

2023年12月7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。

- 7 DEC 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

2303107 30/11 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/820
	Date Received 收到日期	- 7 DEC 2023

- 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.tpb.gov.hk/>. 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)	Lot 2435 (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 2,051 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 18 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) N/A 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	Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Residential (Group C)" zones
(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
18/10/2023 - 1/11/2023 (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 24/11/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬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，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
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(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	2,033	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	18	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	/	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	18	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	18	sq.m	<input checked="" type="checkbox"/> About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	SITE OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	
TOTAL		18 m ² (ABOUT)	18 m ² (ABOUT)		

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	54 (PC)
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	6 (LGV)
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 24-hour daily, including public holiday			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Lung Ma Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 1,977 within "AGR" zone, Area of filling 填土面積 2,051 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the planning statement.

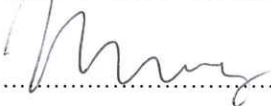
8. Declaration 聲明

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



Matthew NG

Name in Block Letters
姓名（請以正楷填寫）

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

Planning and Development Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師
Others 其他

MRTPI, MPJA, CMILT

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

24/11/2023

(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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories
Site area 地盤面積	2,051 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 checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
Zoning 地帶	"Agriculture" and "Residential (Group C)" zones
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.009 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3 (about)	<input type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	0.88 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		60
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		54 (PC) 6 (LGV)
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<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"/>
<u>Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site</u>		
<u>Plan showing the filling of land area of the application site, Swept path analysis (LGV and PC)</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2435 (Part) 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 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of the densely populated Queen's Hill Estate. Although public transportation is available at the Queen's Hill Bus Terminal, residents still rely mostly on private car for daily commuting due to the limited destinations and infrequency of public transportation. Illegal on-street parking is also often observed at Hai Wing Road and Lung Ma Road. In view of the growing population in the Queen's Hill Estate and shortage of parking spaces in the area, the applicant would like to operate the applied use to bring convenience to nearby locals.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") and "Residential (Group C)" ("R(C)") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' is a column two use within the "R(C)" zone; but not a column one nor two use within the "AGR" zone, which requires permission from the Board.
- 2.2 Since the Site is surrounded by residential use, areas that are occupied by temporary structures for warehouse and workshop, the applied use is considered not incompatible with the surrounding land uses. Although majority of the Site falls within area zoned as "AGR", there is no active agricultural activities within the Site. Therefore, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land.
- 2.3 Furthermore, several similar S.16 planning applications were previously approved by the Board within the same "AGR" zone, in which, planning application (No. A/NE-LYT/777) for the same use (i.e. *Temporary Public Vehicle Park*) was approved by the Board on a temporary basis of 3 years on 13/1/2023. As the proposed development is in similar nature and scale, approval of

the current application is in line with the Board's previous decision and would not set undesirable precedent within the "AGR" and "R(C)" zones.

3) Development Proposal

- 3.1 The Site occupies an area of 2,051 m² (about) (**Plan 4**). One 1-storey structure is proposed at the Site for site office with total gross floor area (GFA) of 18 m² (**Plan 4**). The site office is to provide indoor workspace for 1 administrative staff to support the daily operation of the Site. The operation hours of the Site are 24-hour daily, including public holiday. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	2,051 m ² (about)
Covered Area	18 m ² (about)
Uncovered Area	2,033 m ² (about)
Plot Ratio	0.009 (about)
Site Coverage	0.88% (about)
Number of Structure	1
Total GFA	18 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m ² (about)
Building Height	3 m (about)
No. of Storey	1

- 3.2 The Site has already been filled with asphalt and gravel of not more than 0.2 m in depth for parking spaces and circulation purposes (**Plan 5**). The land filling area is required to meet the operational need and the extent of filling has been kept to minimal. No further filling of land will be carried out at Site by the applicant during the planning approval period. The applicant will also reinstate the Site to an amenity area after the planning approval period.
- 3.3 The Site is accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Lung Ma Road and a local access (**Plan 1**). Details of parking spaces are shown at **Table 2** below:

Table 2 – Parking Provisions

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	54
Light Goods Vehicle Parking Space - 3.5 m (W) x 7 m (L)	6

- 3.4 Sufficient space is provided for vehicle to smoothly manouvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plans 6 and 7**). A notice will be posted at a prominent location of the Site to indicated that no 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/exist the Site at all times during the planning approval period.
- 3.5 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. As trip generation and attraction of the proposed development is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:30 – 08:30)	3	28	1	3	35
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	13	17	2	2	34
Traffic trip per hour (average)	7	7	1	1	16

- 3.6 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 and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas.

Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals to mitigate any adverse impact arising from the proposed development after planning approval have been obtained from the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

November 2023

LIST OF PLANS

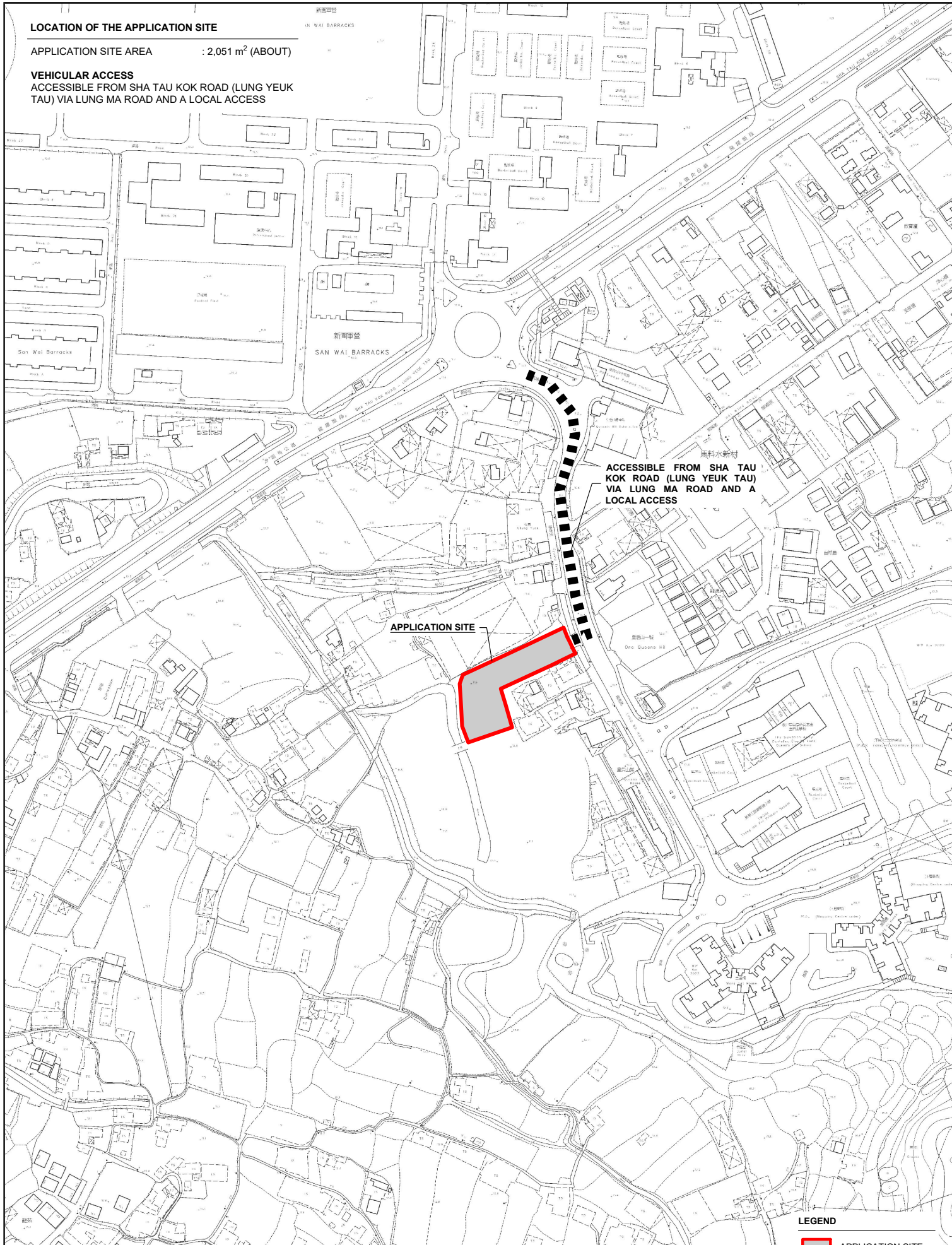
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Filling of Land of the Application Site
Plan 6	Swept Path Analysis – Light Goods Vehicle
Plan 7	Swept Path Analysis – Private Car

LOCATION OF THE APPLICATION SITE



APPLICATION SITE AREA : 2,051 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHA TAU KOK ROAD (LUNG YEUK TAU)
TAU) VIA LUNG MA ROAD AND A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

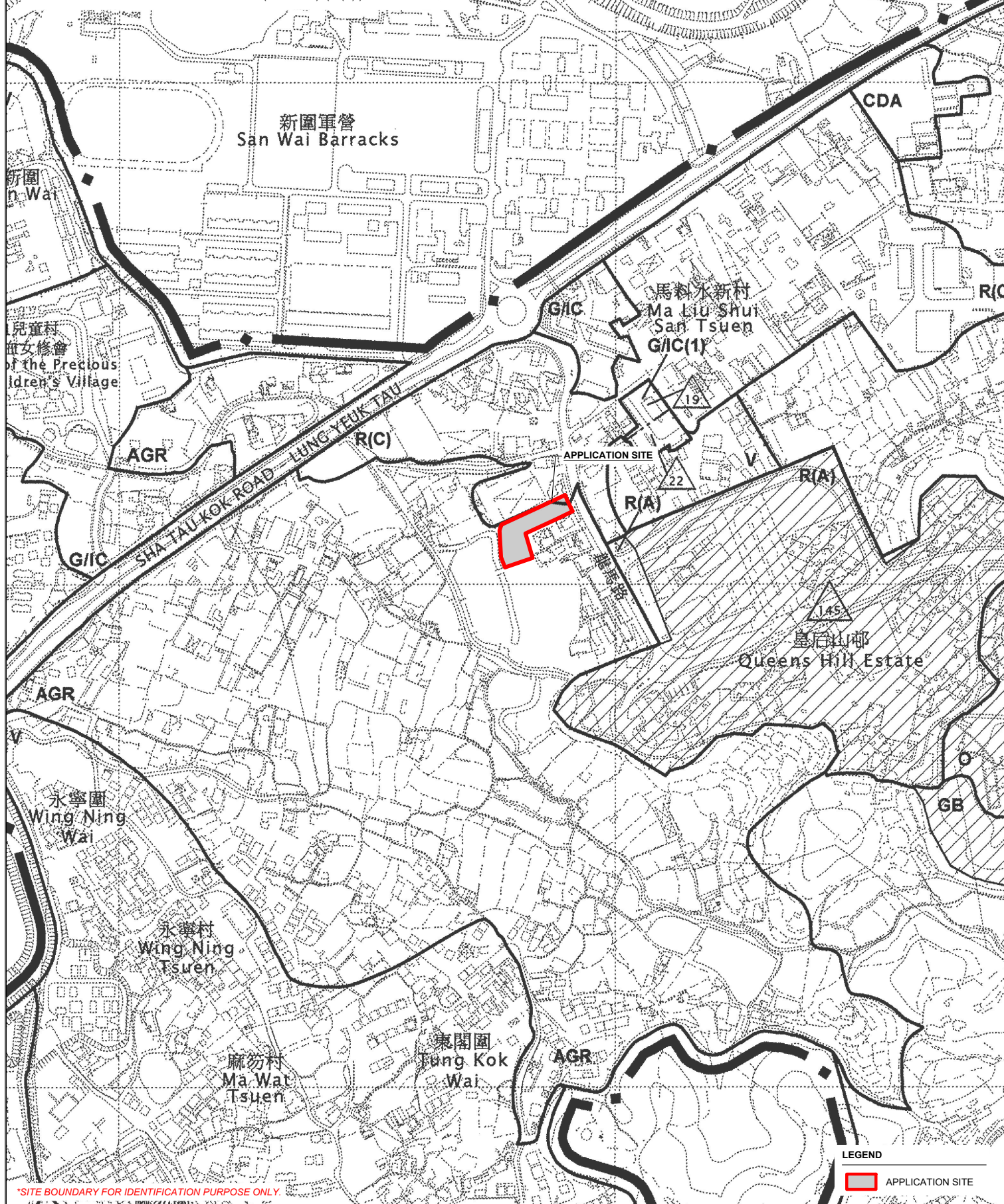
<div>PLANNING CONSULTANT</div> <div></div>	<div>PROJECT</div> <div>PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND</div>	<div>ADDRESS</div> <div>LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES</div>	<div>SCALE</div> <div>1 : 3000 @ A4</div>		<div>TITLE</div> <div>LOCATION PLAN</div>		<div></div>
			<div>DRAWN BY</div> <div>MN</div>	<div>DATE</div> <div>21.11.2023</div>			
			<div>REVISED BY</div> <div></div>	<div>DATE</div> <div></div>	<div>DWG NO.</div> <div>PLAN 1</div>	<div>VER.</div> <div>001</div>	

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,051 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED LUNG YEUK TAU & KWAN TEI SOUTH OZP
OZP PLAN NO. : S/NE-LYT/19

ZONING OF THE SITE : "AGRICULTURE" ("AGR") AND
"RESIDENTIAL (GROUP C)" ("R(C)")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

21.11.2023

REVISED BY

DATE

TITLE

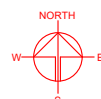
ZONING PLAN

DWG NO.

PLAN 2

VER.

001



APPLICATION SITE AREA	: 2,051 m ² (ABOUT)
AREA OF PRIVATE LAND	: 2,051 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



PROPOSED TEMPORARY PUBLIC VEHICLE
PARK (EXCLUDING CONTAINER VEHICLE) FOR
A PERIOD OF 3 YEARS AND ASSOCIATED
FILLING OF LAND

LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU,
FANLING, NEW TERRITORIES

DRAWN BY
MN

REVISÉ BY

DWG NO.
PLAN 3

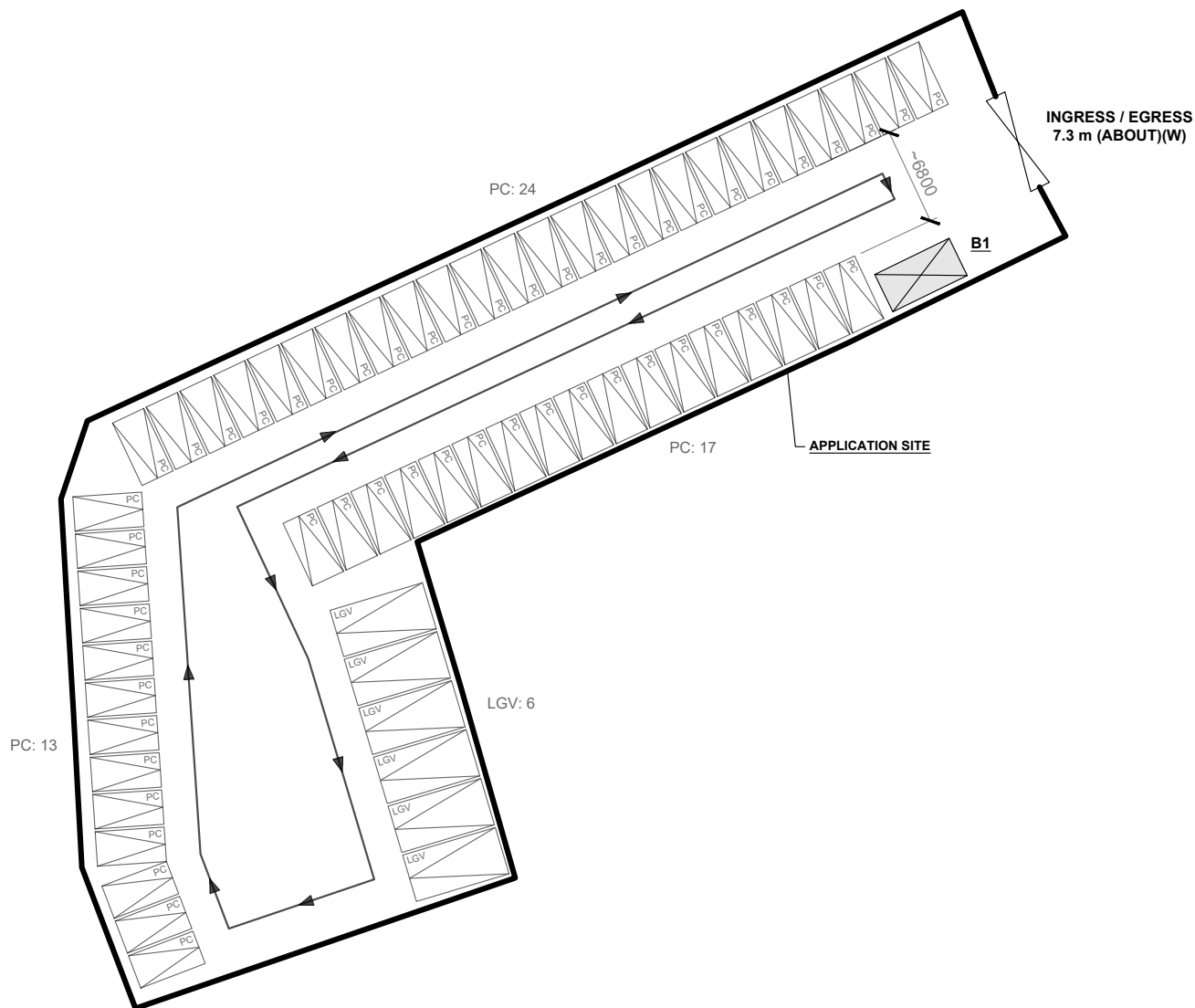
VER.	001
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,051 m ²	(ABOUT)
COVERED AREA	: 18 m ²	(ABOUT)
UNCOVERED AREA	: 2,033 m ²	(ABOUT)
PLOT RATIO	: 0.009	(ABOUT)
SITE COVERAGE	: 0.88 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m ²	(ABOUT)
TOTAL GFA	: 18 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m ² (ABOUT)	18 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 54
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	INGRESS / EGRESS
	DIRECTION OF TRAFFIC

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

LOT 2435 (PART) IN D.D. 83, LUNG YUUK TAU, FANLING, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY
MN

DATE
21.11.2023

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.
PLAN 4

VER.
001

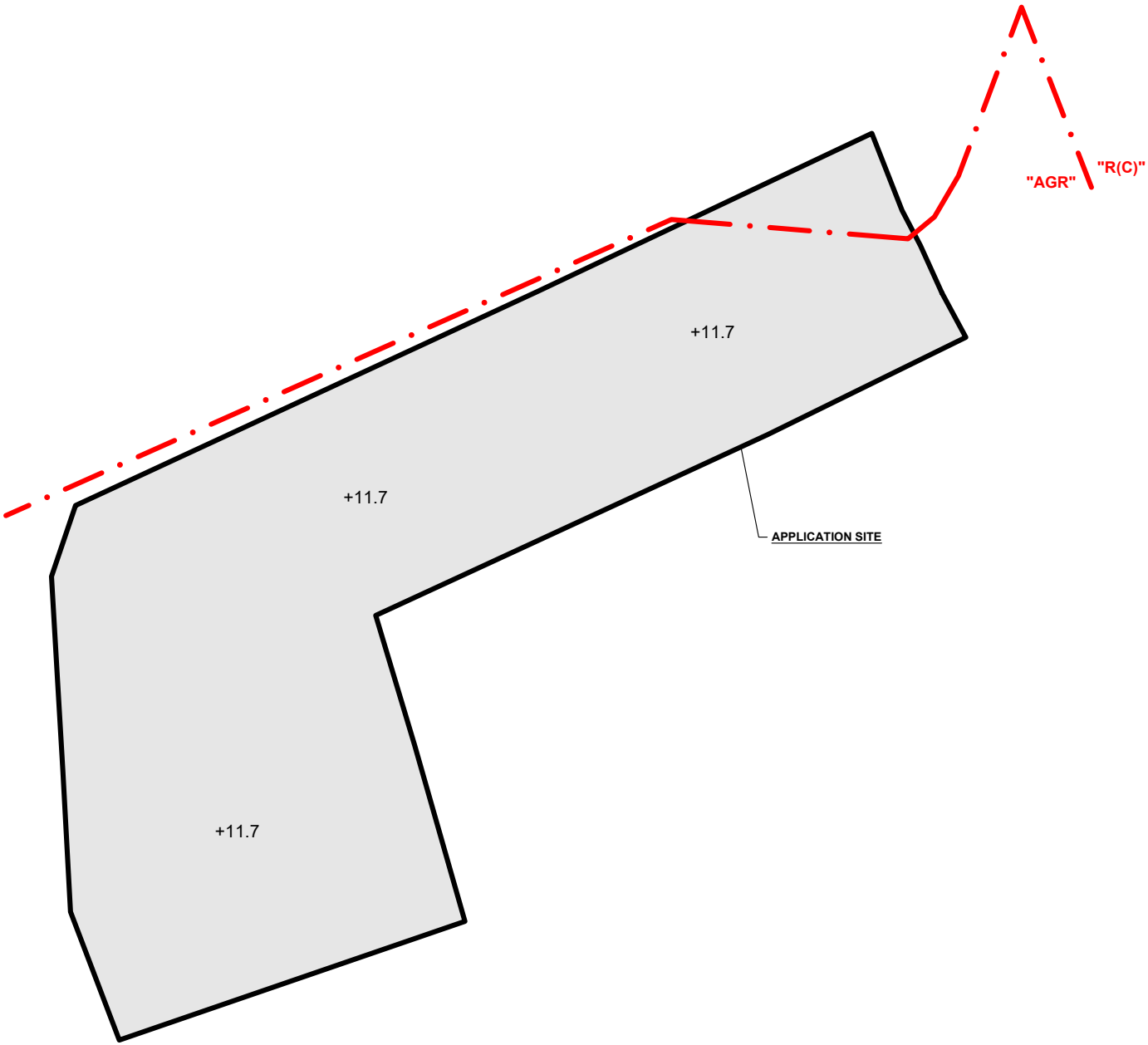


FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,051 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 2,051 m ²	(ABOUT)
EXISTING SITE LEVEL	: +11.7 mPD	(ABOUT)
FILLING OF LAND AREA WITHIN "AGR" ZONE	: 1,977 m ²	(ABOUT)
FILLING OF LAND AREA WITHIN "R(C)" ZONE	: 74 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
MATERIAL OF FILLING	: ASPHALT AND GRAVEL	

THE APPLICATION SITE HAS BEEN FILLED WITH ASPHALT AND GRAVEL OF NOT MORE THAN 0.2M IN DEPTH FOR CIRCULATION PURPOSE.

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



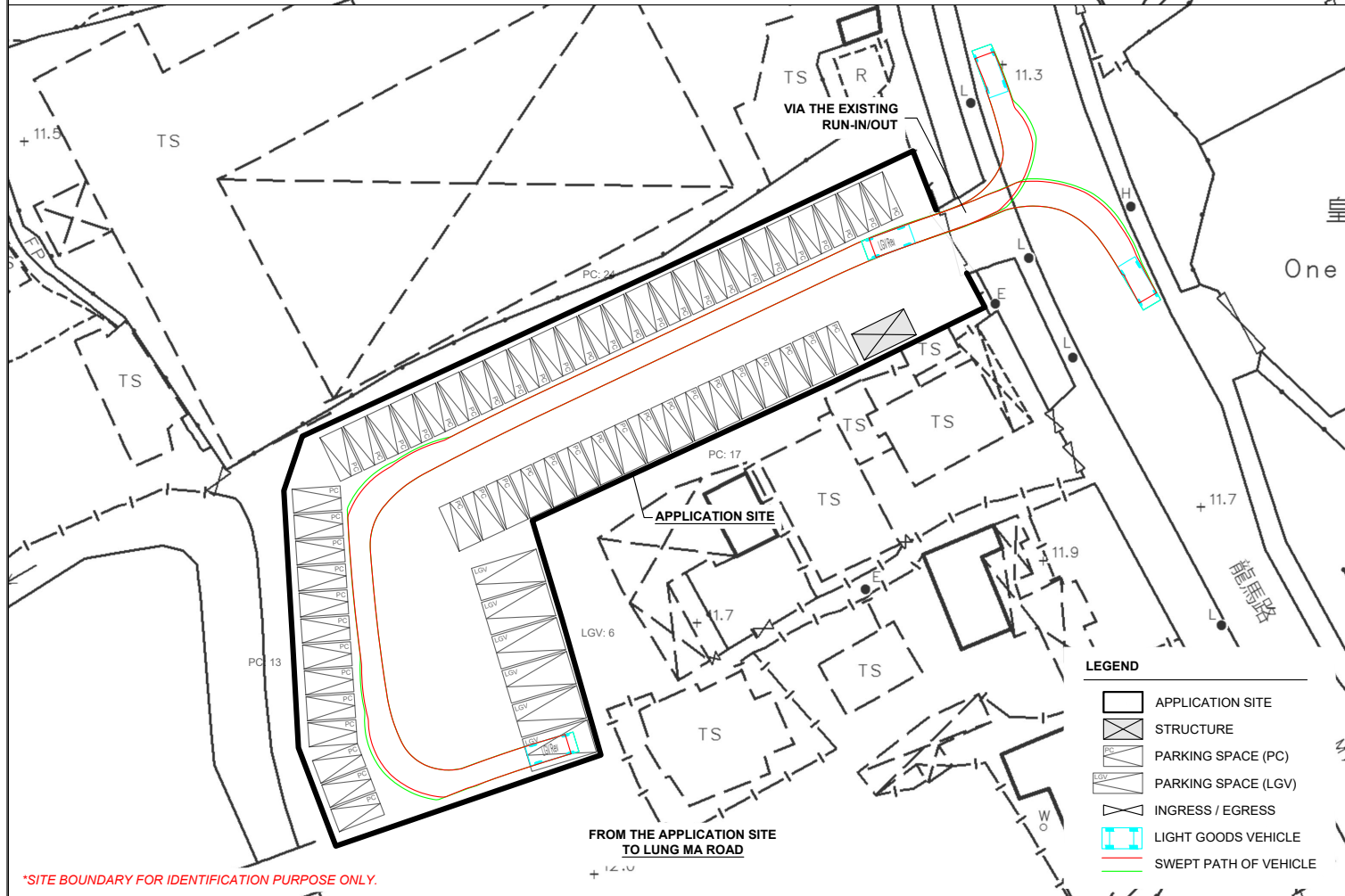
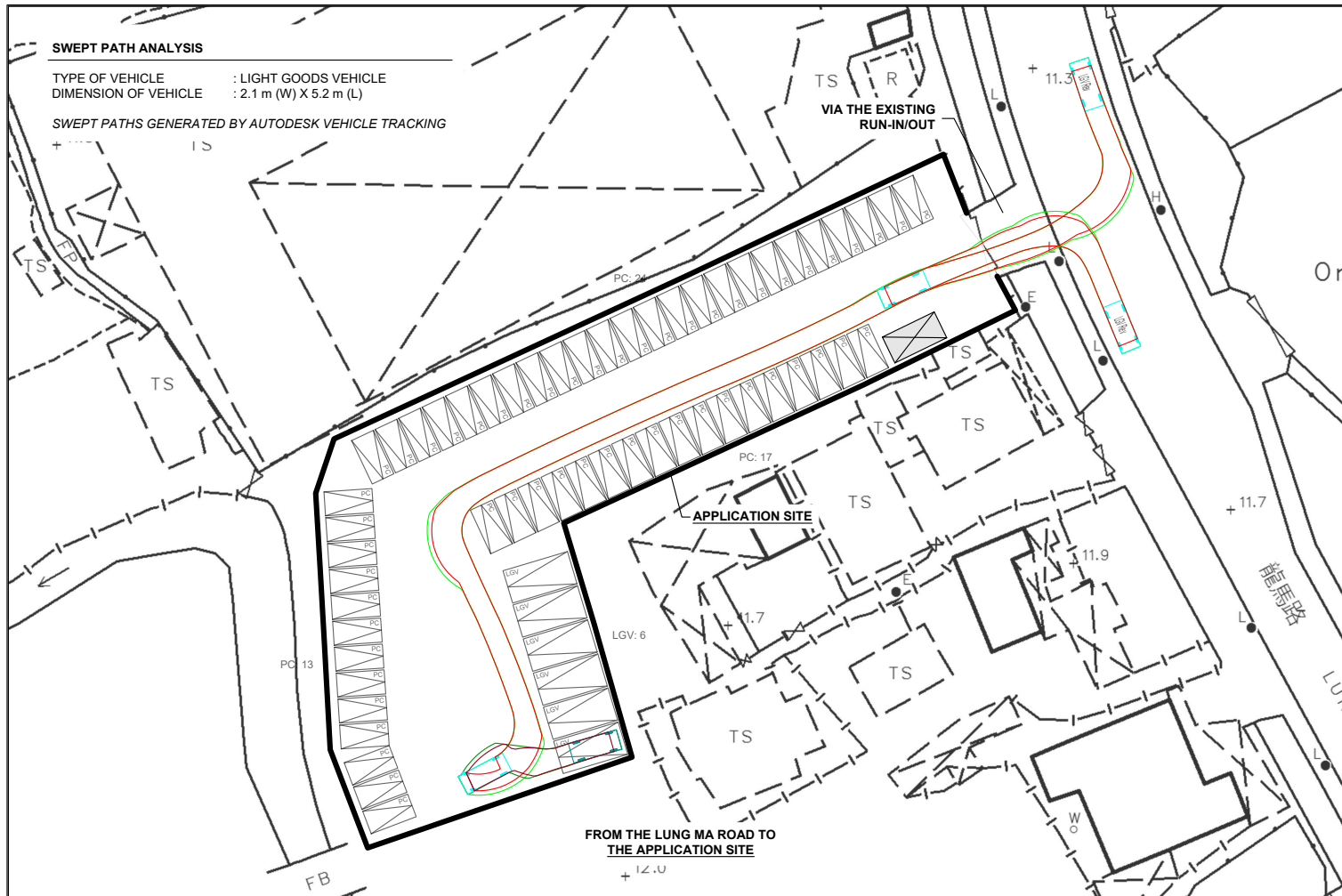
LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
12.0	SITE LEVEL

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEPED PATH OF VEHICLE

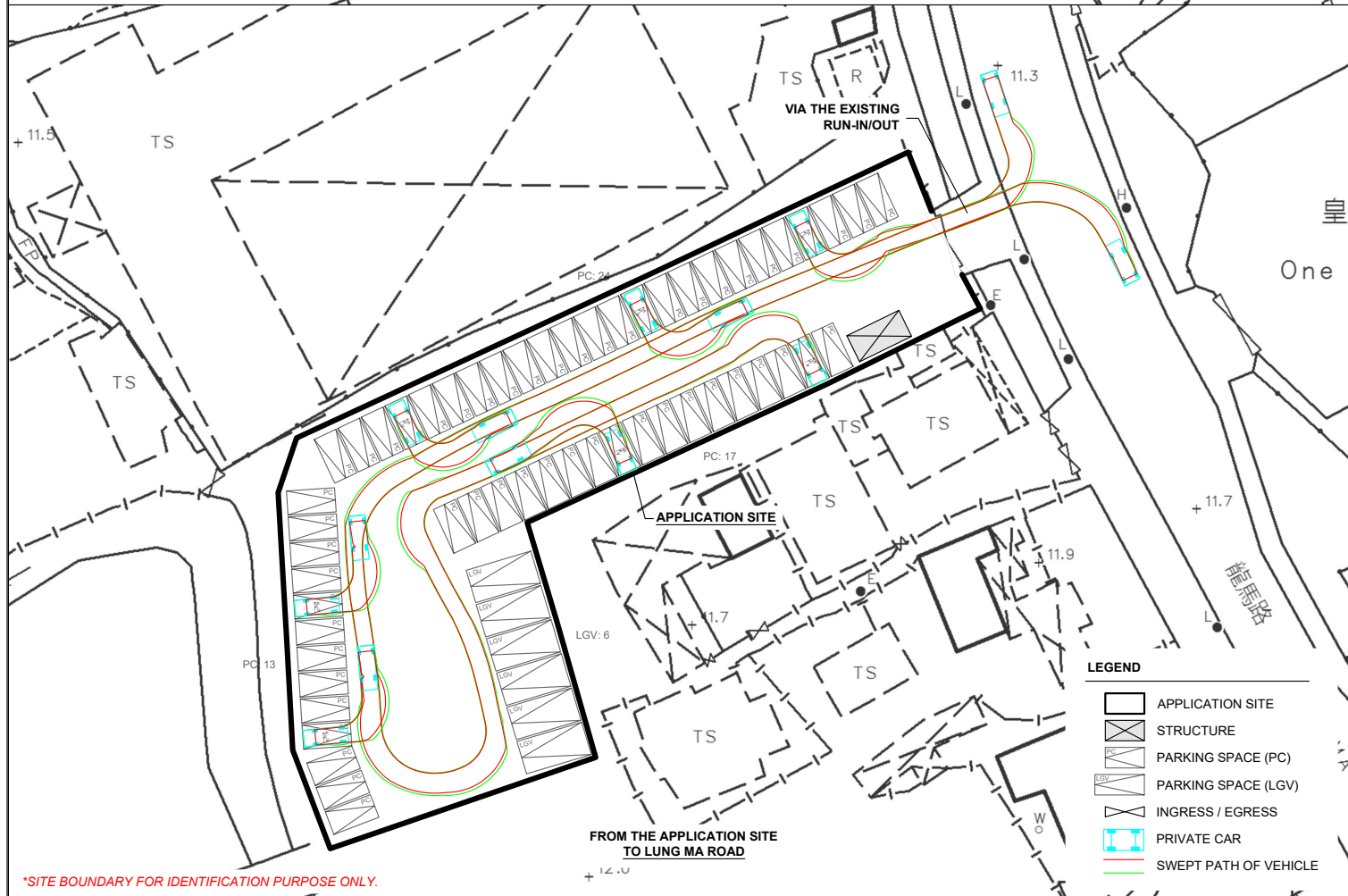
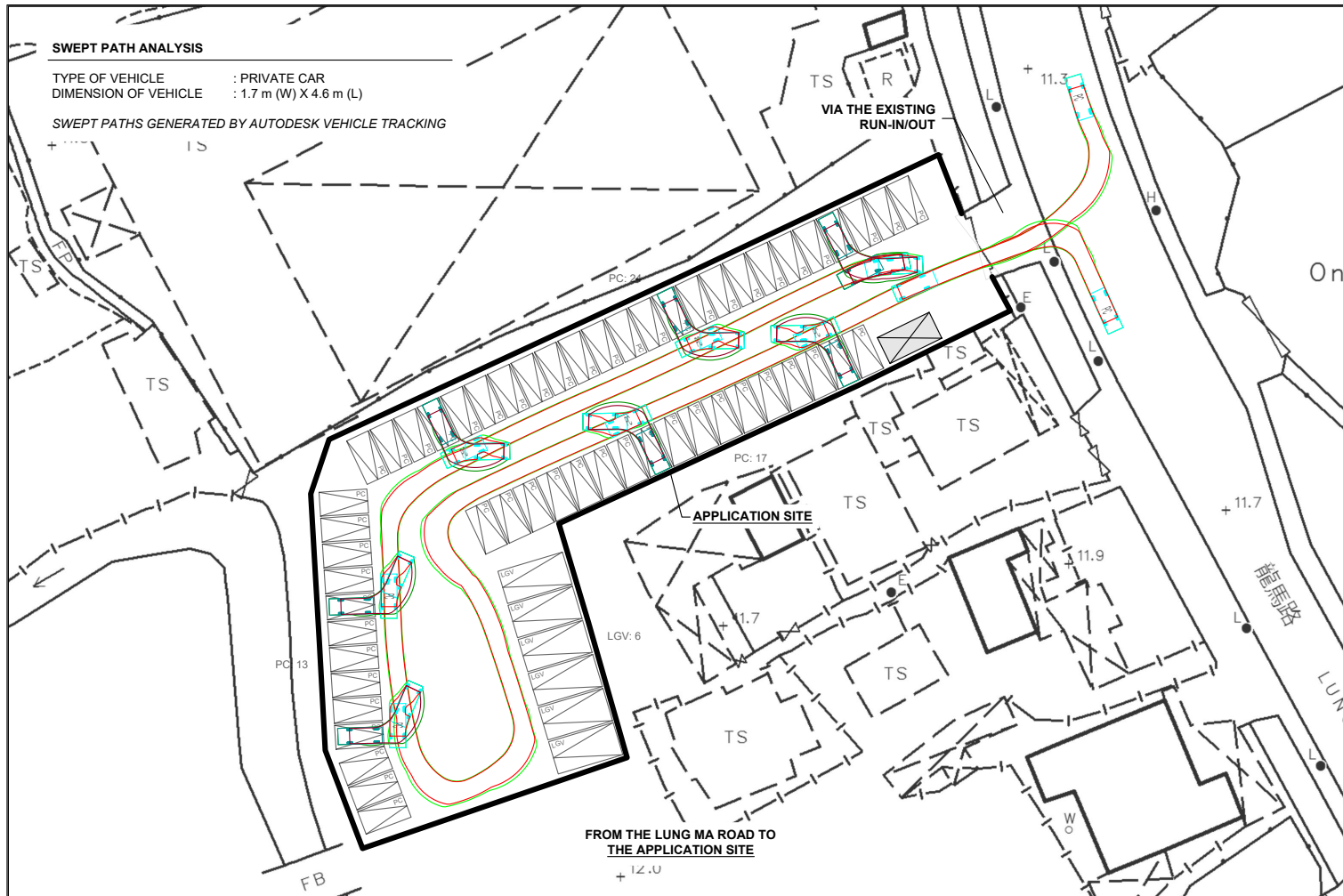
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS LOT 2435 (PART) IN D.D. 83, LUNG YUEK TAU, FANLING, NEW TERRITORIES	SCALE 1 : 700 @ A4 DRAWN BY MN DATE 21.11.2023 REVISED BY DATE	TITLE SWEPT PATH ANALYSIS (LGV) DWG NO. PLAN 6 VER. 001	NORTH
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SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS LOT 2435 (PART) IN D.D. 83, LUNG YUUK TAU, FANLING, NEW TERRITORIES	SCALE 1 : 700 @ A4 DRAWN BY MN DATE 21.11.2023 REVISED BY DATE	TITLE SWEPT PATH ANALYSIS (PC) DWG NO. PLAN 7 VER. 001	NORTH
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盈卓物業
顧問有限公司

Our Ref.: DD83 Lot 2435
Your Ref.: TPB/A/NE-LYT/820

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

By Email

16 January 2024

Dear Sir,

1st Further Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and
Associated Filling of Land in “Agriculture” and “Residential (Group C)” Zones,
Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

(S.16 Planning Application No. A/NE-LYT/820)

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. Orpheus LEE at _____ or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in blue ink, followed by a circular blue stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '盈卓物業顧問有限公司' in the center.

Louis TSE
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Carman CHEUNG
(Attn.: Mr. Markie AU

email: ccyccheung@pland.gov.hk)
email: mwlau@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Residential (Group C)” Zones,
Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

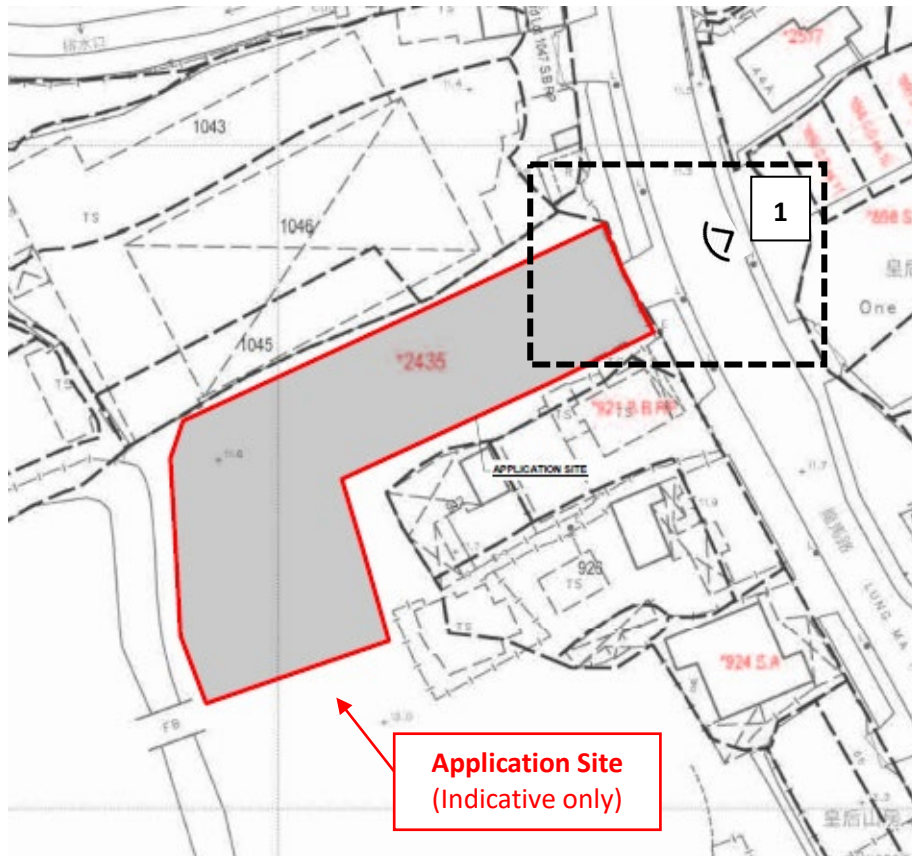
(Application No. A/NE-LYT/820)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (Contact Person: Mr. Jeffery LAM; Tel: 2399 2549)		
(a)	The applicant should advise the width of the vehicular access leading to the site.	Please be noted that the width of the vehicular access leading to the application site (the Site) is 7.3m (about).
(b)	The vehicular entrance to the site should be adequate for vehicular access.	The width of the vehicular access is 7.3m (about), which is stipulated in the Transport Planning and Design Manual (TPDM).
(c)	Please provide the details layout of run-in/out and ensure that it complies with the requirements in TPDM Vol. 2 Ch 3.6.	Please be noted that the layout of run-in/out has already been formed in accordance with the requirements in TPDM Vol. 2, Ch 3.6. (Annex I) .
(d)	Please also seek comments from the Highways Department for the vehicular access; and	Noted. The applicant will seek comment from the Highway Department after planning approval has been obtained from the Town Planning Board (the Board).
(e)	Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site.	Please be confirmed that no gate will be installed at the entry. Sufficient space is provided for smooth manoeuvring of vehicles entering and exiting the Site (Plans 1 and 2) . Staff will be deployed at the entrance gate to manage and guide the vehicles of the proposed development to ensure no queuing of vehicles outside the Site.

Annex I – Existing Layout of Run-in/out of the Application Site

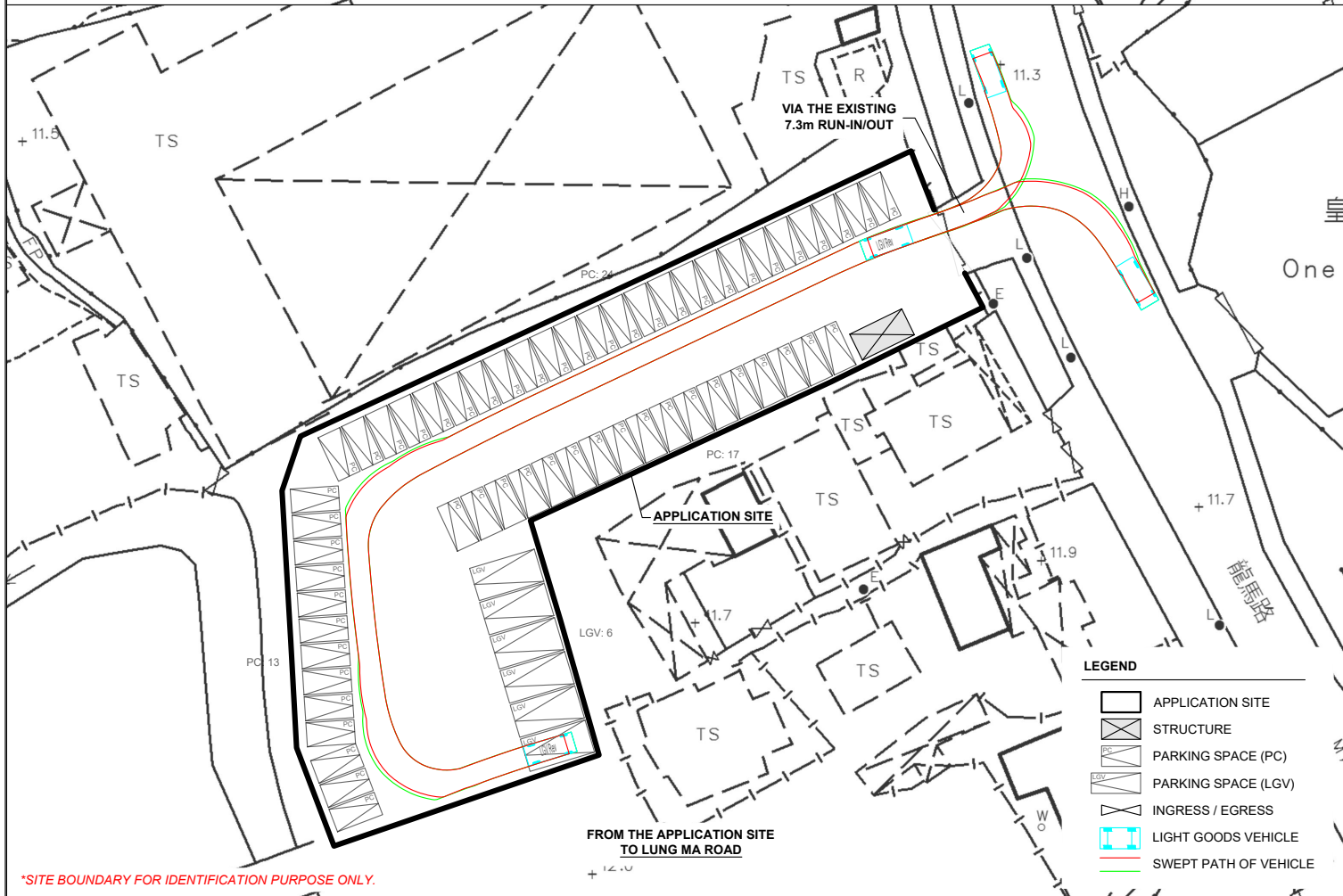
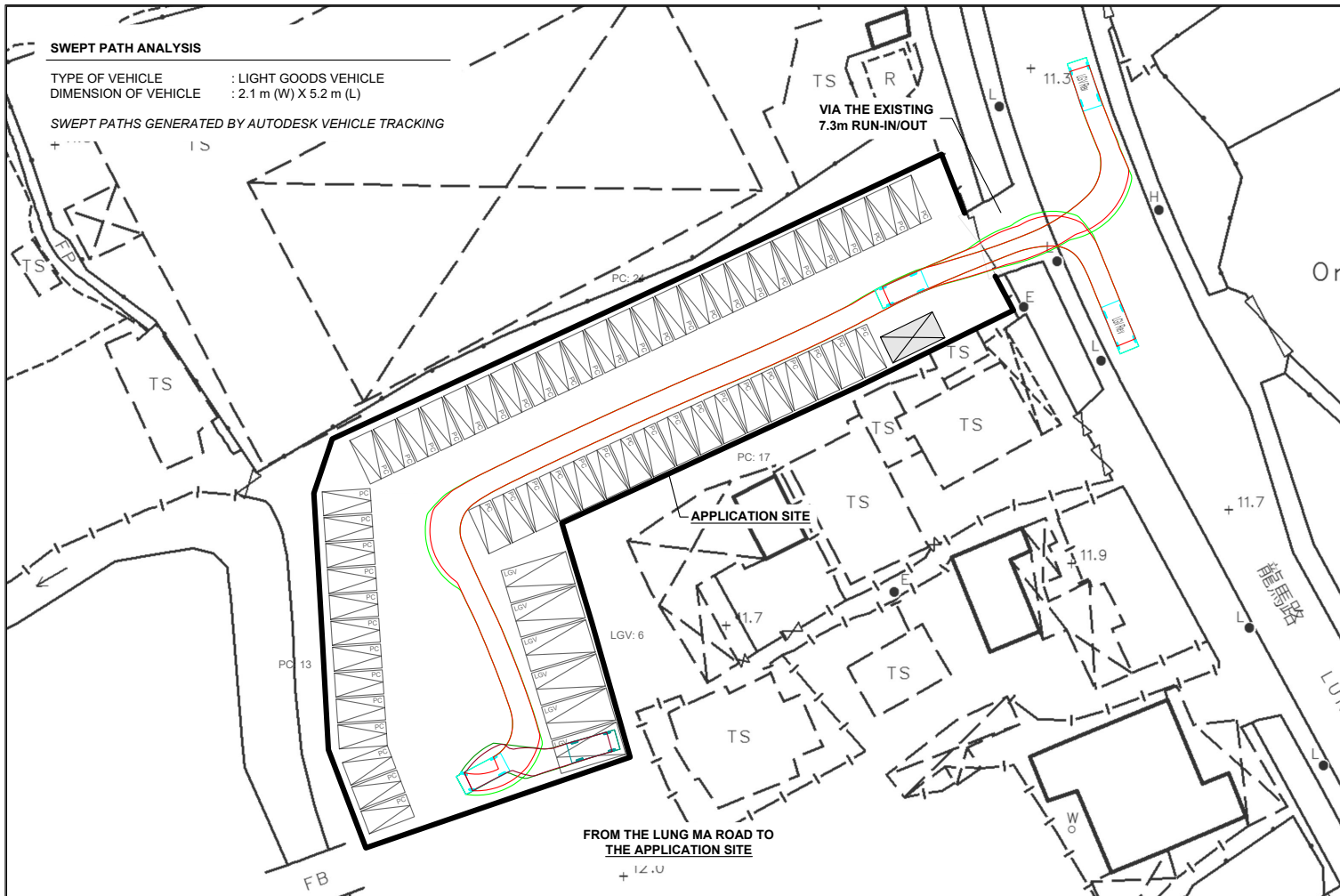
- (i) The Application site (the Site) is accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Lung Ma Road and a local access. The width of the vehicular access is 7.3m (about), which is stipulated with Transport Planning and Design Manual (TPDM). The layout of run-in/out has already been formed in accordance with the requirements in TPDM Vol. 2 Ch 3.6.



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

LOT 2435 (PART) IN D.D. 83, LUNG YUUK TAU, FANLING, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

21.11.2023

REVISED BY

DATE

TITLE

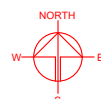
SWEPT PATH ANALYSIS (LGV)

DWG NO.

PLAN 1

VER.

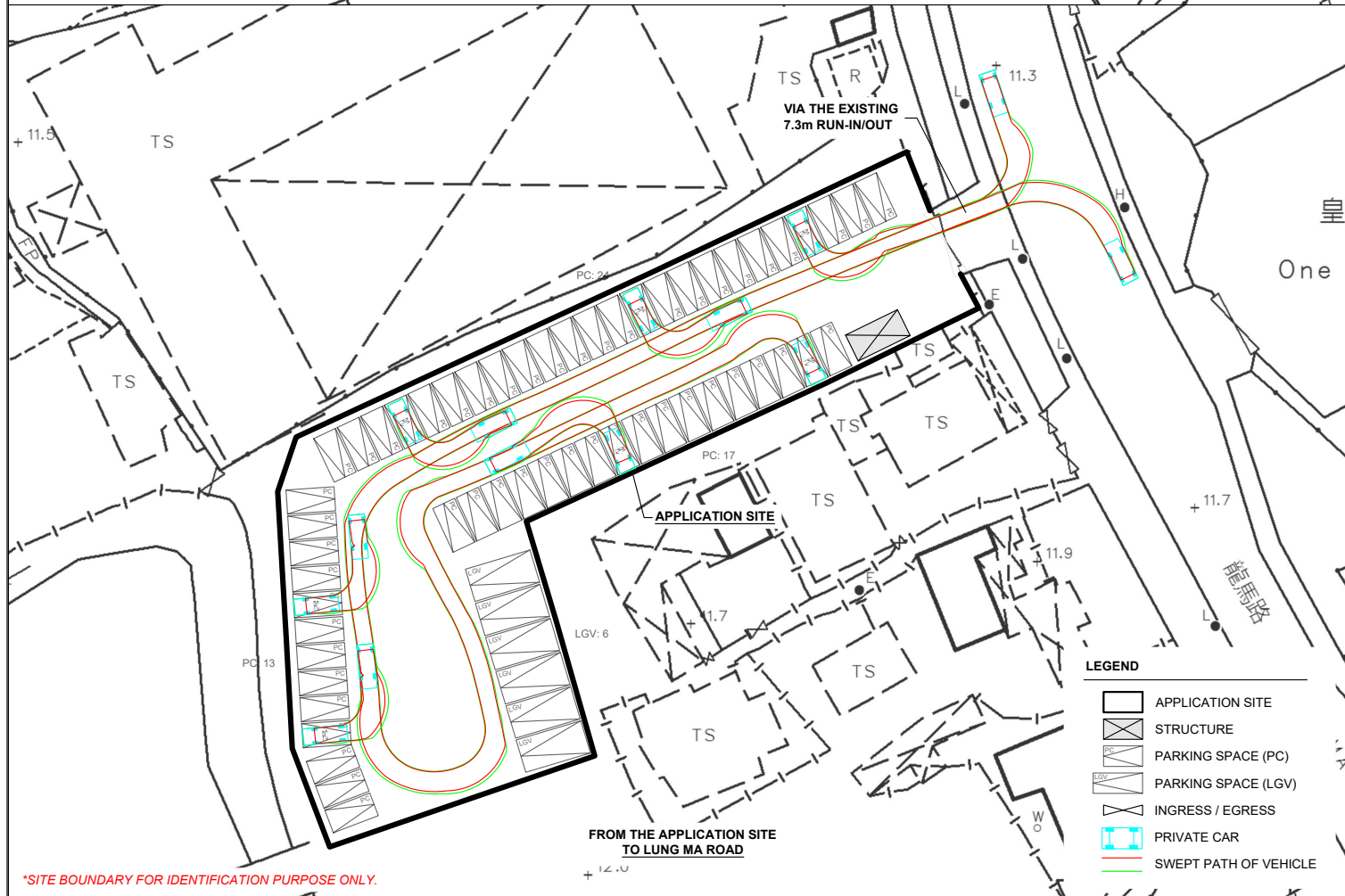
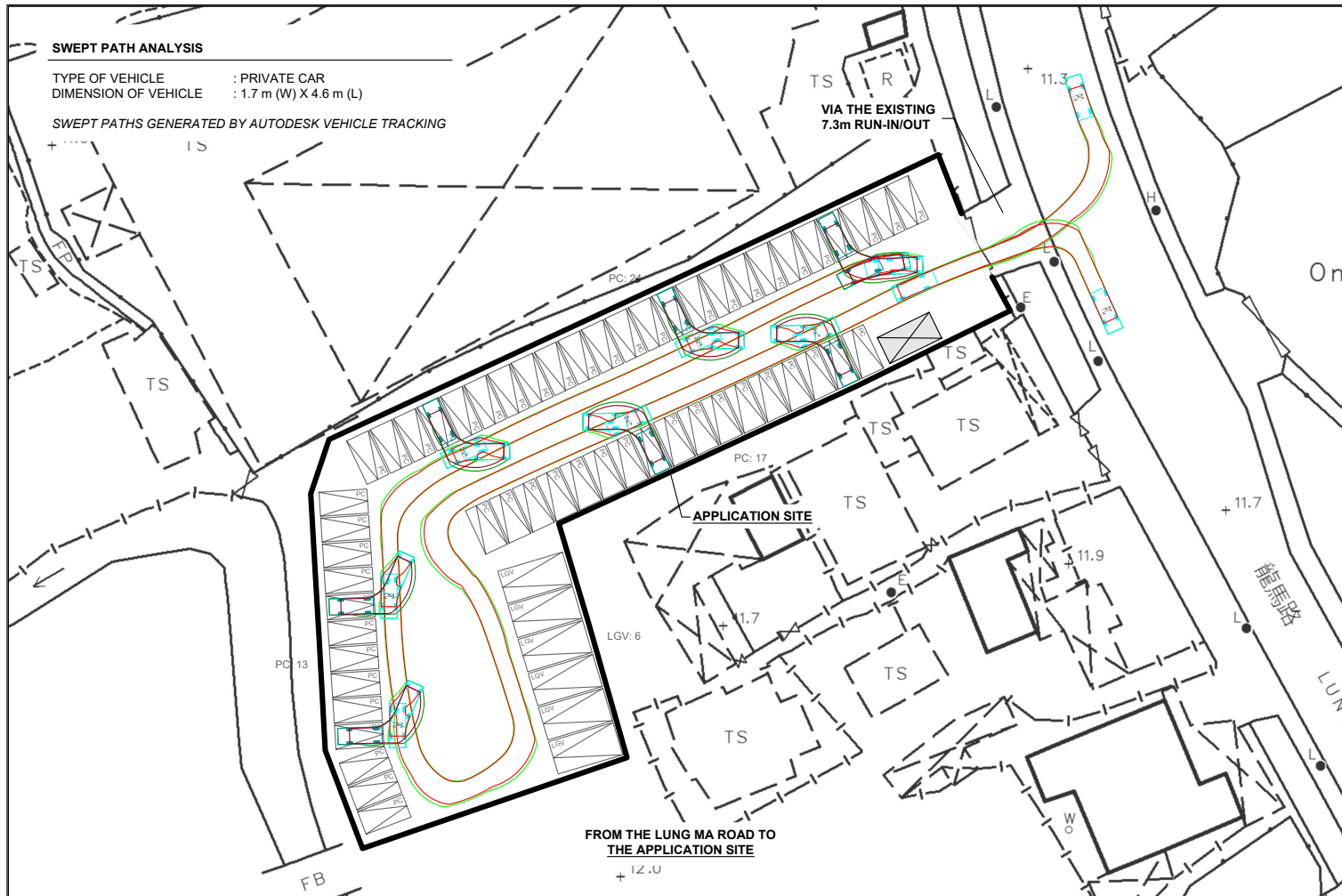
001



SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS LOT 2435 (PART) IN D.D. 83, LUNG YUUK TAU, FANLING, NEW TERRITORIES	SCALE 1 : 700 @ A4 DRAWN BY MN DATE 21.11.2023 REVISED BY DATE	TITLE SWEPT PATH ANALYSIS (PC) DWG NO. PLAN 2 VER. 001	
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Previous S.16 Applications

Approved Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>
A/DPA/NE-LYT/83	Residential Development with Recreational Facilities	2.2.1996 (Review)
A/NE-LYT/231	Residential Development with Recreational Facilities	12.4.2002

Rejected Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/NE-LYT/210	Temporary Container Trailer Park for a Period of 3 Years	27.4.2001 (Review)	R1-R4
A/NE-LYT/230	Temporary Agricultural Trade Wholesale Market for a Period of 2 years	31.5.2002	R2,R3
A/NE-LYT/546	Proposed Temporary Open Storage of Construction Machinery and Construction Material for a Period of 3 Years	12.9.2014	R4- R6

Rejection Reasons

- R1. The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone in Lung Yeuk Tau and Kwan Tei South area which was primarily to retain and safeguard good quality 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. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2. The development was not compatible with the surrounding rural setting, which was characterised by agricultural land interspersed with domestic structures.
- R3. There was insufficient information in the submission to demonstrate that the development would not cause any drainage, environmental, and/or traffic, landscape impacts on the surrounding areas.
- R4. The approval of the application would set an undesirable precedent for other similar applications. The cumulative impacts of approving such similar applications would result in a general degradation of the environment of the area.
- R5. The application was not in line with the planning intentions of the “Agriculture” (“AGR”)

and “Residential (Group C)” (“R(C)”) zones, 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.

- R6. The application did not comply with the Town Planning Board Guidelines No. 13E in that the development was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on and local objections to the application; and the applicant failed to demonstrate that the development would have no adverse environmental, traffic and landscape impacts on the surrounding area.

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

Approved Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>
A/NE-LYT/689	Temporary Vehicle Park (Private Car and Motorcycle) for a Period of 3 Years	3.5.2019
A/NE-LYT/704	Temporary Public Vehicle Park for a Period of 3 Years	16.8.2019
A/NE-LYT/706 ^{*1}	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	6.9.2019
A/NE-LYT/742	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	5.2.2021
A/NE-LYT/747	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	11.6.2021
A/NE-LYT/777 ^{*1}	Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	13.1.2023
A/NE-LYT/806	Proposed Temporary Public Vehicle Park (PVP) (Excluding Container Vehicle) for a Period of Three Years and associated Filling of Land	27.10.2023

Remarks

^{*1}: A/NE-LYT/706 and A/NE-LYT/777 are the same sites.

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/718 ^{#1}	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	6.3.2020	R1 & R2
A/NE-LYT/795 ^{#1, #2}	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	14.7.2023	R2

Remarks

^{#1} A/NE-LYT/718 includes parts of the application no. A/NE-LYT/795.

^{#2} The site of rejected application no. A/NE-LYT/795 includes parts of the application No. A/NE-LYT/742.

Rejection Reasons:

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

Government Departments' General Comments

1. Traffic

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

- after reviewing the FI (**Appendix Ia**), he has no comment on the application.

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

- the proposed access arrangement and the traffic impact assessment for the run-in/out at Lung Ma Road should be commented and approved by C for T; and
- should the application be approved, the run-in/ out should be designed and constructed in accordance with prevailing Highways Department (HyD) Standard Drawings to the satisfaction of HyD and Transport Department;

2. Landscape

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

- based on the aerial photo, the Site is hard paved and operated as parking spaces. No significant sensitive landscape resources is observed within the Site. Compared with the aerial photo of April 2020 and January 2021, vegetation clearance in the western portion of the Site has been taken place. With reference to the aerial photo of 2022, the Site is located in an area of rural inland plains landscape character comprising temporary structures, village houses, farmlands, vegetated areas, clusters of tree groups and high-rise residential buildings within the “Residential (Group A)” zone at the southeast. Approval of the application may alter the landscape character of the “AGR” zone.

3. Drainage

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;
- the Site is in the vicinity of an existing drainage channel to the west of the Site. Should the application be approved, the applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the drainage channel. All the proposed works in the vicinity of the drainage channel should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to DSD's satisfaction;
- should the application be approved, a condition 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 sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- noting that the Site will not involve parking of heavy vehicles, he has no objection to the application; and
- there was no substantial environmental complaint against the Site during the past three years.

5. Fire Safety

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 the D of FS.

6. Building Matters

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

- as there is no record of approval by the Building Authority for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application; and
- detailed advisory comments under the Buildings Ordinance are appended in **Appendix V**.

7. Other Departments

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

- (i) Chief Engineer/Construction, Water Supplies Department;
- (ii) Project Manager (North)/North Development Office, Civil Engineering and Development Department; and
- (iii) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that the Site forms part of the Lot 2435 in D.D. 83 (the Lot), which is held under Conditions of Exchange (C of E) dated 27.4.2022. According to the C of E, the Lot is for private residential purposes and subject to a building covenant period up to 30.6.2027. The proposed public vehicle park is in breach of the user restriction under SC (7) which restricts the Lot to private residential use only. Any assignment or underletting of the proposed public vehicle park or any part thereof is not permitted under SC (17). The proposal does not comply with the lease conditions. If the applicant submits any application to change the lease conditions in future, LandsD is at its absolute discretion to consider whether to accept or not;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that the run-in/out should be designed and constructed in accordance with prevailing Highways Department Standard Drawings. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (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 Chief Engineer/Mainland North, Drainage Services Department:
 - (i) the Site is in the vicinity of an existing drainage channel to the west of the Site. The applicant shall place all the proposed works at least 3m away from the top of the bank of the drainage channel. All the proposed works in the vicinity of the drainage channel should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to Drainage Service Department (DSD)’s satisfaction;
 - (ii) the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development; and
 - (iii) the applicant is advised the following general requirements in the drainage proposal:
 - (i) surface channel with grating covers should be provided along the sites 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 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 Sites. He should also ensure that the flow from each application 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 sites 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 sites 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 subject sites any time during or after the works;
- (ix) the proposed drainage works, whether within or outside the sites boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his own expense;
- (x) for works to be undertaken outside the lots boundary, the applicants should obtain prior consent and agreement from District Lands Officer/North, Lands Department 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; 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 sites 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; and

- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (f) to note the following comments of the Director of Fire Services:
 - (i) in consideration of the design/nature of the proposal, 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;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (ii) if there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is attached for your reference (**Attachment 1**);
- (g) to note the following comments of the Chief Engineer/Construction, Water Supplies Department (WSD):
 - (i) existing water mains inside the Site may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the Site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply;
 - (1) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (2) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - (3) no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (4) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown in the Plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required

if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- (5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet;
 - (6) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (h) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) 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;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Buildings Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved uses under the captioned application;
 - (iv) for 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 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, the prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (vi) site formation works are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works. An AP should be appointed as the coordinator for the proposed site formation in accordance with the BO;
 - (vii) any temporary shelters or converted containers for office, storage, washrooms or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage.

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.

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

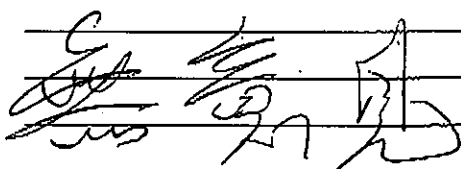
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/820

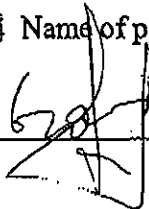
意見詳情 (如有需要，請另頁說明)

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 2023.12.19

2

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



KFBG's comments on seven planning applications

26/12/2023 16:25

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

6 attachments



231226 s16 LYT 820.pdf 231226 s12a LFS 13c.pdf 231226 s16 KTN 973.pdf 231226 s16 TT 626 & 628.pdf



231226 s16 NSW 314.pdf 231226 s16 LFS 501.pdf

Dear Sir/ Madam,

Attached please see our comments regarding SEVEN applications. There are SIX.pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

26th December 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a
Period of 3 Years and Associated Filling of Land
(A/NE-LYT/820)**

1. We refer to the captioned.
2. The application site is largely within Agriculture (AGR) zone. We urge the Board to investigate with relevant authorities as to whether or not the site is involved in any unauthorised uses/ activities/ ongoing enforcement case at present; if yes, to consider whether it is appropriate to approve this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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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/820

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持申請

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

簽署 Signature

李國通



日期 Date

27-12-2023

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



A/NE-LYT/820 DD 83 Leung Yuk Tau

04/01/2024 02:30

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/NE-LYT/820

Lot 2435 in D.D. 83, Leung Yuk Tau, Fanling

Site area :About 2,051m²

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

Applied Use: 60 Vehicle Parking / Filling of Land

Dear TPB Members,

669 was withdrawn. However what was no doubt the intended operation, vehicle parking, continued. Was any enforcement action taken for unapproved use?

As someone who has already paid annual tax bill, one has to wonder if these unapproved applications are being assessed. Hopefully in the spirit of an integrated government apparatus that Lands is communicating with Inland Revenue on vehicle parking operations.

Members should question PlanD with regard to provision of those services, fire, drainage, etc, normally associated with parking lots.

Mary Mulvihill

From:

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

Sent: Thursday, June 28, 2018 2:45:49 AM

Subject: A/NE-LYT/669 DD 83 Lung Ma Road BBQ

A/NE-LYT/669

Lots 926 (Part) and 943 (Part) in D.D. 83, Lung Ma Road, Fanling

Site area :About 1,485 m²

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

Applied Use : BBQ Site / 19 Vehicle Parking

Dear TPB Members,

This is application 636 with an additional parking lot. At 27 October 2017 minutes:

PlanD) had reservation on the application as clearance of vegetation had been taken place prior to applying planning permission and considered that the approval of the application would set an undesirable precedent encouraging similar development to encroach onto the "Agriculture" ("AGR") zone resulting in further degradation of landscape character in the area.

As the parking lot is not adjoining the BBQ site then it can be presumed to be an inappropriate use of a site zoned for residential use.

Previous objections also upheld.

Mary Mulvihill

From:

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

Sent: Monday, September 25, 2017 1:34:23 AM

Subject: A/NE-LYT/636 DD 83 Lung Ma Road BBQ

A/NE-LYT/636

Lot 926 (Part) in D.D. 83, Lung Ma Road, Fanling

Site area : About 528 m²

Zoning : "Agriculture"

Applied Use : BBQ Site

Dear TPB Members,

The application mentions a number of existing structures and latrine, but there is no history of approval of use of site for the purpose of hosting BBQs. One can assume that there has been unauthorized land use for many years.

The development is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis. The term latrine is a cause for concern as it indicates possible seepage of toxins into the land.

TPB should reject this application as it is either a ploy to legitimize an already illegal use or to convert farmland into brownfield site. Public opinion is most negative with regard to both the proliferation of brownfield sites and the widespread evidence of unapproved land use..

Mary Mulvihill