

Previous s.16 application covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-PS/348	Filling of land for Permitted Plant Nursery and Ancillary Track for Agricultural Vehicles	18.11.2011 (Rejected)	(1) and (2)

Rejection Reasons

- (1) Failed to demonstrate that the proposed development would not pose adverse environmental, drainage and traffic impacts on the surrounding areas

- (2) Setting of an undesirable precedent

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No adverse comment on the application.

3. Drainage

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

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to submit a drainage impact assessment, and to implement and maintain the proposed mitigation measures raised in the drainage impact assessment 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 environmental complaint pertaining to the application site (the Site) received in the past three years.

6. **Landscape Aspects**

Comments of the Chief Town Planner/Urban Design & Landscape of Planning Department:

As stated by the applicant in the submitted Planning Statement (**Appendix I**) that “no old and valuable tree or protected species has been identified at the Site” and “all existing trees will be affected and none of the existing trees is proposed to be retained”. However, there are no existing tree information, and landscape proposal provided as mitigation measures to alleviate the impact caused by the proposed development.

7. **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.

8. **Water Supplies**

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

No objection to the application.

9. **Long-term Development**

(a) Comments of the Project Manager (West), Civil Engineering and Development Department:

No objection to the application.

(b) Comments of the Director of Leisure and Cultural Services:

- no in-principle objection to the application;
- the Site is not on the priority list for development agreed by the Yuen Long District Council; and
- he has no plan to develop the Site into public open space at present.

10. **District Officer's Comment**

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

His office has not received any comment from the locals on the application.

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 that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) the planning permission is given to the development/uses under application. It does not condone any other development/use which currently exists on the Site but not covered by the application. The applicant shall take immediate action to discontinue such development/use not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the application site comprises Old Schedule Agricultural Lot (OSAL) 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 lease modification/land exchange application or building plan submission in relation to development approved/under processing at the Site; and
 - the lot owner(s) of the lot(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (e) 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 leading to the Site is not under his department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Yick Yuen 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 Yick Yuen Road;

(g) to note the comments of the Director of Fire Services that:

- in consideration of the design/nature of the proposal, fire service installations (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;
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed 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 (BO)), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under First Schedule of the B(P)R at the building plan submission stage;
- 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 BO and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage;

(i) to note the comments of the Chief Town Planner/Urban Design & Landscape of Planning Department that:

approval of Section 16 application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The Applicant is reminded to approach relevant authority / government department(s) to obtain necessary approval on tree works, where appropriate; and

- (j) to note the comments of the Project Manager(West), Civil Engineering and Development Department that:

the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites under Second Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for Second Phase development will commence in 2024. In this regard and subject to the necessary approvals as required, the government plans to acquire these relevant sites by mid-2024 progressively for the development of HSK/NT NDA. The applicant is required to pay attention to the development programme and liaise with his office if any structures would be erected to ensure that his proposed development would not affect the proposed works under HSK/HT NDA.

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

221216-153559-64500

提交限期**Deadline for submission:**

03/01/2023

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

16/12/2022 15:35:59

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

A/HSK/426

「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。

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

參考編號

Reference Number:

221231-022202-30893

提交限期

Deadline for submission:

03/01/2023

提交日期及時間

Date and time of submission:

31/12/2022 02:22:02

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/426

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. TSENG

意見詳情

Details of the Comment :

極之贊成，由於全港各區各地都極度欠缺供給大型及重型車輛使用的車位，而導致要泊在公路及道路旁。

This document is received on 30 NOV 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
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / HSK / 426
	Date Received 收到日期	30 NOV 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

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

China Royal Investment Limited 華宗投資有限公司

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1547 RP (Part), 1548 S.A (Part), 1548 S.B RP (Part), 1567, 1566, 1568 (Part), 1569, 1573, 1574, 1575, 1576 (Part), 1580, 1581, 1582 (Part), 1593, 1594, 1595, 1596 (Part), 1597 (Part), 1598 (Part), 1599 (Part) and 1600 (Part) in D.D. 124, Hung Shui Kiu, 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 29,445 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 18 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... / ..... sq.m 平方米 <input 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	"Residential (Group A)2", "Open Space" zones and area shown as 'Road'
(f) Current use(s) 現時用途	Vacant (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)” 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 17/11/2022 (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/11/2022 (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	Proposed Temporary Public Vehicle Park (Heavy Goods Vehicle and Container Vehicle) for 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	29,427 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	18 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	18 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	18 .....sq.m <input checked="" 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)	
Structure B1 - Use: Caretaker Office and Washroom GFA: 18 sq.m (about) Height: 3m (about) (1-storey)	
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	.....
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	287 (Heavy Goods Vehicle)
Others (Please Specify) 其他 (請列明)	30 (Container Vehicle)
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	.....

Proposed operating hours 擬議營運時間 24-hour daily, including public holiday																																	
(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)) Accessible from Yick Yuen Road via a local access																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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"/>																															

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

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

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

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ 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
代表

R-riches Property Consultants Limited

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

Date 日期

31/10/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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。
- 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打道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1547 RP (Part), 1548 S.A (Part), 1548 S.B RP (Part), 1567, 1566, 1568 (Part), 1569, 1573, 1574, 1575, 1576 (Part), 1580, 1581, 1582 (Part), 1593, 1594, 1595, 1596 (Part), 1597 (Part), 1598 (Part), 1599 (Part) and 1600 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories
Site area 地盤面積	29,445 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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	"Residential (Group A)2" and "Open Space" zones and area shown as 'Road'
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	Proposed Temporary Public Vehicle Park (Heavy Goods Vehicle and Container Vehicle) for 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	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	18	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.0006 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
(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)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	0.06 % <input checked="" 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 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) _____ _____		317 287 (HGV) 30 (CV)
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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"/>
Location plan, Plan showing the zoning of the Site, Plan showing the land status of the Site, Swept path analysis, Plan showing the HSK NDA development schedule, Aerial photo of the site		
Reports 報告書		
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"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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。

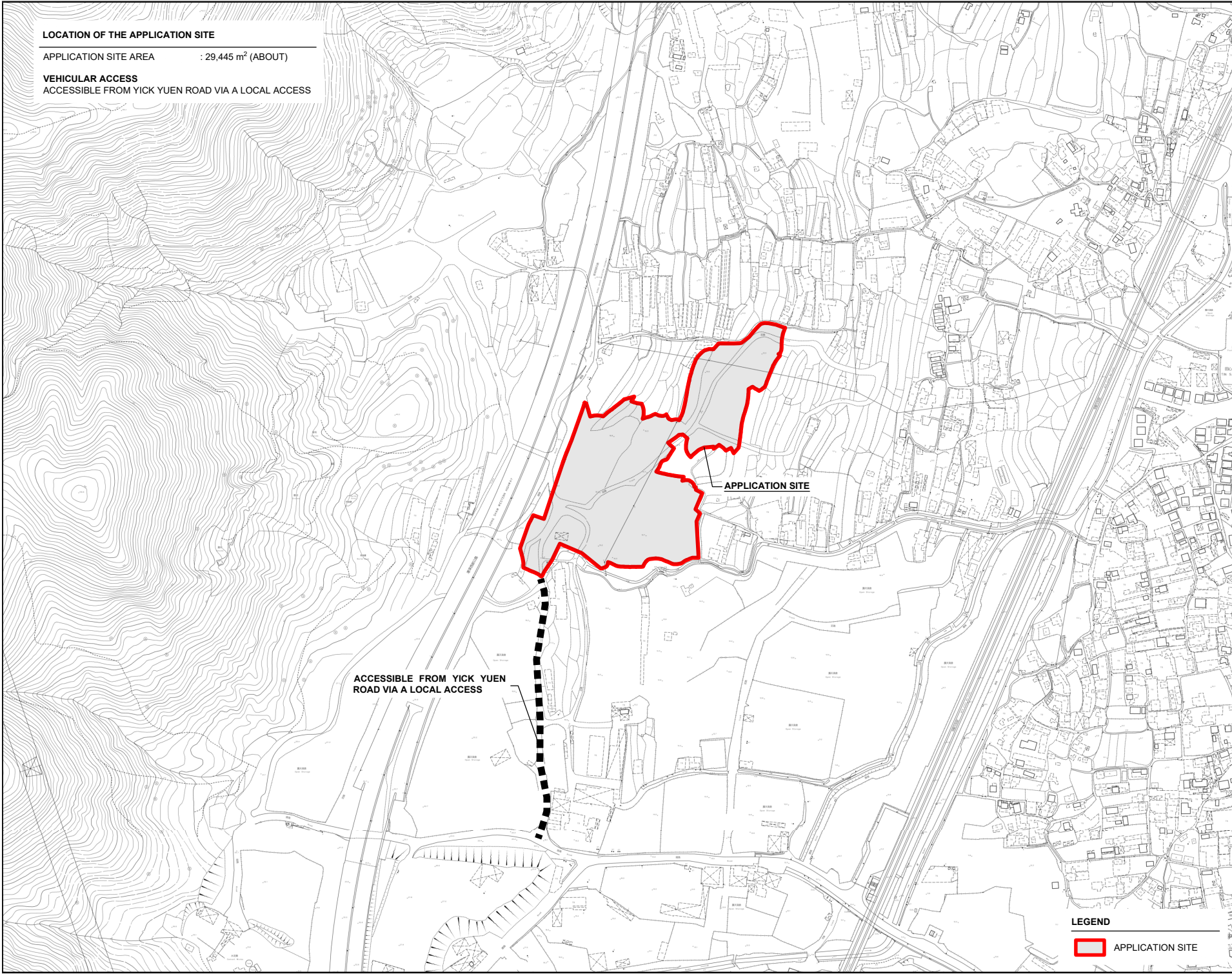
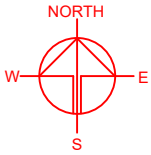
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning of the Application Site
Plan 3	Land Status of the Application Site
Plan 4	Hung Shui Kiu and Ha Tsuen NDA Development Schedule
Plan 5	Aerial Photo of the Application Site
Plan 6	Layout Plan
Plan 7	Swept Path Analysis (Heavy Goods Vehicle)
Plan 8	Swept Path Analysis (Heavy Goods Vehicle)
Plan 9	Swept Path Analysis (Container Vehicle)
Plan 10	Swept Path Analysis (Container Vehicle)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 29,445 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM YICK YUEN ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM YICK YUEN ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT

 **R-Riches**
Property Consultants Ltd.

PROJECT

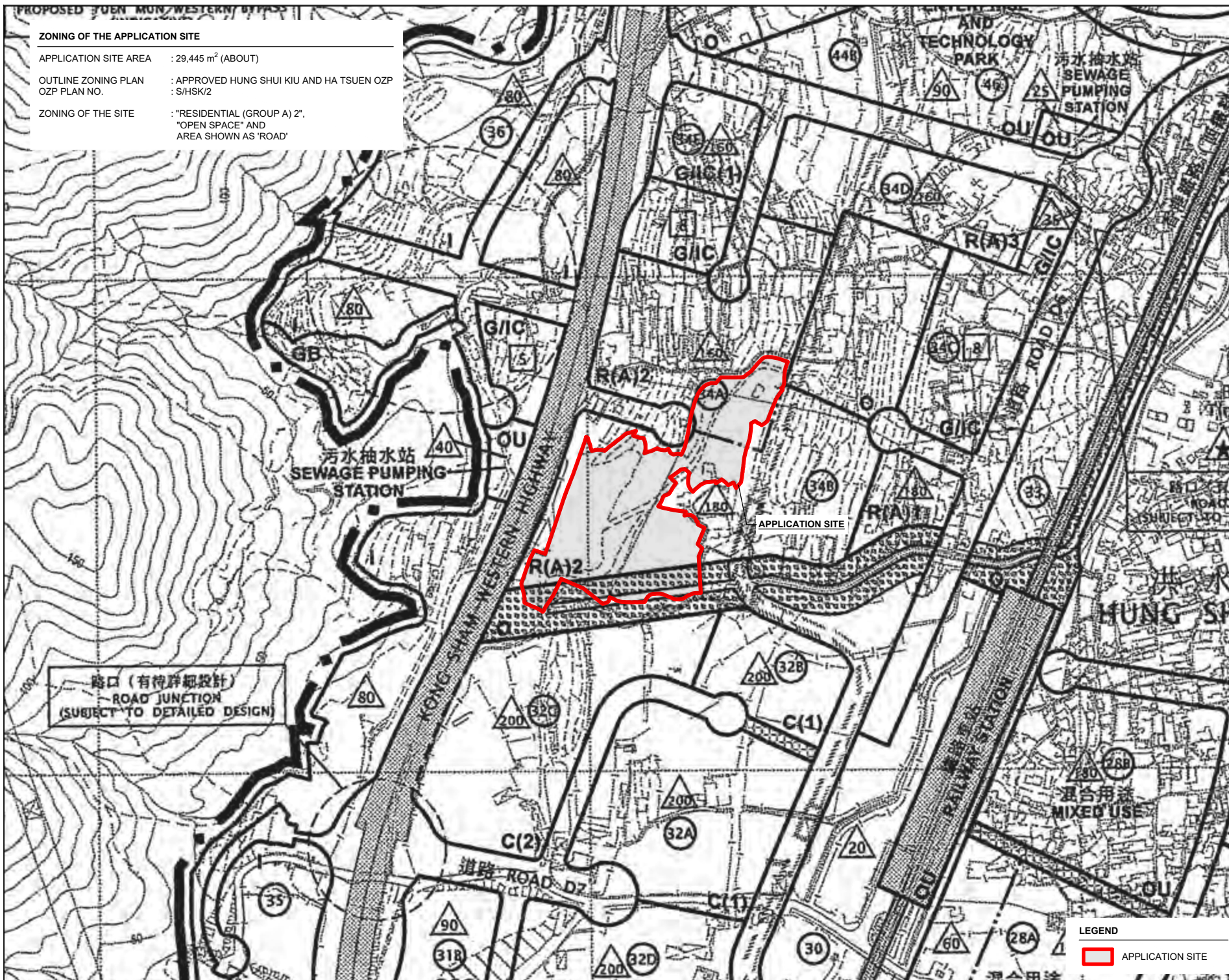
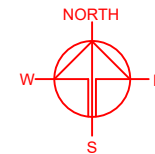
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK (HEAVY
GOODS VEHICLE AND
CONTAINER VEHICLE) FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124,
HUNG SHUI KIU, YUEN LONG,
NEW TERRITORIES

SCALE 1 : 6000 @ A4	
DRAWN BY MN	DATE 20.10.2022
CHECKED BY OL	DATE 24.10.2022
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

APPLICATION SITE AREA	: 29,445 m ² (ABOUT)
OUTLINE ZONING PLAN OZP PLAN NO.	: APPROVED HUNG SHUI KIU AND HA TSUEN OZP : S/HSK/2
ZONING OF THE SITE	: "RESIDENTIAL (GROUP A) 2", "OPEN SPACE" AND AREA SHOWN AS 'ROAD'



	PLANNING CONSULTANT
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PROJECT	
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PROPOSED TEMPORARY
PUBLIC VEHICLE PARK (HEAVY
GOODS VEHICLE AND
CONTAINER VEHICLE) FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124,
HUNG SHUI KIU, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY	DATE
MN	20.10.2022

REVISED BY	DATE
OL	24.10.2022

APPROVED BY	DATE
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DWG. TITLE
ZONING OF THE SITE

DWG NO.	VER.
PLAN 2	001

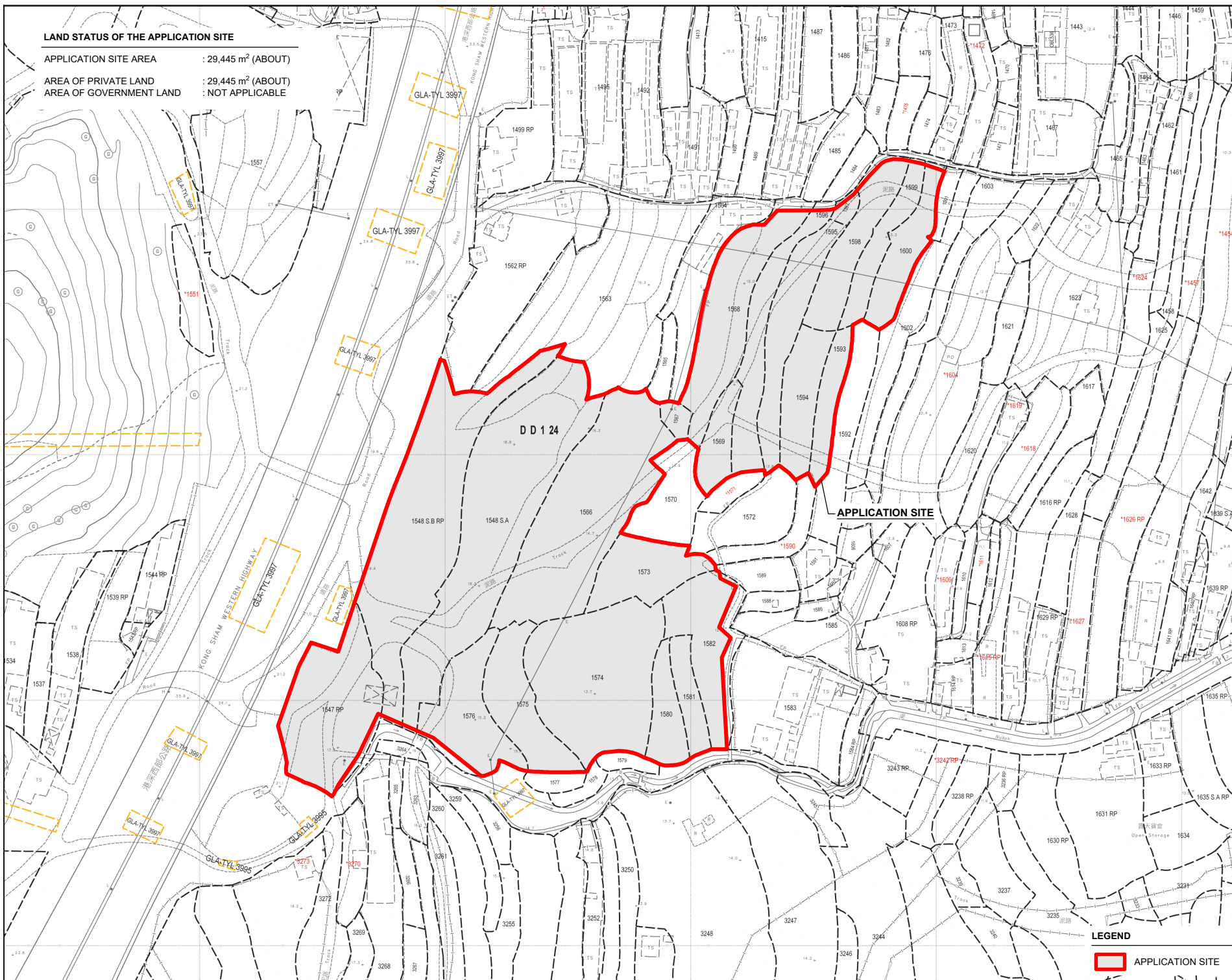
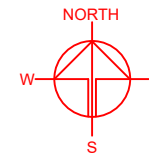
LEGEND



APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 29,445 m² (ABOUT)
 AREA OF PRIVATE LAND : 29,445 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 PUBLIC VEHICLE PARK (HEAVY
 GOODS VEHICLE AND
 CONTAINER VEHICLE) FOR A
 PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124,
 HUNG SHUI KIU, YUEN LONG,
 NEW TERRITORIES

SCALE

1:2000 @ A4

DRAWN BY

MN

DATE

20.10.2022

CHECKED BY

OL

DATE

24.10.2022

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

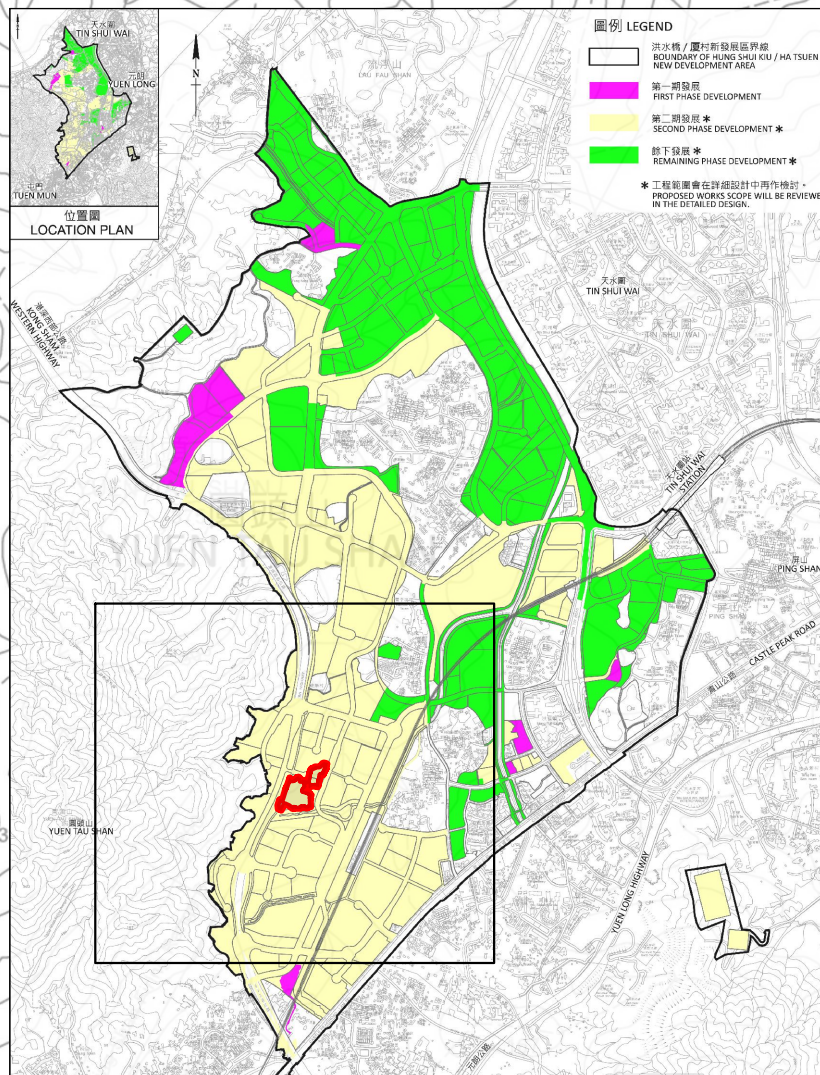
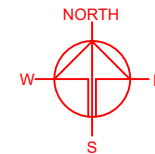
VER.

001

LEGEND

APPLICATION SITE

THE SITE FALLS WITHIN SITES UNDER **SECOND PHASE DEVELOPMENT**



 APPLICATION SITE

	PLANNING CONSULTANT
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PROJECT	
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PROPOSED TEMPORARY
PUBLIC VEHICLE PARK (HEAVY
GOODS VEHICLE AND
CONTAINER VEHICLE) FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124,
HUNG SHUI KIU, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

DATE _____

MN

30

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CHECKED BY

20.	
DATE	

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DATE 24 .

OL

24.

DWG. TITLE

HSK/HT NDA DEV. SCH.

DWG NO.

VER.	
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PLAN 4

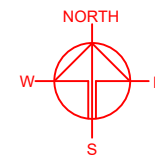
001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 29,445 m² (ABOUT)

SOURCE OF AERIAL PHOTOGRAPH : BY R-RICHES

DATE OF PHOTOGRAPH TAKEN : 29/7/2022



APPLICATION SITE

INDICATIVE ONLY



LEGEND



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK (HEAVY
GOODS VEHICLE AND
CONTAINER VEHICLE) FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124,
HUNG SHUI KIU, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY MN DATE 20.10.2022

CHECKED BY OL DATE 24.10.2022

APPROVED BY DATE

DWG. TITLE
AERIAL PHOTO OF THE SITE

DWG NO. PLAN 5 VER. 001

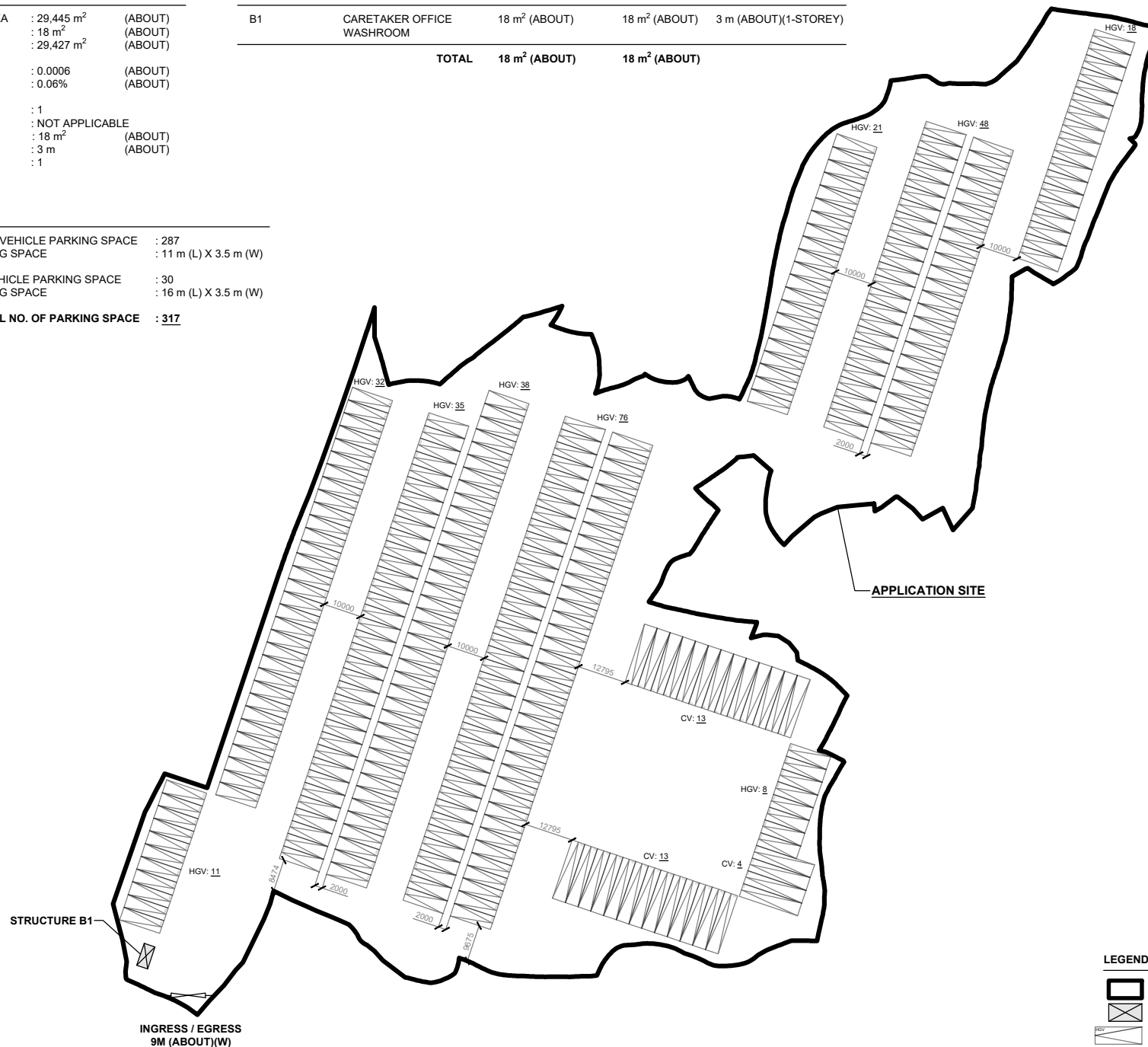
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 29,445 m ²	(ABOUT)
COVERED AREA	: 18 m ²	(ABOUT)
UNCOVERED AREA	: 29,427 m ²	(ABOUT)
PLOT RATIO	: 0.0006	(ABOUT)
SITE COVERAGE	: 0.06%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING PROVISIONS

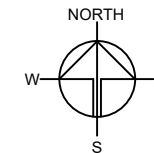
NO. OF HEAVY GOODS VEHICLE PARKING SPACE	: 287
DIMENSION OF PARKING SPACE	: 11 m (L) X 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 30
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)
TOTAL NO. OF PARKING SPACE	: 317

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CARETAKER OFFICE WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m² (ABOUT)	18 m² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	HGV PARKING SPACE
	CV PARKING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK (HEAVY
GOODS VEHICLE AND
CONTAINER VEHICLE) FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124,
HUNG SHUI KIU, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 1500 @ A4

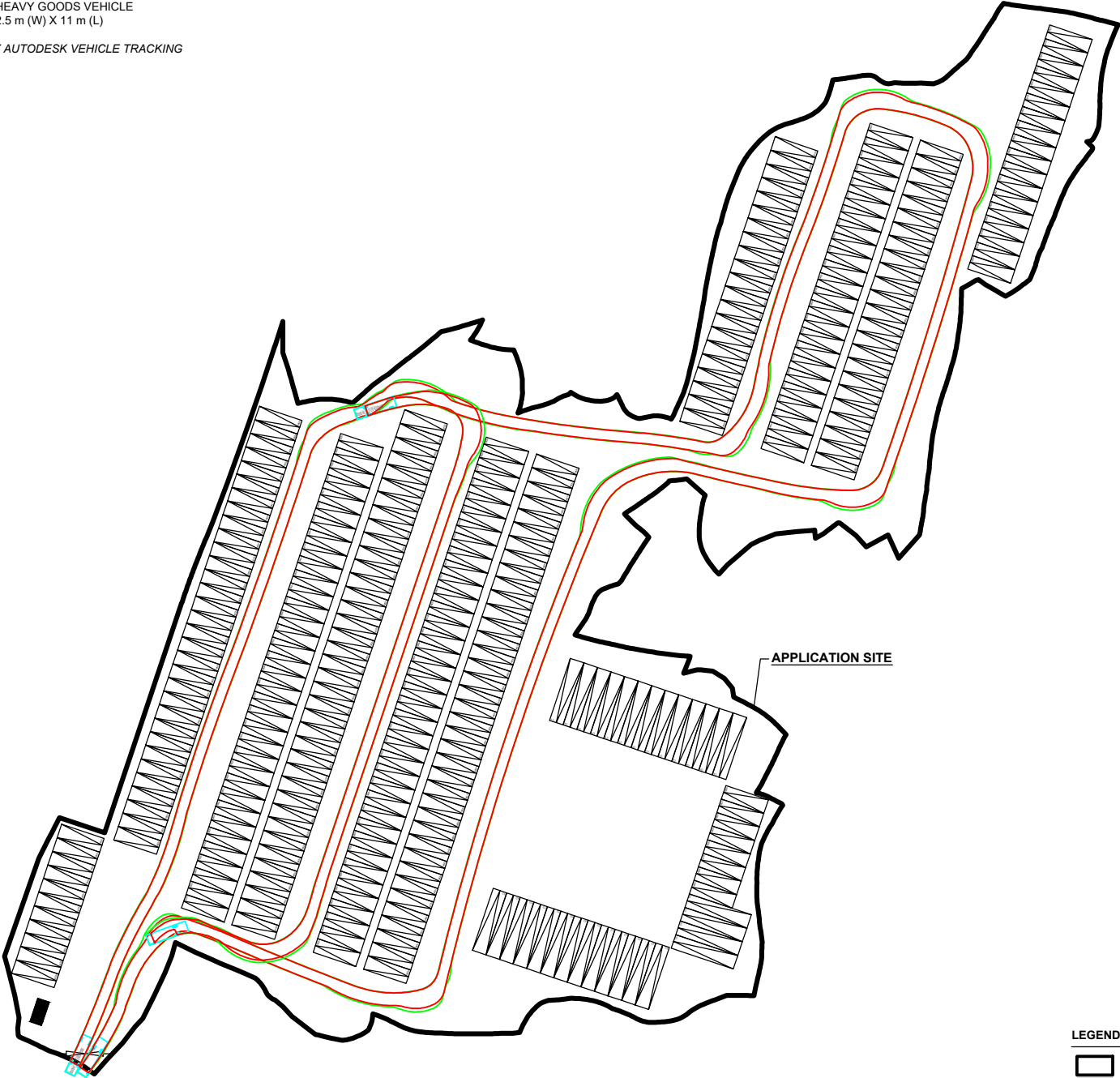
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CHECKED BY OL	DATE 17.11.2022
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 6	VER. 001
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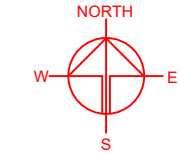
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- PARKING SPACE
- HEAVY GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK (HEAVY
GOODS VEHICLE AND
CONTAINER VEHICLE) FOR A
PERIOD OF 3 YEARS

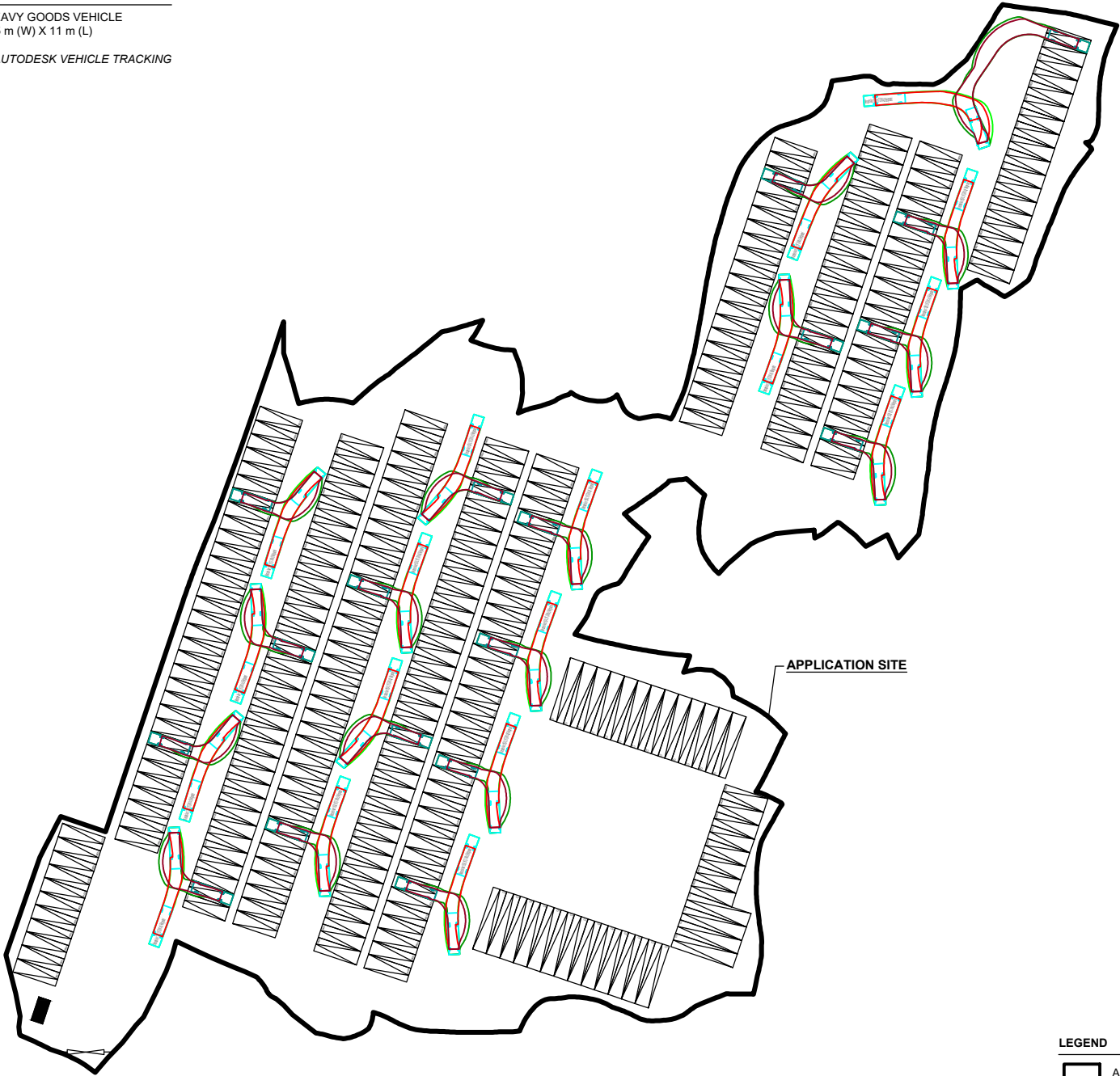
SITE LOCATION

VARIOUS LOTS IN D.D. 124,
HUNG SHUI KIU, YUEN LONG,
NEW TERRITORIES

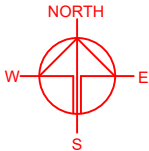
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DRAWN BY MN	DATE 20.10.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (HGV)	
DWG NO. PLAN 7	VER. 001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND	
	APPLICATION SITE
	PARKING SPACE
	HEAVY GOODS VEHICLE
	SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

 **R-Riches**
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK (HEAVY
GOODS VEHICLE AND
CONTAINER VEHICLE) FOR A
PERIOD OF 3 YEARS

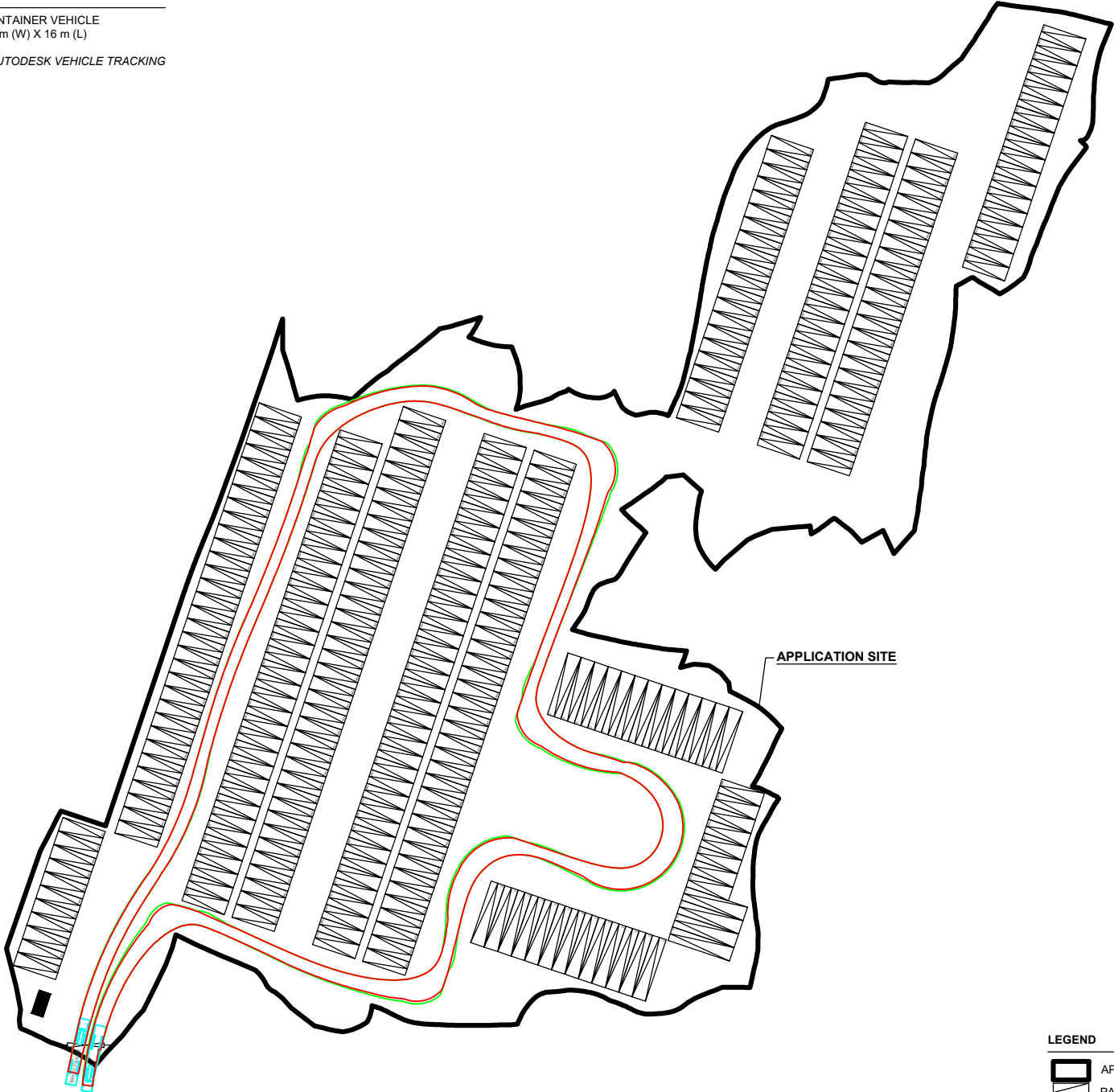
SITE LOCATION

VARIOUS LOTS IN D.D. 124,
HUNG SHUI KIU, YUEN LONG,
NEW TERRITORIES

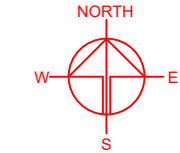
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DRAWN BY	DATE
MN	20.10.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS (HGV)	
DWG NO.	VER.
PLAN 8	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND	
	APPLICATION SITE
	PARKING SPACE
	CONTAINER VEHICLE
	SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

**R-Riches**
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK (HEAVY
GOODS VEHICLE AND
CONTAINER VEHICLE) FOR A
PERIOD OF 3 YEARS

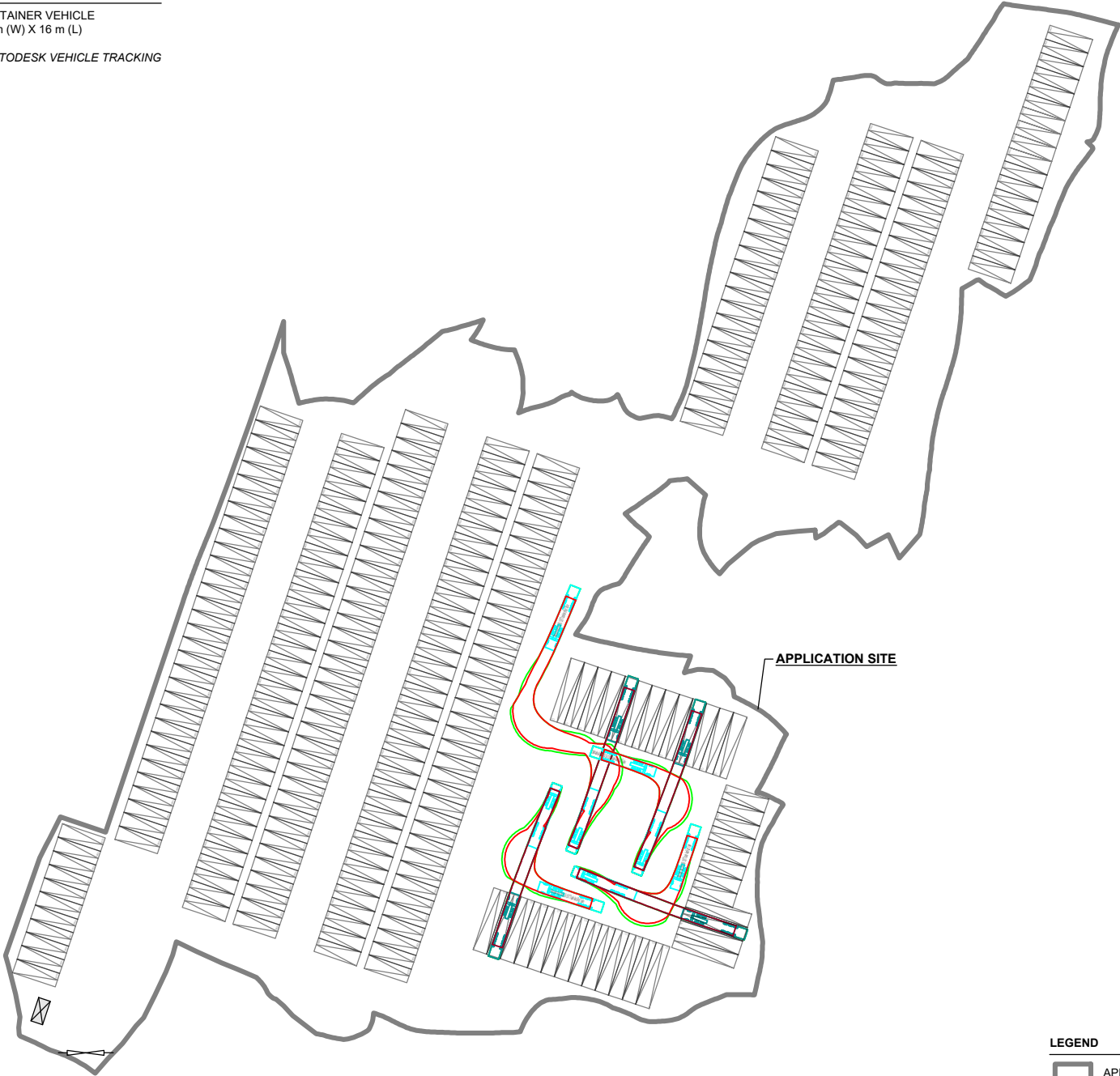
SITE LOCATION

VARIOUS LOTS IN D.D. 124,
HUNG SHUI KIU, YUEN LONG,
NEW TERRITORIES

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DRAWN BY MN	DATE 28.7.2022
CHECKED BY	DATE
APPROVED BY	DATE
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DWG NO. PLAN 9	VER. 001

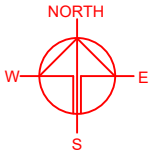
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- PARKING SPACE
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK (HEAVY
GOODS VEHICLE AND
CONTAINER VEHICLE) FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124,
HUNG SHUI KIU, YUEN LONG,
NEW TERRITORIES

SCALE 1 : 1500 @ A4	
DRAWN BY MN	DATE 20.10.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (CV)	
DWG NO. PLAN 10	VER. 001

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY PUBLIC VEHICLE PARK
(HEAVY GOODS VEHICLE AND CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS IN
“RESIDENTIAL (GROUP A)2” AND “OPEN SPACE” ZONES AND AREA SHOWN AS ‘ROAD’
VARIOUS LOTS IN D.D. 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

China Royal Investment Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use various Lots in D.D. 124, Sung Shui Kiu, Yuen Long, New Territories (the Site) for **Proposed Temporary Public Vehicle Park (Heavy Goods Vehicle and Container Vehicle) for a Period of 3 Years**.
- The Site falls within an area zoned as "Residential (Group A)2", "Open Space" and area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2.
- The Site area is 29,445 m² (about) with provision of 317 of parking spaces and 1 structure for caretaker office and washroom with GFA of 18 m² (about).
- The Site is accessible from Yick Yuen Road via a local access. The operation hours of the proposed development are 24-hour daily, including public holidays.
- Justifications for the proposed development are as follows:
 - The proposed development is in line with the 2022 Policy Address to support the local and cross-boundary logistics industry
 - The proposed development would alleviate the shortage of commercial vehicle parking space
 - The proposed development is not incompatible with surrounding land use and no adverse impact is anticipated on the surrounding area
 - The proposed development is only on a temporary basis, it will not frustrate the long-term planning intention of the subject zones
- Details of development parameters are as follows:

Application Site Area	29,445 m ² (about)
Covered Area	18 m ² (about)
Uncovered Area	29,427 m ² (about)
Plot Ratio	0.0006 (about)
Site Coverage	0.06% (about)
Number of Structure	1
Total Gross Floor Area	18 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m ² (about)
Building Height	3 m (about)
No. of Storey	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界洪水橋丈量約份第 124 約多個地段之規劃申請，於上述地盤作**擬議臨時公眾停車場(重型貨車及貨櫃車)**(為期 3 年)。
- 申請地點所在的地區在《洪水橋及厦村分區計劃大綱核准圖 S/HSK/2》上劃為「住宅(甲類)2」、「休憩用地」用途地帶及劃為「道路」的地方。
- 申請地盤面積為 29,445 平方米(約)。申請地點將提供 317 個泊車位及設有 1 座構築物作管理員辦公室及洗手間，構築物的總樓面面積為 18 平方米(約)。
- 申請地點可從亦園路經一條地區道路前往。擬議發展的作業時間為每天 24 小時營運(包括公眾假期)。
- 擬議發展的申請理據如下：
 - 擬議發展的目的與 2022 年的施政報告的內容一致，以支援本地及跨境的物流行業
 - 擬議發展將能夠緩解香港商用車停泊位的短缺
 - 擬議發展與周邊的用途並非不協調及不會對周邊地區帶來負面影響
 - 擬議發展只屬臨時性質，則不會影響上述用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	29,445 平方米(約)
上蓋總面積：	18 平方米(約)
露天地方面積：	29,427 平方米(約)
地積比率：	0.0006(約)
上蓋覆蓋率：	0.06%(約)
樓宇數目：	1
總樓面面積	18 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	18 平方米(約)
構築物高度：	3 米(約)
構築物層數：	1

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *China Royal Investment Limited* (the applicant) to submit this planning application under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) to the Town Planning Board (the Board) on its behalf in respect to *Lots 1547 RP (Part), 1548 S.A (Part), 1548 S.B RP (Part), 1567, 1566, 1568 (Part), 1569, 1573, 1574, 1575, 1576 (Part), 1580, 1581, 1582 (Part), 1593, 1594, 1595, 1596 (Part), 1597 (Part), 1598 (Part), 1599 (Part) and 1600 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories* (the Site)(**Plans 1 to 3**).
- 1.2 The applicant seeks to use the Site for **Proposed Temporary Public Vehicle Park (Heavy Goods Vehicle and Container Vehicle) for a Period of 3 Years** (proposed development). The Site falls within an area zoned as “Residential (Group A)2” (“R(A)2”), “Open Space” (“O”) and area shown as ‘Road’ on the Approved Hung Shui Kiu and Ha Tsuen (HSK/HT) Outline Zoning Plan (OZP) No. S/HSK/2 (**Plans 1 to 3**). In order to use the Site for the applied use, prior permission have to be obtained from the Board, hence, submission of planning application under S.16 of the Ordinance is required.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

2. JUSTIFICATIONS

In Line with 2022 Policy Address– International Shipping Centre

- 2.1 According to 2022 Policy Address (para. 49), ‘*this year, we will work with the Hong Kong Logistics Development Council and the trade to start formulating an action plan to promote high value-added modern logistics development in three major directions*’, in this regard, the proposed development is in line with this year’s Policy Address to support the logistics industry by strengthening land transport, in order to improve Hong Kong’s vital role in the Greater Bay Area (GBA) logistics chain.
- 2.2 The Site contribute largely for land supply to provide legal parking spaces for local and cross-boundary commercial vehicles, so that when land transport resumed fully after the COVID-19 pandemic, the applied use would enhance the status of Hong Kong as International Shipping Centre. The Site is located at the west of the Kong Sham Western Highway, which is an ideal location to support the logistics industry and in accordance to the “East in East out, West in West out” strategy for cross-boundary goods movement.

To Alleviate the Shortage of Commercial Vehicle Parking Space

- 2.3 Since the outbreak of COVID-19, the Governments of Mainland China and Hong Kong Special Administrative Region (HKSAR) have established a variety of entry restrictions to strengthen the epidemic control. Substantial amount of cross-border trunk drivers has been affected and forced to quit the industry, subsequently caused significant impact on land cross-bounder traffic compare with the normal period. As a result, a lot of cross-border trunks were forced to either be parked on-street illegally or on sites without valid planning permission in Hong Kong due to the lack of available cross-boundary truck drivers.
- 2.4 The applicant seeks to temporarily provide parking spaces to store the aforesaid cross-border commercial vehicles (with valid license) at the Site. Majority of parking space are reserved for cross-boundary commercial vehicle, which would be parked at the Site until the entry restrictions of between Mainland China and Hong Kong have been lifted.
- 2.5 As the number of commercial vehicle parking spaces available for use are far less than the number of existing commercial vehicles in Hong Kong, the remaining spaces would be reserved for local commercial vehicles, as to relocate the existing illegal on-street parking in northwest New Territories, which caused adverse traffic impact to the nearby road network. Therefore, the approval of the application would temporarily alleviate the shortage of commercial vehicle parking spaces.

The Development Schedule of Hung Shui Kiu and Ha Tsuen New Development Area

- 2.6 The Site currently falls within area zoned as “R(A)2”, “O” and area shown as ‘Road’ on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. According to the development schedule of HSK/HT New Development Area (NDA), the Site falls within sites under the Second Phase development (**Plan 4**).
- 2.7 Although the Second Phase of Development’s exact implementation programme is still being formulated, it is expected that site formation and engineering infrastructure construction for the Second Phase development will commence in 2030. As the planning intentions of the subject zones have not yet been implemented, approval of the subject application would not jeopardize the long-term development of the area and affect the implementation of HSK/HT NDA, and more importantly would better utilize precious land resources.

No Adverse Impact is Anticipated on The Surrounding Area

- 2.8 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas as stated in *chapter 5* of this report. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located at the mid-western portion of the HSK/HT NDA. It is approximately 300 m north of Yick Yuen Road; 1.6 km northeast of Castle Peak Road – Hung Shui Kiu; 2.3 km south of the roundabout of Kong Sham Western Highway/Ha Tsuen Weigh Station (i.e. the nearest entrance to Kong Sham Western Highway from the Site); and 3.4 km southwest of Tin Shui Wai MTR Station.

Accessibility

- 3.2 The Site is accessible from Yick Yuen Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is partially fenced off and the majority of the Site is of soiled ground, covered by vegetation and woodland. Some parts of the Site are currently occupied by low-rise vacant temporary structures. The site level of the Site varies from +13.3 mPD and +18.8 mPD (about) (**Plan 5**).

Surrounding Area

- 3.4 The Site is mainly surrounded by open storage of vehicle, construction materials and machineries; temporary structures for storage and workshop uses; and vacant land covered by vegetation and hard-paving (**Plan 5**).
- 3.5 To its immediate north are occupied by open storage of construction materials, vacant temporary structures, vacant land covered by vegetation and woodland. To its further north are occupied by temporary structures for storage, workshop and some open storage uses.
- 3.6 To its immediate east are vacant land covered by vegetation and woodland. To its further east are further east are vacant land and occupied by temporary structures for storage use.
- 3.7 To its immediate and further south are occupied by open storage of vehicle, construction materials and machineries and temporary structures for workshop and storage uses.
- 3.8 To its immediate west is the viaduct of Kong Sham Western Highway. To its further west across Kong Sham Western Highway are area covered by vegetation and woodland.

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site currently falls within an area zoned as "R(A)2", "O" and area shown as 'Road' on the Approved HSK/HT OZP No. S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'public vehicle park (heavy goods vehicle and container vehicle)' use is not a column 1 nor column 2 use within the "R(A)2" and "O" zones, which requires permission from the Board.
- 4.2 In area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) as stated at the Covering Notes of the OZP also require permission from the Board.

Planning Intention of "R(A)2" and "O" Zones

- 4.3 The planning intention of the "R(A)2" zone is *intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.*
- 4.4 The planning intention of the "O" zone is *intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.*

Previous Application

- 4.5 There is no previously approved S.16 planning application in respect of the Site.

Similar Application

- 4.6 There is no similar S.16 planning application approved within the "R(A)2" and "O" zones.

Town Planning Board Guidelines No. (TPB PG-No.) 13F

- 4.7 The applied use (i.e. container vehicle park) is considered as port back-up use according to paragraph 1.6 of the TPB PG-No. 13F. As the Site falls within the boundary of the HSK/HT NDA, '*sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development*' and the Site is not required for to facilitate the HSK/HT NDA during the planning approval period.
- 4.8 Although the applied use has not been operating at the Site, the proposed

development intends to support the logistics industry, approval of the current application would not set undesirable precedent as it should be considered on an individual merit given its special background.

Land Status of the Application Site

- 4.9 The Site consists of an area of 29,445 m² (about) (**Plan 3**). The Site comprises 22 private lots, i.e. *Lots 1547 RP (Part), 1548 S.A (Part), 1548 S.B RP (Part), 1567, 1566, 1568 (Part), 1569, 1573, 1574, 1575, 1576 (Part), 1580, 1581, 1582 (Part), 1593, 1594, 1595, 1596 (Part), 1597 (Part), 1598 (Part), 1599 (Part) and 1600 (Part) in D.D. 124* with total area of 29,445 m² (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan 3**). The subject lots are currently owned by individual companies, details of ownership are provided at **Table 1** below:

Table 1: Land Status of the Application Site

Private Lot in D.D. 124		Ownership
1	Lot 1547 RP	Honour Jet Development Limited
2	Lot 1548 SA	Wealth Star Limited
3	Lot 1548 SB RP	Honour Jet Development Limited
4	Lot 1566	Wealth Star Limited
5	Lot 1567	Honour Jet Development Limited
6	Lot 1568	Wealth Star Limited
7	Lot 1569	
8	Lot 1573	
9	Lot 1574	
10	Lot 1575	
11	Lot 1576	Honour Jet Development Limited
12	Lot 1580	Wealth Star Limited
13	Lot 1581	
14	Lot 1582	
15	Lot 1593	
16	Lot 1594	
17	Lot 1595	Strong Cheer Limited
18	Lot 1596	
19	Lot 1597	Wealth Star Limited
20	Lot 1598	
21	Lot 1599	
22	Lot 1600	Strong Cheer Limited

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 29,445 m² (about). The detailed development parameters are shown at **Table 2** below.

Table 2: Development Parameters of the Proposed Development

Application Site Area	29,445 m ² (about)
Covered Area	18 m ² (about)
Uncovered Area	29,427 m ² (about)
Plot Ratio	0.0006 (about)
Site Coverage	0.06% (about)
Number of Structure	1
Total Gross Floor Area	18 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m ² (about)
Building Height	3 m (about)
No. of Storey	1

- 5.2 1 structure is proposed at the Site for caretaker office and washroom, the remaining area is proposed for parking and circulation spaces (**Plan 6**). Details of structures are shown at **Table 3** below:

Table 3: Details of Proposed Structure

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Caretaker Office, and Washroom	18 m ² (about)	18 m ² (about)	3 m (1-storey)
Total		18 m² (about)	18 m² (about)	-

Operation Mode

- 5.3 The operation hours of the proposed development are 24 hours daily including public holiday. The estimated number of staff working at the Site are 2. A total of 317 parking spaces are rented to cross-boundary truck drivers/owners on a monthly basis to meet the pressing demand for commercial vehicle parking spaces in Hong Kong, details of spaces are at **Table 4** below:

Table 4: Parking Provisions of the Proposed Development

Type of Parking Space:	Number of Space
Parking Space for Heavy Goods Vehicle - 3.5 m (W) X 11 m (L)	287
Parking Space for Container Vehicle - 3.5 m (W) X 16 m (L)	30
Total	317

- 5.4 In order to restrict open storage of vehicle (without license), no vehicles without valid licenses issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period.
- 5.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto the nearby public road (**Plans 7 to 10**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety.

Minimal Traffic Impact

- 5.6 The breakdown of AM and PM peak hours of estimated vehicular trip generated and attracted by the proposed development are provided at **Table 5** below:

Table 5: Estimated Trip Generated and Attracted by the Proposed Development

Time Period	Trip Generation and Attraction				
	Heavy Goods Vehicle		Container Vehicle		2-Way Total
	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (08:00 – 09:00)	0	30	0	15	45
Trip at <u>PM peak</u> per hour (17:00 – 18:00)	15	0	30	0	45
Trip per hour (average)	5	5	5	5	20

- 5.7 As traffic generated and attracted by the proposed development is insignificant, adverse traffic impact to the surrounding roads should not be anticipated.

Minimal Environmental Impact

- 5.8 The applicant will strictly follow the 'Code of Practice on Handling the Environmental

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

- 5.9 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/94 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.10 During the operation of the proposed development, the major source of wastewater will be sewage from washroom generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

Minimal Landscape Impact

- 5.11 No old and valuable tree or protected species has been identified at the Site. Due to the parking spaces and area reserved for circulation purpose, all existing trees will be affected and none of the existing trees is proposed to be retained at the Site.

Minimal Drainage Impact

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

Fire Safety Aspect

- 5.13 The applicant will submit a fire service installations (FSIs) proposal in accordance to *Building Ordinance*, *Fire Services Ordinance* and *Fire Safety (Buildings) Ordinance* after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

6. CONCLUSION

- 6.1 The applicant seeks the Board’s permission to use the Site for ‘Proposed Temporary Public Vehicle Park (Heavy Goods Vehicle and Container Vehicle) for Period of 3 Years’, with 317 nos. of parking spaces to alleviate the shortage of commercial vehicle parking space and to support the local and cross-boundary logistics industry.
- 6.2 Although the applied use is not a column one nor column two use within the “R(A)2”, “O” zones and area shown as ‘Road’, the application is only on a temporary basis, it would not frustrate the long-term planning intention of these zones. Although the proposed development is not entirely in line with the TPB PG-13F, the proposed development intends to support the logistics industry, approval of the current application would not set undesirable precedent as it should be considered on an individual merit given its special background.
- 6.3 In addition, despite the fact that the Site is zoned as “R(A)2” and “O” and area shown as ‘Road’, the site formation and engineering infrastructure construction for the subject zones and road would only be expect to be commenced in 2030. As the planning intentions of the subject zones have not yet been implemented, approval of the subject application would not affect the implementation of HSK/HT NDA, and more importantly would better utilize precious land resources.
- 6.4 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 6.5 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘Proposed Temporary Public Vehicle Park (Heavy Goods Vehicle and Container Vehicle) for Period of 3 Years’.

R-riches Property Consultants Limited
October 2022

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



Fw: [FI] S.16 Application No. A/HSK/426 - FI to address departmental comments

07/02/2023 09:21

From: tmylwdpo_pd/PLAND/HKSARG
To: Natalie Lok Yi CHAN/PLAND/HKSARG@PLAND
Cc: Simon PH CHAN/PLAND/HKSARG@PLAND, Charlie Siu Hin TSUI/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 07/02/2023 09:21 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <bkclee@pland.gov.hk>
Date: 07/02/2023 09:12
Subject: FW: [FI] S.16 Application No. A/HSK/426 - FI to address departmental comments

From: Matthew Ng [REDACTED]
Sent: Monday, February 6, 2023 7:02 PM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: nlychan@pland.gov.hk; Bon Tang [REDACTED]; Grace Wong [REDACTED]; Orpheus Lee [REDACTED]; Louis Tse [REDACTED]
Subject: [FI] S.16 Application No. A/HSK/426 - FI to address departmental comments

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG | Planning and Development Manager
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong



FI for A_HSK_426 (20230206).pdf

Our Ref. : DD124 Lot 1573 & VL
Your Ref. : TPB/A/HSK/426

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

By Email

6 February 2023

Dear Sir,

1st Further Information

**Proposed Temporary Public Vehicle Park (Heavy Goods Vehicle and Container Vehicle)
for a Period of 3 Years in “Residential (Group D)2”, “Open Space” and Area Shown as ‘Road’,
Various Lots in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/426)

We are writing to submit further information to address department comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

Responses-to-Comments

Proposed Temporary Public Vehicle Park (Heavy Goods Vehicle and Container Vehicle) for a Period of 3 Years in “Residential (Group D)2”, “Open Space” and Area Shown as ‘Road’, Various Lots in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories

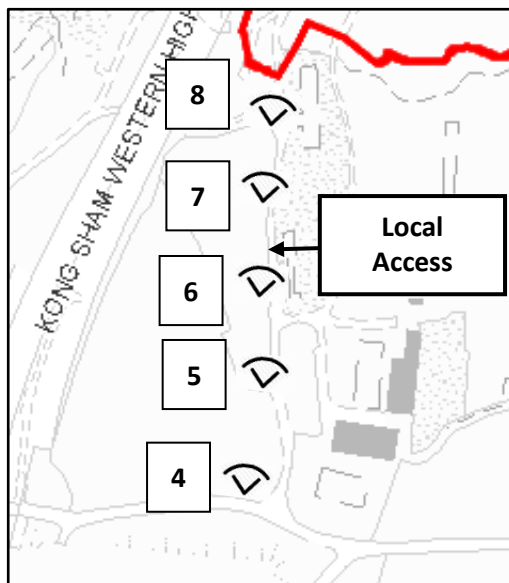
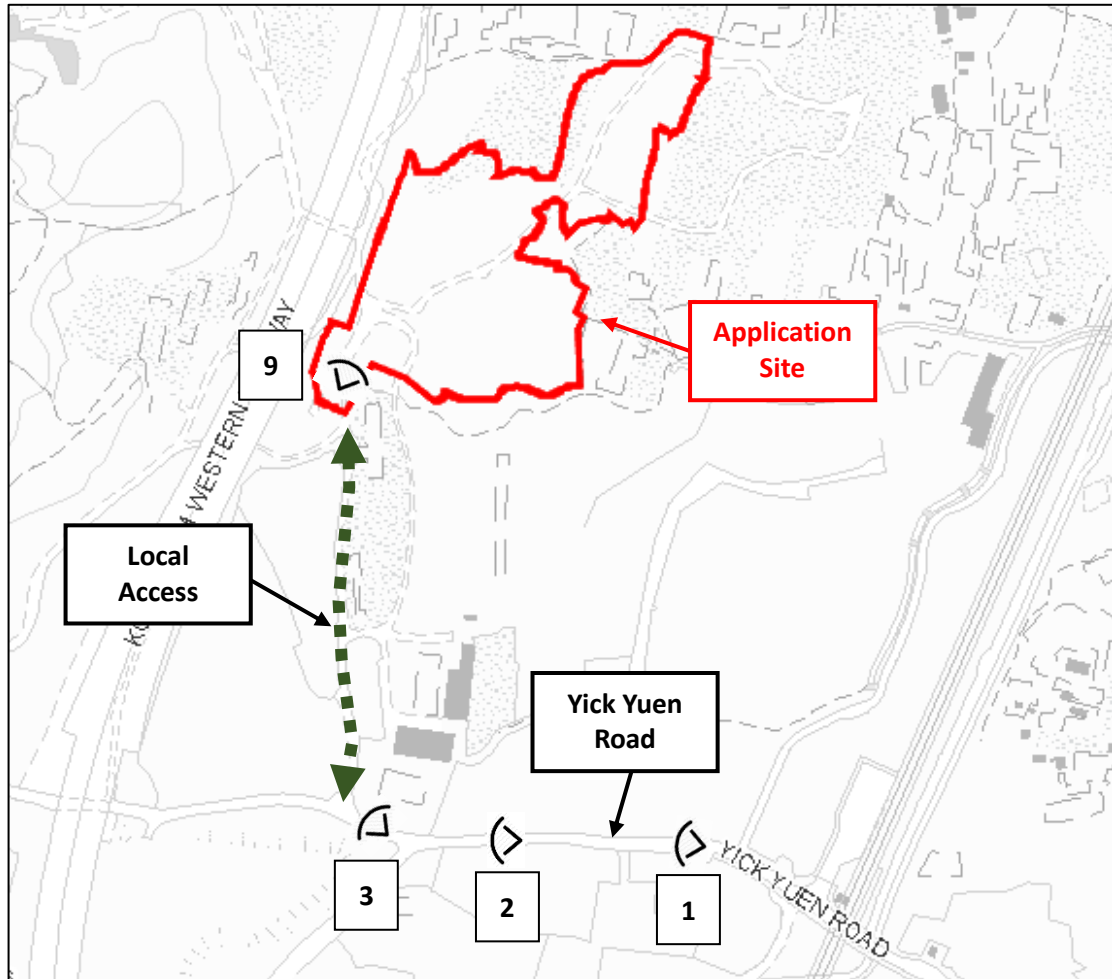
(Application No. A/HSK/426)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Victor MA; Tel: 2399 2422)		
(a)	Please request the applicant to provide photos and road layout plan showing the condition of the local access connecting the subject site and Yick Yuen Road.	Photographic records showing the existing condition of the local access connecting the application site (the Site) and Yick Yuen Road are provided for your consideration (Annex I).
2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHOI Wai-lun; Tel: 2733 5845)		
(b)	Please clarify with the applicant if the subject site allows parking of vehicles conveying Liquefied Petroleum Gas (LPG) like LPG wagon / vehicle and / or other Dangerous Goods Vehicles for our further consideration.	Please be confirmed that vehicles conveying liquefied petroleum gas (LPG) like LPG wagon / vehicle and / or other dangerous goods vehicles will be <u>prohibited</u> to enter and park at the Site at any time during the planning approval period.

Annex I - Photographic Records showing the Existing Condition of the Local Access Connecting the Application Site and Yick Yuen Road

- (i) The application site is accessible from Yick Yuen Road via a local access. Photographic records showing the local access are provided as follows:



1



2



3





