

This document is received on 23 JUN 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2501284

2025.6.12

by Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / NE-LT / 782
	Date Received 收到日期	23 JUN 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Chan Pak Yau

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Grandmax Surveyors Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No.697 (Part) in D.D.19, Lam Tsuen, Tai Po, 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 473sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積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)	 sq.m 平方米 ☐ About 約

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

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at23/05/2025..... (DD/MM/YYYY), this application involves a total of3..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

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

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

- ☒ has notified² "current land owner(s)"
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
2	Lot No. 697 in D.D.19, Lam Tsuen, Tai Po, New Territories	04/06/2025

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

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

Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years

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

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

Proposed uncovered land area 擬議露天土地面積	473	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	Nil	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	Nil		
Proposed domestic floor area 擬議住用樓面面積	Nil	sq.m	☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Nil	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	Nil	sq.m	☒ About 約

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

Nil.

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

Private Car Parking Spaces 私家車車位	14
Motorcycle Parking Spaces 電單車車位	N/A
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)	N/A

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

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 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 24 hours daily (including public holidays).....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 ☒ 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)) Local road off She Shan Road No 否 ☐ 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) ☐																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 ☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ 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 ☐ 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 No 否 ☒																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

Please refer to the additional sheets attached.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Kevin LAU

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他 RICS R.P.S. (GP)

on behalf of
代表 Grandmax Surveyors Limited

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

Date 日期 10/06/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No.697 (part) in D.D.19, Lam Tsuen, Tai Po, New Territories
Site area 地盤面積	473 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Lam Tsuen Outline Zoning Plan No.S/NE-LT/11
Zoning 地帶	Village Type Development
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ 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		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		14
	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) _____ _____		14 N/A 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 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	☐	☒
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）	☐	☒
Location Plan, Lot Index Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

7. Justifications

The Applicant applies for a "Temporary Private Car Park (Private Cars Only) for a Period of 3 Years".

Location and Environment

The Application Site is located in the local settlement area known as She Shan Tsuen in Lam Tsuen, Tai Po. It is accessible via a local access which connects to She Shan Road and leads to Lam Kam Road. The neighbouring sites to the northwestern and southeastern sides of the Application Site are temporary private car parks. There is only very limited formal parking facility available in She Shan Tsuen.

Proposed Operation and Layout

The Application Site area is 473 sq.m.(about) which would provide 14 nos. of parking spaces for private cars. The proposed private car park would be open 24 hours daily (including public holidays). However, it is expected that traffic in/out the private car park would be mostly between 7 a.m. to 11 p.m. daily only.

The car park is accessible by vehicles via the ingress/egress at the southwestern corner of the Application Site and users can approach car park from different sides of the Application Site on foot from the village. The Application Site is proposed as a private car park for the residents of She Shan Tsuen only.

Necessary Provisions to the Local Residences

There are no public transportations such as buses and public light buses available to She Shan Tsuen and the proximity. The nearest bus / public light bus stop is only available at Lam Kam Road which is about 30 minutes walking distance away from She Shan Tsuen. Thus, private car is a major mode of transportation for the local residents. However, there is only a very limited formal parking facility available in She Shan Tsuen. Thus, the proposed private car park aims to address the basic proper parking needs of the local residences.

No Adverse Impacts

The proposed use at the Application Site only involves open air parking for 14 nos. of private cars only. There will be no adverse impacts in terms of visual, noise, traffic, drainage nor fire, to be caused by the proposed use at the Application Site.

No Adverse Impacts (Cont'd)

The current and upcoming use of the neighbouring sites are same as the Application Site as private car parks as well, they are sites covered by 2 recent planning approvals A/NE-LT/778 and A/NE-LT/779. There will be limited trips of private cars generated by users of the Application Site which the pattern of traffic by the local users is usually one trip out to town in the morning and one trip back from the town in the evening / at night. These trips are expected to be mostly generated within 7 a.m. to 11 p.m. daily only.

The Application Site is not hard paved, it is mainly an open ground and partly covered by asphalt. There is no plan from the Applicant to change the existing status of the Application Site which may impact the surface water run off (such as erection of hoarding). Surface rain water in the Application Site has been absorbed by soaking away from the ground naturally. According to the Applicant, there is no water flooding issues around the Application Site in the past.

Likewise, as the Application Site is only an open air car park for private cars for local residents only, there is no any shroff nor any structure proposed. Thus, there is no flammable source in the Application Site and it is suggested that no particular firefighting and fire service installations are necessary.

Preventive and Mitigation Measures regarding Water Gathering Ground

Having aware of the Application Site is situated at the Water Gathering Ground, the Applicant will enforce the following preventive and mitigation measures on site:

- No foul water and solid will be produced or disposed on the Application Site as no any structures / facilities such as toilets or car wash will be proposed;
- No use and storage of fertilizers, detergents, pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil will be allowed in the Application Site;
- As the Application Site only allows parking of private cars, oil leakage and spillage from oil tanker will be unlikely to happen. However, in case of accidental occurrence of the situation, oil and grease decontamination kit such as absorbent pads will be deployed to decontaminate any possible oil leak;
- The private cars parked inside the will be arranged to be as far away as possible to the water courses and display Signage to prevent pollution. Wooden/metal fencing will be installed near the stream to prevent wind-blown litters;

The Applicant will deploy routine inspections to ensure enforcement of the above policies, if there would be any faulty operation, wastes or incidents found, users will be warned and issues will be taken care of at once.

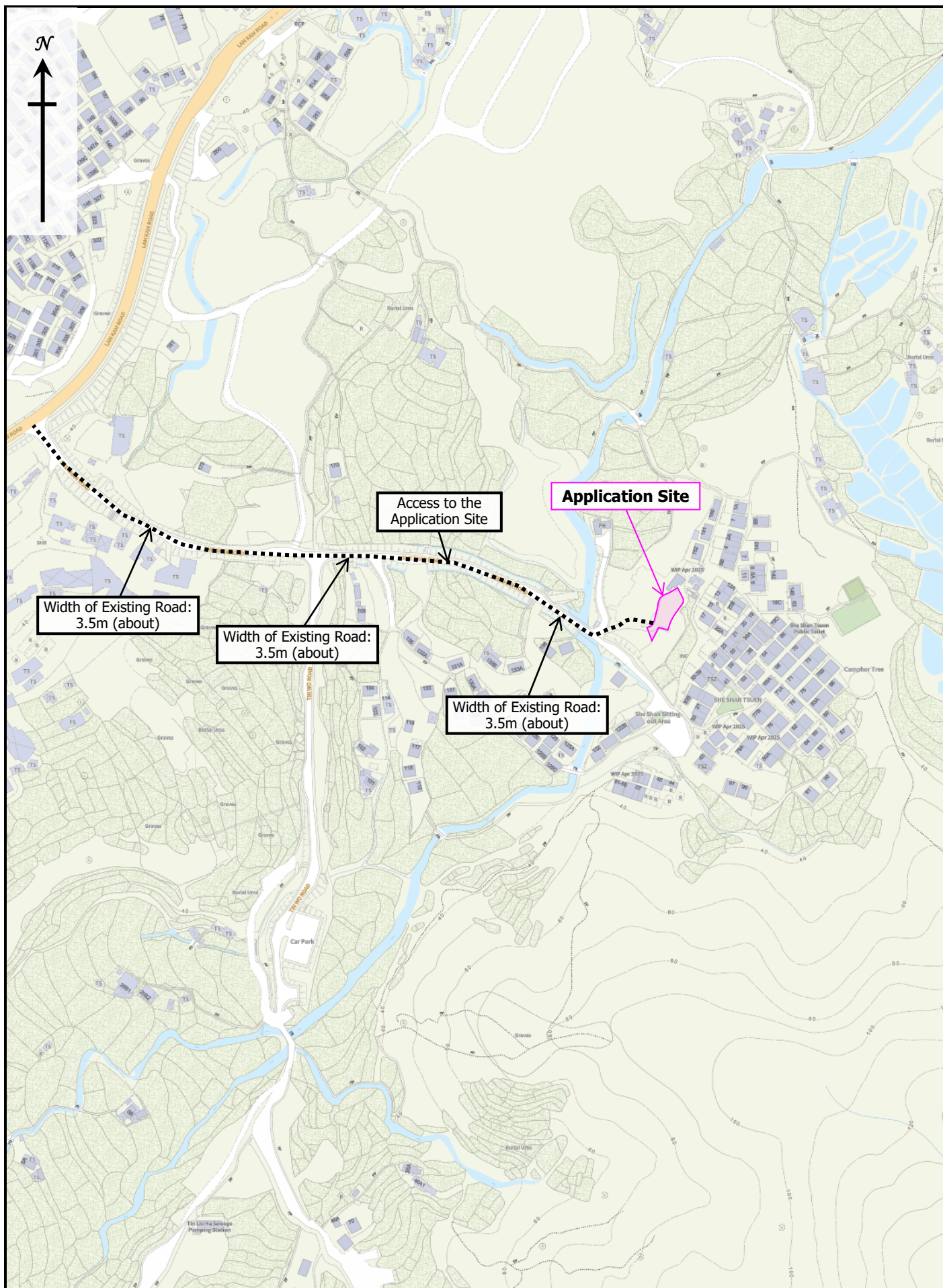
Similar Planning Approvals

There are numerous similar planning approvals of similar temporary use in the same Lam Tsuen Outline Zoning Plan. Recent approvals with application site in or mostly situated in "Village Type Development" zoning are summarized for reference:

Application No.	Applied Use	Zoning	Approval Date
A/NE-LT/779	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	Village Type Development	2/5/2025
A/NE-LT/778	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	Village Type Development	2/5/2025
A/NE-LT/773	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	Village Type Development	10/1/2025
A/NE-LT/766	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	Village Type Development & Agriculture	16/8/2024
A/NE-LT/730	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	Village Type Development	26/8/2022
A/NE-LT/714	Renewal of Planning Approval for Temporary Private Car Park (Private Cars only) for a Period of 3 Years until 8.3.2025	Village Type Development	4/3/2022

Conclusion

In view of the development is only temporary in nature, addressing the solid needs of the local residents in She Shan Tsuen and would not incur any adverse impacts. We seek the Town Planning Board's approval of the application for a period of 3 years.



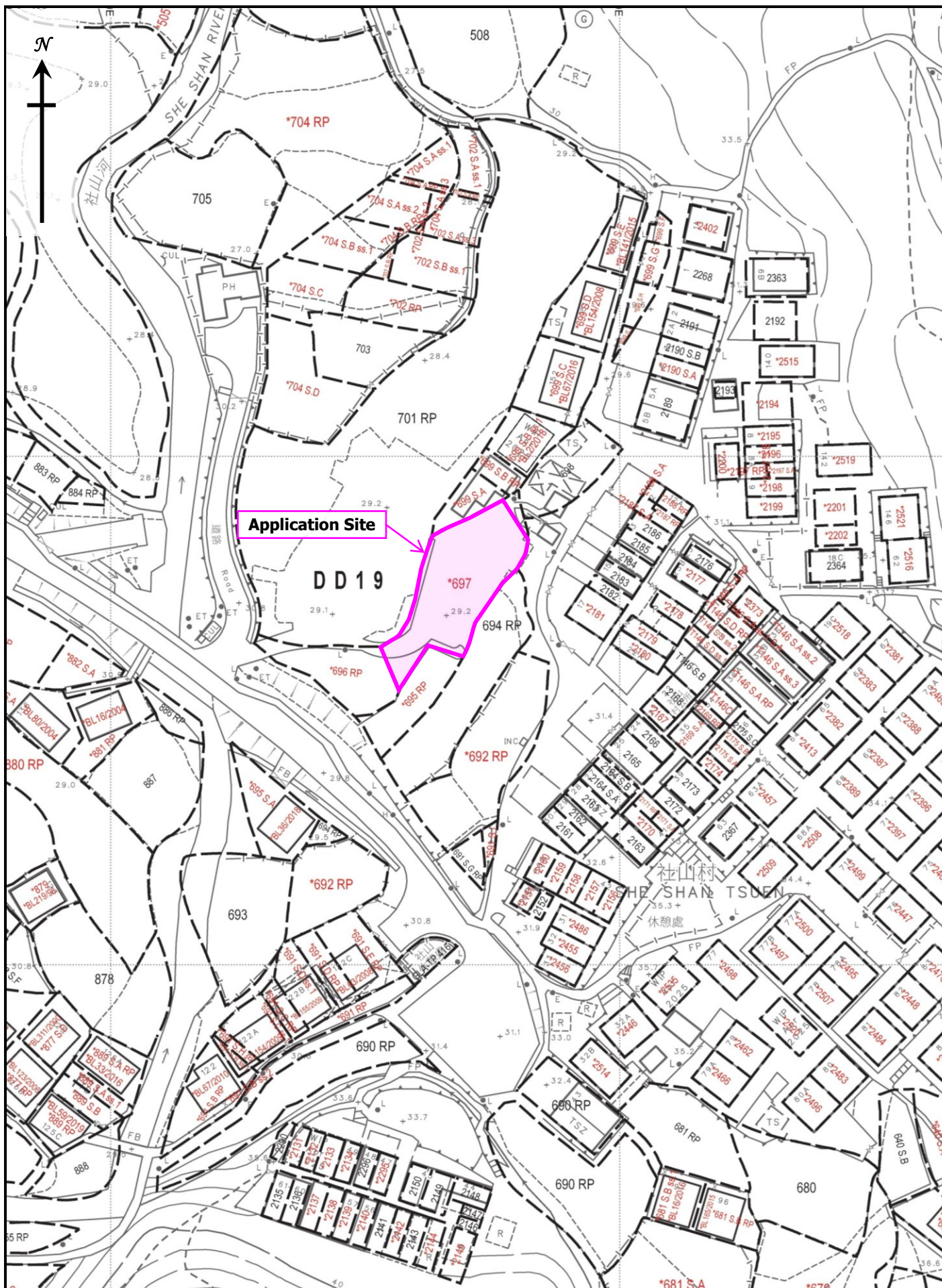
LOCATION PLAN

Figure 1

Not to Scale



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



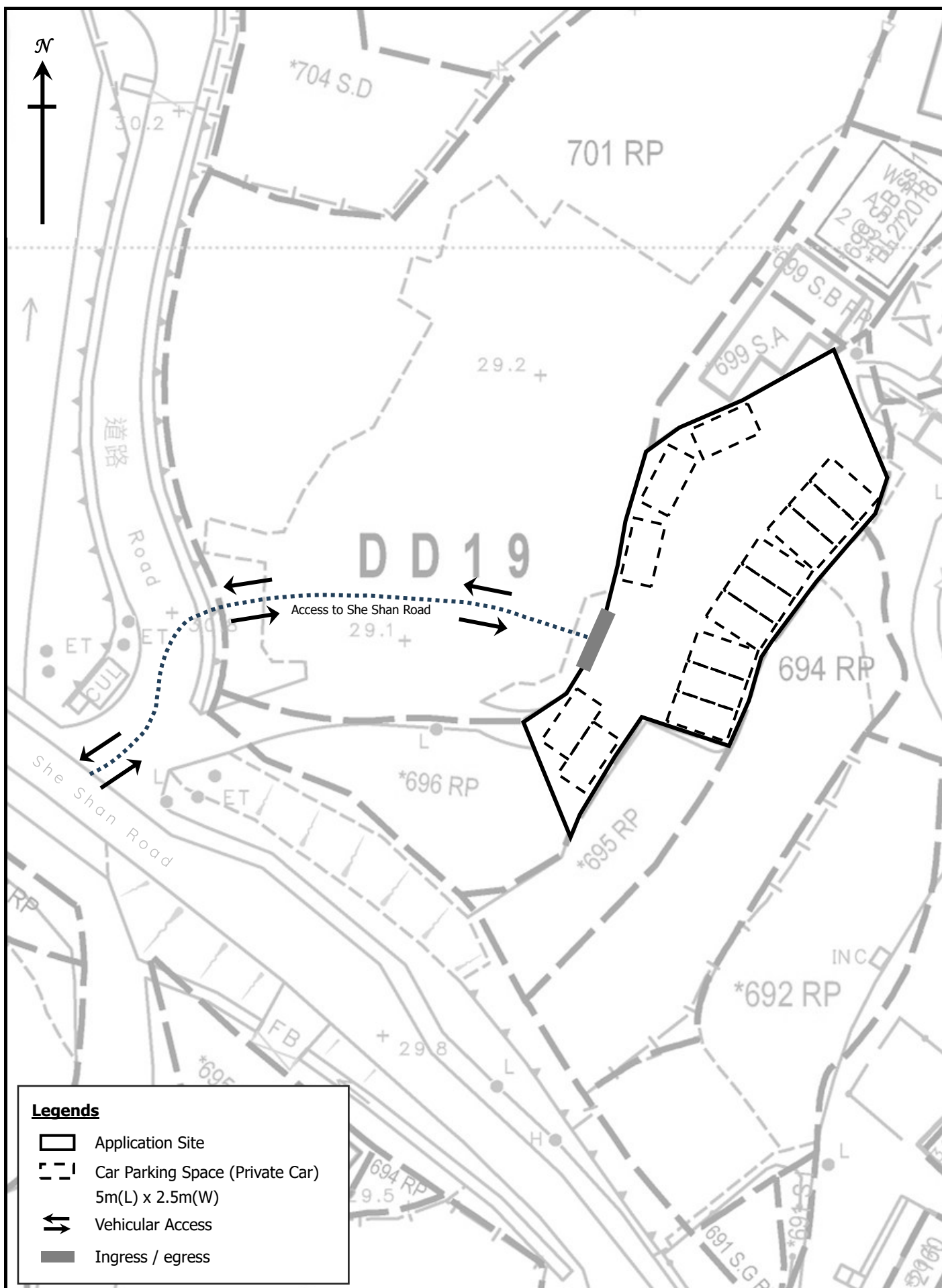
LOT INDEX PLAN

Figure 2

1 : 1000



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



LAYOUT PLAN

Figure 3

1 : 400



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



Date: 1st September 2025

Your Ref: TPB/A/NE-LT/782

Our Ref.: HK-PLG-051

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

By Post and Email (tpbpd@pland.gov.hk)

Dear Sirs,

Re: Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years
Lot No.697 (Part) in D.D.19, She Shan Tsuen, Tai Po, New Territories
(Planning Application No. A/NE-LT/782)

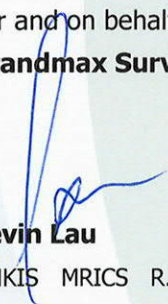
We refer to the captioned application.

In response to departmental comments received, we would like to submit further information to address and response to the concerns of the relevant government departments.

In addition, we would like to clarify that only Licenced Vehicles under Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed in the Application Site.

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at _____.

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited


Kevin Lau
MHKIS MRICS R.P.S.(GP)

c.c. Client

DPO / ST, TP & N – Attn: Ms. Jenny Yang (By Email : jznyang@pland.gov.hk) Only

Comment	Response
<u>Water Supplies Department (WSD)</u> The application site is located within upper indirect water gathering grounds (WGG). Based on the provided information, there are risks of contamination to the WGG due to the operation and management of the vehicle park. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. In particular, the applicant shall provide evidences and/or control measures to ensure that the following conditions are met: (a) No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG. (b) All solid waste and sludge arising from the proposed development shall be disposed of properly outside WGG. (c) Oil leakage and spillage are not allowed within WGG at all times. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the gathering grounds.	The Applicant will impose measure to ensure there will be no impact brought to the WGG by the Application Site. The followings policies and measures will be enforced by the Applicant: (a) There will be no foul water to be discharged on the Application Site as there will be no any structures or facilities such as toilets thereon, there will also be no any car washing activities on the Application Site. (b) There will be no solid waste on site. The Applicant will employ staff to petrol and clean the Application Site from any littering periodically. (c) The Application Site applied for parking of private cars only. There will no be oil tankers parked inside the Application Site. Warning signs will be put on site and the Applicant will employ staff to petrol and enforce compliance that no pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar, or petroleum oil will be stored or allowed on site.

Comment	Response
(d) Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.	(d) The Applicant will employ staff to petrol and enforce compliance that no chemicals including fertilizers and detergents will be used or stored on site. Warning signs for the same will be put in the Application Site. However, in case of accidental occurrence of the situation, oil and grease decontamination kit such as absorbent pads will be deployed to decontaminate any possible oil leak.
(e) Vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records should be maintained.	(e) Drainage traps such as grease traps and petrol interceptors will be installed and properly maintained with sufficient capacity for fuel and lubricant collection in surface run-off for off-site disposal. Maintenance and disposal records will be kept.
(f) Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development.	(f) The Application Site will be strictly used for vehicle parking (private cars only), no vehicle inspection, maintenance, repairing or washing activities will be allowed. These will be enforced by petrol staff to be employed by the Applicant.
(g) The "Conditions of Working within Water Gathering Grounds" shall be complied.	(g) The Applicant will ensure compliance with the "Condition of Working within Water Gathering Grounds"

**Similar Applications within/ straddling the same “Village Type Development” (“V”) zone
on the Lam Tsuen Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-LT/778	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	2.5.2025
A/NE-LT/779	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	2.5.2025

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reason(s)
A/NE-LT/511	Proposed Temporary Private Car Park for a Period of 3 Years	8.8.2014	R1 – R2
A/NE-LT/544 ^[1]	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	4.12.2015	R3 – R4
A/NE-LT/774 ^[2]	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	2.5.2025	R3

Remarks:

^[1] Application No. A/NE-LT/544 falls largely within the same “V” zone with minor portion straddling “Agriculture” (“AGR”) zone on the OZP.

^[2] Application No. A/NE-LT/774 falls largely within “AGR” zone with minor portion falls within the same “V” zone on the OZP.

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “V” zone which was to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone was primarily intended for the development of Small Houses by indigenous villagers. It was also intended to concentrate “V” within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. There was no strong planning justification in the submission to justify a departure from the planning intention.

- R2. The applicant failed to demonstrate that the proposed development would not cause adverse geotechnical and drainage impacts on the surrounding areas.
- R3. The proposed temporary private car park was not in line with the planning intention of the “V” zone for the area which was primarily intended for development of Small Houses by indigenous villagers. It was also not in line with the planning intention of the “AGR” zone for the area which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.
- R4. The proposed vehicular access for the car park located at the existing passing-bay at She Shan Road was not acceptable from traffic engineering point of view.

Government Departments' General Comments

1. Land Administration

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

- he has no objection to the application;
- the application site (the Site) comprises an Old Schedule Agricultural Lot No. 697 in D.D.19 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of Government;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- no Small House application was received so far for the Site; and
- his advisory comments are at **Appendix IV**.

2. Drainage

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

- should the application be approved, approval conditions on the submission and implementation of the drainage proposal to the satisfaction of Director of Drainage Services or of the Town Planning Board are required to ensure it will not cause adverse drainage impact to the adjacent area; and
- her advisory comments are at **Appendix IV**.

3. Water Supply

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

- he has no objection to the application and approval conditions for this application to be included as follows:
 - (a) the implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or

contamination to the Water Gathering Ground to the satisfaction of the Director of Water Supplies; and

- (b) the proposed use should not cause any water pollution to the upper indirect Water Gathering Ground at any time during the planning approval period.

- his advisory comments are at **Appendix IV**.

4. Fire Safety

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

- he has no specific comment on the captioned application; and
- his advisory comments are at **Appendix IV**.

5. Other Departments

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Environmental Protection (DEP);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Commissioner of Police (C of P);
- Executive Secretary of Antiquities and Monuments Office, Development Bureau (ES(AMO), DEVB); and
- District Officer/Tai Po, Home Affairs Department (DO/TP, HAD)

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/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structures to be erected, if any, within the subject private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (ii) the applicant will likely make use of the adjoining unleased/ unallocated Government land as vehicular access to and from the Site. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the relevant government departments, prior to the use of access purpose. Moreover, access to the Site may also fall on adjoining private lots all in D.D. 19. The applicant should sort out the relevant issues with the lot owners concerned;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient maneuvering 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. The local track leading to the Site is not under Transport Department (TD)'s purview. The applicant should obtain consent of the managing departments of the strip of land for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The local track connecting the Site with She Shan Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with She Shan Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" and to meet the statutory requirements under relevant pollution control ordinances;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should have its 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 their works. The runoff within the subject premise including the runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network;
 - (ii) DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed use through other means, views and comments from the Environmental Protection Department should be sought; and
 - (iii) the applicant shall resolve any conflict/ disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site. The cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant;
- (g) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the applicant shall be required to follow and implement the preventive, control and mitigation measures proposed in the submission under the conditions of approval. Additional mitigation measures may be required when the actual situation renders the initial submissions and/ or undertakings inviable. Should pollution be detected in future due to the proposed use, immediate remedial action to clear the pollution must be taken by the grantee. The acceptance of the drainage proposal and its implementation should be subject to the jurisdiction of DSD;
- (h) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of a formal submission of STW, general building plans or referral of application via relevant licensing authority, as appropriate. Furthermore, the emergency vehicular access

STW, general building plans or referral of application via relevant licensing authority, as appropriate. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administrated by the Buildings Department; and

- (i) to note the comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (ES(AMO), DEVB) that the Site falls within She Shen Tsuen Site of Archaeological Interest. After reviewing the location and scope of the proposed use, AMO has no objection in principle to the proposed use from the archaeological and built heritage conservation perspectives. Pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicants are required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

From: [REDACTED]
Sent: 2025-07-23 星期三 02:19:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LT/782 and 779 She Shan Tsuen

A/NE-LT/782

Lots 697 (Part) in D.D. 19, She Shan Tsuen, Tai Po

Site area: About 473sq.m

Zoning; "VTD"

Applied use: 14 Private Vehicle Park

Dear TPB Members,

778 and 779 approved on 2 May. This lot is in between with no previous history of approval

So $50 + 28 + 14 = 92$ parking, a sizeable operation.

It is alarming to note that Plan D, TD and members are not taking any interest in the provision of EV charging facilities. The only interest shown by members was to question why 779 was not chosen for streamlining WHILE IGNORING LEGITIMATE COMMENTS MADE BY MEMBERS OF THE PUBLIC.

What members should be questioning is if this piecemeal arrangement is the most efficient use of land and to ensure that newly registered operations are in line with government policy – in this case to promote the use of EVs.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 31 March 2025 2:24 AM HKT
Subject: A/NE-LT/778 and 779 She Shan Tsuen

A/NE-LT/779

Lot 701 RP (Part) in D.D. 19, She Shan Tsuen, Tai Po

Site area: About 1,500.00m²

Zoning "VTD"

Applied Use: 50 Private Vehicle Park

Dear TPB Members,

544 rejected back in Dec 2015 but the parking lot continued to operate. One has to question why no enforcement action was taken over the decade? But of course its NT and rules and regulations are only enforced in urban districts.

Then application is therefore a mere legitimization of any existing operation.

No mention of any provision of charging facilities for EVs. This is quite a large parking facility so there should be some provision.

Presumably the issue of access to She Shan Road has been resolved to the satisfaction of TD?

Members questions please.

Mary Mulvihill

A/NE-LT/778

Lots 694 RP (Part) and 695 RP in D.D. 19, She Shan Tsuen, Tai Po

Site area: About 579sq.m

Zoning: "VTD"

Applied use: 28 Private Vehicle Park

Dear TPB Members,

This application is also by Chan Tsz Shing Tso, locations very close so should be considered together.

This is a parking lot with no previous approval.

So same issues, why no enforcement and no provision of EV charging.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 2 November 2015 1:02 AM HKT
Subject: Fwd: A/NE-LT/544 She Shan Tsuen

Previous objections upheld.

Moreover if NT villagers want to have vehicles then they should convert a room of their spacious 2,100sqft homes into drive in parking facilities.

This is in line with world wide practices.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, August 14, 2015 1:11:24 AM
Subject: A/NE-LT/544 She Shan Tsuen

A/NE-LT/544

Location/Address Lot 701 RP (Part) in D.D. 19, She Shan Tsuen, Tai Po

Site area: About 1,600.00 m²

Zoning "Agriculture" and "Village Type Development"

Applied Use/Development: Temporary Private Vehicle Park 58 spaces

Dear TPB Members,

The proposed use, vehicle park, is an inefficient use of land.

While the government is considering the construction of multi storey towers to accommodate storage and parking in order to release brownfield sites for redevelopment it would be unacceptable to grant approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise.

TPB should reject this application as it is incompatible with the designated zoning and its approval would encourage similiar applications in the future.

Mary Mulvihill
8 Granville Road, TST.