. m 平方米 ☐ Not less than 不

私人休憩用地

少於

☐ public open space

..... sq. m 平方米 ☐ Not less than 不

公眾休憩用地

少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	<u>Refer to Plan 3</u>

<p>(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途  Parking space and vehicle manoeuvring space</p>		
<p>(e) Additional Information (if applicable)  附加資料（如適用）</p>		

<p><b>7. Anticipated Completion Time of the Development Proposal</b>  <b>擬議發展計劃的預計完成時間</b></p>
<p>Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  擬議發展計劃預期完成的年份及月份（分期（倘有））（例：2023 年 6 月）  (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  (申請人須就擬議的公眾休憩用地及政府、機構或社區設施（倘有）提供個別擬議完成的年份及月份)</p> <p>Existing use .....</p>

<b>8. Vehicular Access Arrangement of the Development Proposal</b> <b>擬議發展計劃的行車通道安排</b>		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是           No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <u>Kiu Hung Road</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces <u>51</u> 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) _____
	No 否	<input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____
	No 否	<input checked="" type="checkbox"/>

<p>Additional Information (if applicable)</p> <p>附加資料（如適用）</p>	
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## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building?</p> <p>擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
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<p><b>Does the development proposal involve the operation on the right?</b></p> <p>擬議發展是否涉及右列的工程？</p> <p>(Note: where Type (ii) application is the subject of application, please skip this section.</p> <p>註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	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／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      □About 約 Depth of filling 填塘深度 ..... m 米                  □About 約		
		<input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米      □About 約 Depth of filling 填土厚度 ..... m 米                □About 約		
		<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米      □About 約 Depth of excavation 挖土深度 ..... m 米                □About 約		
	No 否	<input type="checkbox"/>		

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		
	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)			

## 10. Justifications 理由

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

Refer to Planning Statement at Appendix I

## 11. Declaration 聲明

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

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

Signature  
簽署

Signed with recognised  
e-signature  
Signer: Tang Hui Ling

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

Assistant Town Planner

Name  
姓名

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

### Remark 備註

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

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

### Warning 警告

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

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

### Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
  - 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
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	1850 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 51 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		
Zoning 地帶	"Village Type Development" ( "V" )		
Applied use/ development 申請用途／發展	Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 5 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 138 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.07
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)

		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	7.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		51
	Private Car Parking Spaces 私家車車位		51
	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)		
	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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan, Lot Index Plan, Swept Path Analysis, Plan showing Existing Filling of Land</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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。

### Executive Summary

1. The application site (the Site) is on Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 1,850 m<sup>2</sup>, including Government Land of about 51 m<sup>2</sup>.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
4. The applied use is ‘Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land’ for a Period of 5 Years. The applied use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking space with Electric Vehicle charging facilities.
6. A total of 3 nos. of single-storey temporary structures are provided for storeroom, covered parking space and ancillary office uses. The gross floor area is about 138 m<sup>2</sup>.
7. Operation hours are 24-hours daily (including Sundays and public holidays).
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 127 約地段第 136 號餘段（部分）及第 137 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 1,850 平方米，包括約 51 平方米的政府土地。
3. 申請地點在《洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」地帶。
4. 申請用途為「臨時公眾停車場（貨櫃車除外）及相關填土工程」（為期 5 年）。該用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供合共 51 個私家車泊位，包括 5 個泊位連電動車充電設施。
6. 申請地點提供 3 個單層臨時構築物作儲物室、有蓋停車位及附屬辦公室用途，總樓面面積約 138 平方米。
7. 營運時間為每日 24 小時（包括星期日及公眾假期）。
8. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Kam Chak (“the Applicant”) in support of the planning application for ‘Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 5 Years’ (“the Development”) at Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Kiu Hung Road leading to the ingress to its east.
3. The site area is about 1,850 m<sup>2</sup>, including Government Land of about 51 m<sup>2</sup>.

### **Planning Context**

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (the “OZP”) No. S/HSK/2.
5. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
6. The applied use is a Column 2 use within the “V” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “V” zone after the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “V” zone.

### **Development Parameters**

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Ancillary Office with meter box	16	16	3.5	1
2	Storeroom with meter box	under structure 3	under structure 3	3.5	
3	Covered Parking Space	122	122	4.5	
Total		<u>138</u>	<u>138</u>		
		Plot Ratio	Site Coverage		
		0.07	7.5%		

9. The vehicle park serves to meet the parking demand of nearby village residents and operators. 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking spaces with Electric Vehicle (EV) charging facilities (**Plan 3**).
10. Operation hours are 24-hours daily, including Sundays and public holidays.
11. About 1,138 m<sup>2</sup> of the hard paving within the Site had existed before the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1. This application serves to regularize the existing filling of land of the remaining area of the Site (about 712 m<sup>2</sup>) of about 0.1m to 1.5m in depth for the provision of solid ground for vehicle manoeuvring (**Plan 5**).

### Previous Applications

12. The Site, in part, is the subject of 4 previous applications for vehicle park use, which were approved by the Rural and New Town Planning Committee (“the Committee”) between 2018 and 2023:

Application No.	Applied Use	Date of Approval
A/HSK/36	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	12.1.2018
A/HSK/194	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	13.12.2019
A/HSK/352	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land	22.4.2022
A/HSK/404	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	3.2.2023

13. The previous applications were approved mainly on considerations that the development would not frustrate the long-term planning intention of the “V” zone; not incompatible with the surrounding land uses; and relevant government departments had no adverse comments on the developments.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.

### Similar Applications

15. There are 9 similar applications for vehicle park use approved by the Committee within the “V” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/HSK/226	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	26.6.2020
A/HSK/308	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years	25.6.2021
A/HSK/324	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	27.8.2021
A/HSK/354	Proposed Temporary Public Vehicle Park (excluding container vehicles) for a Period of 5 Years	18.2.2022
A/HSK/386	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	12.8.2022
A/HSK/449	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	9.6.2023
A/HSK/498	Temporary Public Vehicle Park (Excluding Container Vehicle) and Storage of Vehicle Parts for a Period of 3 Years	15.3.2024
A/HSK/519	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	21.6.2024
A/HSK/513	Proposed Temporary Public Vehicle Park (Taxis and Private Cars) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years	19.7.2024

16. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

### No Adverse Impacts to the Surroundings

#### Visual and Landscape

18. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses mainly comprising warehouses, residential dwellings, vehicle parks and vacant land. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.



Traffic

19. The estimated average trip generation and attraction are as follows:

	<b>Trip Generations</b>	<b>Trip Attractions</b>
08:00 – 09:00	5	1
09:00 – 10:00	4	1
10:00 – 11:00	3	2
11:00 – 12:00	2	1
12:00 – 13:00	2	2
13:00 – 14:00	2	3
14:00 – 15:00	3	2
15:00 – 16:00	1	2
16:00 – 17:00	2	3
17:00 – 18:00	2	4
18:00 – 19:00	2	4
19:00 – 20:00	1	3
20:00 – 08:00	1	2
<b>Total</b>	<b><u>30</u></b>	<b><u>30</u></b>

20. 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking spaces with EV charging facilities.
21. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles will be allowed to park at the Site. It is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.

Drainage

22. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the proposal is accepted by the Drainage Services Department.

Fire Safety

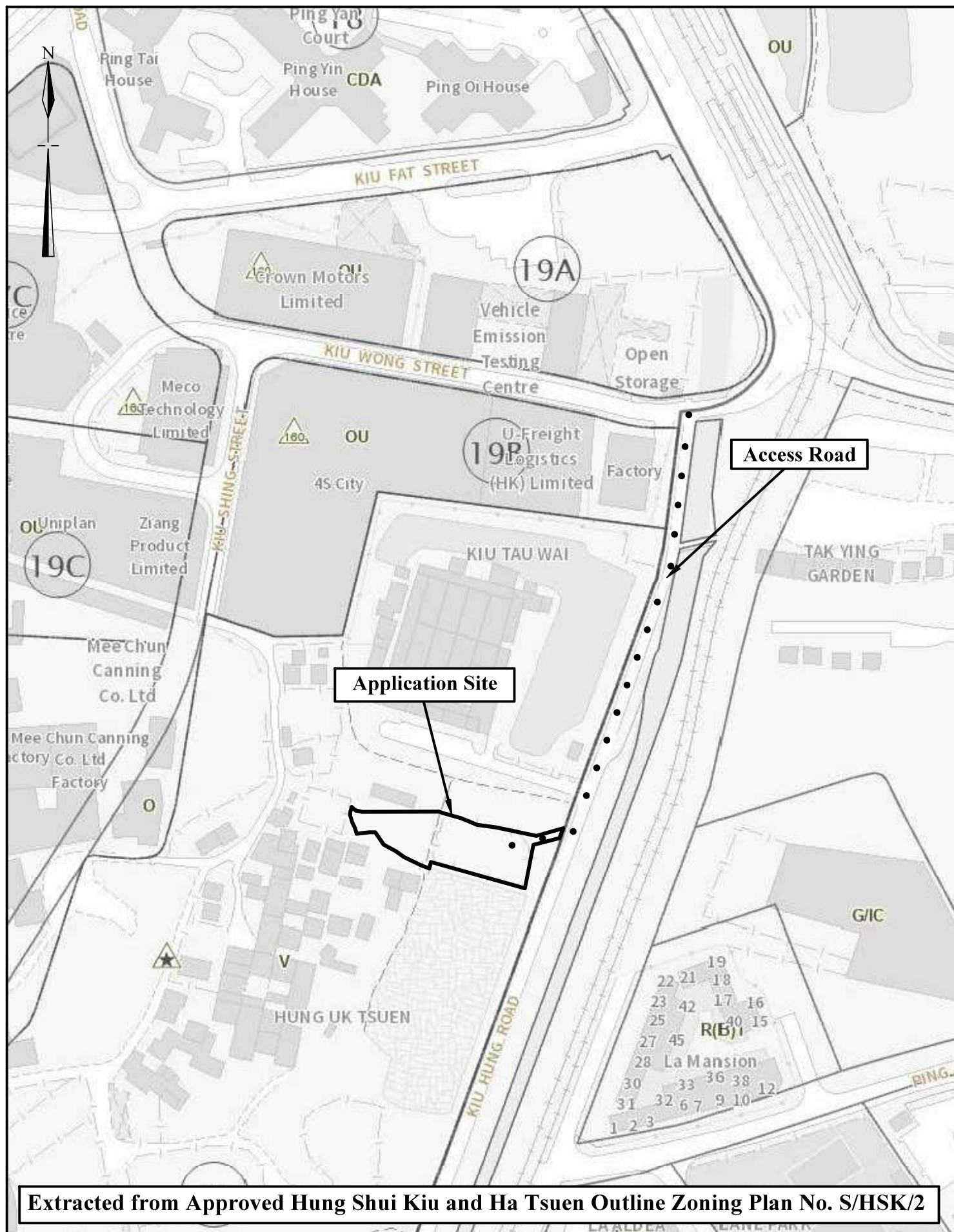
23. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Environment

24. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

25. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

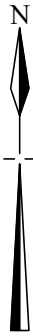
- End -



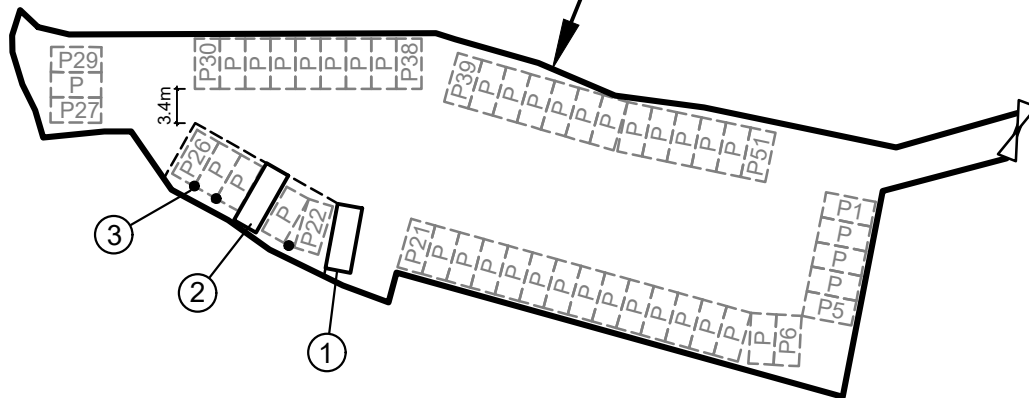
1:1000	Location Plan  Lots 136RP(part), 137RP(part) and adjoining government land in DD.127	Goldrich Planners & Surveyors Ltd.
July 2025		Plan 1 ( P 25047 )











## Application Site



## Legend

-  Covered Parking Space
-  Vehicular Ingress / Egress
-  Parking space for private cars  
(5m (L) x 2.5m (W))
-  Charging Pole for electric vehicle

**Site Area(about) : 1,850m<sup>2</sup>**

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Ancillary Office with meter box	16 m <sup>2</sup>	16 m <sup>2</sup>	1	3.5m
2	Storeroom with meter box	under structure 3	under structure 3	1	3.5m
3	Covered Parking Space	<u>122 m<sup>2</sup></u>	<u>122 m<sup>2</sup></u>	1	4.5m
Total		<u>138 m<sup>2</sup></u>	<u>138 m<sup>2</sup></u>		

1:750

## Layout Plan

**Goldrich Planners &  
Surveyors Ltd.**

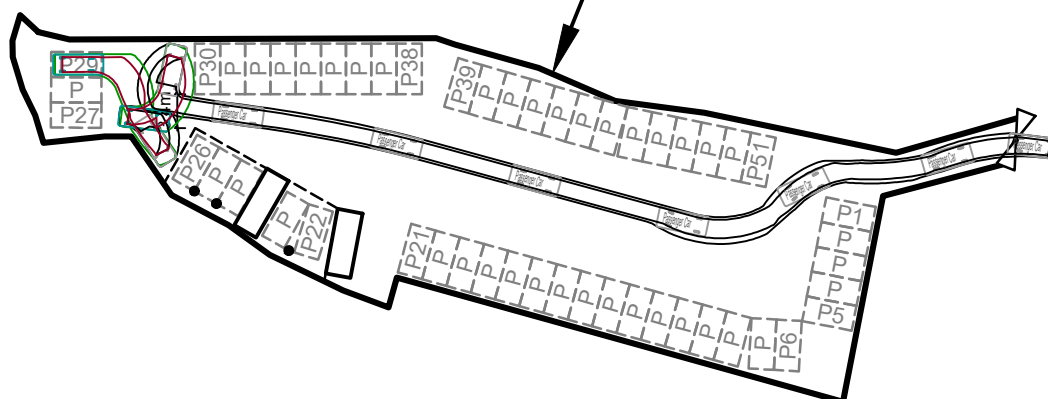
**July 2025**

**Lots 136RP(part), 137RP(part)  
and adjoining government land in DD.127**






**Plan 3  
( P 25047 )**



## Application Site



## Legend

-  Covered Parking Space
-  Vehicular Ingress / Egress
-  Parking space for private cars  
(5m (L) x 2.5m (W))
-  Charging Pole for electric vehicle
-  Private cars  
(5m (L) x 2m (W))

1:750

July 2025

### Swept Path Analysis

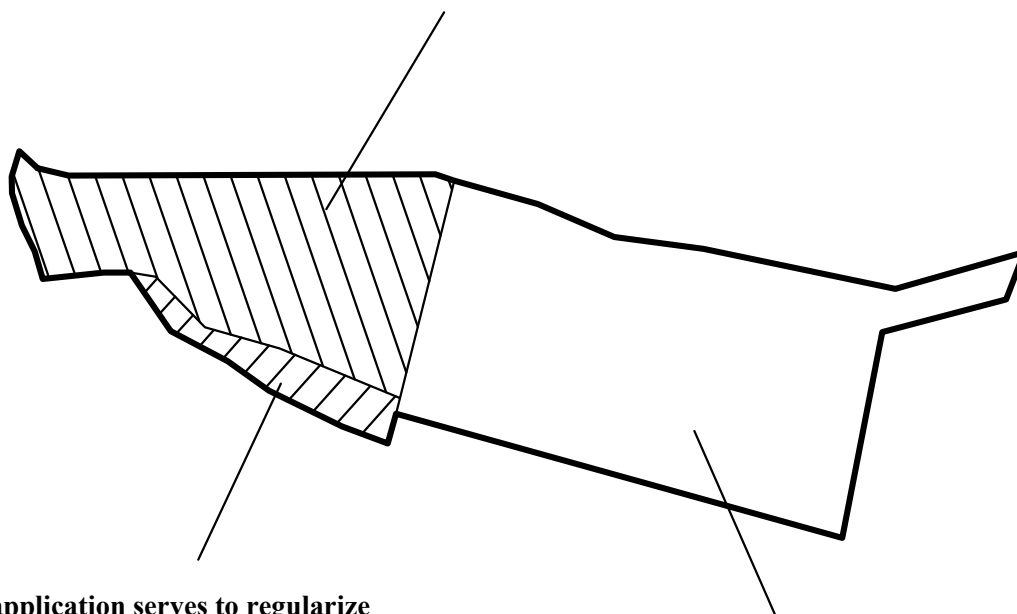
Lots 136RP(part), 137RP(part)  
and adjoining government land in DD.127

Goldrich Planners &  
Surveyors Ltd.

Plan 4  
( P 25047 )



This application serves to regularize  
the existing hard paving of this  
portion of site (about 611m<sup>2</sup>)  
of about 0.1m in depth to provide a  
solid ground for erection of structures  
and vehicle maneuvering



This application serves to regularize  
the existing hard paving of this  
portion of site (about 101m<sup>2</sup>)  
of about 1.5m in depth to provide a  
solid ground for erection of structures  
and vehicle maneuvering

The hard paving of this portion of  
site (about 1,138m<sup>2</sup>)  
had existed before the first  
publication in the gazette of the  
notice of the draft  
Hung Shui Kiu and Ha Tsuen OZP  
No. S/HSK/1

N.T.S

**Plan Showing Existing Filling of Land**

**Goldrich Planners &  
Surveyors Ltd.**

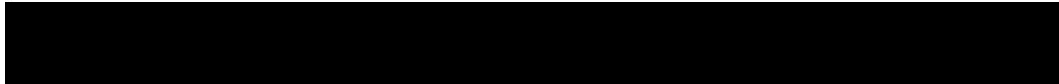
**July 2025**

**Lots 136RP(part), 137RP(part)  
and adjoining government land in DD.127**

**Plan 5  
( P 25047 )**

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司



Your Ref.: A/HSK/577

Our Ref.: P25047/TL25262

6 August 2025

The Secretary  
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,

**Submission of Supplementary Information (SI)**

**Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone, Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories (Application No. A/HSK/577)**

We would like to submit replacement pages of Form No. S16-I, Executive Summary, Planning Statement (Appendix I) and Plan showing Existing Filling of Land (Plan 5) for the captioned application, which serves to supersede our previous SI submission under our reference P25047/TL25259 dated 6.8.2025

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

  
Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD (Attn.: Mr. Tony LAM)



**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道
	<input type="checkbox"/> Filling of pond 填塘
	Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
	Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土
	Area of filling 填土面積 712 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度 1.5 ..... m 米 <input checked="" 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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)	
(b) Intended use/development 有意進行的用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 Years

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)												

(v) *For Type (v) application* 供第(v)類申請

(a) Proposed  
use(s)/development  
擬議用途/發展

Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	138..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.07.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	7.5..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	4.5..... m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also 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. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	1850 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 51 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		
Zoning 地帶	"Village Type Development" ( "V" )		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 138 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 0.07 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	4.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)



### Executive Summary

1. The application site (the Site) is on Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 1,850 m<sup>2</sup>, including Government Land of about 51 m<sup>2</sup>.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
4. The applied use is ‘Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land’ for a Period of 5 Years. The applied use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking space with Electric Vehicle charging facilities.
6. A total of 3 nos. of single-storey temporary structures are provided for storeroom, covered parking space and ancillary office uses. The gross floor area is about 138 m<sup>2</sup>.
7. Operation hours are 24-hours daily (including Sundays and public holidays).
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 127 約地段第 136 號餘段（部分）及第 137 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 1,850 平方米，包括約 51 平方米的政府土地。
3. 申請地點在《洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」地帶。
4. 申請用途為「臨時公眾停車場（貨櫃車除外）連附屬電動車充電設施及相關填土工程」（為期 5 年）。該用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供合共 51 個私家車泊位，包括 5 個泊位連電動車充電設施。
6. 申請地點提供 3 個單層臨時構築物作儲物室、有蓋停車位及附屬辦公室用途，總樓面面積約 138 平方米。
7. 營運時間為每日 24 小時（包括星期日及公眾假期）。
8. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Kam Chak (“the Applicant”) in support of the planning application for ‘Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 Years’ (“the Development”) at Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Kiu Hung Road leading to the ingress to its east.
3. The site area is about 1,850 m<sup>2</sup>, including Government Land of about 51 m<sup>2</sup>.

### **Planning Context**

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (the “OZP”) No. S/HSK/2.
5. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
6. The applied use is a Column 2 use within the “V” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “V” zone after the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “V” zone.

### **Development Parameters**

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Ancillary Office with meter box	16	16	3.5	1
2	Storeroom with meter box	under structure 3	under structure 3	3.5	
3	Covered Parking Space	122	122	4.5	
Total		<u>138</u>	<u>138</u>		
		Plot Ratio	Site Coverage		
		0.07	7.5%		

9. The vehicle park serves to meet the parking demand of nearby village residents and operators. 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking spaces with Electric Vehicle (EV) charging facilities (**Plan 3**).
10. Operation hours are 24-hours daily, including Sundays and public holidays.
11. About 1,138 m<sup>2</sup> of the hard paving within the Site had existed before the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1. This application serves to regularize the existing filling of land with concrete of the remaining area of the Site (about 712 m<sup>2</sup>) of about 0.1m to 1.5m in depth for the provision of solid ground for vehicle manoeuvring (**Plan 5**).

### Previous Applications

12. The Site, in part, is the subject of 4 previous applications for vehicle park use, which were approved by the Rural and New Town Planning Committee (“the Committee”) between 2018 and 2023:

Application No.	Applied Use	Date of Approval
A/HSK/36	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	12.1.2018
A/HSK/194	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	13.12.2019
A/HSK/352	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land	22.4.2022
A/HSK/404	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	3.2.2023

13. The previous applications were approved mainly on considerations that the development would not frustrate the long-term planning intention of the “V” zone; not incompatible with the surrounding land uses; and relevant government departments had no adverse comments on the developments.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.

### Similar Applications

15. There are 9 similar applications for vehicle park use approved by the Committee within the “V” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/HSK/226	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	26.6.2020
A/HSK/308	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years	25.6.2021
A/HSK/324	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	27.8.2021
A/HSK/354	Proposed Temporary Public Vehicle Park (excluding container vehicles) for a Period of 5 Years	18.2.2022
A/HSK/386	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	12.8.2022
A/HSK/449	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	9.6.2023
A/HSK/498	Temporary Public Vehicle Park (Excluding Container Vehicle) and Storage of Vehicle Parts for a Period of 3 Years	15.3.2024
A/HSK/519	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	21.6.2024
A/HSK/513	Proposed Temporary Public Vehicle Park (Taxis and Private Cars) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years	19.7.2024

16. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

### No Adverse Impacts to the Surroundings

#### Visual and Landscape

18. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses mainly comprising warehouses, residential dwellings, vehicle parks and vacant land. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

19. The estimated average trip generation and attraction are as follows:

	<b>Trip Generations</b>	<b>Trip Attractions</b>
08:00 – 09:00	5	1
09:00 – 10:00	4	1
10:00 – 11:00	3	2
11:00 – 12:00	2	1
12:00 – 13:00	2	2
13:00 – 14:00	2	3
14:00 – 15:00	3	2
15:00 – 16:00	1	2
16:00 – 17:00	2	3
17:00 – 18:00	2	4
18:00 – 19:00	2	4
19:00 – 20:00	1	3
20:00 – 08:00	1	2
<b>Total</b>	<b><u>30</u></b>	<b><u>30</u></b>

20. 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking spaces with EV charging facilities.
21. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles are allowed to be parked at the Site. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site. It is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.

Drainage

22. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the proposal is accepted by the Drainage Services Department.

Fire Safety

23. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Environment

24. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental



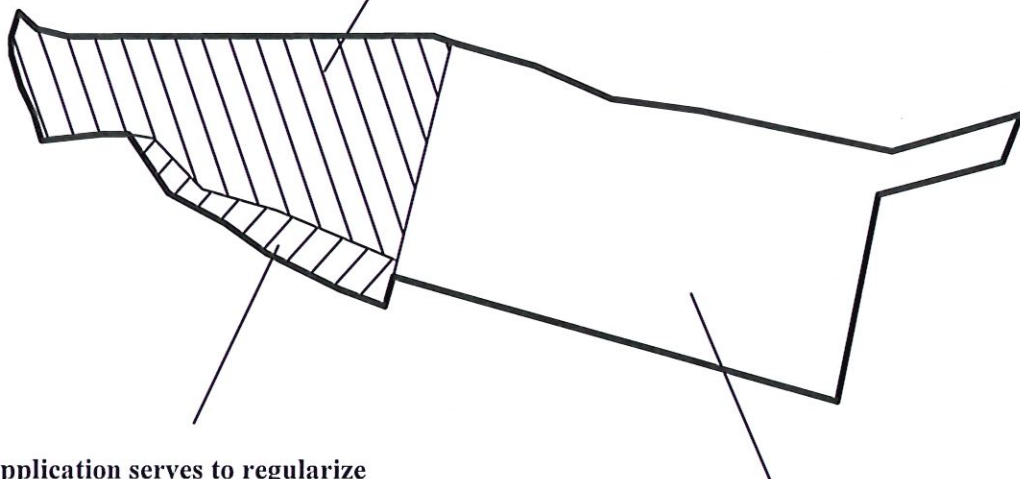
Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

25. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



This application serves to regularize  
the existing filling of land with  
concrete of this portion of site  
(about 611m<sup>2</sup>)  
of about 0.1m in depth to provide a  
solid ground for erection of structures  
and vehicle maneuvering



This application serves to regularize  
the existing filling of land with  
concrete of this portion of site  
(about 101m<sup>2</sup>)  
of about 1.5m in depth to provide a  
solid ground for erection of structures  
and vehicle maneuvering

The hard paving of this portion of  
site (about 1,138m<sup>2</sup>)  
had existed before the first  
publication in the gazette of the  
notice of the draft  
Hung Shui Kiu and Ha Tsuen OZP  
No. S/HSK/1

N.T.S

**Plan Showing Existing Filling of Land**

**Goldrich Planners &  
Surveyors Ltd.**

**July 2025**

**Lots 136RP(part), 137RP(part)  
and adjoining government land in DD.127**

**Plan 5  
( P 25047 )**

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/HSK/577

Our Ref.: P25047/TL25305

11 September 2025

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary  
Electric Vehicle Charging Facility and Associated Filling of Land for a Period of 5 Years  
in “Village Type Development” Zone, Lots 136 RP (Part) and 137 RP (Part) in D.D. 127  
and Adjoining Government Land, Yuen Long, New Territories  
(Application No. A/HSK/577)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department and a run-in/out proposal (Plan 6) for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



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Francis LAU

Encl.

c.c.  
DPO/TM&YLW, PlanD (Attn.: Mr. Tony LAM) *By E-mail only*

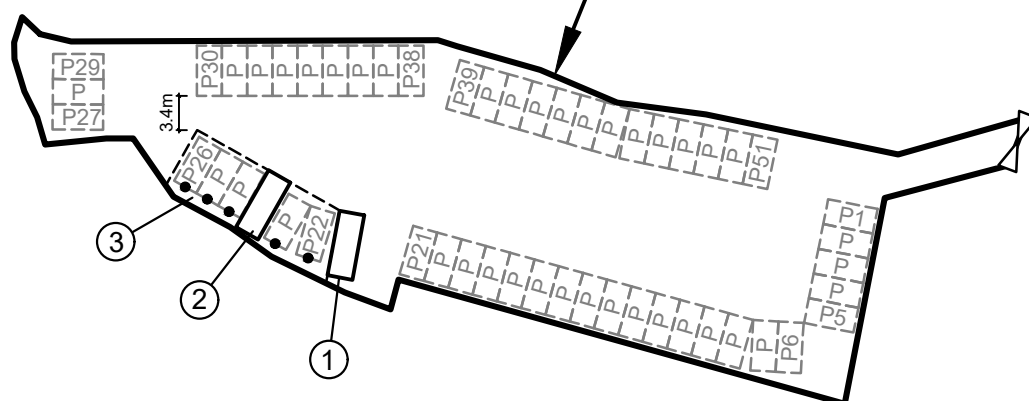
**Further Information for Planning Application No. A/HSK/577****Response-to-Comments****Comments from Secretary for Environment and Ecology**

Contact person: Mr. Vincent FONG (Tel.: 2594 6507)





<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	It is noted from P.21 of 31 of Appendix I that “A total of 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking space with Electric Vehicle charging facilities.”. However, there are only 3 EV charging poles shown on Plan 3 (p.29 of 31), to be shared among 5 private car (PC) parking spaces. Please advise the rated output power of the EV chargers and whether each of the 5 PC parking spaces could be provided with at least 7kW EV charging simultaneously (i.e. when all 5 PC parking spaces are occupied by e-PCs and are re-charging at the same time, each of the 5 PC parking spaces could still be provided with at least 7kW EV charging);	There will be 5 EV charging poles at the Site. Please see the revised Layout Plan (Plan 3a) for details. Each of the 5 PC parking spaces could be provided with at least 7kW EV charging.
2.	To echo with the latest version of Ch.8 of HKPSG about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e., EV chargers with output power of not less than 7kW (i.e., medium chargers) should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the subject site.	According to Ch.8 of HKPSG, the requirement (i.e. EV chargers should be installed in all parking spaces) does not apply to temporary vehicle parks. There is limited electricity supply within the Site. The amount of electricity is insufficient to support all parking spaces to be equipped with EV charging facilities. As such, only 5 nos. of parking spaces with EV charging facilities are proposed at the Site.
3.	The Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 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 a rated output power of 100kW or higher at the subject site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles.	Noted.



## Application Site



## Legend

-  Covered Parking Space
-  Vehicular Ingress / Egress
-  Parking space for private cars  
(5m (L) x 2.5m (W))
-  Charging Pole for electric vehicle

**Site Area(about) : 1,850m<sup>2</sup>**

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Ancillary Office with meter box	16 m <sup>2</sup>	16 m <sup>2</sup>	1	3.5m
2	Storeroom with meter box	under structure 3	under structure 3	1	3.5m
3	Covered Parking Space	<u>122 m<sup>2</sup></u>	<u>122 m<sup>2</sup></u>	1	4.5m
Total		<u>138 m<sup>2</sup></u>	<u>138 m<sup>2</sup></u>		

1:750

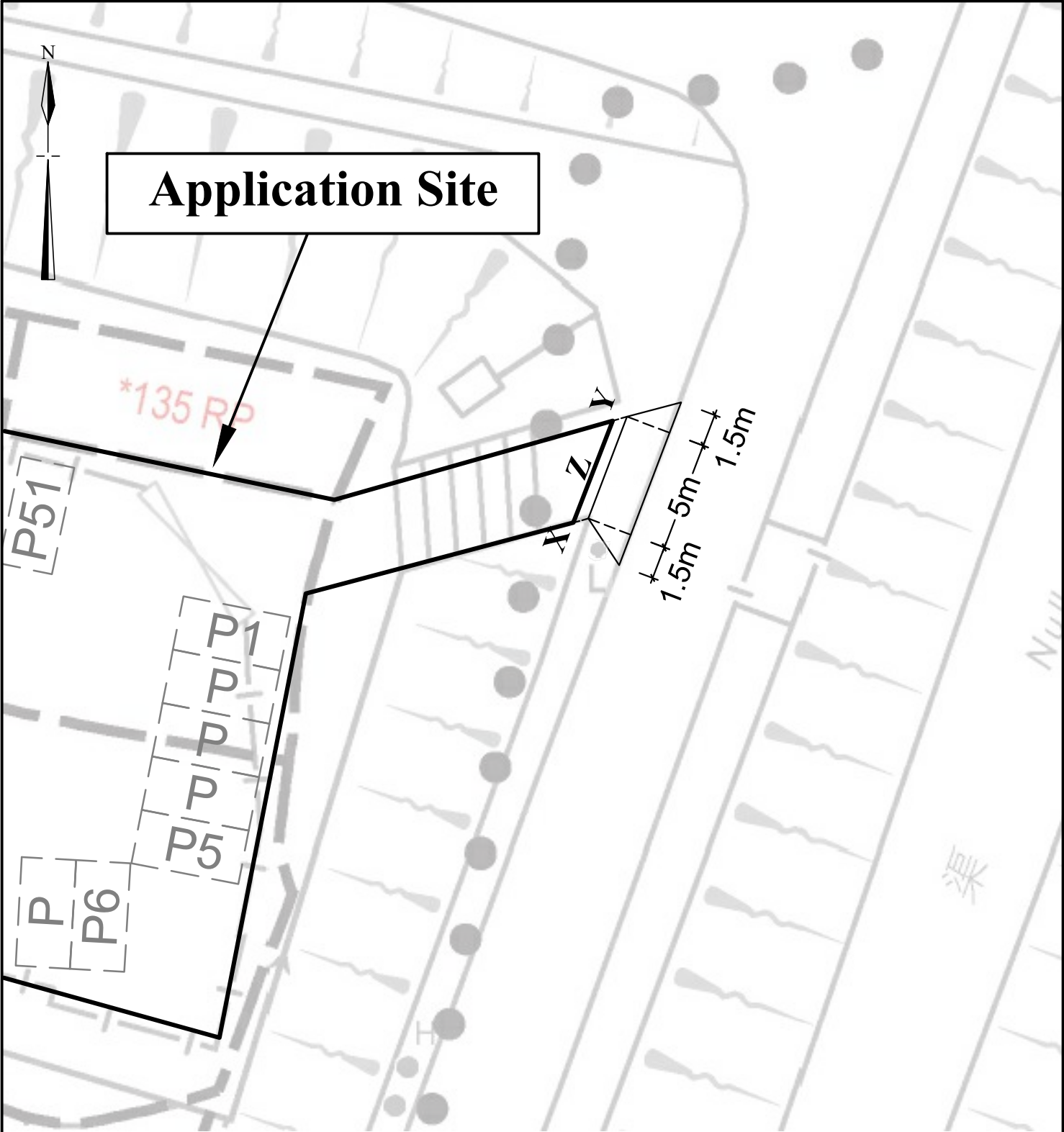
## Layout Plan

**Goldrich Planners &  
Surveyors Ltd.**

**September 2025**

**Lots 136RP(part), 137RP(part)  
and adjoining government land in DD.127**

**Plan 3a  
( P 25047 )**



# Legend

X and Y  
through Z

Proposed Run-in & out

1:250	Run-in / out Proposal	Goldrich Planners & Surveyors Ltd.
September 2025	Lots 136RP(part), 137RP(part) and adjoining government land in DD.127	Plan 6 ( P 25047 )

**Previous S.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/36	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	12.1.2018 (revoked on 12.2.2019)
A/HSK/194	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	13.12.2019
A/HSK/352	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land	22.4.2022
A/HSK/404	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	3.2.2023 (revoked on 3.11.2024)

**Government Departments' General Comments**

**1. Traffic**

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

- no objection in principle to the application from highway maintenance point of view; and
- should the proposed access arrangement be agreed by Transport Department, the standard approval conditions of submission and implementation of the revised run-in/out proposal should be included.

**2. Electric Vehicle Charging**

Comments of the Secretary for Environment and Ecology:

- it is noted that this application includes 5 out of 51 private car parking spaces that will be provided with electric vehicle (EV) charging facilities; and
- to echo with the latest version of the Chapter 8 of Hong Kong Planning Standards and Guidelines (HKPSG) about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e., medium chargers) should be installed at all parking spaces of the application site (the Site).

**3. Drainage**

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

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and to maintain the proposed drainage facilities to his satisfaction.

**4. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.



**5. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

**6. Building Matters**

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

No objection on the application under the Buildings Ordinance.

**7. District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

**8. Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the Secretary for Environment and Ecology that:
  - to echo with the latest version of the Chapter 8 of Hong Kong Planning Standards and Guidelines (HKPSG) about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e., medium chargers) should be installed at all parking spaces of the Site; and
  - the Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 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 a rated output power of 100kW or higher at the subject site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - according to the established practice, application of Short Term Tenancy (STT) for the purpose of access road on GL will not be normally entertained, even if the planning application is approved by the Board. If an Emergency Vehicle Access (EVA) on GL is requested by other government departments and the application is approved by the Board, a non-exclusive right of way (ROW) clause over GL in the Short Term Waiver (STW) application may be considered by his office; and
  - the lot owner(s) should apply to his office for STW(s) to permit the structure(s) erected or to be erected within the private lots. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. The application(s) for STW/STT/ROW clause over GL will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport that:
  - sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and

- the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NT, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the run-in/out from Kiu Hung Road to the Site should be constructed and maintained by the applicant. The run-in/out should be removed and the footpath should be restored to the satisfaction of HyD upon expiry of the application;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (i) to note the comments of the Director of Environmental Protection that the applicant is advised that:
- to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" in order to minimise the potential environmental nuisance on the surrounding areas;
  - to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorised Person;
  - to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
  - to meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Director of Fire Services that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; and
  - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- EVA shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulations 41D of the Building (Planning) Regulations

(B(P)R). The Site abuts on a specified street (Kiu Hung Road) of not less than 4.5 m wide. Its permitted development intensity shall be determined under First Schedule of the B(P)R at building plan submission stage;

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building work (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.

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

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**From:**  
**Sent:** 2025-08-28 星期四 02:04:11  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/HSK/577 DD 127 Hung Uk Tsuen, Ping Shan

A/HSK/577

Lots 136 RP (Part) and 137 RP (Part) in D.D. 127 and Adjoining Government Land, Hung UK Tsuen, Yuen Long

Site Area: About 1,850sq.m Includes Government Land of about 51sq.m

Zoning: "VTD"

Applied Us: 51 Public Vehicle Park / EV Charging Facility/ **Filling of Land / 5 Years**

Dear TPB Members,

Originally two separate sites, 352 for 24 vehicles approved 22 Apr 2022 and 404 for 30 approved 3 Feb 2023 but revoked 3 Nov 2024 for failure to address access condition.

Has this issue been addressed? No mention in Planning Statement.

Mary Mulvihill

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**From:**  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Wednesday, 5 January 2022 2:45 AM HKT  
**Subject:** A/HSK/352 DD 127 Hung Uk Tsuen, Ping Shan

A/HSK/352

Lots 136 RP (Part) and 137 RP (Part) in D.D. 127, Hung Uk Tsuen, Ping Shan

Site area : About 680sq.m

Zoning : "VTD"

Applied use : 24 Vehicle Parking

Dear TPB Members,

Strong objections. According to Google Maps the site is covered in trees. If they have been chopped down recently this should be looked into.

There is an existing parking lot next to the site. If additional parking is required then stacked parking could be provided at this site.

It is unacceptable that large swathes of NT are devoted to nothing more useful than parking cars and the authorities take no steps to reduce the footprint by mandating stacked facilities.

Mary Mulvihill