

To: 30 SEP 2022
The Applicant formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2302167 34/8 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NT-KTS/S16
	Date Received 收到日期	30 SEP 2022

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

福天創建有限公司 Lucky Sky Creation 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)

李兆民建築師有限公司 Fotton ELA Architects Ltd.

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 NOS. 344A RP (PART) and 402 S.B RP (PART) IN D.D.94, HANG TAU TAI PO, SHEUNG SHUI, N.T.	
(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 2974 sq.m 平方米	<input checked="" type="checkbox"/> About 約 2831
	<input type="checkbox"/> Gross floor area 總樓面面積	<input type="checkbox"/> About 約 4870
(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	S/NE-KTS/18	✓
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)	✓
(f) Current use(s) 現時用途	Public 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" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。

☐ is not a "current land owner".
並不是「現行土地擁有人」。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#*}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書^{*}

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Public Vehicle Park (for Private Cars only) for a period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2974sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/Asq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
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	54
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間

24 hours a day, Monday to Sunday, including public holidays

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> 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)) Hang Tau Road
	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) <input type="checkbox"/>

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 </p> <p><input type="checkbox"/> month(s) 個月 </p>

7. Justifications 理由

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

Please refer to attached justification


8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such 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


.....
Lee Kwan Chun

Project 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

on behalf of
代表

Fotton ELA Architects Limited

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

Date 日期

23/08/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

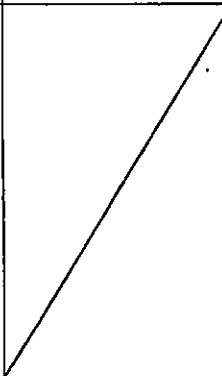
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	LOT NOS. 344A RP (PART) and 402 S,B RP (PART) IN D.D.94, HANG TAU TAI PO, SHEUNG SHUI, N.T.	
Site area 地盤面積	2974 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-KTS/18	
Zoning 地帶	Residential (Group D)	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (for Private Cars only) for a period of 3 years	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <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		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0 % <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) _____ _____		54 54
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Other's (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Standard Details D-02 and D-03		
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 checked="" type="checkbox"/>
Drainage Calculation		
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。

PROPOSED RESIDENTIAL DEVELOPMENT AT LOT NOS., 402 S.B (PART), 448 RP (PART) IN DD94 AND ADJOINING GOVERNMENT LAND, HANG TAU TAI PO, SHEUNG SHUI, NEW TERRITORIES – Drainage Proposal

With reference to the Stormwater Drainage Manual (with Eurocodes incorporated) Fifth Edition, May 2018 issued by the Drainage Services Department, Government of Hong Kong, (the "Manual") the following considerations are taken:

1. Rational method

Given $Q_p = 0.278 CiA$ (page 34 from the Manual)

where Q_p = peak runoff in m^3/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km^2

Take $C = 1$ for the concrete paved site

Take return period = 10 years with 5 minutes duration, according to Table 2d in the manual, the extreme intensity = 177 mm/hr. Take $i = 177$ mm/hr.

Catchment area (as per D-01) = $2974m^2 = 0.002974km^2$

$$Q_p = 0.1463 m^3/s \text{ (fig 1.1)}$$

2. Manning's Formula for discharge capacity of drain

$$Q_c = \frac{1}{n} AR^{\frac{2}{3}} S^{\frac{1}{2}}$$

where Q_c = discharge capacity of drain in m^3/s
 n = roughness coefficient
 A = flow area in m^2
 P = wetted perimeter in m
 $R = A/P$ = hydraulic radius in m
 S = bed gradient

For a 300mm Open Rectangular Channel, take:

$n = 0.011$ for concrete channel with neat cement finish

$A = 0.087 m^2$ (300mm Rectangular channel, 285mm water flow depth)

$P = 0.87 m$

$R = 0.09828 m$

$S = 1/100$

$$\Rightarrow Q_{c300mm} = 0.16553 m^3/s \text{ (fig 2.1)}$$

Since the surface runoff will be discharged to a single proposed 450mm underground rain water pipe running from the West to the East of the site, the capacity of such pipe is verified as follows:

With Manning's formula, we have:

$n = 0.012$ for cast iron pipe

$A \approx 0.1561 \text{ m}^2$ (95% full depth)

$P = 1.2108 \text{ m}$

$R = 0.1289 \text{ m}$

$S = 1/100$

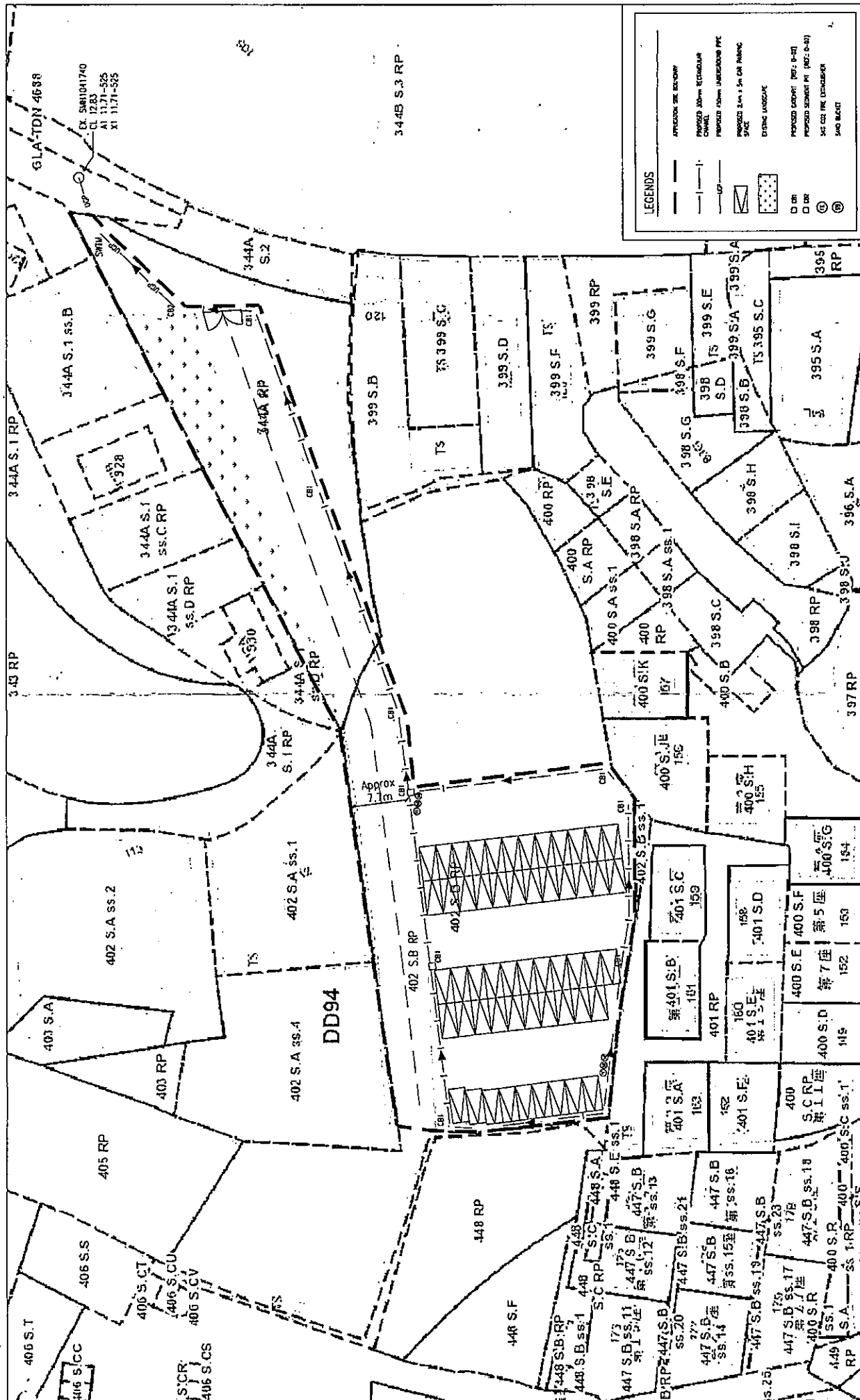
$$\Rightarrow Q_{c450mm} = 0.3319 \text{ m}^3/\text{s} \text{ (fig 2.2)}$$

Comparing with Q_p with Q_{c300} and Q_{c450} , we have:

$$Q_{c300mm} > Q_p$$

$$Q_{c450mm} > Q_p$$

In conclusion, both the proposed 300mm rectangular channel and 450mm underground rain pipe will provide enough capacity for catchment area of the site.



LEGENDS

- APPROXIMATE SITE BOUNDARY
- PROPOSED 100m RECTANGULAR CHANNEL
- PROPOSED 100m LATERAL FIVE
- PROPOSED 2.4m x 5m ON RAMP SPACE
- EXISTING INFRASTRUCTURE
- PROPOSED LOT (REF: D-01)
- PROPOSED LOT (REF: D-02)
- PROPOSED LOT (REF: D-03)
- PROPOSED LOT (REF: D-04)
- PROPOSED LOT (REF: D-05)
- PROPOSED LOT (REF: D-06)
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- PROPOSED LOT (REF: D-97)
- PROPOSED LOT (REF: D-98)
- PROPOSED LOT (REF: D-99)
- PROPOSED LOT (REF: D-100)

FOTTON EIA ARCHITECTS LTD. 李兆民建築師有限公司

PROJECT PROPOSED TEMPORARY OPEN SPACE CAR PARK AT LOT NOS. 344A RP (PART), 402 S.B RP (PART) IN DD94, HANG TAU TAI PO, SHUENG SHUI, NEW TERRITORIES

DRAWING NO. D-01

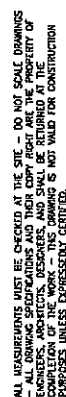
DATE 05-2022

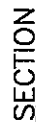
SCALE 1:500

PROJECT REF. \\192.168.99.01\Server_2008\Volume EIA Project\Volume Project\New Territories\18016999_HKDC\DD94 LOT3 344A RP 402SB CAD REF. 402P HANG TAU2022 Temp Carpark\Volume\Carriage plan-3 (3) 2013.dwg

DRAWING TITLE PROPOSED LAYOUT PLAN

ALL MEASUREMENTS MUST BE CHECKED AT THE SITE. DO NOT SCALE DRAWINGS. ALL DRAWING SPECIFICATIONS AND STANDARDS MUST BE FOLLOWED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED.





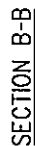
STORM WATER TERMINAL MANHOLE (SWTM)
FOR PIPE DIAGRAM NOT EXCEEDING 450mm


NOTE: -
ALL TERMINAL MANHOLES SHALL COMPLY WITH DSD STANDARD DRAWING NO. DS 1088 AND DSD'S REQUIREMENT IN DSD TECHNICAL CIRCULAR NO. 3/2007 - USE OF NEW 675mm X 675mm MANHOLE COVER AND FRAME.



(STANDARD MANHOLE TYPE 'C' OF DSD)

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. PIPE DIAMETER : 150 TO 300 mm
3. NORMAL RANGE OF DEPTH : MAX 1000 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
4. USED IN :
 - : STORMWATER DRAIN AND SEWER
 - : POSITION OF JUNCTION TO BE DETERMINED IN INDIVIDUAL CASE.
5. JOINTING :
 - : SEE DRG. No. DS 1032
6. TOP TREATMENT :
 - : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
7. FOUNDATION :
 - : GRADE 30/20
8. CONCRETE
9. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY
10. THIS DSD STANDARD GRADING IS APPLICABLE TO EXISTING MANHOLE ONLY. THE STANDARD MANHOLE TYPE C1 IN DSD STANDARD DRAINING NO.DS0078 WITH 675mm OPTIMUM SIZE SHOULD BE ADOPTED FOR NEW MANHOLE OF THIS SIZE. FOR EXISTING MANHOLE WITH 670 MANHOLE COVER THE MAINTENANCE AUTHORITY WOULD REPLACE THE COVER WITH 675 MANHOLE COVER AND OPENING WERE SITUATION WARRANTS.



 FOTTON ELA ARCHITECTS LTD. 李兆民建築師有限公司	PROJECT	PROPOSED TEMPORARY OPEN SPACE CAR PARK AT LOT NOS. 344A RP (PART), 402 S.B RP (PART) IN DD94, HANG TAU TAI PO NEW TERRITORIES	D-03	Rev.	Date	Description	Drawn by	Checked by	Approved by
				A	03-2020	GENERAL REVISION			
					05-2020	GENERAL REVISION			
	DRAWING TITLE	DRAINAGE STANDARD DETAILS		PROJECT REF.					
	CAD REF.	\\192.168.93.101\Server 2008\Volton ELA Project\Volton Project\New Territories\B016999 坑頭大街DD94, LOTS 344A RP 402SB 408BP HANG TAU TAI 2022 Temp Carpark\Latest\details-1.dwg							

LOT NOS. 344A RP (PART) and 402 S.B RP (PART) IN D.D.94, HANG TAU TAI PO, SHEUNG SHUI, N.T.

Justification

The site is currently used as a public vehicle park. Application for proposed residential development (houses) and minor relaxation of plot ratio and building height restrictions in "Residential (Group D)" Zone in Lots 344A RP (Part), 402 S.B (Part) (sub-divided into 402 S.B RP and 402 S.B ss.1) and 448 RP (Part) in D.D. 94 and adjoining Government Land in Hang Tau Tai Po, Kwu Tung South, Sheung Shui has been approved by the board on 13 Dec 2019 under planning reference A/NE-KTS/466. Such development will inevitably remove the existing car parking space within the site during the course of development.

As to allow parking space renters who live nearby to have sufficient time to find alternative parking spaces, the Applicant would like to operate a portion of the site under planning reference A/NE-KTS/466 as a temporary public vehicle park for private vehicles only for 3 more years. The site currently provides approximately 75 private vehicle parking space to renters, which will be reduced to 54 under this application with a reduced site area.

The public vehicle park has been in operation for several years before the approval of planning reference A/NE-KTS/466 and traffic count surveys have been conducted in 2018 with approximately 75 private vehicles parking spaces rented out at that time. By approving this application, the number of private car parking spaces will be reduced to 54 resulting in a net decrement of about 21 cars possibly using the roads and therefore should be considered as a positive traffic impact.

The applied public vehicle park (for private vehicles only) will be operated unmanned. Each renters will have their remote controllers to operate the opening and closing of the gate at the entrance at the eastern border of the site.

U channels and underground drainage pipes will be provided for the discharge of surface runoff as shown on the Proposed Layout Plan D-01.

日期: 2022 年 8 月 23 日

香港北角渣華道三百三十三號北角政府合署十五樓
北角政府合署十五樓
城市規劃委員會

敬啟者:

有關: 新界古洞南丈量約份第 94 約地段 402 S.B RP (部分)及 344A RP(部分)向
城市規劃委員會申請規劃許可作為臨時公眾停車場(只限私家車)為期 3
年

本司 "LUCKY SKY CREATION LIMITED 福天創建有限公司" (公司註冊證號碼:

乃上述地段之土地擁有人, 現授權 "Fotton ELA Architects Limited 李兆
民建築師有限公司" (代理人) 代表本人辦理有關上述地段之規劃許可用作臨時公
眾停車場(只限私家車)為期 3 年。所有關於本申請的來往信件, 請送達代理
人。

此致
城市規劃委員會

申請人

LUCKY SKY CREATION LIMITED

福天創建有限公司
LUCKY SKY CREATION LIMITED
福天創建有限公司

.....
Authorized Signature(s)

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/NE-KTS/466	Proposed Residential Development and Minor Relaxation of Plot Ratio and Building Height Restrictions	13/12/2019

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- Lot No. 344A RP in D.D.94 in the application site is held under Tai Po New Grant No. 4582 for agricultural purpose and no structure shall be erected on the lot. Lot No. 402 S.B RP 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 the prior approval of the Government. His advisory comments are at **Appendix IV**.

2. Traffic

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

- No comment on the application.
- His advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department, (CHE/NTE, HyD):

- No comment on the application.
- His advisory comments are at **Appendix IV**.

3. Drainage

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

- No comment on the application from public drainage/sewerage operation and maintenance viewpoints.
- A condition should be included to request the applicant to implement a drainage proposal for the Site to ensure that the proposed development will not cause adverse drainage impact to the adjacent area.
- His advisory comments are at **Appendix IV**.

4. Fire safety

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

- No objection to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. His advisory comments are at **Appendix IV**.

5. Electricity Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- No comment on the application from electricity supply safety aspect.
- His advisory comments are at **Appendix IV**.

6. Environmental

Comments of the Director of Environmental Protection (DEP):

- No objection to the application.
- There is no environmental complaint case related to the Site for the past 3 years.
- His advisory comments are at **Appendix IV**.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- His advisory comments are on **Appendix IV**.

8. Local Views

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

- He has consulted the locals. The Chairman of Sheung Shui District Rural Committee, the North District Council member of the subject constituency, the Chairman of Fung Shui Area Committee, the Indigenous Inhabitant Representative and Resident Representative of Hang Tau have no comment on the application.

9. Other Departments

- The Chief Engineer/Construction, Water Supplies Department, Project Manager (North), Civil Engineering and Development Department, and Commissioner of Police have no comment on/no objection to the application.

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied use at the Site.
- (b) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- Lot No. 402 S.B RP in D.D. 94 is covered by a Letter of Approval (LoA) No. 6099 for purpose of erection of temporary structures for pigsty. Given the use on the lot does not tally with the approved one under the aforesaid LoA, his office reserves the rights to take enforcement action and cancel the LoA if situation warrants.
 - According to the development schedule of the planning application, no structure would be erected on the Site. However, site inspection revealed that some unauthorized structures were erected on Lot No. 402 S.B RP in D.D.94 outside the Site without approval. The lot owner should rectify the lease breaches. His office reserves the right to take necessary lease enforcement action as appropriate.
 - Should planning approval be given, the lot owner of Lot No. 344A RP in D.D. 94 will need to apply to his office for a Short Term Waiver to waive the user restriction. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the Lands Department.
- (c) To note the comments of Commissioner for Transport (C for T) that:
- The vehicular access between the site and Hang Tau Road is not managed by Transport Department. The applicant should seek comment from the responsible party.
- (d) To note the comments of Chief Highway Engineer/NT East, Highways Department (CHE/NTE, HyD) that:
- The access between Hang Tau Road and the Site is not maintained by HyD. The applicant is required to sort out the land issue with relevant land authorities.
- (e) To note the comments of the Director of Fire Services (D of FS) that:
- The applicant is advised to submit relevant layout plans incorporated with the proposed fire services installations (FSI) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
 - The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be informed upon receipt of formal submission of general building plans.

- (f) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- If the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application.
 - Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
 - For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
 - Any temporary shelters or converted containers for any uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations.
 - The Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of B(P)R and emergency vehicular access shall be provided under Regulation 41D of B(P)R.
 - If the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority under Building (Planning) Regulation 19(3) at building plan submission stage.
 - In general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the Building (Planning) Regulation 72 and Division 3 of Design Manual: Barrier Free Access 2008.
 - The applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively.
 - Formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage.
- (g) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.

- The drainage proposal does not cover connection to public sewerage.
- (h) To note the comments of the Director of Environmental Protection (DEP) that:
- The applicant is advised to follow the relevant mitigation measures and requirement in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (the CoP) to minimize any potential environmental nuisance.
- (i) To note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- In the interest of public safety and ensuring the continuity of electricity supply the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the planning application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the Vicinity of the electricity supply lines.

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

221007-163003-78849

提交限期**Deadline for submission:**

28/10/2022

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

07/10/2022 16:30:03

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

A/NE-KTS/516

「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，郊區設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

2

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

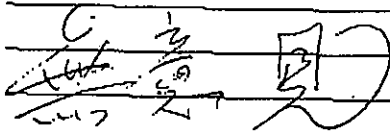
By e-mail : tpbpd@pland.gov.hk

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

A/NE-KTS/516

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2022.10.12

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



A/NE-KTS/516 DD 94 Hang Tau

24/10/2022 02:38

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

511 withdrawn??? Objections applicable and upheld.

Mary Mulvihill

From:

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

Date: Tuesday, 2 August 2022 3:27 AM CST

Subject: A/NE-KTS/511 DD 94 Hang Tau

A/NE-KTS/511

Lots 344A RP(Part) and 402 S.B RP(Part) in D.D 94, Hang Tau Tai Po

Site area: About 2,974sq.m

Zoning: "Res (Group D)"

Applied use: 54 Vehicle Parking

Dear TPB Members,

Application 846 approved for low rise residential 13 Dec 2019, "The proposed minor relaxation of PR restriction from 0.4 to 0.48 (+20%) would generate an additional GFA of 450m2 (about three houses) which could **help meet the housing demand** and **achieve better utilization of land resources**. Valid until 13.12.2023.

But instead of cracking on with the project we are looking at yet another parking facility, probably the most inefficient of all land uses. Developer will no doubt file a further application to build some high rise towers on the site in due course.

If members are committed to 'meet the housing demand' then applications like this should be rejected in order to encourage development not stagnation.

Mary Mulvihill

