

2020年 11月 3 08

此文件在
只會在收到所
申請的日期。

30 NOV 2020

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/741
	Date Received 收到日期	30 NOV 2020

- 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Wing Fook Land Investment Company Limited (榮福置業投資有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, 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 4,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 433 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	272 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Public vehicle park for private cars and medium goods vehicles (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，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials 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	3,567	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	433	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	433	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	433	sq.m	<input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Guard room (Not exceeding 3m, 1 storey),			
Structure 2: Electricity meter room (Not exceeding 3m, 1 storey),			
Structure 3 & 4: Warehouse (Not exceeding 8.5m, 1 storey)			
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	25 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	4 spaces of 11m x 3.5m		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

Proposed operating hours 擬議營運時間 7:00a.m. to 9:00p.m. from Mondays to Sundays including public holidays for public vehicle park Warehouse: 7:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays & 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)) Sha Tau Kok 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)																															
(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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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>
--	--

(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>(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。

1. The proposed development is not a new development and it has been approved twice since 2016 for public vehicle park for the convenience of the nearby residents at Ng Uk Tsuen.
2. Insufficient supply to meet exigent parking demand in Ng Uk Tsuen.
3. The eastern part of the application site will be reserved to cater for the parking demand of the villagers of Ng Uk Tsuen. The western part will be provided for storage of construction materials within two proposed warehouses.
4. Public vehicle park with planning permission (TPB Ref.: A/NE-LYT/645) is found to the west of the application site. Similar treatment should be granted to the current application.
5. The proposed development is compatible with the surrounding environment.
6. The application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13F) of which open storage and port-back uses would be considered if no objection is received from Government departments.
7. Minimal traffic impact. Estimated traffic generation has been submitted.
8. Insignificant noise and environmental impacts because the storage use will be housed within two proposed warehouses.
9. The applicant has submitted tree preservation proposal and as-built drainage proposal to support his application.
10. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
11. No light goods vehicle, heavy goods vehicle and container tractor/trailer will allow to access/park at the application site.
12. The storage of construction materials at the application site includes pvc pipe, metal and barricades.
13. No workshop activity is proposed at the application site.
14. The applicant has fully complied with the planning conditions imposed to the previous planning permission No. A/NE-LYT/586.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

6/11/2020

(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

- 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：
 - 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
 - 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。
- 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。
- 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) A/NE-LYT/741
Location/address 位置/地址	Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.
Site area 地盤面積	4,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 272 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17
Zoning 地帶	'Agriculture' ("AGR")
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 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	433 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3-8.5	<input type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	10.83 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		25 0 0 4 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) NA		0 0 0 0 0

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan		
<u>Reports 報告書</u>		
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"/>
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 Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years

at

Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting Sha Tau Kok Road. Having mentioned that the site is intended for public vehicle park for Ng Uk Tsuen and warehouse for long term storage of construction materials, traffic generated by the proposed development is not significant.
- 1.2 There will be 25 parking spaces of 5m x 2.5m for private cars. Also, 4 parking spaces of 11m x 3.5m for medium goods vehicle are proposed for the convenience of Uk Ng Tsuen residents and loading/unloading of construction materials. It is noted that a similar private vehicle park for private cars and light goods vehicle which was approved by Town Planning Board (TPB Ref.: A/NE-LYT/645) is found to the immediate northeast of the application site. The proposed development would meet the acute demand for parking of vehicles of Ng Uk Tsuen.
- 1.3 The estimated traffic generation/attraction rate is shown below:

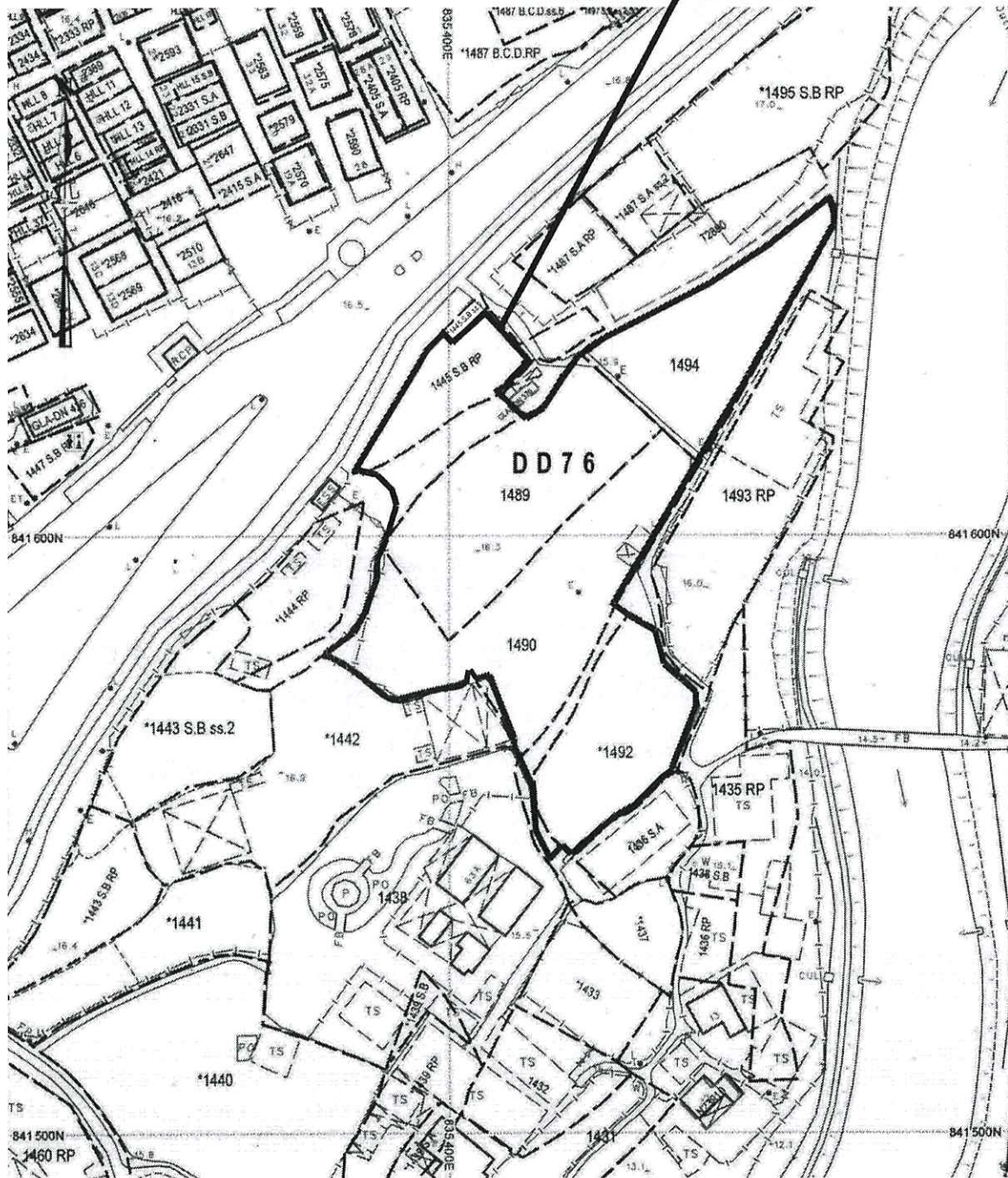
Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private cars	1.79	1.79	10	7
Medium goods vehicle	0.57	0.57	6	3
Total	2.36	2.36	16	10

Note:

1. The operation hours of the proposed development is from 7:00a.m. to 9:00p.m. daily including Sundays and public holidays for the public vehicle park. The operation hours of the proposed development is from 7:00a.m. to 7:00p.m. from Mondays to Saturdays for proposed warehouse. No operation will be held on Sundays and public holidays for the proposed warehouse;

2. The pcu of private car and medium goods vehicle are taken as 1 and 2 respectively; &
 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 1.4 The application site has been approved for public vehicle park for 9 medium goods vehicle and 25 private car/light goods vehicle since 2016 under two previous planning permissions (A/NE-LYT/586 & 691). In the current planning application, only 4 and 25 parking spaces for medium goods vehicle and private car are proposed so that the traffic generation and attraction would be even less than the last two planning permissions.
- 1.5 In association with the intended purpose, adequate space for manoeuvring (25m diameter manoeuvring circle) would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.

Application Site



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖目:

Application Site

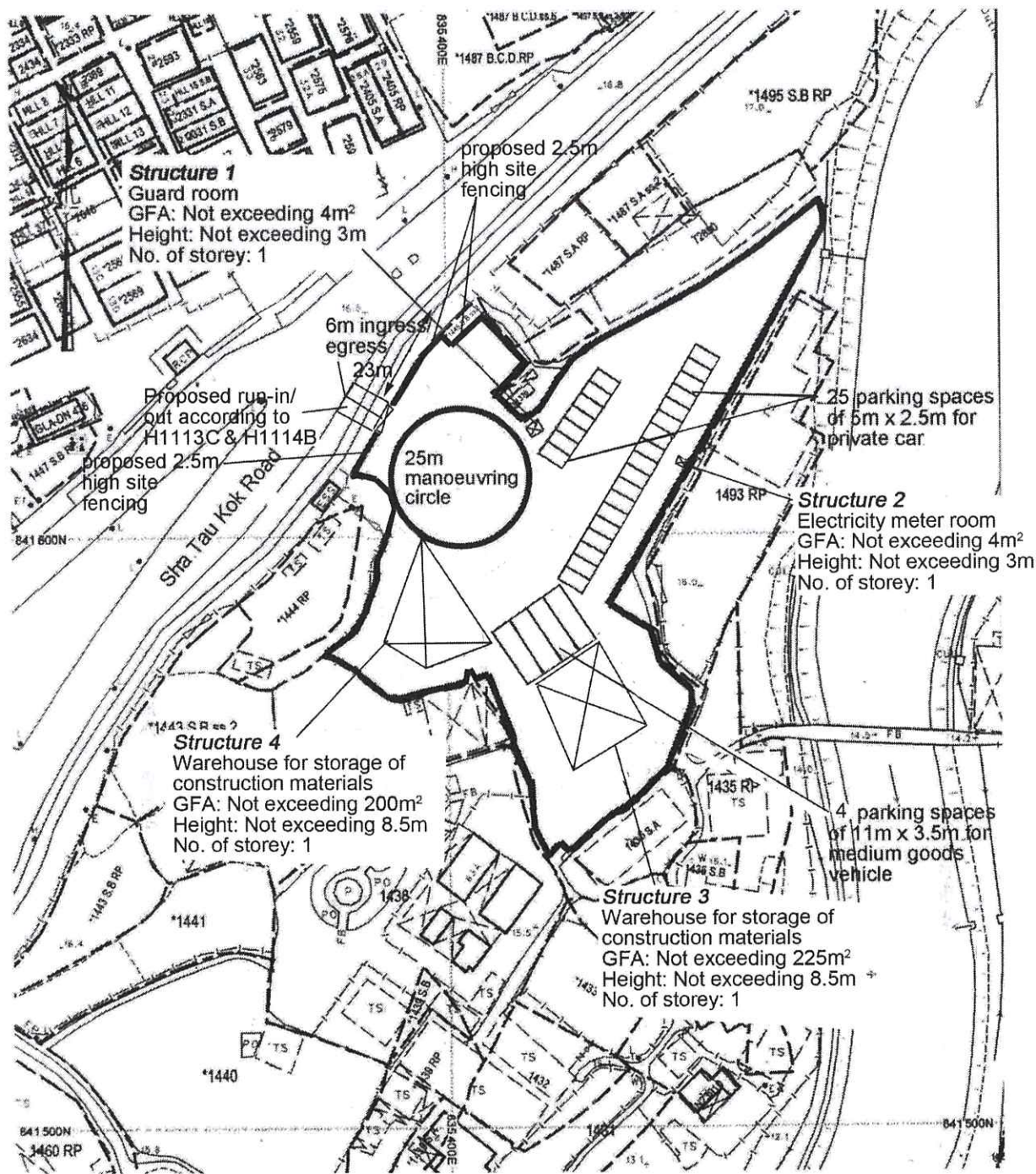
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B. RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

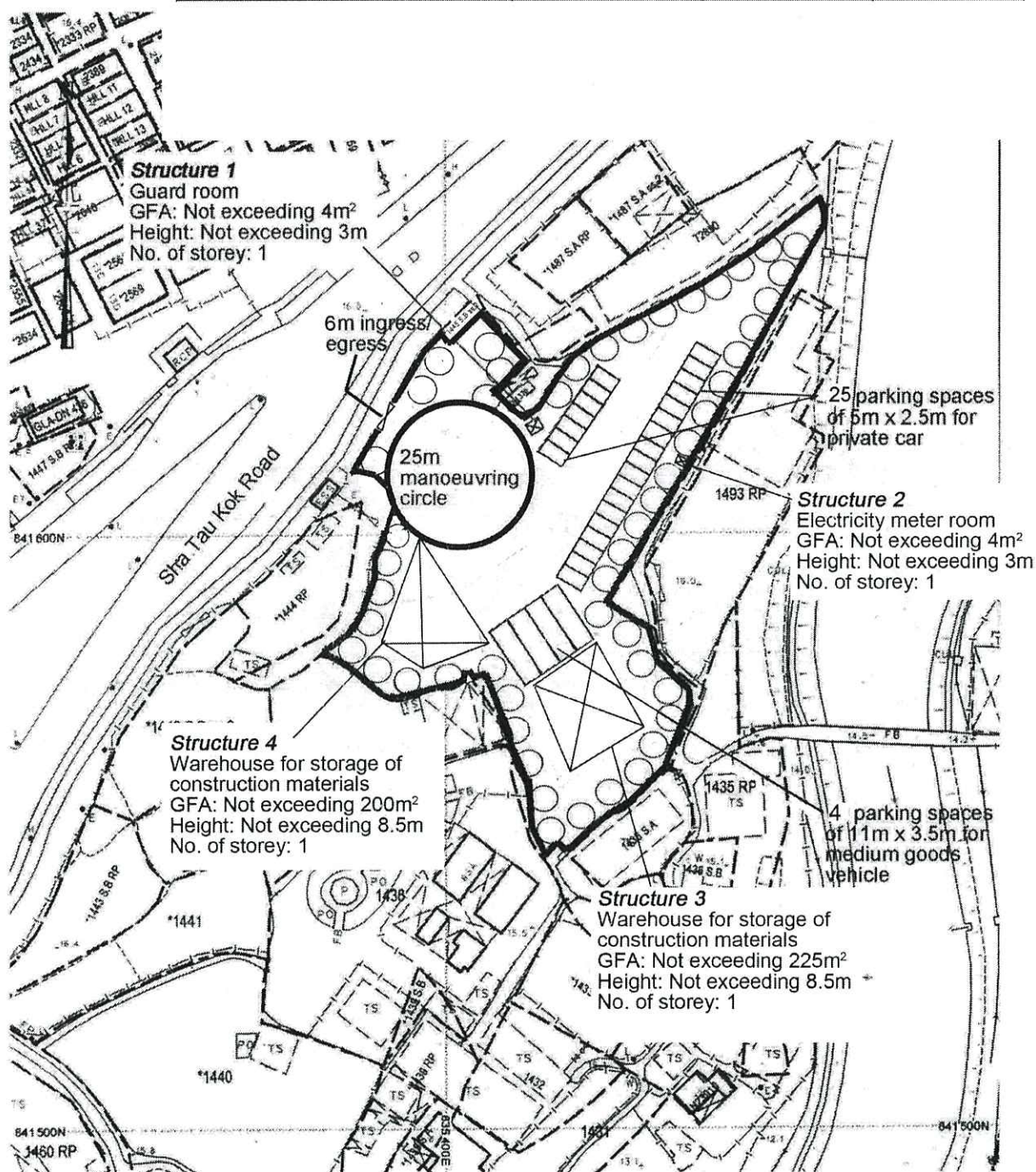
Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000

Tree	Approximate Height	Spacing	Quantity
○ Existing <i>Ficus microcarpa</i> to be preserved	3m to 6.5m	4m	51



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

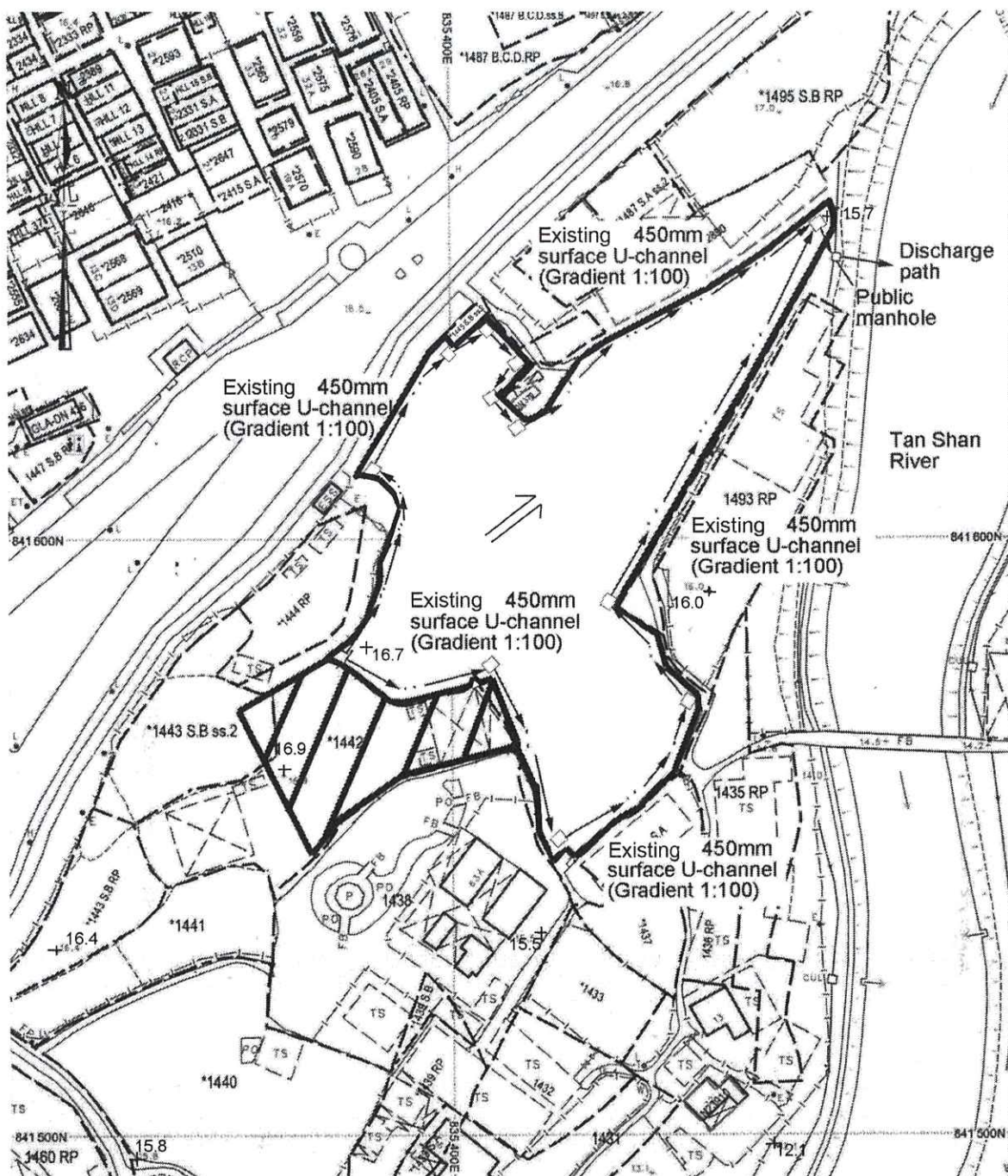
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+16.7 Level (in mPD)

← Flow of surface runoff

□ Proposed catchpit

▨ External catchment

Scale 比例:

1:1000

Total: 6 pages

Date: 1 December 2020

TPB Ref.: A/NE-LYT/741

By Fax (2877 0245) & By Post

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

We have updated the proposed layout plan (Figure 2) and proposed landscape and tree preservation plan (Figure 3) to lower the height of the structure 3 and structure 4 to 3.8m. The applicant also updated the proposed height and use(s) of different floors of buildings/structures in part 6 of the S.16-III application form and the building height/No. of storeys in the gist of application.

The application site is subject to a previous planning permission No. A/NE-LYT/691 for temporary public vehicle park for private cars and medium goods vehicle for a period of 3 years approved on 3.5.2019. The number of parking spaces for medium goods vehicle is reduced from 9 to 4 in the current application. 2 additional structures for storage of construction materials with total GFA of 425m² and an electricity meter room (4m²) are also proposed in the current application. The 25m diameter manoeuvring circle near the ingress/egress sufficient for the manoeuvring of medium goods vehicle will be kept for manoeuvring of vehicles within the application site.

The applicant has tried his best to comply with the planning conditions imposed to the last planning permission No. A/NE-LYT/691. He has submitted and implemented proposals for water supplies for fire-fighting and fire service installations. He has also submitted run-in/out proposal. At the moment, he is finding contractor to implement the run-in/out proposal so that only conditions (k) of A/NE-LYT/691 is yet to comply with.

Due to the strong demand of metal for the construction industry in Northeast New Territories such as the development of Queen's Hill site for public housing, the applicant prepares to lease the proposed warehouse to Man Tak Metal Company Limited for storage of metal. The storage of metal at the application site will also

supply to the clients in Fanling, Ta Kwu Ling and Ping Che which makes the trip for delivery of metal to the clients shorter.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin , Tai Po and North District Planning Office (Attn: Ms. Sandy YIK) – By
fax

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	433 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	NA	
		Non-domestic 非住用	4	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
			NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		Non-domestic 非住用	3-3.8	m 米 <input type="checkbox"/> (Not more than 不多於)
			1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv)	Site coverage 上蓋面積	10.83% <input checked="" type="checkbox"/> About 約		
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
		Private Car Parking Spaces 私家車車位 25 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 4 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA 		
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
		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) NA 		

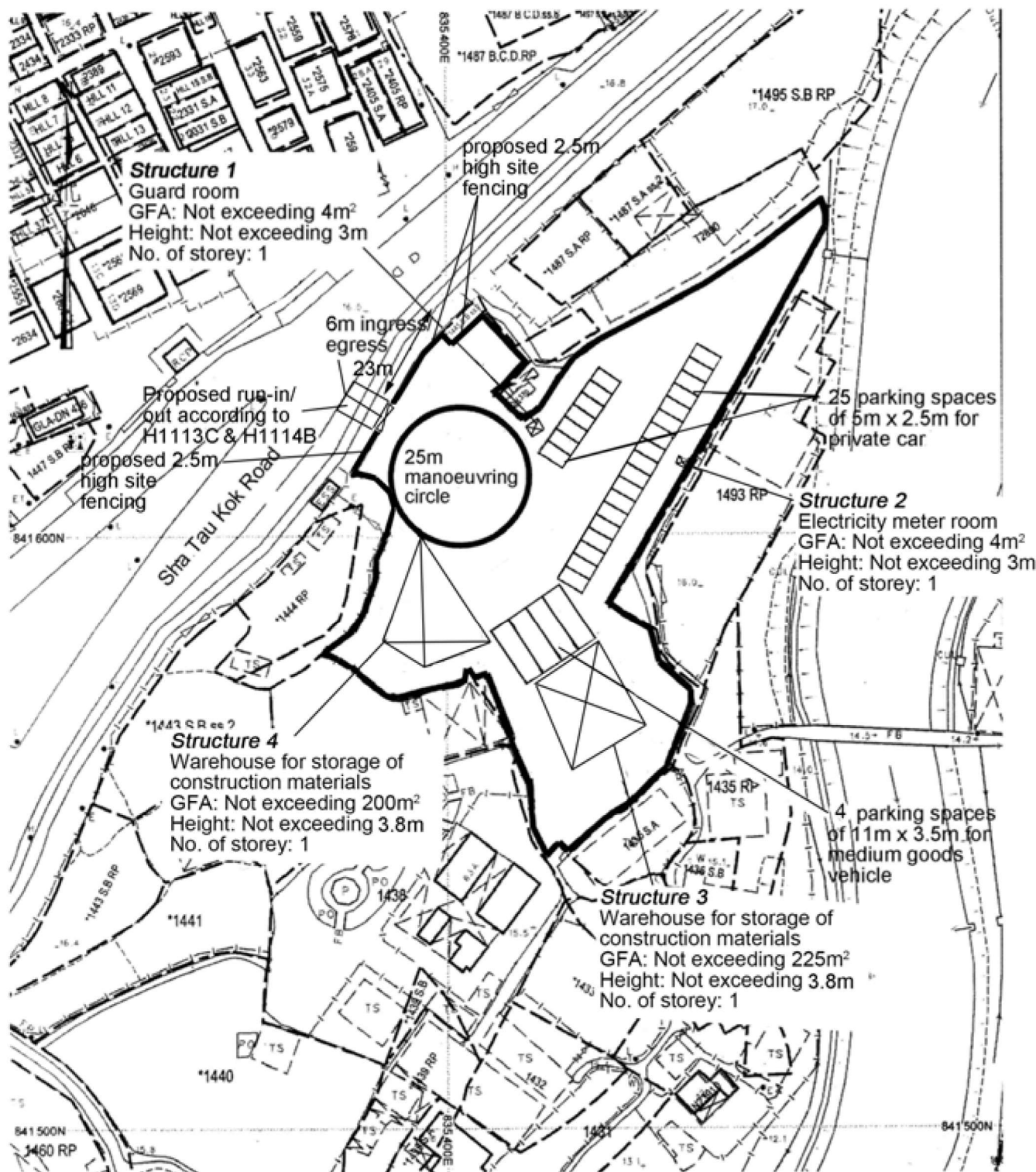
6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials 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	3,567	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	433	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	433	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	433	sq.m	<input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Guard room (Not exceeding 3m, 1 storey),			
Structure 2: Electricity meter room (Not exceeding 3m, 1 storey),			
Structure 3 & 4: Warehouse (Not exceeding 3.8m, 1 storey)			
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	25 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	4 spaces of 11m x 3.5m		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

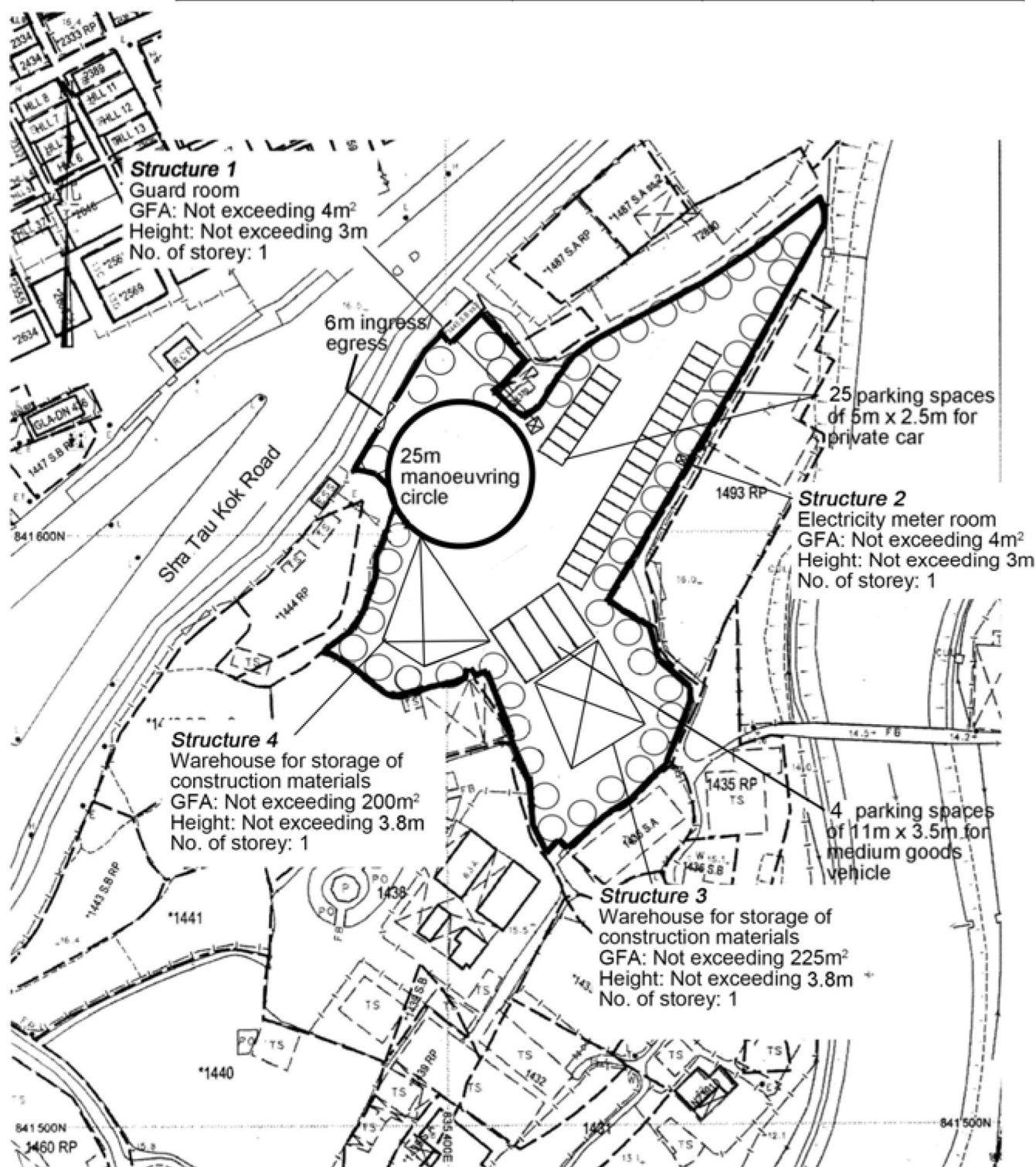
Figure 2

Remarks 備註:

Scale 比例:

1:1000

Tree	Approximate Height	Spacing	Quantity
○ Existing <i>Ficus microcarpa</i> to be preserved	3m to 6.5m	4m	51



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

Total: 8 pages

Date: 22 March 2021

TPB Ref.: A/NE-LYT/741

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

This letter intends to supersede our letter dated 19.3.2021. We are glad to submit the response to Transport Department's comments in the attachment.

As advised by the traffic consultant, we write to updated the proposed layout plan (Figure 2) and landscape and tree preservation plan (Figure 3) to revise the number of parking spaces of 11m x 3.5m for medium goods vehicle to 8.

Should you have any enquiries, please feel free to contact the undersigned at at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Miss Sharon KAN) –
By Email

Response to Comments

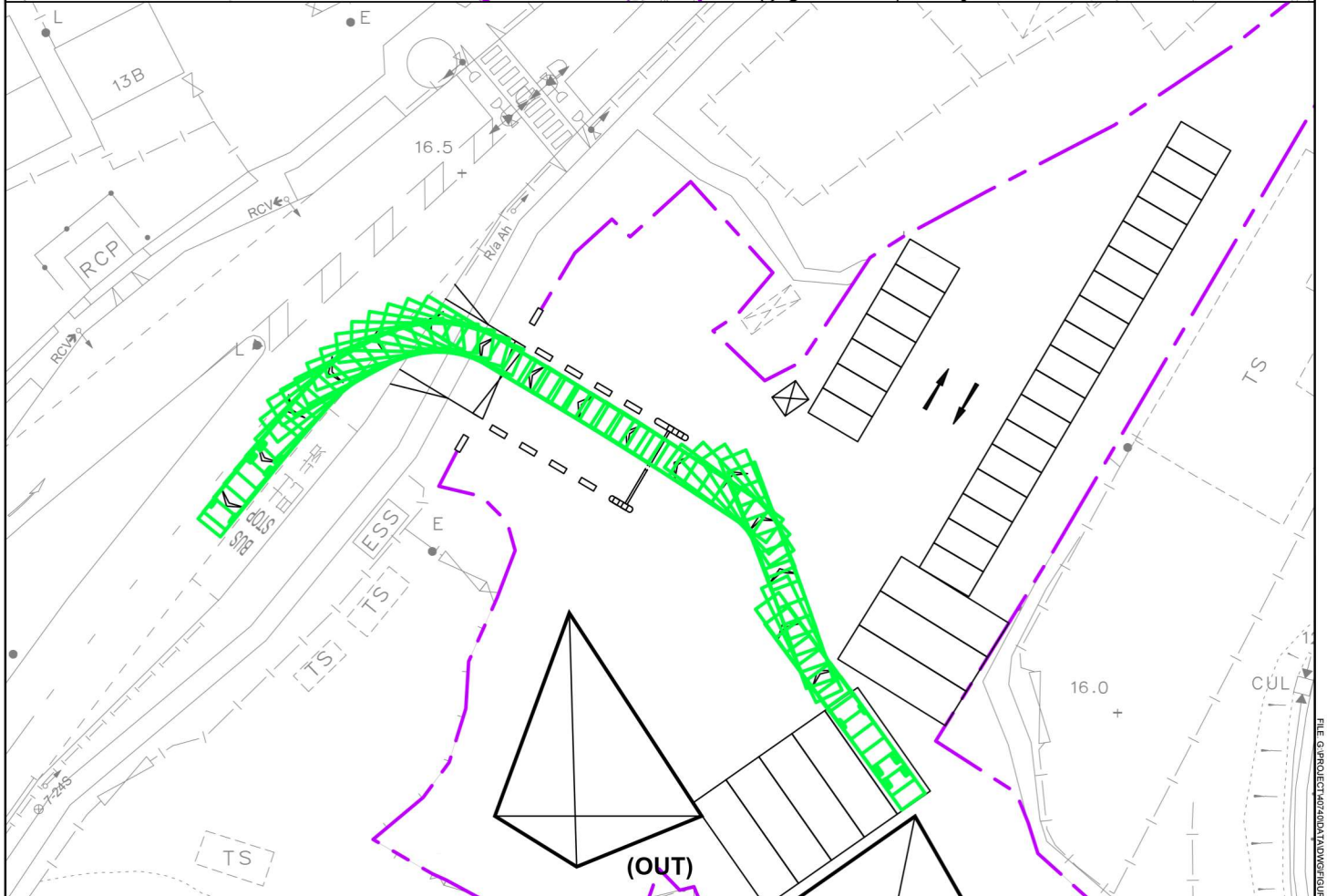
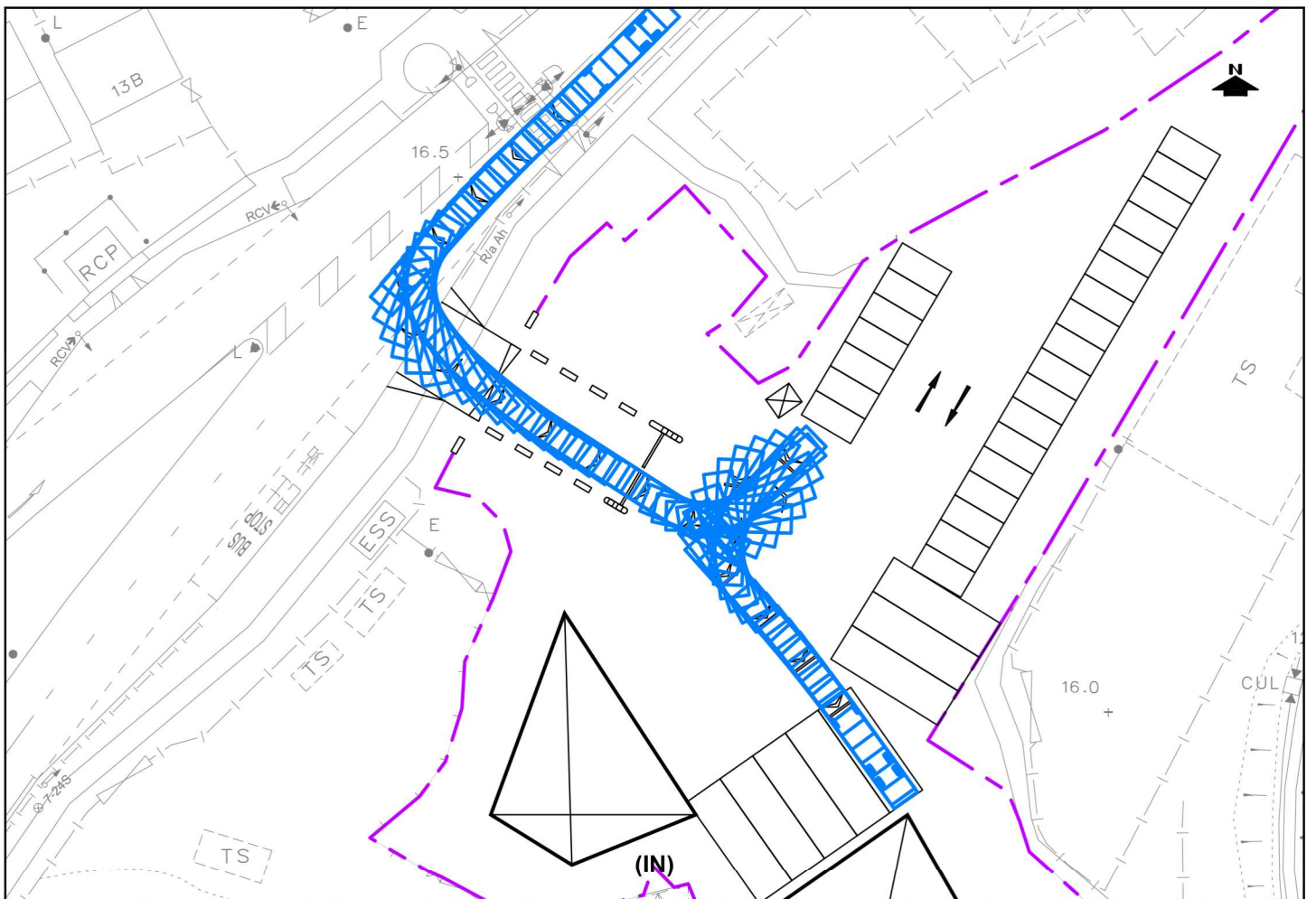
Comments	Responses
Comments from Transport Department	
(i) The applicant should substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;	A traffic survey was conducted on 17 March 2021 and the results is summarized in Table 1 . The maximum hourly traffic generation on a typical weekday is only 10 vehicles and therefore, the traffic impact to the nearby road links and junctions should be minimal.
(ii) The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site;	The applicant has considered his operation needs for providing 25 car parking spaces and 8 medium goods vehicle spaces.
(iii) The vehicular access should be no less than 7.3m wide;	Noted. The vehicular access will be kept at 7.3m wide. Please refer to Figure 1 for the traffic layout.
(iv) The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please refer to Figures 2 and 3 for the swept path analysis results.
(v) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	The drop bar of the Site has been set back with a minimum of 15m away from the site boundary and it is sufficient to allow 3 private cars to queue up.
(vi) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	A pedestrian path is provided at the southwest side of the vehicular access to ensure the pedestrian safety when they walk in/out of the Site.

Table 1 Traffic Survey Result at the Existing Site on 17 March 2021

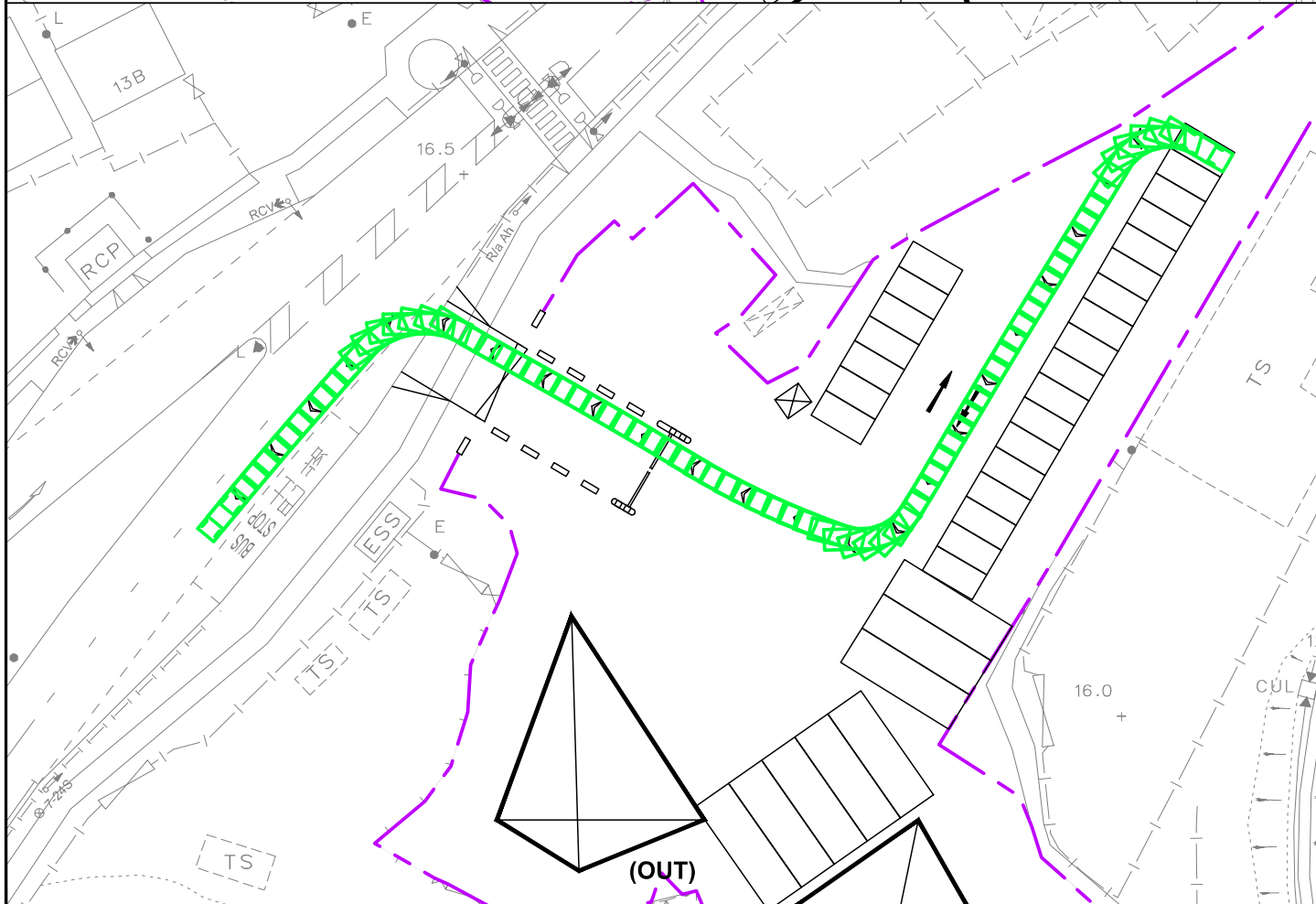
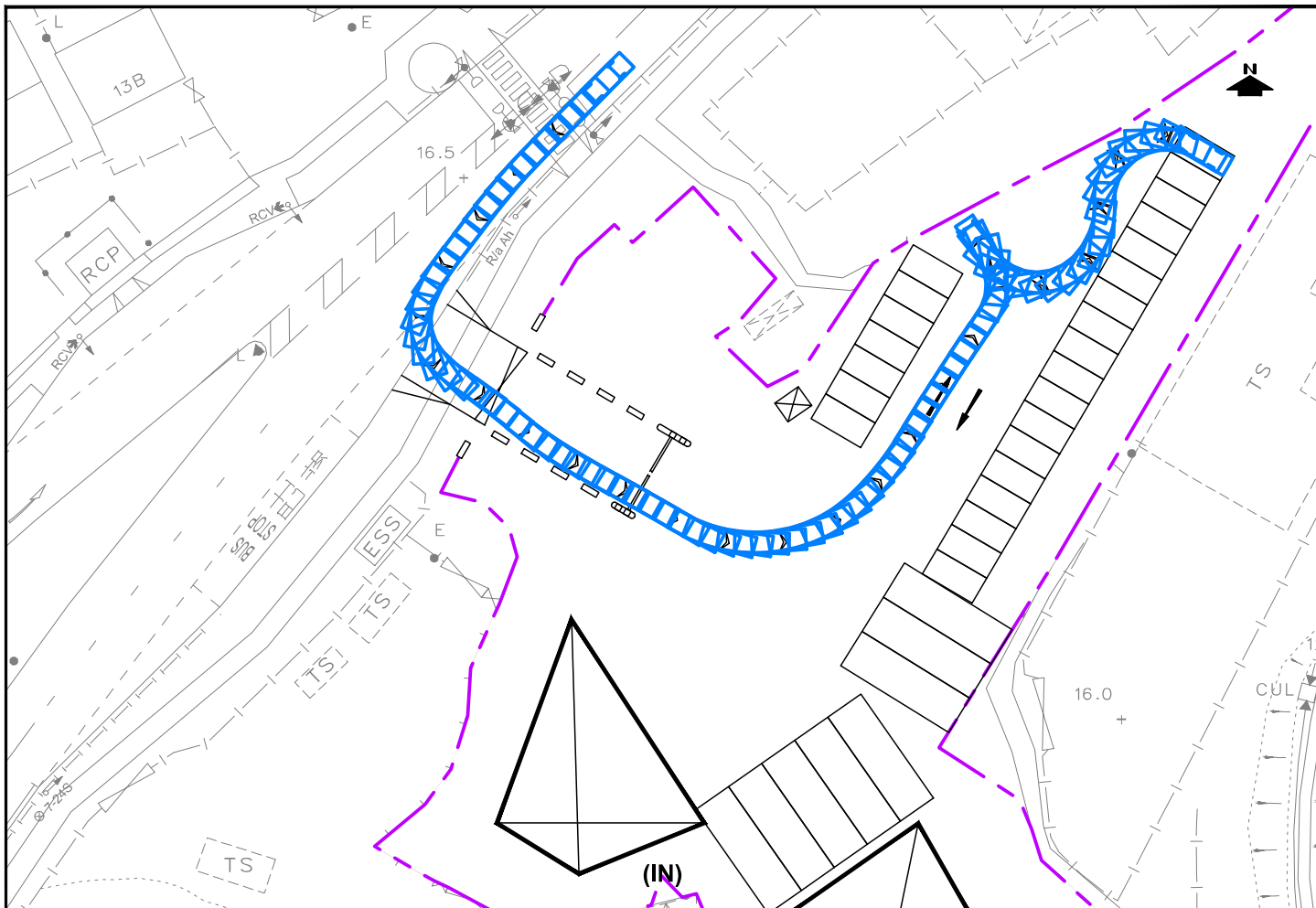
Time Period		IN			OUT			2-Way		
From	To	Private Car	Goods Vehicle	Total	Private Car	Goods Vehicle	Total	Private Car	Goods Vehicle	Total
7:00	8:00	2	0	2	0	2	2	2	3	4
8:00	9:00	1	0	1	2	3	5	1	5	6
9:00	10:00	3	1	4	3	3	6	5	5	10
10:00	11:00	2	1	3	3	2	5	4	4	8
11:00	12:00	1	2	3	3	2	5	2	6	8
12:00	13:00	0	0	0	0	0	0	0	0	0
13:00	14:00	0	1	1	1	1	2	1	2	3
14:00	15:00	1	2	3	2	0	2	3	2	5
15:00	16:00	1	1	2	0	1	1	0	3	3
16:00	17:00	5	2	7	2	1	3	6	4	10
17:00	18:00	2	2	4	3	0	3	4	3	7
18:00	19:00	2	3	5	1	0	1	2	4	6



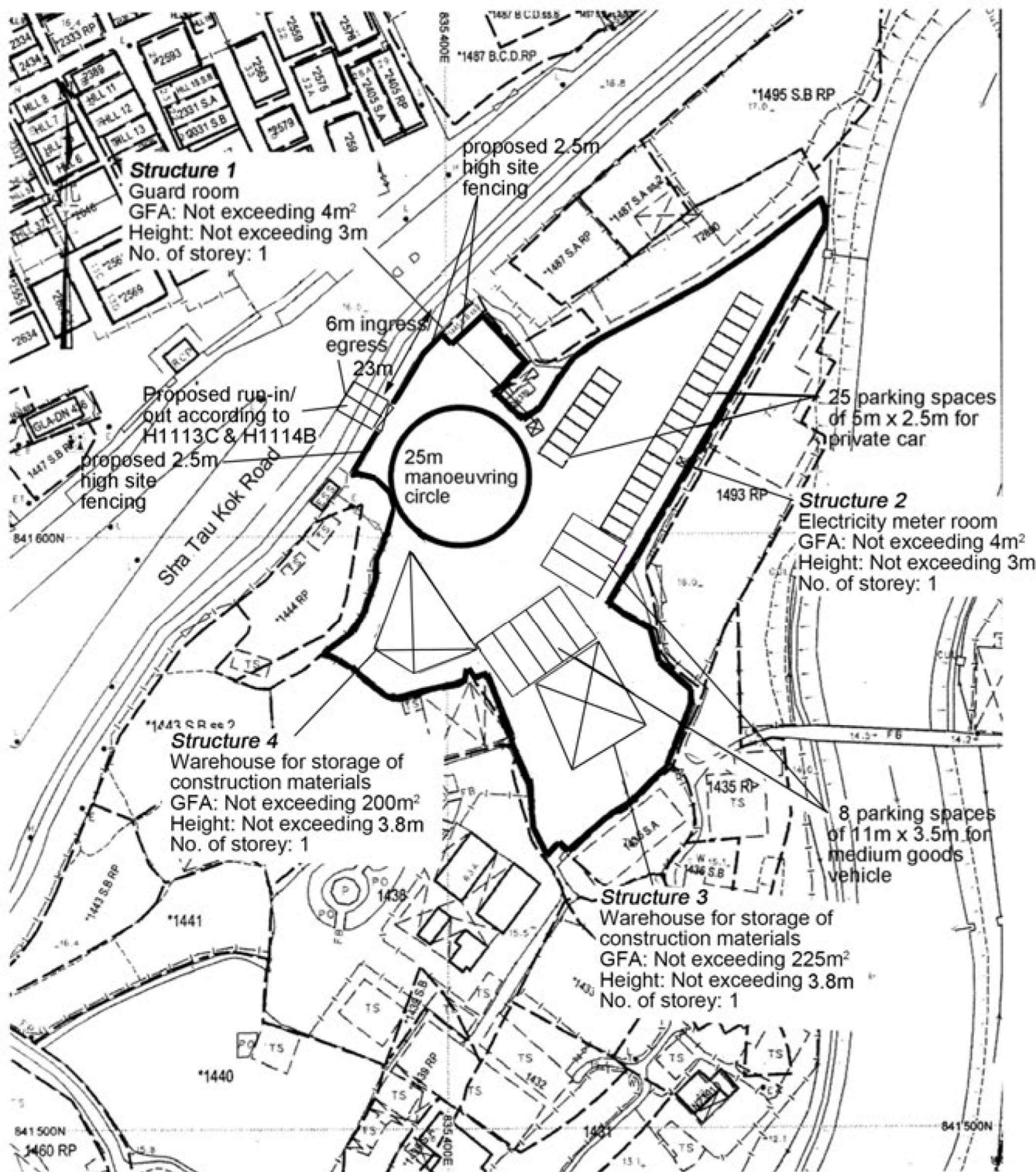
FILE G:\PROJECT40740\DATA\DWG\FIGURE1A.DWG PLOT SCALE: 1=



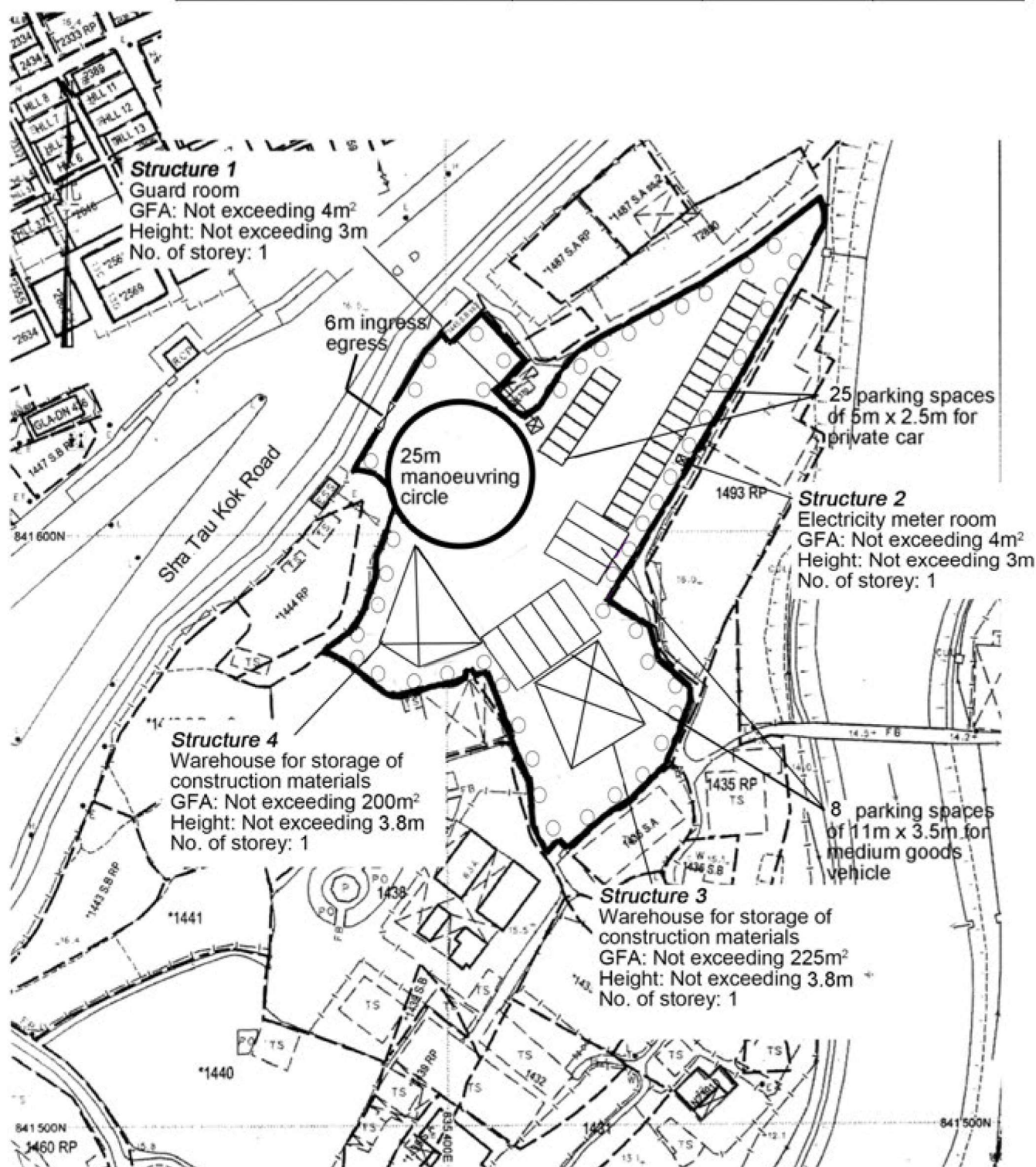
PROJECT NO. 40740		PROJECT TITLE LOT 1445 S.B RP(PART), 1489, 1490(PART), 1492(PART)& 1494 IN D.D. 76 & ADJOINING GOVERNMENT LAND, NG UK TSUEN, SHA TAU KOK ROAD, FANLING, N. T.		DRAWING NO. FIGURE 2		REV. A
DESIGNED SLN	DATE MAR 2021	SWEPT PATH ANALYSIS - MGV				LLA 顧問有限公司 Consultancy Limited
DRAWN CLL	SCALE 1:600					
CHECKED SLN						



PROJECT NO. 40740		PROJECT TITLE LOT 1445 S.B RP(PART), 1489, 1490(PART), 1492(PART)& 1494 IN D.D. 76 & ADJOINING GOVERNMENT LAND, NG UK TSUEN, SHA TAU KOK ROAD, FANLING, N. T.		DRAWING NO. FIGURE 3		REV. A
DESIGNED SLN	DATE MAR 2021	DRAWING TITLE SWEPT PATH ANALYSIS - PC		LLA 顧問有限公司 Consultancy Limited		
DRAWN CLL	SCALE 1:600					
CHECKED SLN						



Tree	Approximate Height	Spacing	Quantity
○ Existing <i>Ficus microcarpa</i> to be preserved	3m to 6.5m	4m	51



Total: 2 pages

Date: 3 May 2021

TPB Ref.: A/NE-LYT/741

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sirs,

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Our response to the further comments of Transport Department is as follow:

Comments	Responses
Comments from Transport Department via Planning Department	
(i) The applicant is required to advise the traffic impacts due to the open storage use and the public vehicle park.	<p>The Site is currently operating as a public carpark. According to the traffic survey on 17 March 2021, the maximum hourly traffic generation (2-way) on a typical weekday was only 10 vehicles and therefore, the traffic impact to the nearby road links and junctions should be minimal.</p> <p>For the open storage use, the GFA is 433 square meters only and it is expected that the maximum hourly traffic generation (2-way) is 2 vehicles per hour, i.e. 1 vehicle in and 1 vehicle out. As a result, the traffic impact due to the open storage use should be also minimal.</p>
(ii) The applicant is required to advise the number of car parking spaces reserved for the open storage use.	1 car parking space and 1 medium goods vehicle spaces are reserved for open storage use.

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Miss Sharon KAN) –
By Email

Total: 5 pages

Date: 12 July 2021

TPB Ref.: A/NE-LYT/741

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

In order to address comments of the Environmental Protection Department, we wish to provide the following information for his further consideration.

The site will be surrounded by at least 2.75m high solid site fencing. The solid site fencing at the southern and southeastern part of the site will be soundproofing one in the forms of bricks with a density of at least 7kg/m². The location of soundproofing solid boundary fencing in the form of bricks is shown in Figure 1.

The operation hours of the proposed public vehicle park and warehouse will be 7:00a.m. to 9:00p.m. so that no operation of both public vehicle park and warehouse will be carried out during sensitive hours (i.e. from 9:00p.m. to 7:00a.m.).

To tally with the information submitted by the traffic consultant, it is proposed that 1 parking space will be reserved for the medium goods vehicle. The location of the parking space reserved for the medium goods vehicle is shown in Figure 2. In view of the above, we have also updated Figure 3.

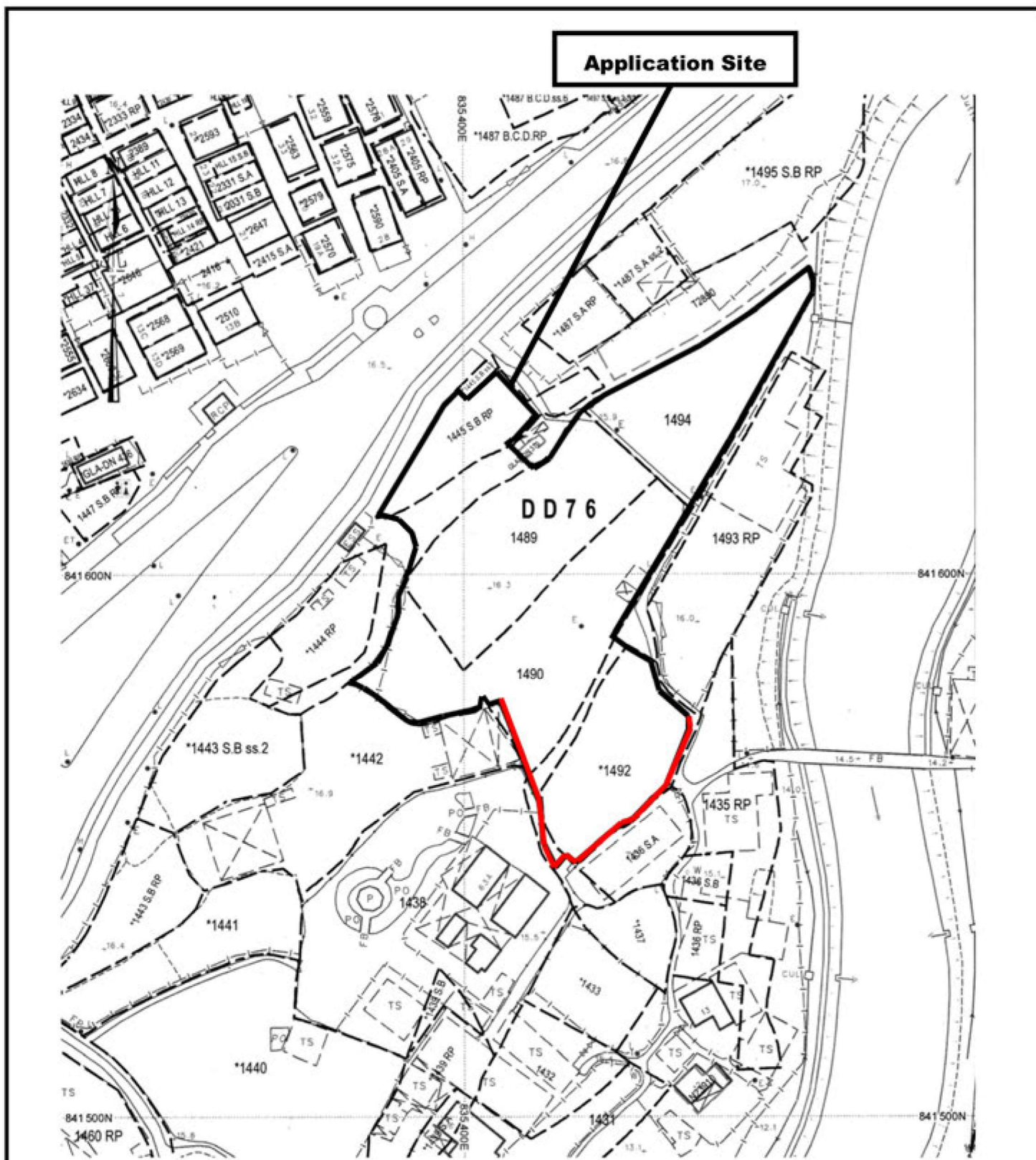
Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,

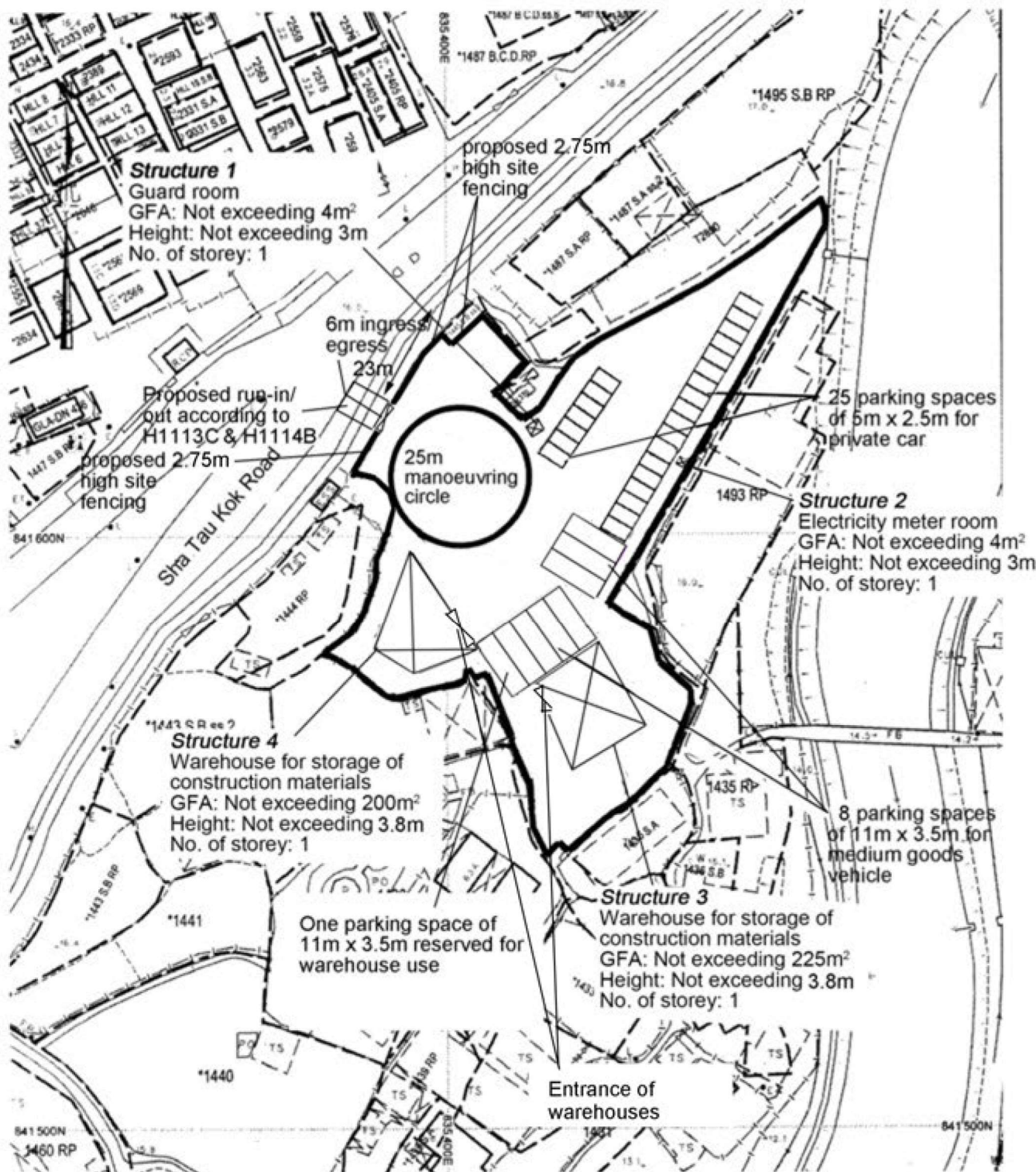


Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Miss Sharon KAN) –
By Email



<p>Project 項目名稱:</p> <p>Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Application Site</p> <p>Drawing No. 圖號:</p> <p>Figure 1</p>	<p>Remarks 備註:</p> <p>— Proposed 2.75m high solid boundary wall in the form of bricks</p> <p>Scale 比例:</p> <p>1:1000</p>
---	---	---



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Drawing No. 圖號:

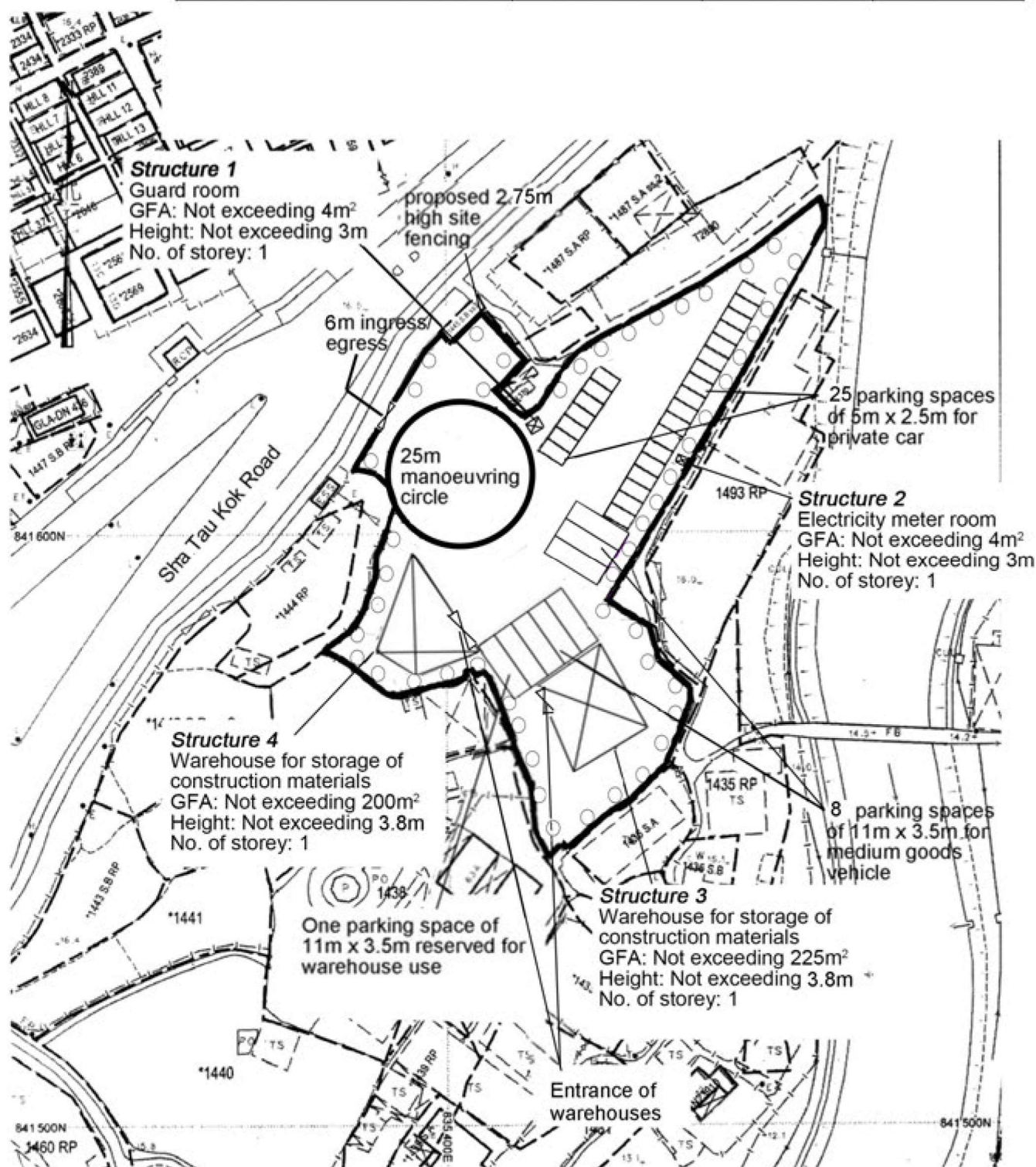
Figure 2

Remarks 備註:

Scale 比例:

1:1000

Tree	Approximate Height	Spacing	Quantity
○ Existing <i>Ficus microcarpa</i> to be preserved	3m to 6.5m	4m	51



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

Total: 7 pages

Date: 25 August 2021

TPB Ref.: A/NE-LYT/741

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

In order to address comments of the Environmental Protection Department, we wish to provide the following information for his further consideration.

DEP's comments	Applicant's response
<p>Noise</p> <p>(a) The Applicant is advised to review the surrounding environment of the proposed development. This includes the presence of domestic structures, their no. of storeys, and the height of their ventilation openings; and presence and height of existing structures in the vicinity that could screen the on-site activities from Noise Sensitive Receivers (NSRs) nearby.</p>	<p>The applicant noted that there are four domestic structures being found to the east of the application site as shown in Figure 1. There are two one-storey structure and two two-storey structure and the windows of the domestic structure is about 1.5m and 2.5m above the ground.</p>
<p>(b) With due consideration of the factors above, the Applicant should review whether the extent and height of the 2.75m high solid boundary walls are adequate in screening all on-site activities from the residential buildings in the vicinity, in particular that at the northern and southeastern site boundary</p>	<p>The applicant noted that there are four domestic structures being found to the east of the application site as shown in Figure 1. There are two one-storey structure and two two-storey structure and the windows of the domestic structure is about 1.5m and</p>

<p>(indicated as orange in the figure attached below). The Applicant is advised to justify whether there is any direct line-of-sight from the sensitive uses to the proposed development.</p>	<p>2.5m above the ground.</p> <p>As such, the proposed 2.75m high solid boundary walls as shown in Figure 1 and 3.8m high warehouse structure are found adequate in screening all on-site activities from the domestic structure to the west of the application site. It is also noted that the opening of the warehouse is not facing the domestic structures so that there is no direct line-of-sight from the domestic structure to the openings of the warehouses.</p>
<p>(c) While we note that there are existing workshop/ warehouse structures nearby that may potentially help screen on-site activities from the concerned NSRs, the Applicant should ensure and prove that all such noise screening would be available throughout the operation. Otherwise, alternative and adequate noise mitigation measures should be provided;</p>	<p>Noted.</p>
<p>(d) The Applicant should state whether the warehouse has any openings (including windows and doors). If positive, their locations, which should be oriented away from nearby noise sensitive uses, should be indicated on a figure for our consideration; and</p>	<p>The opening of the warehouse is shown in Figure 2 and Figure 3. They are not facing east (domestic structures).</p>
<p>(e) Considering the loading / unloading activities inside the warehouse, the Applicant is advised to provide warehouse structure of adequate surface mass density (e.g. > 7kg/m²) to minimise noise transmitting through the structure and the subsequent noise nuisance/ impact. In this regard, the proposed materials of the warehouse and its noise reduction ability should be stated for our consideration.</p>	<p>The proposed materials of the warehouse will be soundproofing one such as Rockwool Frontrock (thickness 1.5”) with a density of 136kg/m³ to minimize noise transmitting through the structure. The picture of Rockwool Frontrock is shown in the attachment.</p>
<p>Water Quality (f) We understand that there is sufficient capacity in the existing public sewer nearby for connection. The Applicant should clarify if toilet(s) would be provided on site. If affirmative, the Applicant should be reminded to connect to the public sewer for sewage disposal.</p>	<p>No toilet will be provided at the application site.</p>

The operation hours of the proposed public vehicle park and warehouse will be 7:00a.m. to 9:00p.m. so that no operation of both public vehicle park and warehouse will be carried out during sensitive hours (i.e. from 9:00p.m. to 7:00a.m.). The warehouse will be closed on Sundays and public holidays.

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Miss Sharon KAN) –
By Email

Photo of Rockwool Frontrock

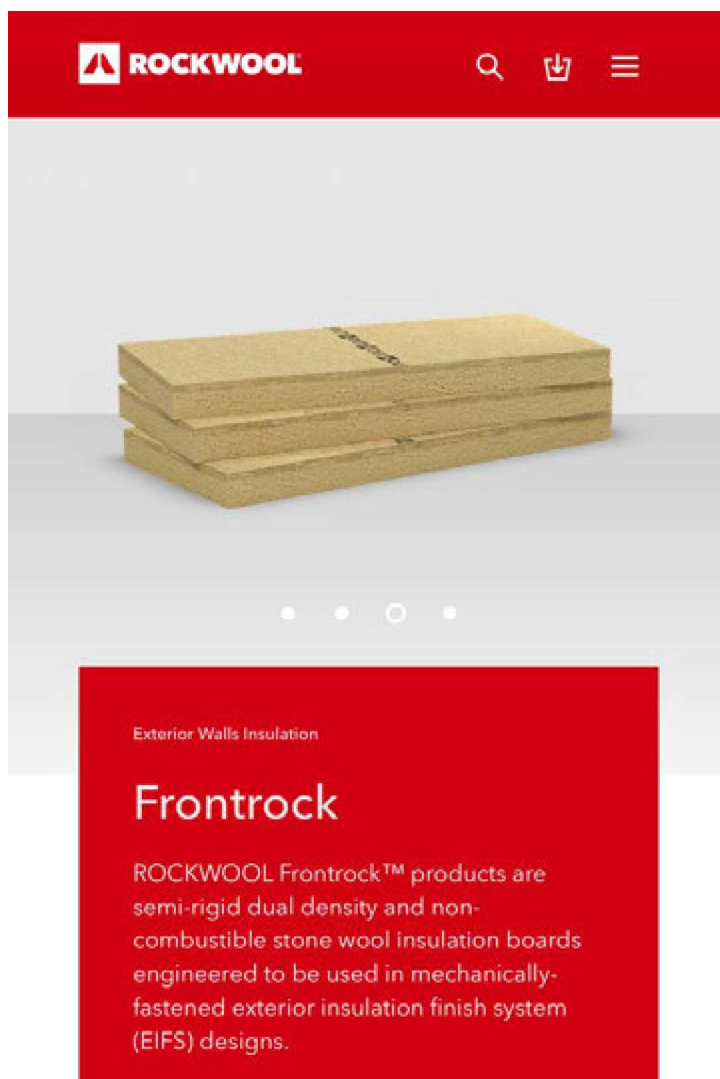


Photo for domestic structure to the east of the application site (Photo 1 in Figure 1)

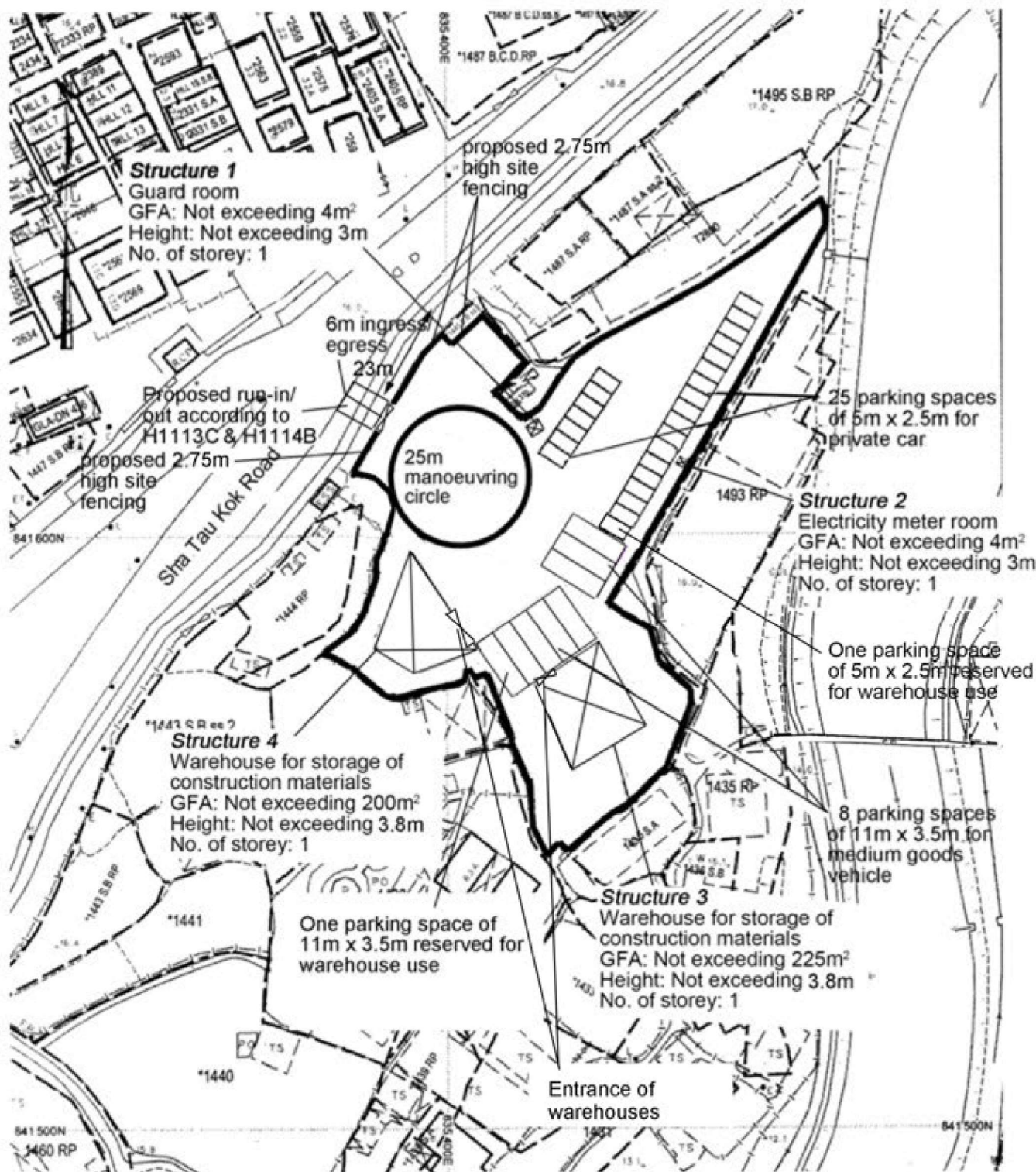


Photo for domestic structure at Lot 1438 in D.D.76 (Photo 2 in Figure 1)



Photo for domestic structure at Lot 1435 RP in D.D.76 (Photo 3 in Figure 1)





Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Drawing No. 圖號:

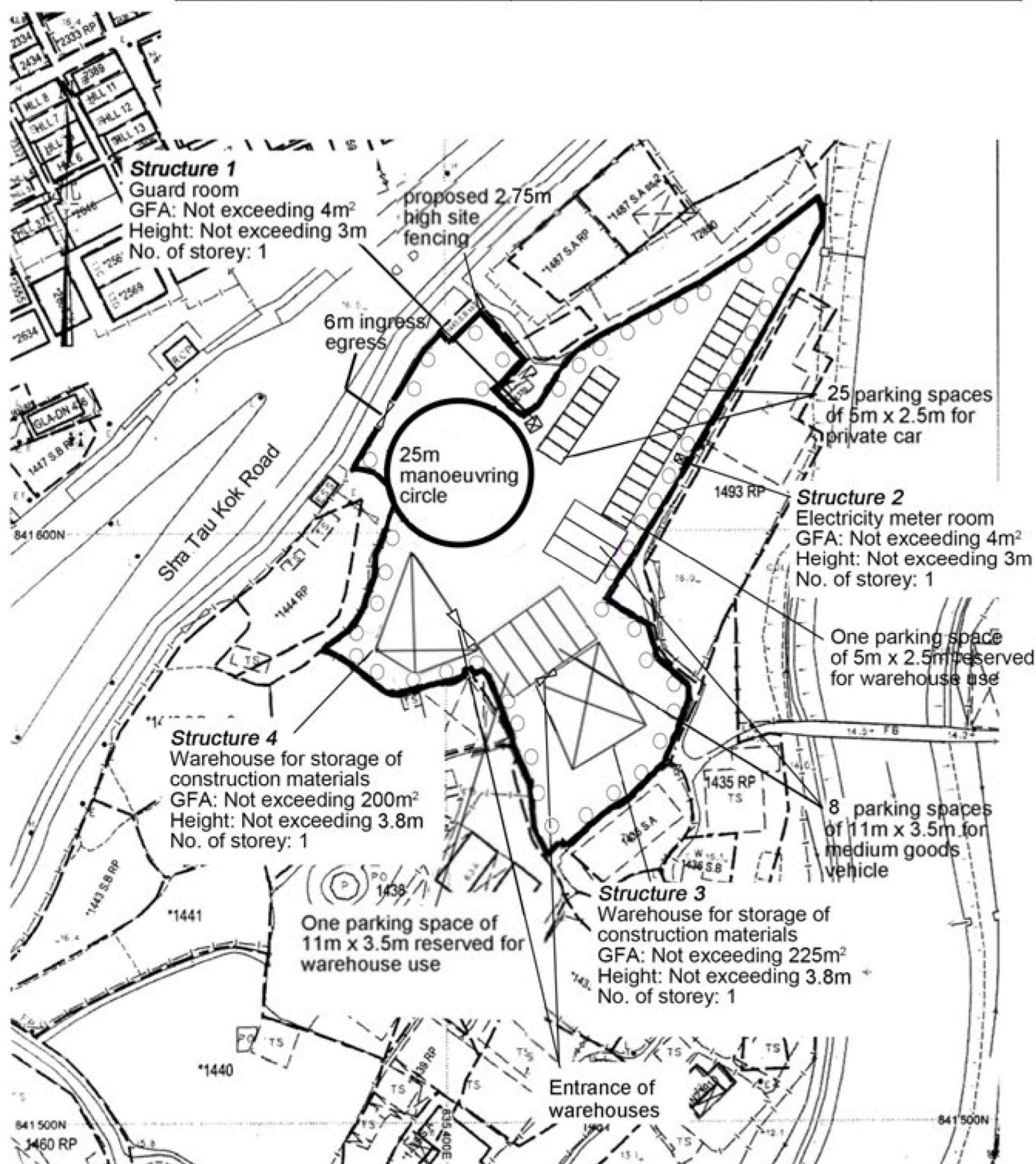
Figure 2

Remarks 備註:

Scale 比例:

1:1000

Tree	Approximate Height	Spacing	Quantity
○ Existing <i>Ficus microcarpa</i> to be preserved	3m to 6.5m	4m	51



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles & Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) & 1494 in D.D. 76 & Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

Previous S.16 Applications

Approved Applications

Application No.	Proposed Developments	Date of Consideration	Approval Conditions
A/NE-LYT/586	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium Goods Vehicles) for a Period of 3 Years	13.5.2016	A1 - A12
A/NE-LYT/691	Renewal of Planning Approval for Temporary "Public Vehicle Park (Private Car, Light Goods Vehicle and Medium Goods Vehicle)" for a Period of 3 Years	3.5.2019	A1 - A5, A10- A16

Approval Conditions

- A1 No operation between 9:00 p.m. and 7:00 a.m. was allowed
- A2 No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations was allowed to be parked/stored on the site
- A3 No heavy goods vehicle exceeding 24 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A4 A notice should be posted at a prominent location of the site to indicate that no heavy goods vehicle exceeding 24 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A5 No car washing, vehicle repair, dismantling, paint spraying or other workshop activities was allowed
- A6 The provision of boundary fencing on the site
- A7 The submission and implementation of tree preservation and landscape proposals
- A8 The submission of a drainage proposal
- A9 The provision of drainage facilities
- A10 The submission of proposals and provision of water supplies for fire-fighting and fire service installations
- A11 Revocation clause

- A12 Reinstatement clause
- A13 The boundary fence on the site should be maintained
- A14 The existing drainage facilities should be maintained properly
- A15 The provision of water supplies for fire-fighting and fire service installations
- A16 The submission and implementation of a run-in/out proposal

**Similar S.16 Applications for Public Vehicle Park
in the vicinity of the application site within “Agriculture” zone in the
Lung Yeuk Tau and Kwan Tei South Area**

Approved Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/NE-LYT/495 ^{*1}	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles under Application No. A/NE-LYT/414 for a Period of 3 Years	25.1.2013 (Revoked on 6.6.2014)	A1 - A4
A/NE-LYT/556 ^{*1}	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	2.1.2015	A4 - A9
A/NE-LYT/645 ^{*1}	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	20.7.2018	A4 - A6, A10 - A13
A/NE-LYT/712 ^{*2}	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	15.11.2019	A4, A8, A14 - A20
A/NE-LYT/749 ^{*1}	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	25.6.2021	A4 - A6, A10, A12, A21

Remarks:

^{*1}A/NE-LYT/495, 556, 645 and 749 are the same site.

^{*2}The rejected application no. A/NE-LYT/698 involves the same site as the approved application no. A/NE-LYT/712.

Approval Conditions

- A1 The existing vehicular access, parking and manoeuvring spaces within the application site should be maintained
- A2 The submission and implementation of drainage proposal
- A3 The submission and implementation of landscape and tree preservation proposal
- A4 Revocation clause
- A5 No operation between 8:00 p.m. and 8:00 a.m. was allowed
- A6 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, were allowed to be parked/stored on or enter/exit the site
- A7 The maintenance of the drainage facilities
- A8 The submission of proposals and the provision for water supplies for fire-fighting and fire service installations
- A9 The submission and implementation of landscape proposal
- A10 The existing drainage facilities on the site should be maintained
- A11 The existing trees on the site shall be maintained
- A12 The submission of a condition record of the existing drainage facilities
- A13 The submission and implementation of a fire service installations (FSIs) and water supplies for firefighting proposal
- A14 No operation between 11:00 p.m. and 7:00 a.m. was allowed
- A15 No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations was allowed to be parked/stored on the site
- A16 Only private car as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A17 A notice should be posted at a prominent location of the site to indicate that only private car as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site

- A18 No car washing, vehicle repair, dismantling, paint spraying or other workshop activities was allowed on the site
- A19 The maintenance of peripheral fencing
- A20 The submission of a drainage proposal and provision of drainage facilities
- A21 The existing fire service installations implemented on the site should be maintained

Rejected Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/NE-LYT/698 ^{*2}	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	19.7.2019	R1 - R2
A/NE-LYT/699	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	19.7.2019	R1 - R2

Remarks:

^{*2}The rejected application no. A/NE-LYT/698 involves the same site as the approved application no. A/NE-LYT/712.

Reasons for Rejection

- R1 The development was not in line with the planning intention of the “Agriculture” zone which was to primarily retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to justify a departure from the planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the development would not cause adverse traffic impact on the surrounding areas.

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

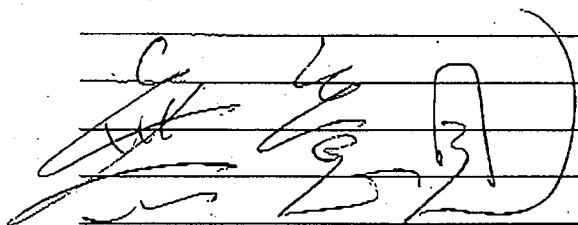
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/741

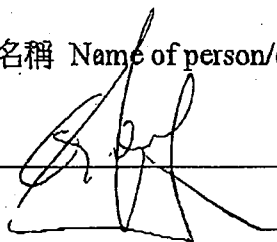
意見詳情 (如有需要，請另頁說明)

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 2020.12.12

5-2

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

參考編號

Reference Number:

201214-144700-93302

提交限期

Deadline for submission:

29/12/2020

提交日期及時間

Date and time of submission:

14/12/2020 14:47:00

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/741

「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，設臨時公眾停車場 (私家車及中型貨車) 和貨倉存放建築材料將會增加附近車輛出入流量，影響村民出入安全及生活質數。

寄件者: [REDACTED]
寄件日期: 2020年12月29日 星期二 3:59
收件者: tpbpd
主旨: A/NE-LYT/741 DD 76 Ng Uk Tsuen

A/NE-LYT/741

Lots 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling

Site area : About 4,000m² Includes Government Land of about 272m²

Zoning : "Agriculture"

Applied Use : 29 Vehicle Parking / Open Storage Construction Materials

Dear TPB Members,

Last time despite objections from local residents and even though it was pointed out that the size of the site was disproportionate to the number of vehicles and raising doubts about the true intention of the applicant, members asked no questions and approved 691.

Now four extensions of time and failure to comply with conditions, applicant has included open storage in the new application. There is no previous approval for this brownfield use. In addition the site is across the road from a large number of homes. Open storage of construction materials creates environmental issues and cannot be tolerated so close to residences.

Approval cannot be justified in such circumstances.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, April 12, 2019 2:28:33 AM
Subject: A/NE-LYT/691 DD 76 Ng Uk Tsuen

A/NE-LYT/691

Lots 1445 S.B RP (Part), 1489, 1490 (Part), 1492 (Part) and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling

Site area : About 4,000m² Includes Government Land of about 272m²

Zoning : "Agriculture"

Applied Use : 34 Vehicle Parking

Dear TPB Members,

You approved 4,000sqmts to park 34 vehicles? **Over 100sqmts per vehicle.**

There are a number of high ranking officials on the board. Shame on them as they then try to sell us the lies about lack of land for housing and other uses.

It is quite obvious that the intention is to cement over agriculture land in a 'Destroy to Build' operation.

Recommended Advisory Clauses

- (a) to note the following comments of District Lands Officer/North, Lands Department :
- (i) the Site comprises private lots which are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the application lots and there is no guarantee that any adjoining Government land will be allowed for the vehicle access of the applied use;
 - (ii) Modification of Tenancy (MOT) No. 36513 in respect of Lot 1490 in D.D. 76 was issued for erection of temporary structures for the purposes of dwelling and shade. The dimensions and users of the existing structures erected at the Site may not tally with those permitted under the conditions of the MOT. His office reserves the rights to take enforcement actions against the structures concerned; and
 - (iii) if the planning application is approved, the owner of the lots concerned shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) covering all the actual occupation area and structures concerned. The application for STW/STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office;
- (b) to note the comment of Director of Agriculture, Fisheries and Conservation that the applicant is reminded to perform good site practice so as not to pollute the watercourse nearby;
- (c) to note the comment of Director of Environmental Protection that the applicant should be reminded of his obligation to comply with all environmental protection/pollution control ordinances, and adopt good site practice to avoid any potential environmental nuisance/impact, for example the *ProPECC 5/93 Drainage Plans subject to Comment by the Environmental Protection Department* regarding on-site drainage design, which states that drainage outlets provided in open carparks subject to a substantial amount of wind-blown rain should be connected to stormwater drains etc.;
- (d) to note the comment from Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the planning application does not imply approval of tree preservation / removal scheme under the lease. Thus, the applicant should seek comments and approval on the proposed tree works and / or compensatory planting approval, where appropriate;
- (e) to note the comment from Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewerage connection is available;
- (f) to note the following comments from Chief Building Surveyor/New Territories West, Buildings Department:

- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under this application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works of commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) if the proposed use under application is subject to the issue of a licence, 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 Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively;
 - (vii) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the 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 the BO will be provided at building plan submission stage; and
- (g) to note the following comments of Director of Fire Services:
- (i) in consideration of the design/nature of the applied use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.