

This document is received on 19 AUG 2022
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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

2201847 22/7 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	A7H/SK/404
	Date Received 收到日期	19 AUG 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 TANG Kam Chak (鄧甘澤)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 136 RP (Part), 137 RP (Part) in D.D. 127 & Adjoining Government Land, Ping Shan, Yuen Long, N.T.
(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 1,220 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 NA 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)	90 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V")
(f) Current use(s) 現時用途	Public vehicle 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 at (DD/MM/YYYY), this application involves a total of "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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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
20/7/2022 (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 21/7/2022 (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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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 Public Vehicle Park (Private Car) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	NAsq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NAsq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	NA
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
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	30 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 24 hours from Mondays to Sundays including public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Kiu Hung Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	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)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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。

1. The proposed development is in line with the planning intention of the 'Village Type Development' ("V") zone which is primarily for the convenience of the villagers.
2. Insufficient supply to meet exigent parking demand in Hung Uk Tsuen.
3. The application site is subject to two previous planning permissions since 2018. The application site has been occupied for carpark use since 2018 due to its proximity to Hung Uk Tsuen.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' zone.
5. The applicant has complied with all the planning conditions imposed to the last planning permission. As such, his sincerity should be rewarded with another three years of operation at the application site.
6. The proposed development is compatible with the surrounding environment.
7. Similar planning applications have been approved by the Town Planning Board in the same 'Village Type Development' zone such as A/HSK/352.
8. Minimal traffic impact
9. Insignificant noise and environmental impacts because the starting of engine is short-lived and only parking of private car is allowed at the application site.
10. The applicant has provided surface U-channel at the application site.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private car will be accepted to park at the application site.
13. No workshop activity will be carried out at the application site.

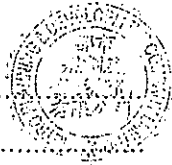
8. Declaration 聲明

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 an application to the Board 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

.....
Patrick Tsui



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

.....
Consultant

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

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

22/7/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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號北角政府台署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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 136 RP (Part), 137 RP (Part) in D.D. 127 & Adjoining Government Land, Ping Shan, Yuen Long, N.T.
Site area 地盤面積	1,220sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 90 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	'Village Type Development' ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Car) 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	NA % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		30
	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) NA		30 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) NA		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan, site plan, location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation		
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。

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years
at
Lots 136 RP (Part), 137 RP (Part) in D.D. 127 & Adjoining Government Land, Ping Shan, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting Kiu Hung Road. Having mentioned that the site is intended for parking of private car and it would be only cater for the parking demand of the villagers of Hung Uk Tsuen, traffic generated by the proposed development is not significant because of the limited size of the site.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

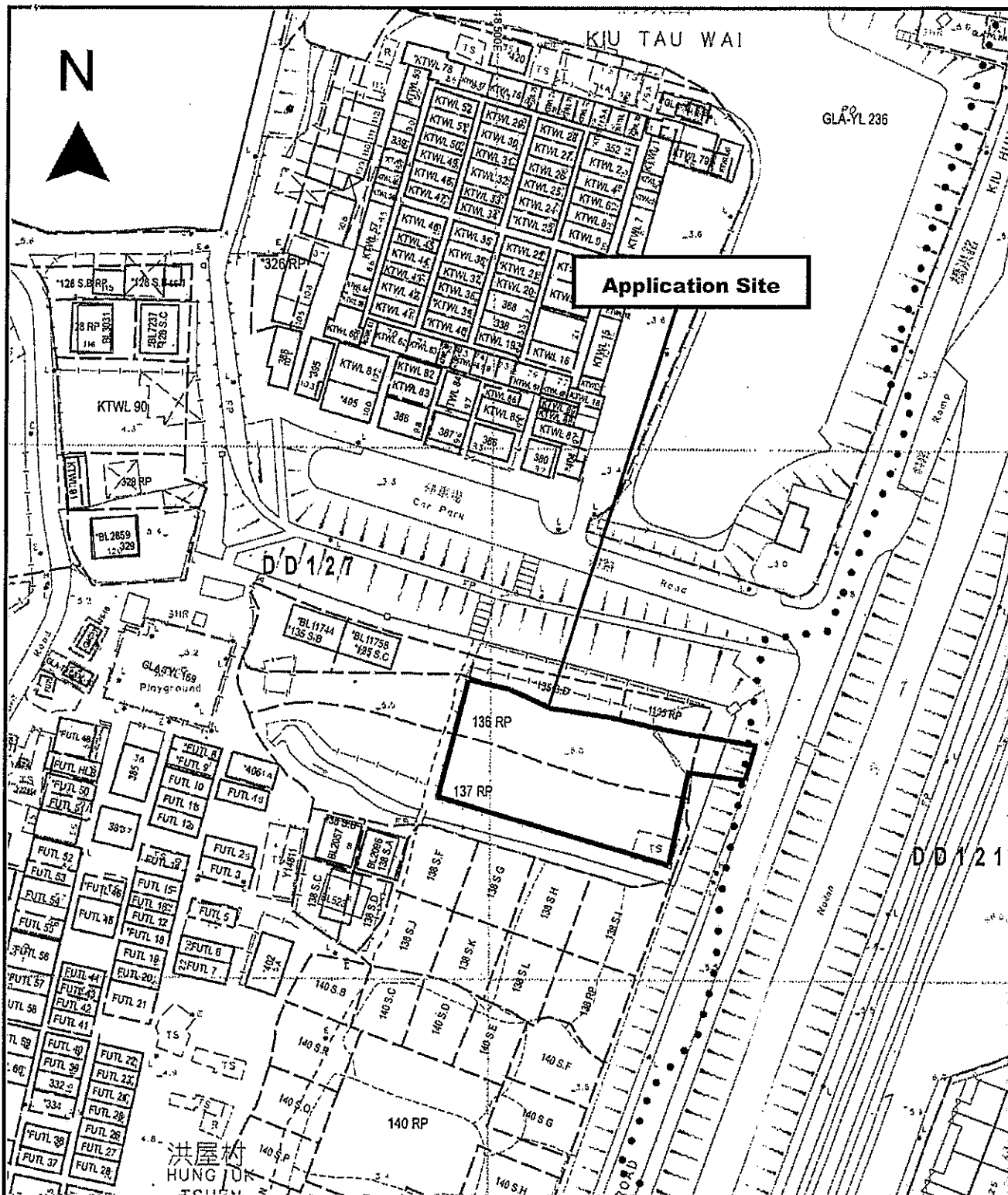
	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	1.17	1.17	16	12

Note 1: The opening hour of the proposed development is 24 hours from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is assumed as 1; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 In association with the intended parking purpose, adequate space for manoeuvring within the application site would be provided. Referring to Figure 3, internal circulation path is provided which is adequate for internal movement. By virtue of the fact that the application site is directly linked to Kiu Hung Road with significant reserved capacity, the proposed development being applied would not aggravate the traffic condition in the vicinity.



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127 & Adjoining Government Land, Hung Uk Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

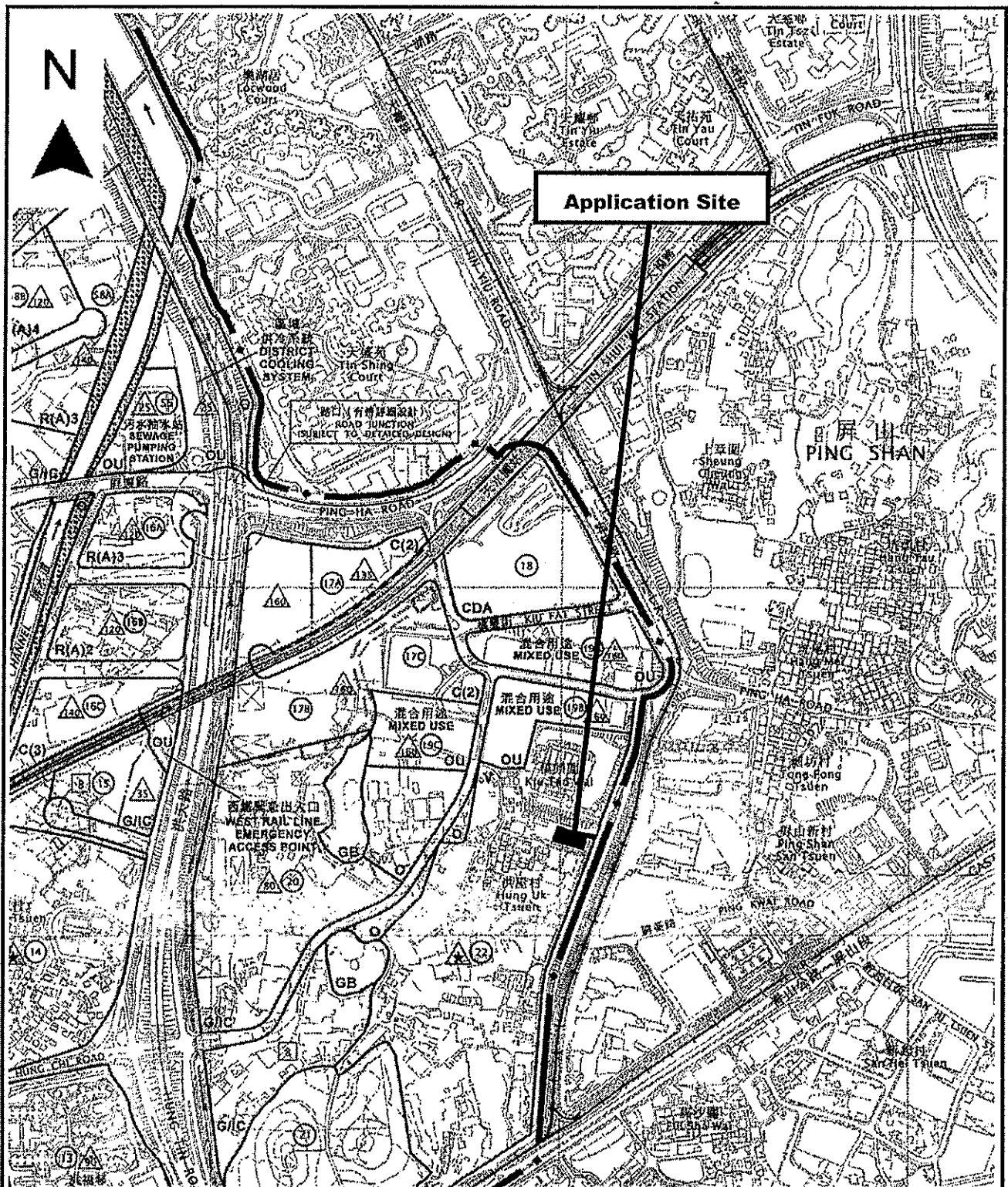
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127 & Adjoining Government Land, Hung Uk Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Remarks 備註:

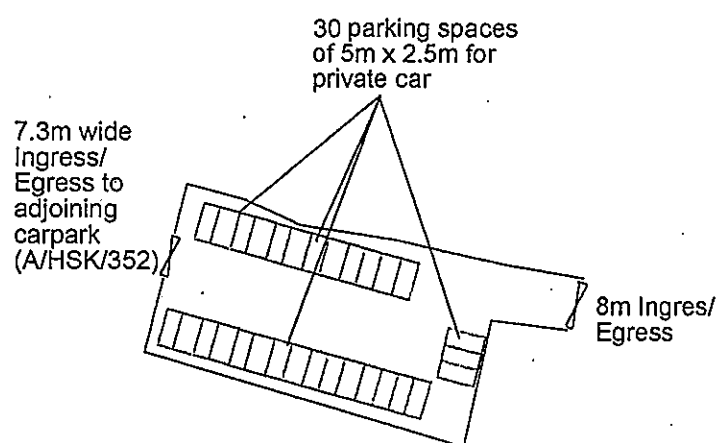
Drawing No. 圖號:

Figure 2

Scale 比例:

1:7500

N



Project 项目名称:

Proposed Temporary Public Vehicle
Park for Private Car for a Period of 3
Years at Lots 136 RP (Part) & 137 RP
(Part) in D.D. 127 & Adjoining
Government Land, Hung Uk Tsuen,
Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

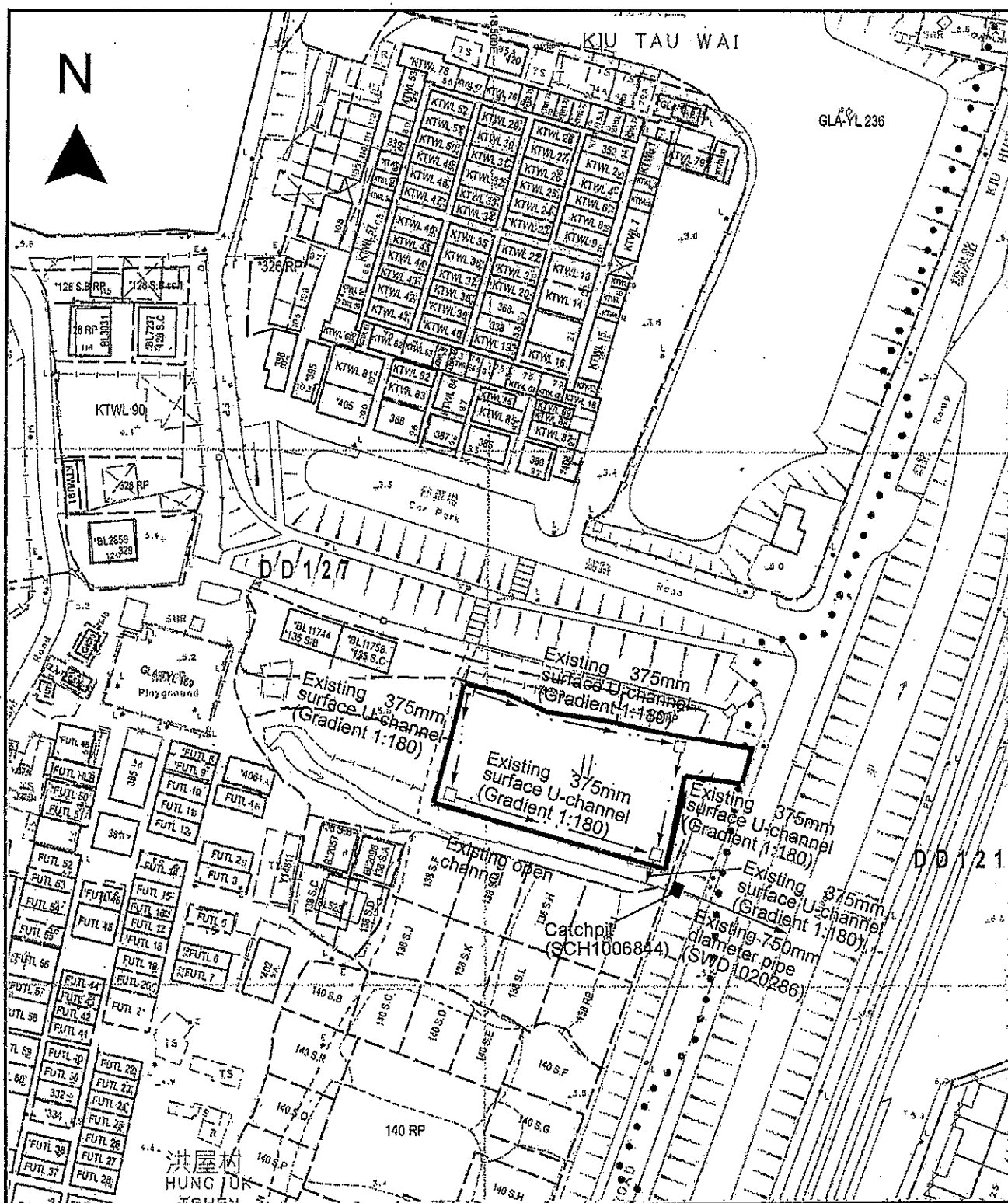
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127 & Adjoining Government Land, Hung Uk Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

☐ Existing catchpit

← Flow of surface runoff

+5.1 Level (in mPD)

Scale 比例:

1:1000

Date: 24 August 2022

TPB Ref.: A/HSK/404

By Email

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

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 136 RP (Part), 137 RP (Part) in D.D. 127 & Adjoining Government Land, Ping Shan, Yuen Long, N.T.

This letter intends to supersede our letter dated 23.8.2022. We are glad to submit the updated Figure 1 to Figure 4 to show the vehicular access leading to the application site for your further processing of the captioned application.

In view of the above, we have updated the site area of the application site and area of adjoining Government land in page 2 and 10 of the S.16-III application form.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Ms. Natalie CHAN) –
By Email

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
TANG Kam Chak (鄧甘澤)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

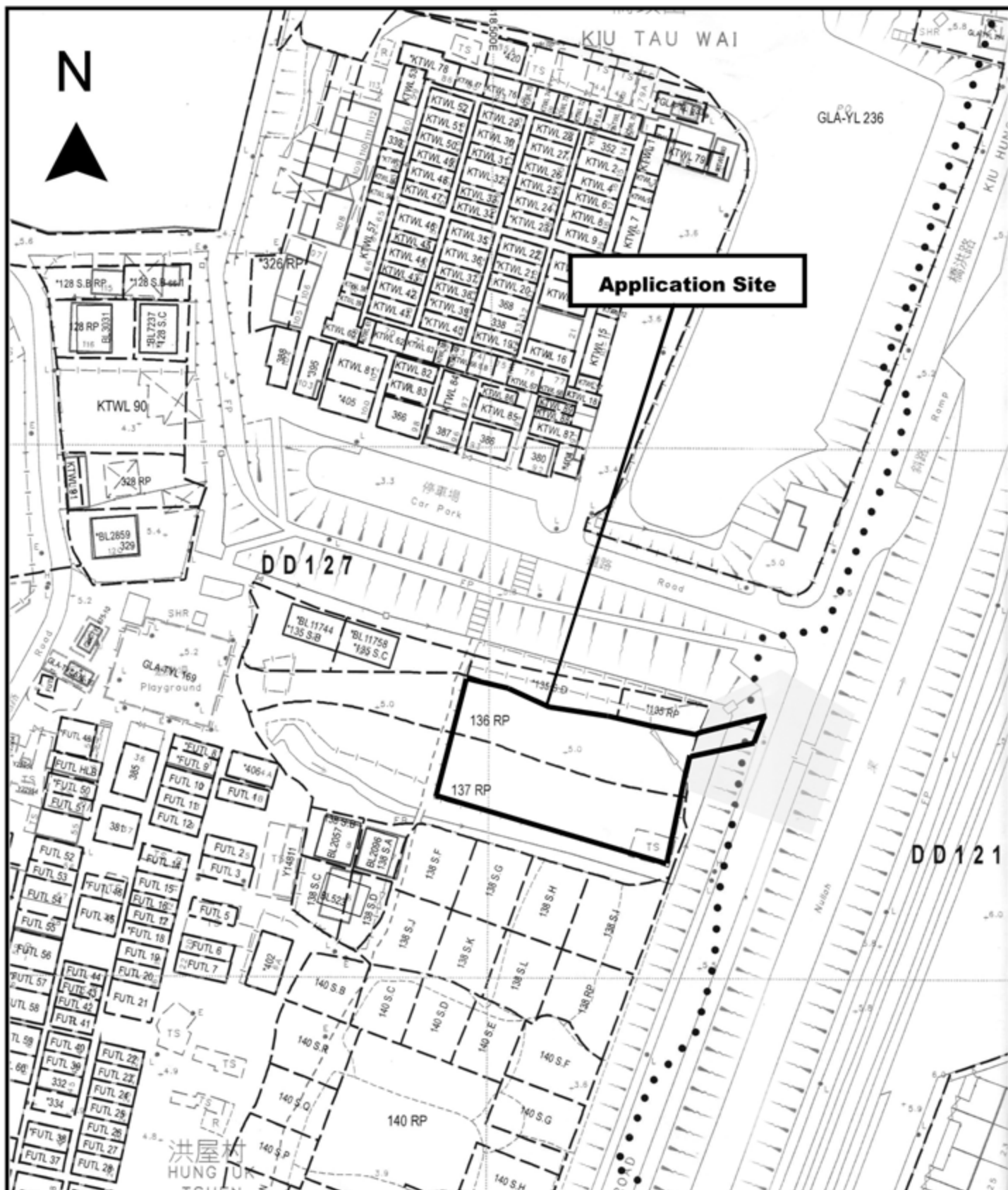
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 136 RP (Part), 137 RP (Part) in D.D. 127 & Adjoining Government Land, Ping Shan, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,160.31 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 NA 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) 63.99 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 136 RP (Part), 137 RP (Part) in D.D. 127 & Adjoining Government Land, Ping Shan, Yuen Long, N.T.
Site area 地盤面積	1,160.31 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 63.99 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	'Village Type Development' ('V')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127 & Adjoining Government Land, Hung Uk Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

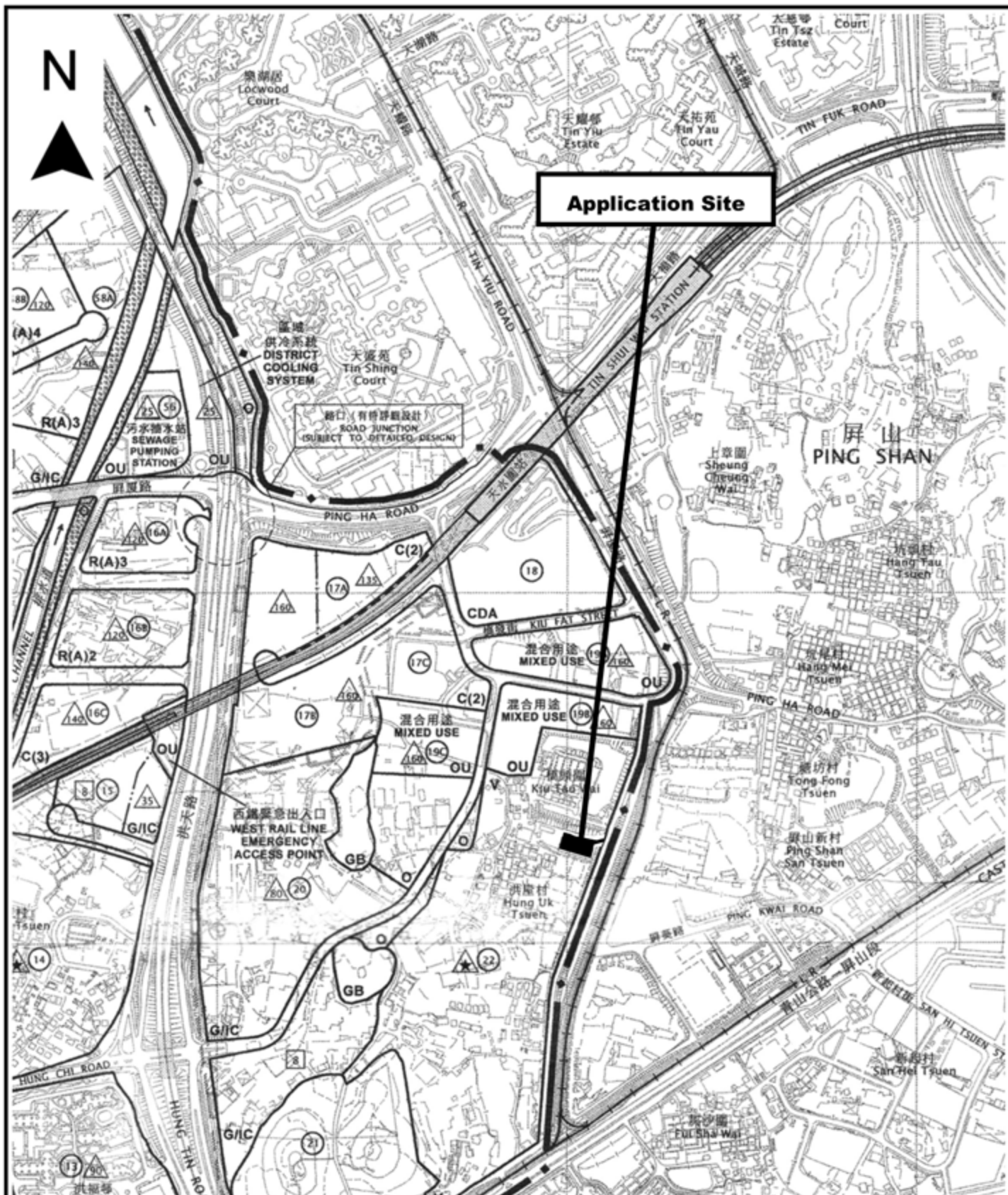
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127 & Adjoining Government Land, Hung Uk Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

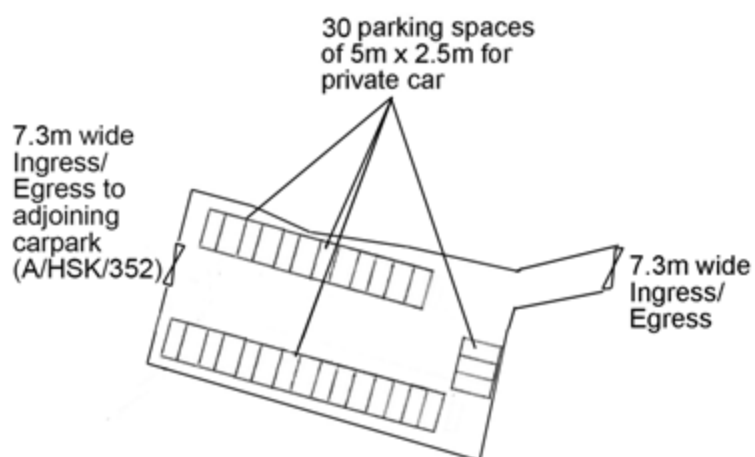
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127 & Adjoining Government Land, Hung Uk Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

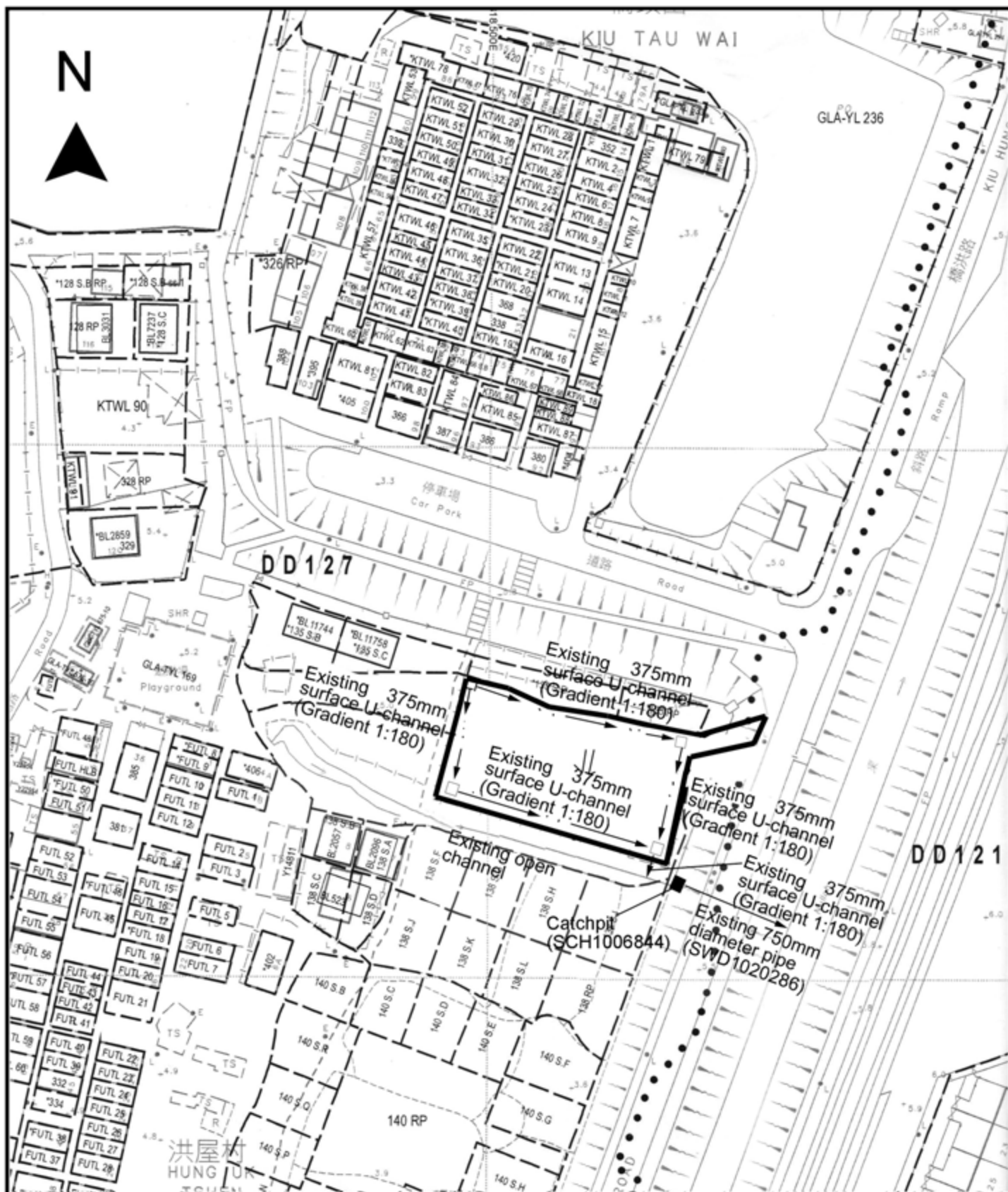
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127 & Adjoining Government Land, Hung Uk Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

□ Existing catchpit

← Flow of surface runoff

+5.1 Level (in mPD)

Scale 比例:

1:1000

Date: 5 December 2022

TPB Ref.: A/HSK/404

By Email

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

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 136 RP (Part), 137 RP (Part) in D.D. 127 & Adjoining Government Land, Ping Shan, Yuen Long, N.T.

The applicant has liaised with DLO/YL and received the attached response from DLO/YL. It is noted that DLO/YL has no adverse comments to the captioned planning application. It is not necessary for the applicant to apply for short term tenancy to DLO/YL because DLO/YL would not entertain the short term tenancy application for using adjoining Government land for passage.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Ms. Natalie CHAN) –
By Email

Please quote our reference in your reply
來函請註明本處案檔編號

電話 Tel: 2443 1066
圖文傳真 Fax: 2442 1070
電郵地址 Email: gendlowl@landsd.gov.hk
本署檔號 Our Ref: (109) in DLOYL 617/YAT/2019

附註: 請將本署之回覆信寄回本署。



地政總署
元朗地政處
DISTRICT LANDS OFFICE/
YUEN LONG
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界元朗橋邊街二號元朗政府合署七樓·九至十一樓
7/F., 9/F. - 11/F., Yuen Long Government Offices, No. 2
Kin Lok Square, Yuen Long, N.T.

網址: www.land.gov.hk

掛號及平郵

敬啟者：

**規劃許可申請編號第 A/HSK/194 號及第 A/HSK/404 號
作「臨時公眾停車場(私家車)」用途**

(新界元朗丈量約份第 127 約地段第 136 號餘段、第 137 號餘段及毗連的政府土地)

你們於 2022 年 10 月 13 日關於標題事宜的來函收悉。元朗地政處(下稱「本處」)人員(總地政主任吳啟文先生、高級地政主任葉偉淇先生及地政主任黃偉泰先生)應你們的要求與你們於 2022 年 10 月 24 日上午十一時在元朗地政處 9 樓會議室進行會面討論標題事宜。本處現回覆如下：

在上述會面中，本處人員向你們解釋標題地段屬舊批私人農地，如無意在該等地段搭建構築物，地段持有人並不需要向本處申請短期豁免書。如標題地段持有人無意佔用及圍封毗連的政府土地或在該政府土地上搭建構築物，則地段持有人無需向本處申請短期租約。

而本處亦提醒你們，根據現行政策，即使城規會批准有關規劃許可，本處都不會考慮在政府土地上作「出入口」或「通道」用途的短期租約申請。

另一方面，本處人員亦向你們解釋本處並不反對規劃許可申請編號第 A/HSK/404 號的申請，並將上文第三段的意見給予規劃署考慮。

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/36	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	12.1.2018 (Revoked on 12.2.2019)
A/HSK/194	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	13.12.2019

Similar S.16 Applications in the vicinity of the Site and within the same “Village Type Development” Zone on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years

Approved Application

Application No.	Uses/Development	Date of Consideration
A/HSK/352	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land	22.4.2022

Government Departments' General Comments

1. Land Administration

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

- no objection to the application; and
- currently no Small House application approved/under processing at the Site.

2. Traffic

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

- no adverse comment on the application; and
- should the proposed access arrangement agreed by Transport Department, the standard approval conditions of submission and implementation of the run-in/out proposal should be included.

(b) Comments of the Commissioner for Transport:

Support the application from traffic engineering perspective to meet the public demand on car parking spaces.

3. Drainage

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

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

4. Fire Safety

Comments of the Director of Fire Services:

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

5. **Environment**

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no substantiated environmental complaint pertaining to the Site in the past three years.

6. **Building Matters**

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

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

7. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

8. **District Officer's Comments**

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

His office has received an adverse comment from the village representatives of Kiu Tau Wai objecting the application on the grounds that the applied use will increase traffic flow and affect the operation of the Refuse Collection Point of Kiu Tau Wai, and the Site falls within Fung Shui Area of Hung Uk Tsuen and Kiu Tau Wai. Other justifications are similar to the public comments received during the statutory public inspection period (**Appendix V** of this RNTPC Paper).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
- the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - no permission is given for occupation of the GL included in the Site (about 63.99m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed;
 - according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the Site approved/under processing;
 - it is noted that an access road is proposed on GL connecting Kiu Hung Road and the Site over a channel. Also, according to his site inspection, the railings at Kiu Hung Road adjoining the above GL are missing. According to the established practice, application of Short Term Tenancy (STT) for the purpose of access on GL will not be entertained. Moreover, his office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site; and
 - STT application is not required if the GL in the Site will not be occupied, fenced-off for exclusive use or no structure is proposed on the concerned GL;
- (c) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track and footpath leading to the Site is not under Transport Department (TD)'s purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
 - if the proposed access arrangement is agreed by TD, the applicant should ensure a run in/out is constructed at Kiu Hung Road in accordance with the latest version of HyD standard drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - the access road connecting the Site with Kiu Hung Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Kiu Hung Road;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (f) to note the comments of the Director of Fire Services that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations (FSIs) to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') in order to minimize the possible environmental impacts on the surrounding area; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO);
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any demolition works are to be carried out on the Site, prior approval and consent of the BA should be obtained. An Authorized Person (AP) should be appointed as the co-ordinator for any demolition works in accordance with the BO. Should the AP confirm the works fall into the Minor Works Control System (MWCS), then the applicant may proceed with the works under the MWCS. For details of the submission procedure under the MWCS, the applicant may wish to visit their website at www.bd.gov.hk; and
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations.

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

220905-150533-98264

提交限期**Deadline for submission:**

20/09/2022

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

05/09/2022 15:05:33

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

A/HSK/404.

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

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，郊區設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

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反對申請：檔案編號A/HSK/404

19/09/2022 20:32

From:

To:

tpbpd@pland.gov.hk

File Ref:

強烈反對以上檔號申請為臨時停車場，申請者違法地拆毀了行人路鐵欄，非法霸佔官地僭建了行車天橋，此舉極之危險，若有人命傷亡由誰來負責？此停車場亦太貼近民居，嚴重破壞鄉村舒適寧靜的環境，造成空氣和光污染，太多車輛進出橋頭圍，亦對當地居民構成危險，尤其是老人家和小朋友。這停車場多年來令到本村受到嚴重的負面影響，治安也變差，水浸的風險也增加，希望本村能回復以往平靜，居民能安居樂業

從我的iPhone傳送

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反對申請

19/09/2022 20:54

From:

To:

tpbpd@pland.gov.hk

File Ref:

反對申請檔案編號：A/HSK/404，這停車場近幾年來，已令到本村治安變差，嚴重水浸，鄉村環境遭受破壞，申請人為了金錢利益，竟然非法霸佔官地，在官地上僭建了一條行車天橋，幸好至今仍未有嚴重交通意外發生，若有人命傷亡由誰來負責？誰能擔當得起這責任？橋頭圍一帶實在太多村民出入，在這地方經營停車場實在太危險，懇請你們，為村民福祉着想，終止他的申請
從我的iPhone傳送

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反對申請：檔案編號A/HSK/404
19/09/2022 21:13

From:

To: tpbpd@pland.gov.hk

File Ref:

>> 反對申請，檔案編號A/HSK/404，理據如下：1) 申請者違法地拆毀了行人路鐵欄，未經申請僭建了一條行車天橋，亦非法霸佔官地。2) 申請地點非常貼近民居，把農地轉為停車場，不單破壞了鄉村寧靜的環境，還製造了噪音及空氣污染等問題，令村民的生活受到很大的困擾。3) 申請地點內有一條坑渠，近年發生過嚴重的水浸，應先處理村內的水浸排污等民生問題。基於以上理由，本人強烈反對以上檔案的申請。

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本人反對檔案編號A/HSK/404作停車場
19/09/2022 22:20

From:

To: tpbpd@pland.gov.hk

File Ref:

反對檔案編號A/HSK/404，因為這裏本是農地，本來在該村屬於較低的位置，他們作停車場把原本的農地非法填高了幾呎，當雨季遇着天文大潮的時候，鄰近低窪的村屋水浸情況更加嚴重，請你們實地視察，不要隨便批出農地作停車場，罔顧其他村民的生命財產而不顧，而且申請者違法地拆毀了橋洪路的行人路鐵欄，未經申請僭建了一條行車天橋作停車場出入口，非法霸佔官地，申請地點非常貼近民居，破壞了鄉村本來的獨特寧靜環境，加上他們安裝了射燈，造成光污染，嚴重影響鄰近居民夜間睡眠質量，令居民的生活受到嚴重困擾，申請地點裏面原本有一條坑渠，他們為了申請更多的停車位，把原本寬大的坑渠改道和把這條坑渠收窄，因此近年頻繁出現水浸，所以強烈反對以上申請。

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反對向元朗屏山丈量第127約136號段及137號段註冊臨時公眾停車場
19/09/2022 23:07

From:

To: TPbpd@pland.gov.hk

File Ref:

1 attachment



image0.jpeg

從我的iPhone傳送

致：元朗橋樂坊2號元朗政府合署9樓

元朗地政處黃偉傑先生

日期：19-9-2022

貴處檔案：A/HSK/404

反對向元朗屏山丈量約份第127約第136號餘段及第137號餘段的註冊土地業權人及毗連政府土地佔用人發出短期豁免書/短期租約,以作臨時公眾停車場(私家車)用途

吾等為屏山橋頭圍原居民,現在提出反對貴處擬在上述地段發出短期豁免書/短期租約,以作臨時公眾停車場用途,理據如下:

1. 停車場位於橋洪路旁,而橋洪路除了是橋頭圍及洪屋村兩村村民使用的主要道路外,還是往來天水圍及洪水橋之通道,路上經常有老人家,小童及踏單車人士使用,所以基於生命安全问题,不適宜於上述地方建立公眾停車場。
2. 由於上述停車場之出入口,附近亦為通往橋頭圍小路之轉角灣口,容易發生交通意外。
3. 圍繞上述地段之排水渠是以泥土建成,不甚穩固,如果在上述土地再建立停車場,而無完善的排水系統,雨季時,附近地區將會有水漫危機。
4. 停車場是24小時營業,會不斷產生空氣,噪音及強光污染問題,尤其是深夜時分,會對附近居民的身體及精神做成不良影響。
5. 上述地段有一條小路接駁橋頭圍及洪屋村,如果建立了停車場,有關小路將會被封鎖,對兩村村民做成不便。

基於個人私隱原因,請把此反對信件及發信人資料保密。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pu



強烈反對申請臨時停車場營業 (申請編號A/HSK/404)
20/09/2022 16:53

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

負責主任 你好

1. 該停車場十分接近民居屋, 晚上幾柱大燈燈光直射入居民家中, 晚晚有外車司機在拍車時發出吵雜嘈音, 村民受困擾多年, 精神受到困擾, 投訴無效,
2. 停車場出口位是一條雙方面車路, 行人路, 單車路, 道路已經負荷高超額
3. 停車場 旁邊是水渠去水位, 自從停車場建成後加上圍板, 阻止食環處定期清理樹葉, 雜物塞渠, 造成水浸,
4. 停車場的圍板, 使到輪椅, 嬰兒車沒辦法 推出路過, 極度影響村民正常生活. 懇請貴負責, 以大眾村民生活做考慮, 恩賜我們寧靜生活. 謝謝!

祝身體健康, 工作順利!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220919-191302-48690

提交限期

Deadline for submission:

20/09/2022

提交日期及時間

Date and time of submission:

19/09/2022 19:13:02

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/404

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧力文

意見詳情

Details of the Comment :

是次規劃地段非常接近民區，停車場在夜間無論在光污染，嘈音各方面都對居民造成不小的影響，再者由於該地段亦很接近渠道，若改建成停車場會造成在渠道不暢通，每當有風球或暴雨時會造成水浸。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220919-192529-99429

提交限期

Deadline for submission:

20/09/2022

提交日期及時間

Date and time of submission:

19/09/2022 19:25:29

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/404

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧志峯

意見詳情

Details of the Comment :

是次規劃的地段附近為民居，而該臨時停車場場內設置了多盞射燈，於晚上十二時後仍開啟，造成嚴重光污染，嚴重影響附近居民睡眠質素。此外，停車內的建築材料導致阻塞附近居民的進出口路段，對居民日常生活構成影響。再者，由於是次臨時停車場改動了附近的地型結構，導致下大雨時渠道阻塞，並有機會導致附近民居水浸。本人在此懇請相關政府人員接納本人提出的意見，並採取適當的行動，以保障附近居民的基本權益，並彰顯特區政府對於香港市民意見的重視，謝謝。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 220919-200031-53000

提交限期
Deadline for submission: 20/09/2022

提交日期及時間
Date and time of submission: 19/09/2022 20:00:31

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/404

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 鄧志峯

意見詳情
Details of the Comment :

更新 [參考編號]220919-192529-99429

本人籍此表示反對[申請編號: A/HSK/404((臨時公眾停車場(私家車)(為期3年)))]的臨時規劃的續期，原因如下：

是次規劃的地段附近為民居，而該臨時停車場場內設置了多盞射燈，於晚上十二時後仍開啟，造成嚴重光污染，嚴重影響附近居民睡眠質素。此外，停車內的建築材料導致阻塞附近居民的進出口路段，對居民日常生活構成影響。再者，由於是次臨時停車場改動了附近的地型結構，導致下大雨時渠道阻塞，並有機會導致附近民居水浸。本人在此懇請相關政府人員接納本人提出的意見，並採取適當的行動，以保障附近居民的基本權益，並彰顯特區政府對於香港市民意見的重視，謝謝。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 220919-194910-86334

提交限期
Deadline for submission: 20/09/2022

提交日期及時間
Date and time of submission: 19/09/2022 19:49:10

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/404

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 鄧力行

意見詳情
Details of the Comment :

致城市規劃委員會會員：

本人為是次臨時停車場地區附近的居民，由於是次臨時規劃停車場長遠對附近居民於不同方面構成一定程導的影響，以下將會從光污染及造成渠道阻失兩方面一一闡述。

首先，是次臨時停車場的位置附近為民居，而該臨時停車場內設置多盞強光，並於午夜十二時後持續開啟。附近居民亦認為停車場內的強光嚴重影響他們的睡眠質素，因此對附近臨時停車場的營運表示強烈反對，

再者，該臨時停車場的機構曾經進行改動，以致影響附近的渠道的暢通，造成渠務阻塞，並導致附近地區出現水浸，對附近居民造成不便。

本人於此感謝 閣下抽取寶貴的時間去聆聽本人及附近居民的意見，並希望能夠採納本人所提出的意見。

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**

參考編號
Reference Number: 220919-200537-86672

提交限期
Deadline for submission: 20/09/2022

提交日期及時間
Date and time of submission: 19/09/2022 20:05:37

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/404

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 鄧力行

意見詳情
Details of the Comment :

更新 [參考編號: 220919-194910-86334]

致城市規劃委員會會員：

本人為是次臨時停車場地區附近的居民，由於是次臨時規劃停車場長遠對附近居民於不同方面構成一定程導的影響，本人籍此表示強烈反對[申請編號: A/HSK/404((臨時公眾停車場(私家車)(為期3年)))]的臨時規劃的續期申請，本人將會從光污染及造成渠道阻失兩方面一一闡述。

首先，是次臨時停車場的位置附近為民居，而該臨時停車場內設置多盞強光，並於午夜十二時後持續開啟。附近居民亦認為停車場內的強光嚴重影響他們的睡眠質素，因此對附近臨時停車場的營運表示強烈反對，

再者，該臨時停車場的機構曾經進行改動，以致影響附近的渠道的暢通，造成渠務阻塞，並導致附近地區出現水浸，對附近居民造成不便。

本人於此感謝 閣下抽取寶貴的時間去聆聽本人及附近居民的意見，並希望能夠採納本人所提出的意見。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220919-203650-42793

提交限期

Deadline for submission:

20/09/2022

提交日期及時間

Date and time of submission:

19/09/2022 20:36:50

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/404

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. PETER TUNG

意見詳情

Details of the Comment :

位置地方不識已做任何停車場(A/HSK/404)

1.地斷水沉嚴重

2.地斷只有一條單程路,過多車輛出入,危險性很大(村民出入日常行走道路和有步行車)

3.路口位置,霸佔官地,倒拆政府公物(鐵欄)

4.燈光太強,接近民居,引至燈光污染(居民嚴重投訴)

5.噪音污染

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220919-235253-37014

提交限期

Deadline for submission:

20/09/2022

提交日期及時間

Date and time of submission:

19/09/2022 23:52:53

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/404

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. JACK TANG

意見詳情

Details of the Comment :

本人反對此土地申請臨時公眾停車場。
現臨時公眾停車場的位置非常接近民居並且已設置大量多光白燈,嚴重影響附近民居作息。
再者本人懷疑此停車場的出入口位置非法佔用行人路及目前已經超過30個私家車車位。

no substantiated environmental complaint pertaining to the Site during the past three years. Commissioner for Transport supports the application from traffic engineering perspective for meeting the public demand on car parking spaces. The proposed use will unlikely create significant adverse traffic, environmental and drainage impacts to the surrounding areas. To minimise any potential environmental nuisances and to address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 12.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the site will be subject to planning enforcement action. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the possible environmental impacts on the nearby sensitive receivers.

- 11.4 The Site is subject of two previous planning permissions (No. A/HSK/36 and 194) for the same applied use which were granted in 2018 and 2019. The current application is submitted by the same applicant as the last approval, and all the time-limited conditions have been complied with. In this regards, sympathetic consideration may be given to this application. There is also a similar application within the same “V” zone on the OZP approved for the same applied use in April 2022. Approval of the current application is in line with the Committee’s previous decision.
- 11.5 There are twelve public comments received as summarised in paragraph 11 above. The planning assessments provided above in paragraphs 11.1 to 11.4 are relevant. On the public comment conveyed by DO/YL that the proposed use would increase traffic flow and affect the operation of the refuse collection point (RCP) of Kiu Tau Wai, and that the Site falls within the Fung Shui Area of Hung Uk Tsuen and Kiu Tau Wai, it is noted there are a few dumpsters placed near the Site instead of a RCP (Plan A-4) and C for T has no adverse comment on the access arrangement. DO/YL also has no comment on the proposed use from *fung shui* perspective.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the proposed temporary public vehicle park (private cars only) for a period of three years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until **3.2.2026**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission of a condition record within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **3.5.2023**;
- (b) in relation to (a) above, the implemented drainage facilities on Site shall be maintained at all times during the planning approval period;