

2026年 02月3日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

- 3 FEB 2026

e-form No. S16-1  
電子表格第 S16-1 號

This document is received on  
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)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

20260126 RAG EPASS 26/1  
Y600300

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Hsk/097
	Date Received 收到日期	- 3 FEB 2026

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

<b>1. Name of Applicant 申請人姓名/名稱</b>	
鄧偉堂 (TANG Wai Tong)	(Mr. 先生)

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

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot Nos. 147, 148 S.P, 148 S.Q, 148 S.R, 148 S.S, 148 S.T, 148 S.U, 148 S.V, 148 S.W, 148 S.X, 148 S.Y, 148 S.Z, 148 S.AA, 148 S.AB, 148 S.AC, 148 S.AD, 148 S.AE, 148 S.AF, 148 RP and 150 (Part) in D.D. 127, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3571 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 63 ..... sq.m 平方米 <input type="checkbox"/> 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 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 ✓</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>"Village Type Development" ( "V" ) ✓</p>
<p>(f) Current use(s) 現時用途</p>	<p>Vacant</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

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

The applicant 申請人 -

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

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

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

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

(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 notified ..... "current land owner(s)"#

已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

- sent request for consent to the "current land owner(s)"<sup>#</sup> 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 23/01/2026 (DD/MM/YYYY)  
於 23/01/2026 (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 21/01/2026 (DD/MM/YYYY)  
於 21/01/2026 (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

- Type (i) Change of use within existing building or part thereof  
第(i)類 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 Plan(s)  
第(ii)類 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) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途/發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(i) For Type (i) application 第(i)類申請**

<p>(a) Total floor area involved 涉及的總樓面面積</p>	<p>sq.m 平方米</p>														
<p>(b) Proposed use(s)/development 擬議用途/發展</p>	<p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>														
<p>(c) Number of storeys involved 涉及層數</p>		<p>Number of units involved 涉及單位數目</p>													
<p>(d) Proposed floor area 擬議樓面面積</p>	<p>Domestic part 住用部分 _____ sq.m 平方米</p>		<input type="checkbox"/> About 約												
	<p>Non-domestic part 非住用部分 _____ sq.m 平方米</p>		<input type="checkbox"/> About 約												
	<p>Total 總計 _____ sq.m 平方米</p>		<input type="checkbox"/> About 約												
<p>(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) <small>(Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)</small></p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">Floor(s) 樓層</th> <th style="width:40%;">Current use(s) 現時用途</th> <th style="width:50%;">Proposed use(s) 擬議用途</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途											
Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途													
<p>(f) Additional Information (if applicable) 附加資料 (如適用)</p>															

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

(a) Operation involved 涉及工程

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 3571 sq.m 平方米  About 約

Depth of filling 填土厚度 0.2 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

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

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

(a) Nature and scale 性質及規模

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	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

**(iv) For application (iv) application 供第(iv)項申請**

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

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

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

(A) For K/2(a) application 供第(A)類申請

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

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

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	63	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.018		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	1.34	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2		
Proposed no. of storeys of each block 每座建築物的擬議層數	2	storeys 層	
	<input type="checkbox"/> include 包括	_____ storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	_____ storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	_____	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	6	m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分			
GFA 總樓面面積	_____	sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	_____		
average unit size 單位平均面積	_____	sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	_____		

<input checked="" type="checkbox"/> Non-domestic part 非住用部分		<u>GFA 總樓面面積</u>
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目) .....		
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/ 總樓面面積) .....	
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/ 總樓面面積) <u>Refer to Plan 3</u>	
<input type="checkbox"/> Open space 休憩用地		(please specify land area(s) 請註明地面面積)
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不 少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不 少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	<u>Refer to Plan 3</u>

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途  
Vehicle parking spaces

(e) Additional Information (if applicable)  
附加資料 (如適用)

**7. Anticipated Completion Time of the Development Proposal**  
**擬議發展計劃的預計完成時間**

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)

April 2026

**8. Vehicular Access Arrangement of the Development Proposal**  
**擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building?          是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)          有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>Kiu Hung Road</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)          有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)?          是否有為擬議用途提供停車位?</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces <u>110</u>          私家車車位</p> <p>Motorcycle Parking Spaces _____          電單車車位</p> <p>Light Goods Vehicle Parking Spaces <u>5</u>          輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces _____          中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces _____          重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)          _____</p>
<p>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?</p>	<p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces _____          的士車位</p> <p>Coach Spaces _____          旅遊巴車位</p> <p>Light Goods Vehicle Spaces _____          輕型貨車車位</p> <p>Medium Goods Vehicle Spaces _____          中型貨車車位</p> <p>Heavy Goods Vehicle Spaces _____          重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)          _____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

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



**10. Justifications 理由**

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

Refer to Planning Statement at Appendix I

## 11. Declaration 聲明

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

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

Signature 簽署 Signed with recognised e-signature  
Signer: LAU Tak Francis  
 Applicant 申請人 /  Authorised Agent 獲授權代理人  
Director \_\_\_\_\_

Name 姓名 Position (if applicable) 職位 (如適用)

Professional Qualification(s) 專業資格  
 Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /  
 HKIS 香港測量師學會 /  HKIE 香港工程師學會 /  
 HKILA 香港園境師學會 /  HKIUD 香港城市設計學會 /  
 RPP 註冊專業規劃師  
Others 其他 \_\_\_\_\_

On behalf of 代表

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

### Remark 備註

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

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

### Warning 警告

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

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

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

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

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

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

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

### Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 147, 148 S.P, 148 S.Q, 148 S.R, 148 S.S, 148 S.T, 148 S.U, 148 S.V, 148 S.W, 148 S.X, 148 S.Y, 148 S.Z, 148 S.AA, 148 S.AB, 148 S.AC, 148 S.AD, 148 S.AE, 148 S.AF, 148 RP and 150 (Part) in D.D. 127, Yuen Long, New Territories		
Site area 地盤面積	3571 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		
Zoning 地帶	"Village Type Development" ( "V" )		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and associated Filling of Land for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 63 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not 0.018 more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		2
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)

		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> (Include 包括) <input type="checkbox"/> (Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> (Include 包括) <input type="checkbox"/> (Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		1.34 %	<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		115
	Private Car Parking Spaces 私家車車位		110
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		5
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		
	Taxi Spaces 的士車位		
	Coach Spaces 旅遊巴車位		
	Light Goods Vehicle Spaces 輕型貨車車位		
	Medium Goods Vehicle Spaces 中型貨車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
<u>Location Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Filling of Land</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site Photos</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

# GoldRich PLANNERS & SURVEYORS LTD.

## 金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

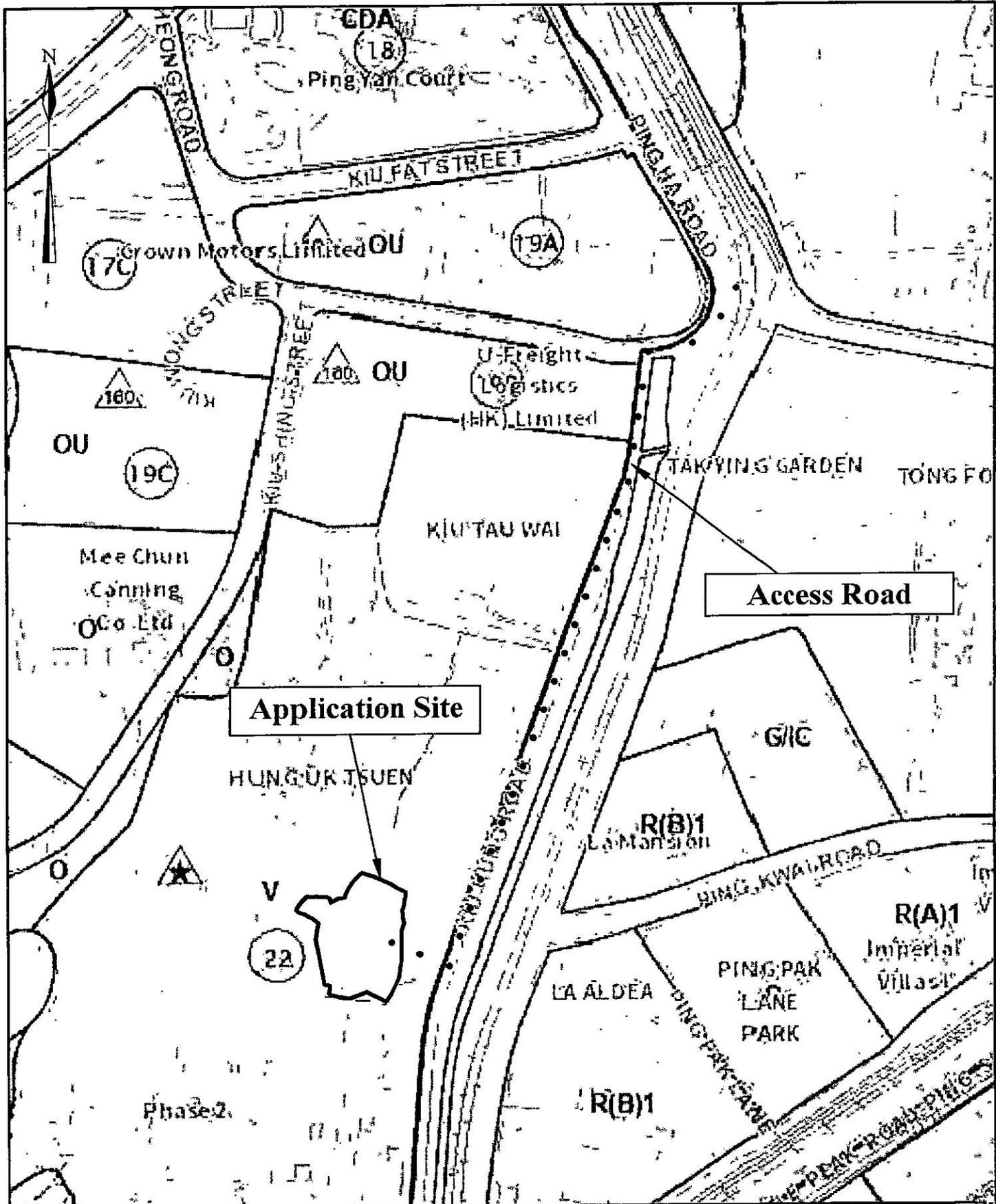
E-mail 電郵: goldrichplanners@gmail.com

### Executive Summary

1. The application site (the Site) is on Lot Nos. 147, 148 S.P, 148 S.Q, 148 S.R, 148 S.S, 148 S.T, 148 S.U, 148 S.V, 148 S.W, 148 S.X, 148 S.Y, 148 S.Z, 148 S.AA, 148 S.AB, 148 S.AC, 148 S.AD, 148 S.AE, 148 S.AF, 148 RP and 150 (Part) in D.D. 127, Yuen Long, New Territories.
2. The site area is about 3,571 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area zoned "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
4. The applied use is 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and associated Filling of Land' for a Period of 5 Years. The applied use is a Column 2 use within the "V" zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 115 nos. of parking space for private cars and light goods vehicles are proposed at the Site, including 6 nos. of private car parking space with Electric Vehicle charging facilities.
6. A total of 2 nos. of temporary structures are provided for meter room and ancillary office uses. The gross floor area is about 63 m<sup>2</sup>.
7. Operation hours are 24-hours daily (including Sundays and public holidays).
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

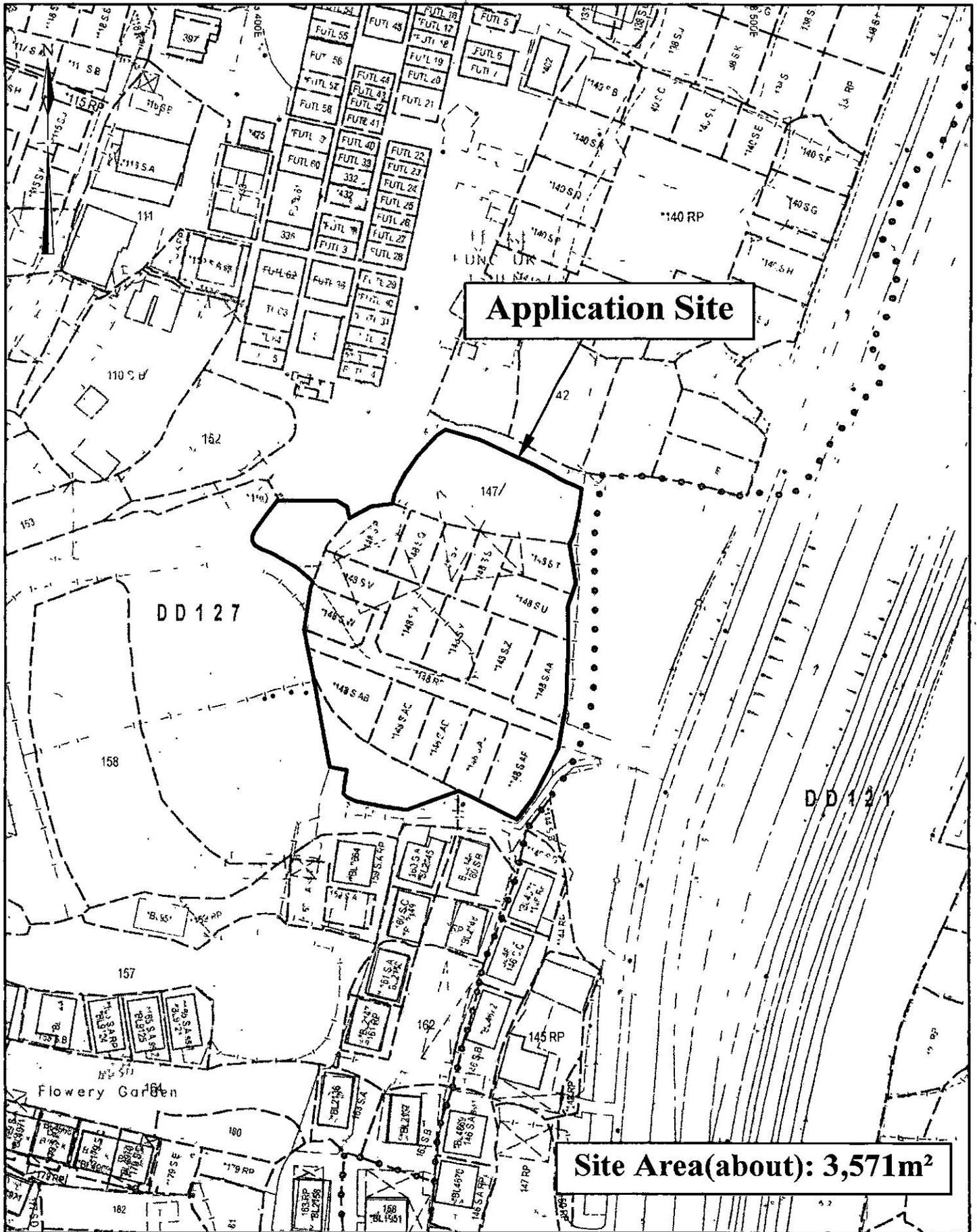
### 行政摘要

1. 申請地點位於新界元朗丈量約份第127約地段第147號、第148號P分段、第148號Q分段、第148號R分段、第148號S分段、第148號T分段、第148號U分段、第148號V分段、第148號W分段、第148號X分段、第148號Y分段、第148號Z分段、第148號AA分段、第148號AB分段、第148號AC分段、第148號AD分段、第148號AE分段、第148號AF分段、第148號餘段及第150號(部分)。
2. 申請地點的面積約3,571平方米，申請範圍不包括任何政府土地。
3. 申請地點在《洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2》上劃為「鄉村式發展」地帶。
4. 申請用途為「擬議臨時公眾停車場(貨櫃車除外)連附屬電動車充電設施及相關填土工程」(為期5年)。該用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供合共115個私家車及輕型貨車泊位，包括6個私家車泊位連電動車充電設施。
6. 申請地點提供2個臨時構築物作電錶房及附屬辦公室用途，總樓面面積約63平方米。
7. 營運時間為每日24小時(包括星期日及公眾假期)。
8. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。



Extracted from Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan no. S/HSK/2

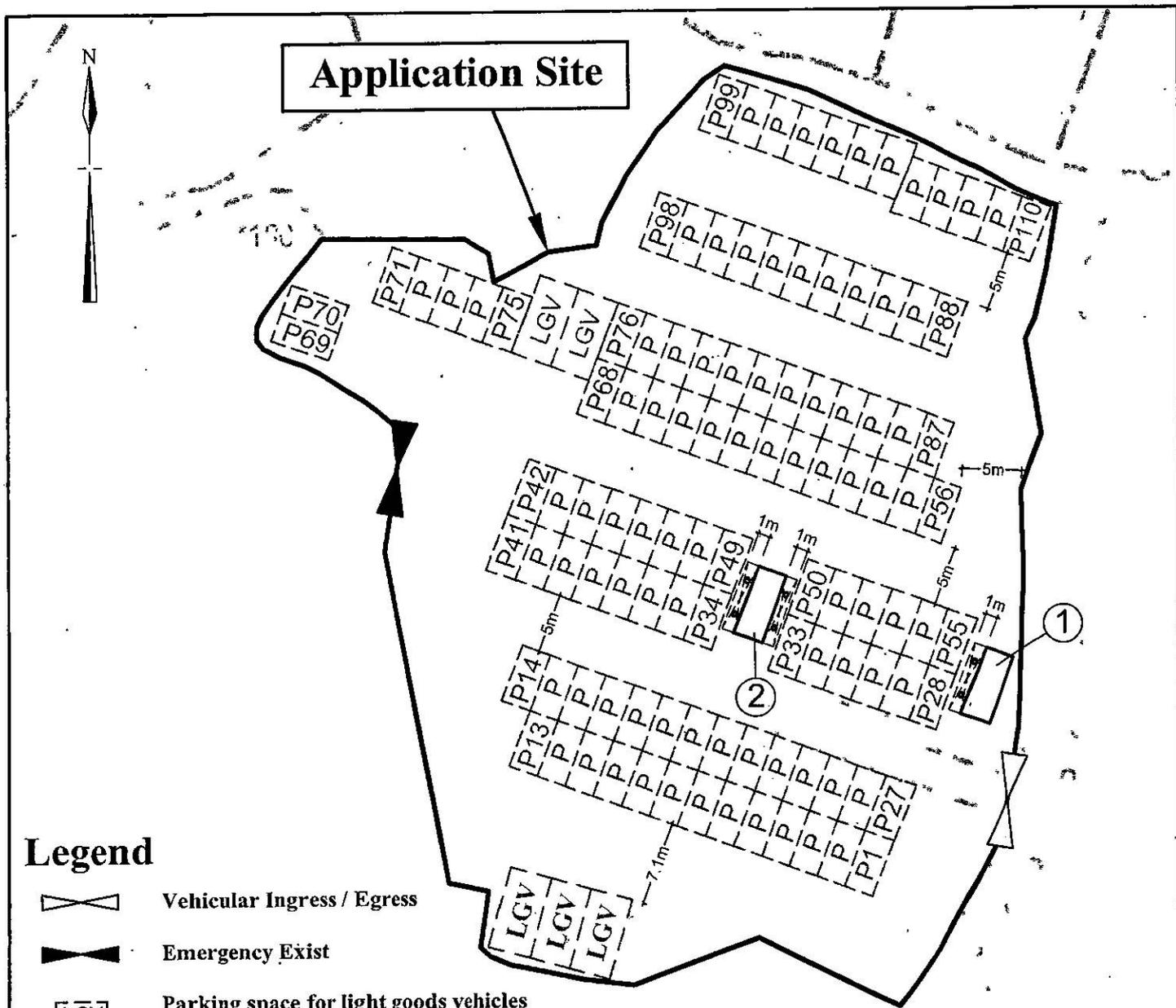
1:1000	<p align="center"><b>Location Plan</b></p> <p align="center">Lots 147, 148 S.AA-AF, 148 S.P-S.Z, 148 RP and 150(part)in DD.127 Yuen Long, N.T.</p>	Goldrich Planners & Surveyors Ltd.
July 2025		Plan 1 ( P 25038 )



**Application Site**

**Site Area(about): 3,571m<sup>2</sup>**

<p><b>1:1000</b></p>	<p><b>Lot Index Plan</b></p>	<p><b>Goldrich Planners &amp; Surveyors Ltd.</b></p>
<p><b>July 2025</b></p>	<p><b>Lots 147, 148 S.AA-AF, 148 S.P-S.Z, 148 RP and 150(part)in DD.127 Yuen Long, N.T.</b></p>	<p><b>Plan 2 ( P 25038 )</b></p>



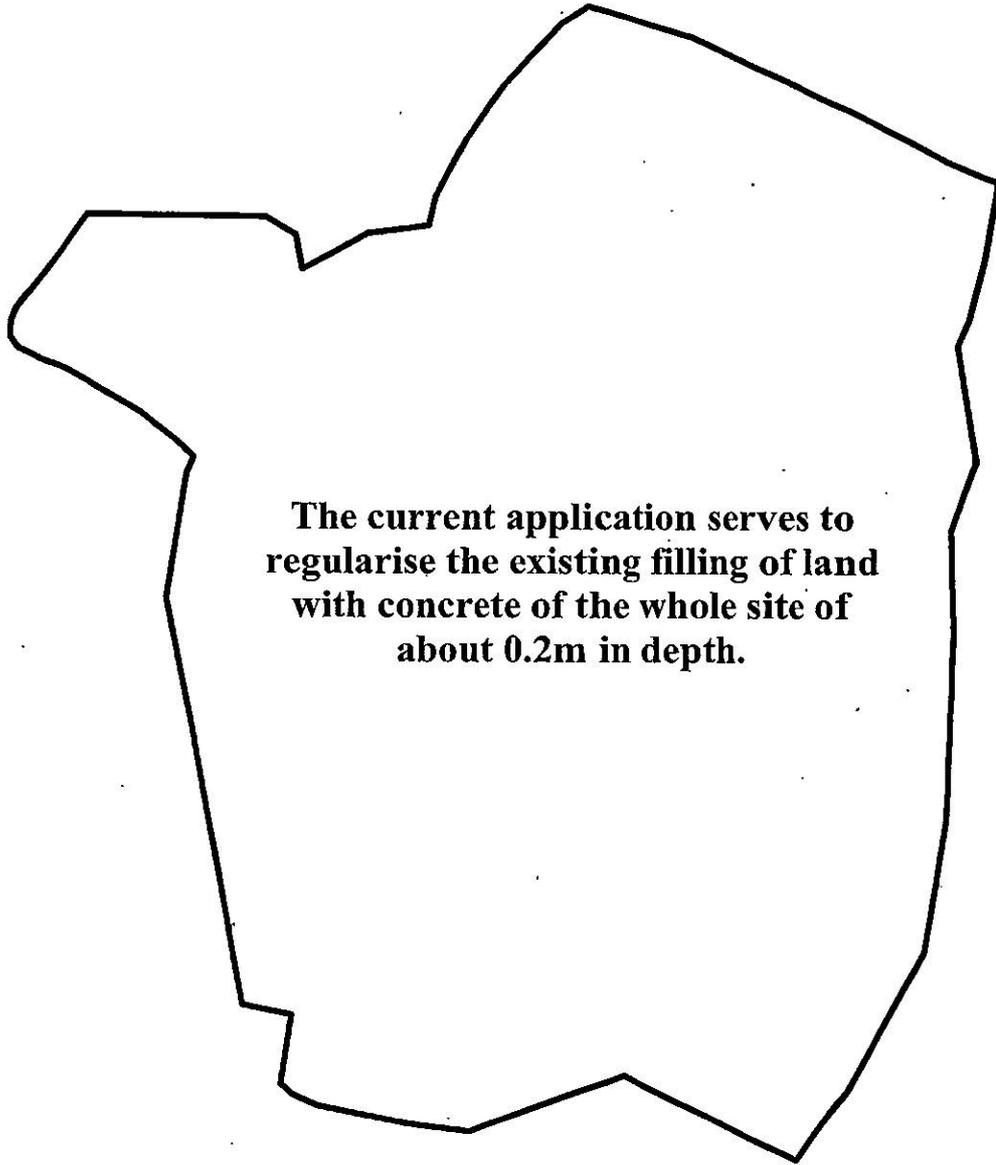
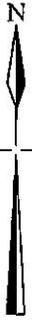
### Legend

-  Vehicular Ingress / Egress
-  Emergency Exist
-  Parking space for light goods vehicles (7m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Charging Pole for Electric Vehicle

Site Area(about): 3,571m<sup>2</sup>

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Meter room with Canopy	21 m <sup>2</sup>	21 m <sup>2</sup>	1	3m
2	G/F: Meter room with Canopy	27 m <sup>2</sup>	27 m <sup>2</sup>	2	6m
	1/F: Ancillary office		15 m <sup>2</sup>		
Total		48 m <sup>2</sup>	63 m <sup>2</sup>		

1:500	<b>Layout Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
December 2025	Lots 147, 148 S.AA-AF, 148 S.P-S.Z, 148 RP and 150(part)in DD.127 Yuen Long, N.T.	<b>Plan 3</b> ( P 25038 )



**The current application serves to regularise the existing filling of land with concrete of the whole site of about 0.2m in depth.**

**Site Area(about): 3,571m<sup>2</sup>**

**1:1000**

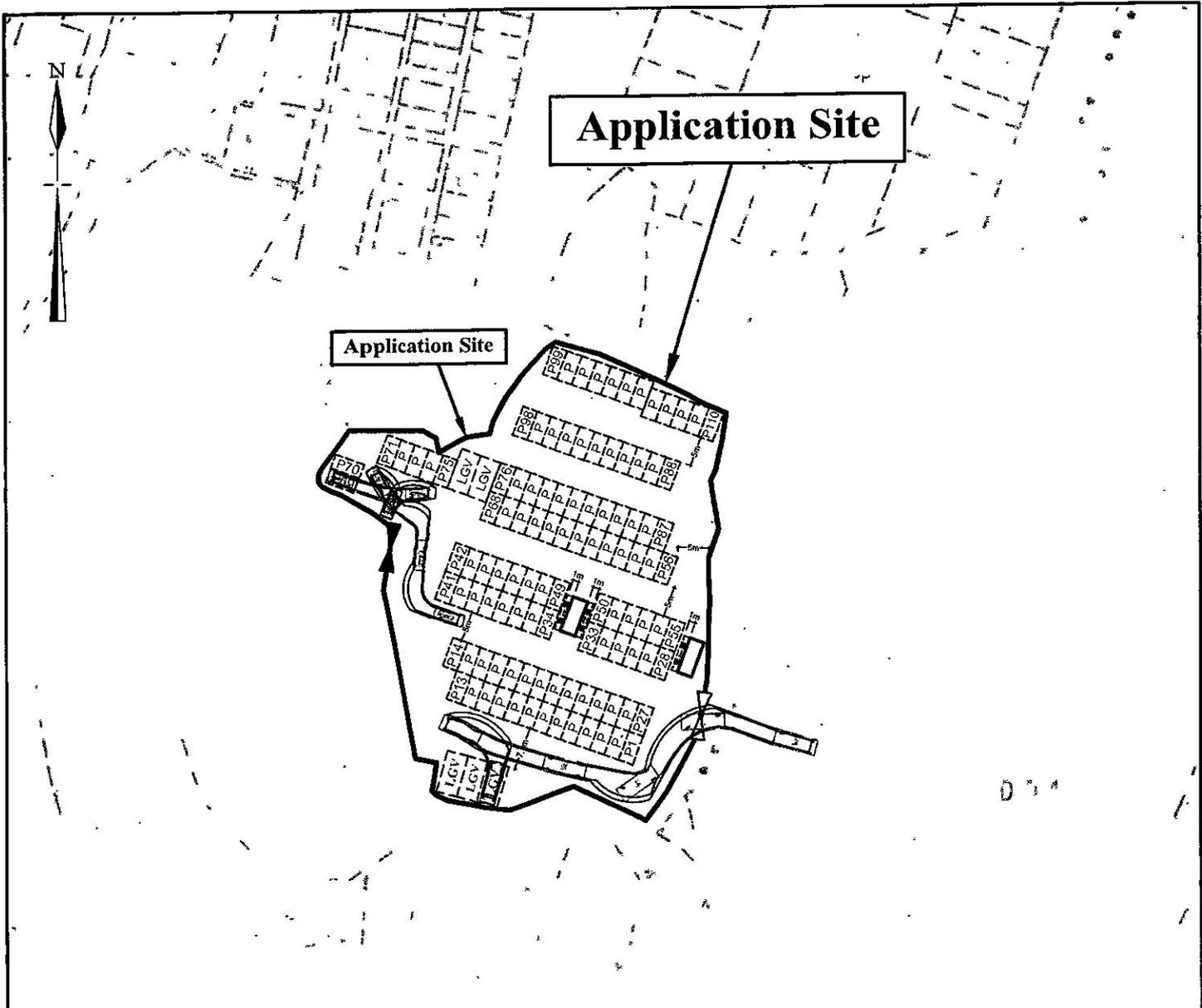
**Filling of Land**

**Goldrich Planners & Surveyors Ltd.**

**November 2025**

**Lots 147, 148 S.AA-AF, 148 S.P-S.Z,  
148 RP and 150(part)in DD.127  
Yuen Long, N.T.**

**Plan 4  
( P 25038 )**



### Legend

-  Vehicular Ingress / Egress
-  Emergency Exit
-  Parking space for light goods vehicles  
(7m (L) x 3.5m (W))
-  Parking space for private cars  
(5m (L) x 2.5m (W))
-  Charging Pole for Electric Vehicle
-  Private cars  
(5m (L) x 2m (W))
-  Light goods vehicles  
(7m (L) x 2.5m (W))

<b>1:1000</b>	<b>Swept Path Analysis</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>January 2026</b>	Lots 147, 148 S.AA-AF; 148 S.P-S.Z, 148 RP and 150(part)in DD.127 Yuen Long, N.T.	<b>Plan 5 ( P 25038 )</b>



## Viewpoint 1



## Viewpoint 2



### Viewpoint 3



## Planning Statement

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Wai Tong (“the Applicant”) in support of the planning application for ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and associated Filling of Land for a Period of 5 Years’ (“the Proposed Development”) at Lot Nos. 147, 148 S.P, 148 S.Q, 148 S.R, 148 S.S, 148 S.T, 148 S.U, 148 S.V, 148 S.W, 148 S.X, 148 S.Y, 148 S.Z, 148 S.AA, 148 S.AB, 148 S.AC, 148 S.AD, 148 S.AE, 148 S.AF, 148 RP and 150 (Part) in D.D. 127, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

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

2. The Site comprises Lot Nos. 147, 148 S.P, 148 S.Q, 148 S.R, 148 S.S, 148 S.T, 148 S.U, 148 S.V, 148 S.W, 148 S.X, 148 S.Y, 148 S.Z, 148 S.AA, 148 S.AB, 148 S.AC, 148 S.AD, 148 S.AE, 148 S.AF, 148 RP and 150 (Part) in D.D. 127, Yuen Long, New Territories. The Site is accessible from Kiu Hung Road leading to the ingress to its east.
3. The site area is about 3,571 m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

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

### **Development Parameters**

8. The vehicle park serves to meet the parking demand of nearby village residents and operators. 110 nos. of parking space for private cars and 5 nos. of parking space for light goods vehicles (LGV) are

## Appendix I

proposed at the Site respectively, including 6 nos. of private car parking spaces with Electric Vehicle (EV) charging facilities (Plan 3). Sufficient space is provided for vehicle manoeuvring within the Site (Plan 5). No parking, reversing or turning of vehicles on public road is expected.

9. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.
10. The following table summarises the details of the structures on site (Plan 3):

No.	Uses		Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Meter room with canopy		21	21	3	1
2	G/F	Meter room with canopy	27	27	6	2
	1/F	Ancillary office	15			
<b>Total</b>			<b>63</b>	<b>48</b>		
			<b>Plot Ratio</b>	<b>Site Coverage</b>		
			<b>0.018</b>	<b>1.34%</b>		

11. Operation hours are 24-hours daily, including Sundays and public holidays.
12. The Site is hard-paved with concrete of about 0.2 m in depth. The current application serves to regularize the existing filling of land for the provision of solid ground for vehicle manoeuvring (Plan 4).

### Similar Applications

13. There are 12 similar applications for vehicle park use approved by the Rural and New Town Planning Committee ("the Committee") within the "V" zone on the OZP in the past 5 years:

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

Application No.	Applied Use	Date of Approval
A/HSK/513	Proposed Temporary Public Vehicle Park (Taxis and Private Cars) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years	19.7.2024
A/HSK/570	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car and Light Goods Vehicle (LGV)) for a Period of 3 Years	18.7.2025
A/HSK/574	Temporary Public Vehicle Park (Excluding Container Vehicle) and associated Filling of Land for a Period of 5 Years	15.8.2025
A/HSK/577	Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and Associated Filling of Land for a Period of 5 Years	19.9.2025
A/HSK/568	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years	10.10.2025

14. The similar applications were approved by the Committee between 2021 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the "V" zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

#### No Adverse Impacts to the Surroundings

##### Visual and Landscape

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

##### Traffic

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

	Trip Generations		Trip Attractions	
	PC	LGV	PC	LGV
08:00 – 09:00	3	0	0	0
09:00 – 10:00	3	2	0	0
10:00 – 11:00	2	0	1	0
11:00 – 12:00	1	0	2	1
12:00 – 13:00	2	0	2	1
13:00 – 14:00	2	1	2	0
14:00 – 15:00	3	0	3	0

15:00 – 16:00	1	0	1	0
16:00 – 17:00	2	1	2	1
17:00 – 18:00	1	0	4	0
18:00 – 19:00	2	0	4	0
19:00 – 20:00	2	0	3	1
20:00 – 08:00	1	0	2	0
<b>Total</b>	<b><u>25</u></b>	<b><u>4</u></b>	<b><u>26</u></b>	<b><u>4</u></b>

18. 110 nos. of parking space for private cars and 5 nos. of parking space for LGV are proposed at the Site, including 6 nos. of private car parking spaces with EV charging facilities. Most of the drivers of private cars in the vehicle park are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays.
19. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles will be allowed to park at the Site. It is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.

#### Drainage

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

#### Fire Safety

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

#### Environment

22. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
23. The Proposed Development is intended for the use of parking of vehicles only. No container vehicles/tractors will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -