

This document is received on 7 AUG 2022
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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - LY7/768
	Date Received 收到日期	- 2 AUG 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)

Lai Chow Lun (黎秋倫)

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)

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)	Lots 1532 S.A ss.1 to 1532 S.A ss.15 and 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 400 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 NA sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil 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	Draft Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18
(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 (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
6/7/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 28/7/2022 (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

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

(b) Effective period of
permission applied for
申請的許可有效期

☐ year(s) 年

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐About 約

Proposed covered land area 擬議有上蓋土地面積sq.m ☐About 約

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

Proposed domestic floor area 擬議住用樓面面積sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積sq.m ☐About 約

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

.....

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

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)

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

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)

Proposed operating hours 擬議營運時間			
<p>.....</p> <p>.....</p>			
(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 type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(c) 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 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<input 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 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	<p>.....</p> <p>.....</p>		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(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/ <u>NE-LYT</u> / <u>712</u>
(b) Date of approval 獲批給許可的日期	<u>15.11.2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15.11.2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

Part 6 (Cont'd) 第 6 部分(續)

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 very close to the 'Village Type Development' ("V") zone which is primarily for the convenience of the villagers. Some village houses have been approved by Town Planning Board in the "AGR" zone adjacent to the application site so that the proposed development is intended to meet the demand for parking.
2. Insufficient supply to meet exigent parking demand in Kan Tau Tsuen.
3. The application site is subject to a previous planning permission since 2019. The application site has been occupied for carpark use since 2019 due to its proximity to Kan Tau Tsuen.
4. The site has been hard paved and surrounded by village houses so that it is not suitable for agricultural rehabilitation.
5. The applicant has complied with all the planning conditions imposed to the last planning permission. As such, his sincerity should be rewarded with another three years of operation at the application site.
6. The proposed development is compatible with the surrounding environment.
7. Similar planning applications have been approved by the Town Planning Board in the nearby 'Agriculture' zone in the same Outline Zoning Plan such as A/NE-LYT/741 & 749.
8. Minimal traffic impact
9. Insignificant noise and environmental impacts.
10. The applicant has provided surface U-channel at the application site.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private car will be accepted to park at the application site.
13. No workshop activity will be carried out at the application site.
14. The operation hours of the proposed development is 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays.


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

☐ RPP 註冊專業規劃師

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

15/7/2022

(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：
(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。
- 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)
Location/address 位置/地址	Lots 1532 S.A ss.1 to 1532 S.A ss.15 and 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling, New Territories
Site area 地盤面積	400 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) 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	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
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
(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	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)
(iv) Site coverage 上蓋面積	NA % <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		14
	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		14 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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		
	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"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan, site plan		
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"/>
Estimated traffic generation		
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 Car for a Period of 3 Years

at

Lots 1532 S.A ss.1, 1532 S.A ss.2, 1532 S.A ss.3, 1532 S.A ss.4, 1532 S.A ss.5, 1532 S.A ss.6, 1532 S.A ss.7, 1532 S.A ss.8, 1532 S.A ss.9, 1532 S.A ss.10, 1532 S.A ss.11, 1532 S.A ss.12, 1532 S.A ss.13, 1532 S.A ss.14, 1532 S.A ss.15, 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling, N.T.

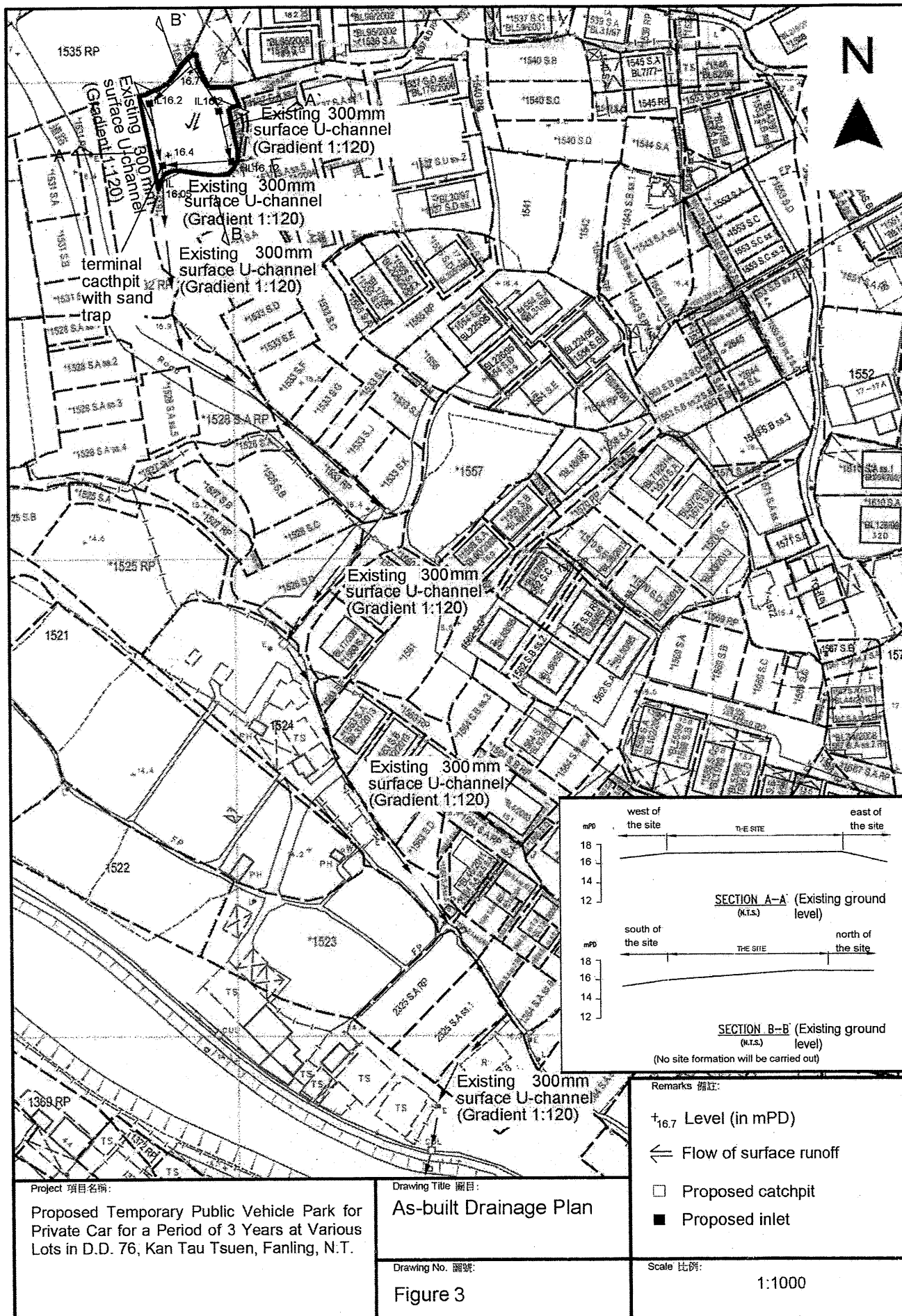
Annex 1 Estimated Traffic Generation

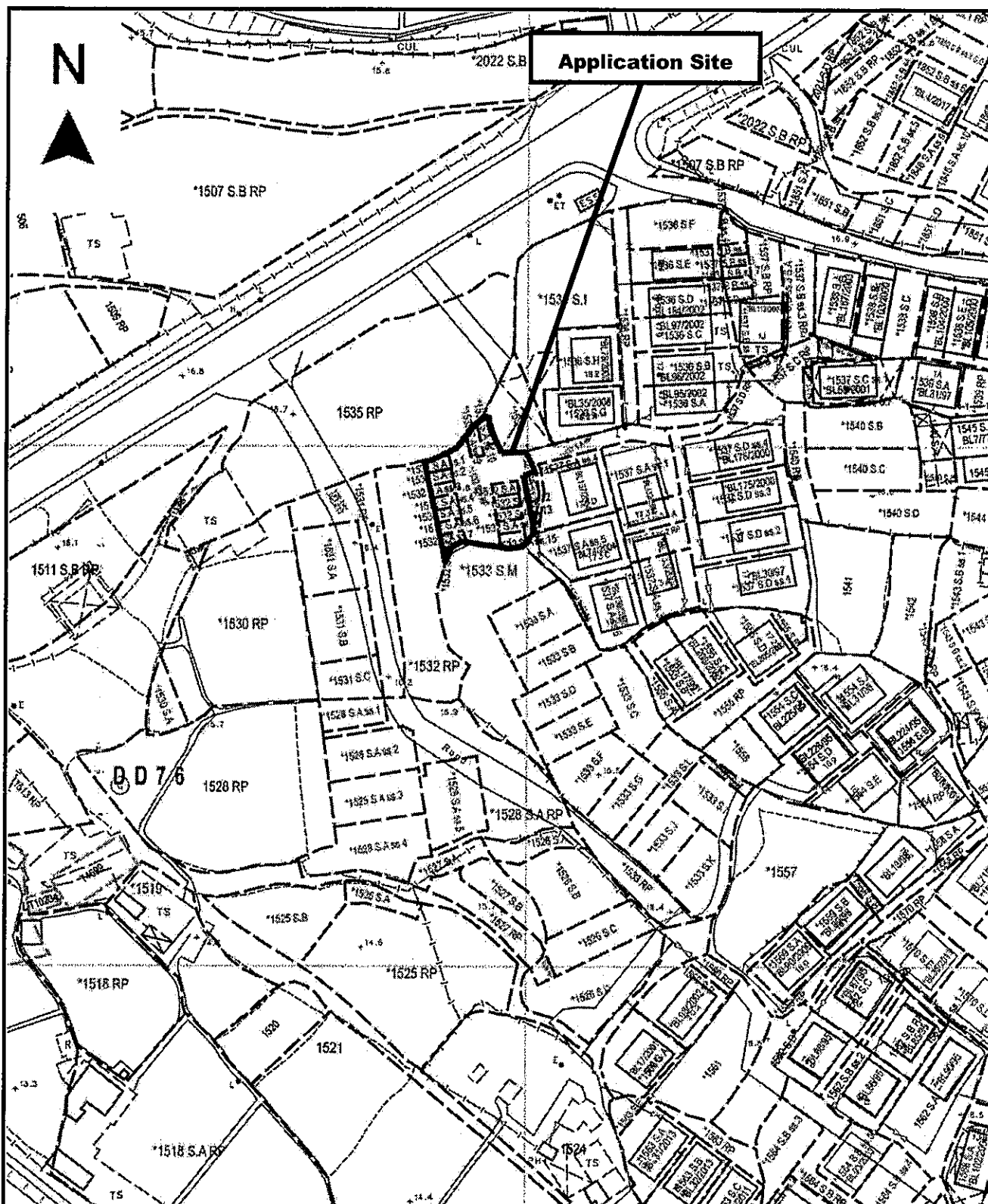
- 1.1 The application site is abutting a paved access leading from Sha Tau Kok Road – Ma Mei Ha Section. Having mentioned that the site is intended for public vehicle park for Kan Tau Tsuen, traffic generated by the proposed development is not significant.
- 1.2 There will be 14 parking spaces of 5m x 2.5m for private cars for the convenience of villagers of Kan Tau Tsuen. 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/749) and a public vehicle park (private cars, light goods vehicles and medium goods vehicles and Warehouse for Storage of Construction Materials (TPB Ref.: A/NE-LYT/741) were found to the west of the application site. The proposed development would meet the acute demand for parking of vehicles of Kan Tau 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 car	0.88	0.88	7	5

Note:

1. The operation hours of the proposed development is from 7:00a.m. to 11:00p.m. daily including Sundays and public holidays;
 2. The pcu of private car is taken as 1; &
 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 In association with the intended purpose, adequate space for manoeuvring 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.





Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 1532 S.A ss.1, 1532 S.A ss.2, 1532 S.A ss.3, 1532 S.A ss.4, 1532 S.A ss.5, 1532 S.A ss.6, 1532 S.A ss.7, 1532 S.A ss.8, 1532 S.A ss.9, 1532 S.A ss.10, 1532 S.A ss.11, 1532 S.A ss.12, 1532 S.A ss.13, 1532 S.A ss.14, 1532 S.A ss.15, 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling, N.T.

Drawing Title 圖名:

Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000

Total: 7 pages

Date: 4 August 2022

TPB Ref.: A/NE-LYT/768

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 Car for a Period of 3 Years at Lots 1532 S.A ss.1, 1532 S.A ss.2, 1532 S.A ss.3, 1532 S.A ss.4, 1532 S.A ss.5, 1532 S.A ss.6, 1532 S.A ss.7, 1532 S.A ss.8, 1532 S.A ss.9, 1532 S.A ss.10, 1532 S.A ss.11, 1532 S.A ss.12, 1532 S.A ss.13, 1532 S.A ss.14, 1532 S.A ss.15, 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling, N.T.

We write to confirm that the layout of the captioned application and the number of parking spaces for private car are the same as the last planning permission No. A/NE-LYT/712.

The proposed FSI plan (Figure 4) and the FS251 certificate are attached herewith.

The attached photos showing the existing condition of the drainage facilities at the captioned site. The photo viewpoint is shown in Figure 3.

Should you have any enquiries, please feel free to contact our [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,


[REDACTED]



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Christian CHIM) –
By Email

Photos showing the as-built drainage facilities at the captioned site

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

Serial Number

30848 001026

Name of Client 顧客姓名

Lai Chow Lun

Address 地址

Lots 1532 S.A ss.1 to 1532 S.A ss.15 and 1532 S.A RP in D.D., No. 76 Kan Tau Tsuen, Fanling, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☒ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	5 kg CO2 gas type F.E. (2 nos.)	Car Park	Conforms with FSD requirements	15/04/2022	14/04/2023

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/我們此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 01/2012)

87e0-5da7-8b40-1fbb-ceaa-9a5c-e9db-db4d

Authorized

Signature:

受權人簽署

Name:

姓名

Tse Yin Chiu

FSD/RC No.:

消防處註冊號碼

RC3 / 0848

Company Name:

公司名稱

TSE Yin-chiu

Telephone:

聯絡電話

22660282

Date:

日期

15/04/2022

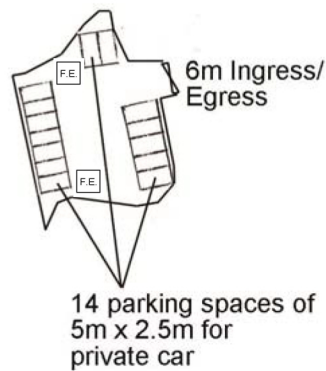
For FSD use only

Inspected

Key-in

Verified





Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 1532 S.A ss.1, 1532 S.A ss.2, 1532 S.A ss.3, 1532 S.A ss.4, 1532 S.A ss.5, 1532 S.A ss.6, 1532 S.A ss.7, 1532 S.A ss.8, 1532 S.A ss.9, 1532 S.A ss.10, 1532 S.A ss.11, 1532 S.A ss.12, 1532 S.A ss.13, 1532 S.A ss.14, 1532 S.A ss.15, 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling, N.T.


Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

 5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000

Total: 9 pages

Date: 30 August 2022

TPB Ref.: A/NE-LYT/768

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 Car for a Period of 3 Years at Lots 1532 S.A ss.1, 1532 S.A ss.2, 1532 S.A ss.3, 1532 S.A ss.4, 1532 S.A ss.5, 1532 S.A ss.6, 1532 S.A ss.7, 1532 S.A ss.8, 1532 S.A ss.9, 1532 S.A ss.10, 1532 S.A ss.11, 1532 S.A ss.12, 1532 S.A ss.13, 1532 S.A ss.14, 1532 S.A ss.15, 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling, N.T.

Our response to the comments of the Transport Department is found in the attachment.

Should you have any enquiries, please feel free to contact our [REDACTED] at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,


[REDACTED]



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Christian CHIM) –
By Email

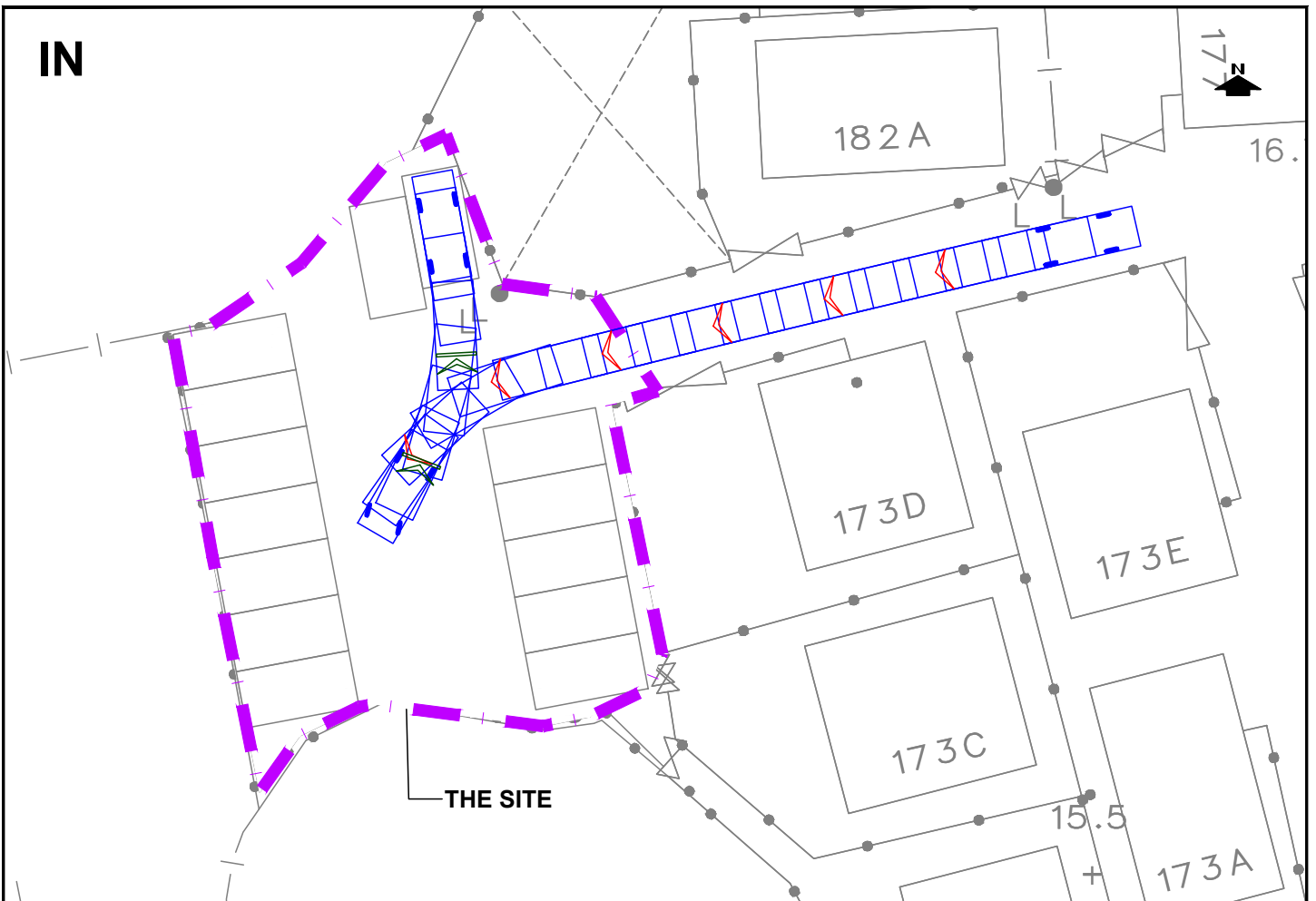
Responses to TD's Comments

Comments	Responses
(i) The applicant should substantiate the traffic generation and attraction from and to the site and advise the traffic impact to the nearby road links and junctions;	Since the proposed temporary public vehicle carpark is currently in operation, a traffic generation survey was conducted on 29 August 2022 (Monday) for the time periods of 07:00 to 19:00. According to the survey data presented in Table R1 , the peak two-way traffic generated / attracted by the subject carpark is only 4 veh/hr. As a result, it shall not induce significant adverse traffic impact to the nearby road network.
(ii) The applicant should provide site photos and advise the width of the vehicular access.	Noted. The vehicular access is about 4.4m wide. Please refer to the Figure 1 for details.
(iii) The applicant shall demonstrate the satisfactory manoeuvring of vehicles within the Site, preferably using the swept path analysis;	Noted. The swept path analyses are shown in Figures 2, 3 and 4 .
(iv) The applicant should advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	<p>The subject carpark is operating for monthly user only. No drop bar is provided and the incoming vehicles can enter the subject carpark directly and do not need to stop.</p> <p>Given the small traffic attraction of the subject carpark as shown in Table R1, it is expected that no queueing will be occurred outside the subject carpark.</p>
(v) The Site is not directly connected to Sha Tau Kok Road – Ma Mei Ha. The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	<p>Noted. To ensure pedestrian safety, a traffic sign (TS460) is installed at the subject carpark entrance to advise drivers when they leave the subject carpark. (See Photo 2 in Figure 1).</p> <p>Moreover, there is a speed bump on the access road between the subject carpark and Sha Tau Kok Road – Ma Mei Ha, drivers are required to slow down the car speed to ensure the pedestrian safety. (See Photo 3 in Figure 1).</p>
(vi) The vehicular access between the site and Sha Tau Kok Road – Ma Mei Ha are not managed by TD. The applicant should demonstrate the satisfactory manoeuvring along this vehicular access, preferably using the swept path analysis.	Noted. Please refer to Figure 5 and Figure 6 .

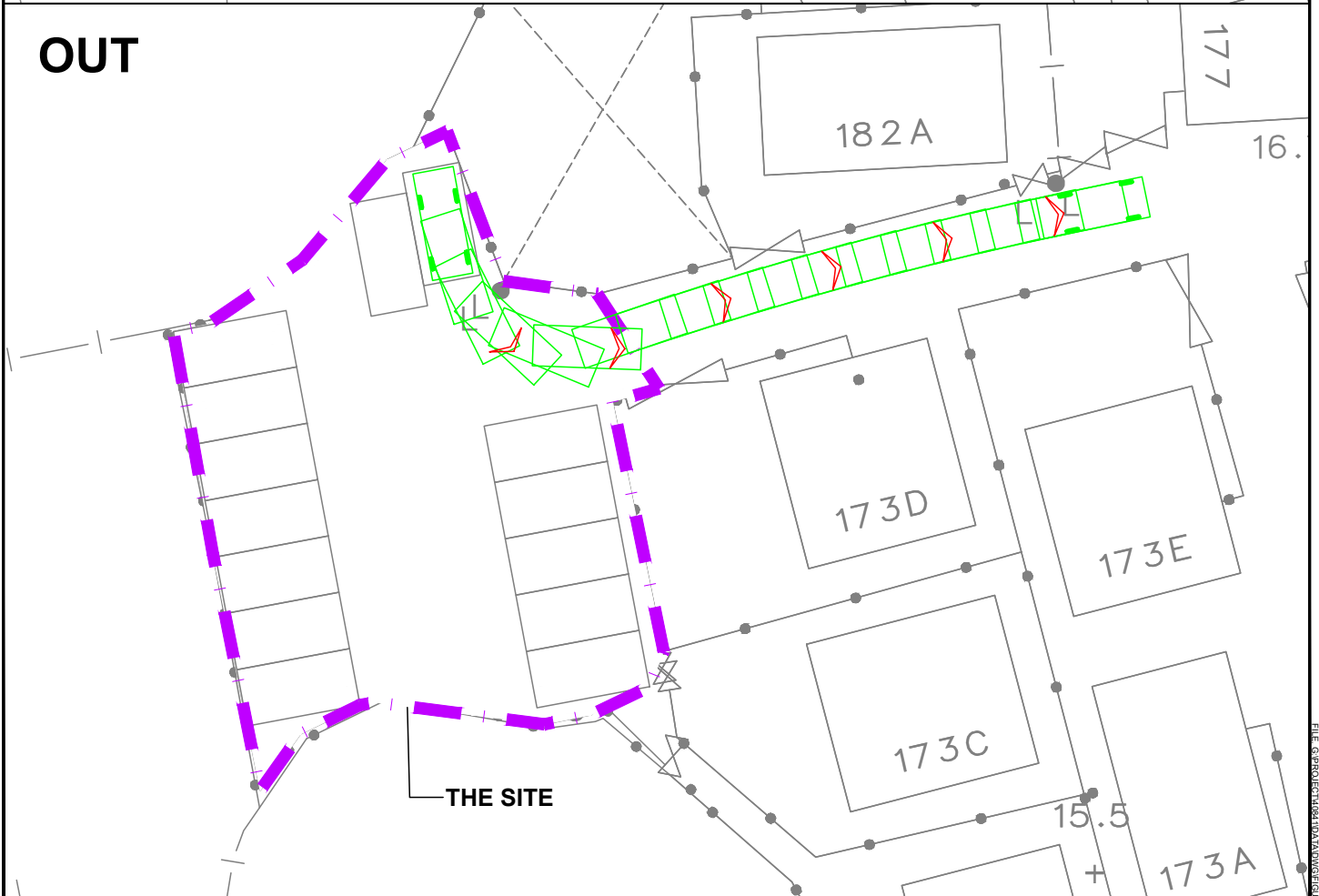
Table R1 Traffic Generation of the Existing Temporary Public Vehicle Park Site

Time Period	Generation	Attraction	Two-way Traffic
07:00 – 08:00	0	0	0
08:00 – 09:00	2	0	2
09:00 – 10:00	1	0	1
10:00 – 11:00	1	0	1
11:00 – 12:00	1	0	1
12:00 – 13:00	2	2	4
13:00 – 14:00	2	2	4
14:00 – 15:00	0	1	1
15:00 – 16:00	0	1	1
16:00 – 17:00	0	0	0
17:00 – 18:00	1	2	3
18:00 – 19:00	1	1	2
Total	11	9	20

IN

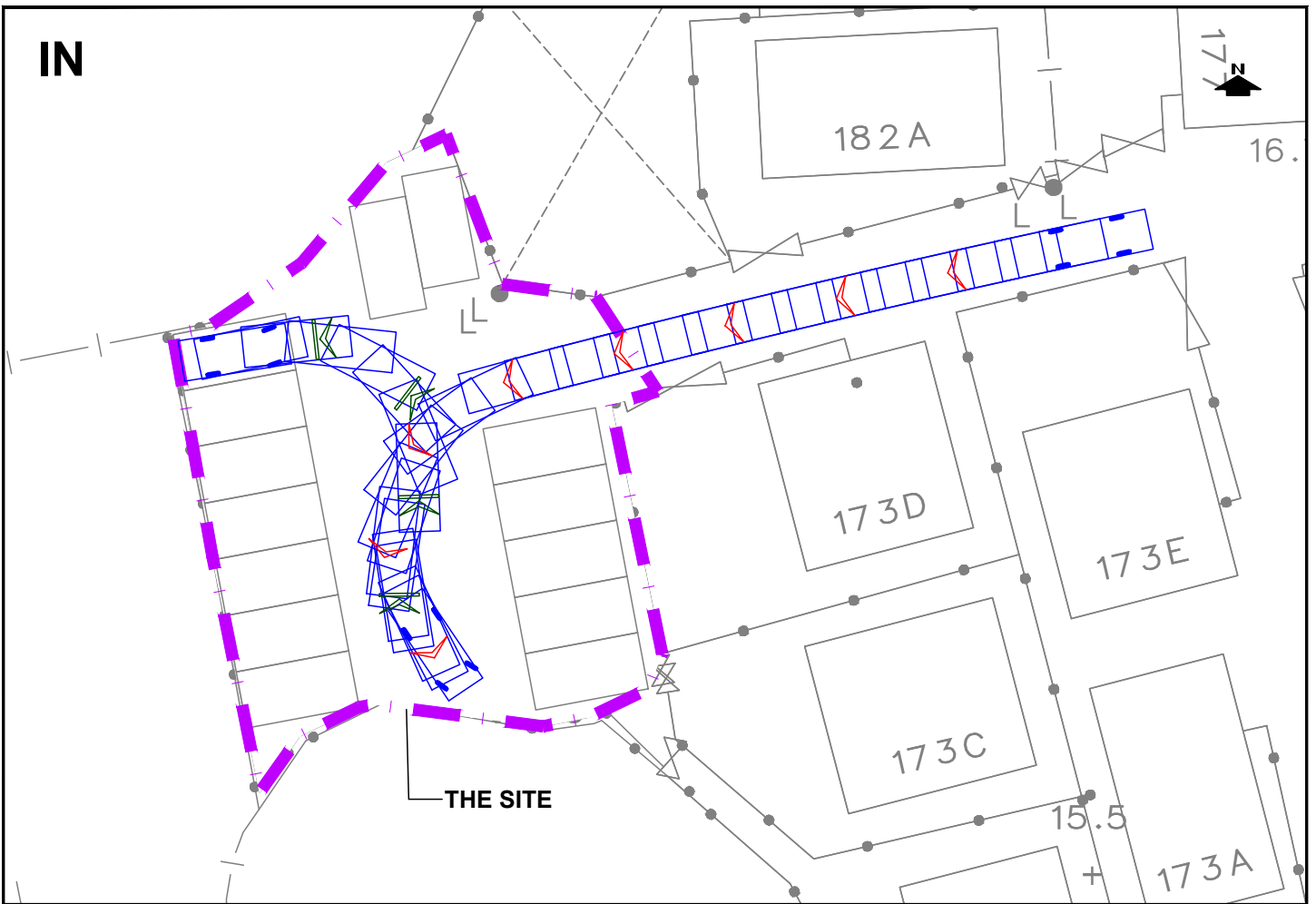


OUT

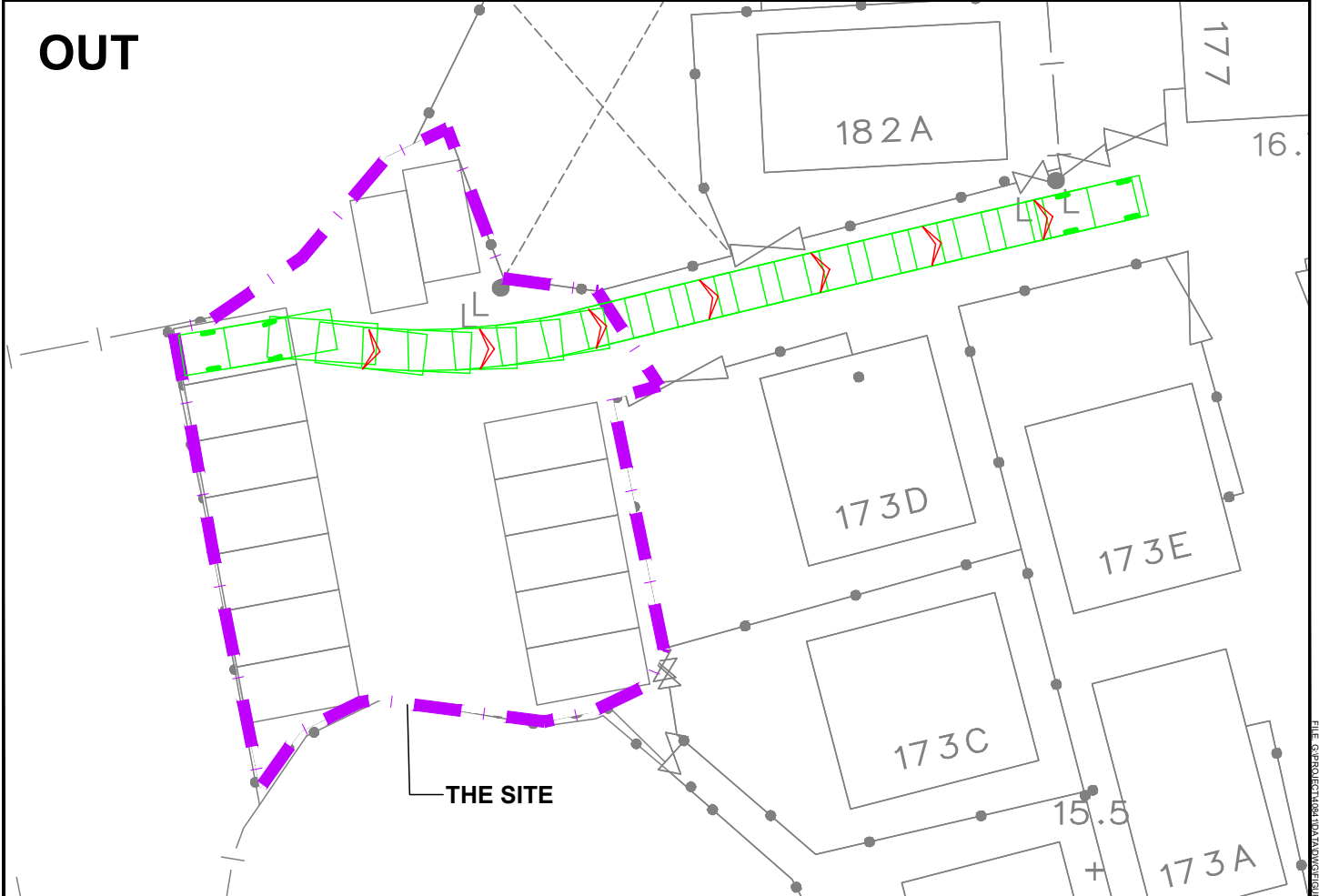


PROJECT NO. 40841		PROJECT TITLE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR) FOR A PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 76, FANLING, NEW TERRITORIES		DRAWING NO. FIGURE 2		REV. .	
DESIGNED JTH		DATE AUG 2022		SWEPT PATH ANALYSIS - PRIVATE CAR PARKING (1)			
DRAWN CLL		SCALE 1:300					
CHECKED SLN							
				LLA 顧問有限公司 Consultancy Limited			

IN

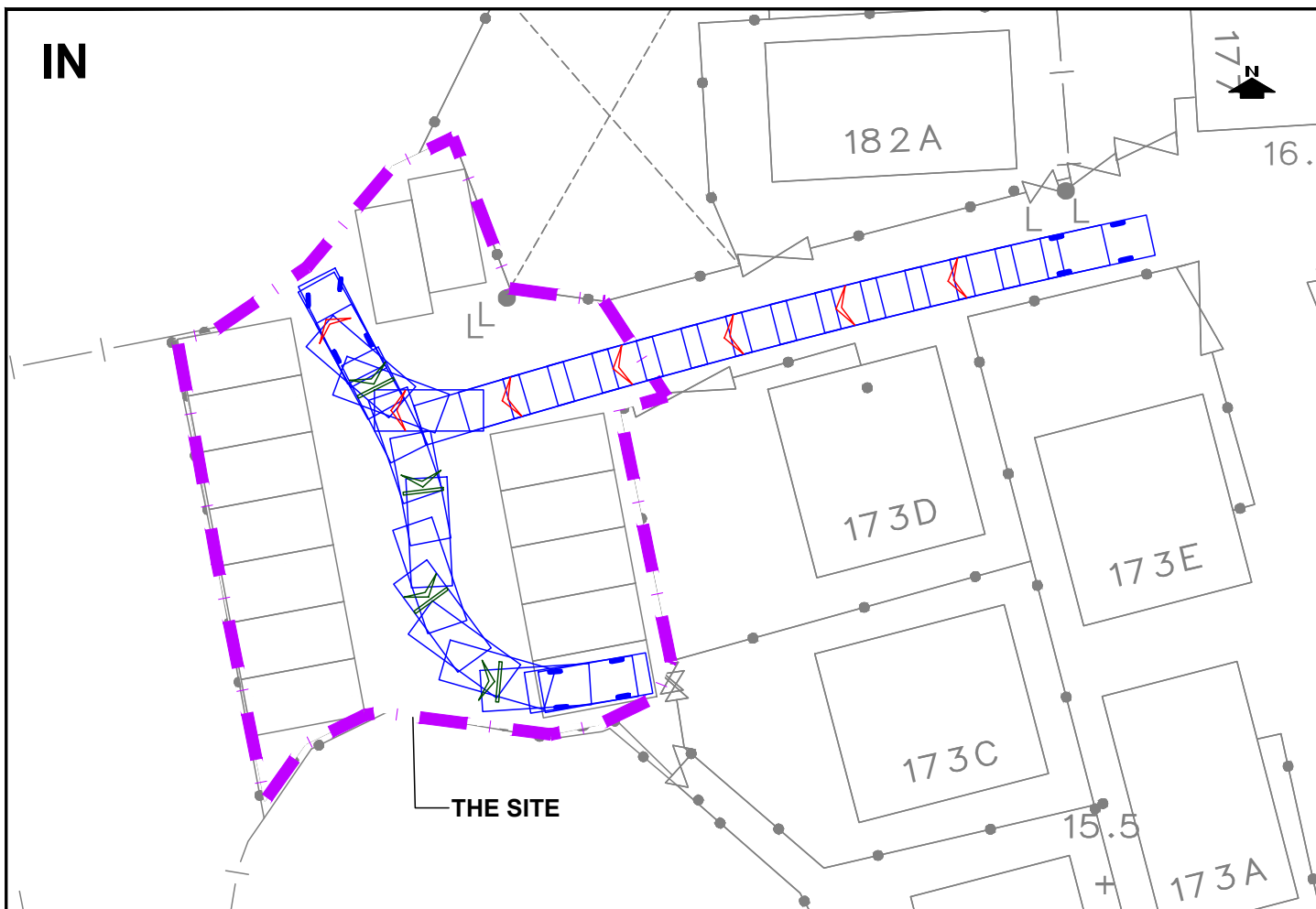


OUT

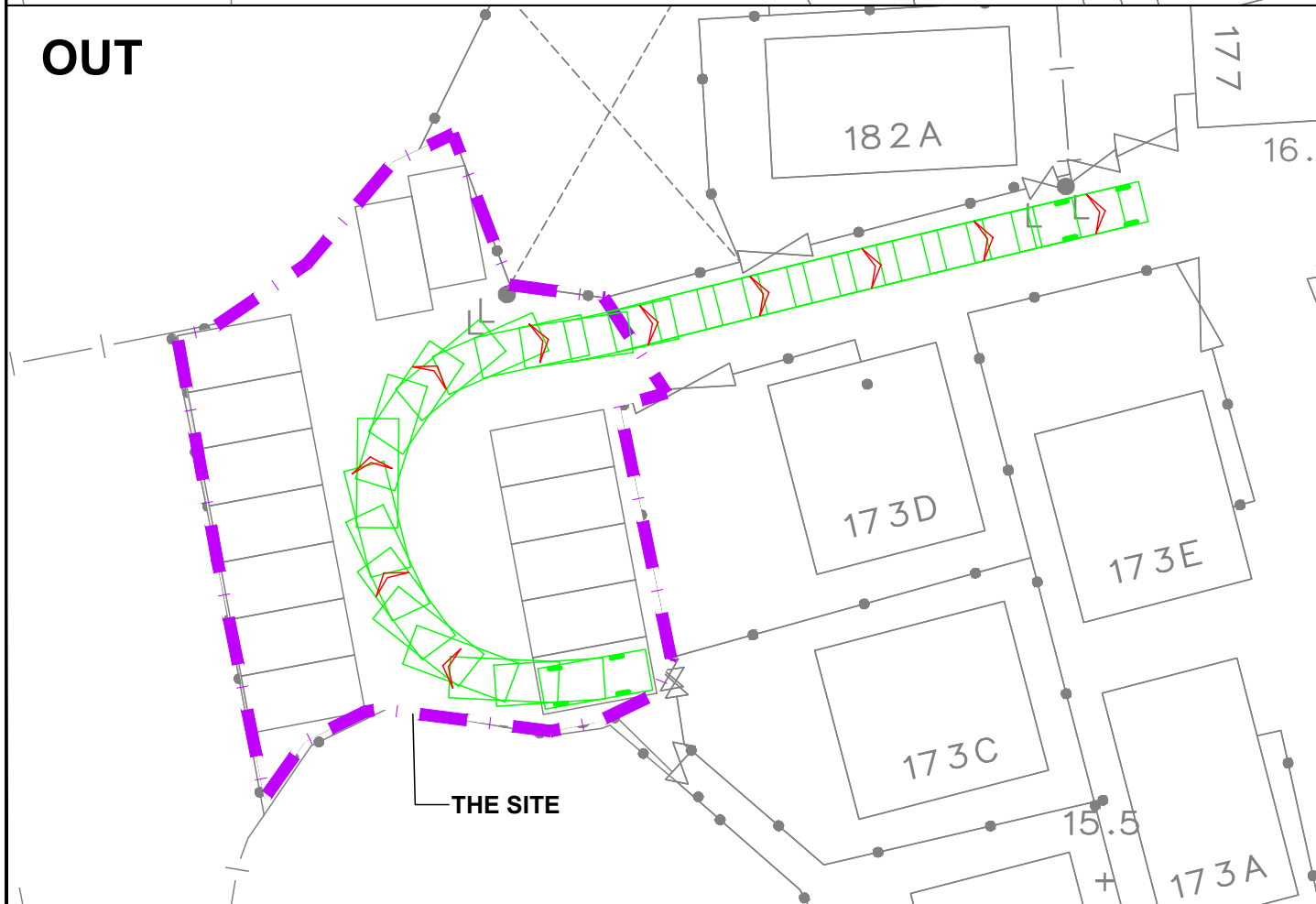


PROJECT NO. 40841		PROJECT TITLE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR) FOR A PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 76, FANLING, NEW TERRITORIES				DRAWING NO. FIGURE 3		REV. .	
DESIGNED JTH		DATE AUG 2022		DRAWING TITLE SWEPT PATH ANALYSIS - PRIVATE CAR PARKING (2)				LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL		SCALE 1:300							
CHECKED SLN									

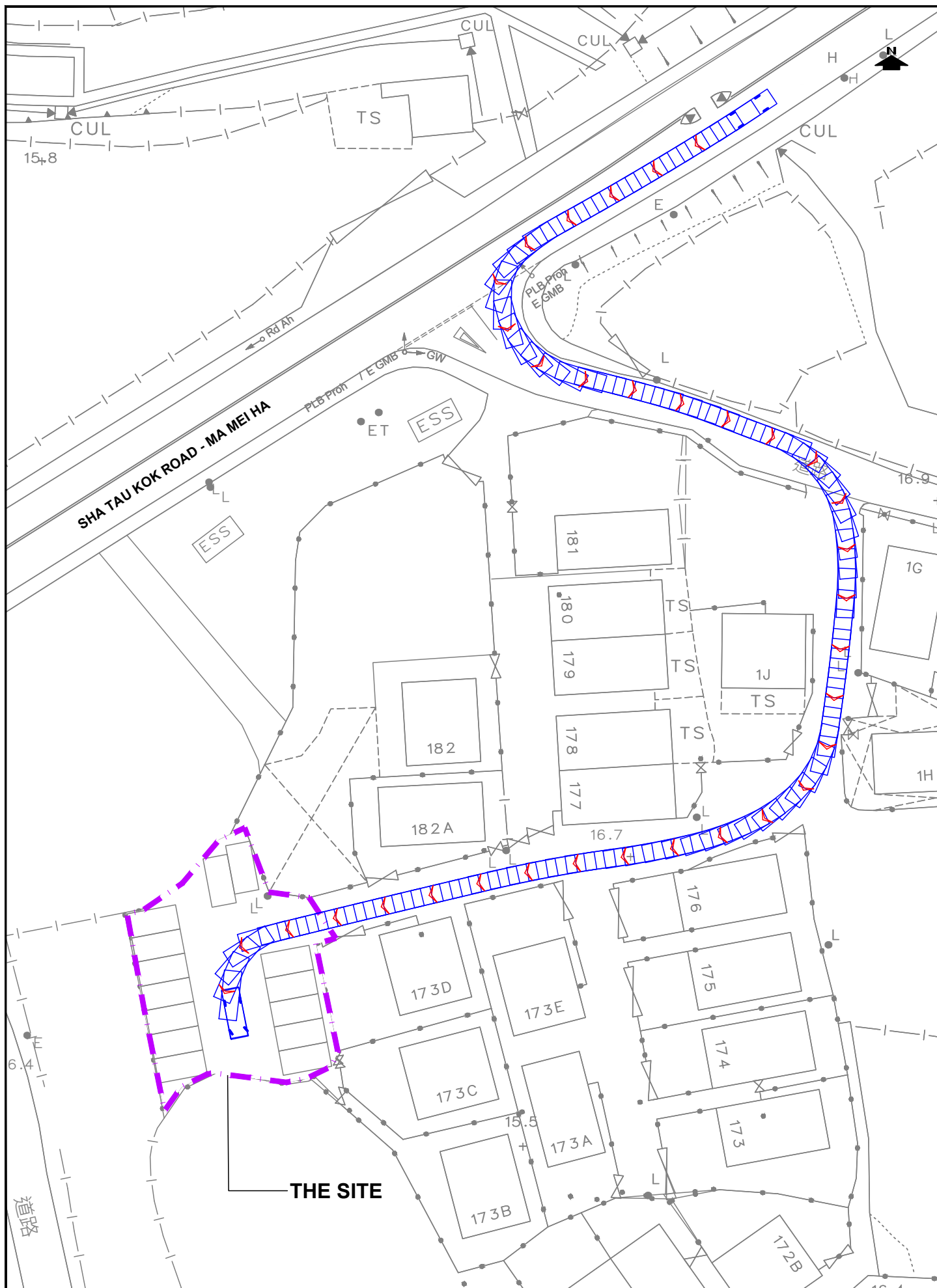
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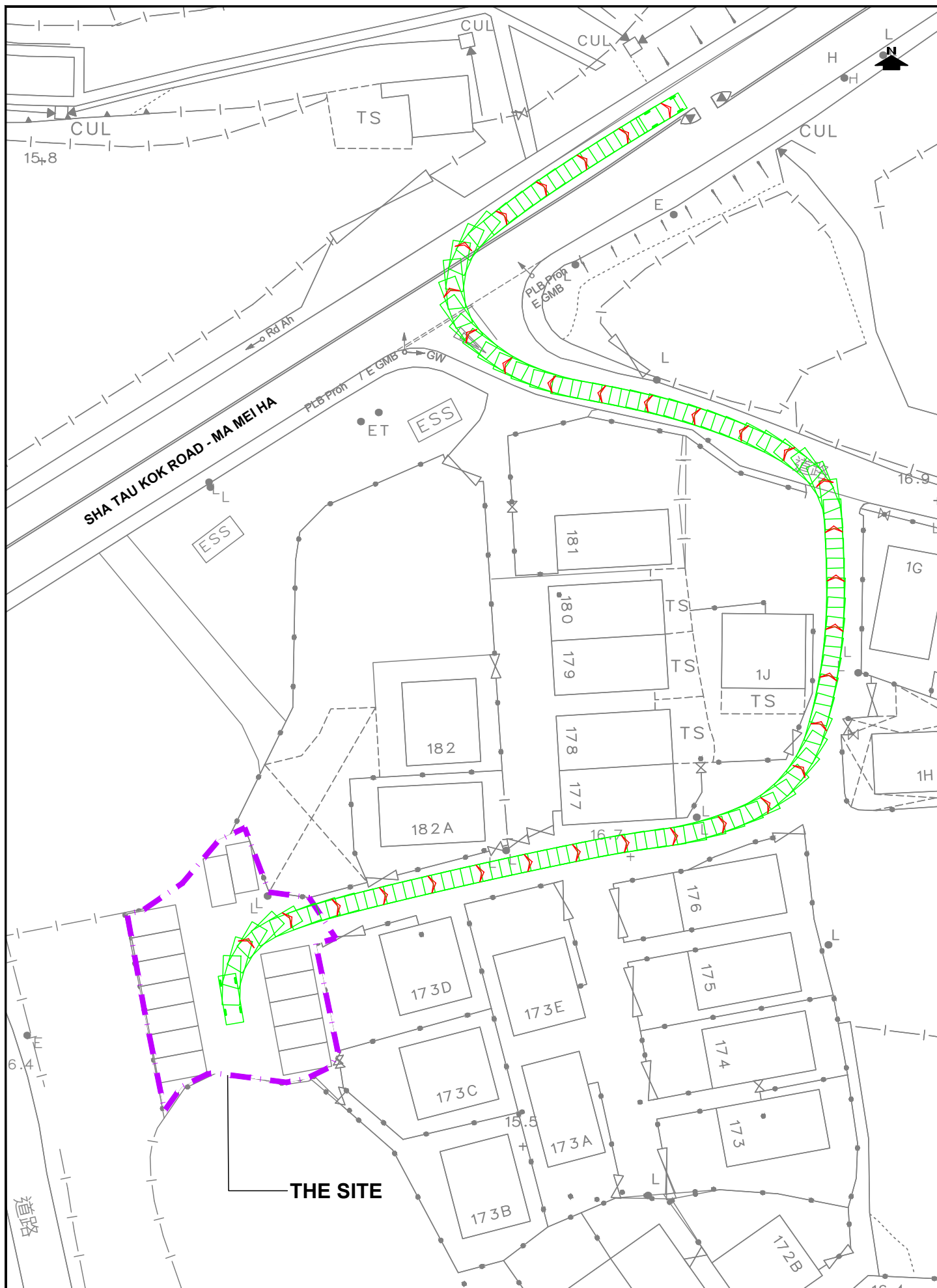


PROJECT NO. 40841		PROJECT TITLE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR) FOR A PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 76, FANLING, NEW TERRITORIES				DRAWING NO. FIGURE 4		REV. .	
DESIGNED JTH		DATE AUG 2022		SWEPT PATH ANALYSIS - PRIVATE CAR PARKING (3)				LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL		SCALE 1:300							
CHECKED SLN									



PROJECT NO. 40841	PROJECT TITLE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR) FOR A PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 76, FANLING, NEW TERRITORIES	DRAWING NO. FIGURE 5	REV. .
DESIGNED JTH	DATE AUG 2022	LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500		
CHECKED SLN			

SWEPT PATH ANALYSIS - PRIVATE CAR (IN)



PROJECT NO. 40841		PROJECT TITLE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR) FOR A PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 76, FANLING, NEW TERRITORIES				DRAWING NO. FIGURE 6		REV. .
DESIGNED JTH	DATE AUG 2022	SWEPT PATH ANALYSIS - PRIVATE CAR (OUT)						LLA 顧問有限公司 Consultancy Limited
DRAWN CLL	SCALE 1:500							
CHECKED SLN								

Total: 3 pages

Date: 7 September 2022

TPB Ref.: A/NE-LYT/768

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 Car for a Period of 3 Years at Lots 1532 S.A ss.1, 1532 S.A ss.2, 1532 S.A ss.3, 1532 S.A ss.4, 1532 S.A ss.5, 1532 S.A ss.6, 1532 S.A ss.7, 1532 S.A ss.8, 1532 S.A ss.9, 1532 S.A ss.10, 1532 S.A ss.11, 1532 S.A ss.12, 1532 S.A ss.13, 1532 S.A ss.14, 1532 S.A ss.15, 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling, N.T.

Our response to the further comments of the Transport Department is found below:

Transport Department's comments	Applicant's response
For item (vi) of the FI, the applicant should also demonstrate that adequate passing-bay(s) are available from Sha Tau Kok Road to the Site.	Noted. Adequate passing bays are available as shown in the attached Figure 5A and 6A.

Should you have any enquiries, please feel free to contact our [REDACTED] at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

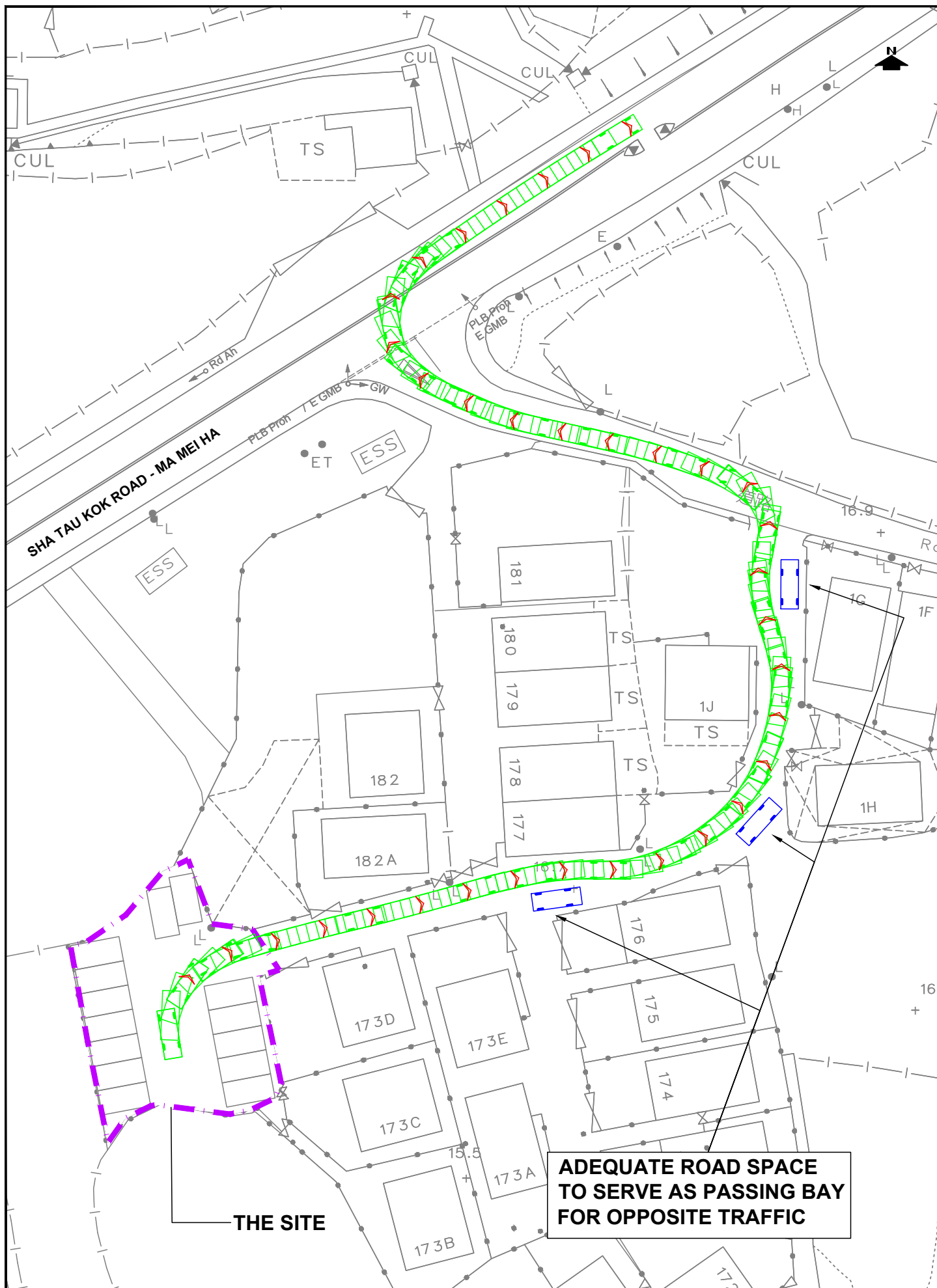

[REDACTED]



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Christian CHIM) –
By Email



FILE: G:\PROJECT\40841\DATA\DWG\FIGURE5.DWG PLOT SCALE: 1 =



**ADEQUATE ROAD SPACE
TO SERVE AS PASSING BAY
FOR OPPOSITE TRAFFIC**

THE SITE

PROJECT NO. 40841		PROJECT TITLE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR) FOR A PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 76, FANLING, NEW TERRITORIES				DRAWING NO. FIGURE 6		REV. A	
DESIGNED JTH		DATE SEP 2022		SWEPT PATH ANALYSIS - PRIVATE CAR (OUT)				LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL		SCALE 1:500							
CHECKED SLN									

Total: 10 pages

Date: 7 October 2022

TPB Ref.: A/NE-LYT/768

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 Car for a Period of 3 Years at Lots 1532 S.A ss.1, 1532 S.A ss.2, 1532 S.A ss.3, 1532 S.A ss.4, 1532 S.A ss.5, 1532 S.A ss.6, 1532 S.A ss.7, 1532 S.A ss.8, 1532 S.A ss.9, 1532 S.A ss.10, 1532 S.A ss.11, 1532 S.A ss.12, 1532 S.A ss.13, 1532 S.A ss.14, 1532 S.A ss.15, 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling, N.T.

Our response to the further comments of the Transport Department is found in the attachment.

Should you have any enquiries, please feel free to contact our [REDACTED] at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

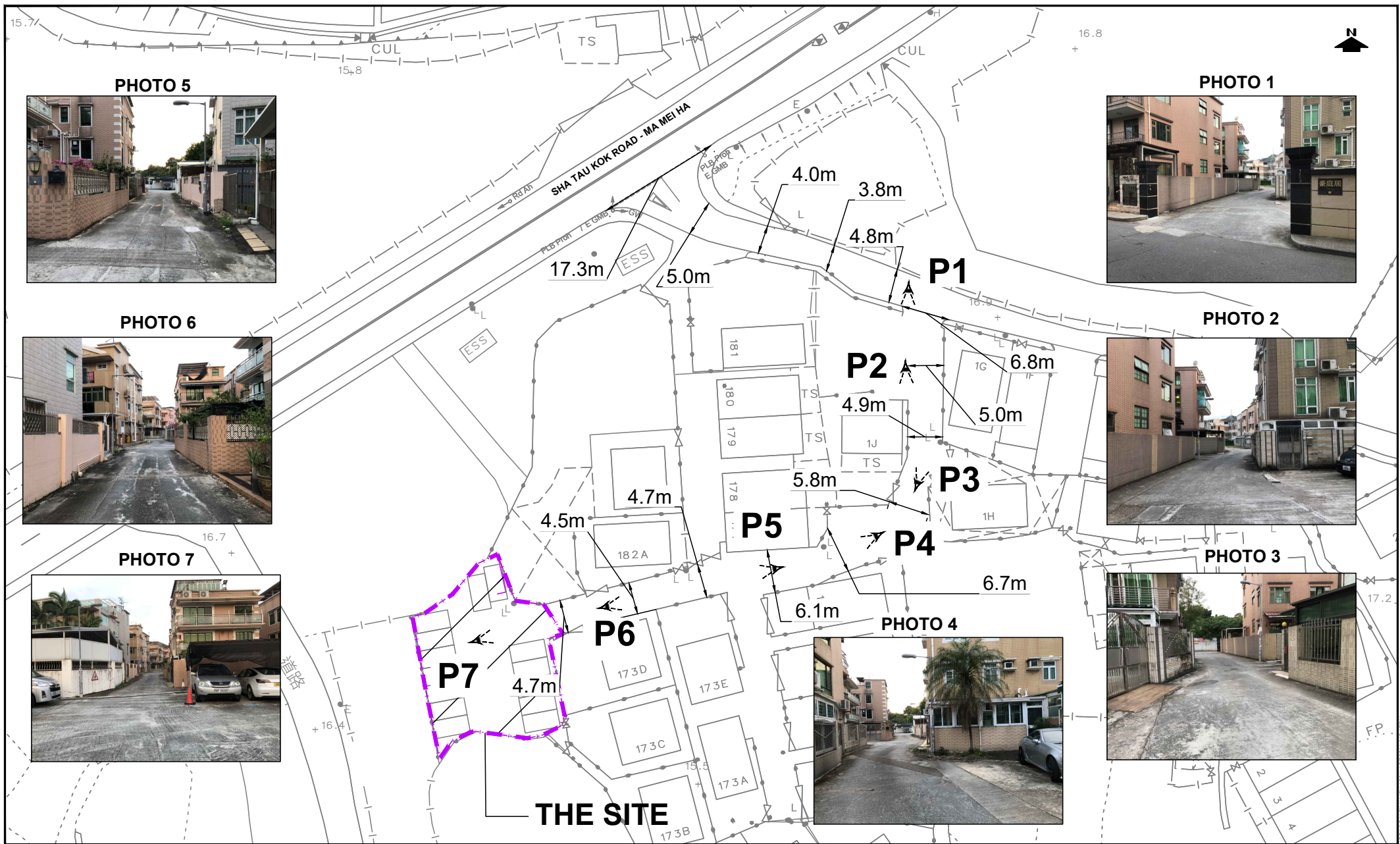

[REDACTED]



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Christian CHIM) –
By Email

Responses to TD's Comments

Comments	Responses
(i) The applicant shall provide the width measurements at different locations along the access road between the Site and Sha Tau Kok Road to justify there is sufficient space for the manoeuvring of vehicles.	Noted. Please refer to Figure 7 .
(ii) The applicant shall provide photos at different locations along the access road between the Site and Sha Tau Kok Road to show the existing conditions of the access road; and	Noted. Please refer to Figure 7 .
(iii) As the access road has encroached onto adjacent private lots (See enclosed plan), the applicant shall justify he has the right of access / is authorised to use the private lots to get access into the Site and for passing-bays purpose.	Noted. The applicant has been given the right of accessing adjacent private lots from the land owner.



PROJECT NO. 40841		PROJECT TITLE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR) FOR A PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 76, FANLING, NEW TERRITORIES		DRAWING NO. FIGURE 7	REV. .
DESIGNED JTH	DATE SEP 2022	DRAWING TITLE EXISTING SITE PHOTOS			LLA 顧問有限公司 Consultancy Limited
DRAWN CLL	SCALE 1:700				
CHECKED SLN					

LOT INDEX PLAN



Plan produced by SMO, Lands Department.

SCALE 1:1000

metres 10 0 10 20 30 40 50 metres



Locality : DD 76

Lot Index Plan No. : ND3330/2010

District Survey Office : North

Date : 15-Nov-2010

Reference No. : 3-SW-4B

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SMO-P01 20101115140001 10

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

**Relevant Extracts of Town Planning Board Guidelines No. 34D on
‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development’
(TPB-PG No. 34D)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Site

Approved Application

Application No.	Uses / Developments	Date of Consideration
A/NE-LYT/712	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	15.11.2019 (RNTPC)

Rejected Application

Application No.	Uses / Developments	Date of Consideration
A/NE-LYT/698	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	19.7.2019 (RNTPC)

**Similar s.16 Applications in the vicinity of the Site
within the “AGR” zone in the Lung Yeuk Tau and Kwan Tei South Area**

Approved Applications

Application No.	Uses / Developments	Date of Consideration
A/NE-LYT/645	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	20.7.2018 (RNTPC)
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 (RNTPC)
A/NE-LYT/741	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles and Warehouse for Storage of Construction Materials for a Period of 3 Years	10.9.2021 (RNTPC)
A/NE-LYT/749	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car, Light Goods Vehicle and Medium Goods Vehicle) for a Period of 3 Years	25.6.2021 (RNTPC)

Rejected Application

Application No.	Uses / Developments	Date of Consideration
A/NE-LYT/699	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	19.7.2019 (RNTPC)

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Lot Nos. 1532 S.A ss.1 to 1532 S.A ss.15 and 1532 S.A RP in D.D. 76. The lots are Old Schedule lots held under the Block Government Lease (demised for agriculture use) without any guarantee of right of access. The Site is completely enclosed by private lots, the applicant should make his own arrangement for acquiring access to the Site; and
- according to the development schedule of the application, no structure would be erected on the lots. However, site inspection revealed that some unauthorized structures were erected on the Site without approval. Her office reserves the right to take necessary lease enforcement action as appropriate.

2. Traffic

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

- based on the FI submitted by the applicant, there are adequate manoeuvring spaces and the provision of traffic signage to ensure pedestrian safety at the Site. In this regard, she has no objection to the renewal application from traffic engineering point of view.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the renewal application from environmental aspect; and
- no environmental complaint related to the Site was received for the past three years.

4. Landscape

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

- no objection to the renewal application from landscape planning perspective;
- the Site is located in an area of rural inland plain landscape character comprising farmlands, vegetated areas, clusters of tree groups, open storage yards and village houses within the "Village Type Development" ("V") zone; and
- the Site is currently paved and occupied by some temporary shelters and vehicles. No significant sensitive landscape resource is observed within the Site. There is no significant change on the development layout. Further significant adverse impact on

existing landscape resources within the Site arising from the proposed continuous use is not anticipated.

5. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- considered that the previous application for the same use was approved, there is no strong view against the renewal application from agricultural perspective.

6. Drainage

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

- no objection to the renewal application from public drainage perspective; and
- should the renewal application be approved, the applicant is required to maintain the existing drainage facilities properly and rectify those facilities if they are found inadequate or ineffective during operation.

7. Fire Safety

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

- no in-principle objection to the renewal application subject to the existing fire service installations implemented on the site being maintained in efficient working order at all times.

8. District Officer's Comments

District Officer (North), Home Affairs Department (DO(N), HAD) has consulted the locals on the application with the following comments:

- the Indigenous Inhabitant Representative (IIR) of Kan Tau Tsuen supports the renewal application on the ground that it can help meet the demand for private car parking spaces in the village. The incumbent North District Council member of subject constituency, the Chairman, the First Vice-Chairman and the Vice-Chairman of Fanling District Rural Committee, the Chairman of Lung Shan Area Committee, the Resident Representative (RR) of Kan Tau Tsuen, and the IIR and RR of Hung Leng have no comment on the application.

9. Other Departments

The following government departments have no comments on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CHE/NTW, BD);
- (b) Project Manager (North), North Development Office, Civil Engineering and

Development Department (PM(N), CEDD);

- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road – Ma Mei Ha is not managed by TD. The applicant should seek comment from the responsible party;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the access road leading from Sha Tau Kok Road – Ma Mei Ha to the Site is not maintained by HyD;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicants are advised to follow EPD's latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental nuisance to the surrounding areas;
- (d) to note the comments of the Director of Fire Services (D of FS) that the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within private lots to WSD's standards; and
- (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 BD (no being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - before any new building works (including drainage works) are to be carried out on the Site, prior approval and consent of 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 unauthorised building works (UBW). An Authorised 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 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 storage or other uses are considered as temporary buildings, and they are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);

- the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
- if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at the 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 B(P)R 72 and Division 3 of Design Manual: Barrier Free Access (BFA) 2008 if BFA requirements are applicable to the subject development;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standard of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- 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 the BO will be provided at the building plan submission stage.

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

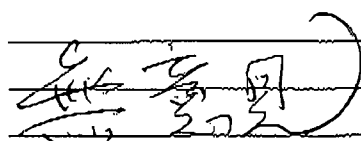
By Fax : 2877 0245 or 2522 8426

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/768

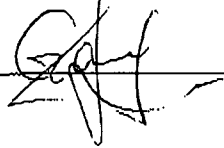
意見詳情 (如有需要，請另頁說明)

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 2022.08.15

2

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

220822-160057-99238

Reference Number:**提交限期**

30/08/2022

Deadline for submission:**提交日期及時間**

22/08/2022 16:00:57

Date and time of submission:**有關的規劃申請編號**

A/NE-LYT/768

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Lam Ka Hing

Name of person making this comment:**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。