#### 此文**6624年 01月 23日** 附到。城市規劃委員會 只會在收到所有必要的資料及文件後才正式確認收到 申請的日期。

2 3 JAN 2024

This document is received on \_\_\_\_\_\_\_\_ The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents. Appendix I of RNTPC Paper No. A/HSK/503

<u>Form No. 516-111</u> 表格第 516-111 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

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

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

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development. \*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發 展的許可續期,應使用表格第 S16-I 號。

Applicant who would like to publish the <u>notice of application</u> 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: <u>https://www.tpb.gov.hk/en/plan\_application/apply.html</u>

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

# <u>General Note and Annotation for the Form</u> 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

2400217 18/1

By Hand

#### Form No. S16-III 表格第 S16-III 號

For Official Use Only	Application No. 申請編號	A/HSK/503	11
請勿填寫此欄	Date Received 收到日期	2 3 JAN 2024	

 The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
 申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市 規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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).

指先細閱《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:22314810 或22314835)及規劃署的規劃資料查詢處(熱線:22315000)(香港北角渣華道333號北角政府合署17樓及新界沙 田上禾輩路1號沙田政府合署14樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. 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)

Lo Man Hon (羅文漢)

#### 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 )

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)	Lot 908 RP in D.D.125, Ha Tsuen, Yuen Long
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積    715    sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積    Nil    sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nilsq.m 平方米 □About 約

Parts 1, 2 and 3 第1、第2及第3部分

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		and the second s	
(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 No. S/HSK/2	Zoning Plan
(e)	Land use zone(s) involved 涉及的土地用途地帶	'Open Space' ("O")	
		Public vehicle park (private car and light goods	vahiala)
		Public venicle park (private car and right goods	venicie)
(f)	Current use(s) 現時用途	(If there are any Government, institution or community) plan and specify the use and gross floor area) (如有任何政府、機構或社臨設施,請在圖則上顯示,	
4.	"Current Land Owner" of A	Application Site 申請地點的「現行土地	擁有人」
The	applicant 中請人 -	an a	*
	is the sole "current land owner" <sup>#</sup> (r 是唯一的「現行土地擁有人」 <sup>#</sup>	olease proceed to Part 6 and attach documentary proof c 請繼續填寫第6部分,並夾附業權證明文件)。	of ownership).
	is one of the "current land owners"# 是其中一名「現行土地擁有人」#	<sup>&amp;</sup> (please attach documentary proof of ownership). <sup>&amp;</sup> (請夾附業權證明文件)。	
	is not a "current land owner" <sup>#</sup> , 並不是「現行土地擁有人」 <sup>#</sup> 。		
	The application site is entirely on G 申請地點完全位於政府土地上(	overnment land (please proceed to Part 6). 清纖續填寫第6部分)。	······································
5.	Statement on Owner's Cons 就土地擁有人的同意/通		
(a)	According to the record(s) of the L involves a total of 根據十地計冊處截至	and Registry as at	日的記錄,這宗申請共產
(b)	The applicant 申請人 -		
		"current land owner(s)" <sup>#</sup> .	
	已取得 名	「現行土地擁有人」"的同意。	
	Details of consent of "curren	t land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」	
	Land Owner(s) Land Reg	per/address of premises as shown in the record of the istry where consent(s) has/have been obtained 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)
	/Diessa uca canurata chasic if tha	space of any box above is insufficient. 如上列任何方格的名	
	(ricase use separate sneets if the	<u> </u>	<u>第3 (續)、第4及第5部</u>

Р **в** <sub>15</sub> ч

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Land Owner(s)' 「現行土地擁」Land Registry where notification(s) has/have been given 田坡上地計皿或記錄口錄口錄口的地位設置			rrent land owner(s) <sup>20,#</sup> notified	1 已獲通知『現行土地擁有人	
<ul> <li>☑ 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;</li> <li><u>Reasonable Steps to Obtain Consent of Owner(s)</u> 取得土地擁有人的同意所採取的合理步驟</li> <li>□ 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*</li> <li><u>Reasonable Steps to Give Notification to Owner(s)</u> 向土地擁有人敘出通知所採取的合理步驟</li> <li>□ published notices in local newspapers on(DD/MM/YYYY)<sup>®</sup> 於(日/月/年)在指定報章就申請刊登一次通知<sup>®</sup></li> <li>☑ posted notice in a prominent position on or near application site/premises on 27.12.2023(DD/MM/YYYY)<sup>®</sup> 於(日/月/年)征申請地點/申請處所或附近的屬明位置點出關於該申請係</li> <li>☑ sent notice to relevant owners' corporation(\$)/owners' committee(\$)/mutual aid committee(\$)/mana office(\$) or rural committee on18.1.2024(DD/MM/YYYY)<sup>®</sup> 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 處,或有關的鄉事委員會<sup>®</sup></li> <li><u>Others 其他</u></li> <li>□ others (please specify)</li> </ul>	La	md Owner(s)' 現行土地擁	Land Registry where notific	cation(s) has/have been given	he Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
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27.12.2023       (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         ☑       sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/mana office(s) or rural committee on					YYYY) <sup>&amp;</sup>
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處,或有關的鄉事委員會 <sup>∞</sup> Others 其他 □ others (please specify)		office(s) or ru	ral committee on 18.1.	2024 (DD/MM/YYYY) <sup>&amp;</sup>	
others (please specify)				ى بىلى ئىلغان بىلىغى بىلىغ يەربىيە بىلىغى بىلىغ	- 24,24 11 - 11 - 12 24,24 11 - 24,15
	Oth	ers 其他			
<u></u>	<u> </u>	.*			
	-				
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6. Type(s) of Application	n 申請類別	
位於鄉郊地區土地上及 (For Renewal of Permissio	域建築物内進行為期不超過	pment in Rural Areas, please proceed to Part (B))
(a) Proposed use(s)/development 擬議用途/發展		
		roposal on a layout plan) (請用平面圖說明擬說詳情)
<ul> <li>(b) Effective period of permission applied for 申請的許可有效期</li> </ul>	□ year(s) 年 □ month(s) 個月	
(c) Development Schedule 發展結	册節表	
Proposed uncovered land area Proposed covered land area	a 擬議露天土地面積	,
	s/structures 擬議建築物/構築物	
Proposed domestic floor area		數日 ····································
· · · · · · · · · · · · · · · · · · ·		
Proposed non-domestic floor		sq.m ⊡About ∦j
Proposed gross floor area 擬語		sq.m □About 約
		es (if applicable) 建築物/構築物的擬議高度及不同樓層 w is insufficient) (如以下空間不足,請另頁說明)
		ang
		ى « « المراجع » و « و « المراجع » « « « « « « « « « « » » » » » » » »
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	重重位	
Light Goods Vehicle Parking Sp		
Medium Goods Vehicle Parking		
Heavy Goods Vehicle Parking S		
Others (Please Specify) 其他(語	<b>谓夕</b> [9]	u de une de la districtión de la compositiva de la contra d
Deep avoid mumber of loading/up/	oading spaces 上落客貨車位的擬	2011.11.11.12.20.11.11.11.11.11.11.11.11.11.11.11.11.11
Proposed number of toading/unit	oading spaces 上语合则早间的规	na ax c
Taxi Spaces 的土車位		
Coach Spaces 旅遊巴車位	ne (s. 1916)	
Light Goods Vehicle Spaces 輕		
Medium Goods Vehicle Spaces	中型偏重単位	
1 TT		
Heavy Goods Vehicle Spaces	建型貨車車位	
Heavy Goods Vehicle Spaces 重 Others (Please Specify) 其他(	建型貨車車位	

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Part 6 第6部分

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Form No. \$16-III 表格第 S16-III 號

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Prop	Proposed operating hours 擬議營運時間					
		• • • • • • • • • • • • • • • •	•••••			
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ess to ing? 乙盤/	s 是 口	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)) 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)		
		l		S HENY WE RELEATED		
(e)	Impacts of Developm (If necessary, please give justifications/rea 響的措施,否則請想	use separa sons for n	te sheets to ot providing	使展計劃的影響 o indicate the proposed measures to minimise possible adverse impacts or g such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影		
(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? 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 No 否 Yes 是 No 否	·····································	se provide details 請提供詳情 indicate on sile plan the boundary of concerned land/pond(s), and particulars of stream on, the extent of filling of land/pond(s) and/or excavation of land) b盤平面圈顯示有關土地/池塘界線、以及河道改道、填簡、填土及/或挖土的細節及/ o version of stream 河道改道 lling of pond 填塘 tea of filling 填塘深度		
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影 響?	On traffic On water On draina On slopes Affected I Landscape Tree Felli Visual Im	supply 對任 ge 對排水 對斜坡 by slopes 委 e Impact 樟 ng 砍伐植 pact. 構成社	Yes 會     No 不會       供水     Yes 會     No 不會       Yes 會     No 不會       Yes 會     No 不會       Yes 會     No 不會       受斜坡影響     Yes 會     No 不會       單成景觀影響     Yes 會     No 不會       對太     Yes 會     No 不會		

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
· · · · · · · · · · · · · · · · · · ·

(B) Renewal of P			
	1128時用法/發展的		

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(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>HSK</u> / <u>286</u>
(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	6.4.2024 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years
(e) Approval conditions 附帶條件	<ul> <li>□ The permission does not have any approval condition 許可並沒有任何附帶條件</li> <li>☑ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</li> <li>□ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:</li> <li>□ Reason(s) for non-compliance: 仍未履行的原因:</li> <li>□ (Please use separate sheets if the space above is insufficient) (如以上空間不足, 請另頁說明)</li> </ul>
(f) Renewal period sought 要求的續期期間	<ul> <li>✓ year(s) 年</li> <li>∴</li></ul>

Part 6 (Cont'd) 第6部分(續)

#### Form No. S16-III 表格第 S16-III 號

#### 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 application site is subject to a previous planning permissions A/HSK/286 for exactly the same use. The application site has been occupied for public vehicle park since 2012 with 4 preivous planning permissions. 2. Insufficient supply to meet exigent parking demand in Ha Tsuen.

3. The applicant has complied with all the planning conditions imposed to the last planning permission. As such, he should be rewarded with planning permission for another 3 years.

4. The application site is limited in size so that its impact to the surrounding environment is minimal.

5. Public vehicle park (excluding container trailer) is a column two use in "O" zone.

6. The proposed development is compatible with the surrounding environment.

7. Similar planning applications have been approved by the Town Planning Board in the nearby "O" zone (TPB Ref : A/HSK/371)
8. Minimal traffic impact. Estimated traffic generation has been submitted.

9. Insignificant noise and environmental impacts because no operation will be held during sensitive hours.

10. The applicant has submitted tree preservation plan and as-built drainage plan to support his application.

11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.

12. No medium goods vehicle, heavy goods vehicle and container tractor/trailer will allow to access/park at the application site.

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	- X - 16 XXC			. 25	(***)******	• • •:•:•:• •.)\$	*****	( =:=)=);; = =;		(496) <b>-</b> 414 4		******	 	in a state a c		 • • • • • • • • • • • •	******	
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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 mate 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	1人
Name in Block Letters     Position (if applicable)       姓名(請以正楷填寫)     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 /         □       HKIA 香港國境師學會 / □       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 18/1/2024 (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 pushed such materials would also be uploaded to the Board's website for browsing and free downloading by the public when 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  資料亦會上載至季員會網頁供公眾免費瀏覽及下載。	e the
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Such materials would also be uploaded to the Board's website for browsing and free downloading by the public when         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	e the 申請 ttion, 》。 ment 市規

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Applic:	ation 申請摘要
consultces, uploaded deposited at the Plan (請 <u>盡量</u> 以英文及中	nils in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and ming Enquiry Counters of the Planning Department for general information.) 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 署規劃資料查詢處以供一般參閱。)
Application No.	(For Official Use Only) (請勿填寫此欄)
申請編號	
Location/address 位置/地址	Lot 908 RP in D.D. 125, Ha Tsuen, Yuen Long
Site area 地盤面積	715 sq.m 平方米 🛛 About 約
	(includes Government land of 包括政府土地 0 sq. m 平方米 □ About 約)
Plan. 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	'Open Space' ("O")
Type of Application 申請類別	□ 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
	□Year(s) 年 □Month(s) 月
	☑ 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
	☑ Year(s) 年3 □ Month(s) 月
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years

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(i)	Gross floor area		sq.	n 平方米	Plot R	Latio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	NA	□ About 約 □ Not more than 不多於	NA	□About約 □Not more than 不多於
		Non-domestic 非住用	NA.	□ About 約 □ Not more than 不多於	NA	□About 約 □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		🗆 (Not	m 米 t more than 不多於)
			NA		🗆 (No	Storeys(s) 層 t more than 不多於)
		Non-domestic 非住用			🗆 (No	m 米 t more than 不多於)
			NA		🗆 (No	Storeys(s) 層 t more than 不多於)
(iv)	Site coverage 上蓋面積			]	NÁ %	口 About 約
(v)	No. of parking	Total no. of vehic	e parking space	xes 停車位總數		11
	spaces and loading / unloading spaces	D 1		er er er för		
1	停車位及上落客貨	Private Car Parki				9
	車位數目	Motorcycle Parki		車車車位 paces 輕型貨車泊	また	0
			-	• • • • •		2
				g Spaces 中型貨車		0
		Others (Please S)	-	Spaces 重型貨車泊 (請列明) 	中山	
		Total no. of vehic 上落客貨車位/		bading bays/lay-bys		0
		Taxi Spaces 的	上重位			0
		Coach Spaces 前				0
-		Light Goods Vel		經型貨車車位		0
1		Medium Goods				Q
		Heavy Goods Ve Others (Please Sp NA	hicle Spaces	重型貨車車位		Ō
		·····				е 1 1

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For Form No. S.16-III 供表格第 S.16-III 號用

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

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# **Annex 1 Estimated Traffic Generation**

- 1.1 The application site will be opened for parking of private cars and light goods vehicles only. No vehicle exceeding 5.5 tonnes or container trailer/tractor will be allowed to enter the site. A total of 9 and 2 parking spaces are proposed for the parking of private car and light goods vehicle respectively. Also, vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to park at the application site.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

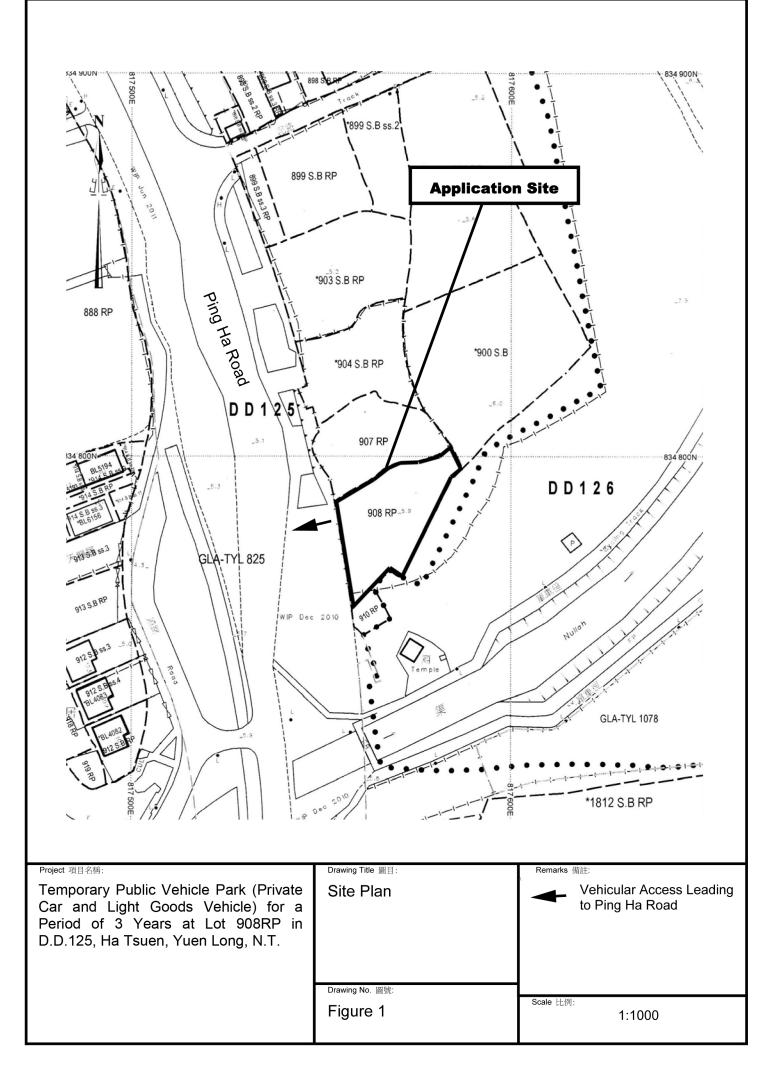
Type of	Average Traffic	Average Traffic	Traffic	Traffic
Vehicle	Generation Rate	Attraction Rate	Generation Rate	Attraction Rate
	(pcu/hr)	(pcu/hr)	at Peak Hours	at Peak Hours
			(pcu/hr)	(pcu/hr)
Private cars	0.56	0.56	6	4
Light goods vehicles	0.19	0.19	3	3
Total	0.75	0.75	9	7

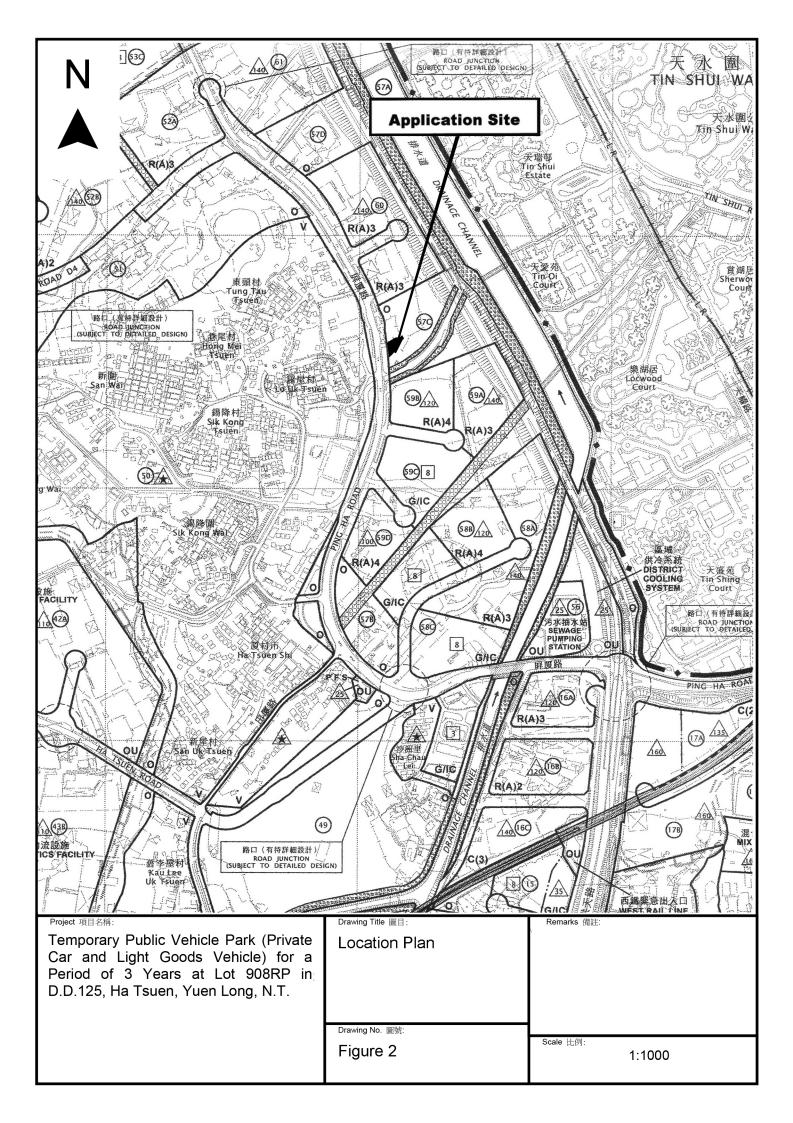
Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. daily including Sundays and public holidays

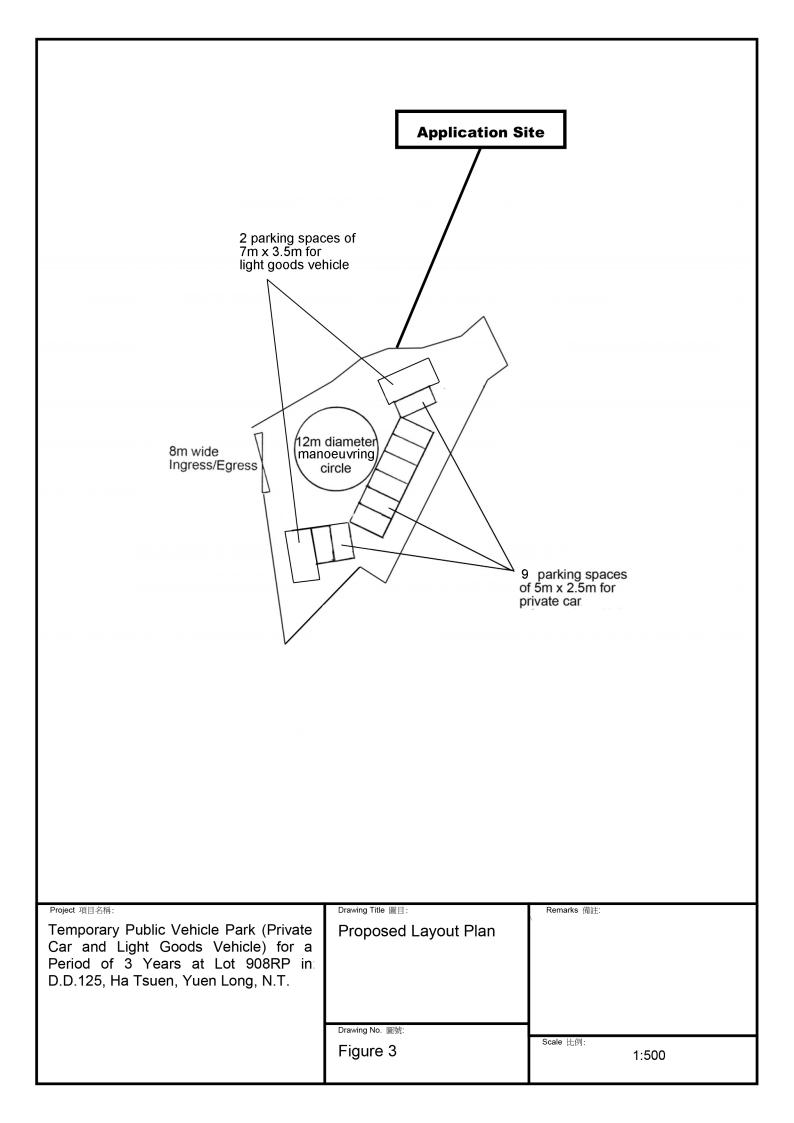
Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively.

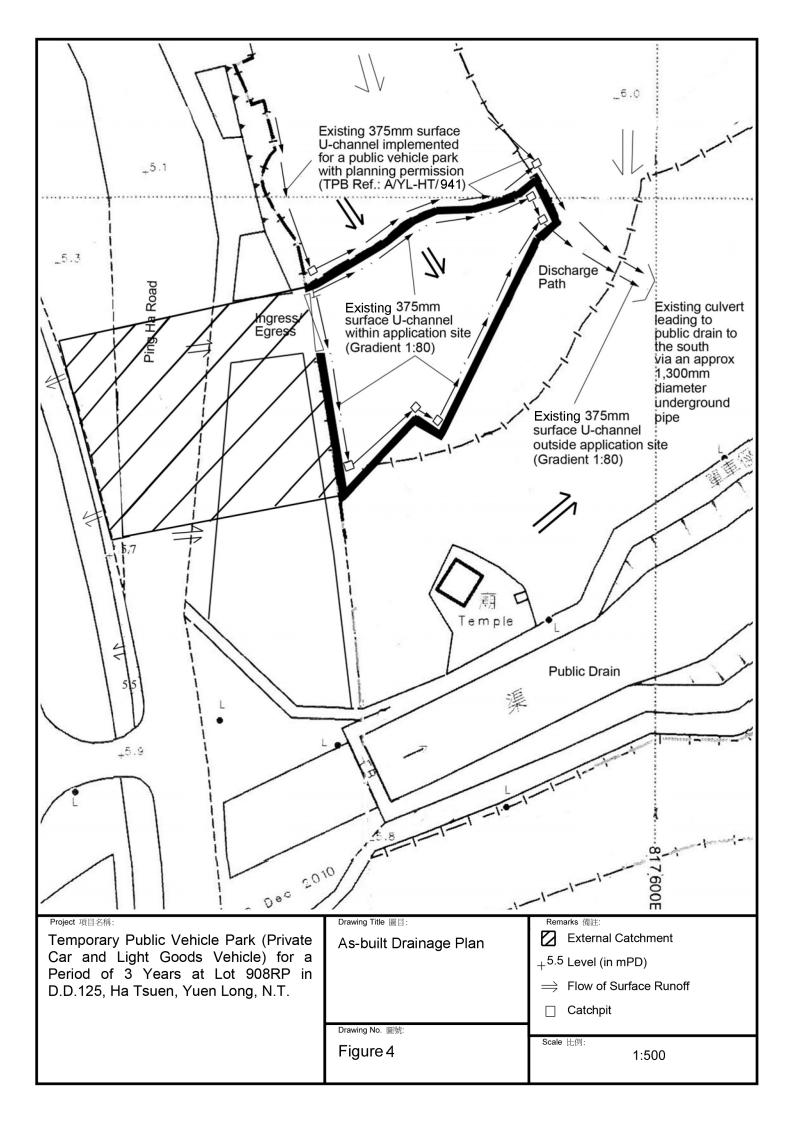
Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the area especially that the proposed development would provide only 11 parking spaces. More, the carpark at the application site has been existed with planning permissions since 2012 to serve the residents of Lo Uk Tsuen.









Total: 3 pages

Date: 25 January 2024

TPB Ref.: A/HSK/503

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

Dear Sir,

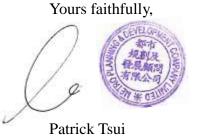
# **Proposed Temporary Public Vehicle Park (Private Car and Light** Goods Vehicle) for a Period of 3 Years at Lot 908RP in D.D.125, Ha Tsuen, Yuen Long, N.T.

We are glad to submit the updated page 12 of the S.16-III application form and the attached tree preservation plan stating that all the trees within the application site will be preserved.

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

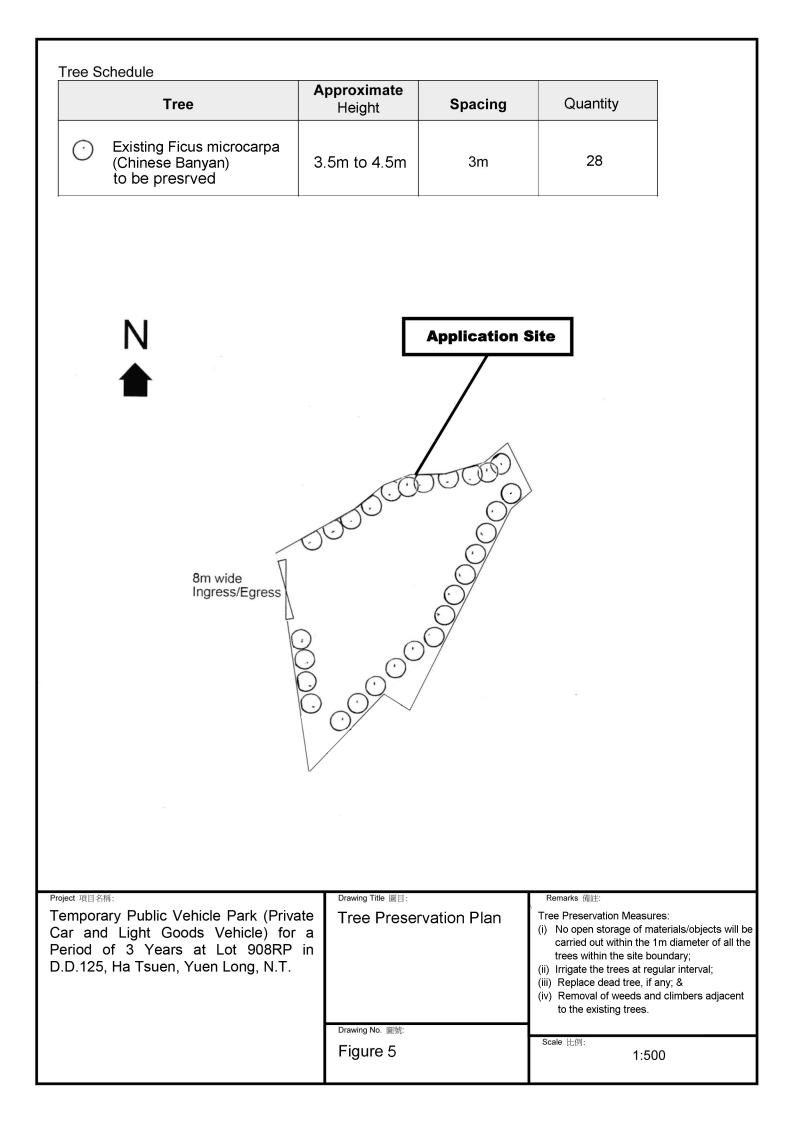
c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) – By Email

By Email



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



Total: 3 pages

Date: 5 February 2024

TPB Ref.: A/HSK/503

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 (Private Car and Light Goods Vehicle) for a Period of 3 Years at Lot 908RP in D.D.125, Ha Tsuen, Yuen Long, N.T.

We write to confirm that the layout and the use of the proposed development at the captioned site is the same as the layout and use of the last planning permission No. A/HSK/286.

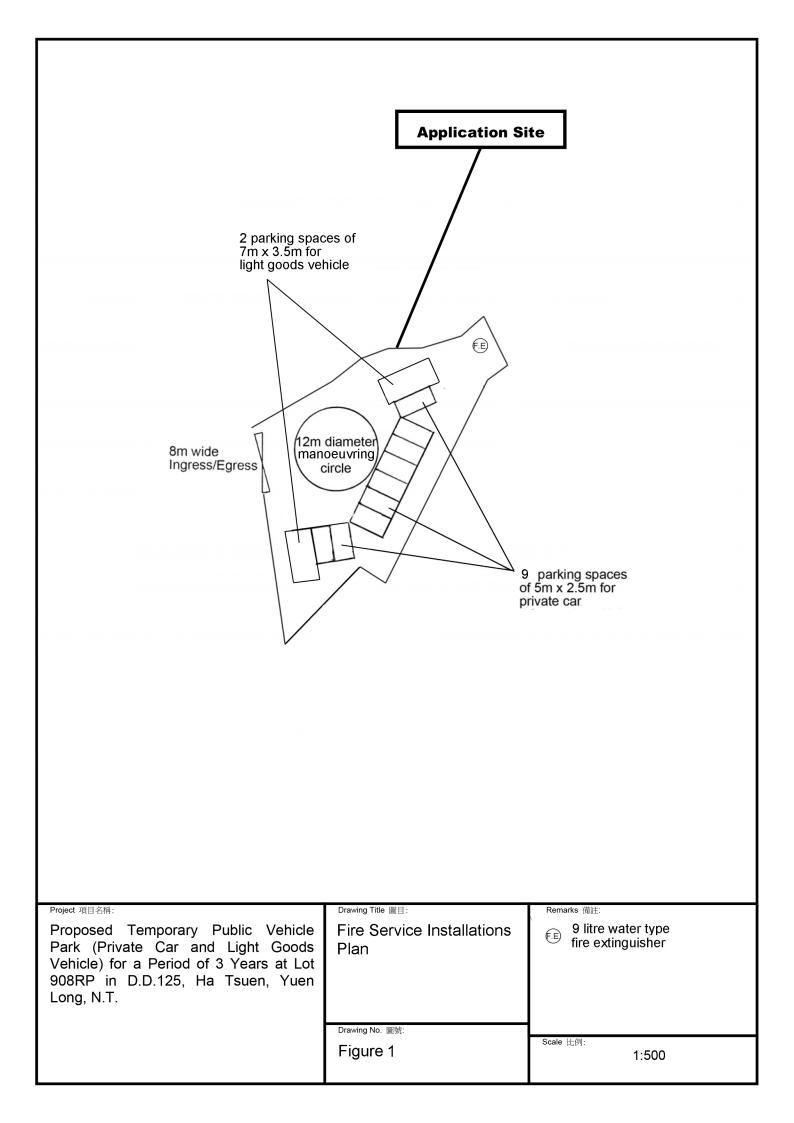
We are glad to submit the FSI plan and the FS251 certificate herewith for the consideration of the Director of Fire Services (D of FS).

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

Yours faithfully,

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) – By Email

By Email



FSD Ref.: 消防處檔號	• •	Ĭ	FALLATIONS AND EQUIPMEN 肖防(裝置及設備)規例 (Regulation 9(1)) (第九條(1)款) IRE SERVICE INSTALLATION 消防裝置及設備證書		<b>A</b> 8175999
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# Extract of Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D)

- 1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

# Previous S.16 Applications covering the Application Site

# Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/260	Temporary Private Car and Lorry Park for a Period of 3 Years	9.8.2002 (revoked on 9.5.2003)
A/YL-HT/784	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	4.5.2012
A/YL-HT/948	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	17.4.2015
A/HSK/56	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	6.4.2018
A/HSK/286	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	26.2.2021

## **Rejected Application**

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/YL-HT/674	Temporary Open Storage of Construction Materials for a Period of 2 Years	5.11.2010 by TPB (on review) (appeal dismissed by TPAB on 10.2.2012)	(1), (2)

## Rejection Reasons

- (1) not in line with the Town Planning Board Guidelines No. 13E.
- (2) set an undesirable precedent which would result in a general degradation of the environment of the area.

# Similar S.16 Applications within/straddling the subject "Open Space" Zone on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years

# Approved Applications

Application No.	Application No. Uses/Development	
A/HSK/154	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles and Container Trailers for a Period of 3 Years	5.7.2019
A/HSK/302	A/HSK/302 Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	
A/HSK/371	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles and Container Trailers for a Period of 3 Years	24.6.2022

# **Government Departments' General Comments**

# 1. Land Administration

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

- no adverse comment on the application; and
- according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the application site (the Site) approved/under processing.

# 2. <u>Traffic</u>

(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 from highway maintenance point of view.

# 3. Drainage

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

- no objection in principle to the application from drainage point of view; and
- should the application be approved, 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. <u>Environment</u>

Comments of the Director of Environmental Protection:

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

# 5. <u>Fire Safety</u>

Comments of the Director of Fire Services:

No in-principle objection to the renewal application subject to the existing fire service installations implemented on the Site being maintained in an efficient working order at all times.

## 6. **Building Matters**

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

- no adverse comment on 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. Long-term Development

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

No adverse comment on the application.

- (b) Comments of the Director of Leisure and Cultural Services:
  - no in-principle objection to the application; and
  - he has no plan to develop the Site into public open space in the upcoming three years.

## 8. <u>Water Supplies</u>

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

No objection to the application.

### 9. District Officer's Comments

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

- no comment from departmental point of view; and
- his office has not received any feedback 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) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises an Old Schedule Agricultural Lot 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;
- (d) 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 road;
- (e) 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 Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site and Ping Ha Road;
- (f) 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;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of s.16 application under Town Planning Ordinance does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant should approach relevant authority/government department(s) direct to obtain necessary approval as appropriate;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental nuisance on the surrounding area; and
- (i) 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 Remaining Phase development of HSK/HT NDA. While the site formation and engineering infrastructure works for the Remaining Phase development is envisaged to commence in 2030, the above

implementation programme is subject to review. The applicant is required to pay attention to the development programme and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.