

2022年 9月 6日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
- 6 SEP 2022

Appendix I of RNTPC
Paper No. A/NE-LYT/775B

Form No. S16-I
表格第 S16-I 號

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.

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

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

2201833 21/7 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-147/775
	Date Received 收到日期	- 6 SEP 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Shun Yu Development Consultant Limited 順雨發展顧問有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 870 RP (Part), 871 (Part) and 2141 RP (Part) in D.D. 83, Lung Yeuk Tau, 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 821 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 - 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)	- 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 and 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	"Residential (Group C)" Zone
(f) Current use(s) 現時用途	Vacant (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
24/08/2022 (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 24/08/2022 (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

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約(please specify the number of rooms
請註明房間數目)☐ office 辦公室 (site office) sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積).....
.....
.....☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積).....
.....
.....☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途
Circulation area and parking space.....
.....
.....
.....
.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2023

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Lung Ma Road via a Hai Wing Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 24</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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) 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(尚可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														

10. Justifications 理由

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

Background

The applicant seek to use various lots in D.D. 83, Lung Yeuk Tau, Fanling, New Territories (the Site) for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years' (proposed development) (**Plan P01**). The applicant would like to use the Site for public vehicle park to serve nearby residents living in Ma Liu Shui San Tsuen and Queen's Hill Estate.

Planning Context

The Site falls within an area zoned as "Residential (Group C)" ("R(C)") on the Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No.: S/NE-LYT/18 (**Plan P02**). According to the Notes of the OZP, 'Public Vehicle Park (Excluding Container Vehicle)' is a column 2 use within the "R(C)" zone, which requires permission from the Town Planning Board (the Board). Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of "R(C)" zone. The applied use is also considered not incompatible with the surrounding area, which is dominated by low-rise temporary and permanent structures for residential use.

In addition, the Site is subject of several previous S.16 planning applications, within which, the latest application (No. A/NE-LYT/730) for 'Temporary Recyclable Collection Centre with Ancillary Office' was approved by the Board on a temporary basis of 3 years on 18/12/2020. Since the applied use only involves a vehicle park to serve the nearby locals and should cause less disturbance than a "recyclable collection centre" to the nearby sensitive receivers, therefore, approval of the current application will not set undesirable precedent within the "R(C)" zone.

Development Proposal

The Site occupied an area of 821 sq.m (about) of private land (**Plan P03**). No structure is proposed at the Site. The operation hours of the proposed development are 24 hours daily including public holiday. The Site is accessible from Lung Ma Road via Hai Wing Road (**Plan P01**).

24 nos of private car parking spaces are provided at the Site (**Plan P04**). Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan P05**). Parking spaces are rented to nearby residents on a monthly basis. As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

A notice will be posted at a prominent location of the Site to indicate that no light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. No vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.


In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

18/07/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，「骨灰安放容量」指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 870 RP (Part), 871 (Part) and 2141 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories		
Site area 地盤面積	821	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18		
Zoning 地帶	"Residential (Group C)" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____	24 24 (PC)
	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) _____	N/A

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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan, Swept path analysis		
<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 checked="" type="checkbox"/>
Trip generation and attraction		

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。

Appendix I - Estimated Trip Generation and Attraction of the Proposed Development

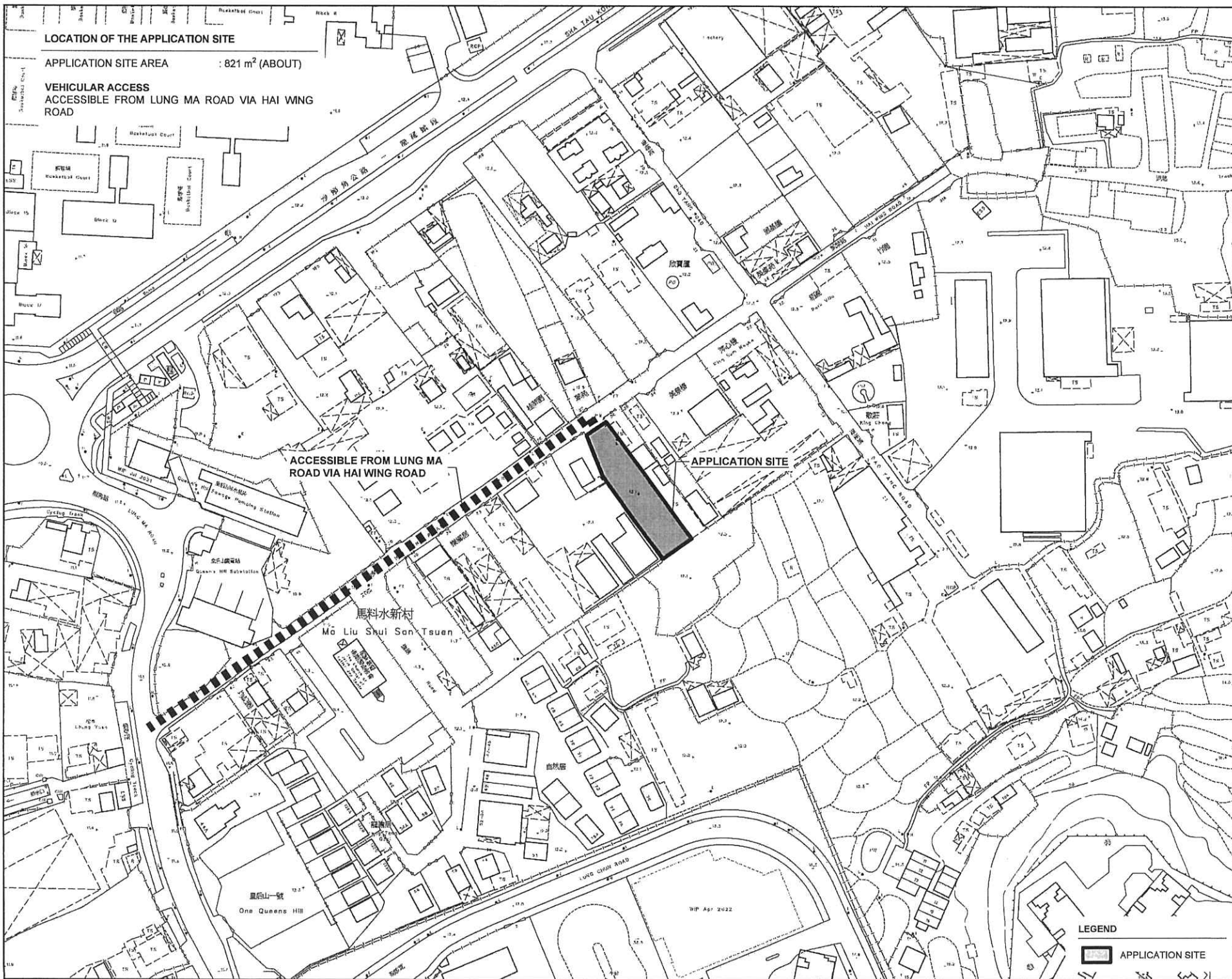
- (i) The application site (the Site) is accessible from Lung Ma Road via Hai Wing Road. A total of 24 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitors - 2.5 m (W) x 5 m (L)	24

- (ii) The operation hours of the proposed development are 24 hours daily including Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction		
	Private Car		2-Way Total
	In	Out	
Trips at <u>AM</u> <u>peak</u> per hour (9:00 – 10:00)	2	18	20
Trips at <u>PM</u> <u>peak</u> per hour (17:00 – 18:00)	15	7	22
Traffic trip per hour (average)	3	3	6

- (iii) In view of the above, the parking provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 821 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM LUNG MA ROAD VIA HAI WING ROAD

ACCESSIBLE FROM LUNG MA ROAD VIA HAI WING ROAD

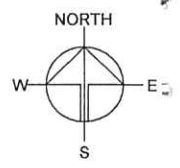
APPLICATION SITE

馬料水新村
Ma Liu Shui San Tsuen

皇后山一號
One Queens Hill

LEGEND

APPLICATION SITE



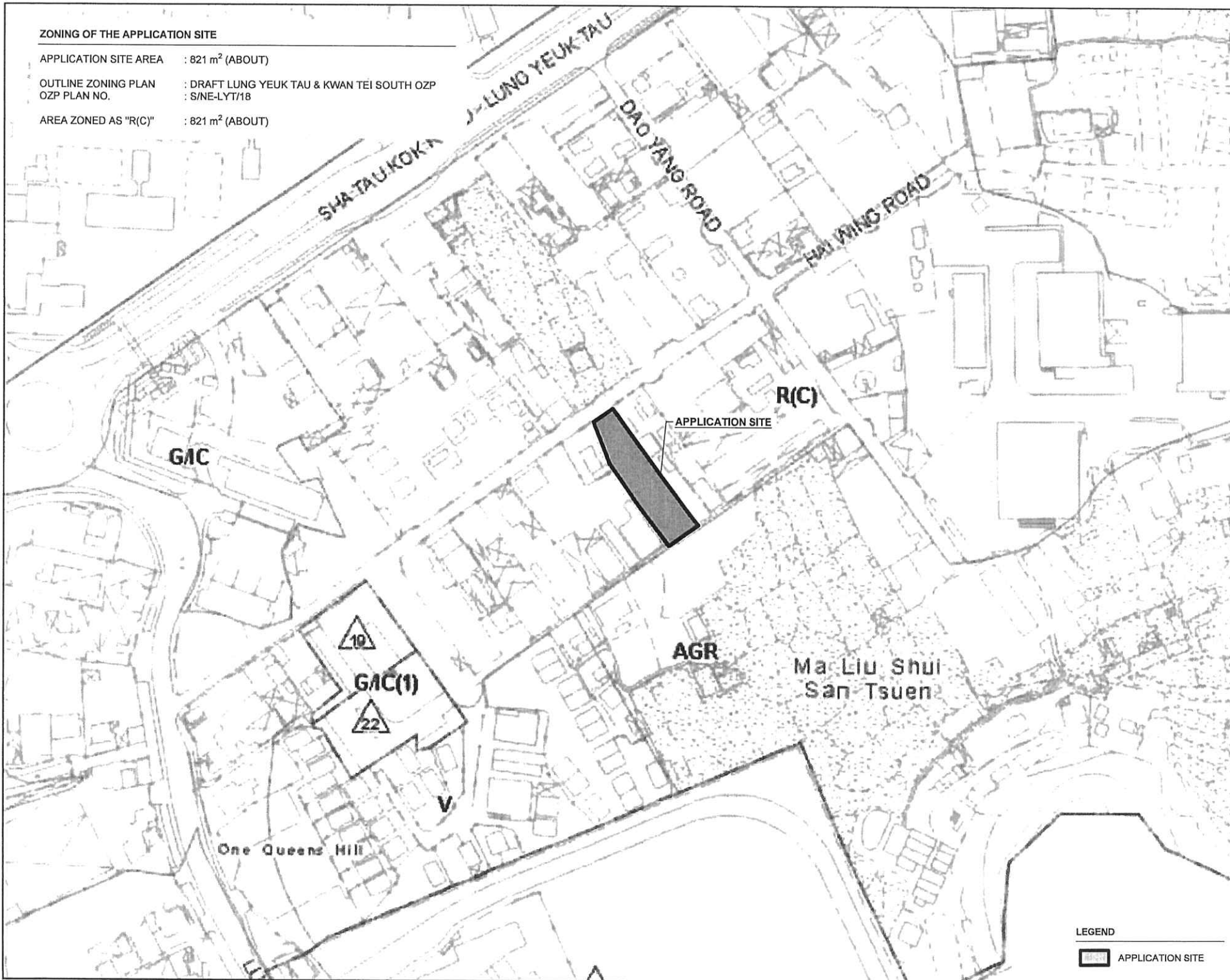
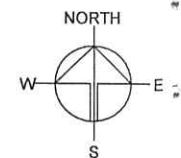
PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES	
SCALE	
1: 2000 @ A4	
DRAWN BY	DATE
MN	12.7.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
P01	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 821 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT LUNG YEUK TAU & KWAN TEI SOUTH OZP
OZP PLAN NO. : S/NE-LYT/18

AREA ZONED AS "R(C)" : 821 m² (ABOUT)



PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED PUBLIC (EXCLUDING VEHICLE) PARK FOR A PERIOD OF 5 YEARS
TEMPORARY VEHICLE CONTAINER PARK

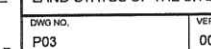
SITE LOCATION
VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY MN	DATE 12.7.2022
REVISOR BY	DATE
APPROVED BY	DATE

DWG. TITLE ZONING OF THE SITE	
DWG. NO. P02	VER. 001

LEGEND
[Shaded Grey Box] APPLICATION SITE

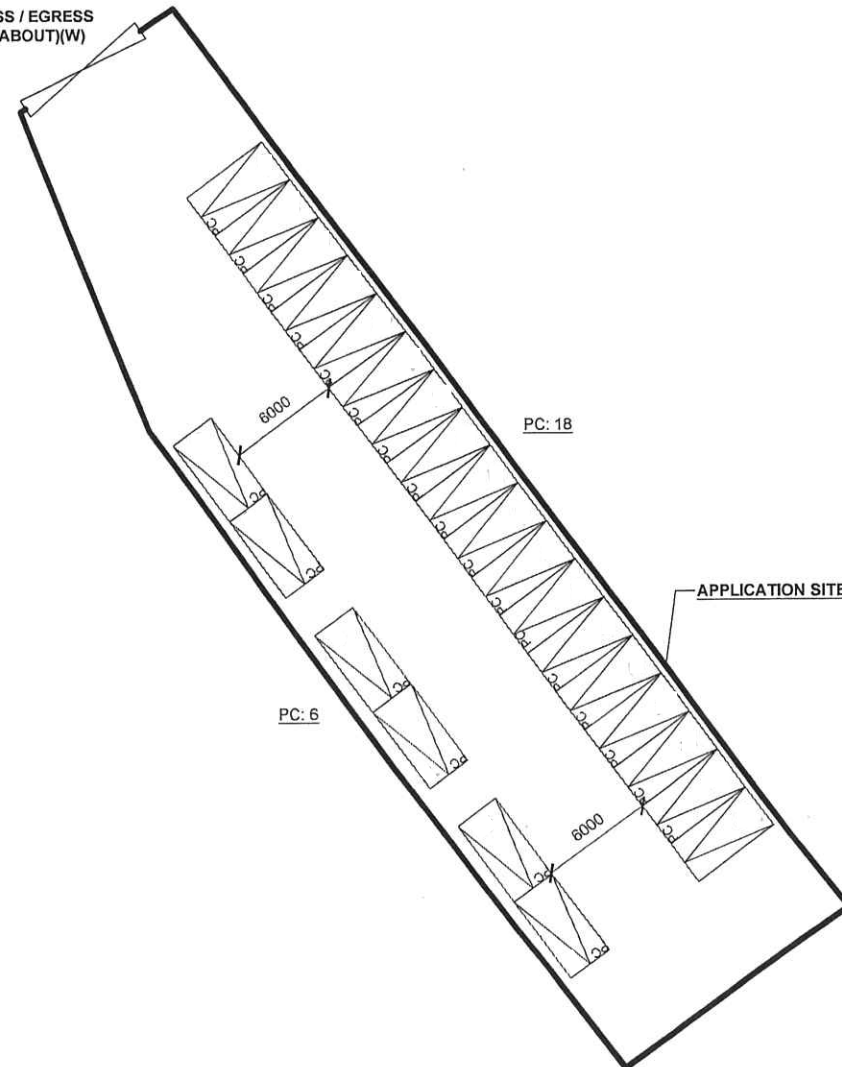


APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 821 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 821 m² (ABOUT)

INGRESS / EGRESS
 7.3m (ABOUT)(W)

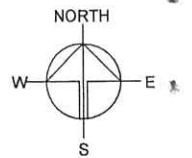


PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 24
 DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

LEGEND

- APPLICATION SITE
- PARKING SPACE
- INGRESS / EGRESS



PLANNING CONSULTANT
 R-RICHES PROPERTY
 CONSULTANTS LIMITED

PROJECT
 PROPOSED TEMPORARY
 PUBLIC VEHICLE PARK
 (EXCLUDING CONTAINER
 VEHICLE) FOR A PERIOD OF 5
 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 83, LUNG
 YEUK TAU, FANLING, NEW
 TERRITORIES

SCALE
 1 : 400 @ A4

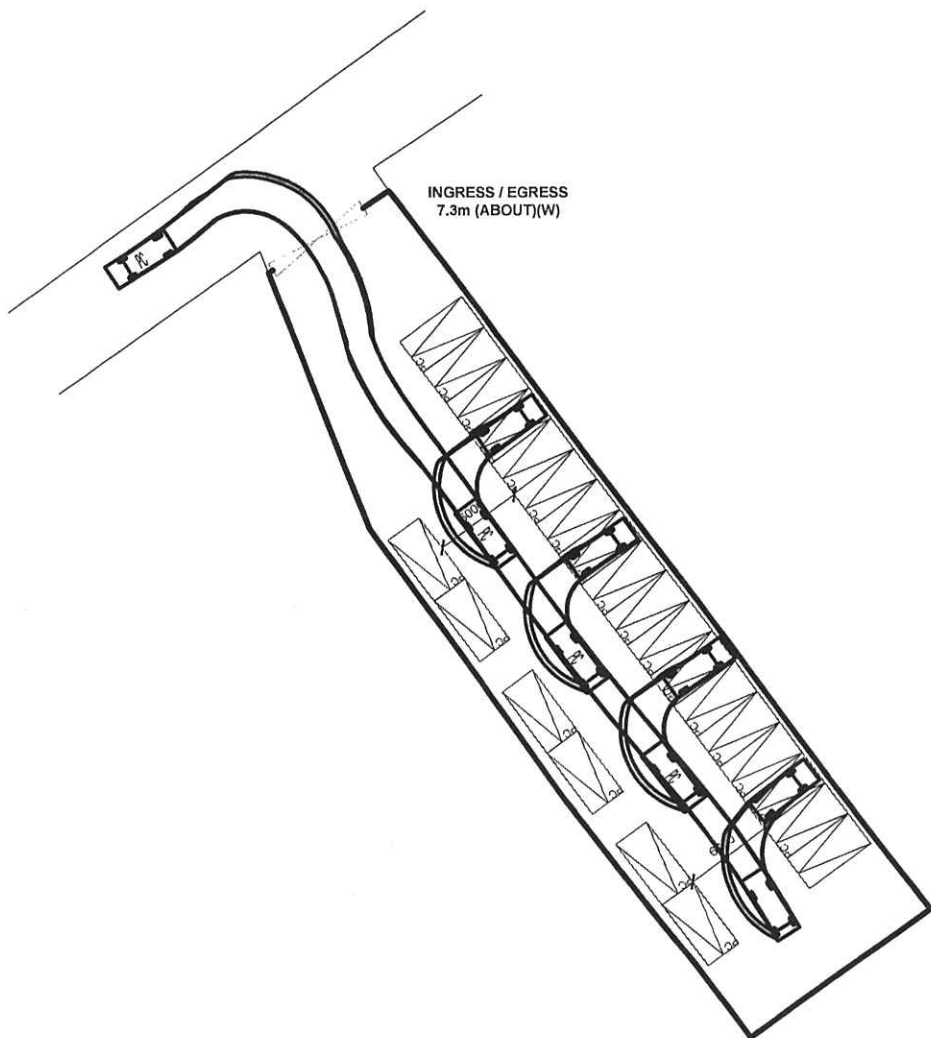
DRAWN BY MN	DATE 12.7.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE LAYOUT PLAN	
DWG. NO. P04	VER. 001

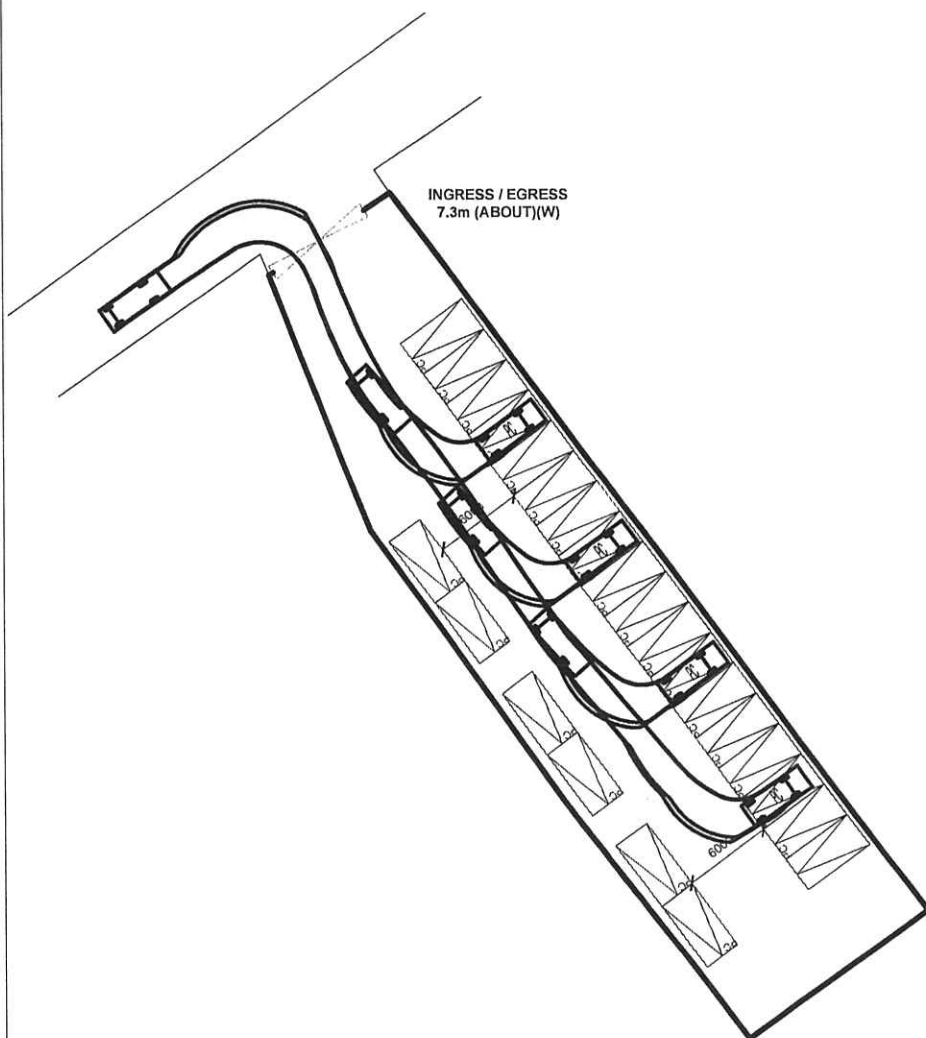
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING







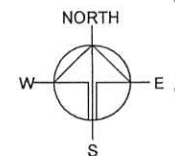
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

-  APPLICATION SITE
-  PARKING SPACE
-  PRIVATE CAR
-  SWEEP PATH OF VEHICLE



PLANNING CONSULTANT

R-RICHES PROPERTY
 CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY
 PUBLIC VEHICLE PARK
 (EXCLUDING CONTAINER
 VEHICLE) FOR A PERIOD OF 5
 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 83, LUNG
 YEUK TAU, FANLING, NEW
 TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	12.7.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. VER.
 P05 001



S.16 Application of A/NE-LYT/775 - Replcement page07/09/2022 15:13

From: [REDACTED]

To: "Town Planning Board (tpbpd@pland.gov.hk)" <tpbpd@pland.gov.hk>

Cc: [REDACTED]

File Ref:

1 Attachment



DD83 Lot 870 RP & VL - Replacement page (20220907).pdf

Dear Sir,

Attached please find the **replacement page** of the application form for the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

[REDACTED]
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

T: (852) 2339 0884 | F: (852) 2323 3662 | M: [REDACTED] | E: [REDACTED]

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

10. Justifications 理由

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

Background

The applicant seek to use various lots in D.D. 83, Lung Yeuk Tau, Fanling, New Territories (the Site) for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years' (proposed development) (**Plan P01**). The applicant would like to use the Site for public vehicle park to serve nearby locals (i.e. residents of Ma Liu Shui San Tseun, Queen's Hill Estate etc.).

Planning Context

The Site falls within an area zoned as "Residential (Group C)" ("R(C)") on the Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No.: S/NE-LYT/18 (**Plan P02**). According to the Notes of the OZP, 'Public Vehicle Park (Excluding Container Vehicle)' is a column 2 use within the "R(C)" zone, which requires permission from the Town Planning Board (the Board). Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of "R(C)" zone. The applied use is also considered not incompatible with the surrounding area, which is dominated by low-rise temporary and permanent structures for residential use.

In addition, the Site is subject of several previous S.16 planning applications, within which, the latest application (No. A/NE-LYT/730) for 'Temporary Recyclable Collection Centre with Ancillary Office' was approved by the Board on a temporary basis of 3 years on 18/12/2020. Since the applied use only involves a vehicle park to serve the nearby locals and should cause less disturbance than a "recyclable collection centre" to the nearby sensitive receivers, therefore, approval of the current application will not set undesirable precedent within the "R(C)" zone.

Development Proposal

The Site occupied an area of 821 sq.m (about) of private land (**Plan P03**). No structure is proposed at the Site. The operation hours of the proposed development are 24 hours daily including public holiday. The Site is accessible from Lung Ma Road via Hai Wing Road (**Plan P01**).

24 nos of private car parking spaces are provided at the Site (**Plan P04**). Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan P05**). Parking spaces are rented to nearby residents on a monthly basis. As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

A notice will be posted at a prominent location of the Site to indicate that no light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. No vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'.

Responses-to-Comments

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
in “Residential (Group C)” Zone, Lots 870 RP (Part), 871 (Part)
and 2141 RP (Part) in D.D. 83, Ma Liu Shui San Tsuen, Fanling, New Territories**

(Application No. A/NE-LYT/775)

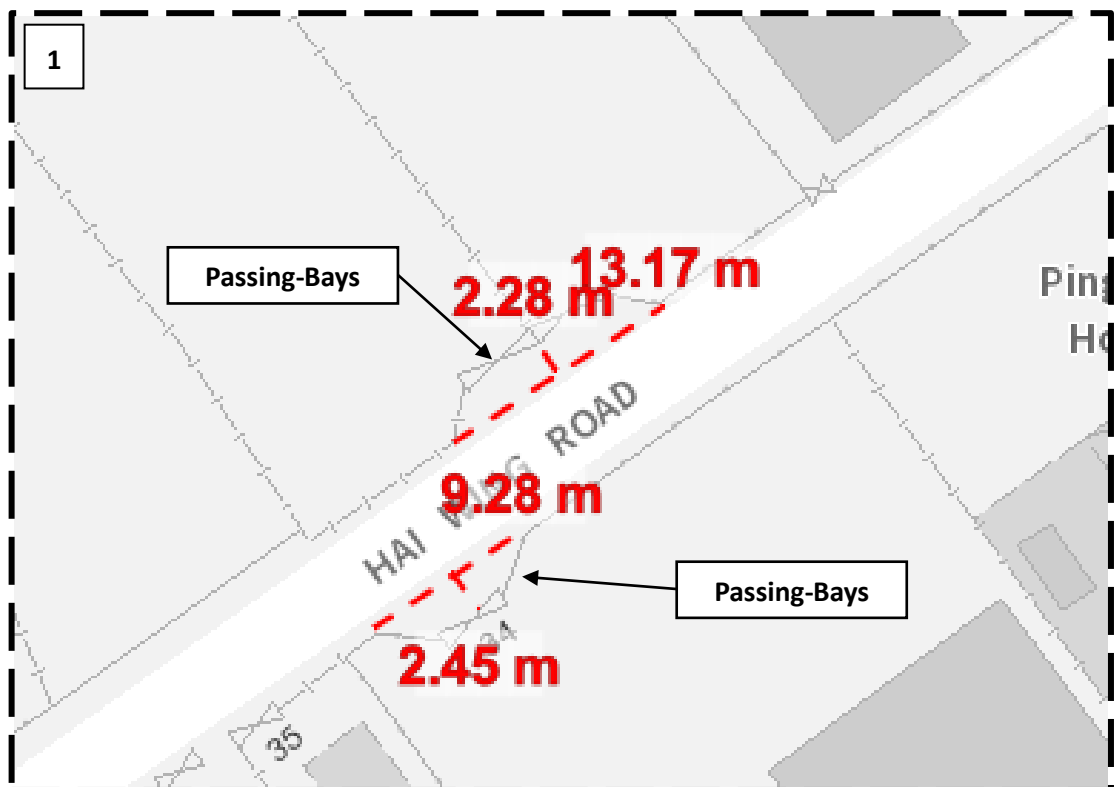
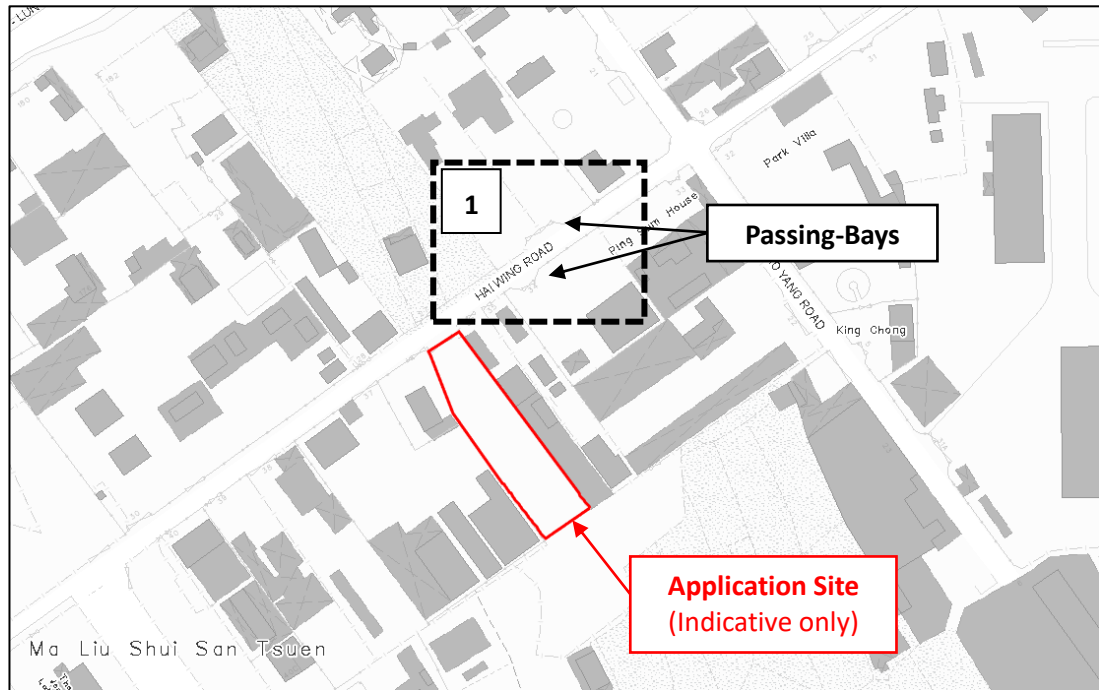
(i) A RtoC Table:

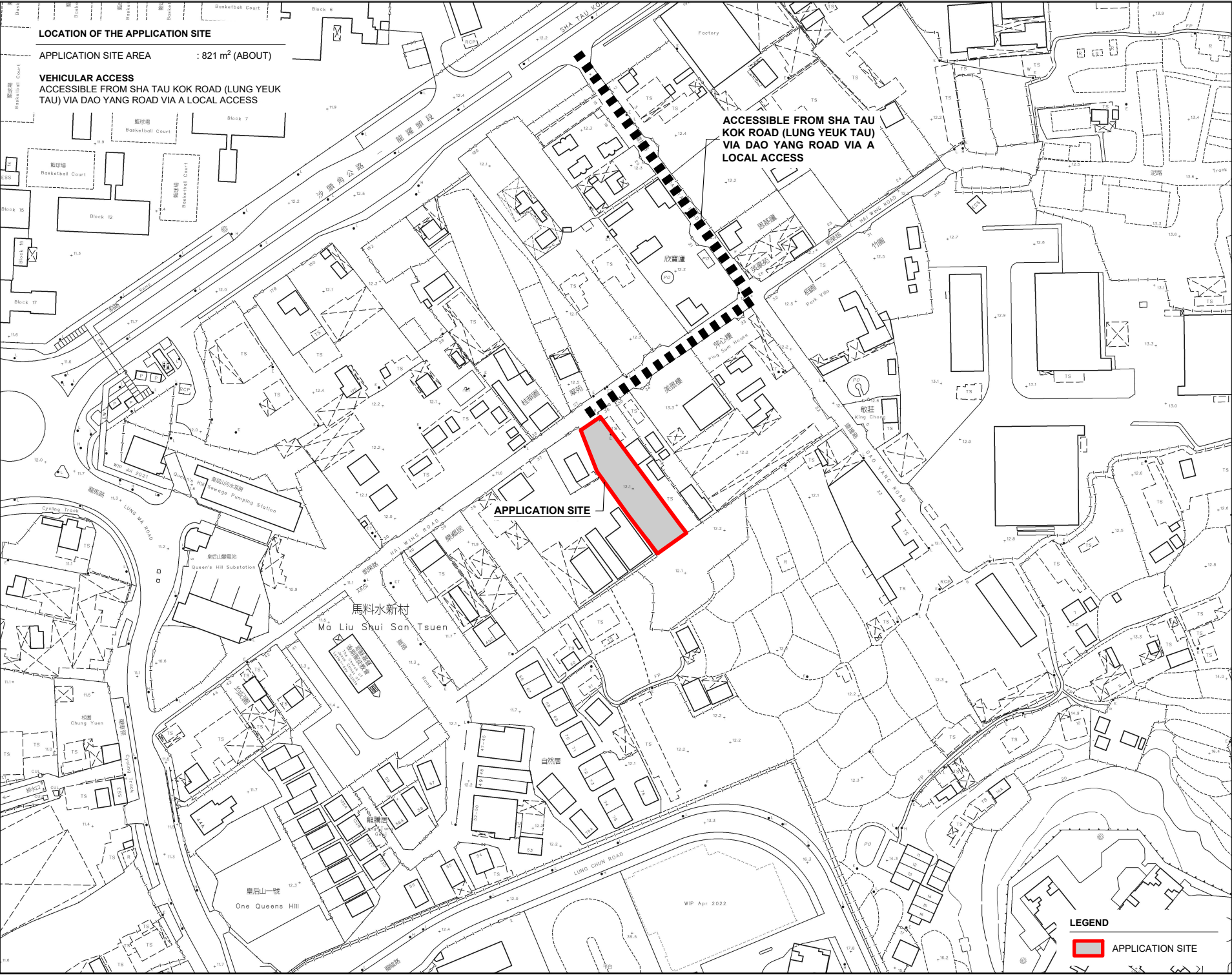
Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)		
(a)	The applicant should conduct traffic review to demonstrate that no adverse traffic impact would be induced by the captioned proposal to the nearby road links and junctions under the worst case scenario, in particular the traffic impact to road junction of the Hai Wing Road/Lung Ma Road and Dao Yang Road/Shau Tau Kok Road - Lung Yeuk Tau section;	The application site (the Site) is located at an area dominated by residential use. As on-street illegal parking is often observed at Hai Wing Road, the applicant intended to operate the proposed development to alleviate the pressing demand for legal parking space for nearby locals, as well as to relocate the existing on-street parking to enhance road safety. In view of the nature and scale of the proposed development, it is estimated that not more than 4 vehicular trips would be generated and attracted by the Site during AM and PM peak hours, hence, adverse traffic impact should not be anticipated to the surrounding road network.
(b)	In view of the reported illegal parking situation at Hai Wing Road. The applicant is required to advise the existing traffic condition and management measure to ensure road safety at the existing Hai Wing Road and demonstrate on a layout plan that adequacy of vehicle passing-bays along the Hai Wing Road to the subject site;	Closed circuit television camera is proposed to be installed at the ingress/egress by the applicant to monitor traffic condition at Hai Wing Road during the planning approval period. To order to ensure road safety at the Hai Wing Road, 'no left-turn' sign would be erected by the applicant to restrict vehicle from turning left from the Site to Hai Wing Road. If the left-turn restriction is violated by the users of the vehicle park, tenancy contract would be terminated by the applicant. Sufficient vehicle passing-bays are also provided along Hai Wing Road to the Site (Annex I). The applicant will strictly follow the proposed traffic arrangement for the Site

		at any time during the planning approval period.
(c)	The applicant should provide swept path assessment on the road junction between Lung Ma Road and Hai Wing Road;	Please be confirmed that users of the proposed development are required to access the Site from Sha Tau Kok Road (Lung Yeuk Tau) via Dao Yang Road and the local access (Plan 1).
(d)	The applicant is required to demonstrate that adequate sight line is available for vehicles leaving the site;	Sightline assessment for vehicle leaving the Site is provided for your consideration (Plan 2).
(e)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety to/from the Site;	Staff would be deployed by the applicant to direct vehicle entering/exiting the Site. 'Stop and give way' and 'beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.
(f)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles along the Hai Wing Road, considering the width of the Hai Wing Road is about 4m wide at concern road section; and	Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no queuing of vehicle along the Hai Wing Road (Plan 3). Staff would also be deployed at the ingress/egress of the Site to direct vehicle entering/exiting the Site.
(g)	Please be advised that the Hai Wing Road is not managed by this Office. The applicant should seek comments from the management and maintenance parties of the Hai Wing Road.	Noted. The applicant will seek comments from the management and maintenance parties of the Hai Wing Road after planning permission has been obtained by the applicant.

Annex I – Vehicle Passing-Bay Along Hai Wing Road

- (i) The Site is accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Hai Wing Road and a local access. Sufficient vehicle passing-bays are provided along Hai Wing Road to the Site, details are as follows:

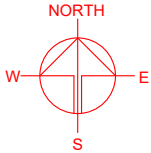




LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 821 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM SHA TAU KOK ROAD (LUNG YEUK TAU) VIA DAO YANG ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM SHA TAU KOK ROAD (LUNG YEUK TAU) VIA DAO YANG ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED PUBLIC (EXCLUDING VEHICLE) TEMPORARY VEHICLE PARK (CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE
1 : 2000 @ A4
DRAWN BY
MN
CHECKED BY
APPROVED BY
DATE
20.2.2023
DATE
DATE

DWG. TITLE
LOCATION PLAN
DWG NO.
PLAN 1
VER.
002

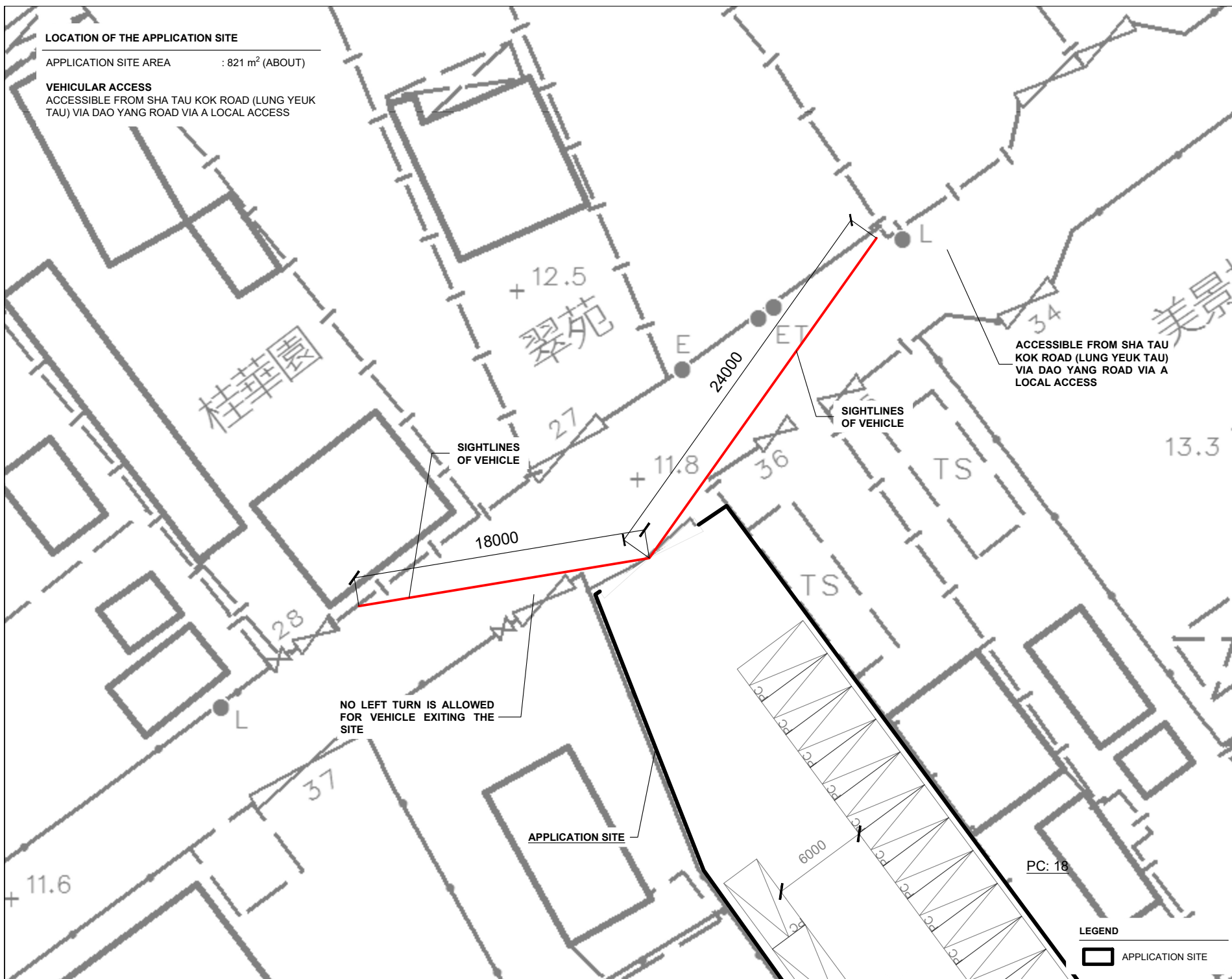
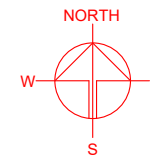
LEGEND
APPLICATION SITE

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 821 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHA TAU KOK ROAD (LUNG YEUK TAU)
VIA DAO YANG ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 83, LUNG
YEUK TAU, FANLING, NEW
TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

MN

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SIGHTLINE ASSESSMENT

DWG NO.

PLAN 2

VER.

001

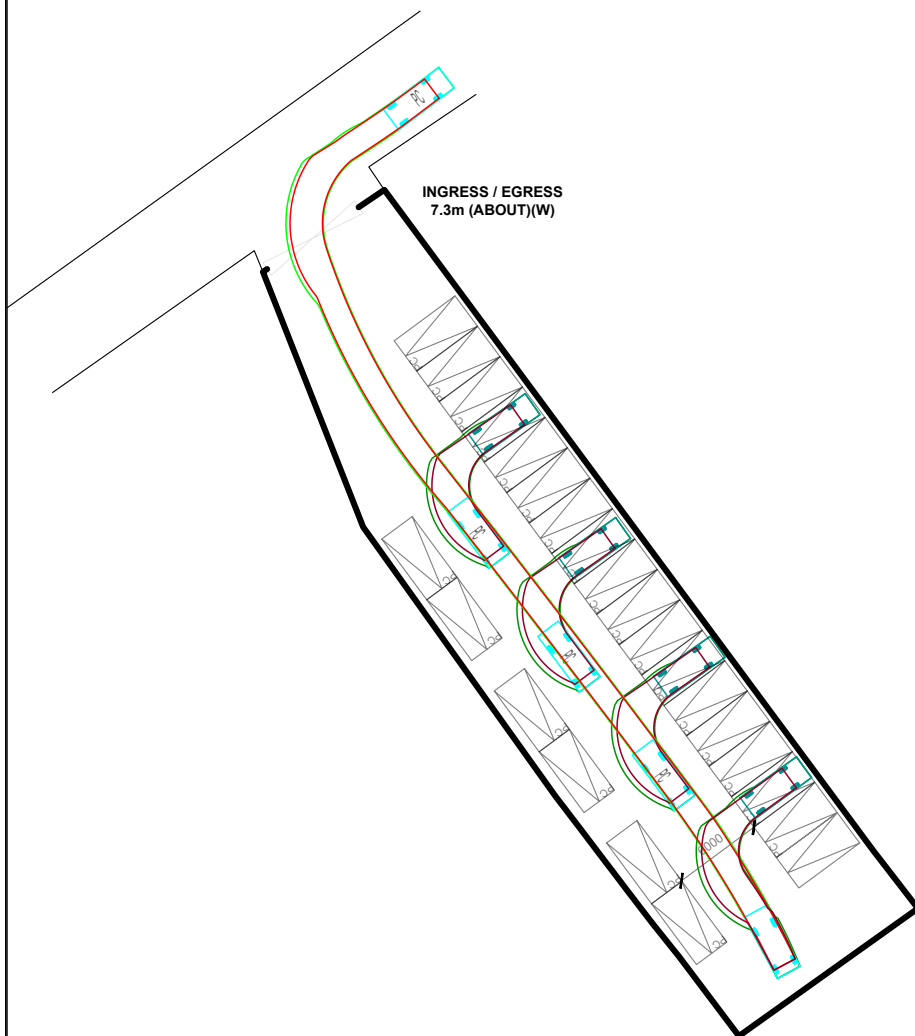
LEGEND

APPLICATION SITE

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



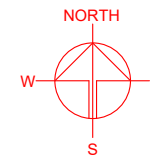
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- PARKING SPACE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 PUBLIC VEHICLE PARK
 (EXCLUDING CONTAINER
 VEHICLE) FOR A PERIOD OF 5
 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 83, LUNG
 YEUK TAU, FANLING, NEW
 TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 20.2.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. PLAN 3 VER. 002

Our Ref. : DD83 Lot 870 RP & VL
Your Ref. : TPB/A/NE-LYT/775

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

By Email

7 March 2023

Dear Sir,

2nd Further Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
in "Residential (Group C)" Zone, Lots 870 RP (Part), 871 (Part)
and 2141 RP (Part) in D.D. 83, Ma Liu Shui San Tsuen, Fanling, New Territories**

(S.16 Planning Application No. A/NE-LYT/775)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) 2339 0884 / louis@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

Responses-to-Comments

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
in “Residential (Group C)” Zone, Lots 870 RP (Part), 871 (Part)
and 2141 RP (Part) in D.D. 83, Ma Liu Shui San Tsuen, Fanling, New Territories**

(Application No. A/NE-LYT/775)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)		
(a)	Hai Wing Road and Dao Yang Road that connects the application site and Sha Tau Kok Road are not managed by Transport Department and are within private land lots. The applicant is required to seek comments from the management and maintenance parties of Hai Wing Road.	Noted. The applicant will seek comments from the management and maintenance parties of the Hai Wing Road after planning permission has been obtained from the Town Planning Board.

Previous S.16 Applications

Approved Application

A/NE-LYT/730	Proposed Temporary Recyclable Collection Centre with Ancillary Office for a Period of 3 Years	18.12.2020 (revoked on 18.6.2021)
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Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/444	Temporary Private Vehicle Park for Coaches with Ancillary Staff Rest Room and Storage of Repair Equipment for Coaches and Miscellaneous Items for a Period of 3 Years	17.2.2012 (on review)	R1 & R2
A/NE-LYT/646	Temporary Open Storage of Recyclable Products and Ancillary Workshop for a Period of 3 Years	18.5.2018	R1, R3, R4 & R5

Rejection Reasons:

- R1 The development was not in line with the planning intentions of the “Agriculture” and “Residential (Group C)” zones in the Lung Yeuk Tau and Kwan Tei South area which were primarily to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes; and for low-rise, low-density residential developments respectively. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.
- R2 The applicant had failed to demonstrate that the development would not generate adverse environmental and traffic impacts on the surrounding areas
- R3 The application did not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ in that no previous approval had been granted at the Site and there were adverse departmental comments on the application.
- R4 There was no information in the submission to demonstrate that the development would not cause adverse landscape, traffic and environmental impacts on the surrounding areas.
- R5 The approval of the application would set an undesirable precedent for similar applications within the “AGR” and “R(C)” zones. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar S.16 Applications for Temporary Public Vehicle Park
in the vicinity of the application site within/partly within the “Residential (Group C)” 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>
A/NE-LYT/196	Temporary Car Parking and Loading/Unloading Area for a Period of 3 Years	18.2.2000
A/NE-LYT/308	Temporary Car Parking and Loading/Unloading Area for a Period of 3 Years	29.7.2005
A/NE-LYT/396	Temporary Car Parking and Loading/Unloading Area for a Period of 3 Years	7.8.2009
A/NE-LYT/496	Temporary Car Parking and Loading/Unloading Area for a Period of 3 Years	8.2.2013 (revoked on 8.10.2013)
A/NE-LYT/541	Temporary Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years	22.8.2014
A/NE-LYT/640	Temporary Private Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years	20.7.2018
A/NE-LYT/752	Temporary Private Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years	24.9.2021

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Lot Nos. 870 RP (Part), 871 (Part) and 2141 RP (Part) all in D.D. 83, Lot Nos. 870 RP and 871 both in D.D. 83 are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access;
- Lot 2141 RP (Part) in D.D. 83 is held under New Grant No. 9118 for agricultural purpose; and
- there is no guarantee that any adjoining Government land will be allowed for access of the proposed use.

2. Traffic

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

- Hai Wing Road and Dao Yang Road that connects the application site and Sha Tau Kok Road are not managed by Transport Department and are within private land lots. The applicant should seek comments from the management and maintenance party of Hai Wing Road.

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

- the access road adjacent to the Site is not maintained by HyD.

3. Landscape

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

- no objection to the application from landscape planning perspective; and
- the Site is located in an area with non-landscape sensitive zoning and no significant adverse landscape impact arising from the proposed development is anticipated.

4. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and

- the Site is in an area where no public sewer connection is available.

5. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department.

6. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint received in the past 3 years.

7. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- the application on a 5-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study had already commenced on 29.10.2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the Temporary Public Vehicle Park (Excluding Container Vehicle), if approved, may need to be vacated earlier for the site formation works.

8. Other Departments

the following government departments have no comment on/ no objection to the application:

- (i) Commissioner of Police (C of P);
- (ii) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- (iii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department that if the planning application is approved, the owner of Lot No. 2141 RP in D.D. 83 shall apply to his office for a Short Term Waiver (STW) to waive the user restriction. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to comply with all environmental protection/pollution ordinances, and to follow the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP in order to minimize any possible environmental nuisances;
- (c) to note the comments of the Commissioner for Transport that Hai Wing Road and Dao Yang Road are not managed by his office. The applicant should seek comments from the relevant government department and the lot owners;
- (d) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD):
 - (i) surface channel with grating covers should be provided along the site boundary;
 - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - (iii) the cover levels of proposed channels should be flushed with the existing adjoining ground level;
 - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
 - (vii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - (viii) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation

works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;

- (ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectified if it is found to be inadequate or ineffective during operation at his/her own expense;
 - (x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from District Lands Officer/North and/or relevant private lot owners;
 - (xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - (xii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - (xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;
 - (xiv) photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (e) to note the comments of the Project Manager (North), Civil Engineering and Development Department that the application on a 5-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study had already commenced on 29.10.2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the Temporary Public Vehicle Park (Excluding Container Vehicle), if approved, may need to be vacated earlier for the site formation works.
- (f) to note the following comments of the Director of Fire Services:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of

formal submission of general building plans.

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

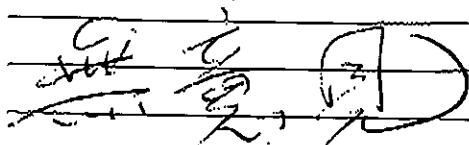
By e-mail : tpbpd@pland.gov.hk

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

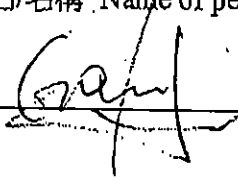
A/NE-LYT/775

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 2022-9-15

2

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

220916-151826-04967

提交限期**Deadline for submission:**

05/10/2022

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

16/09/2022 15:18:26

有關的規劃申請編號**The application no. to which the comment relates:** A/NE-LYT/775**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

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

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



A/NE-LYT/775 DD 83 Ma Liu San Tsuen, Fanling

02/10/2022 03:53

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/NE-LYT/775

Lots 870 RP (Part), 871 (Part) and 2141 RP (Part) in D.D. 83, Ma Liu Shui San Tsuen, Fanling

Site area: About 821sq.m

Zoning: "Res (Group C)"

Applied use: 24 Vehicle Parking / **5 Years**

Dear TPB Members,

Application 646 was rejected in May 2018 as recycle storage was considered inappropriate.

However this section of the larger site was approved in Dec 2020 under 730 for recycle storage.

Revoked in June 2021 for failure to comply with a number of conditions. Now its proposed to use it for the perennial money spinner and most inefficient land use, parking.

The whining about land for housing raises questions as to why this and the adjoining lots are not being developed for their intended purpose?

Approving plans for alternative use is certainly not encourage land owners in this direction.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 24 April 2018 1:47 AM CST
Subject: A/NE-LYT/646 DD 83 Fanling

A/NE-LYT/646

Lots 869 S.E (Part), 869 S.F, 870 RP (Part), 871 and 2141 RP (Part) in D.D. 83, Fanling

Site area : About 2,910m²

Zoning : "Agriculture" and "Res (Group C)"

Applied Use : Open Storage of Recyclable Products

Dear TPB Members,

On 17 Feb 2012 previous application 444 was rejected on appeal. It would appear that activities have been carried out since then without approval. The plan was rejected.

(a) the development was not in line with the planning intentions of the "Agriculture" and "Residential (Group C)" zones in the Lung Yeuk Tau and Kwan Tei South area which were primarily to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes; and for low-rise, low-density residential developments respectively. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis; and

(b) the applicant had failed to demonstrate that the development would not generate adverse environmental and traffic impacts on the surrounding areas.

Recycling while laudable does have negative impact on the quality of the land. In view of the never ending claims that there is not enough land for housing it would be inconceivable that a Res C site be approved for this use.

Mary Mulvihill