int.		- -	2023年		城市規劃委員		ppendix I of R No. A/NE-LYT	
			申請的日期 This docume The Town P the date of r of all the rec	ent is received on lanning Board will formal eccipt of the application o quired information and door	NOV 2023 ly acknowledge nly upon receipt cuments.	表格	rm No. S16-III 第 S16-III 号	<u>虎</u>
	F			N FOR PI				
		UN	NDER S	SECTION	16 OF			
	TH	IE TOV	VN PL	ANNING	ORDI	NANC	E	
			(0	CAP. 131)				
根	據	《 城 ī	市 規 i	劃 條 例	》(第	5131	章)	
		第16	條 遞	交的許	午可日	申 請		
and/or			dealers for				lopment [*]	
or 適用 為期不 Form No. , use/develo, 其他土地	Renew 目於祇 超過三 S16-1 sho pments in 上及/或建	al of Pern 步及位於约 三年的臨時 Suld be used for the Urban A 京第物內的臨時	部郊地區 存用途/發展 or other Temp rea) and Ren 時用途/發展	r such Tempo 或受規管地區 展或該等臨時 porary Use/Develo ewal of Permission (例如位於市區內	<u>5土地上及</u> 用途/發展 pment of Lar a for such Ter	达/或建築 展的許可 ad and/or Bu	物内進行 續期的建議 uilding (e.g. temp e or Development	oora
or 適用 適用 為期不 Form No., use/develo, 其他土地 展的許可。 Applicant Planning E land owne https://ww 申請人如得 土地 擁有	Renew 目於祇 超過三 S16-I sha pments in 上及/或建 微期,應 who wou Board's re r, please w.tpb.gov 次在本地 指	al of Pern 步及位於 步度位於 生年的臨時 如d be used for the Urban A 葉物內的臨時 使用表格第 d like to pub quirements of refer to the for thk/en/plan_a 報章刊登 <u>申</u> 詞	部郊地區	或受規管地區 E 或該等臨時 B B B B B B B B	<u>E土地上及</u> 用途/發展 pment of Lan for such Ten 的臨時用途 n local newsp n consent of c ing the notice	这 /或建築 更的許可 mad and/or Busing mporary Use 或發展)及有 papers to ma papers	的内進行 續期的建議 這個的度 (e.g. temp e or Development 關該等臨時用述 eet one of the To ication to the curr ignated newspape	wn ent ers:

	2302554	26/q by courier Form No. S16-III 表格第 S16-III 號
For Official Use Only	Application No. 申請編號	ALNZ-LYT/ 813
請勿填寫此欄	Date Received 收到日期	- 1 NOV 2023

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.tpb.gov.hk/</u>. 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.tpb.gov.hk/),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

鄧家和 DUNG KA WO、鄧福興 TANG FOOK HING、鄧子傑 TANG CHI KIT (鄧甘祖司理人 MANAGER OF TANG KAM TSO)

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)

彭慶餘 PANG HING YEUN

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)	D.D. 83 Taxlord Lot 1766 RP (Part) Tsz Tong Tsuen, Lung Yeuk Tau, Fanling, New Territories. 新界粉嶺龍躍頭祠堂村丈量約份第83約補租地段第1766號餘段(部份)
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積
(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 口About 約

Form No. S16-III 表格第 S16-III 號

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號LUNG YEUK TAU & KWAN TEI SOUTH OZP 龍躍頭及軍地南分區計劃大綱圖 S/NE-LYT/19								
(e)	(e) Land use zone(s) involved 涉及的土地用途地帶 Village Type Development 鄉村式發展								
				s. 6					
(f)		ent use(s) 田途		Temporary Car Park 臨時停車場					
×		,		(If there are any Government, institution or community 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					
4.	"Cu	Irrent Land Own	er" of Aj	oplication Site 申請地點的「現行土」	也擁有人」				
The	applic	ant 申請人 –			-				
	is the 是唯	sole "current land ow 一的「現行土地擁有	yner" ^{#&} (ple 人」 ^{#&} (請	ase proceed to Part 6 and attach documentary proof 繼續填寫第6部分,並夾附業權證明文件)。	of ownership).				
	is on 是其	e of the "current land o 中一名「現行土地擁	owners" ^{# &} 有人」 ^{#&}	(please attach documentary proof of ownership). (請夾附業權證明文件)。					
		t a "current land owne 是「現行土地擁有人							
				rernment land (please proceed to Part 6). 繼續填寫第6部分)。					
5.		tement on Owner 上地擁有人的同		nt/Notification 日土地擁有人的陳述	ħ				
(a)	invo 根據	lves a total of	"c	d Registry as at(DD/M urrent land owner(s) "*. 年月					
(b)	The	applicant 申請人 –		й I ¹²⁵ г					
(0)		e e e e	s) of	"current land owner(s)"#.					
		已取得	名「	現行土地擁有人」"的同意。					
		Details of consent of	f "current l	and owner(s)" [#] obtained 取得「現行土地擁有人	"同意的詳情				
		No. of 'Current			Date of consent obtained				
		Land Owner(s) 「現行上地擁有」F	Registry wh	address of premises as shown in the record of the Land ere consent(s) has/have been obtained 冊處記錄已獲得同意的地段號碼/處所地址	(DD/MM/YYYY) 取得同意的日期 (日/月/年)				
		ν. Έ							
					т. Х				
		(Please use separate she	ets if the sp	ace of any box above is insufficient. 如上列任何方格的:	 空間不足,請只百說明)				

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Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

De	Details of the "current land owner(s)" # notified 已獲通知「現行土地擁有人」 #的詳細資料							
La 「	o. of 'Current nd Owner(s)' 現行土地擁 人」數目	Land Registry where notific	nises as shown in the record of the ation(s) has/have been given 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)				
	5							
(Plea	ase use separate s	heets if the space of any box abo	ve is insufficient. 如上列任何方格的	1空間不足,請另頁說明)				
			r give notification to owner(s): 可該人發給通知。詳情如下:					
Rea	sonable Steps to	o Obtain Consent of Owner(s)	取得土地擁有人的同意所採助	口的合理步驟				
			owner(s)" on 乙「現行土地擁有人」*郵遞要求					
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								
		ces in local newspapers on (日/月/年)在指定幸	(DD/MM/Y 最章就申請刊登一次通知 ^{&}	YYY) ^{&}				
		in a prominent position on or (DD/MM/YYYY) ^{&}	near application site/premises on					
	方仒	(日/月/年)在申請地	也點/申請處所或附近的顯明位	置貼出關於該申請的通				
	office(s) or run	ral committee on	s)/owners' committee(s)/mutual a					
		(日/月/年)把通知 的鄉事委員會 ^{&}	寄往相關的業主立案法團/業主	委員會/互助委員會或管				
Othe	ers 其他							
	others (please 其他 (請指明	月)						
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n 申請類別	
地區土地上及/或建築物內進 sion for Temporary Use or Dev	ding Not Exceeding 3 Years in Rural Areas or 行為期不超過三年的臨時用途/發展 elopment in Rural Areas or Regulated Areas, please 可續期,請填寫(B)部分)
(For a period of 3 yea 臨時私人停車場(私家車	ar Park (Private Car and Light Goods Vehicle) ars) 車及輕型貨車)(為期三年) proposal on a layout plan) (請用平面圖說明擬議詳情)
☑ year(s) 年 □ month(s) 個月	
a 擬議露天土地面積 疑議有上蓋土地面積 gs/structures 擬議建築物/構築物 a 擬議住用樓面面積 · area 擬議非住用樓面面積 議總樓面面積 fferent floors of buildings/structur se separate sheets if the space belo	NA
家車車位 單車車位 paces 輕型貨車泊車位 paces 重型貨車泊車位 請列明) oading spaces 上落客貨車位的撬 型貨車車位 中型貨車車位	
	#地區土地上及/或建築物內進 sion for Temporary Use or Dev 現管地區臨時用途/發展的規劃許 Temporary Private C (For a period of 3 yea 臨時私人停車場(私家重 (Please illustrate the details of the p ② year(s) 年 □ month(s) 個月 #細節表 # □ month(s) 個月 # 細節表 # 編纂講天土地面積 gs/structures 擬議建築物/構築物 # 攝議後日用樓面面積 # area 擬議非住用樓面面積 # ferent floors of buildings/structure se separate sheets if the space below 5 and the space below

i.

The rest of the	oosed operating hours 月一至日全日 24 小胆			叚期	
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ess to ing? 2盤/	es 是 … 口	 There is an existing access. (please in appropriate) 有一條現有車路。(請註明車路名稱(如) 申請位置連接附近車路、其中一條車 There is a proposed access. (please illustrat 有一條擬議車路。(請在圖則顯示,並) 	適用)) 路為萃雲路 te on plan and specify the width)
(e)	Impacts of Developm			發展計劃的影響 o indicate the proposed measures to minimise	nossible adverse impacts or give
		for not pre	oviding su	ich measures. 如需要的話,請另頁註明可蒙	•
(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 No 否		ase provide details 請提供詳情	
(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	diver (請用 範圍 日 日 月 月 月 月 月 月 月 月 月 月 月 月 月 月 月 月 月	se indicate on site plan the boundary of concerned la sion, the extent of filling of land/pond(s) and/or excavatio (地盤平面圖顯示有關土地/池塘界線,以及河道改道 Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積	n of land) (、填塘、填土及/或挖土的細節及/或 l.m 平方米 □About 約 m 米 □About 約 m 米 □About 約 m 米 □About 約 m 米 □About 約
(iiii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影 響?	On traffic On water On draina On slopes Affected Landscap Tree Fell Visual In	supply 對 age 對排 s 對斜坡 by slopes re Impact ing 砍伪 npact 構成	Yes 對供水 水 Yes 受斜坡影響 構成景觀影響 Yes	No 不會 No 不會 No 不會 No 不會 No 不會

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	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)	ssion for Temporary Use or Development in Rural Areas or Regulated Areas 規管地區臨時用途/發展的許可續期

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 (a) Application number to which the permission relates 與許可有關的申請編號 	A//
(b) Date of approval 獲批給許可的日期	(DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	(DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	 □ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ 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	 year(s) 年 month(s) 個月

Justifications 理由 7. 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. 申請位置位于龍躍頭祠堂村,整個龍躍頭只有近永寧村及東閣圍有小型公眾停車位,村內車位嚴重不足。 2. 申請位置附近主要是給祠堂村、老圍及東閣圍的村民停泊,三個地方村民眾多,差不多九成有車的村民 都停泊在申請位置,我們並不提供給外來車輛使用。 .3. 申請位置只停泊私家車及輕盈貨車,3.3 噸以上車輛不得停泊。 4. 申請位置連接村內的道路, 而連接的村道路有多條不同路徑可以進出龍躍頭, 因此申請位置不會對該地區 做成交通擠塞。 5. 申請位置場內的車輛通道最少約 5 米闊·出入口約 10 米闊·足夠任何緊急車輛出入·而場內車路有足夠 闊度可雙程行車,亦有足夠避車位置,因此不會因出入而引致道路阻塞。 .6. 申請位置有一個面積約 14.88 平方米,長約 6.1 米、闊約 2.44 米、高約 2.6 米,一層的貨櫃用作更亭。 ...7. 申請每日車輛出入架次約為 40 至 50 次。 8. 申請位置星期一至日·全日 24 小時開放·包括公眾假期。 9. 申請位置不涉斬樹、填土及挖掘工程,因此不會影響環境。 10. 申請位置原本已獲批規劃許可 (A/NE-LYT/760),由於未能依時處理附帶條件因而令該規劃許可被取消了 ·現在需要重新提交申請。

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8. Declaration 聲明
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站,供公眾免費瀏覽或下載。
Signature 簽署
Pang Hing Yeun
Name in BlockLettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)
Professional Qualification(s) □ Member 會員 / □ Fellow of 資深會員 專業資格 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港園境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他
on behalf of
代表
□ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 23-09-2023 (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。
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料, 應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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Gist of Applica	ntion 申請摘要							
(Please provide details in both English and Chinese <u>as far as possible</u> . 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.	(For Official Use Only) (請勿填寫此欄)							
申請編號								
Location/address								
位置/地址	D.D. 83 Taxlord Lot 1766 RP (Part) Tsz Tong Tsuen, Lung Yeuk Tau, Fanling, New Territories. 新界粉嶺龍躍頭祠堂村丈量約份第83約補租地段第1766號餘段(部份)							
Site area 地盤面積	3154.72 sq. m 平方米☑ About 約							
	(includes Government land of 包括政府土地 sq. m 平方米 □ About 約)							
Plan 圖則	LUNG YEUK TAU & KWAN TEI SOUTH OZP 龍躍頭及軍地南分區計劃大綱圖 S/NE-LYT/19							
Zoning 地帶	Village Type Development 鄉村式發展							
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期							
1 11 10 10 10	☑ Year(s) 年 3 □ Month(s) 月							
	 Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 							
	□ Year(s) 年 □ Month(s) 月							
Applied use/ development 申請用途/發展	Temporary Private Car Park (Private Car and Light Goods Vehicle) (For a period of 3 years) 臨時私人停車場(私家車及輕型貨車)(為期三年)							

\$

(i)	Gross floor area		sq.n	n 平方米	Plot	Ratio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用		□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
		Non-domestic 非住用	14.88	 ☑ About 約 □ Not more than 不多於 		□About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		λ.		(c)
		Non-domestic 非住用	1	÷	e.	
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用			🗆 (No	m 米 t more than 不多於)
					□ (No	Storeys(s) 層 ot more than 不多於)
		Non-domestic 非住用	2.6	× .	🗹 (No	m 米 t more than 不多於)
		·	1		□ (No	Storeys(s) 層 ot more than 不多於)
(iv)	Site coverage 上蓋面積				%	□ About 約
(v)	No. of parking spaces and loading /	Total no. of vehicl	e parking space	es 停車位總數		100
	unloading spaces 停車位及上落客貨	Private Car Parki Motorcycle Parki				66 個 5 m x 2.5 m
	車位數目	Light Goods Veh	icle Parking Sp	aces 輕型貨車泊車 Spaces 中型貨車泊		34 個 5 m x 2.5 m
			hicle Parking S	paces 重型貨車泊車		
		Total no. of vehic	e loading/unloa	ading bays/lay-bys		
		上落客貨車位/		unig ouysing oys		
		Taxi Spaces 的日 Coach Spaces 旅				
		Light Goods Veh Medium Goods V				
		Heavy Goods Ve Others (Please Sp				

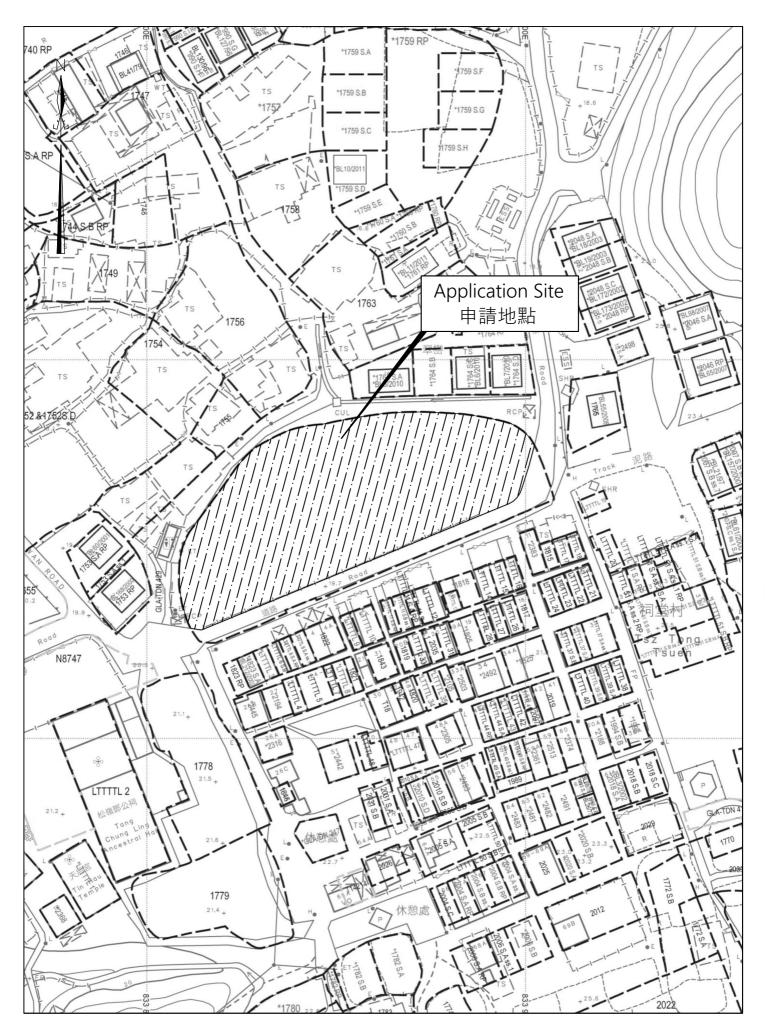
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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他 (請註明)		
Location Plan, Existing Access, Proposed Stormwater Drainage Plan and F.S.I		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他 (請註明)		
Note: May insert more than one 「✔」.註:可在多於一個方格內加上「✔」號		

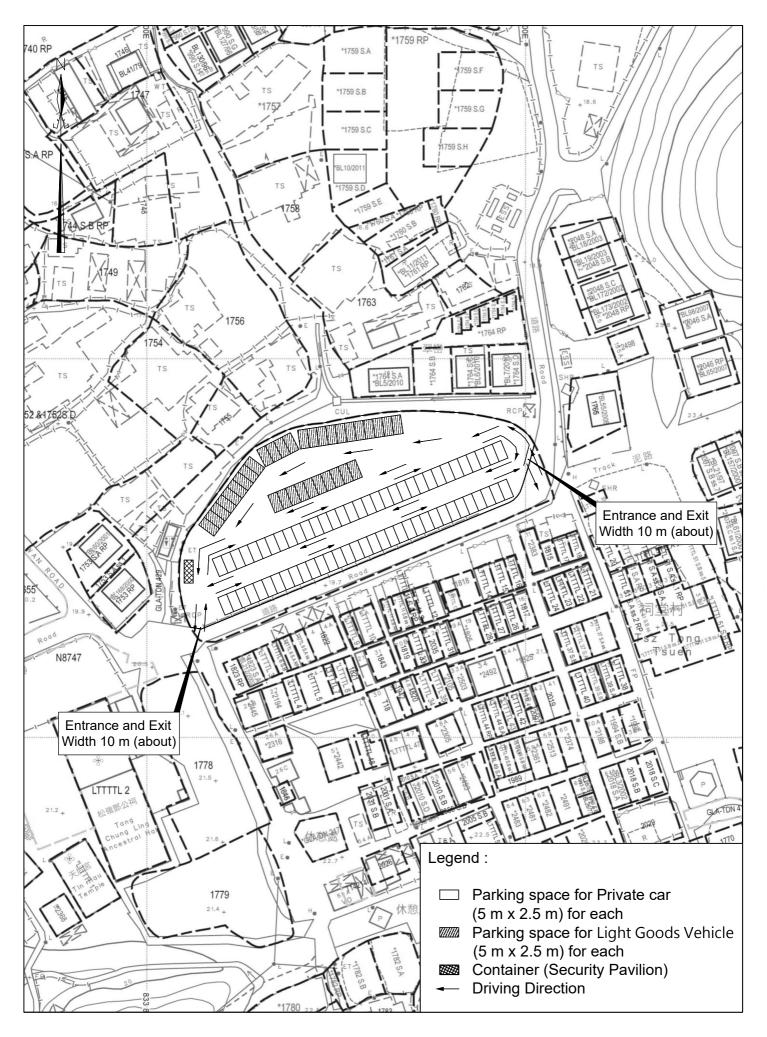
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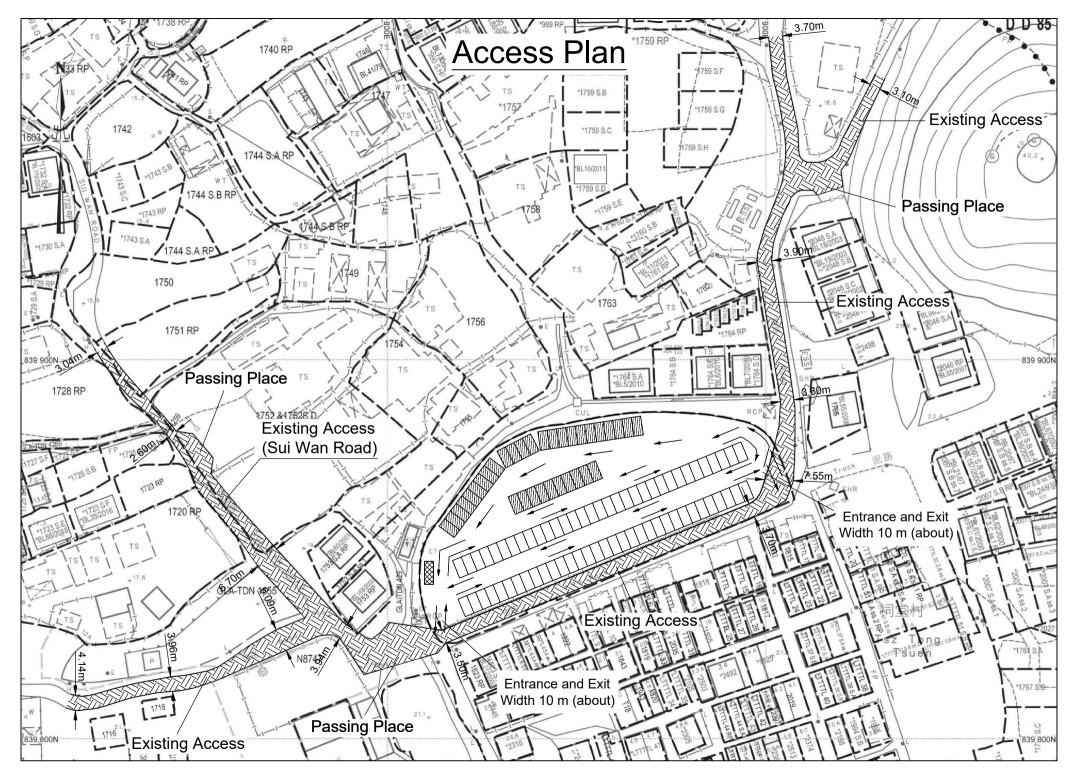
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。對於所職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。

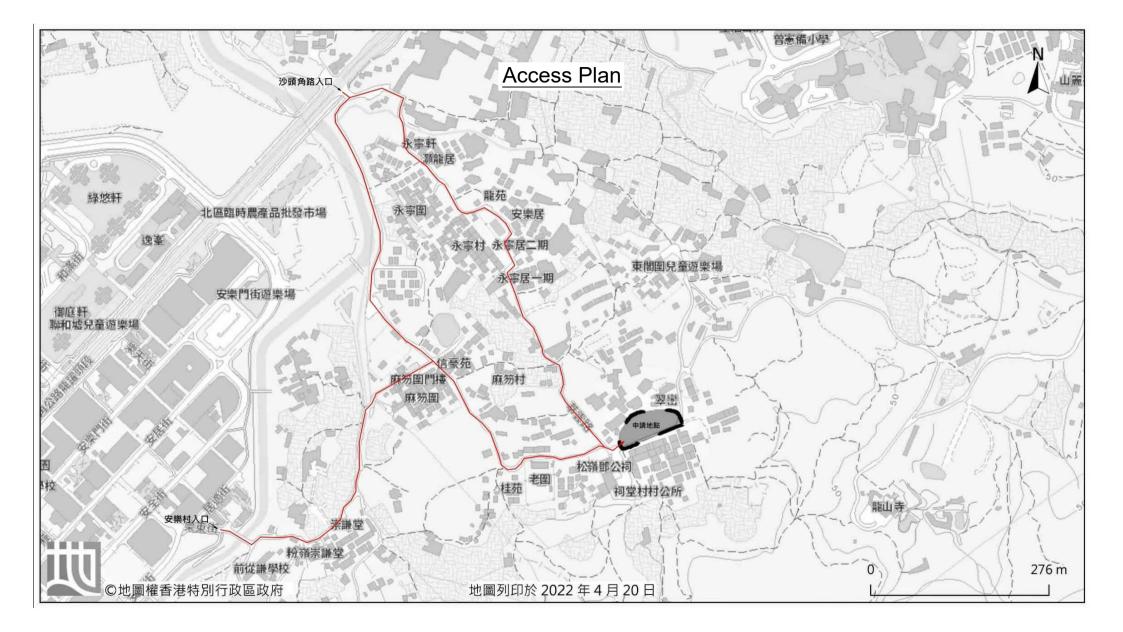
LOCATION PLAN

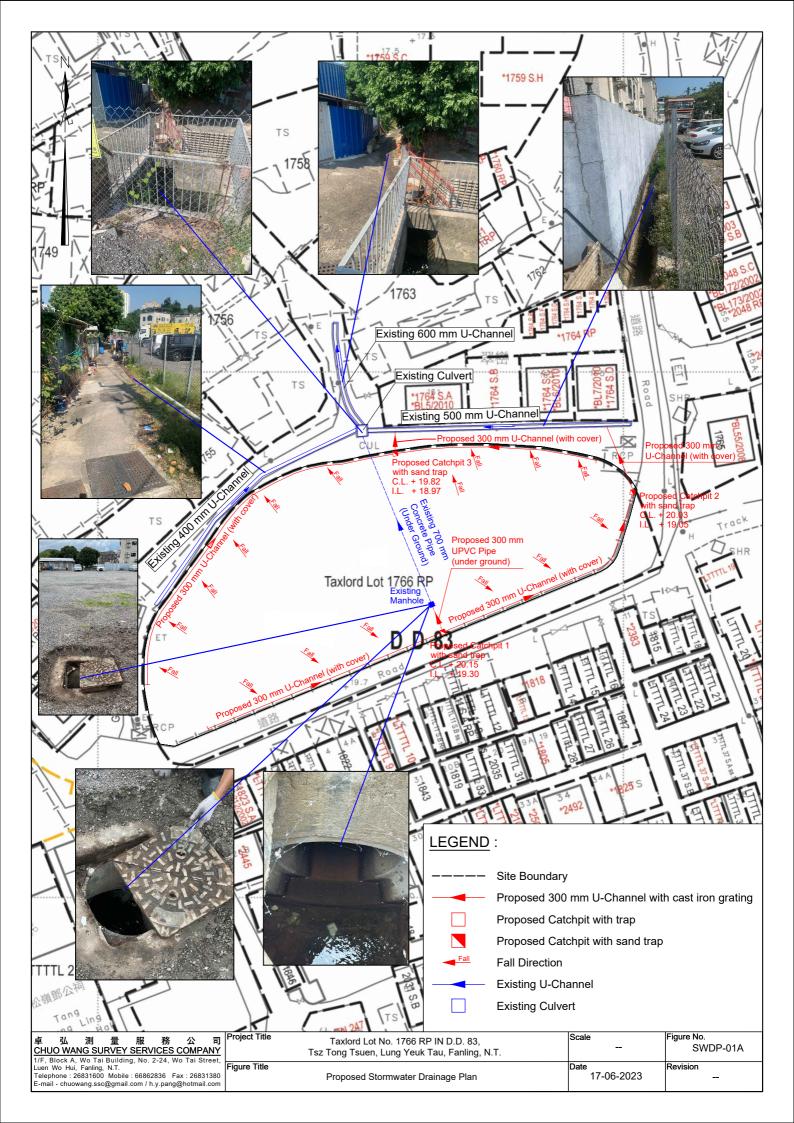


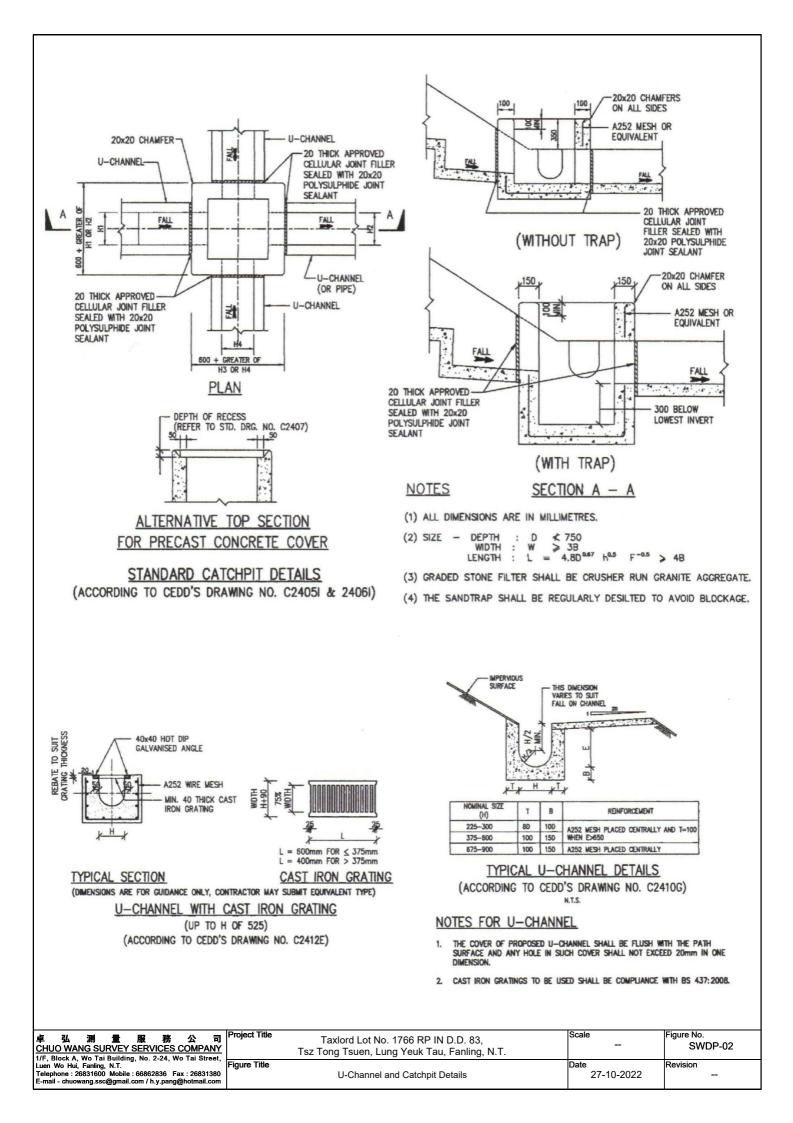
SITE LAYOUT PLAN





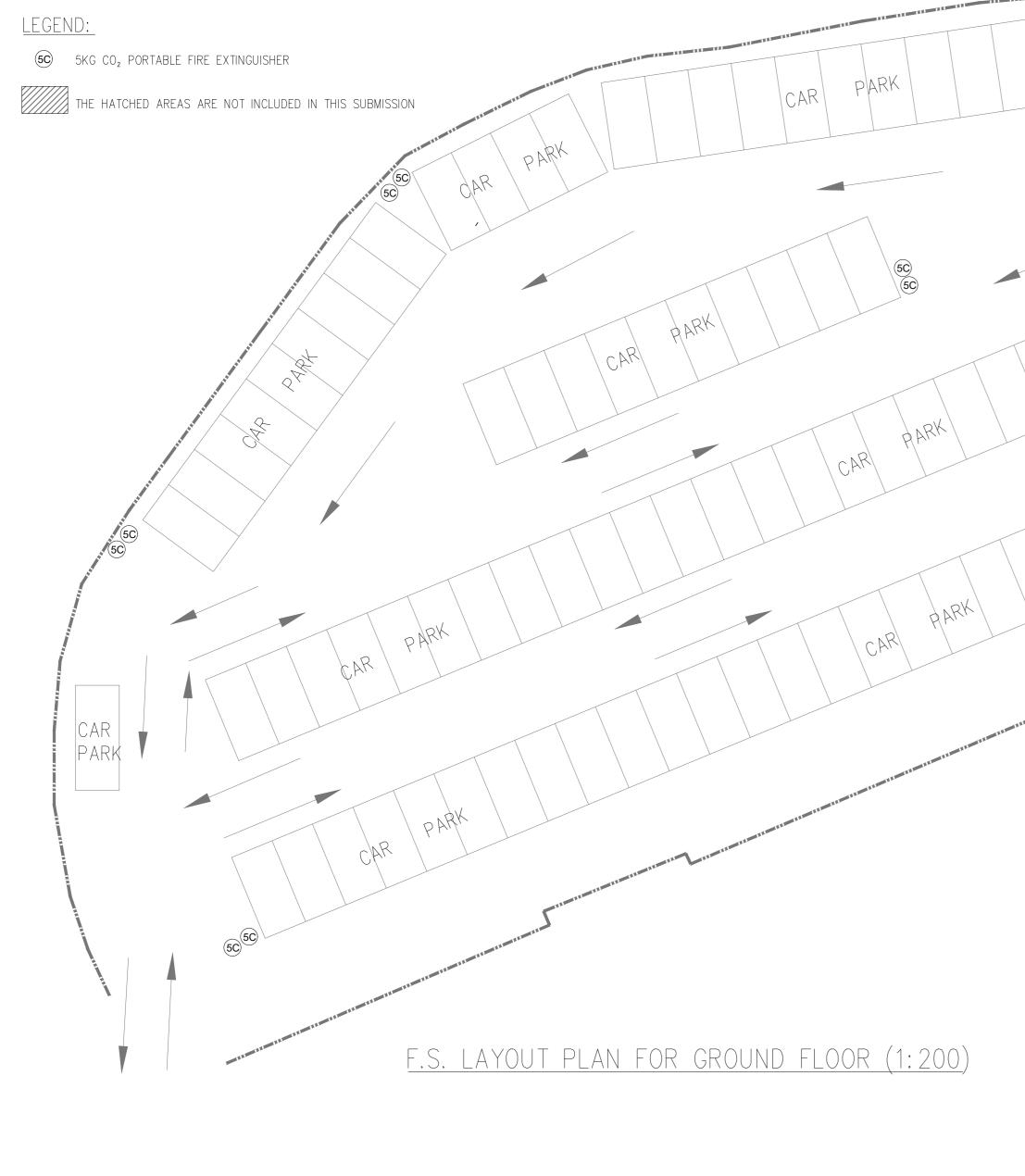






F.S. NOTES:

- 1. ALL F.S. SYSTEM TO BE REMAIN UNCHANGED UNLESS OTHERWISE STATED.
- 2. 5KG CO_2 PORTABLE FIRE EXTINGUISHERS HAS BEEN PROVIDED.



CAR PARK CAR PARK CAR PARK	
LOT 1766 RP IN D.D. 83 TAXLORD, FANLING, NEW TERRITORIES SITE LOCATION PLAN (N.T.S.)	INITIAL SUBMISSION 29/7/2022 DESCRIPTION DATE REV. CLIENT : F.S.I CONTRACTOR : FUNG SHING ELECTRICAL MACHINERY LIMITED TEL : (852) 2245 9939 FAX : (852) 3186 3117 Address : Workshop No. 62, 9/F., Sino Industrial Plaza, No. 9 Kai Cheung Road, Kowloon Bay, Kowloon PROJECT : RENOVATION WORKS AT LOT 1766 RP IN D.D. 83 TAXLORD, FANLING, NEW TERRITORIES TITLE : F.S. NOTES, LEGEND, LOCATION PLAN, F.S. LAYOUT PLAN FOR GROUND PLAN DRAWN BY : VICKY CHECKED BY: SAM DRAWING NO : FS-01 DATE : 3/11/2022 SCALE : REVISION : AS SHOWN (A2) -

Appendix Ia of RNTPC Paper No. A/NE-LYT/813A

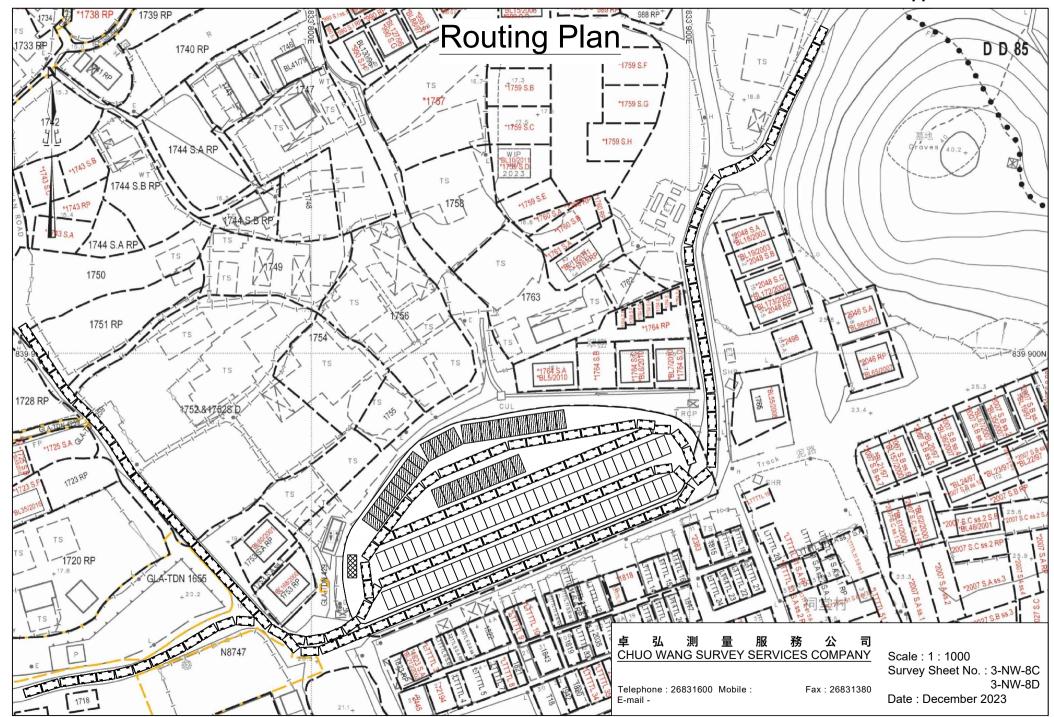
Urgent	Return Receipt Requested	🗌 Sign 🗌 Encrypt	Mark Subject Restricted	Expand personal&public
	回覆: A/NE-LYT/813 12/12/2023 23:30			
From: To:	pang hingyeun < "ccycheung@pland.gov.hk" <co< th=""><th>> cycheung@pland.gov.h</th><th><></th><th></th></co<>	> cycheung@pland.gov.h	<>	
History:	This message has been	forwarded.		
1 attachme	ent			



D.D.83 Taxlord Lot 1766 RP Routing Plan.pdf

Dear Ms Cheung, We reply to TD's comment Please refer to the enclosed Routing Plan. Thank You ! Regards, H.Y.Pang 從 <u>Outlook</u> 傳送

Appendix I



□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy □Confidential

寄件者:	pang hingyeun
寄件日期:	2024年01月15日星期一 19:38
收件者:	Carman Chui Ying CHEUNG/PLAND; pang hingyeun
主旨:	回覆: A/NE-LYT/813
附件:	D.D.83 Taxlord Lot 1766 RP Routing Plan.pdf
類別:	Internet Email

Carman Chui Ying CHEUNG/PLAND

Dear Ms Cheung,

We reply to TD's comments.

The application site can reach Sha Tau Kok Road by taking the route via Sui Wan Road or another village Road.


In addition, there are another village Road passes through Tsung Kyam Church and leads to On Lok Tsuen.

The average width of Sui Wan Road is between 3.5 m to 5.2 m, which is sufficient for private cars and light goods vehicles to enter and exit.

The other two access roads have an average road width of 3.5 m to 4.5 m, which is also sufficient for private cars and light goods vehicles to enter and exit.

Regarding to the driving route, please refer to the attached plan. Thank You !

Regards, H.Y.Pang



Appendix II of RNTPC Paper No. A/NE-LYT/813A

Previous S.16 Application

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-LYT/760	Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	6.5.2022 (Revoked on 6.8.2023)

Appendix III of RNTPC Paper No. A/NE-LYT/813A

Similar S.16 Applications for Temporary Private Car Park in the vicinity of the application site within/partly within "Village Type Development" zone in the Lung Yeuk Tau and Kwan Tei South Area

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-LYT/710*	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	20.9.2019
A/NE-LYT/755*	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	1.4.2022

Remarks

*: Application No. A/NE- LYT/710 and A/NE- LYT/755 are at the same location

Government Departments' General Comments

1. Land Administration

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

- no Small House application at the Site has been received by her office;
- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site.

2. <u>Traffic</u>

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

• after reviewing the Further Information, she has no comment on the planning application.

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

- he has no comment on the application; and
- the access road adjacent to the Site is not maintained by HyD.

3. <u>Environment</u>

Comments of the Director of Environmental Protection (DEP):

- he has no objection to the application;
- there was no substantiated environmental complaint against the Site during the past three years; and
- should the application be approved, the applicants are advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses".

4. <u>Drainage</u>

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

- he has no objection to the application from the public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicants to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse impact on 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 within an area where connection to existing public sewerage network is available in the vicinity.

5. <u>Nature Conservation</u>

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

• the Site is paved and he has no comment on the application from the nature conservation perspective.

6. <u>Fire Safety</u>

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

• he has no in-principle objection to the application subject to fire service installations being provided to the satisfaction of D of FS.

7. <u>Geotechnical Aspect</u>

Comments of the Head of the Geotechnical Engineering Office of Civil Engineering and Development Department (H(GEO) of CEDD):

- he has no geotechnical comment on the application; and
- the "Geotechnical Study limit of Non-Development Clearance Squatters Lung Yeuk Tau North District, N.T." has no physical constraint on any development proposals in the area.

8. **Building Matters**

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

- he has no objection to the application; and
- the applicants are advised to note his advisory comments under the Buildings Ordinance appended at **Appendix V**.

9. District Officer's Comments

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

- he has consulted the locals regarding the application. The Chairman of Fanling District Rural Committee and the Chairman of Lung Shan Area Committee have no comment but advises applicants to ensure the Site to be tidy and not induce traffic impacts on the surroundings with clear traffic signs; and
- two Indigenous Inhabitant Representatives and the Resident Representative of Tze Tong Tsuen have not replied to HAD.

10. Other Departments

- the following government departments have no comment on/ no objection to the application:
 - (i) Commissioner of Police (C of P);
 - (ii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
 - (iii) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that should planning approval be given to the subject planning application, the lot owners will need to apply to DLO/N, LandsD for a Short Term Waiver to permit the structure(s) to be erected on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (DSD) that the Site is within an area where connection to existing public sewerage network is available in the vicinity. Should the applicants choose to connect their proposed sewerage systems to DSD's networks, they shall furnish DSD with their connection proposal for agreement. After obtaining such agreement, the applicants shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to Mainland North Division of DSD for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicants shall carry out proposed connection works in accordance with DSD Standard Drawings at the resources of the applicants. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development. The applicant is advised the general requirements as follows:
 - (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 flush 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 applicants 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. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - (vii) the applicants are 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 applicants are reminded that all existing flow paths as well as the run-off falling onto and passing through the sites should be intercepted and disposed of via proper discharge points. The applicants 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 subject 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 applicants and rectify the system if it is found to be inadequate or ineffective during operation at their own expense;
- (x) for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- (xi) the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
- (xii) the applicants shall allow all time free access for the Government and its agent to conduct site inspection on their completed drainage works;
- (xiii) the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
- (xiv) photos should be submitted clearly showing the current conditions of the area around the sites, the existing drainage/flowpaths around the sites, 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;
- (c) 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 to the nearby residents;
- (d) 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 Fire Services Department (FSD) for approval. In addition, the applicants should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked

on the layout plans;

- (ii) the applicants are 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. If there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is attached for reference (Attachment 1);
- (e) to note the following comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
 - (i) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)Rs);
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)Rs 5 and 41D respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for unauthorised building work (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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 Building Ordinance (BO);
 - (v) before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are UBW under the BO. An authorized person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) the applicants' attention is also drawn to the provision under R 40 of Building (standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of surface water; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (f) to note that should applicants fail to comply with any of the approval conditions again resulting into the revocation of the planning permission, sympathetic consideration may not be given to any further application.

Requirements for the Fireman's Emergency Switch

- 1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
- 2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
- 3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
- 4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward 'OFF'; push downward 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
- 5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.

Appendix VI of RNTPC Paper No. A/NE-LYT/813A

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 <u>A/NE-LYT/813</u>

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 簽署 Signature 日期 Date 223、//

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A/NE-LYT/813 DD 83 Tsz Tong Tsuen, Lung Yeuk Tau 29/11/2023 03:16

From: To: File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Drainage conditions not fulfilled so 760 revoked. This is a serious matter as cocreting over such a large space in a village environment can have serious repercussions when there is heavy rainfall and flooding.

In view of the predictions of more frequent storms and heavy rains to come, members should question the impact of this overlarge parking.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk> Date: Wednesday, 2 March 2022 2:16 AM HKT Subject: A/NE-LYT/760 DD 83 Tsz Tong Tsuen, Lung Yeuk Tau

A/NE-LYT/760

Taxlord Lot 1766 RP (Part) in D.D. 83, Tsz Tong Tsuen, Lung Yeuk Tau, Fanling

Site area : About 3,154.72sq.m

Zoning : "VTD"

Applied use : 100 Vehicle Parking

Dear TPB Members,

This is an existing parking lot. So much land devoted to a totally inefficient land use. No mention of stacked facilities or any attempt to better utilize the site. Would be a good site for transitional housing.

No community facilities, indicating that that the only recreational activity in the village is to stand and watch the vehicles come and go.

But PlanD will give the usual parking for residents – why no parking bays on the ground floor of their large 2,100sq.ft. homes?

Have members discussed the introduction of restrictions on the amount of V zoning devoted to parking?

Mary Mulvihill