

APPLICATION FOR PERMISSION

UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE

(CAP.131) A/NZ-KTS/494

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/zh/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NZ-KTS/494
	Date Received 收到日期	15 FEB 2012

- 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)

英盛(怡和)工程有限公司 (YING SHING (HARVEY) ENGINEERING COMPANY 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)

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)	DD 92, LOT 1192 (部份), 1193, 1196 (部份), 1197 (部份), 1198 (部份)
(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 8003.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 110 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)	N/A 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	S/NE- KTS/16
(c) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶
(f) Current use(s) 現時用途	空置 (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"^{22&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{22&} (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"^{22&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{22&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{22&}.
並不是「現行土地擁有人」^{22&}。

- ☐ 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)"^{22&}.
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」^{22&}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{22&}.
已取得 名「現行土地擁有人」^{22&}的同意。

Details of consent of "current land owner(s)" ^{22&} obtained 取得「現行土地擁有人」 ^{22&} 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. 如上述任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"⁴
已通知 名「現行土地擁有人」⁴。

Details of the "current land owner(s)" ⁴ notified 已獲通知「現行土地擁有人」 ⁴ 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)⁴
於 _____ (日/月/年)向每一名「現行土地擁有人」⁴郵遞要求同意書⁴

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)⁴
於 _____ (日/月/年)在指定報章就申請刊登一次通知⁴

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)⁴
於 12-1-2021 (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⁴

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)⁴
於 13-1-2021 (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⁴

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one "✓".

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展臨時公眾停車場(私家車, 電單車, 輕型貨車不超過
5.5 吨) 連附屬辦公室

(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☒ year(s) 年

三年

☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積

7893.5sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

110sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

2個

Proposed domestic floor area 擬議住用樓面面積

110sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

110sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

110sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)

兩個建築物, 一個用以收貨亭, 高2.5米, 一層。一個用以辦公室, 高3.5米, 一層。

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

45

Motorcycle Parking Spaces 電單車車位

10

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

15

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

0

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

0

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

0

Coach Spaces 旅遊巴車位

0

Light Goods Vehicle Spaces 輕型貨車車位

0

Medium Goods Vehicle Spaces 中型貨車車位

0

Heavy Goods Vehicle Spaces 重型貨車車位

0

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

星期一至五早上八點至晚上八點, 周六、日及公眾假期為早上六點至晚上十二點

(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)) <u>金翠路</u>
	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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

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

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中請的資料。如有需要，請另頁說明。

現金翠路，金坑路在路旁均被各種車輛佔位，對於道路使用者，尤其金錢村村民造成不便。而地主希望能將土地用途變更為停車場為車主或外來人士提供日間泊車服務，以低於市價之泊車費用投入，同時亦希望能帶動車流量，引入更多外來人士前來金錢村游玩等。村內居民眾多，提供的停車場相信可以舒緩空地壓力。

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。

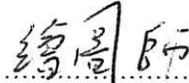
Signature
簽署



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

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

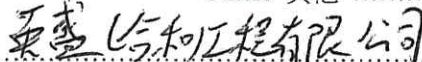
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

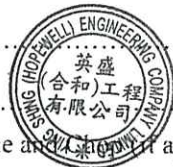
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ 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 Address (if applicable) 機構名稱及蓋章（如適用）

Date 日期

26-12-2020

(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中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。)

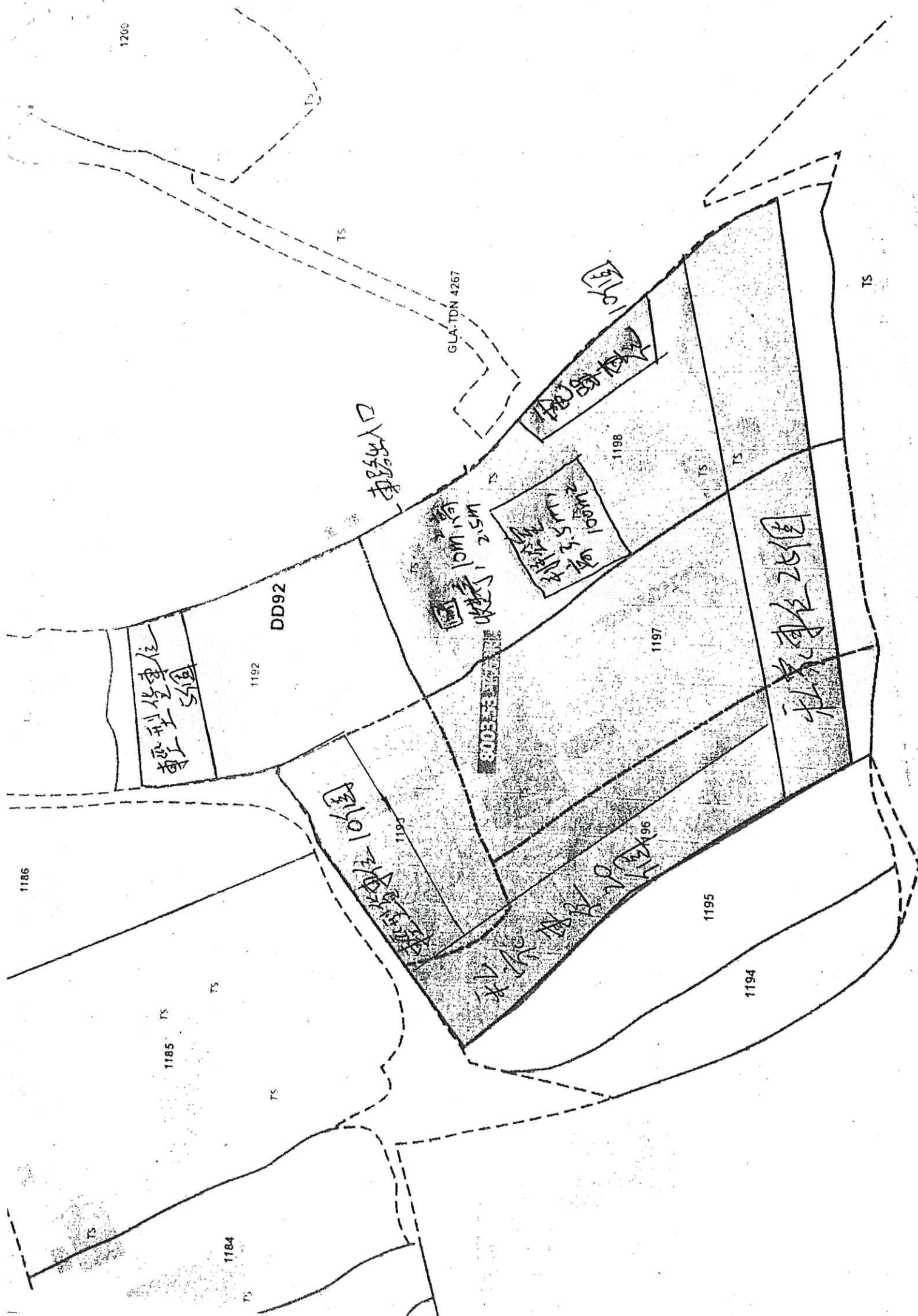
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	DD 92, 10T1192(部分), 1193, 1196(部分), 1197(部分), 1198(部分)	
Site area 地盤面積	8003.5 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-KTS/16	
Zoning 地帶	綠化地帶	
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>三年</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	臨時公眾停車場(私家車, 電單車, 輕型貨車不超過5.5噸) 連附屬辦公室	

(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	N/A <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	110 <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	N/A	
	Non-domestic 非住用	2幢	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	% <input 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)		45 10 15 0 0
	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)		6 0 0 0 0

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 checked="" type="checkbox"/>	<input 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) 環境設計總圖／環境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" 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。



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



SN:A/NE-KTS/494

17/02/2021 13:04

From: lai leo

To: tpbpd@pland.gov.hk,

History: This message has been forwarded.

3 attachments



DD8920210211_17011822.pdf



DD8920210211_17015973.pdf



DD8920210211_17013887.pdf

補充資料

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

臨時公眾停車場(貨櫃車除外)連附屬辦公室

(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☒ year(s) 年

三年

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

7893.5sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積

110sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

2個

Proposed domestic floor area 擬議住用樓面面積

110sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

110sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

110sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

2個建築物，一個用以收貨車，高25米，一層。一個用以辦公，高35米，一層。

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

45

Motorcycle Parking Spaces 電單車車位

10

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

15

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

0

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

0

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

0

Coach Spaces 旅遊巴士車位

0

Light Goods Vehicle Spaces 輕型貨車車位

0

Medium Goods Vehicle Spaces 中型貨車車位

0

Heavy Goods Vehicle Spaces 重型貨車車位

0

Others (Please Specify) 其他 (請列明)

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中請的資料。如有需要，請另頁說明。

現金翠路，金坑路在路旁均被各種車輛佔位，對於道路使用者，尤其現金錢村村民造成不便。而地主希望能將土地用途變更為停車場為車主或外來人士提供日間泊車服務，以低於市價之泊車費用投入，同時亦希望能帶動車流量，引入更多外來人士前來金錢村游玩等。村內居民众多，提供的停車場相信可以舒緩空地壓力。
 停車場提供給私家車，電單車及輕型貨車超過 5.5 噸。

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	DD92, lot 1192 (部份), 1193, 1196 (部份), 1197 (部份), 1198 (部份)	
Site area 地盤面積	8003.5 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE - KTS / 16	
Zoning 地帶	GB	
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>三年</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	臨時公眾停車場(登機車除外)連附屬辦公室	

Previous Applications

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/65	Private Club and Recreational Facilities	11.7.1997	R1 to R4
A/NE-KTS/487	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Offices for a Period of 3 Years and Filling of Ponds	26.6.2020	R1, R4, R5 & R6

Reasons for Rejection

- R1 The proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone
- R2 No detailed drainage, sewerage, landscaping, car-parking and vehicular access proposals have been submitted to demonstrate that the proposed development will not have adverse impacts on the drainage, traffic and environmental conditions of the area
- R3 About 50.11 ha of land is zoned “Recreation” (“REC”) on the draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/1 and land in this zone is considered more suitable for the proposed development
- R4 The approval of the application will set an undesirable precedent
- R5 The proposed development is not in line with the Town Planning Board Guidelines No. 10 for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance
- R6 The proposed development is not in line with the Town Planning Board Guidelines No. 13F for Application for Open Storage and Port Back-up Uses



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)



By email only

10th March, 2021.

Dear Sir/ Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with
Ancillary Office for a Period of 3 Years
(A/NE-KTS/494)**

1. We refer to the captioned.
2. According to the information retrieved from the Planning Department in March 2021, an Enforcement Notice was issued on 9 Oct 2019 for an enforcement case (E/NE-KTS/242) partially covering the current application site; but we could not observe that Compliance Notice/ Cancellation Notice has been issued regarding this case. We urge the Board to investigate whether the above enforcement case has been settled.
3. According to the gist, there is a rejected application for 'Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Offices for a Period of 3 Years and Filling of Ponds' (A/NE-KTS/487; rejected on 26 Jun 2020) covering the application site; the reasons for rejection are reproduced below:

(a) the proposed development is not in line with the planning intention of the "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets and there is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

(b) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance in that the proposed development is not compatible with the surrounding areas and the applicant fails to demonstrate that there is no adverse landscape, traffic and drainage impacts on the surrounding areas;

(c) the proposed development is not in line with the Town Planning Board Guidelines No. 13F for Application for Open Storage and Port Back-up Uses in that there is no previous planning approval for the open storage use and there are adverse departmental comments on the landscape, traffic and drainage aspects; and

(d) the approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such similar applications would result in a general degradation of the landscape quality of the area.

4. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of Green Belt zone.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

創建 Designing Hong Kong 香港 .com

11 March 2021
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk



**Proposed Temporary Public Car Park (Excluding Container Vehicle) with Ancillary Office for a Period of 3 Years
(Application No. A/NE-KTS/494)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- It is noted that an open storage application (Application No: A/NE-KTS/487) was **rejected** by the Board on 26 June 2020 with the following reason:
 - (a) the proposed development is not in line with the planning intention of the "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets and there is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;
 - (b) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance in that the proposed development is not compatible with the surrounding areas and the applicant fails to demonstrate that there is no adverse landscape, traffic and drainage impacts on the surrounding areas;
 - (c) the proposed development is not in line with the Town Planning Board Guidelines No. 13F for Application for Open Storage and Port Back-up Uses in that there is no previous planning approval for the open storage use and there are adverse departmental comments on the landscape, traffic and drainage aspects; and
 - (d) the approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such similar applications would result in a general degradation of the landscape quality of the area.

創建 Designing Hong Kong 香港 .com

- From the Google Earth's aerial image, the proposed site has been destroyed . We concern the Town Planning Board may be rewarding an **"Destroy First, Development Later"** practice and **unauthorized development** here through the approval of captioned application.



February 2020

- It is noted that an **enforcement notices** (Case No. W/NE-KTS/242) has been issued for storage use on 09 October 2019. The approval of the application will further legitimize unauthorized use of land set an undesirable precedent to regularize unlawful activities through planning application.
- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the natural environment of the area.

Here we submit our concerns for your consideration.

Yours,

Designing Hong Kong Limited



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
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wwf@wwf.org.hk
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11 Mar 2021

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By E-mail ONLY

Dear Sir/Madam,

RE: Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Office for a Period of 3 Years in "Green Belt" in Ngau Tei in Kwu Tung (A/NE-KTS/494)

WE would like to lodge objection to the captioned.

Not in line with the planning intention

The proposed development, even on a temporary basis, is not in line with the planning intention of the "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets and there is a general presumption against development within this zone.

"Destroy first, develop later" approach likely adopted

Comparing to the Google Earth aerial images in Fig 1, the site was well vegetated in 2010. However, it was found that the site had been badly paved with all previous ponds within the site were filled in in fall 2020. While we cannot access any information to check if the site is now associated with unauthorized development, we would like to ask the Town Planning Board to request relevant government authorities to check whether such vegetation clearance on "Green Belt" is compiled the outline zoning plan. If that's not, we would like to remind the Town Planning Board to proactively deter "Destroy first, develop later" planning applications so as to be consistent with the Government press release on 4 July 2011 which stated that *"the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope*

together possible

贊助人：香港特別行政區行政長官
林鄭月娥女士、大衛勳爵士, GBS

職務顧問：香港立信德勤會計師事務所有限公司
義務公司秘書：惠信秘書服務有限公司

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS
The Chief Executive of the HKSAR
Chairman: Mr Daniel R Bradshaw
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

主席：白丹尼先生
行政總裁：江偉傑先生

義務司庫：匯豐銀行
註冊慈善機構

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong
(根據香港註冊成立的獲豁免有限公司 Incorporated in Hong Kong with limited liability by guarantee)

that the Board would give sympathetic consideration to subsequent development on the site concerned"¹.

We would be grateful if our comments could be considered by the Town Planning Board.

Sincerely yours,

Tobi Lau (Mr.)
Manager, Conservation Policy

Fig 1 Aerial views of the application site in 2010 and 2020 with site formation shown while all the ponds were filled in



Image source: Google Earth. Access on 11 Mar 2021.

¹ <http://www.info.gov.hk/qia/general/201107/04/P201107040255.htm>.

tpbpd@pland.gov.hk

寄件者: Ellis Yu
寄件日期: 2021年03月02日星期二 9:28
收件者: tpbpd@pland.gov.hk
主旨: 地段規劃申請編號: A/NE-KTS/494 事宜
附件: mg_info.txt
重要性: 高

敬啟者:

本中心乃上水金翠路 38 號的代理人，就地段規劃申請編號: A/NE-KTS/494 的地皮事宜，反映本苑住戶的意見，意見如下:

- 1) 本苑向城規會反對上述地皮更改用途，理由是金翠路是單程雙線行車，容易擠塞金翠路段，影響金翠路一帶居民出入及增加道路被破壞的機會;
- 2) 就上述地皮，現時已被放置很多建築材料及時常有重型車出入，不知在未批准更改用途前，此舉動有否觸犯法例?
- 3) 上述地皮時常有人駕車出入，而車輛隨便停泊金翠路路邊，嚴重影響道路交通;
- 4) 地皮內懷疑非法飼養狗隻，未知有否為狗隻進行登記及打針，而且狗隻很多時於地皮內走出金翠路追趕途人，對金翠路一帶居民造成困擾。

謝謝

Ellis Yu
Senior Property Officer
Sino Estates Management Limited

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/NE-KTS/494

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本署對上述申請表示反對
因對附近村落之交通運輸
及環境影响深遠

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

簽署 Signature



日期 Date

01 MAR 2021



tpbpd@pland.gov.hk

寄件者: Ng Carmen
寄件日期: 2021年02月26日星期五 8:09
收件者: tpbpd@pland.gov.hk
主旨: 反對做停車場
附件: 20210220_141242-1.jpg; 20210221_151850_HDR.jpg; 20210221_151812_HDR.jpg; 20210221_151916.jpg

已從我的LG Mobile 傳送

規劃申請 PLANNING APPLICATION

申請編號 Application No.	A/NE-KTS/494
地點 Location (見下圖 See Plan Below)	上水古洞南大屋第92約地段第1192號(部分)、第1193號、第1194號(部分)、第1197號(部分)及第1198號(部分) Lots 1192 (Part), 1193, 1194 (Part), 1197 (Part) and 1198 (Part) in D.D. 92, Kwu Tung South, Sheung Shui
地帶及圖則 Zoning and Plan	綠化地帶, "Green Belt" 古洞南分區計劃大綱核准圖號 S/NE-KTS/16 Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16
建議 Proposal	擬議臨時公眾停車場(不包括貨櫃車泊位) (為期3年) Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Office for a Period of 3 Years

任何人士均可就此申請提出意見。有關意見必須於2021年3月12日或之前，以專人送達或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245 或 2522 8426)或電郵(tppbd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (16/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tppbd@pland.gov.hk) on or before 12 Mar 2021.

詳情 Particulars

1. 這項建議(及由規劃條例(下稱「條例」)第16條規定的申請)
(This is an application made under section 16 of the Town Planning Ordinance (the Ordinance)).

2. 公眾人士可從2021年2月19日起，向城市規劃委員會(下稱「委員會」)就此項申請作出查詢。在正常辦公時間內到下列地點查詢或申請。
Until the application has been considered by the Town Planning Board (the Board), the application will be available for public inspection during normal office hours at the following locations, starting from 19 Feb 2021.

規劃查詢及辦事處: Planning Enquiry Counters, Planning Department
(熱線: Helpline: 2231 5000)
香港北角渣華道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上水第92約地段第1198號(部分)政府合署15樓
15/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

3. 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 (Statement on Personal Data)

委員會就其處理所收到的個人資料會與有關政府部門、政府機構及有關的政府部門或有關的政府機構的規定作以下用途:

- 處理這項申請，包括在有關處理過程中，同時公佈有關意見人士名稱「意見人」(姓名或公司名稱)。
 - 方便有關人士與委員會有關政府部門之間進行聯絡。
- The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
- (a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
 - (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments.
- In accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes

- 委員會考慮申請的預定期間已上載於委員會網頁 (www.info.gov.hk/tppb/)。考慮有關申請的會議(或行會議的部分除外)會向公眾開放。如欲觀看會議，請親臨會議日期的一天前以電話(2231 5000)、傳真(2877 0245或2522 8426)或電郵(tppbd@pland.gov.hk)向委員會秘書處查詢。應注意先向公眾開放的日期。
- The tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tppb/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5000), fax (2877 0245 or 2522 8426) or e-mail (tppbd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come first-served basis.
- 供公眾查閱的申請文件，會在預定期間供公眾查閱。以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 5000或2231 5000查詢有關決定，或親臨查詢。在委員會的網頁上查詢決定。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 5000 or 2231 4826 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

(只作識別用途 for identification purpose only)

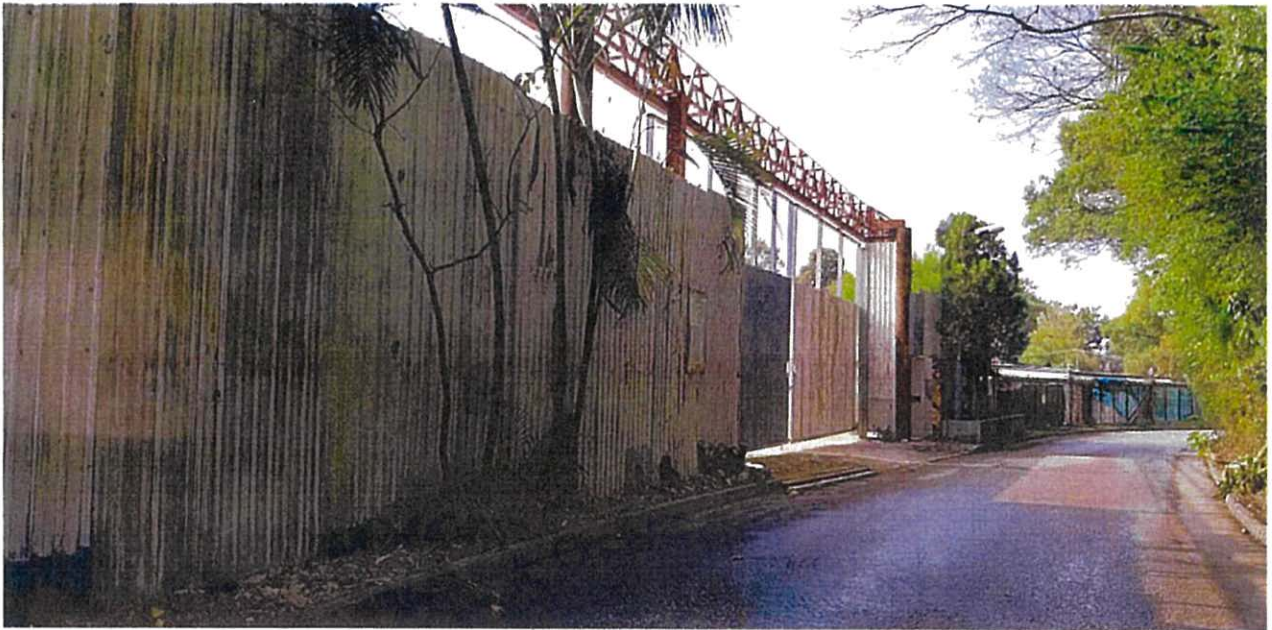


城市規劃委員會
2021年2月19日
Town Planning Board
19 Feb 2021



(任何人在未經委員會許可而擅自、故意、毀壞或移走本通告，均可被檢控或入罪。)
(Any person who subvertes, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)







tpbpd@pland.gov.hk

寄件者: Suki Wong
寄件日期: 2021年03月02日星期二 16:27
收件者: tpbpd@pland.gov.hk
主旨: 本人反對上址更改土地用途為公眾臨時停車場,關於申請編號:A/NE-KTS/494

致規劃署:

關於申請編號: A/NE-KTS/494

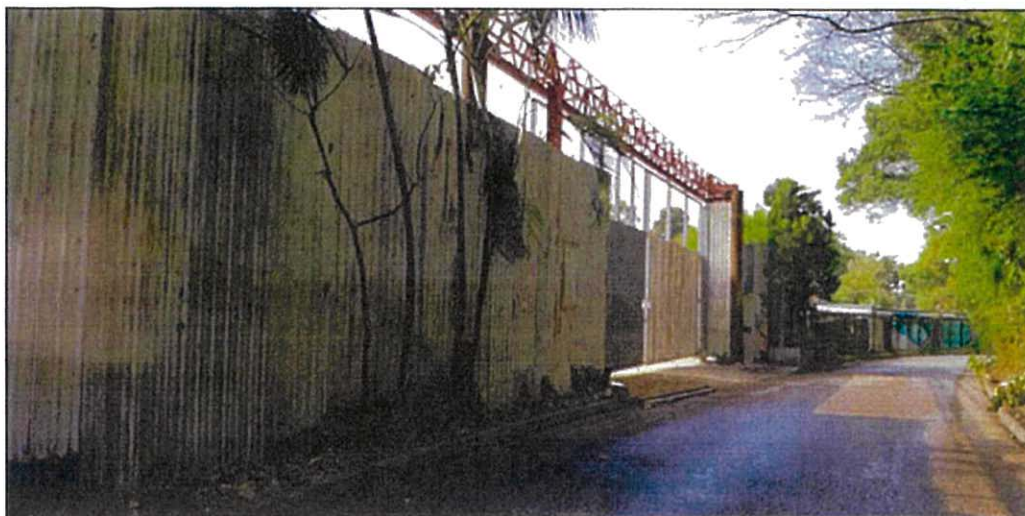
地點: 上水金翠路 16 號

本人反對上址更改土地用途為公眾臨時停車場,

1. 金翠路是單程雙線行車路路面狹窄, 平日騎馬人士使用, 馬匹散步及出入練習場, 作為停車場十分不合適。
2. 用作公眾臨時停車場, 出入車輛一定非常繁忙, 單程雙線, 小路狹窄, 晚上光線不足而發生危險, 遇到爭路不相讓時, 定會引起爭執。
3. 把土地用作停車場或設置泊車位, 會為周邊一帶的車流量帶來影響, 而車流量亦會引致空氣污染和噪音污染等的環境問題。
4. 現時祇見此地用作儲存建築材料, 已經放滿建築材料, 加上經常有大型工程車出入, 路面滿是泥土沙石, 污染十分嚴重。不時有俊和工程車違例停泊在路旁, 導致交通阻塞。



現時祇見此地用作儲存建築材料



金翠路是單程雙線行車路路面狹窄

反對人: Suki Wong

(金翠路居民)

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

210305-152827-09851

提交限期**Deadline for submission:**

12/03/2021

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

05/03/2021 15:28:27

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

A/NE-KTS/494

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

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，鄉郊設臨時公眾停車場(貨櫃車除外)連附屬辦公室(為期3年)將會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月09日星期二 22:11
收件者: tpbpd@pland.gov.hk
主旨: Fwd: Objection to A/NE-KTS/494
附件: IMG-20210309-WA0005.jpg; IMG-20210309-WA0011.jpg

Please see attached photo of the huge vehicles that are using this road

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: [REDACTED]
Date: 09/03/2021 10:03 pm (GMT+08:00)
To: tpbpd@pland.gov.hk
Subject: Objection to A/NE-KTS/494

Dear Sir

I strongly object to this application for a temporary public vehicle car park on Kam Chui Rd.

My reasons are as follows:

1. Kam Chui Rd is a two way single track narrow road which cannot accommodate additional traffic. There is already damage to the trees lining the road.
2. This site is located behind the Beas River Jockey club and many horses and riders are using this road. Increase traffic will pose a danger to both horse and rider.
3. This is a residential and recreational neighborhood and increased traffic will bring increased noise and air pollution.

Please consider the consequences carefully.

Thank you for your attention and if you wish to contact me my mobile number is

Mario Pereira

Sent from my Samsung Galaxy smartphone.

規劃申請 PLANNING APPLICATION

申請編號 Application No.	A/NE-KTS/494
地點 Location (見下圖 See Plan Below)	上水古洞南丈量約份第92約地段第1192號(部分)、第1196號(部分)、第1197號(部分)及第1198號(部分) Lots 1192 (Part), 1193, 1196 (Part), 1197 (Part), and 1198 (Part) in D.D. 92, Kwu Tung South, Sheung
地帶及圖則 Zoning and Plan	「綠化地帶」"Green Belt" 古洞南分區計劃大綱核准圖編號 S/NE-KTS/16 Approved Kwu Tung South Outline Zoning Plan No. S/NE
建議 Proposal	擬議臨時公眾停車場(貨櫃車除外)連附屬辦公室(為期3年) Proposed Temporary Public Vehicle Park (Excluding Containers) with Ancillary Office for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2021年3月12日或之前，以專人送遞或郵遞北角渣華道333號北角政府合署15樓，傳真(2877 0245 或 2522 8426)或電郵(tppd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong) fax (2877 0245 or 2522 8426) or e-mail (tppd@pland.gov.hk) on or before 12 Mar 2021.

詳情 Particulars

位置圖 Location Plan

1. 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).

(只作識別用 for identification purpose)

2. 公眾人士可於2021年2月19日(星期六)至城市規劃委員會(下稱「委員會」)辦事處查詢或於2021年2月19日(星期六)至城市規劃委員會辦事處查詢。在正常辦公時間內，下列地點將公開這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application will be available for public inspection during normal office hours at the following locations starting from 19 Feb 2021.

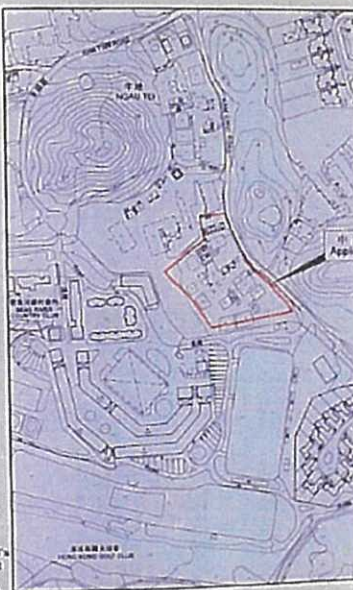
規劃查詢資料查詢處 Planning Enquiry Counters, Planning Department
聯絡熱線: 2231 5000
香港北角渣華道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
香港沙田上禾輿路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

3. 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data
委員會或其任何成員或有關人員，或與委員會有關的政府部門，以根據條例及相關的城規會條例處理有關申請的個人資料如下：
(a) 處理這宗申請，包括公佈有關意見供公眾查閱，同時公佈提出意見人士(下稱「意見人」)的姓名供公眾查閱，以及
(b) 方便意見人與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes

- 委員會考慮申請的預定期限已上載於委員會網頁: www.info.gov.hk/tpp/。考慮有關申請的預定期限(進行有關的預覽)會內公眾開放，如欲觀看有關申請，請於預覽期內的一天前以電話(2231 5000)、傳真(2877 0245或2522 8426)或電郵(tppd@pland.gov.hk)向委員會秘書處查詢。預覽期內公眾開放的預覽期如下：
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpp/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5000), fax (2877 0245 or 2522 8426) or e-mail (tppd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會考慮申請的資料，會在預覽期內上載於委員會網頁，以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 4810或2231 4833查詢有關決定，或是在會議結束後，在委員會網頁上查詢有關決定。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.



城市規劃委員會
2021年2月19日
Town Planning Board
19 Feb 2021

任何人在未經委員會許可而塗污、篡改、毀壞或移走本通告，均屬違法。
(Any person who obliterated, defaced, destroys or removes the authorization of the Board may commit a criminal offence.)



tpbpd@pland.gov.hk

寄件者: Cheuklung Ng
寄件日期: 2021年03月10日星期三 23:15
收件者: tpbpd@pland.gov.hk
附件: Screenshot_20210310-231316_WhatsApp.jpg

1. 現時祇見此地用作儲存建築材料。

2. 金翠路是單程雙線，週末及假期有騎馬人士使用，加上兩旁樹木甚多，沒有定時修剪和保養，樹身不健康，大雨後有倒塌的可能；雖然註明不準貨櫃車使用，但現時經常有大型貨車駛入，已感到危險和不便

3. 此面積非常大，用作公眾臨時停車場，出入車輛一定非常繁忙，單程雙線，小路狹窄，晚上光線不足而發生危險，遇到爭路不相讓時，定會引起爭執。

反對！

23:10 ✓

RECEIVED

8 MAR 2021

Town Planning Board

PLANNING APPLICATION	
申請編號 / Application No.	A/NE-KTS/494
地點 / Location (見下圖 / See Plan Below)	上水古洞村史前約第92地段第1181號(部分)、第1186號(部分)、第1197號(部分)及第1181號(部分) Lots 1181 (Part), 1186 (Part), 1197 (Part) and 1181 (Part) in D.O. 92, Kwu Tung South, Sheung
地帶及圖則 / Zoning and Plan	綠化地帶 / Green Belt 古洞南分區計劃大綱發展圖則第S/NE-KTS/18 Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18
建議 / Proposal	興建臨時公眾停車場(興建期間)及附屬辦公室(為期1年) Proposed Temporary Public Vehicle Park (Excluding Caravan) with Ancillary Office for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2021年3月12日(星期三)以前，以書面或親臨或親往北角政府合署3-33樓北角政府合署15樓，或電(2877-0245或2522-8426)或傳真(2877-0245或2522-8426)或電郵(tppbd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong) or fax (2877-0245 or 2522-8426) or e-mail (tppbd@pland.gov.hk) on or before 12 Mar 2021.

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年03月11日星期四 3:20
收件者: tpbpd
主旨: A/NE-KTS/494 DD 82 Kwu Tung South GB
附件: Beas River Country Club - Google Maps.pdf

A/NE-KTS/494
Lots 1194, 1195, 1196, 1197 and 1198 in D.D. 92, Kwu Tung South
Site area : About 8,003.5sq.m
Zoning : "Green Belt"
Applied use : 60 Vehicle Parking / **Filling of Ponds**

Dear TPB Members,

488 was withdrawn, but back again.

Some of the comments re 487

5. Background

The southern part of the Site is subject to planning enforcement action under the Town Planning Ordinance against unauthorised development (UD) involving storage use (including deposit of containers) (Plan A-2). On 9.10.2019, Enforcement Notice (EN) was issued to the concerned lot owner requiring discontinuation of the UD. According to the site inspection conducted on 4.3.2020, **the UD still continued upon expiry of the notice.**

Prosecution action may be taken.

6. Previous Application

There is no previous application involving the Site.

7. Similar Applications

There is no similar application for temporary open storage use within the same "GB" zone in the northern part of the OZP. However, there are 7 similar applications for various temporary open storage uses within "GB" zone in the southern part of the OZP. **All were rejected by the Committee or by the Board on review between 1997 and 2016.** Details of the applications are summarised at Appendix III and their locations are shown on Plan A-1b.

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD): however, compared the aerial photos of 2015 and 2017, **all ponds within the Site were already filled and hard paved and some existing tree groups were also removed prior to planning approval.** The landscape environment of the Site was gradually degraded by vegetation clearance and filling of ponds. There is concern that approval of the application would set an undesirable precedent for other similar site modification in the neighbourhood prior to planning permission. The cumulative impact of such approval would further degrade the landscape quality of the "GB" zone.

Another rejection is inevitable. More to the point **HAS ENFORCEMENT ACTION BEEN TAKEN????**

Mary Mulvihill

From:

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

Sent: Monday, August 31, 2020 3:21:48 AM
Subject: A/NE-KTS/488 DD 82 Kwu Tung Sough GB

A/NE-KTS/488
Lots 1194, 1195, 1196, 1197 and 1198 in D.D. 92, Kwu Tung South
Site area : About 7,918.51sq.m
Zoning : "Green Belt"
Applied use : 45 Vehicle Parking / **Filling of Ponds**

Dear TPB Members,

On 26 June you rejected Application 486 for Open Storage on some of the lots. Now applicant is back with a fake parking application for an even bigger area. Do the math, 45 vehicles and ten motor bikes on almost 8,000sq.mt = **140sq.mt+ per vehicle**. This is clearly a DESTROY TO BUILD application. In addition the GB has already been damaged so questions should be asked about reinstating the vegetation removed.

The comments of the various government departments are equally applicable to this application, particularly those of TD:

PlanD did not support the application based on consideration set out in paragraph 12 of the Paper. The proposed use was not in line with the planning intention of the "Green Belt" ("GB") zone and there was a general presumption against development within the zone. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis. The proposed use was considered not compatible with the surrounding rural character. The Chief Town Planner/Urban Design and Landscape, PlanD had reservations on the application and approval of the application would set an undesirable precedent resulting in a general degradation of the environment and landscape quality of the area. The Commissioner for Transport did not support the application as the information provided by the applicant was insufficient to address traffic impact and the Chief Engineer/Mainland North, Drainage Services Department had reservation on the application. The proposed development was not in line with Town Planning Board Guidelines No. 10 and 13F in that the site fell within Category 4 areas and no previous approval for open storage (VEHICLE PARKING) use had been granted for the site, and there were adverse departmental comments on the application.

Previous objections applicable.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, June 12, 2020 2:58:59 AM
Subject: A/NE-KTS/487 DD 82 Kwu Tung Sough GB

A/NE-KTS/487
Lots 1196, 1197 and 1198 in D.D. 92, Kwu Tung South
Site area : About 6,160.1sq.m
Zoning : "Green Belt"
Applied use : Open Storage of Construction Materials / **Filling of Ponds**

Dear TPB Members,

Appalling, it is quite clear that this site has been allowed to be used for container parking and open storage for decades. Why was no enforcement taken? The ponds were filled years ago.

So now is TPB going to legitimize the illegal operations by approving the application?

The Kwu Tong South OZP:

About 125.34 hectares of land are zoned "Green Belt". The planning intention of this zone is primarily for defining the limits of development areas, **to preserve existing natural features, as well as to provide passive recreational outlets for the local population and visitors.**

Again members must ask when the vision will materialize and brownfield sites will be eliminated and land restored to serve its designated use. Certainly a site beside a country club should be in harmony with the surrounding land uses.

Mary Mulvihill

To: Officer in Charge

Town planning Broad
North point Government Offices
333, Java Road
North Point

Details Of My Opposition

Application No : A/NE-KTS/494

Location : Lots 1192, 1193, 1196, 1197, 1198 parts in DD 92, Kwu Tung South, Sheung Shui

Dear Sir /Madam,

I am writing to you to express my negative comments on the proposal of having a public car park in the designated area. I have been living at my home at 33 Kam Chui Rd since 1987. During this time I observed a lot of new developments along the entire Kam Chui Rd. A new Road was built by Sino Real Estate, few koi carp farms were established and later were all demolished and become today storage areas (the proposed site) for construction materials.

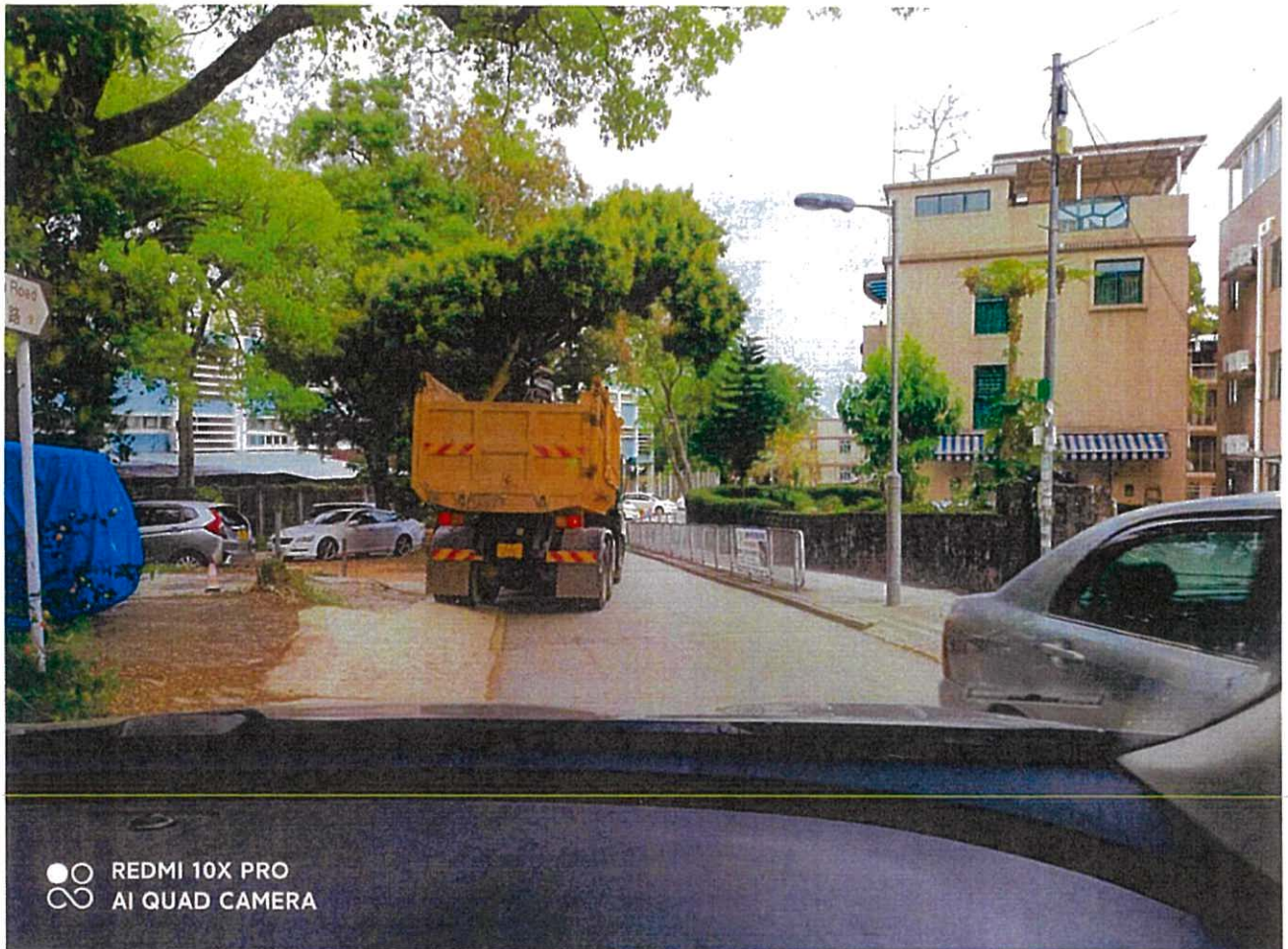
The local traffic is getting busier with container and heavy trucks. But I never expect that the owner of the site would want to convert its land to car park. My opposition are listed as follows.

1. The road is too narrow, a single lane with both way traffic. (private Road)
2. There is limited waiting area for cars if one stuck with the opposite traffic. This is always the case when a heavy truck, tourist bus or container truck occupied 2/3 of the road.
3. There are limited road access in the surrounding area such as Kam Tsin Road (the nearest T section). Kam Tsin Road is also a narrow road compared to the main Road.
4. If there is a car park in this big area the local traffic will be a disaster during the rush hour. I can not imagine how many cars can pass through in such a small road capacity.
5. The public car park will introduce more outsiders and irregulars into the areas, hence it will increase the risk of burglary and break in as most of the properties are high end low density houses. Also Jockey club country club house is near by.

Tony Lo







Advisory Clauses

- (a) the permission is given to the development under application. It does not condone any other development which currently exists on the Site but not covered by the application. The applicant should be requested to take immediate action to discontinue such development not covered by the permission.
- (b) to note the comments of the District Lands Officer/North, Lands Department as follows:
 - (i) the subject lots are Old Schedule agricultural lots held under the Block Government lease (demised for agriculture use) without any guaranteed right of access. The applicant should make its own arrangement for acquiring access, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access of the proposed use;
 - (ii) a strip of Government land at the southwest side of the Site is being occupied and fenced off by hoardings without approval from his office. His office reserve the right to take enforcement action against the unauthorised occupation of Government land;
 - (iii) a Letter of Approval No. L2612 (L of A) was issued to allow erection of temporary structures on Lots 1192, 1197 and 1198 in D.D. 92 for chicken shed / storage purposes. The existing use and dimensions of the L of A structures do not tally with the permitted conditions under the L of A. His office will take necessary enforcement action against the irregularities on the said L of A;
 - (iv) the boundary of an existing Government Land Licence (GLL) T7375 (for unimproved grazing and grass cutting) on Government land slightly encroaches on two of the subject lots (i.e. Lots 1192 and 1198). His office will take necessary action on the said GLL;
 - (v) apart from the L of A structures, other existing structures on the Site were erected without approval from his office. The aforesaid structures are not acceptable under the leases concerned. His office reserves the right to take enforcement actions against the aforesaid structures; and
 - (vi) the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) covering the approved site area and structures. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office.
- (c) to follow the environmental mitigation measures as set out in the latest "Code of Practice on

Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Director of Environmental Protection (DEP) in order to minimize any possible environmental nuisances as advised by DEP.

- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
 - (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works are to be carried out on the application 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;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (iv) if the proposed use under the application is subject to the issue of a license, please be reminded that any existing structures on the application 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;
 - (v) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings and are subject to the control of Part VII of the Building (Planning) Regulations;
 - (vi) the application 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;
 - (vii) if the application 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; and

(viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.

(f) to note the comments of the Director of Fire Services as follows:

(i) 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; and

(ii) for layout plans to be submitted to his department:

the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans.