

This document is received on 19 MAY 2022
The Town Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KTN/89
	Date Received 收到日期	20 MAY 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱(申請須知)的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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)

TAI chi sing 戴志成

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)

N/A
不適用

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)	Sheung Shui, Kwu Tung Lot No. 664RP(Part), 665RP(Part), 667(Part) & 668(Part) in DD 96 and adjacent government land 上水, 古洞, 丈量約份 96 約地段第 664 號餘段時間段(部分), 665 號餘(部分), 667 號(部分)及 668 號(部分)及相連政府土地
(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 1786 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 164.9 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)	500 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	No.S/KTN/2 Approved Kwu Tung North Outline Zoning Plan 古洞北分區計劃大綱核准圖
(e) Land use zone(s) involved 涉及的土地用途地帶	OU(A), ROAD 道路, 其它指定用途, 美化市容地帶
(f) Current use(s) 現時用途	Temporary Public Vehicle Park for private cars and light goods vehicles with ancillary resting room and office 臨時公眾停車場(私家車及輕盈客貨車)連附屬休息室及辦公室 (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☒ is not a "current land owner"³.
並不是「現行土地擁有人」³。

- ☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵的同意。

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 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)
	NA	
	NA	
	NA	

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

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

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

(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
28/12/2021 (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 28/12/2021 (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，或有關的鄉事委員會[#]

Others 其他

- ☐ others (please specify)
其他(請指明)
NA

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary public vehicle park for private cars, light goods vehicles with ancillary resting room and office 臨時公眾停車場（私家車及輕盈客貨車）連附屬休息室及辦公室 (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	..... 1621.1 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 164.9 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構造物數目	..... 2
Proposed domestic floor area 擬議住用樓面面積	..... N/A sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 164.9 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 164.9 sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造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)	
1) one ancillary resting room (single storey) - area 143 sq.m 2) one office (single storey) - area 21.9 sq.m	
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	..... 9
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 3
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... N/A
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... N/A

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

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... NA (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... NA (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	NA
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： NA</p> <p>Reason(s) for non-compliance: 仍未履行的原因： NA</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。

The Town Planning Board has had approved the subject planning application A/KTN/36 for temporary private vehicle park (including private car and light and goods vehicles) for a period of 1 years until 15.6.2019 under Application No. A/KTN/36.

The reason for this new application as the previous Approved application A/KTN/36 revoked due to non-compliance with approval conditions. However, it was found that the allowed time frame for getting the departments to approve the proposal set forth in the Approval Conditions was too short. Once the approval for the proposal was obtained, there are inadequate time for implementation of the approved proposal.

We can elaborate the time frame for getting compliance with approval conditions of the last case A/KTN/36 for your reference.

Approval Conditions

- 1) Landscaping Proposal - First approval on 23 Nov 2018 and Second approval on 29 Jan 2019. It has not implemented due to shortage of tree species
- 2) Fire Service Installation Proposal - The Fire service installation was done.
- 3) Drainage Proposal - The drainage proposal was submitted but DSD disapproved

城市規劃委員會已批准A/KTN/36臨時私人停車場 (包括私家車和輕型貨車) 的規劃申請為期 1年, 直至15.6.2019。

提出這次重新申請的原因、是由於已批准A/KTN/36被撤銷、因為未能在指定時間去完成所有附帶條件。不過, 我們發現提交及要獲得各政府部門審批附帶條件建議時間太短, 一旦對該建議獲得批准, 亦沒有足夠的時間落實核准的建議。

我們可以詳細說明根據A/KTN/36的批准條件的時間框架, 供參考。

附帶條件

- 1) 護樹木和美化環境 - 第一次批核23.11.2018, 第二次批核 29.01. 2019. 由於目前市場上擬議樹種的短缺, 沒有足夠的時間落實核准的建議
- 2) 消防設備和消防設施 - 已完成附帶條件
- 3) 排水建議 - 排水方案提交, 但不獲渠務署批准該建議

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

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

TAI chi sing

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☒ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

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

Date 日期

28/12/2021

(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。)

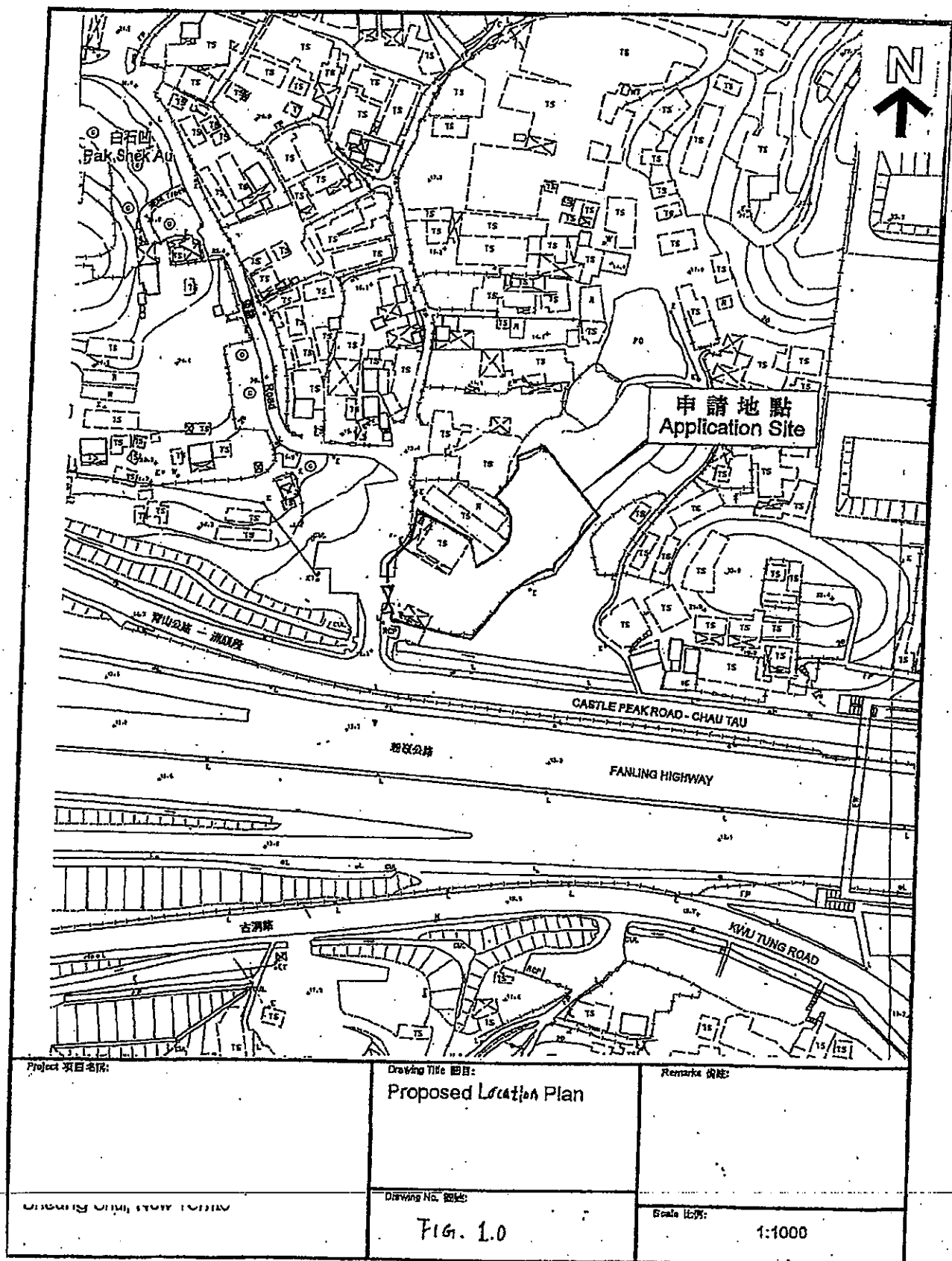
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Sheung Shui, Kwu Tung Lot No. 664RP(Part), 665RP(Part), 667(Part) & 668(Part) in DD 96 and adjacent government land 上水, 古洞, 丈量約份96約地段第664號餘段時間段(部分), 665號餘(部分), 667號(部分)及668號(部分)及相連政府土地	
Site area 地盤面積	1786 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 500 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	No. S/KTN/2 Approved Kwu Tung North Outline Zoning Plan 古洞北分區計劃大綱核准圖	
Zoning 地帶	OU(A), ROAD 道路, 其它指定用途, 美化市容地帶	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park for private cars and light goods vehicles with ancillary resting room and office 臨時公眾停車場(私家車及輕盈客貨車)連附屬休息室及辦公室	

(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	164.9 <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	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	9.4 % <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		12
	Private Car Parking Spaces 私家車車位		3
	Motorcycle Parking Spaces 電單車車位		NA
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		9
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		NA
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		NA
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA
	Taxi Spaces 的士車位		NA
	Coach Spaces 旅遊巴車位		NA
	Light Goods Vehicle Spaces 輕型貨車車位		NA
	Medium Goods Vehicle Spaces 中型貨車車位		NA
	Heavy Goods Vehicle Spaces 重型貨車車位		NA
	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 type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" 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 type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one '✓', 註：可在多於一個方格內加上「✓」號		

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

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



ROAD AND PARKING STALLS ARRANGEMENT

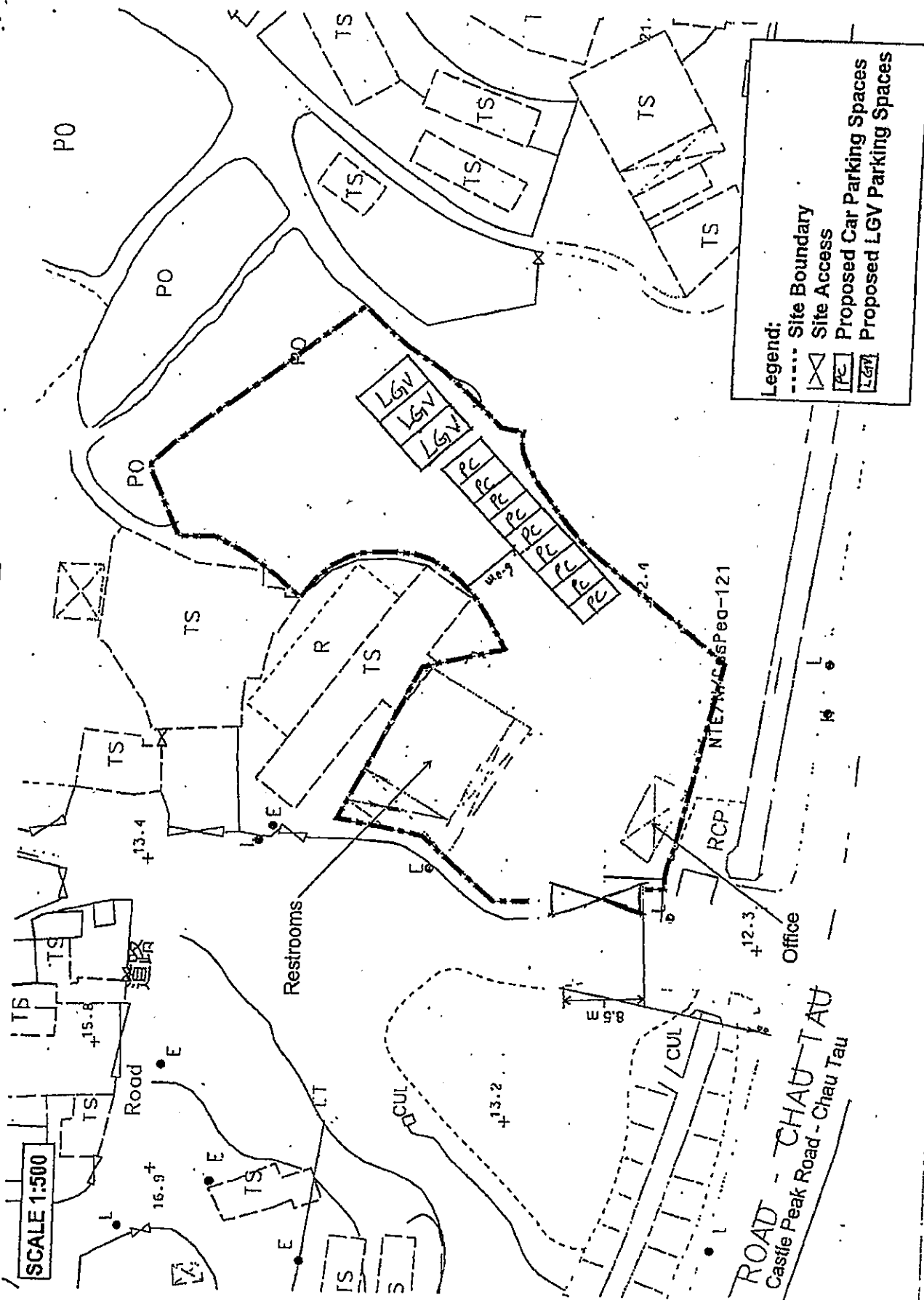
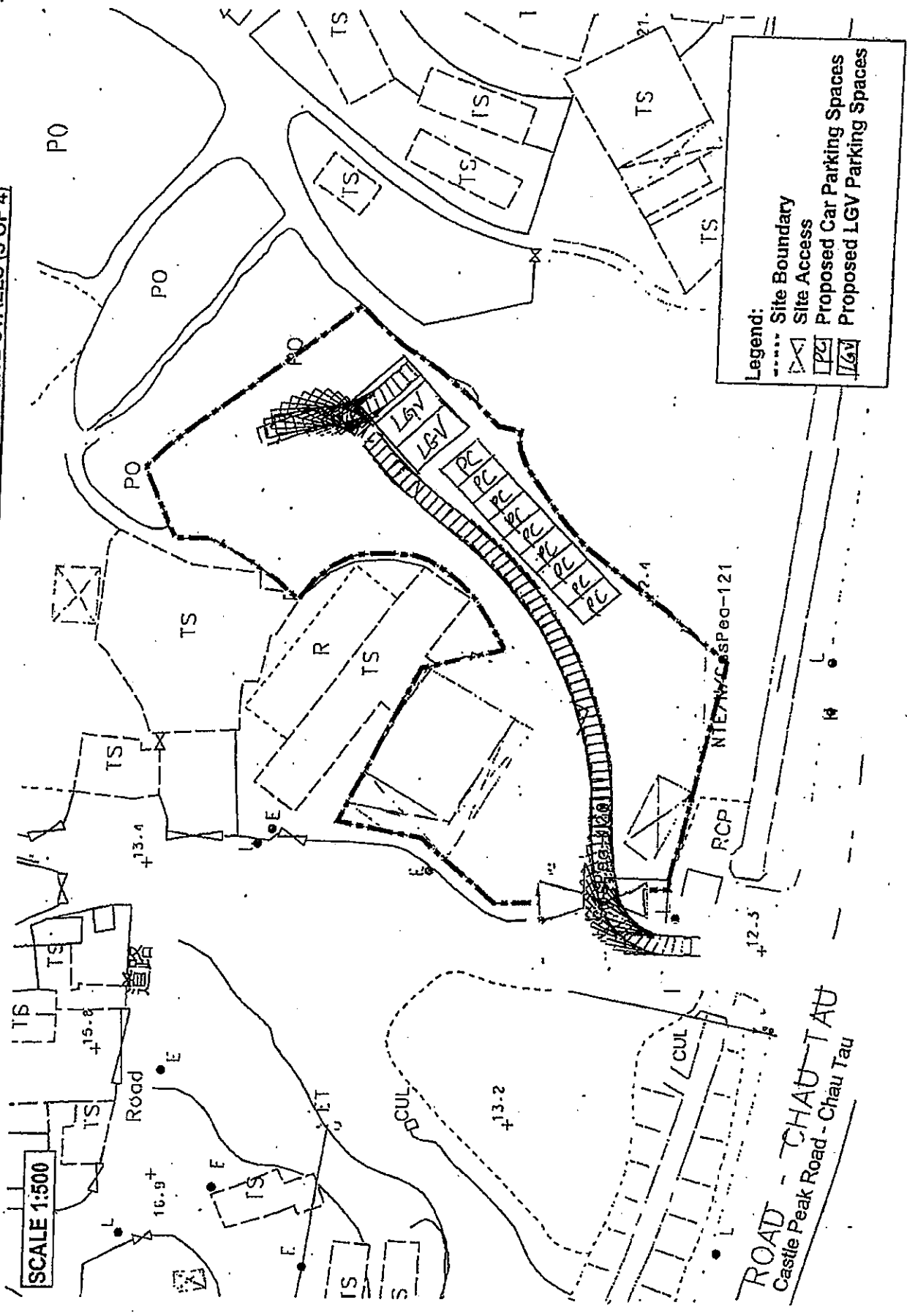
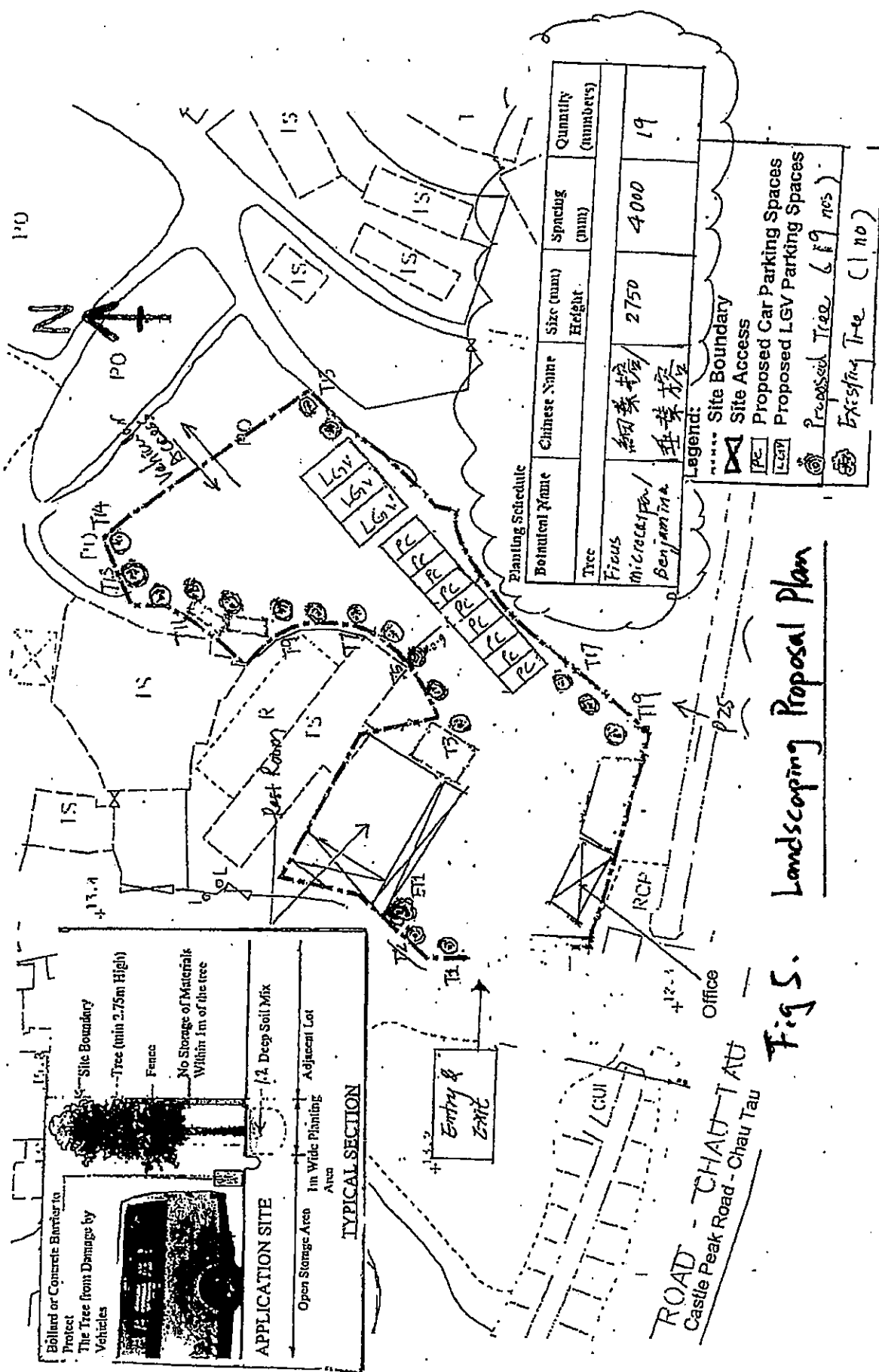


Figure 4 SWEEP PATH ANALYSIS FOR LGV MANOEUVRING IN / OUT OF CRITICAL PARKING STALLS (3 OF 4)





Temporary Structures Number	Description	Length (m) x Width (m) x Height (m)	Total Proposed Area (m ²)	Quantity	Installation to be Provided
1	Rest Room	13 x 11 x 3.8	143	1	2 no. 4.0kg dry powder F.E.
2	Office	7.3 x 3 x 3	21.9	1	1 no. 4.0kg dry powder F.E.

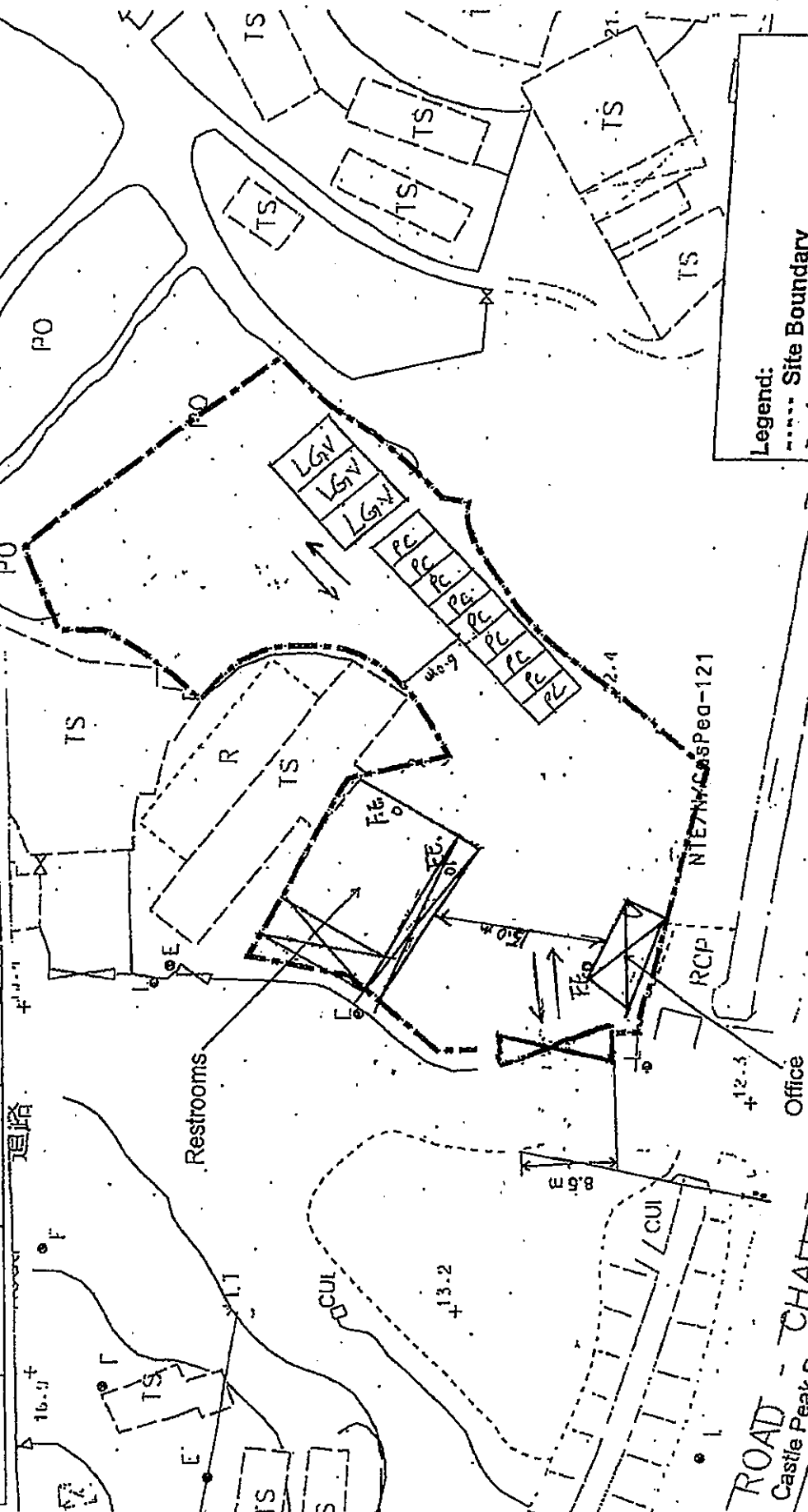
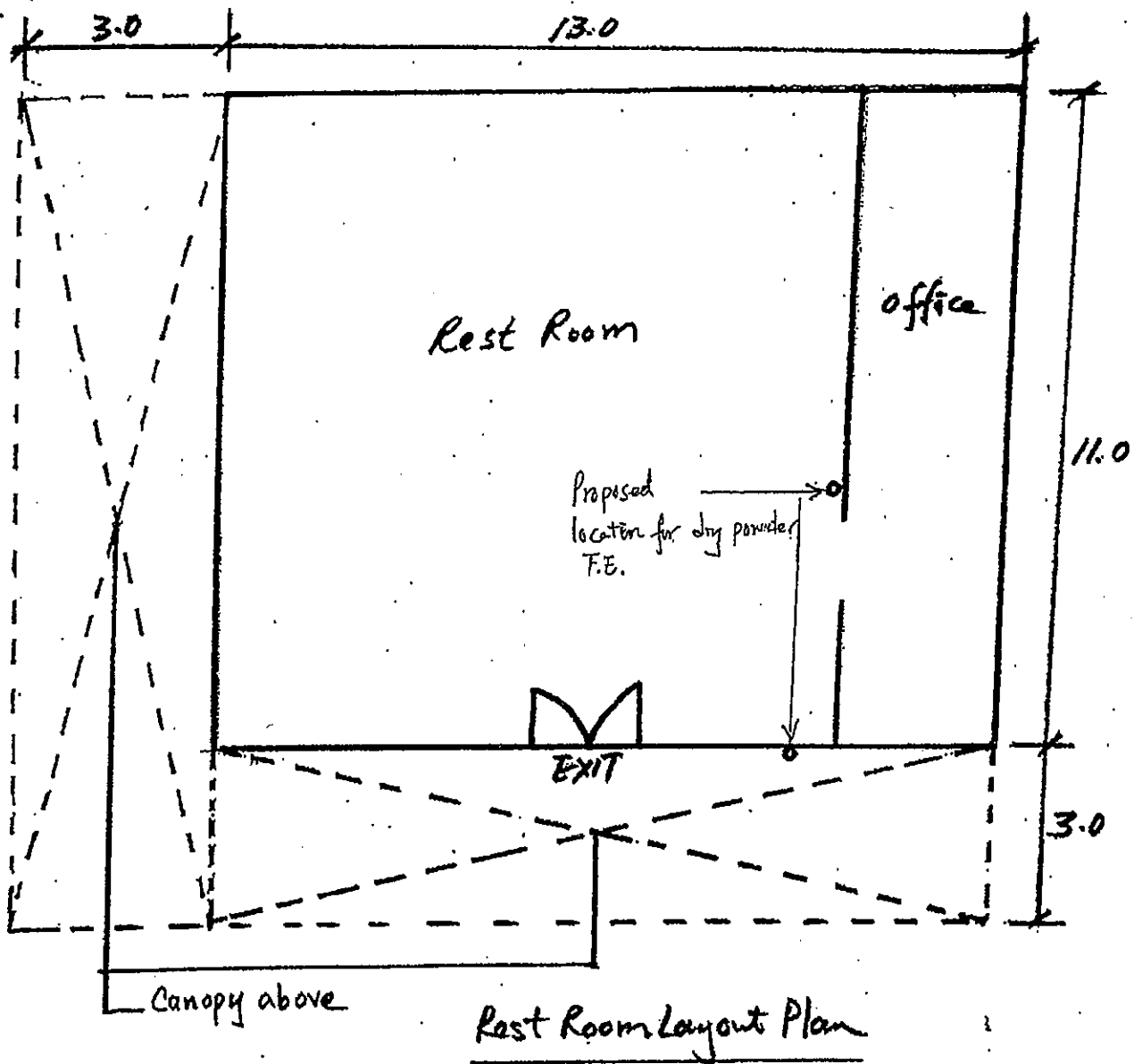
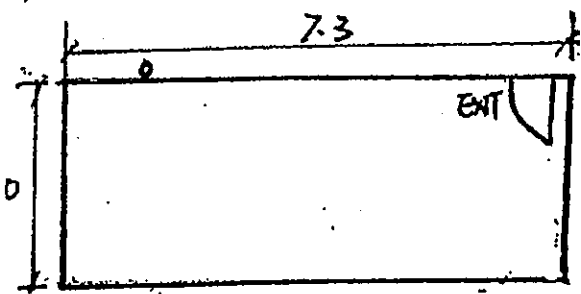


Fig. 6 F.S. Installation Plan

ROAD - CHAU TAU
Castle Peak Road - Chau Tau



Rest Room Layout Plan



Office Layout Plan

Fire Services Notes

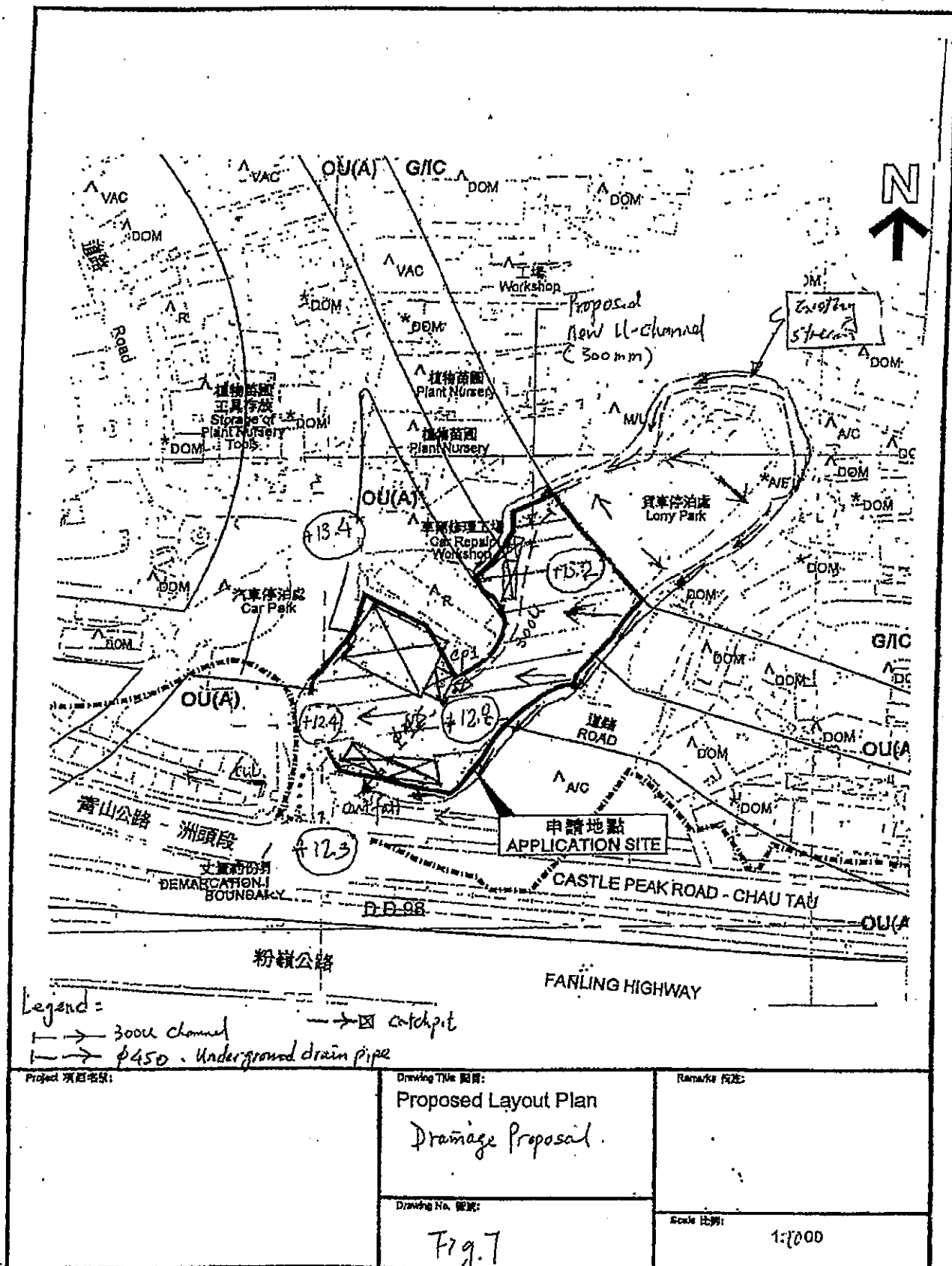
Proposed Fire Service Installation

- 1) 4.0Kg dry powder F.E.

Legend

- 1) 0 dry powder F.E.

Fig. 6.1 Enlarged F.S Installation Plan



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



Sheung Shui, Kwun Tung Lot No.664RP(part), 665RP(Part), 667(part) & in DD96

24/05/2022 10:58

From: chi sing tai <>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>,
<>

File Ref:

History: This message has been forwarded.

1 attachment



S16-III part print (24 May 2022) amend.pdf

Dear Sir and Miss Tang

Reference is made to my application of S16-III for the captioned Lots in DD96 dated 28 Dec 2021. I would like to inform that no. of private car parking spaces and Light goods vehicle parking spaces are revised as shown in the attached page 11 part (v) as clouded for your record and reference.

Should you have any question, please call me at

Thank you for your attention

TAI chi sing (Applicant)

(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	164.9 <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	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	9.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		12 9 NA 3 NA NA
	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)		NA NA NA NA NA NA

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



Lot 664RP (Part) 665RP(part) 667(Part)....in DD96

25/05/2022 13:43

From: chi sing tai <
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, '
< >

File Ref:

History: This message has been forwarded.

1 attachment



S16-III part print (25 May 2022) amend.pdf

Dear Sir and Ms Tang

Pls be informed that the item 6 - Proposed operating hours of S16-III application for the captioned lots in DD96 has been updated (attached)

should you have any question, please call me at

Regards

TAI chi sing (Applicant)

Proposed operating hours 擬議營運時間 08:00 to 20:00 [From Monday to Sunday including Public Holiday] 星期一至星期日連同公眾假期			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(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, 請另頁表示可盡減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/>

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/KTN/14	Temporary Public Vehicle Park (including private cars, light goods vehicles and medium goods vehicles) with Ancillary Rest Room, Storage Containers and Office for a Period of 3 Years	8/5/2015 (RNTPC) (for 2 years) (Revoked on 8/6/2016)
A/KTN/24	Temporary Public Vehicle Park (including private cars, light goods vehicles and medium goods vehicles) with Ancillary Resting Room, Storage Containers and Office for a Period of 2 Years	22/4/2016 (RNTPC) (for 1 year) (Revoked on 22/1/2017)
A/KTN/36	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles with Ancillary Resting Room and Office for a Period of 1 Year	15/6/2018 (RNTPC) (for 1 year) (Revoked on 15/3/2019)

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
Nil			

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) :

- The Site comprises Old Schedule Agricultural Lots (OSALs) and Government land. The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- No permission is given for the occupation of GL included in the application site (about 500 m² subject to verification). The concerned GL had been allocated to CEDD and therefore no Short Term Tenancy application will be considered for the concerned GL. The act of occupation of GL is not allowed.
- It is noted that majority of proposed structures in the Site are for “rest room” purposes. According to his prevailing policy, no Short Term Tenancy/ Short Term Waiver application to permit structure for domestic purpose will be considered. Lands Department reserves the right to take enforcement action against such domestic purpose structure in the site, if any.
- Her advisory comments are in **Appendix IV**.

2. Traffic

2.1 Comments of the Commissioner for Transport (C for T):

- He has no objection from traffic engineering viewpoint.

2.2 Chief Highway Engineer/New Territories East, Highways Department that:

- The section of Castle Peak Road – Chau Tau adjacent to the subject lot is under HyD's maintenance purview. However, the existing vehicular access between Castle Peak Road (Chau Tau) and the Site falls on unallocated government land (UGL) which is outside HyD's maintenance purview. The applicant is required to sort out the maintenance responsibility of the affected UGL with DLO/N.

2.3 Comments of the Project Manager/West, Civil Engineering and Development Department (PM/W, CEDD):

- The applicant is required to liaise with LandsD on the maintenance responsibility of the affected UGL as part of UGL concerned will be handed back to LandsD after CEDD's project completion.

3 **Environment**

Comments of the Director of Environmental Protection (DEP):

- There was no environmental complaint concerning the Site received in the past 3 years. The applicant is advised to follow the relevant mitigation measures and requirements 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.

4 **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- He has no in-principle objection to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal, the implementation and maintenance of a drainage proposal for the development to his satisfaction should be included in the planning approval.

5 **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- She has no objection to the application. Based on the aerial photo of 2021 and site photos in June 2022, it is observed that there is no significant change in the landscape character of the adjacent area since the last application (No. A/KTN/36). There is no significant change in the major development parameters, layout, and landscape proposal (**Appendix I**) of this application when compared to that in the previous approved one. Besides, existing trees of common species within the Site are generally in fair condition. Further adverse landscape impact arising from the development within the Site is not anticipated.
- Should the application be approved, it is recommended to impose a condition requiring implementation of a landscape proposal.
- Her advisory comments are at **Appendix IV**.

6 **Fire Safety**

Comment of the Director of Fire Services (D of FS):

- He has no objection in principle to the application subject to fire service installations (FSI) being provided to his satisfaction.
- In consideration of the design/nature of the proposal, FSI is anticipated to be required.

Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSI to his department for approval.

- His advisory comments are at **Appendix IV**.

7 District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- The incumbent North District Councilor of the subject Constituency supported the application
- Other consultees, including the Chairman of Sheung Shui District Rural Committee, the Chairman of Fung Shui Area Committee, and the Resident Representative of Kwu Tung (North), had no comment.

8 Other Departments

- The Chief Building Surveyor/New Territories West, Buildings Department, Chief Estate Surveyor/ New Development Area, LandsD, Head of Geotechnical Engineering Office, CEDD, Director of Electrical and Mechanical Services, Commissioner of Police and Chief Engineer/Construction, Water Supplies Department have no comment on/ no objection to/ no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**.

Recommended Advisory Clauses

- (a) The Site falls within the Remaining Phase of Kwu Tung North New Development Area (KTN NDA) project. The Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.
- (b) Prior planning permission should have been obtained before commencing the development at the Site.
- (c) To note the comment of District Lands Officer/Yuen Long, Lands Department that:
 - The lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularize any irregularity on site, if any. Also, the applicant has to exclude the Government Land from the Site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent of fee, as may be imposed by the Lands Department.
- (d) 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.
- (e) To note the comment of Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - The applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of works.
- (f) To note the comments of the Director of Fire Services that:
 - If the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (g) To note the comments of the Chief Highway Engineer/New Territories East, Highways Department and Project Manager/North, Civil Engineering and Development Department that:
 - The applicant is required to sort out with DLO/N the maintenance responsibility of the existing vehicular access between Castle Peak Road (Chau Tau) and the Site which falls on unallocated government land.

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

- 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 application.
- Before any new building works are 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 requirement 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.
- 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.
- If the applied 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.
- Any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations.
- 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.
- 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 the BA under Building (Planning) Regulation 19(3) at building plan submission stage.
- In general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the Building (Planning) Regulation 72 and Division 3 of Design Manual: Barrier Free Access 2008.
- Formal submission under the BO is required for any proposed new works, including any temporary structures and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc will be formulated at the formal building plan submission stage.

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

參考編號

Reference Number:

220602-151515-37730

提交限期

Deadline for submission:

17/06/2022

提交日期及時間

Date and time of submission:

02/06/2022 15:15:15

有關的規劃申請編號

The application no. to which the comment relates:

A/KTN/89

「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。

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



A/KTN/89 DD 96 Kwu Tong
14/06/2022 02:34

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members, although Application 64 was withdrawn as 89 is for the same use we can conclude that the operation continued.

In 2021 part of the site:

A/KTN/77 Approved 25 June 2021

Lot 666 RP in D.D. 96, Kwu Tung

Site area: About 558sq.m

Zoning : "Other Specified Uses" annotated "Amenity Area" and area shown as 'Road'

Applied use " Shop and Services / Staff Canteen / 2 Vehicle Parking

After a whopping **NINE** Extensions of Time permission was revoked for failure to comply with a number of conditions. But as usual, back with another application and keep the show on the road for another 3 years. As this included drainage and there is a canteen – food preparation – involved member should consider the implications re hygiene.

Members had no question on the application. Expediency does not remove the onus to inquire into matters.

And again conditions remain unfilled

This time around members have a duty to question what exactly is going on at the site. One question would be why 140sq.m per vehicle.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 1 August 2019 3:12 AM CST

Subject: A/KTN/64 DD 96 Kwu Tong

A/KTN/64

Lots 664 RP (Part), 665 RP (Part), 667 (Part), 668 (Part) and 672 (Part) in D.D. 96,

Kwu Tung, Sheung Shui
Site area : 1,786m² (Includes Government Land of about 500sq.m)
Zoning : "Other Specified Uses" annotated "Amenity Area" and "Road"
Applied Use : 12 Vehicle Parking

Dear TPB Members,

So here we are back on the merry-go-round. Tweak the application site and number of vehicles, rubber stamp approval, conditions not fulfilled, slap on wrist and in with another application. Meanwhile brownfield operation uninterrupted.

No wonder some residents in NT believe they can get away with anything.

Previous objection upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, May 2, 2019 2:50:34 AM
Subject: A/KTN/61 Kwu Tong DD 96 GIC

Dear TPB Members,

I note that one of you shared my views that the application was open to abuse: Noting that the ancillary restroom was disproportionately large, a Member had concern on whether it could easily be converted for other uses such as catering services for commercial purpose.

However approval was granted again and once again conditions were not fulfilled. Will you continue to reward the applicant who obviously continues to operate under the umbrella of a chain of applications.
Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, May 16, 2018 1:38:41 AM
Subject: Re: A/KTN/36 Kwu Tong DD 96 GIC

Dear TPB Members,
110sqmts per vehicle.

TPB can no longer justify approval of such inefficient land use when people are being forced to buy units of less than 200sqft stacked in high towers.

Do your part by rejecting these outrageous applications and force land owners to participate in well planned developments and appropriate land use.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, February 1, 2018 2:50:56 AM
Subject: Re: A/KTN/36 Kwu Tong DD 96 GIC

Dear TPB Members,

How can an application for parking take one year? Of course the delays allow the operator to stay in business.

There are obviously many issues and the application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, July 19, 2017 12:46:16 AM
Subject: A/KTN/36 Kwu Tong DD 96 GIC

A/KTN/36

Lots 664 RP (Part), 665 RP, 667 and 672 (Part) in D.D. 96, Kwu Tung, Sheung Shui

Site area : 1,950 m²

Zoning : "Other Specified Uses" annotated "Amenity Area" and "Road"

Applied Use : 17 Parking

Dear TPB Members,

Two approvals for one year each have been withdrawn before expiration.

It would appear that the operator has not observed one or more of the many conditions imposed on 22 April 2016. Has the car park been operating illegally since then?

TPB should not award such activities with yet another approval.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, March 27, 2016 1:07:19 AM
Subject: A/KTN/24 Kwu Tong

A/KTN/24

Lots in D.D. 96, Kwu Tung, Sheung Shui

Site area: About 1,900 m²

Zoning: "GIC", "Other Specified Uses" annotated "Amenity Area" and "Road"
Applied Use: Public Vehicle Park

Dear TPB Members,

Previous application approved 8 May 2015 for 2 years was revoked 8 Feb 2016,
presumably because one or more of the conditions were not fulfilled.

Unfortunately no information is provided to assist the general public in making comment.

However as the site is zoned GIC and Amenity the question is what community use is
intended and why is its zoning intention not being fulfilled?

How does this type of parking impact on Castle Peak Road, in the news frequently with
regard to congestion?

Hopefully this time around members will rouse themselves from their post prandial
slumbers to ask some questions.

Mary Mulvihill


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

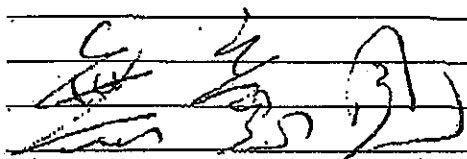
By e-mail : tpbpd@pland.gov.hk

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

A/KTN/89

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 侯志強 日期 Date 2022.5.30