

**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

2023年6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接收收到  
申請的日期。

2 JUN 2023

Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House"  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
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;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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.

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](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](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

2301472 29/5 by post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NZ-KLH/626
	Date Received 收到日期	12 JUN 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

集華(香港)有限公司 (Allied China (H.K.) Limited)

### 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 and Surveyors Ltd. 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)	Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, 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 ..... 1,565 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 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 Kau Lung Hang Outline Zoning Plan No.S/NE-KLH/11
(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	Vehicle Park  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 --

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 --

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
25/05/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 25/05/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(d) For Type (d) application 供第(d)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 (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) (請用圖則顯示有關土地/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))
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....%
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....  
.....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☒ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Internal road and parking spaces .....

.....

.....

.....

.....

## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late-2023

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>A local track connecting to Tai Wo Service Road West .....</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">29</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">10</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p><input checked="" type="checkbox"/></p>

## 9. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**10. 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 for details.

**11. 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

LAU TAK FRANCIS

PLANNING MANAGER

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS(GP)



on behalf of  
代表

GOLDRICH PLANNERS & SURVEYORS LTD.

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

Date 日期

29/05/2023

(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。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means --

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## 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	Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories		
Site area 地盤面積	1,565	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 Kau Lung Hang Outline Zoning Plan No.S/NE-KLH/11		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 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	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(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)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	39
	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) _____ _____	29 10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2) and Viewpoints of Vehicle Passing-bay Photographs (Plan 4)</u>		
<b>Reports 報告書</b>		
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

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

### Executive Summary

1. The application site is on Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories.
2. The site falls within the "Village Type Development" ("V") zone under the Approved Kau Lung Hang Outline Zoning Plan No.S/NE-KLH/11.
3. The applied use is "Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)" for a Period of 5 Years
4. The area of the site is about 1,565 m<sup>2</sup>. No Government Land is involved.
5. 29 parking spaces for private cars and 10 parking spaces for light goods vehicles are proposed on site.
6. Operating hours are 24 hours daily including Sundays and public holidays.
7. The proposed development caters for the huge demand of parking spaces of residents in vicinity and reduces roadside illegal parking.

### 行政摘要

1. 申請地點位於新界大埔九龍坑丈量約份第 7 約地段第 654 號餘段(部分)。
2. 申請地點處於九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11 下的「鄉村式發展」地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車及輕型貨車)」用途，為期五年。
4. 申請面積為大約 1,565 平方米。不涉及任何政府土地。
5. 申請地點擬議提供 29 個私家車車位及 10 個輕型貨車車位。
6. 營運時間為每天 24 小時包括星期日及公眾假期。
7. 該申請能滿足大量附近居民的車位需求並減少路邊違例泊車。

## Justifications

### 1. Applied Use

The applied use is “Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)” for a Period of 5 Years.

### 2. Location

The site is on Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories. Please refer to Plan 2 for details.

### 3. Site Area

The area of the site is about 1,565 m<sup>2</sup>. No Government Land is involved. Please refer to Plan 2 for details.

### 4. Development Parameters

#### (a) Operation Hours

The proposed development will operate 24 hours daily including Sundays public holidays.

#### (b) Mode of Operation

29 parking spaces for private cars and 10 parking spaces for light goods vehicles are proposed on site. No vehicles exceeding 5.5 tonnes including medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3 for details.

## 5. Planning Context

### (a) Town Planning Zoning

The site falls within the “Village Type Development” (“V”) zone under the Approved Kau Lung Hang Outline Zoning Plan No.S/NE-KLH/11.

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Public Vehicle Park use is commercial uses which serves the needs of the villagers and in support of the village development. This use may be permitted on application to the Town Planning Board.

## 6. No Adverse Impact

### (a) Visual

The proposed public vehicle park is compatible with the surrounding environment. Numbers of 3-storey Small Houses are in the vicinity. No significant adverse visual impact is anticipated resulting from the proposed use.

### (b) Traffic

Please refer to Layout Plan at Plan 3. A total of 39 nos. of parking spaces are proposed on site. About half (20 numbers) are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 5.5 tonnes will not be allowed to enter the site.



The site is accessible by a local track connecting to Tai Wo Service Road West. There are three vehicle passing-bays along the local track from Tai Wo Service Road West to the site. These vehicle passing-bays provide sufficient spaces that vehicles will not tailback or congest Tai Wo Service Road West or the local village track. Please refer to the plan showing the viewpoints of passing-bay photographs and Appendix II for the photographs of the vehicle passing-bays.

The Trip generation and attraction rates are estimated as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
21:00-07:00	0	0	0	0
07:00-08:00	4	1	0	0
08:00-09:00	4	1	0	0
09:00-10:00	2	0	0	0
10:00-11:00	1	0	0	0
11:00-12:00	1	0	2	0
12:00-13:00	1	1	2	1
13:00-14:00	1	1	2	1
14:00-15:00	0	0	1	0
15:00-16:00	1	1	0	0
16:00-17:00	0	0	1	0
17:00-18:00	1	1	1	2
18:00-19:00	1	0	4	1
19:00-20:00	1	1	4	1
20:00-21:00	0	0	1	1
Total:	<u>18</u>	<u>7</u>	<u>18</u>	<u>7</u>

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local track and Tai Wo Service Road West.

(c) Drainage

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

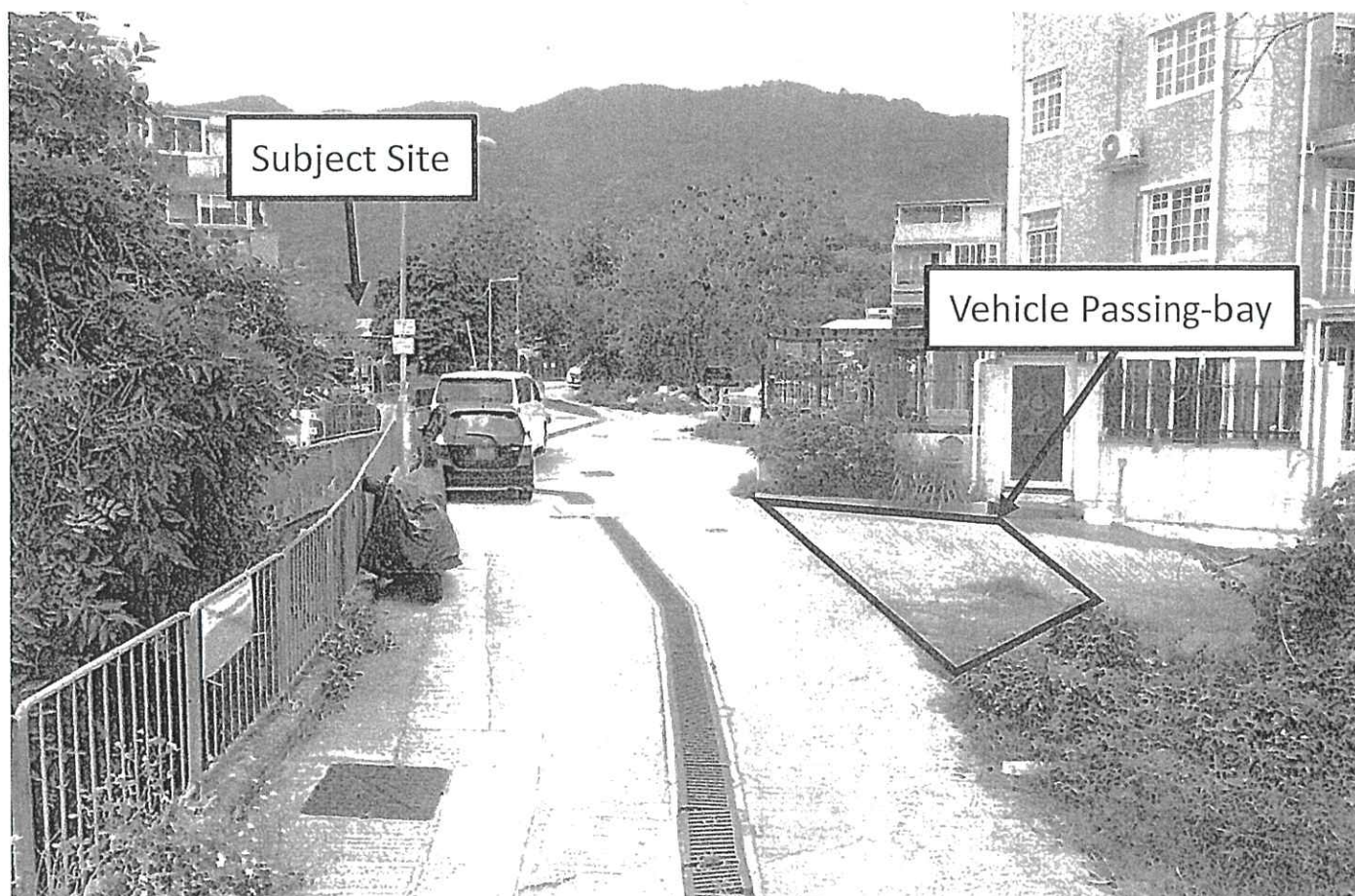
**7. Planning Gain**

The villagers nearby currently severe shortage of vehicle parking spaces for private cars and light goods vehicles. Roadside illegal parking near the application site is common. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.

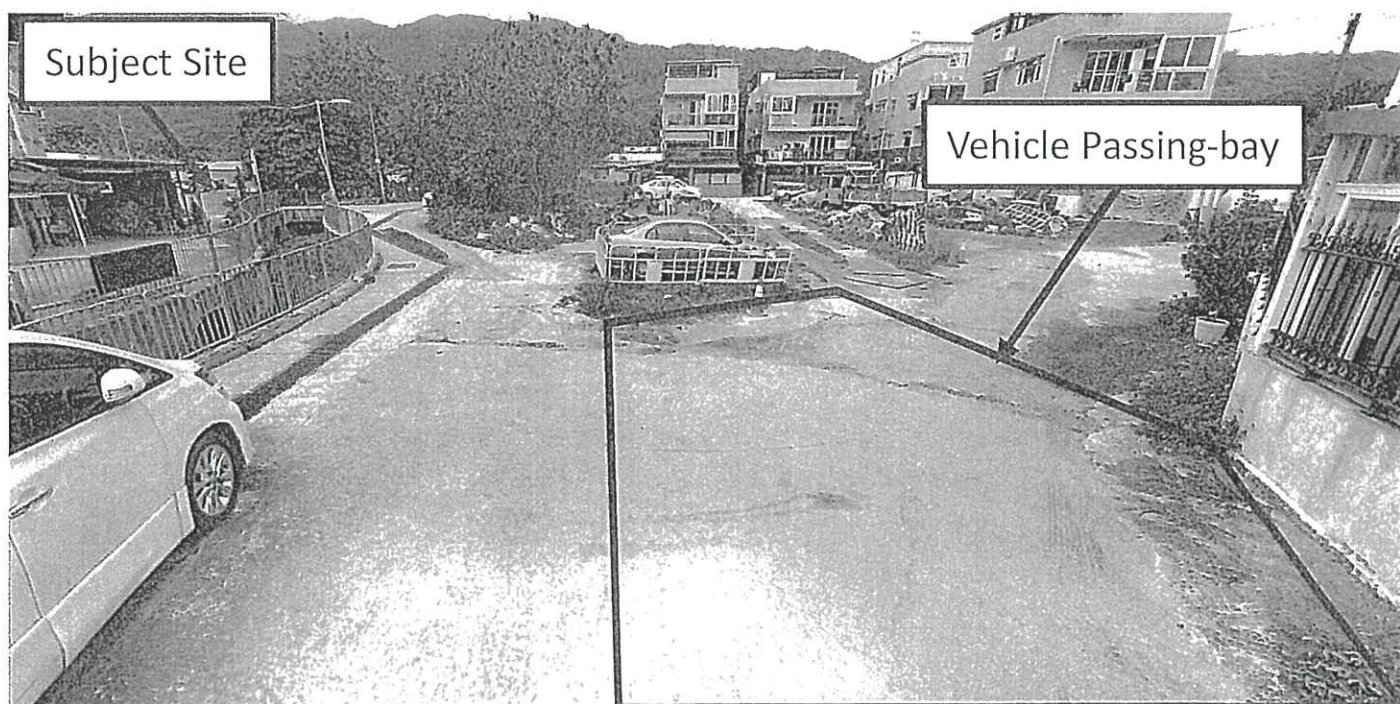
- End -



## Viewpoint 1

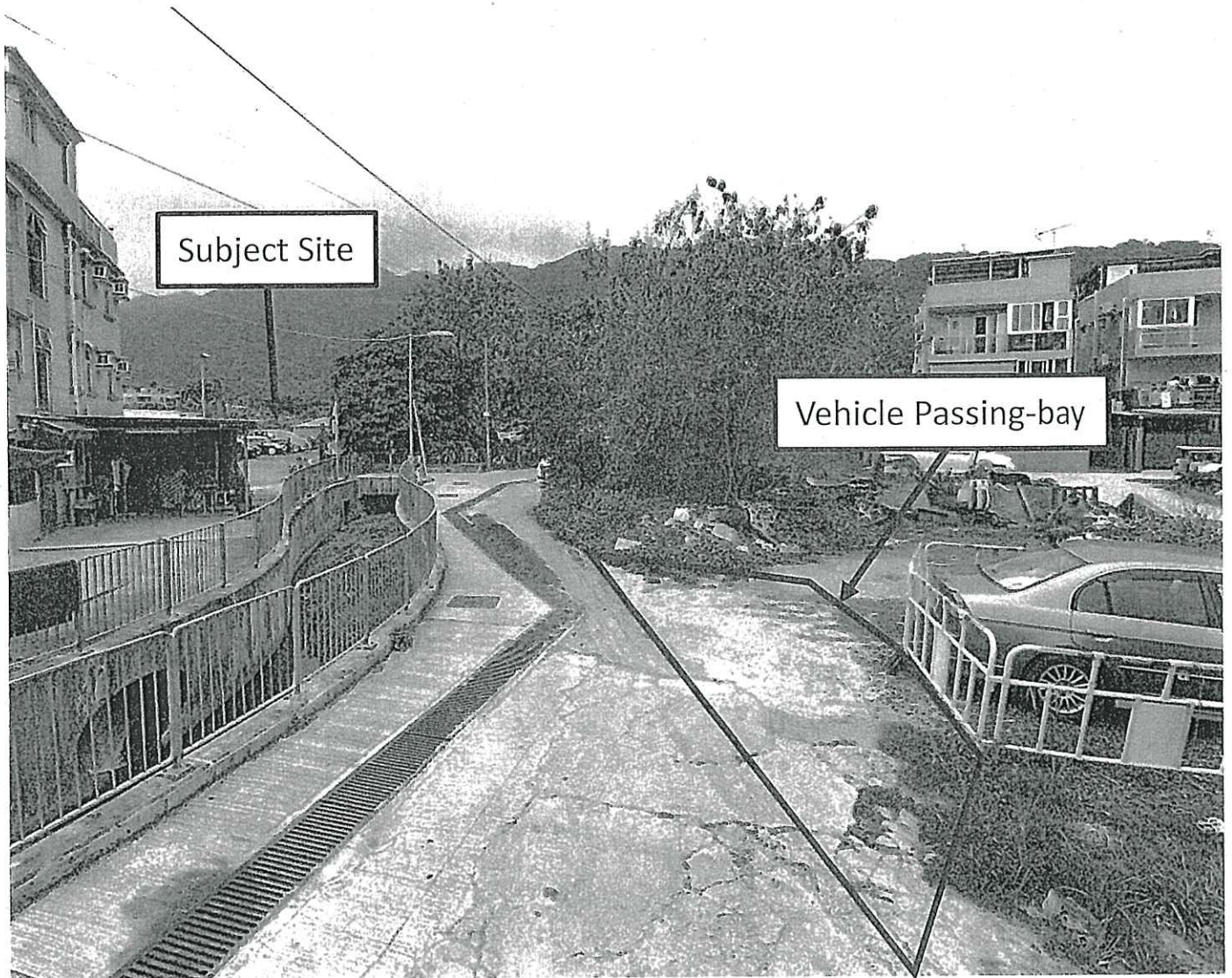


## Viewpoint 2

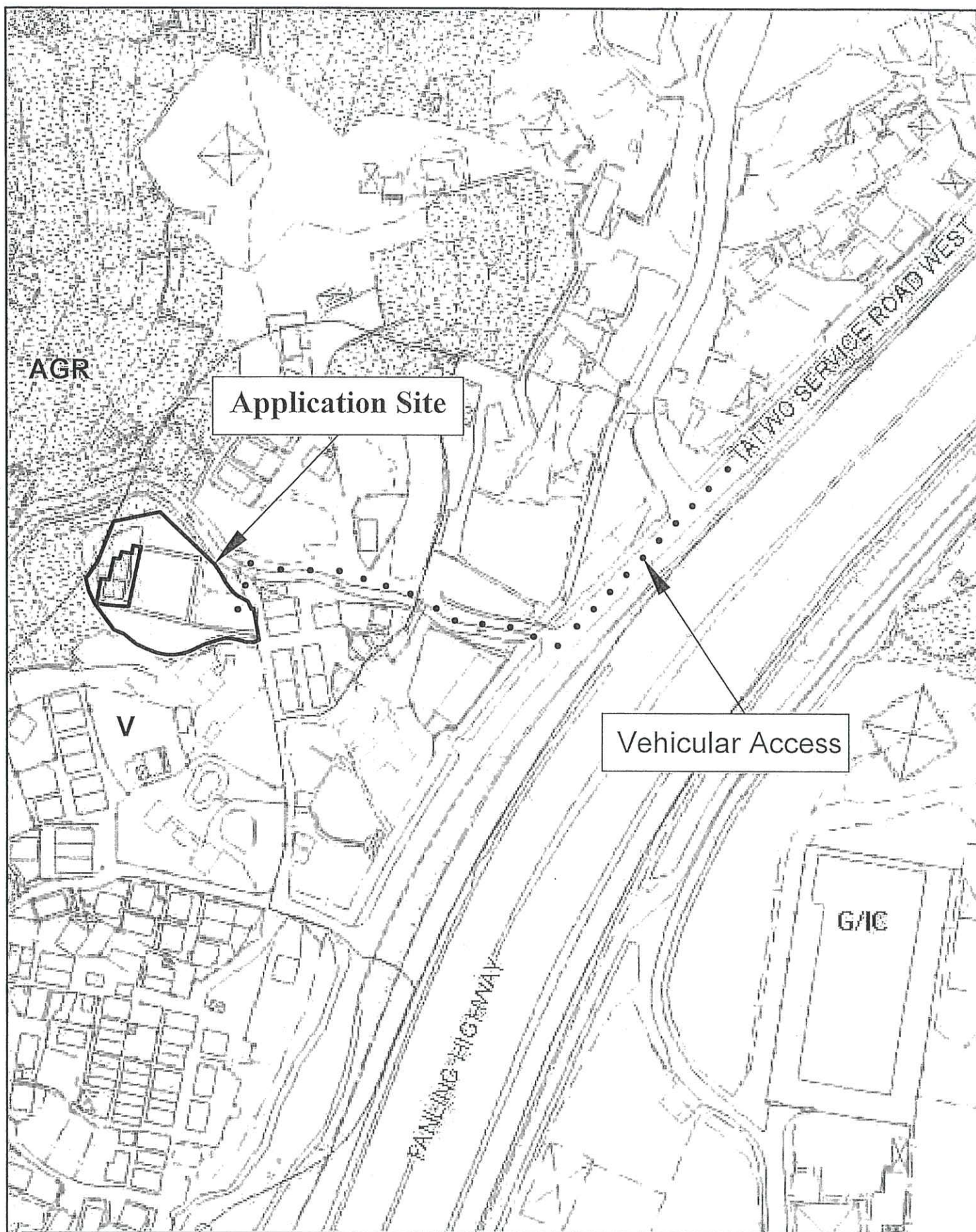




## Viewpoint 3







Extracted from Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11

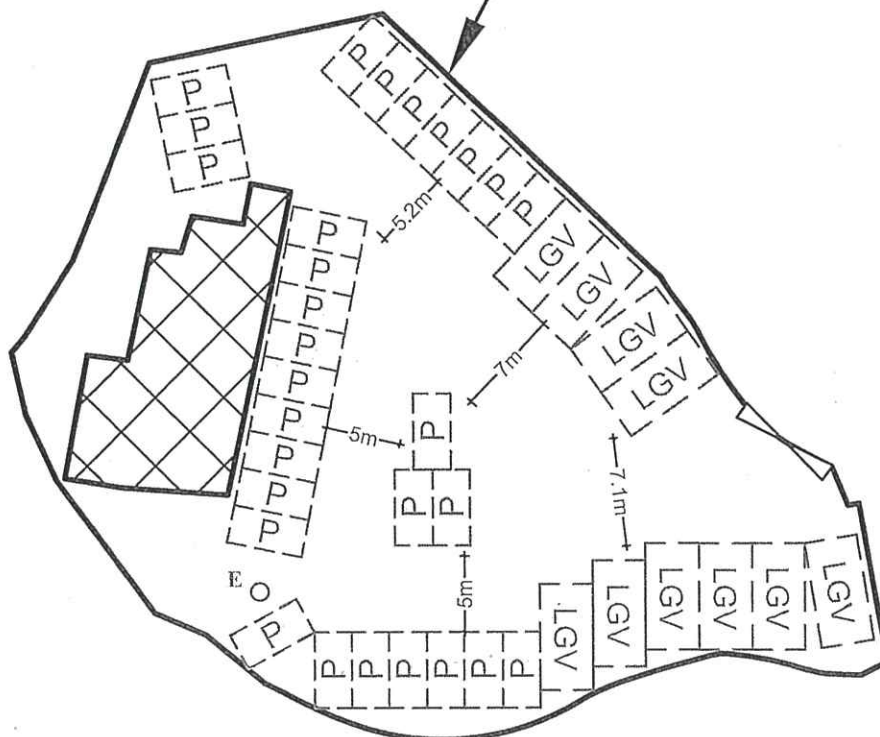
N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
May 2023	Lot 654 RP (part) in D.D. 7 Kau Lung Hang, Tai Po	Plan 1 (P 23014)







## Application Site

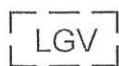


Site Area (about) : 1,565m<sup>2</sup>

## Legend



This portion of land does not include in this application



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



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



Vehicle Ingress / Egress

1:500

Layout Plan

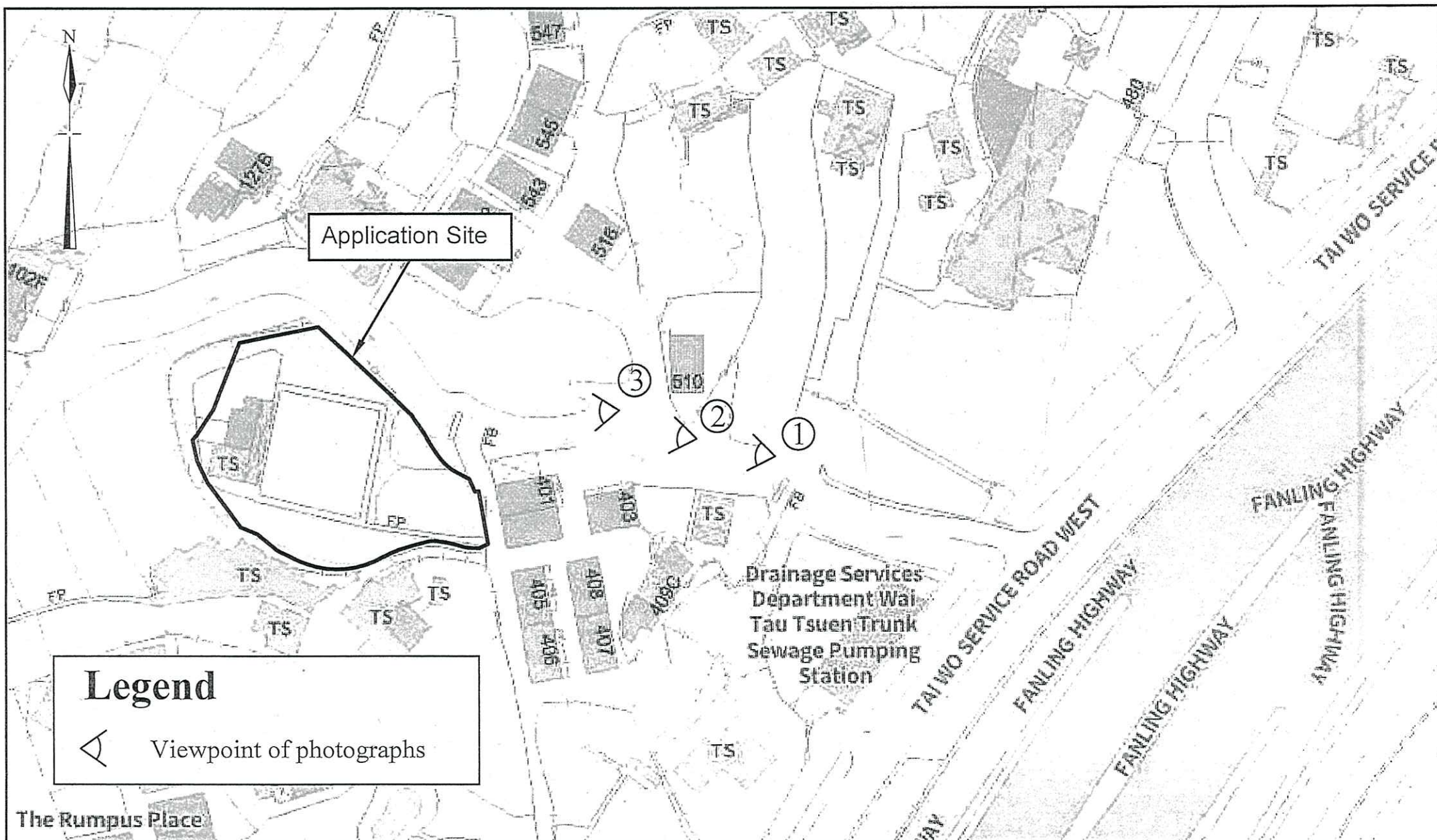
Goldrich Planners &  
Surveyors Ltd.

May 2023

Lot 654 RP (part) in D.D. 7  
Kau Lung Hang, Tai Po

Plan 3  
( P 23014)





1:1000

May 2023

## Viewpoints of Vehicle Passing-bay Photographs

Lot 654 RP (part) in D.D. 7,  
and adjoining Government Land  
Kau Lung Hang, Tai Po

Goldrich Planners &  
Surveyors Ltd.

Plan 4  
( P 23014 )



# GoldRich PLANNERS & SURVEYORS LTD.

## 金潤規劃測量師有限公司

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Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.:

Our Ref.: TL23211 / P23014

29 May 2023

The Secretary

By Post

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

### S.16 Application for

### Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 Years

### Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories

We act on behalf of 集華(香港)有限公司 (Allied China (H.K.) Limited), the applicant, in applying for the captioned use under Section 16 of Town Planning Ordinance (Cap. 131). Please refer to the attached documents submitted in support of the application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

2023年 6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。

This document is received on - 2 JUN 2023.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Encl.



A/NE-KLH/626 - Clarification on the Location of the Planning Application 06/06/2023

12:41

From: Rich Gold <goldrichplanners@gmail.com>

To: khhlee@pland.gov.hk

File Ref:

History:

This message has been forwarded.

Dear Mr. Lee,

We would like to clarify that the captioned application is located at Wai Tau.

Regards,  
Alan Poon

--

[Goldrich Planners and Surveyors Ltd.](#)

Room 8E, 8/F., Keader Centre,

129-149 On Lok Road,

Yuen Long,

New Territories,

Hong Kong.

Tel.: 27132138

Fax: 27621783

Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

**金 潤 規 劃 測 量 師 行 有 限 公 司**

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/626

Our Ref.: TL23309 / P23014

11 July 2023

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and Email:

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application for**

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

**for a Period of 5 Years**

**Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories**

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

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



---

Francis Lau

Encl.

Comments from Water Supplies Department dated 6.7.2023

Contact person: Ms. Victoria Suen; Tel: 2152 5752

	Comments	Responses
(a)	No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside the gathering grounds.	Vehicle park will be surrounded by kerbs and drains. Petrol interceptors will be installed at each of the drainage outlets and will be under proper maintenance. All drainage traps will have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records will be maintained. Thus, no effluent or foul water will be discharged into adjoining land, storm water drain, channel, stream or river course.
(b)	All solid waste and sludge arising from the proposed development shall be disposed of properly outside the gathering grounds.	All solid waste and sludge arising from the proposed development will be disposed to a rubbish bin with cover placed on site. The rubbish will be collected by waste collection trucks regularly.
(c)	The use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in the gathering grounds.	No pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil will be used or stored on site.
(d)	No chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority.	No chemicals including fertilizers and detergents will be used or stored in the proposed development.
(e)	Oil leakage and spillage are not allowed within the gathering grounds at all time. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the gathering grounds.	Oil and grease decontamination kit such as absorbent pads will be placed in a waterproof box within the site.  No oil tanker will be allowed to park within the subject site.



	Comments	Responses
(f)	The vehicle park and its associated activities shall be located away from any water courses as far as possible. Signage for alerting not to pollute the gathering grounds should be displayed.	The vehicle park has been located away from water courses as far as possible. Signage for alerting not to pollute the gathering grounds will be displayed at the entrance of the site.
(g)	Fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development.	Fencing will be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site.
(h)	Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.	The site surface is impermeable to oil and grease. Soil contaminated with fuel leakage will be immediately removed off site with absorbent pads
(i)	Vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records should be maintained.	Vehicle park will be surrounded by kerbs and drains. Petrol interceptors will be installed at each of the drainage outlets and will be under proper maintenance. All drainage traps will have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records will be maintained.
(j)	Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development.	On-site vehicle inspection, maintenance, repairing and washing activities will not be allowed in the proposed development.
(k)	The "Conditions of Working within Water Gathering Grounds" shall be complied.	Noted.

**金 潤 規 劃 測 量 師 行 有 限 公 司**

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香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/626

Our Ref.: TL23313 / P23014

13 July 2023

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and Email:

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application for**

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

**for a Period of 5 Years**

**Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories**

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

The area of the site is decreased from 1,565m<sup>2</sup> to 1,515m<sup>2</sup>. We attach an updated executive summary, s.16 application form and justifications for the changes.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

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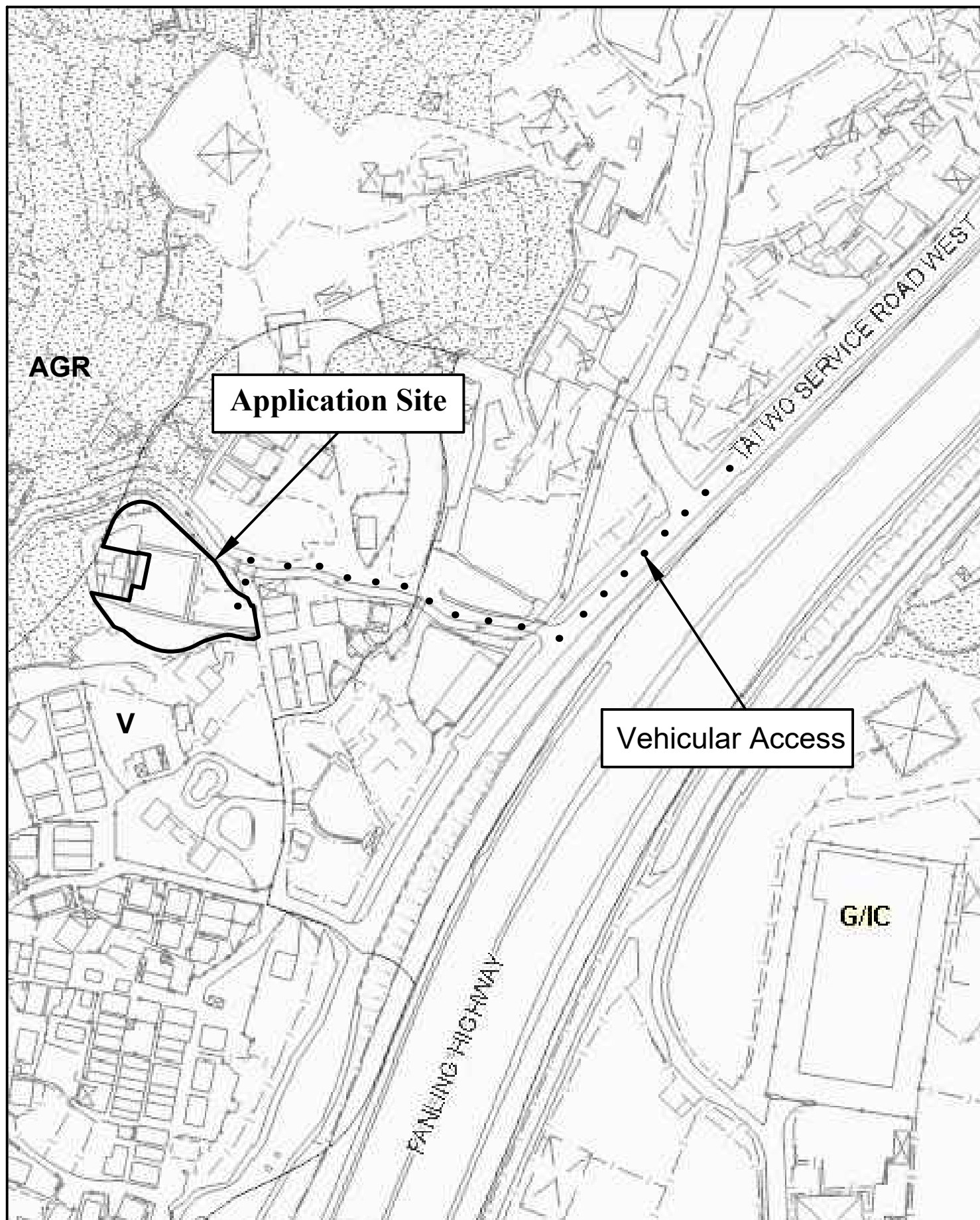
Francis Lau

Encl.

Comments from Lands Department dated 11.7.2023

Contact person: Ms. Lam (Tel: 2654 1215) or Ms. Law (Tel: 2654 1130)

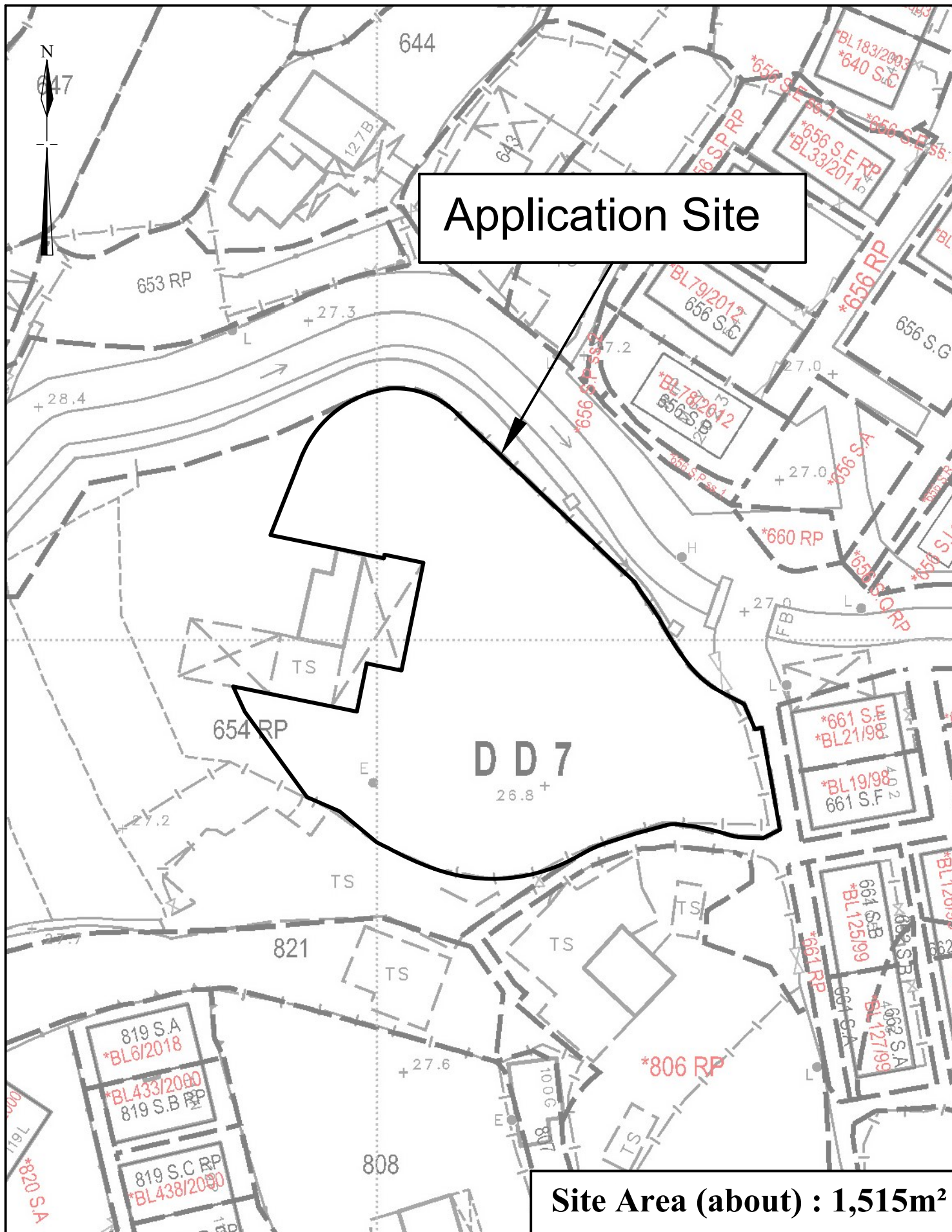
	Comments	Responses
(ii)	There is no guarantee that the existing local track can be used as vehicular access to the application site. In the event that the existing local track to the Site encroached onto adjoining private lot(s), the applicant shall liaise with the concerned lot owner(s) for their right of access over these lots. The vehicle passing-bays shown in Appendix II to the application appears to be in conflict with the building layout of the concerned Building Licences.	<p>The applicant will liaise with the concerned lot owner(s) for their right of access over these lots.</p> <p>It is noted that some private lots have obtained Building Licences. Please refer to plan showing the local track connecting to the subject site (Plan 5) for the current situation. The lot index plan in Plan 5 is up to date.</p>
(iv)	A recent inspection revealed that some unauthorized structures were found erected on the Site and in its surrounding without LandsD's approval.	The area of the application site is updated. The structures on the lot is excluded from the application site. Please refer to updated plans (Plan 1a, 2a and 3a) for details.



Extracted from Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11

N.T.S	<b>Location Plan</b>  Lot 654 RP (part) in D.D. 7 Kau Lung Hang, Tai Po	Goldrich Planners & Surveyors Ltd.
July 2023		Plan 1a ( P 23014)





**Site Area (about) : 1,515m<sup>2</sup>**

**1:500**

**Lot Index Plan**

**Goldrich Planners &  
Surveyors Ltd.**

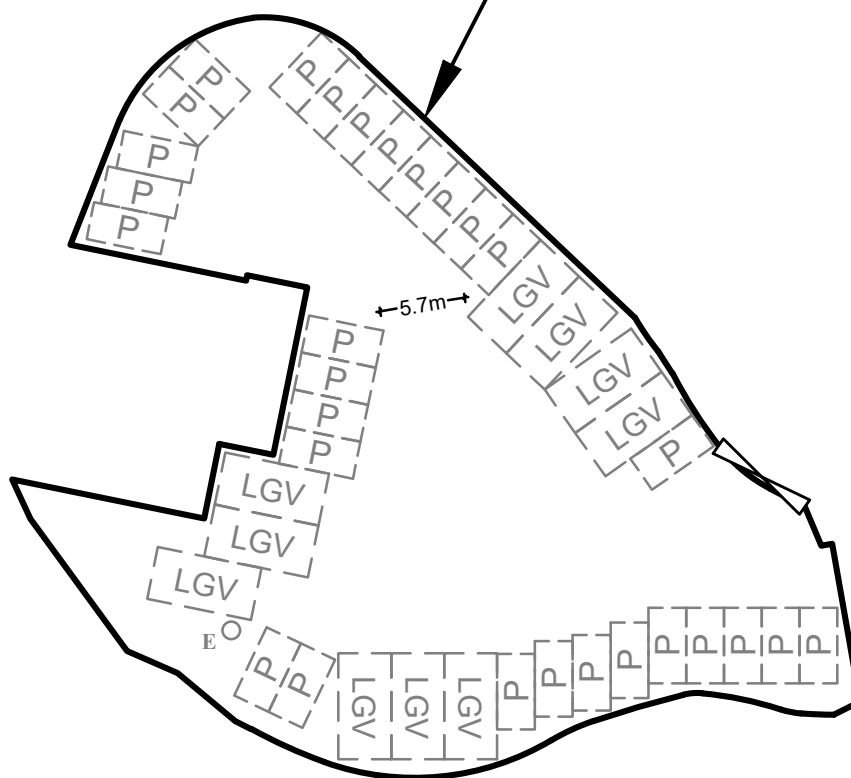
**July 2023**

**Lot 654 RP (part) in D.D. 7  
Kau Lung Hang, Tai Po**

**Plan 2a  
( P 23014)**



## Application Site



Site Area (about) : 1,515m<sup>2</sup>

## Legend



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



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



Vehicle Ingress / Egress

1:500

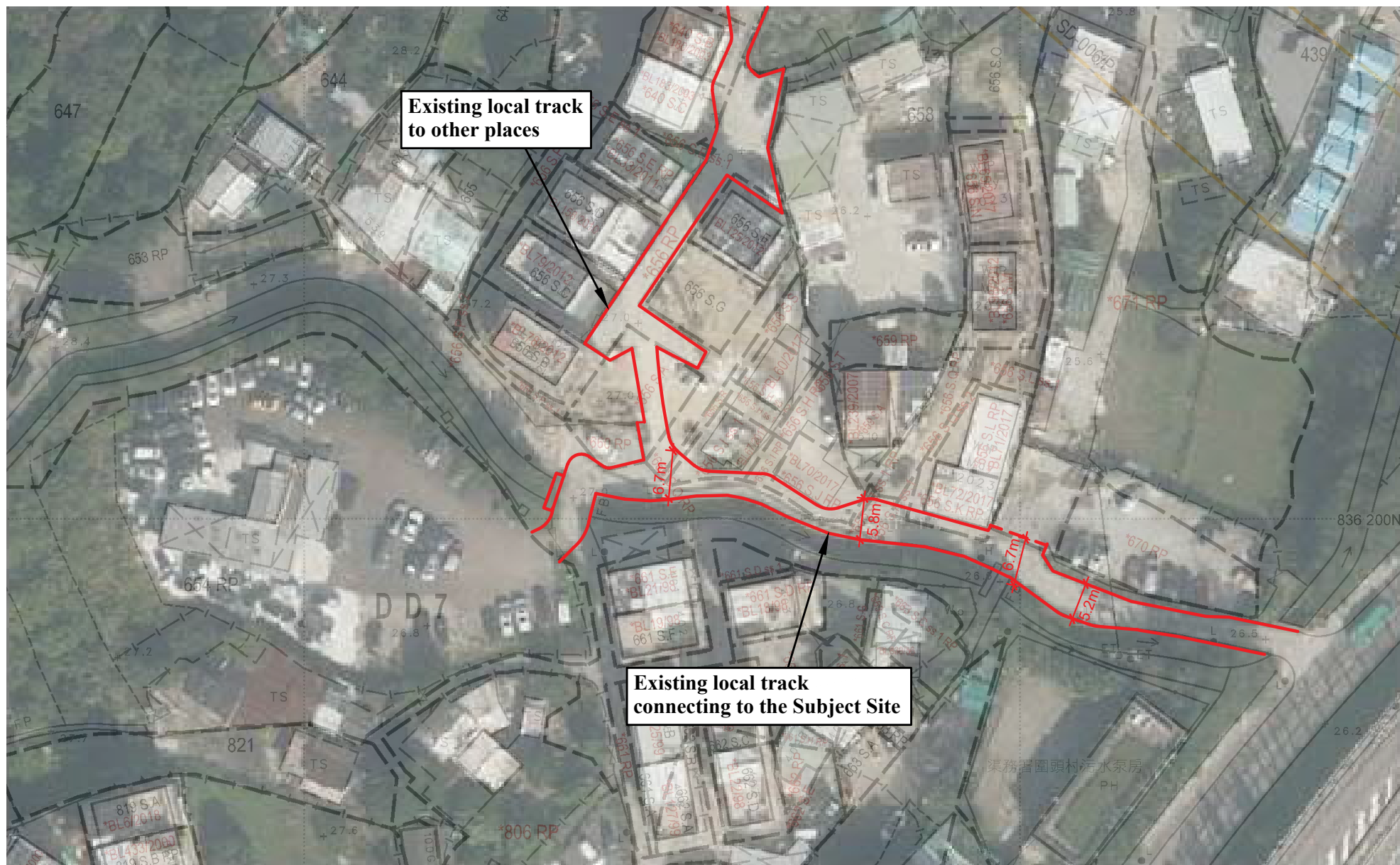
Layout Plan

Goldrich Planners &  
Surveyors Ltd.

July 2023

Lot 654 RP (part) in D.D. 7  
Kau Lung Hang, Tai Po

Plan 3a  
( P 23014)



**July 2023**

**Lot 654 RP (part) in D.D. 7,  
and adjoining Government Land  
Kau Lung Hang, Tai Po**

**Plan 5**  
**( P 23014 )**



### Executive Summary

1. The application site is on Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories.
2. The site falls within the “Village Type Development” (“V”) zone under the Approved Kau Lung Hang Outline Zoning Plan No.S/NE-KLH/11.
3. The applied use is “Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)” for a Period of 5 Years
4. The area of the site is about 1,515 m<sup>2</sup>. No Government Land is involved.
5. 29 parking spaces for private cars and 10 parking spaces for light goods vehicles are proposed on site.
6. Operating hours are 24 hours daily including Sundays and public holidays.
7. The proposed development caters for the huge demand of parking spaces of residents in vicinity and reduces roadside illegal parking.

### 行政摘要

1. 申請地點位於新界大埔九龍坑丈量約份第 7 約地段第 654 號餘段(部分)。
2. 申請地點處於九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11 下的「鄉村式發展」地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車及輕型貨車)」用途，為期五年。
4. 申請面積為大約 1,515 平方米。不涉及任何政府土地。
5. 申請地點擬議提供 29 個私家車車位及 10 個輕型貨車車位。
6. 營運時間為每天 24 小時包括星期日及公眾假期。
7. 該申請能滿足大量附近居民的車位需求並減少路邊違例泊車。

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
集華(香港)有限公司 (Allied China (H.K.) Limited)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Goldrich Planners and Surveyors Ltd. 金潤規劃測量師行有限公司

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, 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 ..... 1,515 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 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



## 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	Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories		
Site area 地盤面積	1,515	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 Kau Lung Hang Outline Zoning Plan No.S/NE-KLH/11		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 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	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

## Justifications

### 1. Applied Use

The applied use is “Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)” for a Period of 5 Years.

### 2. Location

The site is on Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories. Please refer to Plan 2 for details.

### 3. Site Area

The area of the site is about 1,515 m<sup>2</sup>. No Government Land is involved. Please refer to Plan 2 for details.

### 4. Development Parameters

#### (a) Operation Hours

The proposed development will operate 24 hours daily including Sundays public holidays.

#### (b) Mode of Operation

29 parking spaces for private cars and 10 parking spaces for light goods vehicles are proposed on site. No vehicles exceeding 5.5 tonnes including medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3 for details.

金潤規劃測量師有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/626

Our Ref.: TL23365 / P23014

8 August 2023

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

By Post and Email:  
tpbpd@pland.gov.hk

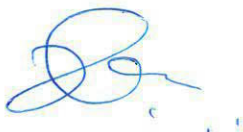
Dear Sir,

**Submission of Further Information**

**S.16 Application for  
Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)  
for a Period of 5 Years  
Lot 654 R.P. (Part) in D.D. 7, Kau Lung Hang, Tai Po, New Territories**

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

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



---

Francis Lau

Encl.



Comments from Water Supplies Department dated 19.7.2023

Contact person: Ms. Victoria Suen; Tel: 2152 5752

	Comments	Responses
	The information is considered insufficient to prove and demonstrate that there would be no material increase in pollution effect to the Water Gathering Grounds ('WGG') resulting from the proposed vehicle park development. Therefore, our previous comment remains valid, and our specific concerns on the submission are provided as follows from the perspective of water resources protection.	-
(1)	The proponent should clarify whether there will be sewage generation arising from the operation and maintenance of the proposed vehicle park development. If affirmative, the proponent should elaborate how sewage will be contained, handled and disposed of to outside of WGG.	No sewage will be generated from the operation and maintenance of the proposed vehicle park development.
(2)	It is noted in the submission that the applicant undertakes (i) no washing and maintenance activities on site, (ii) no discharge and storage of pesticides, toxicants, flammable or toxic solvents, tar, petroleum oil and other chemicals within WGG, and (iii) no parking of oil tankers within the subject site. In this regard, the applicant should provide effective mitigation and/or control measure(s) in a concrete manner to substantiate the undertakings.	Signs showing "No washing and maintenance activities", "No usage, discharge and storage of pesticides, toxicants, flammable or toxic solvents, tar, petroleum oil and other chemicals" and "Oil tankers are not allowed to enter" will be displayed at the entrance of the site.
(3)	It is noted in the submission that suitable drainage facilities such as kerbs, drains and petrol interceptors will be provisioned on site for interception and collection of fuel and lubricants in surface run-off. In this regard, we presume that the acceptance of the drainage proposal and its implementation is subject to the jurisdiction of the DSD.	The drainage facilities on site and its implementation will be subject to the acceptance of the DSD.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no further comment on the applicant's further information (FI) (**Appendix Ib**);
- the Site comprises Lot 654 (Part) in D.D. 7 which is an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval from LandsD;
- there is no guarantee that existing local track can be used as vehicular access to the Site. In the event that the existing local track to the Site encroached onto adjoining private lot(s), the applicant shall liaise with the concerned lot owner(s) for their right of access over these lots. The vehicle passing-by to the Site appears to be in conflict with the building layout of the concerned Building Licences;
- it is presumed that the application is for open carpark without any structures nor cover;
- a recent site inspection revealed that an unauthorized structure was found on the Site; and
- there is no Small House application received at the Site.

**2. Traffic**

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

- no objection to the application from traffic engineering perspective.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there is a non-substantial environmental complaint related to the Site in the past three years.

**4. Drainage**

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

- should the application be approved, an approval condition requiring the submission and implementation of drainage proposal for the Site should be imposed to ensure that it

would not cause adverse drainage impact on the adjacent areas; and

- the applicant should note his advisory comments at **Appendix III**.

## 5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- the applicant should note his advisory comments at **Appendix III**.

## 6. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application;
- having reviewed the applicant's FI submissions (**Appendices Ia and Ic**), he has no further comment on the application;
- the Site is within the upper indirect Water Gathering Grounds (WGG); there are risks of contamination to the WGG due to the operation and management of the temporary private vehicle park. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. The risk assessment report shall demonstrate that the requirements at paragraph (f) of **Appendix III** are met; and
- should the application be approved, the applicant is required to implement mitigation measures proposed under the FI submissions. Additional mitigation measures may be required when the actual situation renders the initial risk assessment inviable. Should pollution be detected in future due to the proposed development, immediate remedial action to clear the pollution must be taken.

## 7. **Other Departments**

The following departments have no objection to/no adverse comments on the application:

- Chief Highway Engineer/New Territories East, Highways Department;
- Director of Agriculture, Fisheries and Conservation;
- Commissioner of Police;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- Project Manager (North), Civil Engineering and Development Department; and

- District Officer (Tai Po), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use the the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) the lot owner is required to submit an application for Short Term Waiver (STW) to LandsD if he wishes to erect any structures on the Site. LandsD will consider the STW application in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of rental, waiver fee and administrative fee as considered appropriate; and
  - (ii) the applicant is required to clear any existing structures on the Site immediately. Otherwise appropriate lease enforcement action will be take in due course;
- (c) to note the comments of the Commissioner for Transport (C for T) that the village road connecting to the Site from Tai Wo Service Road West is not managed by his office. Comments from the management and maintenance part of the local road should be sought. It is noted that in order to access the parking spaces, vehicles may have to encroach onto the adjacent private lot. The applicant shall make their own arrangement with the concerned landowners for using the road, and the land status, management, maintenance responsibilities of it should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
- (e) to note the comments of the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site. Sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The submission should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional

runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. Please be reminded that the runoff within the subject premise including the runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network;

- (ii) DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. No stud pipe is reserved for sewerage connection. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed development through other means, views and comments from DEP should be sought; and
  - (iii) provision of written consent from relevant lot owner and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the applications lot or on government land (where required); and
  - (iv) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant;
- (f) to note the comments of the Chief Engineer of Construction (CE/C, WSD) that:
- (i) the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that the following conditions are met:
    - no discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG;
    - all solid waste and sludge arising from the applied development shall be disposed of properly outside WGG;
    - the use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG;
    - no chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority;
    - oil leakage and spillage are not allowed within WGG at all time. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the WGG;
    - the vehicle park and its associated activities shall be located away from any water courses as far as possible;

- fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development;
  - site surface should be implemented to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority;
  - vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records should be maintained;
  - besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development;
  - the “Conditions of Working within Water Gathering Grounds” shall be compiled; and
- (ii) additional mitigation measures may be required when the actual situation renders the initial risk assessment inviable. Should pollution be detected in future due to the applied development, immediate remedial action to clear the pollution must be taken;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

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

## 參考編號

Reference Number:

230622-222922-66595

## 提交限期

Deadline for submission:

30/06/2023

## 提交日期及時間

Date and time of submission:

22/06/2023 22:29:22

## 有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/626

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 張偉倫

## 意見詳情

Details of the Comment :

上述申請的地址，現在以經泊了大量私家車及小型貨車和非法修車工場，該土地質是泥土碎石地，附近村民亦有投訴該地方有大量汽車出入引起大量泥塵，晚上亦有好多汽車出入噪音，而且由大路使入該地址要行一條百米長的人行小路，小路上有很長的鐵渠蓋，汽車經過壓到渠蓋發出很大的噪音，嚴重影响附近居民生活，故此我等居民反對上址做臨時停車場。



2

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

## 參考編號

Reference Number:

230622-225751-31616

## 提交限期

Deadline for submission:

30/06/2023

## 提交日期及時間

Date and time of submission:

22/06/2023 22:57:51

## 有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/626

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李生

## 意見詳情

Details of the Comment :

本人強烈反對該地段申請做臨時停車場！！！！

1:該路段出入並沒有正常的車路，祇有行人村路，附近民居眾多，如果做停車場每天進出車輛眾多會引致人車爭路。非常危險。

2:此場地祇是堆田的泥土和沙石。車輛進出會引起塵土飛揚。嚴重影響四周的空氣。

3:如果用作停車場，每天深夜，凌晨進出車輛發出的噪音會嚴重影響我們村民的睡眠！

3:車輛進出會經過一條很短的橋樑，會嚴重影響橋樑的結構。

4：此範圍現在已非法作停車場出租車位，每天進出的車輛都已經壓毀好幾個行人路上的渠蓋。半夜車輪輾壓渠蓋發出的聲音非常擾眠。

5：此範圍現在除了非法停車，裡面還有非法的修車間。每天進出很多車輛已經令四周的居民非常煩惱。

6：為了居民的正常生活，敬請城規處，不要批准此地用作停車場。

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



**A/NE-KLH/626**

26/06/2023 03:29

From:

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

File Ref:

A/NE-KLH/626

Lot 654 RP (Part) in D.D. 7, Wai Tau Tsuen, Tai Po

Site area:: About 1,565sq.m

Zoning: "VTD"

Applied use: 39 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Objections. No history of applications. The location is to the north of the village where few homes are located and these should have their own parking as some are villas with swimming pools.

There is extensive farming in the area and the land would be better used for this purpose.

The application appears to be the first steps towards converting the land to a private residential development project masquerading as Net House.

Mary Mulvihill

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



有關申請編號：A/NE-KLH/626

28/06/2023 12:33

From:

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

File Ref:

致：城市規劃委員會

有關申請擬在：新界大埔圍頭丈量約份第7約地段第654號餘段(部分)  
申請為臨時公眾停車場(私家車及輕型貨車) (為期五年)

本村對有關申請表示反對，原因如下：

1. 申請為臨時公眾停車場之位置周邊沒有正式行車通道，只是行人與車輛共用通道，如建成停車場後，會危及村民出入安全，容易導致意外發生，構成危險。
2. 擬建停車場位置面積頗大，如建成後，車輛出出入入，影響村民平靜生活、污染環境及容易引發駕駛者與村民不必要之衝突。
3. 於鄉村地帶，沒有需要大型之臨時停車場，人車爭路，破壞寧靜、清幽的鄉村環境。

基於上述理由，本村是堅決反對在上述位置建臨時公眾停車場。

請電郵回覆確認已收妥此反對意見，謝謝!

張國耀

大埔圍頭村原居民代表