

2021年 7月 2 日

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

22 JUL 2021

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

Form No. S16-III
 表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
 「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1KTN/79
	Date Received 收到日期	22 JUL 2021

- 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 樓及新界沙田上禾輋路 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)

Grand Leader Property Agency Limited
博領物業代理有限公司

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)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 706 S.A (Part), 707 S.C (Part), 707 S.D (Part), 707 S.E, 707 S.F, 707 S.G, 707 S.H, 707 S.I, 707 S.J, 709 S.A s.s.8 (Part), 710 S.A, 710 S.B, 710 S.C, 710 S.D, 710 S.E, 710 R.P. and 711 S.A in D.D. 92, Kwu Tung North, 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 2,195 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 29.2 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) (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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
20/07/2021 (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 20/07/2021 (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，或有關係的鄉事委員會[&]

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 (Private Cars and Light Goods Vehicles Only) (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	2,165.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	29.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	29.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	29.2 .....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) Please refer to Appendix I	
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	67
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4
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)	.....
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 旅遊巴士車位	.....
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

07:00am to 10:00pm daily, including Sundays and Public Holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<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)) <u>Yin Kong Road</u> <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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> Please provide details 請提供詳情																														
(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"/> No 否 <input checked="" type="checkbox"/>	<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																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

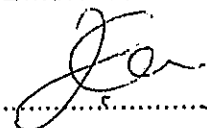
Please refer to Appendix 1

8. Declaration 聲明

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

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

Signature
簽署


.....
FRANCIS LAU

Name in Block Letters
姓名（請以正楷填寫）

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

Planning Manager

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 MRTPI, FRICS, RPS(GP)



on behalf of
代表 Goldrich Planners & Surveyors Limited

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

Date, 日期

20.7.2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lots 706 S.A (Part), 707 S.C (Part), 707 S.D (Part), 707 S.E, 707 S.F, 707 S.G, 707 S.H, 707 S.I, 707 S.J, 709 S.A s.s.8 (Part), 710 S.A, 710 S.B, 710 S.C, 710 S.D, 710 S.E, 710 R.P. and 711 S.A in D.D. 92, Kwu Tung North, New Territories	
Site area 地盤面積	2,195	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2	
Zoning 地帶	"Village Type Development" ("V")	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	29.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(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	2.6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	1.3 % <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		71
	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) _____ _____		67 4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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 1), Lot Index Plan (Plan 2), Layout Plan (Plan 3) and Drainage Proposal (Plan 4)		
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"/>
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。

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Executive Summary

1. The application site is on Lots 706 S.A (Part), 707 S.C (Part), 707 S.D (Part), 707 S.E, 707 S.F, 707 S.G, 707 S.H, 707 S.I, 707 S.J, 709 S.A s.s.8 (Part), 710 S.A, 710 S.B, 710 S.C, 710 S.D, 710 S.E, 710 R.P. and 711 S.A in D.D. 92, Kwu Tung North, New Territories.
2. The site falls within "Village Type Development" ("V") zone.
3. The site area is about 2,195 m².
4. The applied use is 'Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only)' for a period of 3 years.
5. The operating hours are 07:00am to 10:00pm daily, including Sundays and public holidays.
6. A total of 71 parking spaces are provided.
7. The applied use will not induce adverse visual, landscape, drainage and traffic impact to the surrounding environment.

行政摘要

1. 申請地點位於新界古洞北丈量約份第92約地段第706號A分段(部分)、707號C分段(部分)、707號D分段(部分)、707號E分段、707號F分段、707號G分段、707號H分段、707號I分段、707號J分段、709號A分段第8小分段(部分)、710號A分段、710號B分段、710號C分段、710號D分段、710號E分段、710號餘段及711號A分段。
2. 申請地點屬於“鄉村式發展”用途地帶。
3. 申請面積為大約2,195平方米。
4. 申請用途為‘擬議臨時公眾停車場(只限私家車及輕型貨車)’用途的規劃許可申請，為期3年。
5. 營業時間為每日上午7時至下午10時(包括星期日及公眾假期)
6. 申請地點將提供71個泊車位。
7. 申請用途並不會對鄰近環境構成負面的景觀、園景、排水及交通影響。

JUSTIFICATION

1. The Proposed Use

The applied use is 'Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only)' for a Period of 3 Years.

2. Location

The application site is on Lots 706 S.A (Part), 707 S.C (Part), 707 S.D (Part), 707 S.E, 707 S.F, 707 S.G, 707 S.H, 707 S.I, 707 S.J, 709 S.A s.s.8 (Part), 710 S.A, 710 S.B, 710 S.C, 710 S.D, 710 S.E, 710 R.P. and 711 S.A in D.D. 92, Kwu Tung North, New Territories.

3. Site Area

The site area is about 2,195m². No Government Land is involved.

4. Town Planning Zoning

The site falls within an area zoned "Village Type Development" ("V") on the Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2.

The planning intention of the zone is primarily intended for development of Small Houses by indigenous villagers. Public Vehicle Park use may be permitted on application to the Town Planning Board.

5. Development Parameters

(a) Parking Spaces

The site is accessible via Yin Kong Road, which connects to Castle Peak Road (Kwu Tung) (Plan 1). The site will provide 67 private car parking spaces (5m (L) x 2.5m (W)) and 4 light goods vehicle parking spaces (7m (L) x 3.5m (W)). In total, there will be 71 parking spaces within the site. Please refer to layout plan (Plan 3) for the parking arrangement.

Only private cars and light goods vehicles will be parked at the site. No medium goods vehicles and heavy goods vehicles over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374 A), will be parked at the site. Container tractors and trailers are not allowed to park at the site.

(b) Operation Hours

The operation hours will be from 7:00 a.m. to 10:00 p.m. daily (including Sundays and public holidays).

(c) Structure

Two 1-storey structures for guardroom (Structure 1) and ancillary storeroom (Structure 2) use is proposed on site. The details of the structures are as follows:

No	Usage	Covered Area	Floor Area	Height	No of Storey
1	Guardroom	14.6m ²	14.6m ²	2.6m	1
2	Ancillary Storeroom	14.6m ²	14.6m ²	2.6m	1
Total:		29.2m ²	29.2m ²		

Please refer to the Layout Plan (Plan 3) for details.

6. **Mode of operation**

The site solely involves parking of private cars and light goods vehicles. No car beauty, car washing, car repairing, car dismantling or other workshop activities will be conducted at the site.

7. **Planning Gain**

The proposed public vehicle park serves the villagers and residents in the vicinity and reduces the illegal road side parking problem.

8. **No Adverse Environmental Impacts**(a) Visual

The subject car park is compatible with the surrounding environment which there are some vehicles are parked near the village houses in vicinity. No significant adverse visual impact is anticipated resulting from the one-storey structures for guardroom and ancillary storeroom uses.

(b) Drainage

375mm u-channels are proposed to be surrounding the site. These channels converge at a catch-pit connecting to the existing 750mm public drain at the north-eastern of the site. Upon approval of the application, the applicant is dedicated to maintain the drainage facilities in good conditions throughout the planning approval period. Please refer to the drainage proposal (Plan 4) for details.

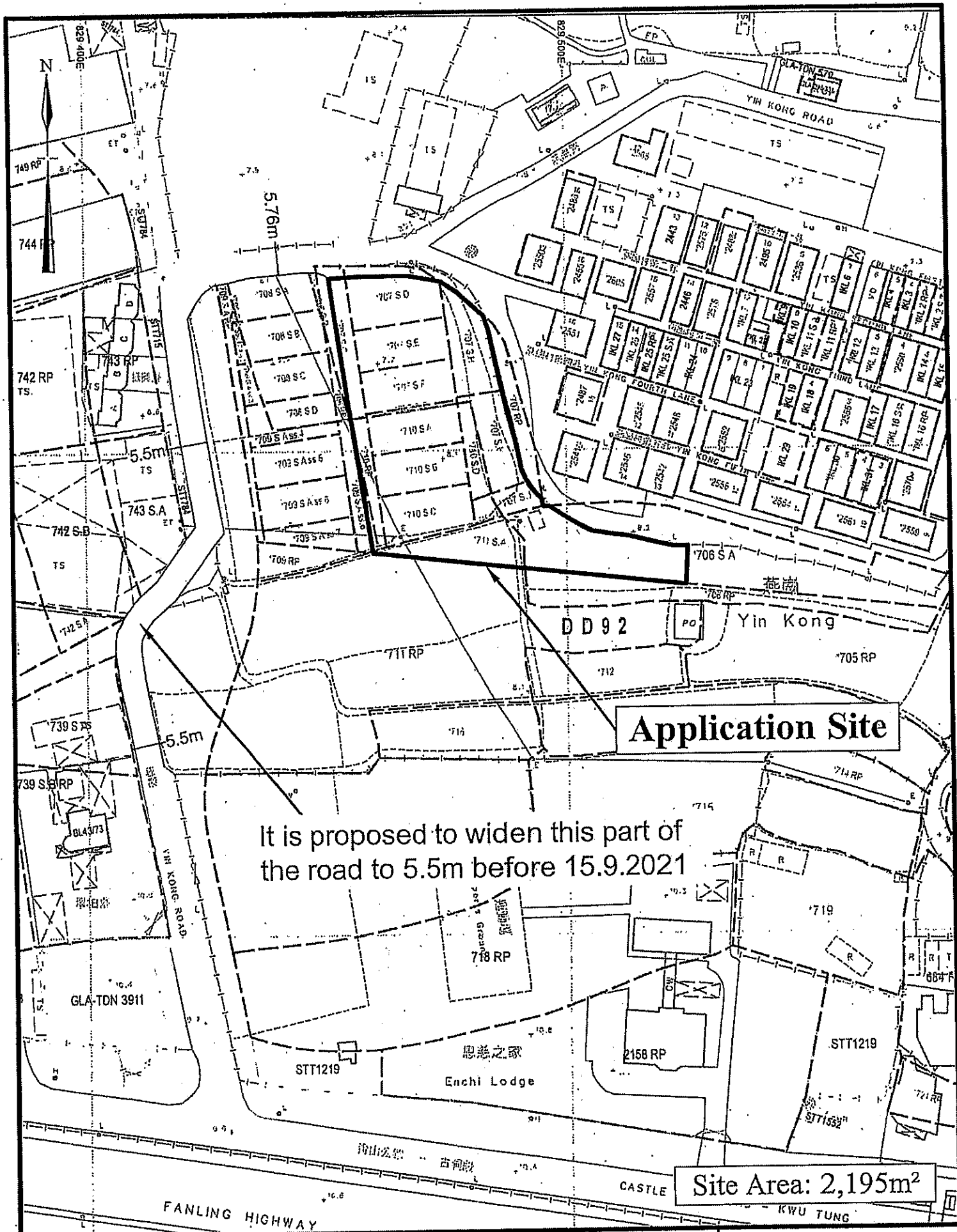
(c) Traffic

The car park mainly serves the villagers and residents near Yin Kong Village. Most of the cars stay at the car park during weekdays. The estimated daily trip generation and attraction are 40 (20 in and 20 out) at various times of the day.

Time-slot	Trip Generation	Trip Attraction
07:00-07:30	3	0
07:30-08:00	5	0
08:00-08:30	6	0
08:30-09:00	3	0
09:00-18:00	3	3
-	-	-
18:00-19:00	0	10
19:00-20:00	0	7

Given the low daily trip generation and attraction rate, no significant adverse traffic impact is anticipated to Yin Kong Road and Castle Peak Road.

- End -



1 : 1000

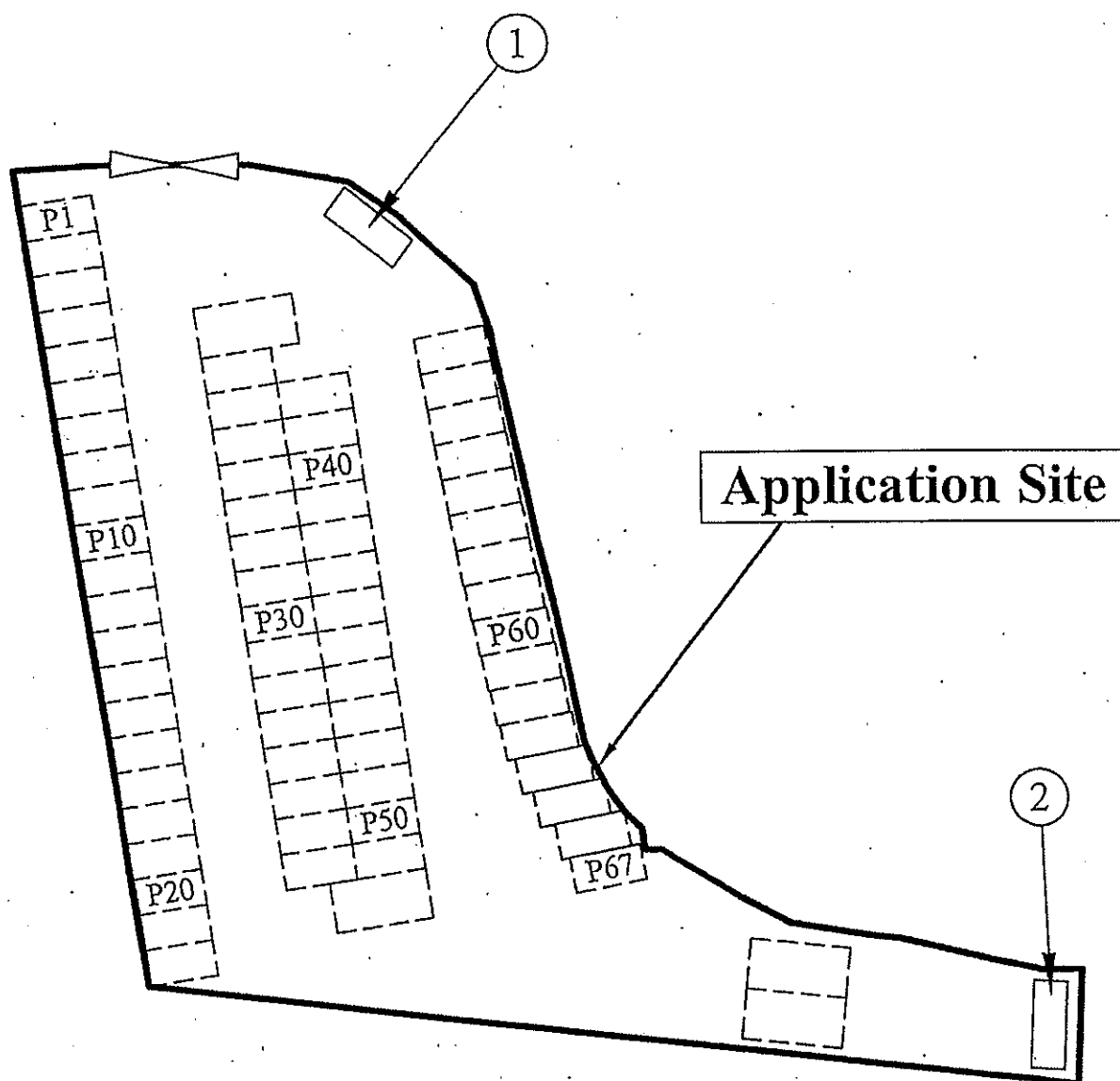
July 2021

Lot Index Plan

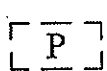
Lots 706A (part), 707C (part), 707D (part), 707E, 707F, 707G, 707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D, 710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.

Goldrich Planners & Surveyors Ltd.

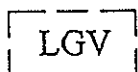
Plan 2
(P 21045)



Legend



Parking space for private car
(5m(L) x 2.5m(W))

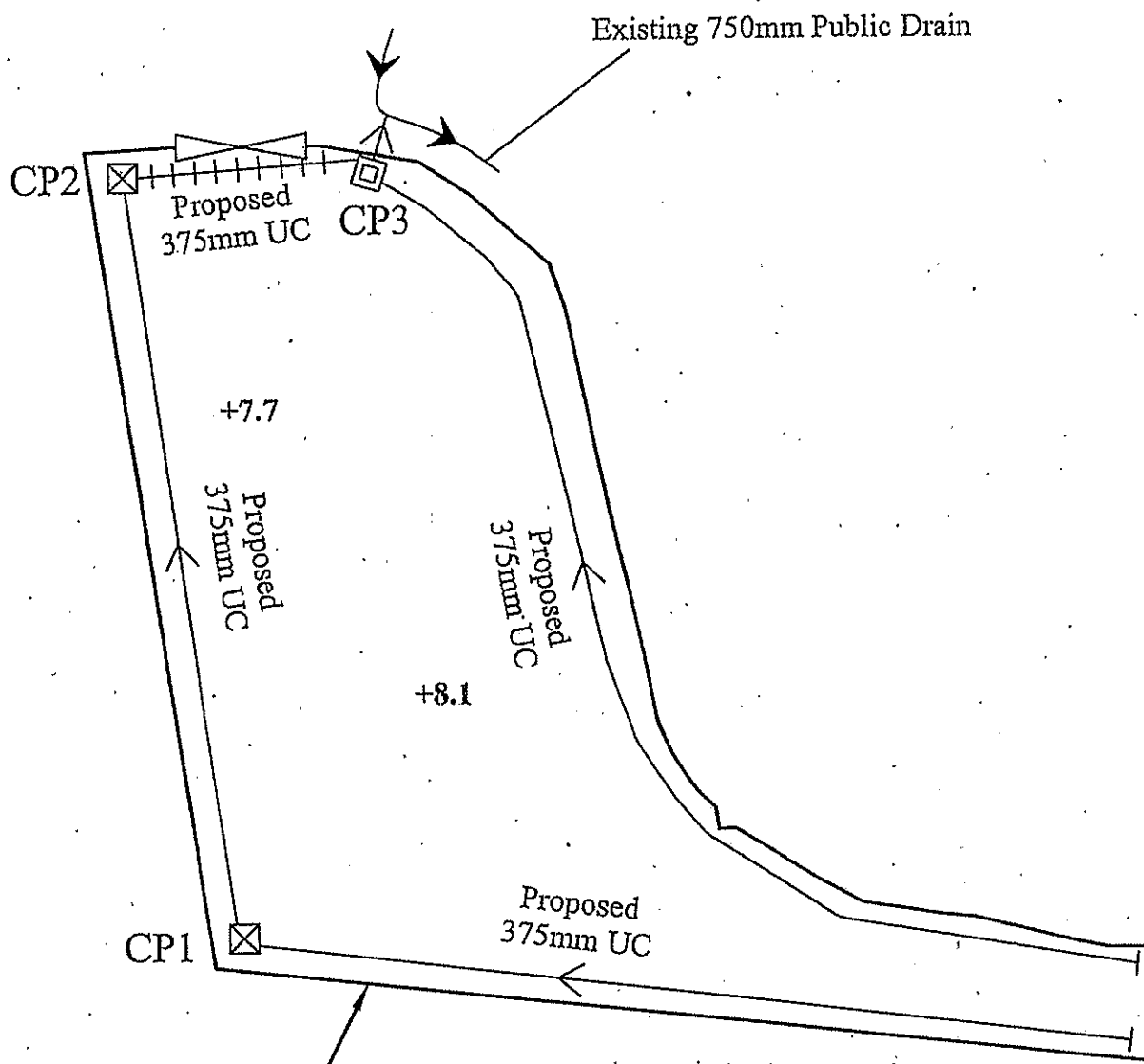


Parking space for light goods vehicles
(7m(L) x 3.5m(W))

Site Area: 2,195m²





No.	Structure / Use	Covered Area	Height	No. of Storeys
1	Guard Room	14.6m ²	2.6m	1
2	Ancillary Storeroom	14.6m ²	2.6m	1
Total		29.2m ²		

1 : 500	Layout Plan Lots 706A (part), 707C (part), 707D (part), 707E, 707F, 707G, 707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D, 710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.	Goldrich Planners & Surveyors Ltd.
July 2021		Plan 3 (P 21045)



Application Site

Legend

-  Proposed Catch-pit
-  Proposed Last Catch-pit
-  Proposed 375mm U-Channel
-  Proposed 375mm U-Channel with C.I. cover

Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 375mm is the acceptable size of U-channels within catchment area between 1,200m² and 2,400m².

Site Area: 2,195m²

Catch-pit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	+ 8.1	+7.42
CP 2	+ 7.7	+7.15
CP 3	+ 7.7	+6.90

1 : 500

July 2021

Drainage Proposal

Lots 706A (part), 707C (part), 707D (part), 707E, 707F, 707G, 707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D, 710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.

Goldrich Planners & Surveyors Ltd.

Plan 4
(P 21045)

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Your Ref.: A/KTN/79

Our Ref.: P21045/TL21313

27 August 2021

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

Dear Sir,

Submission of Further Information

S.16 Application

**“Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)”
for a Period of 3 years**

**on Lots 706 S.A (Part), 707 S.C (Part), 707 S.D (Part), 707 S.E, 707 S.F, 707 S.G,
707 S.H, 707 S.I, 707 S.J, 709 S.A s.s.8 (Part), 710 S.A, 710 S.B, 710 S.C, 710 S.D,
710 S.E, 710 R.P. and 711 S.A in D.D. 92, Kwu Tung North, New Territories**

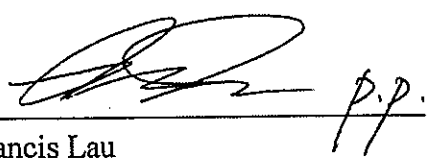
We would like to submit further information to respond to the comments from the Transport Department for the captioned application.

We would like to clarify that two containers are proposed on site. One is for guardroom use, and one is for storage use. Other containers and structure will be removed.

The vehicle park is mainly for the villagers nearby. The village representative estimated that the villagers and visitors require around 71 parking spaces for daily use.

The operation hours of the vehicle park are 7 a.m. to 10 p.m., which are the usual vehicle parking times of the villagers. Occasionally, a few vehicles will enter and exit the park after 10 p.m. These traffic generations would be negligible.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.


Francis Lau

Encl.

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only)

Location: Lots 706 S.A (Part), 707 S.C (Part), 707 S.D (Part), 707 S.E, 707 S.F, 707 S.G, 707 S.H, 707 S.I, 707 S.J, 709 S.A s.s.8 (Part), 710 S.A, 710 S.B, 710 S.C, 710 S.D, 710 S.E, 710 R.P. and 711 S.A in D.D. 92, Kwu Tung North, New Territories

Comments of the Transport Department

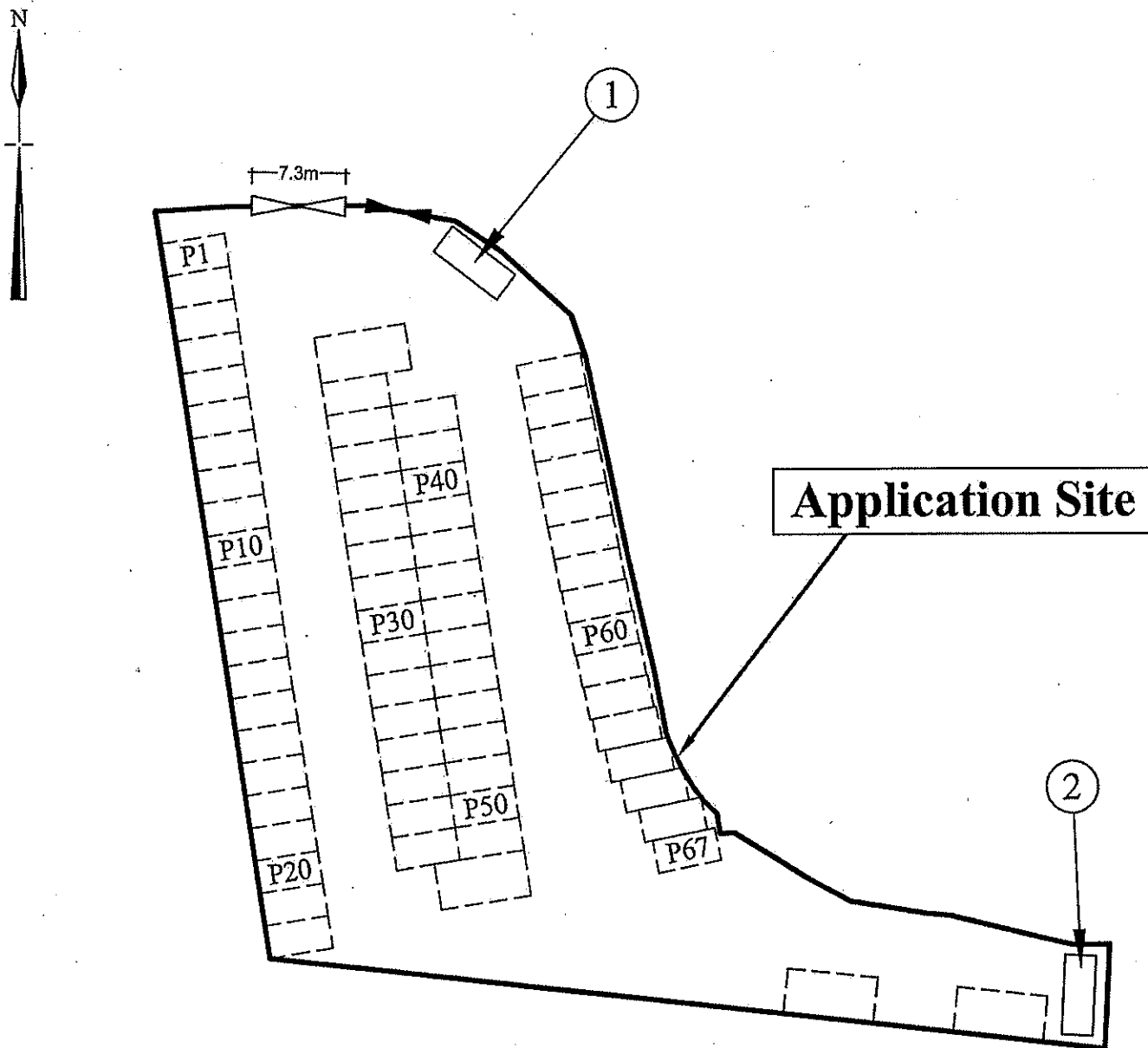
Contact Person: Mr. Poon Wing Hong (Tel: 2399 2228)

	Comments dated 23.8.2021	Response
(a)	The applicant should advise the width of the vehicular access;	The width of the vehicular access is 7.3m. Please refer to the updated Layout Plan (Plan 3a) for details.
(b)	The vehicular access should be no less than 7.3m wide;	Noted.
(c)	The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please refer to the Swept Path Analysis (Plan 5.1 to 5.5) for details.
(d)	The applicant shall advise the management/control measures to be implemented to ensure <u>no queuing</u> of vehicles outside the subject site;	<p>There is no gate at the entrance of the vehicle park. All vehicles are allowed enter the site directly and park at any available spaces. The staff will record the entering time of the vehicles. The drivers will obtain a ticket to show the entrance time. This measure could prevent the vehicles queuing at the entrance and tailing back to Yin Kong Road.</p> <p>A notice will be posted at the entrance instructing that all vehicles are allowed enter the park directly and park at any available spaces.</p>


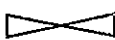

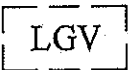
Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only)

Location: Lots 706 S.A (Part), 707 S.C (Part), 707 S.D (Part), 707 S.E, 707 S.F, 707 S.G, 707 S.H, 707 S.I, 707 S.J, 709 S.A s.s.8 (Part), 710 S.A, 710 S.B, 710 S.C, 710 S.D, 710 S.E, 710 R.P. and 711 S.A in D.D. 92, Kwu Tung North, New Territories

(e)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	<p>Road sign will be placed at the entrance to alert drivers. Please refer to Plan showing Road Sign (Plan 6) for details.</p> <p>A pedestrian access is added to separate with the vehicular access. Please refer to the updated Layout Plan (Plan 3a) for details.</p>
(f)	The vehicular access between the site and Kwu Tung Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted.



Legend

-  Pedestrian Access
-  Vehicular Ingress / Egress (7.3m)
-  Parking space for private car
(5m(L) x 2.5m(W))
-  Parking space for light goods vehicles
(7m(L) x 3.5m(W))

Site Area: 2,195m²

No.	Structure / Use	Covered Area	Height	No. of Storeys
1	Guard Room	14.6m ²	2.6m	1
2	Ancillary Storeroom	14.6m ²	2.6m	1
Total		29.2m ²		

1 : 500

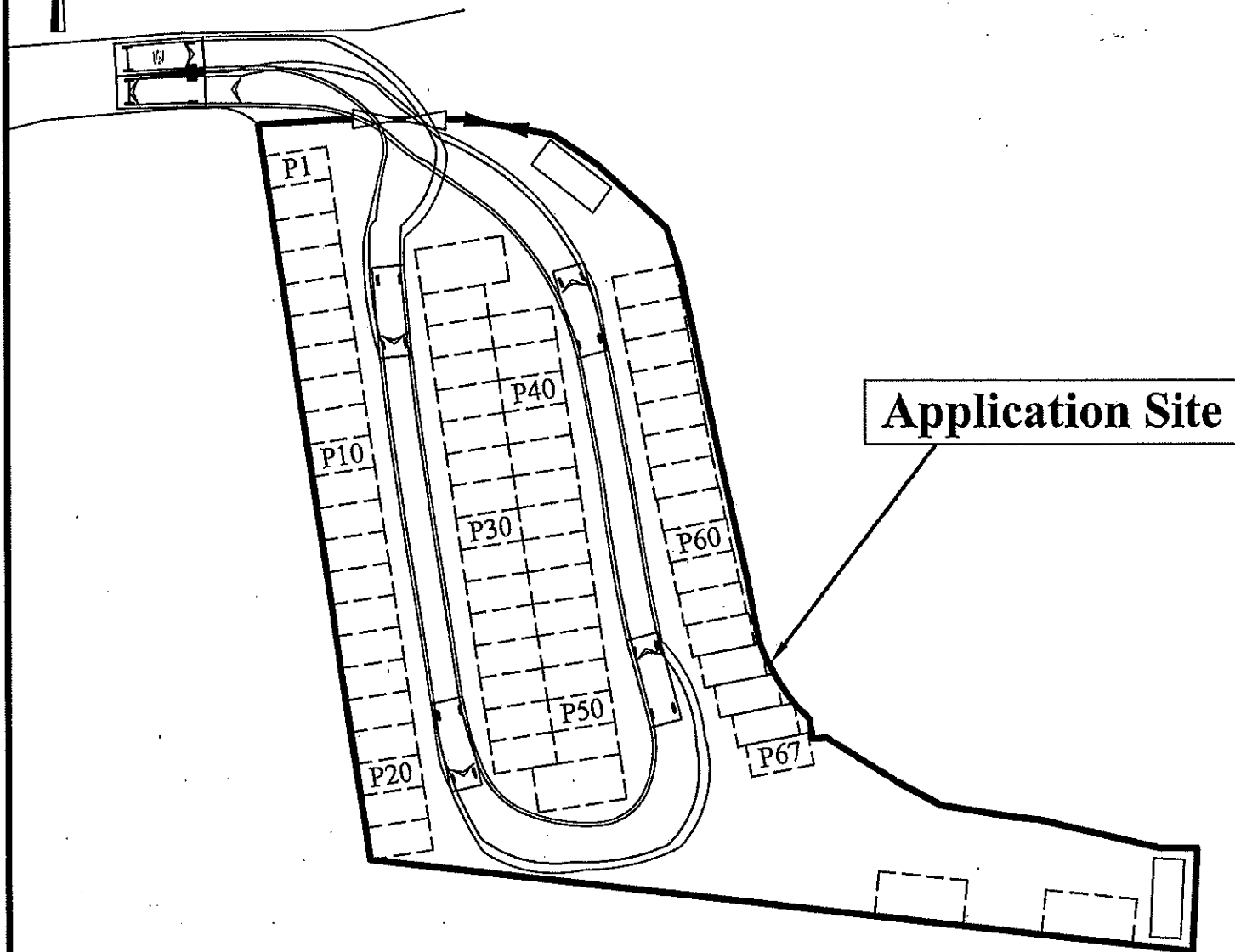
Layout Plan

Goldrich Planners &
Surveyors Ltd.

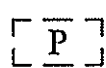
August 2021

Lots 706A (part), 707C (part), 707D (part), 707E, 707F, 707G,
707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D,
710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.

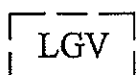
Plan 3a
(P 21045)



Legend



Parking space for private car
(5m(L) x 2.5m(W))



Parking space for light goods vehicles
(7m(L) x 3.5m(W))

Site Area: 2,195m²

1 : 500

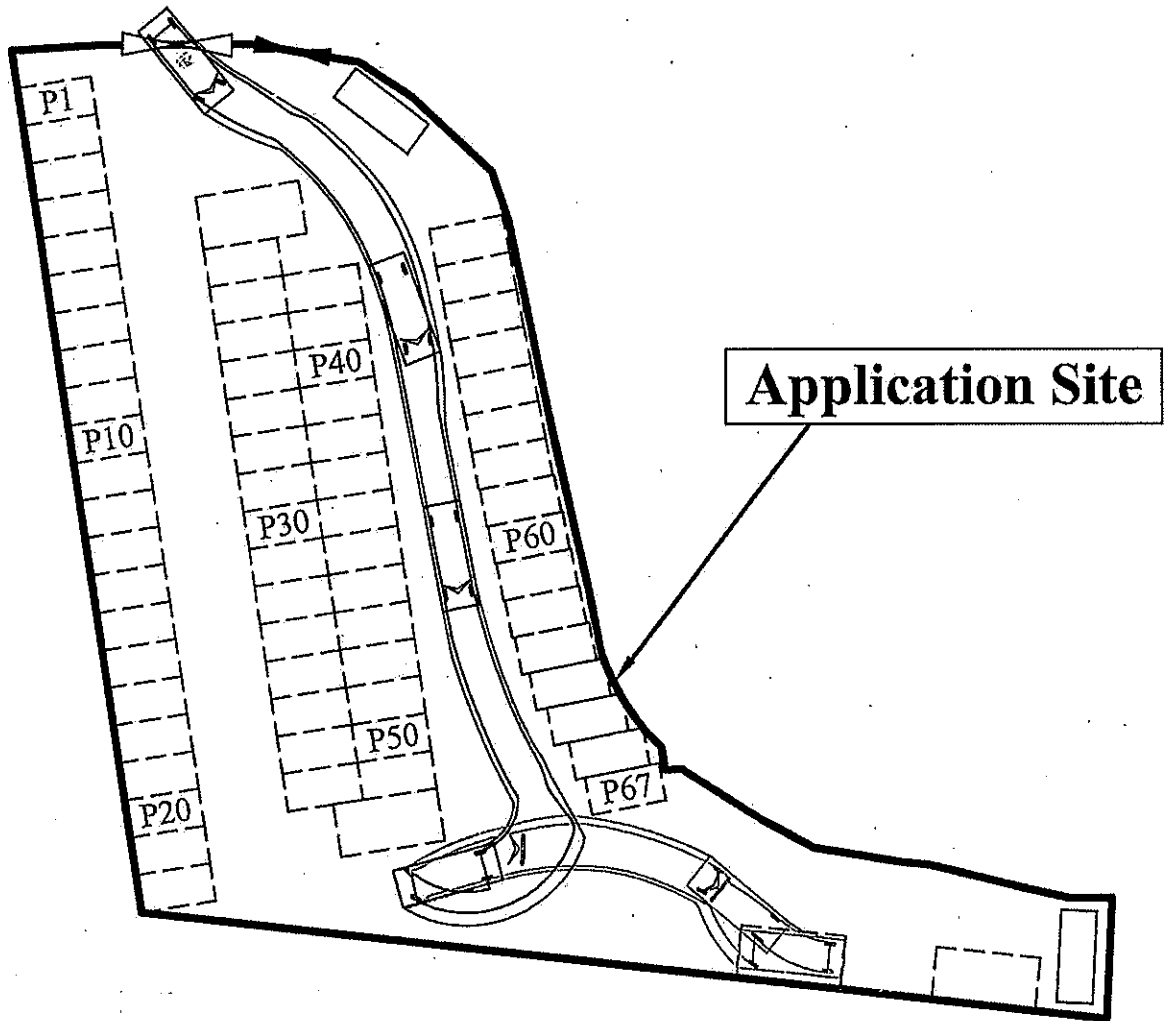
Swept Path Analysis (1)

Lots 706A (part), 707C (part), 707D (part), 707E, 707F, 707G,
707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D,
710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.

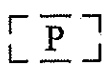
Goldrich Planners &
Surveyors Ltd.

August 2021

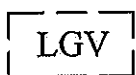
Plan 5.1
(P 21045)



Legend



Parking space for private car
(5m(L) x 2.5m(W))



Parking space for light goods vehicles
(7m(L) x 3.5m(W))

Site Area: 2,195m²

1 : 500

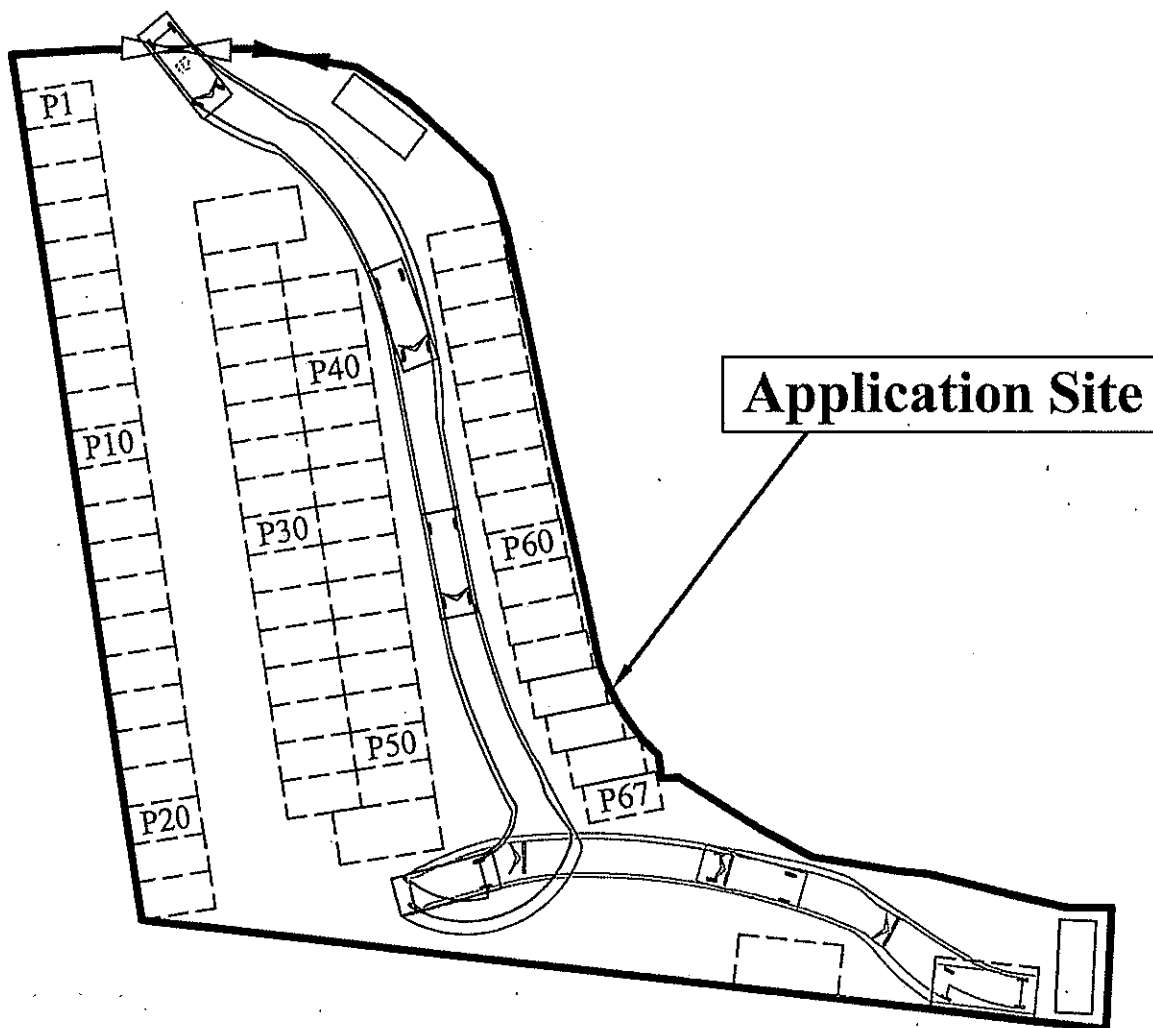
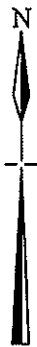
Swept Path Analysis (2)

Lois 706A (part), 707C (part), 707D (part), 707E, 707F, 707G,
707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D,
710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.

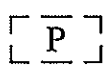
Goldrich Planners &
Surveyors Ltd.

August 2021

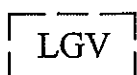
Plan 5.2
(P 21045)



Legend



Parking space for private car
(5m(L) x 2.5m(W))



Parking space for light goods vehicles
(7m(L) x 3.5m(W))

Site Area: 2,195m²

1 : 500

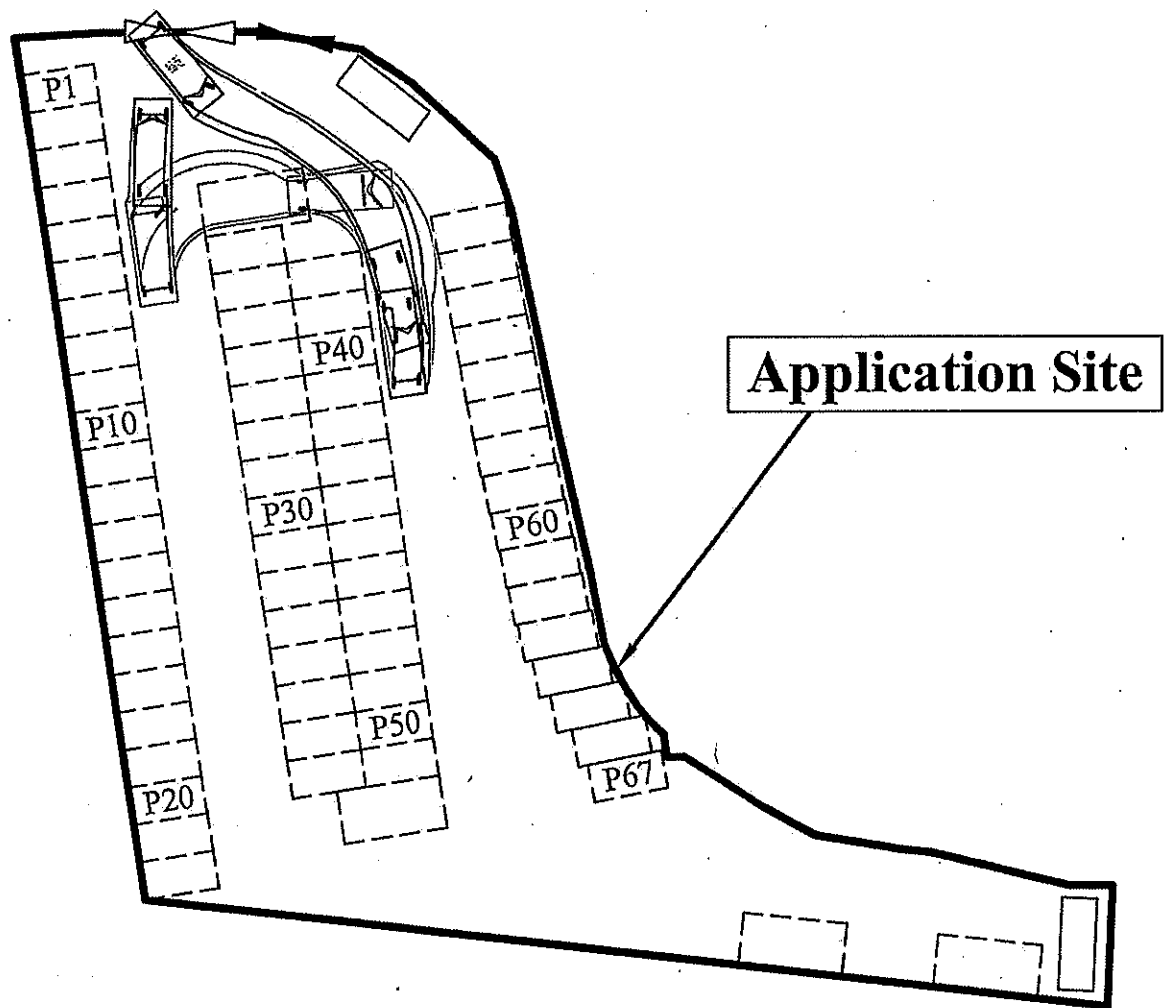
Swept Path Analysis (3)

Lots 706A (part), 707C (part), 707D (part), 707E, 707F, 707G,
707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D,
710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.

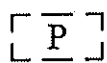
Goldrich Planners &
Surveyors Ltd.

August 2021

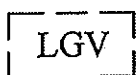
Plan 5.3
(P 21045)



Legend



Parking space for private car
(5m(L) x 2.5m(W))



Parking space for light goods vehicles
(7m(L) x 3.5m(W))

Site Area: 2,195m²

1 : 500

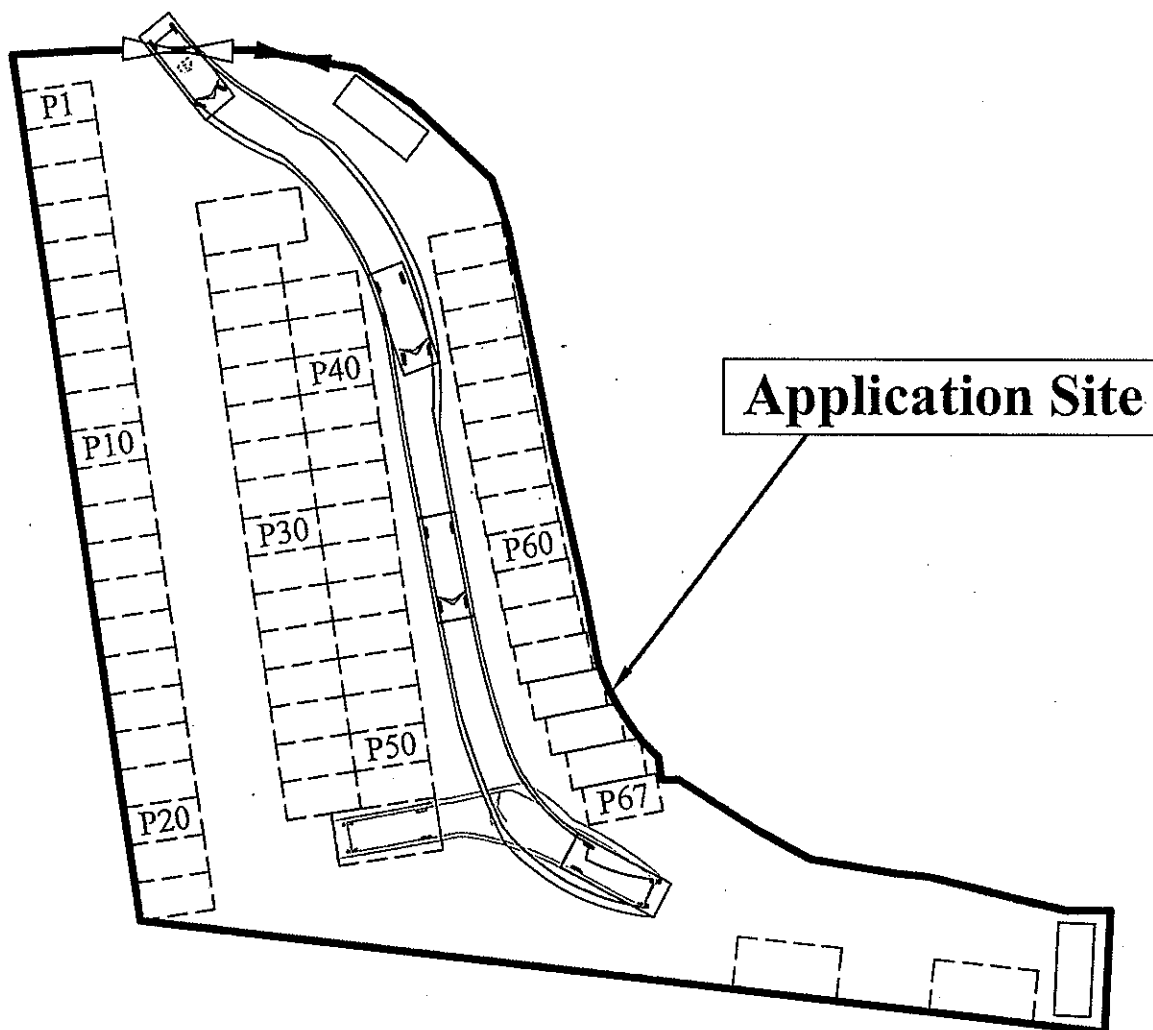
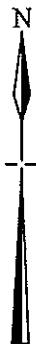
August 2021

Swept Path Analysis (4)

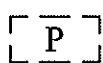
Lots 706A (part), 707C (part), 707D (part), 707E, 707F, 707G,
707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D,
710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.

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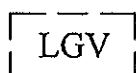
Plan 5.4
(P 21045)



Legend



Parking space for private car
(5m(L) x 2.5m(W))



Parking space for light goods vehicles
(7m(L) x 3.5m(W))

Site Area: 2,195m²

1 : 500

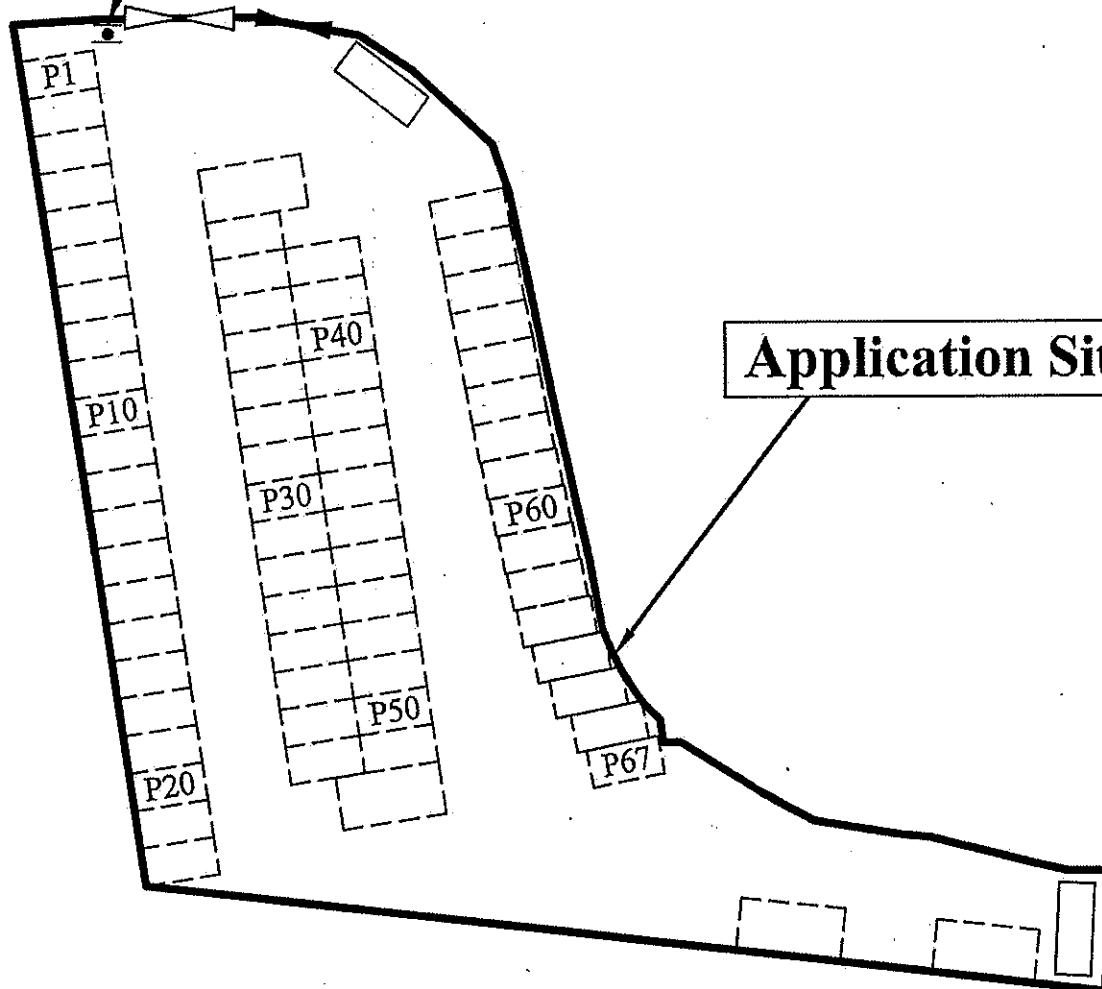
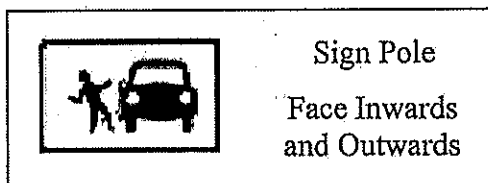
Swept Path Analysis (5)

Lots 706A (part), 707C (part), 707D (part), 707E, 707F, 707G, 707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D, 710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.

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Surveyors Ltd.

August 2021

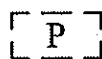
Plan 5.5
(P 21045)



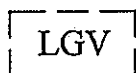
Legend



Pedestrian Accidents
小心行人



Parking space for private car
(5m(L) x 2.5m(W))



Parking space for light goods vehicles
(7m(L) x 3.5m(W))

Site Area: 2,195m²

1 : 500

Plan showing Road Sign

Goldrich Planners &
Surveyors Ltd.

August 2021

Lots 706A (part), 707C (part), 707D (part), 707E, 707F, 707G,
707H, 707I, 707J, 709A ss8 (part), 710A, 710B, 710C, 710D,
710E, 710 R.P. and 711A in D. D. 92, Kwu Tung North, N.T.

Plan 6
(P 21045)

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

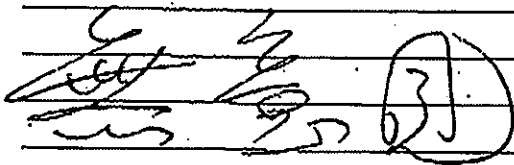
By e-mail : tpbpd@pland.gov.hk

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

A/KTN/79

意見詳情 (如有需要，請另頁說明)

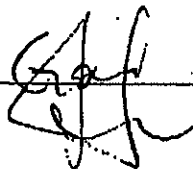
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2021.8.9



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

參考編號

Reference Number:

210809-160901-73931

提交限期

Deadline for submission:

20/08/2021

提交日期及時間

Date and time of submission:

09/08/2021 16:09:01

有關的規劃申請編號

The application no. to which the comment relates:

A/KTN/79

「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，鄉郊設臨時公眾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。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年08月16日星期一 3:32
收件者: tpbpd
主旨: A/KTN/79 DD 92 Yin Kong Tsuen
附件: Yin Kong Tsuen - Google Maps.pdf

A/KTN/79

Lots 706 S.A (Part), 707 S.C (Part), 707 S.D (Part), 707 S.E, 707 S.F, 707 S.G, 707 S.H, 707 S.I, 707 S.J, 709 S.A ss.8 (Part), 710 S.A, 710 S.B, 710 S.C, 710 S.D, 710 S.E, 710 RP and 711 S.A in D.D. 92, Yin Kong Tsuen, Kwu Tung North
Site area : About 2,195sq.m

Zoning : "VTD"

Applied use : 71 Vehicle Parking

Dear TPB Members,

Google Maps show that the site has been cleared of vegetation. Is the Application related in any way to the Sect 12 Application for rezoning of Enchi Lodge Y/KTN/2 that has been deferred?

There is clearly no need for additional parking for local residents as there are already two substantial parking facilities to cater for a not very large village. In addition a number of vehicles are parked on the margins close to homes.

Members should ask questions, what is the true intention of what appears to be a 'Destroy to Build' scenario.

Mary Mulvihill

Google Maps Yin Kong Tsuen



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied use at the Site.
- (b) The planning permission is given to the development/uses under application. It does not condone any other development/uses which currently exist on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/use not covered by the permission.
- (c) To follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Director of Environmental Protection (DEP) in order to minimize any possible environmental nuisances as advised by DEP.
- (d) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) The applicant should make his own arrangement for acquiring access to the application site. There is no guarantee that any adjoining Government Land will be allowed for vehicular access.
 - (ii) There are unauthorized structures erected on the application lots without prior approval from his office. His office reserves the right to take necessary lease enforcement actions against these structures.
 - (iii) The owner of the application lots concerned shall apply to his office for a Short Term Waiver "STW" to cover all the actual occupation area. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date will be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office.
- (e) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
 - (i) Surface channel with grating covers should be provided along the site boundary.
 - (ii) A drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided.
 - (iii) The cover levels of proposed channels should be flush with the existing adjoining ground level.

- (iv) A catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided
- (v) Catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided.
- (vi) The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system.
- (vii) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.
- (viii) The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- (ix) The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation.at his/her own expense.
- (x) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (xi) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.
- (xii) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works
- (xiii) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.
- (xiv) Photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.
- (xv) The application site is within an area where connection to existing public sewerage

network is available in the vicinity. Should the applicant choose to connect his proposed sewerage systems to DSD's networks, they shall furnish DSD with their connection proposal for agreement. After obtaining DSD's agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to this Division for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant.

- (f) To note the comments of the Director of Fire Services that:

Layout plans incorporated with the proposed fire service installations (FSI) should be submitted to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. If the applied structures are required to comply with the Building Ordinance, detailed fire requirements will be formulated upon receipt of formal submission of general building plans.

- (g) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:

- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the captioned application.
- (ii) before any new building works to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirements under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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.
- (iv) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations.
- (v) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D.
- (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, the

development intensity shall be determined by BA under the Building (Planning) Regulation 19(3) at building plan submission stage.

- (vii) if the proposed use under application is subject to the issue of a licence, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.