只會在收到所有必要的資料及文件後才正式確認收到

13 MAY 2025 This document is received on I J MAI LULY
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.



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

《城市規劃條例》(第131章) 根據 第 16 條 遞 交 的 許 可

Applicable to proposals not involving or not only involving: 適用於建議不涉及或不祇涉及:

- Construction of "New Territories Exempted House(s)"; 興建「新界豁免管制屋宇」;
- 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

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
- 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	Application No. 申請編號	A /HSK/568
請勿填寫此欄	Date Received 收到日期	1 3 MAY 2025

- 1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>. 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: <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1	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 )	
	TANG Yu Fung 鄧裕豐	

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)
(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /☑ Company 公司 /□ Organisation 機構)

R-riches Planning Limited 盈卓規劃有限公司

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, 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	☑Site area 地盤面積 1,348 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 15 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/Asq.m 平方米 □About 約

Simon and the		and the second s					
(d)	Name and number of t statutory plan(s) 有關法定圖則的名稱及		Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2				
(e)	Land use zone(s) involved 涉及的土地用途地帶 "Village Type Development" Zone						
(f)	Vacant  Ourrent use(s) 現時用途  (If there are any Government, institution or community facilities, please illustrate of 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 Own	ner" of A	pplication Site 申請地點的「現行土地	拉擁有人」			
The	applicant 申請人 —			<del>1000.5 E.   100</del>     100   10			
			ease proceed to Part 6 and attach documentary proof 續繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).			
	is one of the "current land owners" <sup># &amp;</sup> (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」 <sup># &amp;</sup> (請夾附業權證明文件)。						
<b>✓</b>	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	司意/通9	11土地擁有人的陳述				
(a)							
(b)	The applicant 申請人 –						
	No. of the last of	` '	"current land owner(s)".				
	已取得	名「	現行土地擁有人」"的同意。				
	Details of consent	of "current	and 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 (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)						

			"current land owner(s)"# 名「現行土地擁有人_	J # °	
		Details of the "cur	rent 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 premis Land Registry where notificat 根據土地註冊處記錄已發出		Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
		-			
	<b>✓</b>		neets if the space of any box above esteps to obtain consent of or g	is insufficient. 如上列任何方格的空	間不足,請另頁說明)
		已採取合理步驟以	取得土地擁有人的同意或向認		- h ∧ τπ.ι.l. Film
		sent request for	consent to the "current land ov	如何工地擁有人的问息所採取的 wner(s)" on	(DD/MM/YYYY) <sup>#&amp;</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
			es in local newspapers on (日/月/年)在指定報章	DD/MM/YY 章就申請刊登一次通知&	YY) <sup>&amp;</sup>
			n a prominent position on or nea 03/2025 (DD/MM/YYYY)&	ar application site/premises on	
		於	(日/月/年)在申請地黑	占/申請處所或附近的顯明位置	貼出關於該申請的通知 <sup>®</sup>
			al committee on	owners' committee(s)/mutual aid 25(DD/MM/YYYY)& 往相關的業主立案法團/業主委	., .
		Others 其他			
		□ others (please s 其他(請指明	• • • • • • • • • • • • • • • • • • • •		
Note:	Infor	insert more than one mation should be pro cation.	$m{arphi}_{m{\sqcup}}$ . vided on the basis of each and e	every lot (if applicable) and premise	es (if any) in respect of the
註:	可在	多於一個方格內加上	:「✔」號 三一地段(倘適用)及處所(倘	有)分別提供資料	

6.	Type(s)	of Application 申請類別
	Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
	Type (ii)	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory
	第(ii)類	Plan(s) 根據法定圖則《註釋》內所要求的河道改道/挖土/填土/填塘工程
	Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
<b>✓</b>	Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途/發展
註1	: 可在多於- 2: For Develop	more than one「✓」. 一個方格內加上「✓」號 ment involving columbarium use, please complete the table in the Appendix. 及靈灰安置所用途,請填妥於附件的表格。

(i)	For Type (i) applicati	on 供第(i	) <i>類申請</i>			
(a)	Total floor area involved 涉及的總樓面面積		# 2000 20 HE - 2000 2000 100 CO - 2000 1		sq.m 平	方米
(b)	Proposed use(s)/development 擬議用途/發展	the use and	gross floor area)	nstitution or community f 設施,請在圖則上顯示		e illustrate on plan and specify 金及總樓面面積)
(c)	Number of storeys involved 涉及層數			Number of units invo 涉及單位數目	olved	
		Domestic p	part 住用部分		sq.m 平方	米 □About 約
(d)	Proposed floor area 擬議樓面面積	Non-domes	stic part 非住用音	邻分	sq.m 平方:	米 □About 約
		Total 總計			sq.m 平方	米 □About 約
(e)	Proposed uses of different	Floor(s) 樓層	Current us	se(s) 現時用途	Propo	osed use(s) 擬議用途
(0)	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)					

(ii) For Type (ii) applic	ration 供第(ii)類申請
	□ Diversion of stream 河道改道
	□ Filling of pond 填搪 Area of filling 填塘面積
(a) Operation involved 涉及工程	□ 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
	□ 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  (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	
(iii) For Type (iii) applie	cation 供第(iii)類申請
	□ Public utility installation 公用事業設施裝置
	□ 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
	Name/type of installation 裝置名稱/種類 Number of provision 數量 Number of /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(a) Nature and scale 性質及規模	
I .	

(iv) <u>I</u>	(iv) For Type (iv) application 供第(iv)類申請						
	proposed use/development and development particulars in part (v) below – 請列明擬議略為放寬的發展限制 <b>並填妥於第(v)部分的擬議用途/發展及發展細節</b> –						
	Plot ratio restriction 地積比率限制	From 由	to 至				
	Gross floor area restriction 總樓面面積限制	From 由sq. m	平方米 to 至sq. m 平方分	*			
	Site coverage restriction 上蓋面積限制	From 由	% to 至%				
	Building height restriction 建築物高度限制	ction From 由m 米 to 至m 米					
		From $ \pm $	mPD 米 (主水平基準上) to 至				
			mPD 米 (主水平基準上)				
		From 由	storeys 層 to 至 store	ys 層			
	Non-building area restriction 非建築用地限制	From 由	.m to 至m				
	Others (please specify) 其他(請註明)						
80-00-00-00-00-00-00-00-00-00-00-00-00-0							
(v) <u>F</u>	or Type (v) application #	第(v)類申請					
use(	(a) Proposed use(s)/development 擬議用途/發展  Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years						
	(Please	illustrate the details of the propo	sal on a layout plan 請用平面圖說明建議	洋情)			
(b) Dev	elopment Schedule 發展細節表						
	posed gross floor area (GFA) 擬	議總樓面面積	sq.m 平方米	☑About 約			
Proposed plot ratio 擬議地積比率			0.01	☑About 約			
Proposed site coverage 擬議上蓋面積			%	☑About 約			
	posed no. of blocks 擬議座數	1. 与应745年加加543学员由6	1				
Proj	posed no. of storeys of each bloc	K母座建杂初的擬議層數	1 storeys 層 □ include 包括storeys of basem	ants 區址庫			
			□ exclude 不包括storeys of base	y			
Prop	posed building height of each blo	ock 每座建築物的擬議高度	mPD 米(主水平基準上 m 米	) □About 約 ☑About 約			

	分				
GFA 總樓面面積	į			sq. m 平方米	□About 約
number of Units	單位數目				
average unit size	單位平均面積			sq. m 平方米	□About 約
estimated number	of residents 估言	計住客數目			
☑ Non-domestic part 非任	主用部分			GFA 總樓面面	面積
□ eating place 食肆				sq. m 平方米	□About 約
□ hotel 酒店				sq. m 平方米	□About 約
			(please s	pecify the number of room	ıs
				- 髣間數目)	
│ □ office 辦公室				sq. m 平方米	□About 約
shop and services	商店及服務行業	*		sq. m 平方米	□About 約
	17/12/2013/13/13/	3.5		1	
☐ Government, inst	itution or commu	unity facilities	(please s	specify the use(s) and	concerned land
政府、機構或社				FA(s) 請註明用途及有關	
DX/III DXIIII			樓面面積		14.0.0000000000000000000000000000000000
			ДШШД	,	
✓ other(s) 其他			(nlease s	specify the use(s) and	concerned land
offici(s) Ale				FA(s) 請註明用途及有關	
			樓面面積		14.7-6四四79.7 %6
	STRUCTURE (	USE COVE AREA	RED GROSS	BUILDING	
	B1 5	AREA	RED GROSS	BUILDING AREA HEIGHT	
	B1 5	AREA SITE OFFICE 15 m <sup>2</sup> AND GUARDROOM	RED GROSS FLOOR	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)	
□ Open space 休憩用地	B1 5	AREA SITE OFFICE 15 m <sup>2</sup> AND GUARDROOM	RED         GROSS FLOOR A           (ABOUT)         15 m² (ABOUT)           (ABOUT)         15 m² (ABOUT)	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)  BOUT)	出地面面積)
□ Open space 休憩用地	B1 5	AREA SITE OFFICE 15 m² AND GUARDROOM  TOTAL 15 m²	RED GROSS FLOOR A (ABOUT) 15 m² (AB (ABOUT) 15 m² (AB (ABOUT) 15 m² (AB (please sp	BUILDING HEIGHT 2.8 m (ABOUT)(1-STOREY) BOUT)  pecify land area(s) 詩註明	
private open space	e 私人休憩用地	AREA SITE OFFICE 15 m² AND GUARDROOM  TOTAL 15 m²	(ABOUT) 15 m² (ABOUT) 15 m² (ABOUT) (please sp	BUILDING HEIGHT  30UT) 2.8 m (ABOUT)(1-STOREY)  BOUT)  pecify land area(s) 請註明 sq. m 平方米 □ Not	less than 不少於
private open space	e 私人休憩用地 · 公眾休憩用地	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m² TOTAL 15 m²	(ABOUT) 15 m² (ABOUT) 15 m² (ABOUT) (please sp	BUILDING HEIGHT 2.8 m (ABOUT)(1-STOREY) BOUT)  pecify land area(s) 詩註明	less than 不少於
private open space	e 私人休憩用地 · 公眾休憩用地	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m² TOTAL 15 m²	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) (please spontage) 15	BUILDING HEIGHT  2.8 m (ABOUTYII-STOREY) BOUT)  pecify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not	less than 不少於
private open space public open space (c) Use(s) of different floors	e 私人休憩用地 · 公眾休憩用地	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m² TOTAL 15 m²	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)  BOUT)  pecify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not osed use(s)]	less than 不少於
private open space public open space (c) Use(s) of different floors [Block number] [Flo	e 私人休憩用地 公眾休憩用地 (if applicable)	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m² TOTAL 15 m²	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15	BUILDING HEIGHT  2.8 m (ABOUTYII-STOREY) BOUT)  pecify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not	less than 不少於
private open space public open space (c) Use(s) of different floors [Block number] [Flo	e 私人休憩用地 公眾休憩用地 (if applicable)	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m² TOTAL 15 m²	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)  BOUT)  pecify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not osed use(s)]	less than 不少於
□ private open space □ public open space (c) Use(s) of different floors [Block number] [Floors [座數] [原	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] · g · g · g · g · g · g · g · g · g · g	AREA SITE OFFICE 15 m² TOTAL 15 m²  AND GUARDROOM  TOTAL 45 m²  ABBERT 15 m²	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)  BOUT)  pecify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not  osed use(s)]  张議用途]	less than 不少於
□ private open space □ public open space (c) Use(s) of different floors [Block number] [Flo [座數] [厘	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] 國數]	AREA SITE OFFICE 15 m² TOTAL 15 m²  AND GUARDROOM  TOTAL 15 m²  AREA  COVERED AREA	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15 m² (ABOUT) 15 m² (AE (ABOUT) 15 m² (	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY) BOUT)  Decify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not  osed use(s)]  E議用途]	less than 不少於
□ private open space □ public open space (c) Use(s) of different floors [Block number] [Floors [座數] [原	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] · g · g · g · g · g · g · g · g · g · g	AREA SITE OFFICE 15 m² AND GUARDROOM  TOTAL 15 m²  ABBE 15 m² (4)  COVERED AREA  E 15 m² (ABOUT)	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15	BUILDING HEIGHT  2.8 m (ABOUTYII-STOREY) BOUT)  Decify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not osed use(s)]  E議用途]	less than 不少於 less than 不少於
□ private open space □ public open space (c) Use(s) of different floors [Block number] [Flooring [座數] [厘數] [厘數]	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] 雪數]	AREA SITE OFFICE 15 m² AND GUARDROOM  TOTAL 15 m²  ABBE 15 m² (4)  COVERED AREA  E 15 m² (ABOUT)	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15 m² (ABOUT) 15 m² (AE (ABOUT) 15 m² (	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY) BOUT)  Decify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not  osed use(s)]  E議用途]	less than 不少於
□ private open space □ public open space (c) Use(s) of different floors  [Block number] [Floors  [座數] □  str	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] 雪數]	AREA SITE OFFICE 15 m² AND GUARDROOM  TOTAL 15 m²  ABM OFFICE 15 m²  COVERED AREA  E 15 m² (ABOUT)	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT)	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY) BOUT)  Decify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not  osed use(s)]  E議用途]	less than 不少於 less than 不少於
□ private open space □ public open space (c) Use(s) of different floors  [Block number] [Floors  [座數] □	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] 雪數] ucture use	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m²  TOTAL 15 m²  ABM COVERED AREA  COVERED AREA  E COVERED AREA  15 m² (ABOUT)  TOTAL 15 m² (ABOUT)	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT)	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)  BOUT)  Decify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not  Osed use(s)]  E議用途]  BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)	less than 不少於 less than 不少於
□ private open space □ public open space (c) Use(s) of different floors [Block number] [Floors [座數] □  stre □ B1	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] 雪數] ucture use	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m²  TOTAL 15 m²  ABM COVERED AREA  COVERED AREA  E COVERED AREA  15 m² (ABOUT)  TOTAL 15 m² (ABOUT)	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT)	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)  BOUT)  Decify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not  Osed use(s)]  E議用途]  BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)	less than 不少於 less than 不少於
□ private open space □ public open space (c) Use(s) of different floors  [Block number] [Floors  [座數] □	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] 雪數] ucture use	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m²  TOTAL 15 m²  ABM COVERED AREA  COVERED AREA  E COVERED AREA  15 m² (ABOUT)  TOTAL 15 m² (ABOUT)	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT)	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)  BOUT)  Decify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not  Osed use(s)]  E議用途]  BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)	less than 不少於 less than 不少於
□ private open space □ public open space (c) Use(s) of different floors  [Block number] [Floors  [座數] □	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] 雪數] ucture use	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m²  TOTAL 15 m²  ABM COVERED AREA  COVERED AREA  E COVERED AREA  15 m² (ABOUT)  TOTAL 15 m² (ABOUT)	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT)	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)  BOUT)  Decify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not  Osed use(s)]  E議用途]  BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)	less than 不少於 less than 不少於
□ private open space □ public open space (c) Use(s) of different floors  [Block number] [Floors  [座數] □	e 私人休憩用地 公眾休憩用地 (if applicable) por(s)] 雪數] ucture use	AREA SITE OFFICE 15 m² AND GUARDROOM 15 m²  TOTAL 15 m²  ABM COVERED AREA  COVERED AREA  E COVERED AREA  15 m² (ABOUT)  TOTAL 15 m² (ABOUT)	RED GROSS FLOOR A (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (AE (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT) 15 m² (ABOUT)	BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)  BOUT)  Decify land area(s) 請註明 sq. m 平方米 □ Not sq. m 平方米 □ Not  Osed use(s)]  E議用途]  BUILDING HEIGHT  2.8 m (ABOUT)(1-STOREY)	less than 不少於 less than 不少於

7. Anticipated Completion 擬議發展計劃的預		of the Development Proposal 時間				
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例:2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施(倘有)提供個別擬議完成的年份及月份)						
December 2025						
8. Vehicular Access Arra 擬議發展計劃的行	00000 TO 1000 TO 11 1000 YESTON	t of the Development Proposal 安排				
Any vehicular access to the site/subject building? 是否有車路通往地盤/有關 建築物?	Yes 是	<ul> <li>✓ There is an existing access. (please indicate the street na appropriate)         有一條現有車路。(請註明車路名稱(如適用))</li> <li>Accessible from Tin Ha Road via a local access</li> <li>□ There is a proposed access. (please illustrate on plan and specific 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)</li> </ul>				
	No否					
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	▼ (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 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)	28 N/A N/A N/A N/A			
	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan)				
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?		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)	N/A N/A N/A N/A N/A			
	No否					

9. Impacts of Development Proposal 擬議發展計劃的影響						
justifications/reasons for	or not prov					
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?  Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註:如申請涉及第(ii)類申請,請跳至下一條問題。)	Telegram 主要 一 Please provide details 請提供詳情  No 否					
	No 否					
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic On water On drains On slope Affected Landscap Tree Fell Visual In Others (F	supply 對供水 Yes 會 □ No 不會 ☑ No 示會 ☑ No 示意 ② N				
	且往次叫	<u>-</u> -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。
Please refer to the supplementary statement.
「「は無本意」
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11. Declaration 聲明	
I hereby declare that the particulars given in this application are corr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	
I hereby grant a permission to the Board to copy all the materials sub to the Board's website for browsing and downloading by the public 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	free-of-charge at the Board's discretion. 本人現准許委
Signature 簽署	pplicant 申請人 / 🖸 Authorised Agent 獲授權代理人
Michael WONG	
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification(s)  專業資格  HKIP 香港規劃師學會 /  HKIS 香港測量師學會 /  HKILA 香港園境師學會 /  RPP 註冊專業規劃師 Others 其他	資深會員 □ HKIA 香港建築師學會 / □ HKIE 香港工程師學會 / □ HKIUD 香港城市設計學會
on behalf of 代表 R-riches Planning Limited 盈卓技 Company 公司 / Organisation National Characteristics	pp (if applicable) 機構名稱及蓋章(如適用)
Date 日期	)/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况下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

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

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

For Developments involving Columbarium Use, please also complete the f 如發展涉及靈灰安置所用途,請另外填妥以下資料:	following:
Ash interment capacity 骨灰安放容量®	
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	
<ul> <li>② Ash interment capacity in relation to a columbarium means – 就靈灰安置所而言,骨灰安放容量指:</li> <li>- 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;</li> <li>- the maximum number of sets of ashes that may be interred other than in niches in any area in the colum 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</li> <li>- the total number of sets of ashes that may be interred in the columbarium.</li> <li>- tis音压安置际内,總共最多可安放多少份骨灰。</li> </ul>	nbarium; and

Gist of Applica	ation	申請摘要				
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請 <u>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。)</u>						
Application No. 申請編號	(For O	fficial Use Only) (請勿	勿填寫此欄)			
Location/address 位置/地址	Lots 7 Territo		in D.D. 124, Sa	an Sang Tsuen, Ha l	Гsuen, Yuen	Long, New
Site area 地盤面積				1,348	sq. m 平方	米 ☑ About 約
地盘.国作	(includ	es Government land	of包括政府:	土地 N/A	sq. m 平方	米 □ About 約)
Plan 圖則	Approv	ved Hung Shui Kiu a	and Ha Tsuen (	OZP No.: S/HSK/2		
Zoning 地帶	"Villag	e Type Developmer	nt" Zone			
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years					
i) Gross floor are and/or plot rati	2000		sq.n	1 平方米	Plot R	atio 地積比率
總樓面面積及地積比率		Domestic 住用	N/A	□ About 約 □ Not more than 不多於	N/A	□About 約 □Not more than 不多於
		Non-domestic 非住用	15	☑ About 約 □ Not more than 不多於	0.01	☑About 約 □Not more than 不多於
(ii) No. of blocks 幢數		Domestic 住用		N/A	Λ.	
		Non-domestic 非住用		1		
		Composite 綜合用途		N/A	A	

(iii) Building height/No.	Domestic				
of storeys 建築物高度/層數	住用	N/A		□ (Not mor	m 米 re than 不多於)
		N/A			主水平基準上) re than 不多於)
		N/A			Storeys(s) 層 re than 不多於)
	v		(□Inci	lude 包括/□ H □ Carport f □ Basement □ Refuge Fl □ Podium ¬	地庫 oor 防火層
	Non-domestic 非住用	2.8	(about)	□ (Not mor	m 米 re than 不多於)
		N/A			主水平基準上) te than 不多於)
		1			Storeys(s) 層 e than 不多於)
			(□Inci	lude 包括口 H □ Carport A □ Basement □ Refuge Fl □ Podium Ā	地庫 oor 防火層
	Composite 綜合用途	N/A		□ (Not mor	m 米 re than 不多於)
		N/A			主水平基準上) re than 不多於)
		N/A			Storeys(s) 層 te than 不多於)
			(□Inci	lude 包括口 H □ Carport A □ Basement □ Refuge Fl □ Podium ¬	地庫 oor 防火層
(iv) Site coverage 上蓋面積		1		%	☑ About 約
(v) No. of units 單位數目		N/A			
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米	□ Not less	than 不少於
	Public 公眾	N/A	sq.m 平方米	□ Not less	than 不少於

(vii)	No. of parking spaces and loading /	Total no. of vehicle parking spaces 停車位總數	28
	unloading spaces 停車位及上落客貨 車位數目	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)	28 N/A N/A N/A N/A
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	N/A
		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)	N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
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		$\checkmark$
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		<b>✓</b>
Location plan, Zoning plan, Land status plan and Swept Path Analysis.	_	
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		$\checkmark$
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one 「 ノ」. 註:可在多於一個方格內加上「 ノ」號		

- Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant. 註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員
- 會概不負責。若有任何疑問,應查閱申請人提交的文件。

#### **Supplementary Statement**

#### 1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, Yuen Long, New Territories (the Site) for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years' (proposed development) (Plan 1).
- The Site is located in close vicinity of some existing residential development (i.e. San Sang Tsuen, Galore Garden, Kau Lee Uk Tsuen, etc.), which demand for public parking spaces has always been high. Although public franchised buses and MTR bus services are provided at Tin Ha Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations of the services and their own travelling destinations to remote villages. Subsequently, illegal on-street parking is often observed at Tin Ha Road (especially on nearby lay-bys and bus stops on both ways), causes adverse traffic impact to nearby road network.
- 1.3 In view of the above, the applicant would like to operate the proposed use to alleviate the pressing demand for legal parking spaces in the area and bring convenience to the surrounding locals.

#### 2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (Plan 2). According to the Notes of the OZP, 'public vehicle park (excluding container vehicle)' is a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mostly by residential development formed by groups of village houses, open storage sites, warehouses and shop and services (stores), the proposed development with a low-rise temporary structure is considered not incompatible with the surroundings. Furthermore, the proposed public vehicle park (excluding container vehicles) is intended to serve the needs of the residents and in support of the village developments, hence, it is considered in line with the planning intention of the "V" zone and would better utilise precious land resources in the New Territories.



#### 3) Development Proposal

3.1 The Site occupies an area of 1,348 m² (about) (**Plan 1**). 1 structure is provided at the Site for site office and guardroom with total gross floor area (GFA) of 15 m² (**Plan 4**). The structure (site office and guardroom) is intended to provide indoor workspace for administrative staff and caretaker to support the daily operation of the Site. It is estimated that the site would accommodate 2 nos. of staff. Details of development parameters are shown at **Table 2** below:

**Table 2** – Major Development Parameters

Application Site Area	1,348 m² (about)
Covered Area	15 m² (about)
Uncovered Area	1,333 m² (about)
Plot Ratio	0.01 (about)
Site Coverage	1% (about)
Number of Structure(s)	1
Total GFA	15 m² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15 m² (about)
Building Height	2.8 m (about)
No. of Storey	1

3.2 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). The operation hours of the public vehicle park are 24-hour daily, including public holidays. A total of 28 parking spaces will be provided at the Site, details of parking space provisions are shown at **Table 3** below:

Table 3 – Parking Provisions

Type of Space	No. of Spaces
Private Car (PC) Parking Space	28
- 2.5 m (W) x 5 m (L)	20

3.3 Only PCs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including light, medium, heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Tin Ha Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Tin Ha Road via the local access.

3.4 Furthermore, no vehicles without valid licenses issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period. The trip generation and attraction rates are as shown at Table 4 below. adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4** – Estimated Trip Generation and Attraction

	Trip Gei	neration and Attraction	
Time Period	Р	PC	
	In	Out	2-Way Total
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	9	11
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	8	4	12
Traffic trip per hour (average)	5	5	10

3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the proposed development after the planning application approved by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to <u>approve</u> the subject application for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'.



**R-riches Planning Limited** 

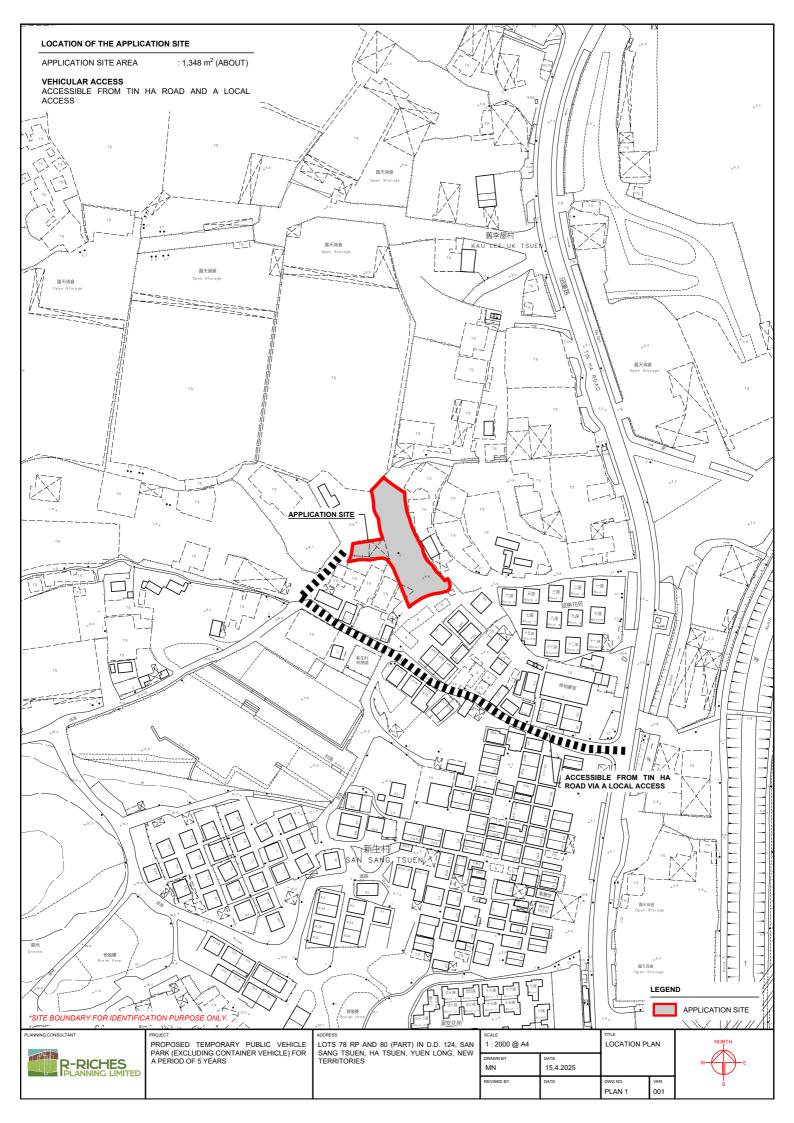
April 2025

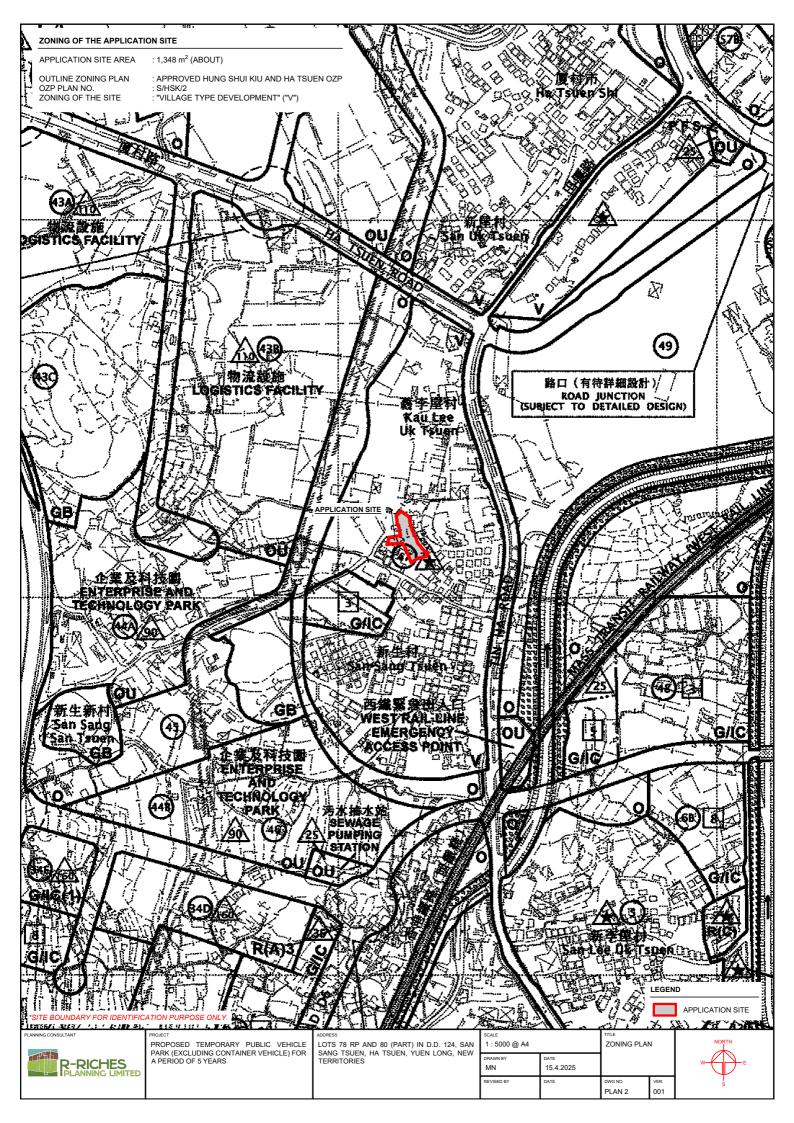


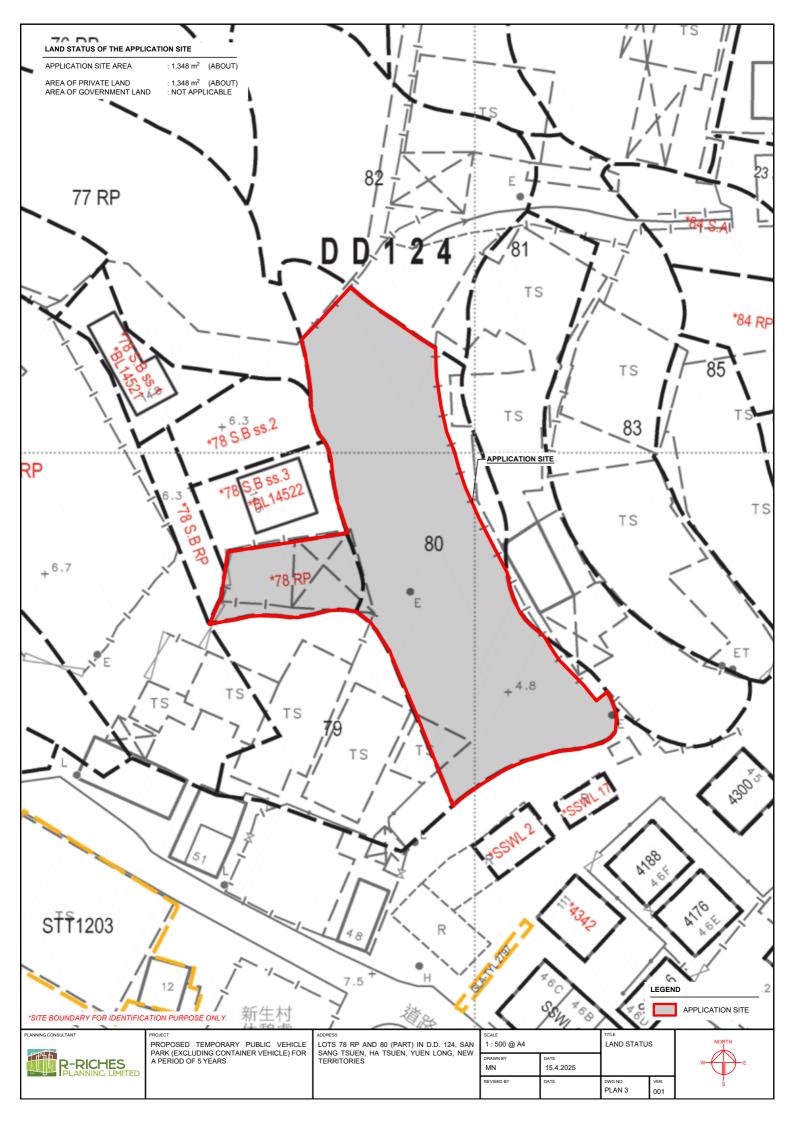
### **LIST OF PLANS**

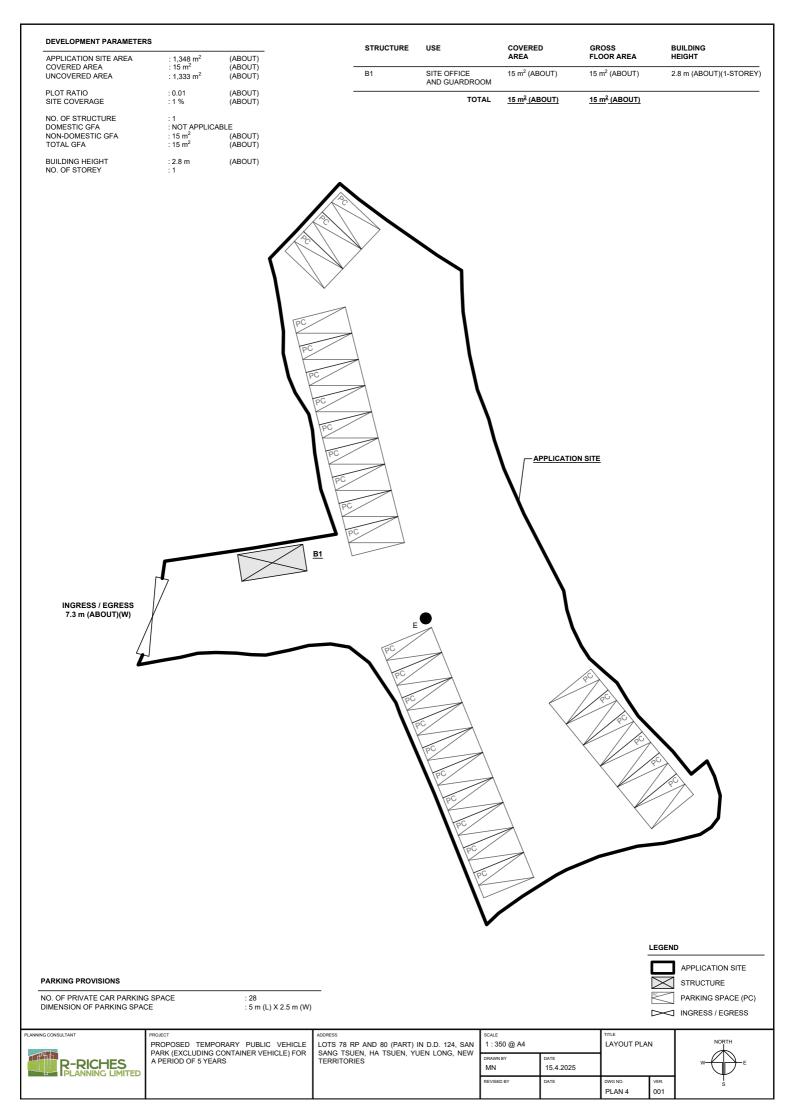
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis (Private Car)

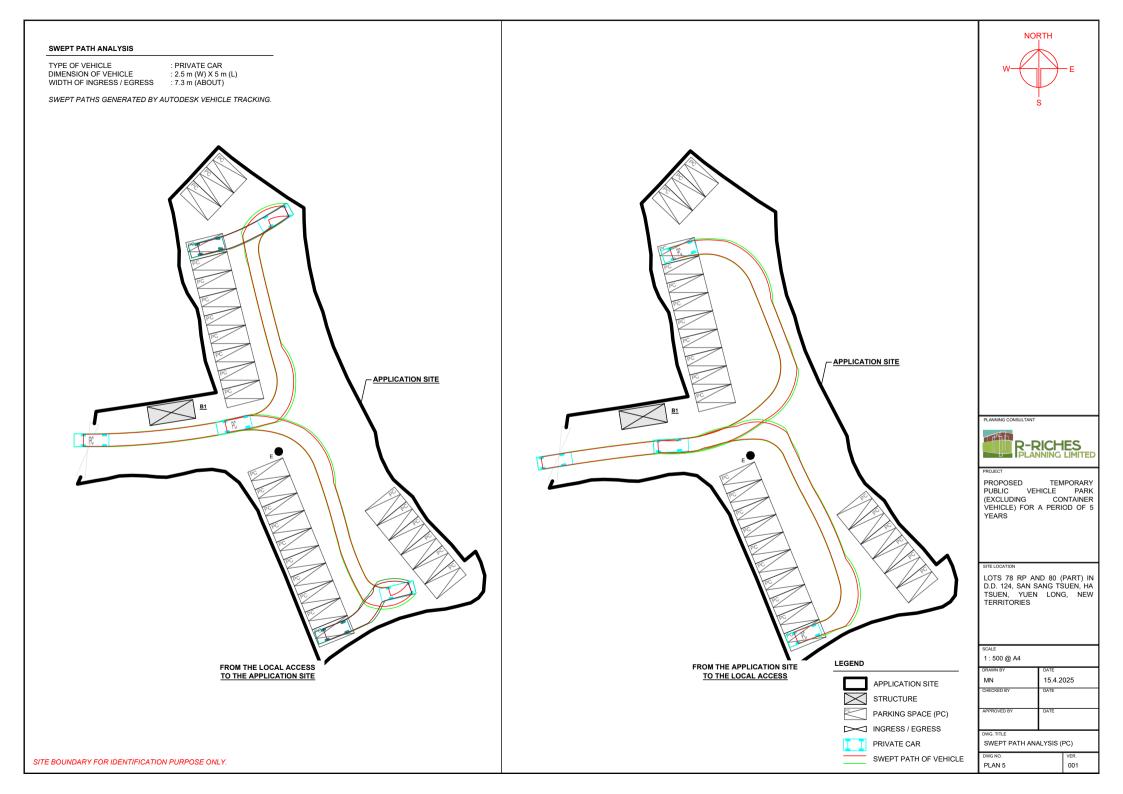














Our Ref. : DD124 Lot 78 RP & 80 Your Ref. : TPB/A/HSK/568 **早**規 **訓**司

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

By Email

20 June 2025

Dear Sir,

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

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone,
Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/HSK/568)

We are writing to submit further information to provide clarifications upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of

**R-riches Planning Limited** 

**Danny NG** 

**Town Planner** 

cc DPO/TMYLW, PlanD

(Attn.: Ms. Charlotte LAM

(Attn.: Mr. Tony LAM

email: ccylam@pland.gov.hk) email: ttylam@pland.gov.hk)

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

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)

for a Period of 5 Years in "Village Type Development" Zone,
Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, Yuen Long, New Territories

#### (Application No. A/HSK/568)

The applicant would like to make the following clarifications for the subject application:

The applicant would like to fill the site wholly within the application site (the Site) boundary. The Site is proposed to be filled wholly with concrete (of not more than 0.2 m in depth) for site formation of structures, parking spaces and circulation area. Such land filling is considered necessary and that has been kept to minimal to meet the operational needs of the development. No further filling of land will be carried out during the planning approval period. Replacement pages of related documents (including application form, supplementary statement) and a land filling plan is enclosed for the consideration for relevant government departments (Annex I to III).



6.	Type(s)	of Application 申請類別
	Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
<b>✓</b>	Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道 / 挖土 / 填土 / 填塘工程
	Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
<b>7</b>	** \	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途/發展
註1	: 可在多於- 2: For Develop	more than one「✓」. 一個方格內加上「✓」號 oment involving columbarium use, please complete the table in the Appendix. 及靈灰安置所用途,請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請							
(a) Total floor area involved 涉及的總樓面面積				sq.m 平方米			
(b) Proposed use(s)/development 擬議用途/發展	the use and g	gross floor area)	nstitution or community f 設施,請在圖則上顯示	-	strate on plan and specify &樓面面積)		
(c) Number of storeys involved 涉及層數			Number of units invo 涉及單位數目	olved			
	Domestic p	art 住用部分		sq.m 平方米	□About 約		
(d) Proposed floor area 擬議樓面面積	Non-domes	tic part 非住用部	邓分	sq.m 平方米	□About 約		
	Total 總計			sq.m 平方米	□About 約		
(e) Proposed uses of different	Floor(s) 樓層	Current us	se(s) 現時用途	Proposed 1	use(s) 擬議用途		
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)							

(ii) For Type (ii) applic	cation 供第(ii)類申請
	□ Diversion of stream 河道改道
	□ 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
(a) Operation involved 涉及工程	▼ Filling of land 填土 Area of filling 填土面積
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years
(iii) For Type (iii) applie	cation 供第(iii)類申請
7 - 15 1 15	□ Public utility installation 公用事業設施裝置
	□ 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
	Name/type of installation 裝置名稱/種類  Number of provision 數量  Number of /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(a) Nature and scale 性質及規模	
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) $\underline{F}$	<u> For Type (iv) applicat</u>	tion 供	第(iv)類申請			
J	proposed use/develop	ment an	d development particula	l development restriction(s) and <u>al</u> a <b>rs in part (v) below</b> – 四擬議用途/發展及發展細節 –	so fill in the	
	Plot ratio restriction 地積比率限制		From 由	to至		
	Gross floor area restrict 總樓面面積限制	tion	From $ \pm $ sq. m	平方米 to 至sq. m 平方米	Ź	
	Site coverage restriction 上蓋面積限制	n	From 由	% to 至%		
	Building height restrict 建築物高度限制	ion	From $\pm$ r	m 米 to 至 m 米		
			From 由	mPD 米 (主水平基準上) to 至		
				mPD 米 (主水平基準上)		
			From 由	storeys層 to至storey	/s 層	
	Non-building area restr 非建築用地限制	riction	From 由	.m to 至 m		
	Others (please specify) 其他(請註明)					
(v) <u>F</u>	or Type (v) applicati	ion 供	第(v)類申請			
	posed (s)/development 養用途/發展	Asso	ociated Filling of Land for a	ehicle Park (Excluding Container Ve a Period of 5 Years sal on a layout plan 請用平面圖說明建議語		
(b) <u>Dev</u>	velopment Schedule 發展	細節表				
Pro	posed gross floor area (G	iFA) 擬詞	義總樓面面積	sq.m 平方米	☑About 約	
	posed plot ratio 擬議地積	•		0.01	☑About 約	
Proposed site coverage 擬議上蓋面積			其	%	☑About 約	
Proposed no. of blocks 擬議座數			与应7469969454545	<u>1</u>		
Proposed no. of storeys of each block 每座建築物的擬議層數						
Pro	Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) □About 約					

☐ Domestic pa	rt 住用部分							
GFA 總	樓面面積					sq. m 🐺	方米	□About 約
number	of Units 單位	位數目						
average	unit size 單位	立平均面積	Ī			sq. m ∓	方米	□About 約
estimate	ed number of	residents (	古計住客數					
✓ Non-domest	ic part 非住用	目部分				GFA 約	息樓面面	<u>賃</u>
eating p	olace 食肆					sq. m 🔻	方米	□About 約
□ hotel 湮	店					sq. m <del>\</del>	方米	□About 約
					(please sp	pecify the number	of rooms	
					請註明房	間數目)		
□ office 勃	<b></b>					sq. m 🔻	方米	□About 約
shop an	d services 商	店及服務行	亍業			sq. m 🕸	方米	□About 約
Govern	ment, institut	ion or com	munity faci	lities	(please sp	pecify the use(s	) and o	concerned land
政府、	機構或社區語	設施			area(s)/GF	A(s) 請註明用途	及有關的	刃地面面積/總
					樓面面積)	)		
								•••••
								•••••
other(s)	其他				•	pecify the use(s		
					area(s)/GF	A(s) 請註明用途	及有關的	D地面面積/總
					樓面面積)			
		STRUCTURE	USE	COVEREI AREA		BUILDING		
		STRUCTURE	SITE OFFICE	AREA 15 m² (AB	GROSS FLOOR A	BUILDING REA HEIGHT	1-STOREY)	
			SITE OFFICE AND GUARDRO	AREA 15 m² (AB	O GROSS FLOOR A OUT) 15 m² (AB	REA BUILDING HEIGHT OUT) 2.8 m (ABOUT)(	1-STOREY)	
Open space	· ·		SITE OFFICE AND GUARDRO	AREA 15 m² (AB	O GROSS FLOOR A OUT) 15 m <sup>2</sup> (AB	REA BUILDING HEIGHT OUT) 2.8 m (ABOUT)(		·石石巷 <b>)</b>
Open space		B1	SITE OFFICE AND GUARDRO TO	AREA 15 m² (AB	O GROSS FLOOR A  OUT) 15 m² (AB  OUT) 15 m² (AB  (please sp	BUILDING HEIGHT  2.8 m (ABOUT)(  OUT)  ecify land area(s)	請註明地	
private	open space 私	以人休憩用	SITE OFFICE AND GUARDRO TO	AREA 15 m² (AB	O GROSS FLOOR A OUT) 15 m² (AB OUT) 15 m² (AB	BUILDING HEIGHT OUT) 2.8 m (ABOUT)( OUT)  secify land area(s) sq. m 平方米	請註明地 □ Not le	ss than 不少於
private public o	open space 私open space 公	B1 公人休憩用 眾休憩用#	SITE OFFICE AND GUARDRO TO 地	AREA  15 m² (AB  TAL  15 m² (AB	O GROSS FLOOR A DUT) 15 m² (AB OUT) 15 m² (AB OUT) (please sp	BUILDING HEIGHT  2.8 m (ABOUT)(  OUT)  ecify land area(s)	請註明地 □ Not le	ss than 不少於
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private public o	open space 私open space 公	A A A A A A A A A A A A A A	SITE OFFICE AND GUARDRO TO 地	AREA  15 m² (AB  TAL  15 m² (AB	O GROSS FLOOR A DUT) 15 m² (AB OUT) 15 m² (AB OUT) (please sp	BUILDING HEIGHT OUT) 2.8 m (ABOUT)( OUT)  secify land area(s) sq. m 平方米	請註明地 □ Not le	ss than 不少於
private public of  (c) Use(s) of difference	open space 私 open space 公 rent floors (if	B1 公人休憩用 眾休憩用却 applicable	SITE OFFICE AND GUARDRO TO 地	AREA  15 m² (AB  TAL  15 m² (AB	O GROSS FLOOR A DUT) 15 m² (AB OUT) 15 m² (AB	BUILDING HEIGHT OUT) 28 m (ABOUT)( OUT)  secify land area(s) sq. m 平方米 sq. m 平方米	請註明地 □ Not le	ss than 不少於
private public of  (c) Use(s) of differ  [Block number] [座數]	open space 私open space 公rent floors (if	B1 公人休憩用 眾休憩用却 applicable	SITE OFFICE AND GUARDRO TO 地	AREA  15 m² (AB  TAL  15 m² (AB	O GROSS FLOOR A DUT) 15 m² (AB OUT) 15 m² (AB	BUILDING HEIGHT OUT) 2.8 m (ABOUT)( OUT)  secify land area(s) sq. m 平方米 sq. m 平方米 osed use(s)]	請註明地 □ Not le	ss than 不少於 ss than 不少於
private public of  (c) Use(s) of differ  [Block number]	open space 私open space 公rent floors (if	A人休憩用 眾休憩用 Tapplicable (s)]	SITE OFFICE AND GUARDRO TO 地 也	AREA  15 m² (AB  TAL  15 m² (AB	O GROSS FLOOR A DUT) 15 m² (AB OUT) 15 m² (AB	BUILDING HEIGHT OUT) 2.8 m (ABOUT)( OUT)  secify land area(s) sq. m 平方米 sq. m 平方米 osed use(s)]	請註明地 □ Not le	ss than 不少於
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9. Impacts of Do	evelopmo	ent Proposal 擬議發展計畫	<b>引的影響</b>	
justifications/reasons for	or not prov		easures to minimise possible adverse 否則請提供理據/理由。	impacts or give
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 No 否		供詳情	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註:如申請涉及第(ii)類申請,請跳至下一條問題。)	Yes 是 No 否	□ (Please indicate on site plan the bound the extent of filling of land/pond(s) an (請用地盤平面圖顯示有關土地/池園) □ Diversion of stream 河道改□ Filling of pond 填塘     Area of filling 填塘面積     Depth of filling 填土面積     Depth of filling 填土更度 □ Excavation of land 挖土     Area of excavation 挖土面	塘界線,以及河道改道、填塘、填土及/或	被土的細節及/或範out 約out 約out 約out 約out 約out 約
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On trafficon water On drain On slope Affected Landscap Tree Fell Visual In Others (I	at breast height and species of the at	Yes 會 □ N	

Gist of Applica	ation <b>F</b>	申請摘要							
(Please provide deta consultees, uploaded available at the Plan (請 <u>盡量</u> 以英文及中 下載及於規劃署規	d to the ning Enc 文填寫 劃資料查	Town Planning Boaquiry Counters of the 。此部分將會發送 查詢處供一般參閱。	ard's Website for Planning Depar 予相關諮詢人士 )	or brows rtment fo	ing and for general	ree dow	nloading tion.)	g by the public and	
Application No.	(For O	fficial Use Only) (請勿	勿填寫此欄)						
申請編號									
Location/address									
位置/地址									
	Lots 7 Territo	8 RP and 80 (Part) ories	in D.D. 124, Sa	an Sang	Tsuen, ⊦	la Tsuer	ı, Yuen	Long, New	
Site area					1,348	sq. m	平方	米 ☑ About 約	
地盤面積									
	(includ	les Government land	of包括政府:	土地	N/A	sq. m	平方	米 □ About 約)	
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2								
Zoning 地帶	"Village Type Development" Zone								
Applied use/ development 申請用途/發展									
	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years								
(i) Gross floor are and/or plot rat			sq.n	sq.m 平方米			Plot Ratio 地積比率		
總樓面面積及 地積比率		Domestic 住用	N/A	□ No	oout 約 ot more th 多於	an	N/A	□About 約 □Not more than 不多於	
					☑About 約 □Not more than 不多於				
(ii) No. of blocks 幢數		Domestic 住用				N/A			
		Non-domestic 非住用				1			

N/A

Composite 綜合用途

(vii)	No. of parking	Total no. of vehicle parking spaces 停車位總數	28
	spaces and loading / unloading spaces		
	停車位及上落客貨	Private Car Parking Spaces 私家車車位	28
	車位數目	Motorcycle Parking Spaces 電單車車位	N/A
	十世妖口	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
		Others (Please Specify) 其他 (請列明)	
		1 2/ 2/12 (2/4/	
		Total no. of vehicle loading/unloading bays/lay-bys	N/A
		上落客貨車位/停車處總數	IN/A
		Taxi Spaces 的士車位	N/A
		Coach Spaces 旅遊巴車位	N/A
		Light Goods Vehicle Spaces 輕型貨車車位	N/A
		Medium Goods Vehicle Spaces 中型貨車位	N/A
		Heavy Goods Vehicle Spaces 重型貨車車位	N/A
		Others (Please Specify) 其他 (請列明)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	English
	中文	英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		<b>/</b>
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		<b>✓</b>
Location plan, Zoning plan, Land status plan, Swept Path Analysis and Land filling plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		<b>✓</b>
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one 「 🗸 」. 註:可在多於一個方格內加上「 🗸 」 號		

# 3) Development Proposal

3.1 The Site occupies an area of 1,348 m² (about) (**Plan 1**). 1 structure is provided at the Site for site office and guardroom with total gross floor area (GFA) of 15 m² (**Plan 4**). The structure (site office and guardroom) is intended to provide indoor workspace for administrative staff and caretaker to support the daily operation of the Site. It is estimated that the site would accommodate 2 nos. of staff. Details of development parameters are shown at **Table 2** below:

**Table 2** – Major Development Parameters

Application Site Area	1,348 m² (about)
Covered Area	15 m² (about)
Uncovered Area	1,333 m² (about)
Plot Ratio	0.01 (about)
Site Coverage	1% (about)
Number of Structure(s)	1
Total GFA	15 m² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15 m² (about)
Building Height	2.8 m (about)
No. of Storey	1

- 3.2 The Site is proposed to be filled wholly with concrete (of not more than 0.2 m in depth) for site formation of structures, parking spaces and circulation area (Plan 6). Such land filling is considered necessary and that has been kept to minimal to meet the operational needs of the development. No further filling of land will be carried out during the planning approval period.
- 3.3 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). The operation hours of the public vehicle park are 24-hour daily, including public holidays. A total of 28 parking spaces will be provided at the Site, details of parking space provisions are shown at **Table 3** below:

**Table 3** – Parking Provisions

Type of Space	No. of Spaces
Private Car (PC) Parking Space	28
- 2.5 m (W) x 5 m (L)	28



- 3.4 Only PCs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including light, medium, heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Tin Ha Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Tin Ha Road via the local access (Plan 5).
- 3.5 Furthermore, no vehicles without valid licenses issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period. The trip generation and attraction rates are as shown at Table 4 below. adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4** – Estimated Trip Generation and Attraction

	Trip Generation and Attraction		
Time Period	PC		2-Way Total
	In	Out	2-way lotal
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	9	11
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	8	4	12
Traffic trip per hour (average)	5	5	10

3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

### 4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas.

Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the



proposed development after the planning application approved by the Board.

4.2 In view of the above, the Board is hereby respectfully recommended to <u>approve</u> the subject application for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'.

**R-riches Planning Limited** 

April 2025



# **LIST OF PLANS**

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis (Private Car)
Plan 6	Land Filling Plan

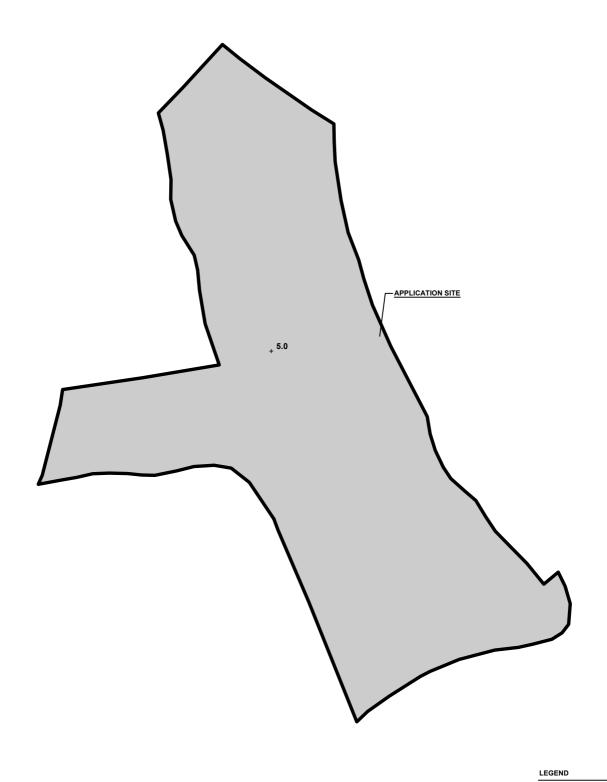


### EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA COVERED BY STRUCTURE : 1,348 m<sup>2</sup> : 15 m<sup>2</sup> (ABOUT) (ABOUT)

: 1,348 m² (ABOUT)
: NOT MORE THAN 0.2 m
: +4.8 mPD (ABOUT)
: +5.0 mPD (ABOUT)
: CONCRETE
: PARKING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION AREA PROPOSED AREA TO BE FILLED DEPTH OF LAND FILLING EXISTING SITE LEVEL PROPOSED SITE LEVEL MATERIAL OF LAND FILLING USE

 $^*\underline{\text{NO}}$  FURTHER FILLING OF LAND WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.





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

LOTS 78 RP AND 80 (PART) IN D.D. 124, SAN SANG TSUEN, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE		TITLE		Г
1 : 350 @ A4		LAND FILLING	PLAN	
DRAWN BY	19.6.2025			
REVISED BY	DATE	DWG NO.	VER.	

PLAN 6



APPLICATION SITE +5.0 PROPOSED SITE LEVEL

001



Our Ref. : DD124 Lot 78 RP & 80 Your Ref. : TPB/A/HSK/568 卓規劃

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

**By Email** 

21 August 2025

Dear Sir,

### 2<sup>nd</sup> Further Information

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone,
Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/HSK/568)

We are writing to submit further information to provide clarifications upon the subject application (**Appendices I** and **II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of

**R-riches Planning Limited** 

**Danny NG** 

**Town Planner** 

cc DPO/TMYLW, PlanD

(Attn.: Ms. Charlotte LAM

(Attn.: Mr. Tony LAM

email: ccylam@pland.gov.hk) email: ttylam@pland.gov.hk)

### 2<sup>nd</sup> Further Information

# Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, Yuen Long, New Territories

### (Application No. A/HSK/568)

Appendix I - Response to the Comments of Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)

### Comments of the CTP/UD&L, PlanD (Contact Person: Mr. Leo LAM; Tel: 3565 3956) It is noted that proposed treatment on the Site inspection is carried out by the (1) existing vegetation and trees group is not applicant and found out that the application mentioned in the submission, and "no tree site (the Site) is mainly covered by felling" is ticked by the Applicant in Part 9 of vegetation and shrublands with 5 trees the application form No. S16-I. In addition, observed within. No old and valuable such treatment cannot be found in the trees (OVTs) or protected species has been proposed layout as shown on the 'Layout identified within the Site. All observed Plan' (Dwg no. PLAN4). trees are proposed to be felled. To facilitate TPB's consideration on the A landscape proposal is provided by the (2) application, a conceptual landscape plan to applicant (Appendix II) where 5 new trees illustrate the provision of landscape (i.e. Bauhinia Blakeana) (T1 to T5) are treatments/ mitigation measures such as but proposed to be planted at the eastern not limited to new trees/ buffer planting, portion of the Site as a landscape buffer. may be required to demonstrate that no The proposed 2 new trees will be planted at deteriorating landscape impact arising from least 1.2m soil depth for better tree health. the applied use would be anticipated. The new proposed trees are for mitigating any potential visual and landscape impact (if any) towards nearby sensitive receivers. The new trees planted within the Site will be maintained by the applicant in good condition during the planning approval period.



#### LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 1,348 m<sup>2</sup> (ABOUT)

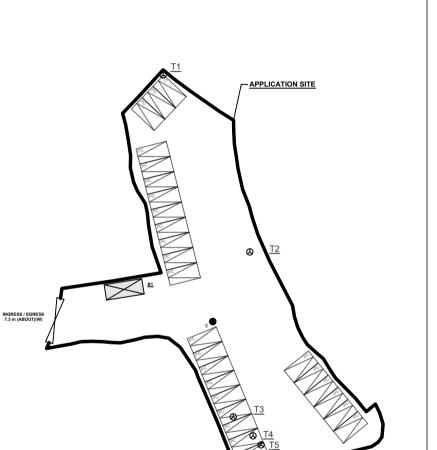
NO. OF EXISTING TREES : 5 (T1 TO T5)

: MUSA PARADISIACA (T1, T3 TO T5) TREE SPECIES

: MACARANGA TANARIUS (L.) (T2)

NO. OF TREES TO BE FELLED

: <u>5</u> (T1 TO T5)



LEGEND

APPLICATION SITE EXISTING TREES

### LANDSCAPE PROPOSAL

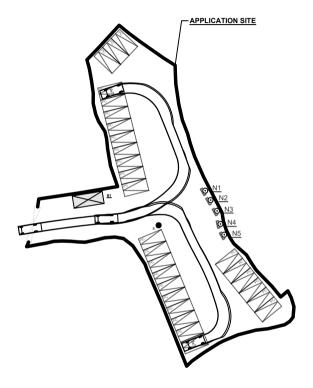
: 1,348 m<sup>2</sup> : 15 m<sup>2</sup> APPLICATION SITE AREA (ABOUT) COVERED AREA (ABOUT) UNCOVERED AREA : 1,333 m<sup>2</sup> (ABOUT)

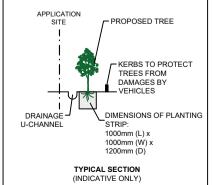
NO. OF NEW TREES TO BE PLANTED : <u>5</u> (N1 TO N5) SPECIES OF NEW TREES BAUHINIA BLAKEANA HEIGHT OF NEW TREES : NO LESS THAN 2.75 m SPACING OF NEW TREES : NOT LESS THAN 3 m DIMENSION OF PLANTING STRIP : 1 m (W) 1 m X (L) X 1.2 m (D)

### NOTES:

- THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.







### LEGEND



I I LGV / PC

SWEPT PATH OF VEHICLES

PROPOSED NEW TREES

R-RICHES

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

LOTS 78 RP AND 80 (PART) IN D.D. 124, SAN SANG TSUEN, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE	
1:600 @ A4	
DRAWN BY	DATE
DN	21.8.2025
REVISED BY	DATE
APPROVED BY	DATE

LANDSCAPE PROPOSAL

APPENDIX II 001



Our Ref. : DD124 Lot 78 RP & 80 Your Ref. : TPB/A/HSK/568 **二卓規劃** 有限公司

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

**By Email** 

25 September 2025

Dear Sir,

### 3<sup>rd</sup> Further Information

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone,
Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/HSK/568)

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

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of

**R-riches Planning Limited** 

**Danny NG** 

**Town Planner** 

cc DPO/TMYLW, PlanD

(Attn.: Ms. Charlotte LAM

(Attn.: Mr. Tony LAM

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# <u>Appendix I - Response to the Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</u>

Com	Comments of the DLO/YL, LandsD		
(1)	There is a Small House application within the	Noted. The applicant undertakes that, the	
	planning application site.	operation of the proposed use within the	
		application site will be ceased once the	
		small house application is approved by	
		relevant government department(s).	



# Similar S.16 Applications straddling the subject "Village Type Development" Zone on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years

# **Approved Applications**

Application No.	Uses/Development	Date of Consideration
A/HSK/381	Temporary Public Vehicle Park (Excluding Container Vehicle) and Storage of Vehicle Parts for a Period of 3 Years	29.7.2022 (revoked on 29.4.2024)
A/HSK/498	Temporary Public Vehicle Park (Excluding Container Vehicle) and Storage of Vehicle Parts for a Period of 3 Years	15.3.2024

# **Government Departments' General Comments**

# 1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- there is a Small House (SH) application within the application site (the Site);
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- the following private lot is covered by Short Term Waiver (STW) as below:

STW No.	Lot in D.D. 125	<u>Purposes</u>
5577	31 and 80	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and any Ancillary Uses as may be approved by DLO/YL

# 2. 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.

# 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 adverse comment on 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 application subject to the fire service installations (FSIs) being provided on the Site; 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 to the application under the Buildings Ordinance; and
- no record of approval granted by the Building Authority for the existing structure at the Site.

# 7. <u>District Officer's Comments</u>

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
- Chief Town Planner/Urban Design and Landscape, Planning Department.

# **Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) holder(s) should apply to his office for modification of the STW conditions to permit the structure erected within the private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The 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 proposed use is temporary in nature, only erection of temporary structure will be considered;
- (a) to note the comments of the Commissioner for Transport that:
  - sufficient manoeuvring spaces 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; 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the access road connecting the Site with Tin Ha Road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site with Tin Ha Road;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - the applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by his works;
  - the cost and work of drainage as well as future maintenance responsibility shall be borne by the applicant; and

- 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;
- (c) 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 area;
  - to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use. 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 Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and
  - to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that:
  - It is observed from the Landscape Proposal that five individual planters of 1m (L) x 1m (W) x 1.2m (D) are proposed for trees planting, the applicant is advised to refer Development Bureau Greening, Landscape and Tree Management Section's 'Guidelines on Soil Volume for Urban Trees' and ensure adequate soil and space were allowed for tree growth; and
  - the approval of the planning application does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The applicant is reminded to approach relevant authority/Government department(s) direct to obtain the necessary approval for any tree works, where appropriate;
- (e) 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. The location of where the proposed fire service installations are 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
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building work (UBW) under the BO and should not be designated for any applied use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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.

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Sent:	2025-06-08 星期日 03:34:03
To:	tpbpd/PLAND <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>
Subject:	A/HSK/568 DD 124 San Sang Tsuen, Ha Tsuen

# A/HSK/568

Lot 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, Yuen Long

Site area: About 1,348sq.m

Zoning: "VTD"

Applied use: 28 Public Vehicle Park / 5 Years

Dear TPB Members,

While part of the site is already used for parking, there is vegetation and tress on the site but no mention of tree felling?

1,300+sq.mt to park a mere 28 vehicles is excessive, 40+sq.mts per vehicle, so members should question the reason for such a large site. It would appear that the intention is to pave over a large area.

Object to the 5 years as the real intention of the application is dubious.

Also no mention of EV charging. There should a mandatory provision for all new parking facilities going forward.

Mary Mulvihill