

2024年 2月 6日

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

This document is received on - 6 FEB 2024.
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.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 請在適當的方格內加上「✓」號

2400377

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By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/824
	Date Received 收到日期	- 6 FEB 2024

- 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)

Country Rich Development Limited 港裕發展有限公司

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 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,110 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 20 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)	NA 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 and Kwan Tei Outline Zoning Plan No. S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" zone
(f) Current use(s) 現時用途	Public vehicle park (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(a) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Temporary Public Vehicle Park (Excluding Container Vehicle) for
a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 20 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.005	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 0.5 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 2	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	..... 2.5 - 2.8 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總
 樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積/總
 樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE*	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		20 m ² (ABOUT)	20 m ² (ABOUT)	

* CONTAINER-CONVERTED STRUCTURE

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE*	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		20 m ² (ABOUT)	20 m ² (ABOUT)	
* CONTAINER-CONVERTED STRUCTURE				

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途
 Parking spaces and circulation area

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing

.....

.....

.....

.....

.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Sha Tau Kok Road (Lung Yeuk Tau) via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>55</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>17</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	55	Motorcycle Parking Spaces 電單車車位		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	17	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)					
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	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)					
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Heavy Goods Vehicle Spaces 重型貨車車位																		
Others (Please Specify) 其他 (請列明)																		

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

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

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

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

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

Please refer to the supplementary statement.

11. Declaration 聲明

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

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

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ 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

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



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

Date 日期

18/1/2024

(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。

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

Ash interment capacity 骨灰安放容量@

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories		
Site area 地盤面積	<div> 4,110 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div>		
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei Outline Zoning Plan No. S/NE-LYT/19		
Zoning 地帶	"Village Type Development" zone		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	20 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.005 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2.5 - 2.8 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	0.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	72
	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)	55 (PC) / 17 (LGV) / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Zoning Plan, Plans showing the land status of the application site, Swept path analysis, Accepted drainage proposal of previous application, FSIs Proposal		
Reports 報告書		
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。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories (the Site)* for **'Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'** (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of the San Uk Tsuen and Kan Lung Tsuen, which demand for parking has always been very high. Although public transportation is available at Sha Tau Kok Road (Lung Yeuk Tau), locals still rely mostly on private car for daily commuting due to the limited destinations and infrequency of public transportation. In view of the growing population in the area, the applicant would like to continue to operate the applied use to alleviate the pressing demand for parking spaces.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") 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 "V" zone, therefore requires planning permission from the Board.
- 2.2 Since the Site is surrounded by residential use and vacant land, the proposed development with two 1-storey structures is small in scale and is considered not incompatible with the surrounding area. The applicant is the sole land owner of the Site and they currently have no known program to develop the Site for long-term use, therefore, approval of the current application on a temporary basis of 5 years would better utilize deserted land. As the proposed development is intended to support the daily lives of nearby locals, it is considered in line with the long-term planning intention of the "V" zone.
- 2.3 Furthermore, the Site is the subject of several previous S.16 planning applications for the same use, which the latest application (No. A/NE-LYT/755) was approved on a temporary basis of 5 years by the Board in 2022. When compared with the previous application (No. A/NE-LYT/755), there is increase in the number of parking spaces to alleviate the demand for the applied use, while the total gross floor area (GFA) is reduced to reflect the existing condition

of the Site. In support of the application, the applicant has submitted the accepted drainage proposal of the previous application (No. A/NE-LYT/755) and fire service installations (FSIs) proposal to mitigate potential nuisance to the surrounding areas (**Appendices I and II**).

3) Development Proposal

- 3.1 The area of the Site is 4,110 m² (about) (**Plan 4**). Two 1-storey structures are proposed at the Site for guardroom and site office with total GFA of 20 m² (**Plan 4**). The site office and guardroom are intended to provide indoor workspace for 2 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	4,110 m ² (about)
Covered Area	20 m ² (about)
Uncovered Area	4,090 m ² (about)
Plot Ratio	0.005 (about)
Site Coverage	0.5% (about)
Number of Structure	2
Total GFA	20 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	20 m ² (about)
Building Height	2.5 m – 2.8 m (about)
No. of Storey	1

- 3.3 The Site is accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Lung Ma Road and a local access (**Plan 1**). A total of 73 parking spaces are provided at the Site, 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)	55
Light Goods Vehicle Parking Space - 3.5 m (W) x 7 m (L)	17

- 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 (**Plan 6**). 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 the Site was the subject of several S.16 planning application for the same use, the trip generation and attraction of the proposed development are based on the actual operation of the proposed development (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)	2	8	0	6	16
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	6	7	6	1	20
Traffic trip per hour (average)	4	4	2	2	12

- 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 are provided by the applicant, i.e. submission of the accepted drainage proposal of the previous application and FSIs proposal to mitigate any adverse impact arising from the proposed development after planning approval have been obtained from the Board (**Appendices I and II**).

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

R-riches Property Consultants Limited

February 2024

APPENDICES

- Appendix I** Accepted drainage proposal of the previous application No. A/NE-LYT/710
and 755
- Appendix II** Fire Service Installations Proposal

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** Direction of Vehicle
- Plan 6** Swept Path Analysis – Light Goods Vehicle
- Plan 7** Swept Path Analysis – Private Car

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,110 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHA TAU KOK ROAD - LUNG YEUK TAU
VIA A LOCAL ACCESS

WIP Nov 2023

ACCESSIBLE FROM SHA TAU
KOK ROAD - LUNG YEUK TAU VIA
A LOCAL ACCESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Suen Douh Camp

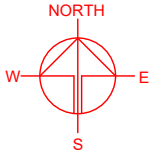
Football Field

APPLICATION SITE

新屋村
San Uk Tsuen

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1422 RP (PART) IN D.D. 83,
LUNG YEUK TAU, FANLING, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

9.1.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

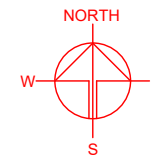
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,110 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED LUNG YEUK TAU & KWAN TEI OZP
OZP PLAN NO. : S/NE-LYT/19
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



觀龍村
Kan Lung Tsuen

寶血兒童村
及寶血女修會
The Sister of the Precious
Blood Children's Village

宣道園
Suen Douh
Camp

新屋村
San Uk Tsuen

AGR

G/IC

SHA TAU KOK

龍躍頭
LUNG YEUK TAU

V

AGR

永寧圍
Wing Ning

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1422 RP (PART) IN D.D. 83,
LUNG YEUK TAU, FANLING, NEW
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

9.1.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,110 m² (ABOUT)
AREA OF PRIVATE LAND : 4,110 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

DN 3134 (STLA)

GLA-TDN 4262

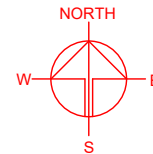
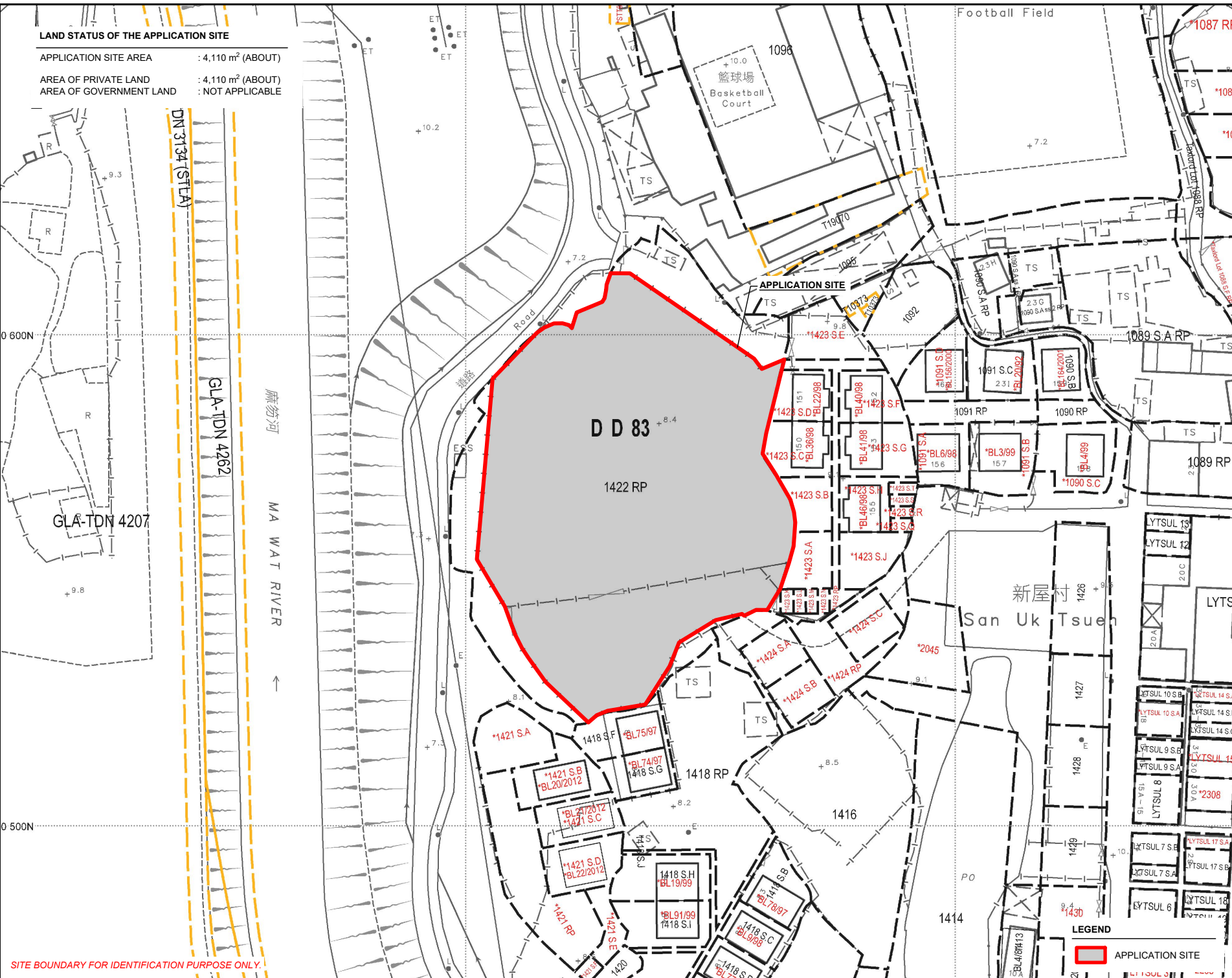
GLA-TDN 4207

麻笏河
MA WAT RIVER

0 600N

0 500N

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

DATE

9.1.2024

DATE

DATE

LEGEND



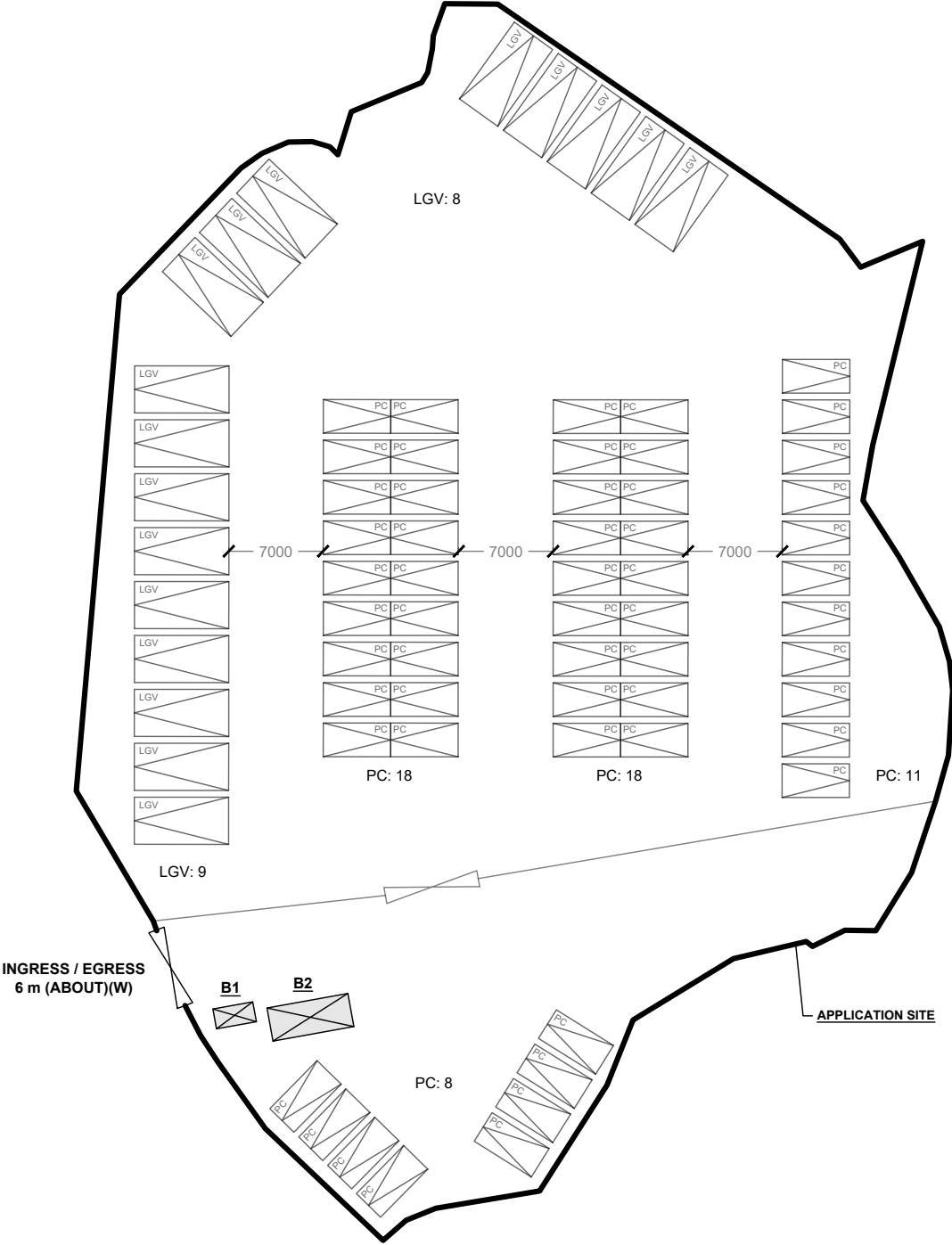
APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,110 m ²	(ABOUT)
COVERED AREA	: 20 m ²	(ABOUT)
UNCOVERED AREA	: 4,090 m ²	(ABOUT)
PLOT RATIO	: 0.005	(ABOUT)
SITE COVERAGE	: 0.5 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 20 m ²	(ABOUT)
TOTAL GFA	: 20 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 2.8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE*	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		20 m ² (ABOUT)	20 m ² (ABOUT)	

* CONTAINER-CONVERTED STRUCTURE



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 55
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 17
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

ADDRESS

LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

10.1.2024

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

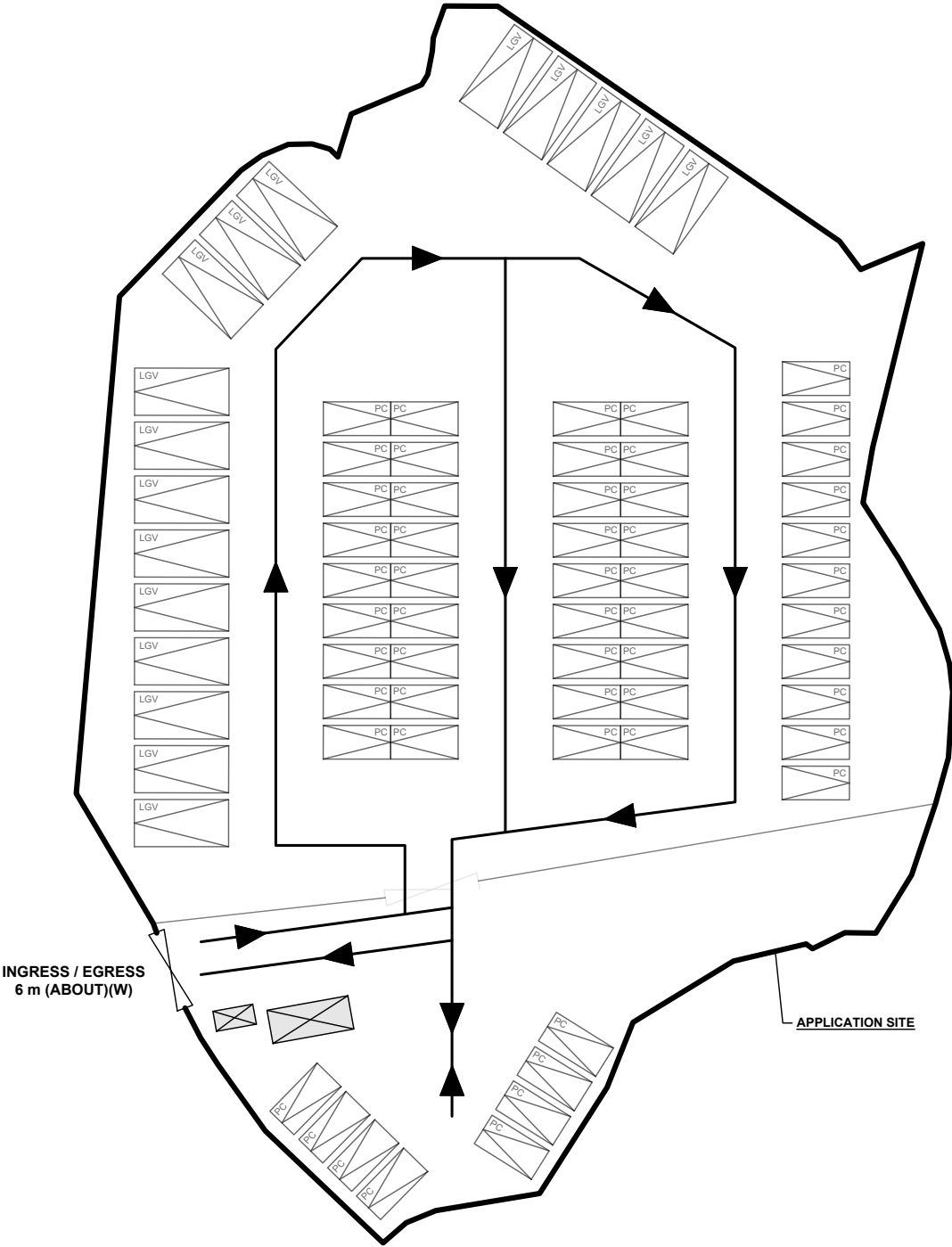


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,110 m ²	(ABOUT)
COVERED AREA	: 20 m ²	(ABOUT)
UNCOVERED AREA	: 4,090 m ²	(ABOUT)
PLOT RATIO	: 0.005	(ABOUT)
SITE COVERAGE	: 0.5 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 20 m ²	(ABOUT)
TOTAL GFA	: 20 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 2.8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE*	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		20 m ² (ABOUT)	20 m ² (ABOUT)	

* CONTAINER-CONVERTED STRUCTURE



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 55
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 17
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

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

ADDRESS

LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK
TAU, FANLING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

10.1.2024

REVISED BY

DATE

TITLE

DIRECTION OF
VEHICLE

DWG NO.

PLAN 5

VER.

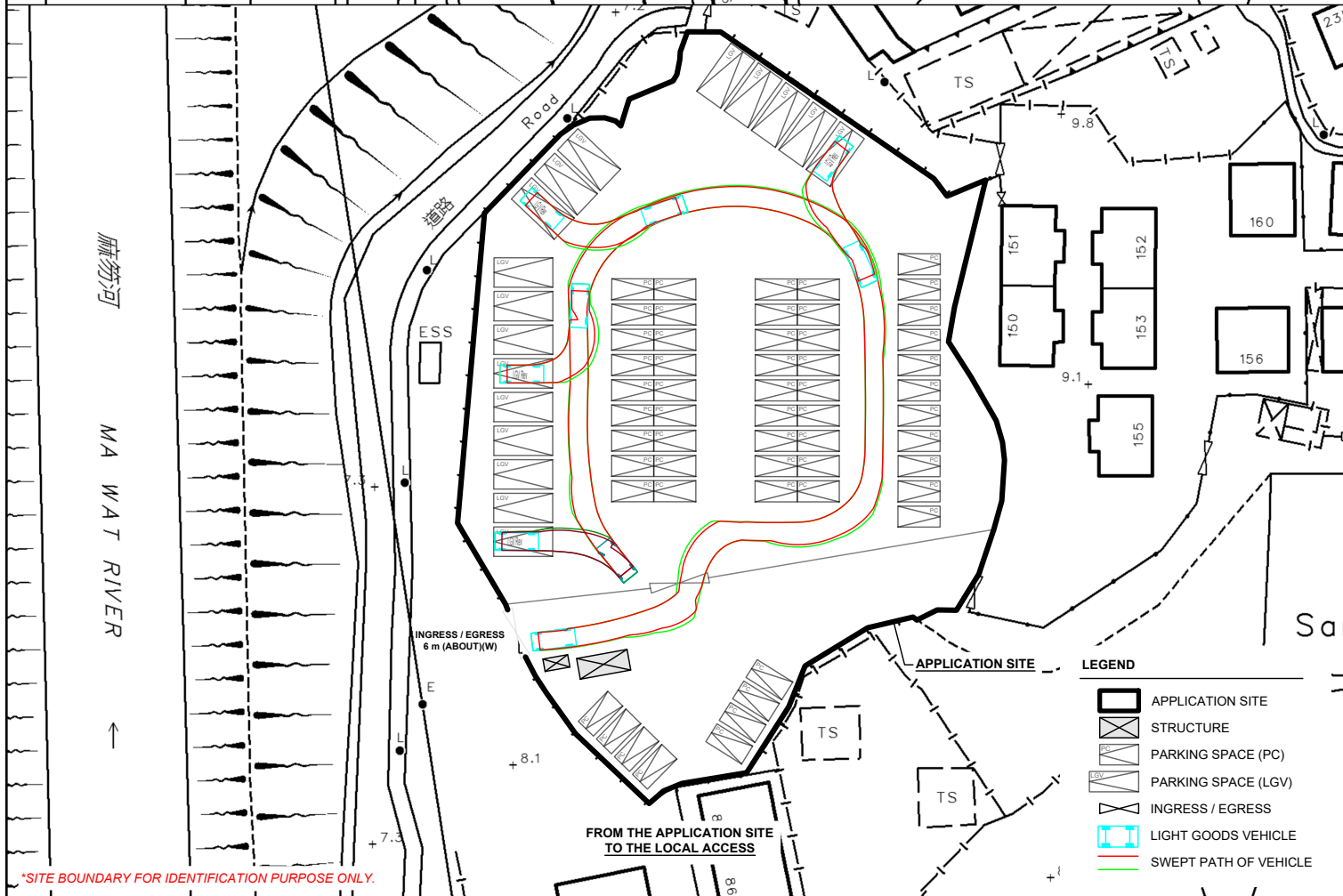
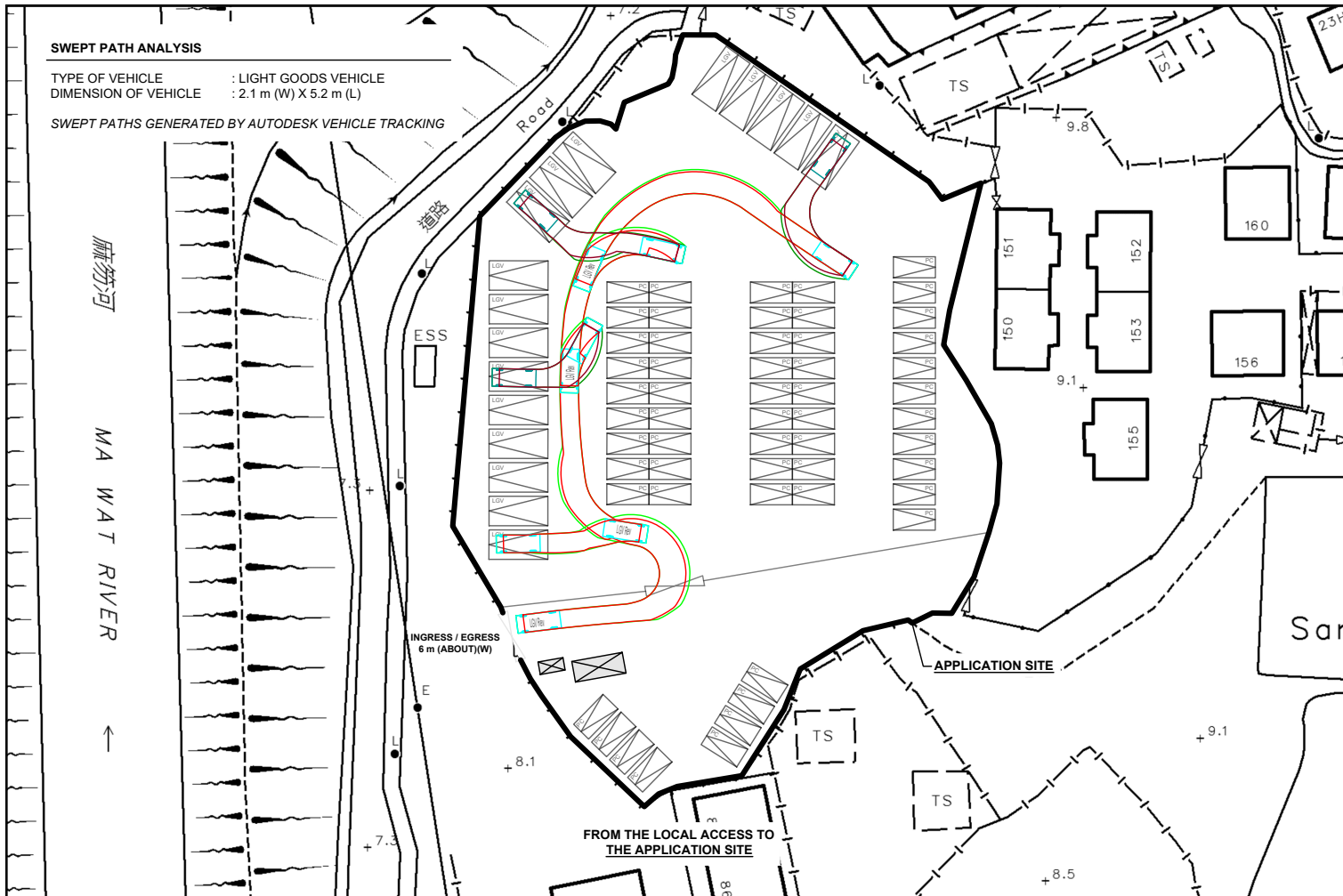
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SWEEP PATH ANALYSIS

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

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

ADDRESS

LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK
 TAU, FANLING, NEW TERRITORIES

SCALE
 1 : 800 @ A4

DRAWN BY
 MN

DATE
 10.1.2024

REVISED BY

DATE

TITLE

SWEEP PATH
 ANALYSIS (LGV)

DWG NO.
 PLAN 6

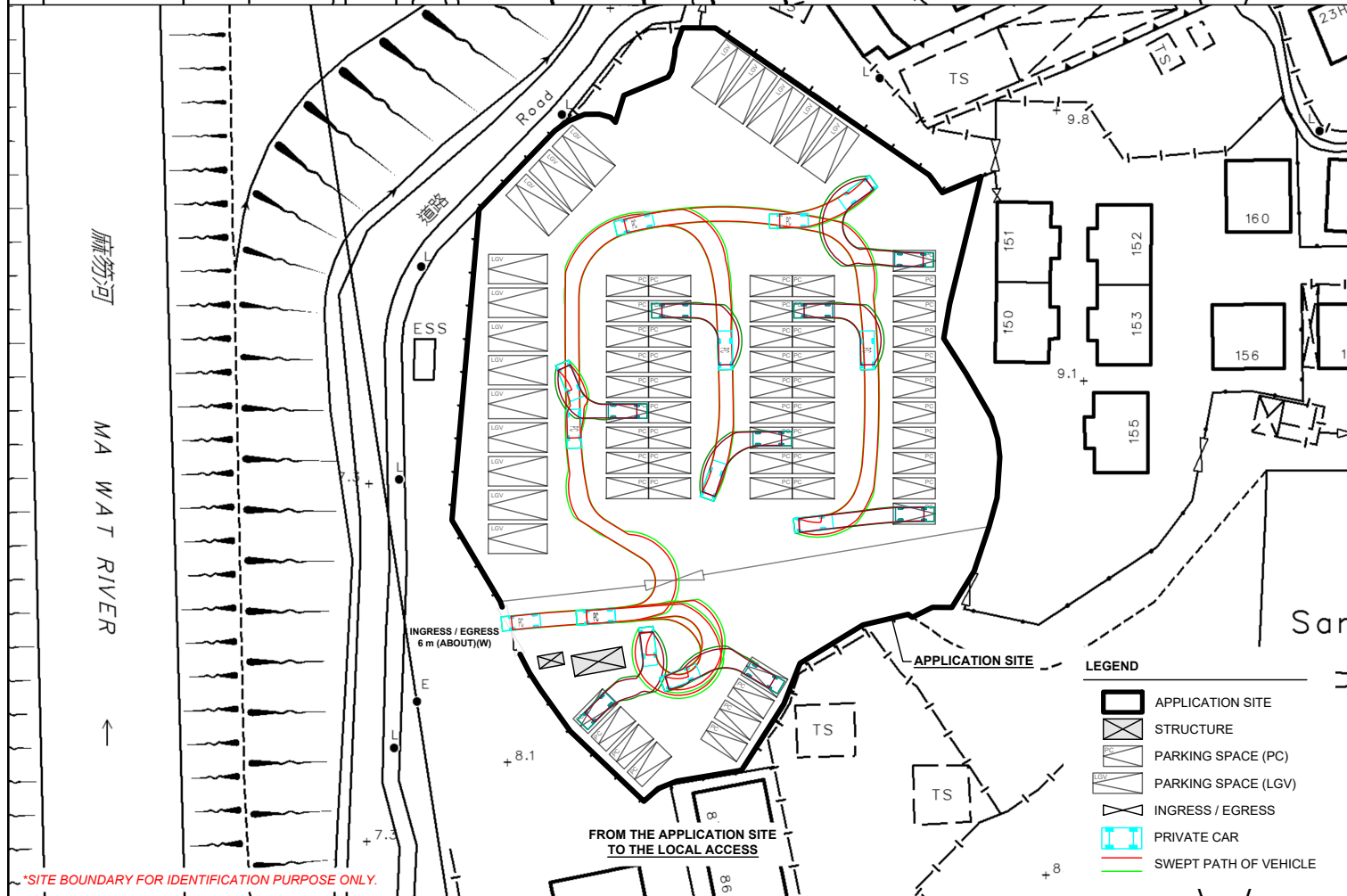
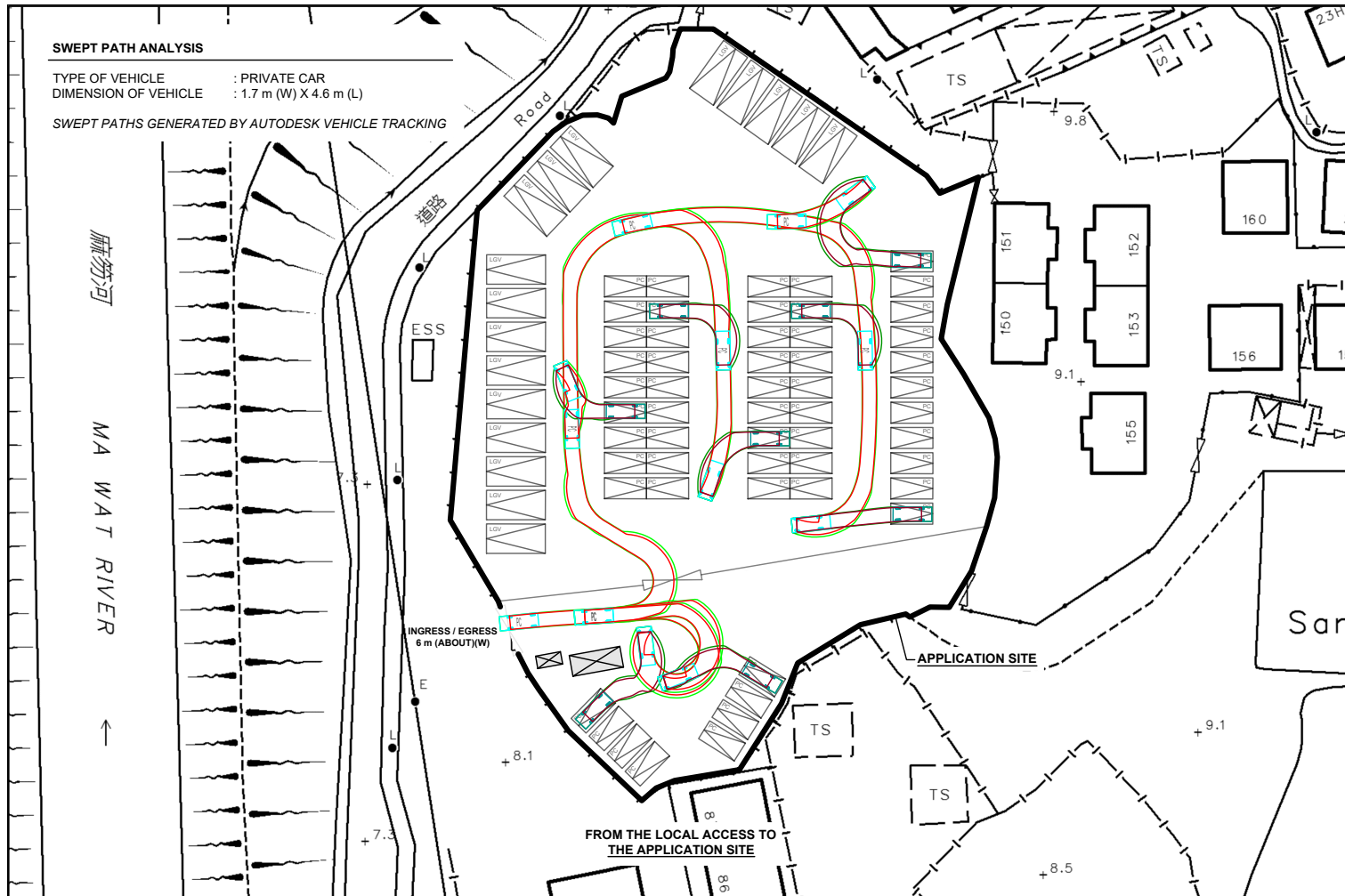
VER.
 001



SWEEP 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

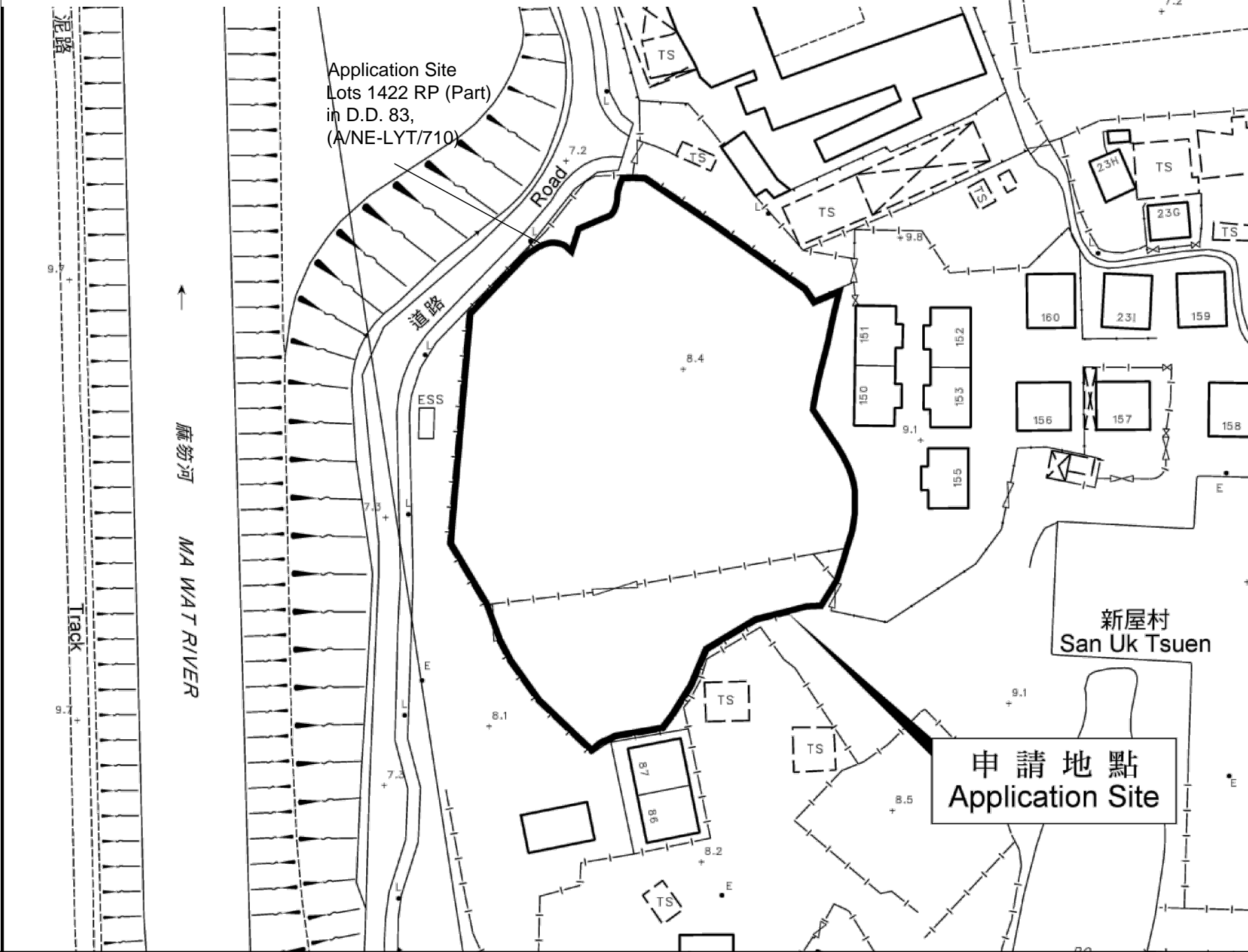


- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - PARKING SPACE (LGV)
 - INGRESS / EGRESS
 - PRIVATE CAR
 - SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT R-Riches Property Consultants Ltd.	PROJECT TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1422 RP (PART) IN D.D. 83, LUNG YUUK TAU, FANLING, NEW TERRITORIES	SCALE 1 : 800 @ A4 DRAWN BY MN DATE 10.1.2024 REVISED BY DATE	TITLE SWEEP PATH ANALYSIS (PC) DWG NO. PLAN 7 VER. 001	NORTH
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Appendix I - Accepted Drainage Proposal of the Previous Application No. A/NE-LYT/710 and 755



Legend:

- Proposed UC (1:100) with cast iron cover
- ⇨ Existing Water Course
- Proposed Catchpit
- ⊗ Existing Catchpit
- ⊕8.4 Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

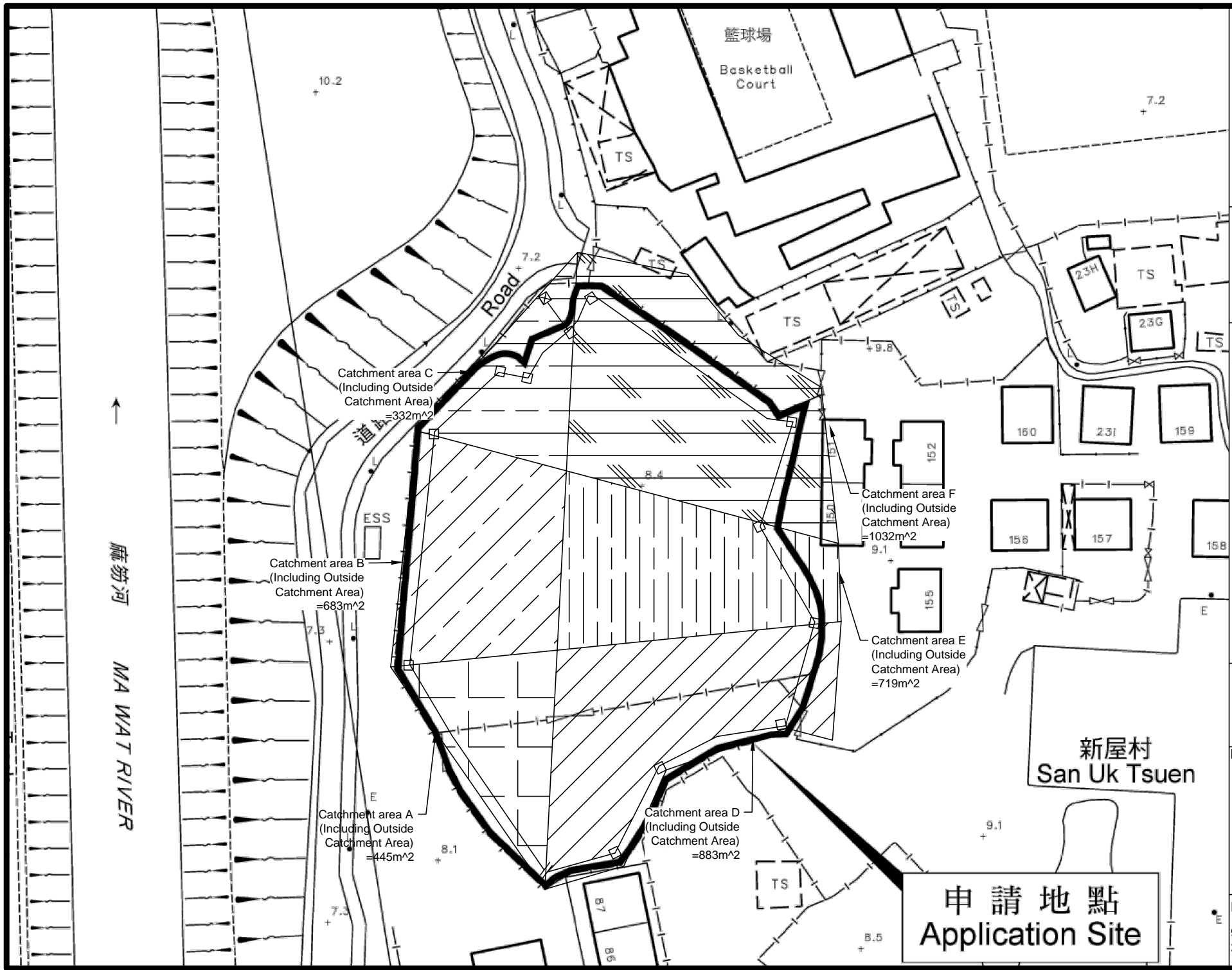
Project:

Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years at Lot 1422 RP (Part) in D.D.83, Lung Yeuk Tau, Fanling, New Territories

Title:

Drainage Proposal-Application Boundary

Dwg No:	File:
Fig.1	DD83 Lot1422
Date:	
3rd June 2020	



Legend:

- Proposed UC (1:100) with cast iron cover
- ⇒ Existing Water Course
- Proposed Catchpit
- ⊗ Existing Catchpit
- +8.4 Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

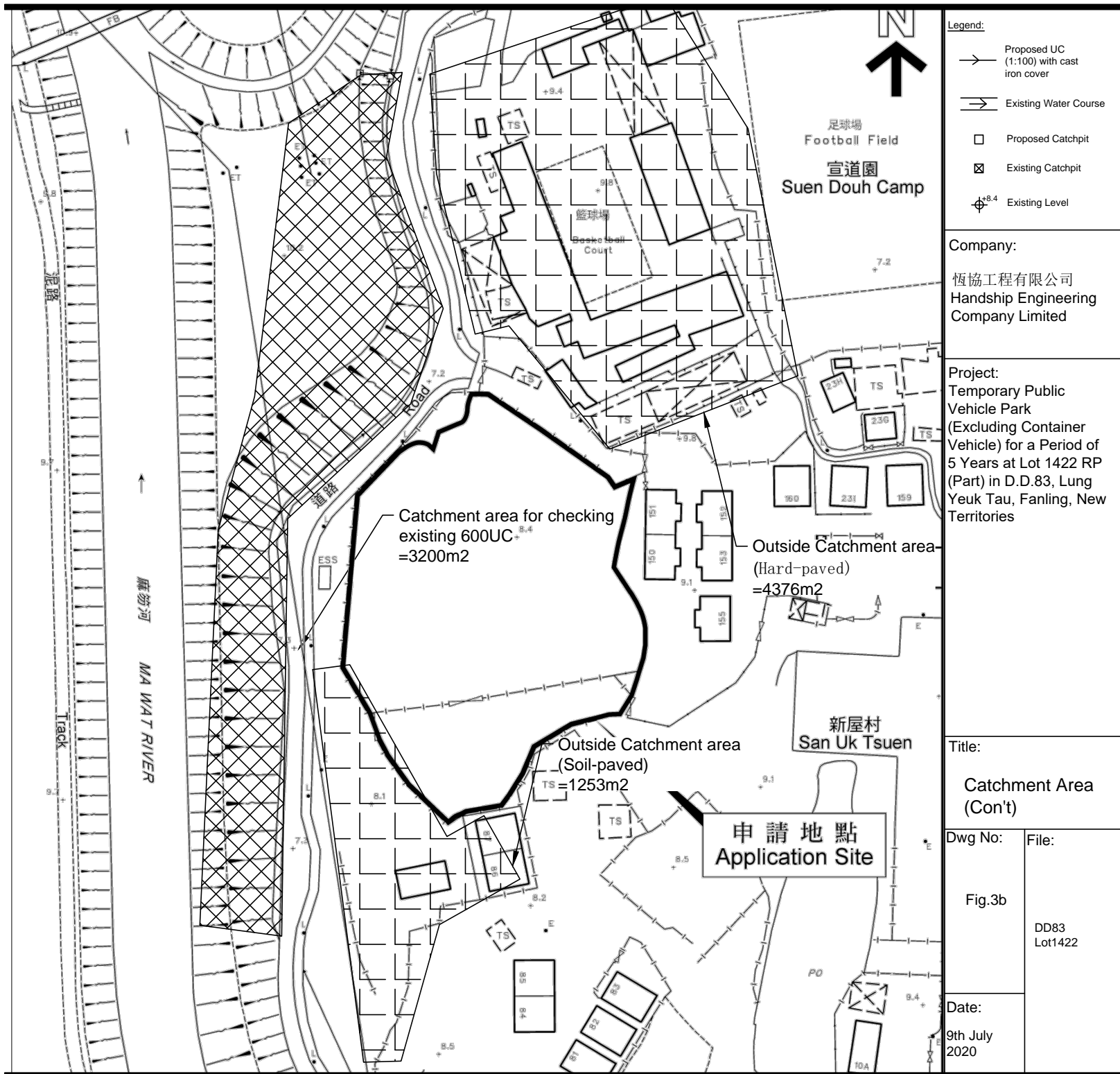
Project:

Temporary Public Vehicle Park
(Excluding Container Vehicle) for a Period of 5 Years at Lot 1422 RP (Part) in D.D.83, Lung Yeuk Tau, Fanling, New Territories

Title:

Catchment Area

Dwg No:	File:
Fig.3a	DD83 Lot1422
Date:	
9th July 2020	



Company: HANDSHIP ENGINEERING CO.LTD
Project : Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years at Lots 1422 RP(Part) in DD83
Date: 2020/7/9

Calculation for channels:

Catchment Area of site

Site Catchment Area A including outside catchment area

Area	=	445	m ²						
	=	0.000445	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000445 km ²
	=	0.029381	m ³ /s						
	=	1763	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 225UC will be suitable for the site A

Site Catchment Area B including outside catchment area

Area	=	683	m ²						
	=	0.000683	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000683 km ²
	=	0.045095	m ³ /s						
	=	2706	liter/min						
Total Peak runoff in m ³ /s of A and B	=	0.074476	m ³ /s	=	4469	liter/min			

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 300UC will be suitable for the site B

Site Catchment Area C including outside catchment area

Area	=	332	m ²						
	=	0.000332	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000332 km ²
	=	0.02192	m ³ /s						
	=	1315	liter/min						
Total Peak runoff in m ³ /s of A to C	=	0.096397	m ³ /s	=	5784	liter/min			

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 300UC will be suitable for the site C

Site Catchment Area D including outside catchment area

Area	=	883	m ²						
	=	0.000883	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000883 km ²
	=	0.0583	m ³ /s						
	=	3498	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 225UC will be suitable for the site D

Site Catchment Area E including outside catchment area

Area	=	719	m ²						
	=	0.000719	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000719 km ²
	=	0.047472	m ³ /s						
	=	2848	liter/min						
Total Peak runoff in m ³ /s of D and E	=	0.105772	m ³ /s	=	6346	liter/min			

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 300UC will be suitable for the site E

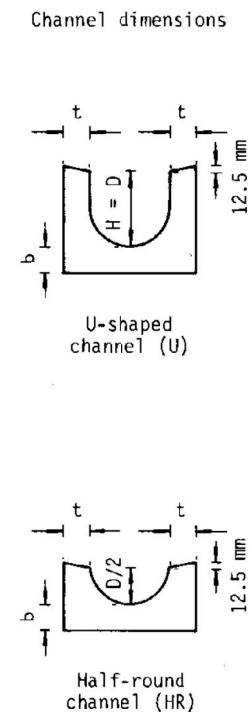
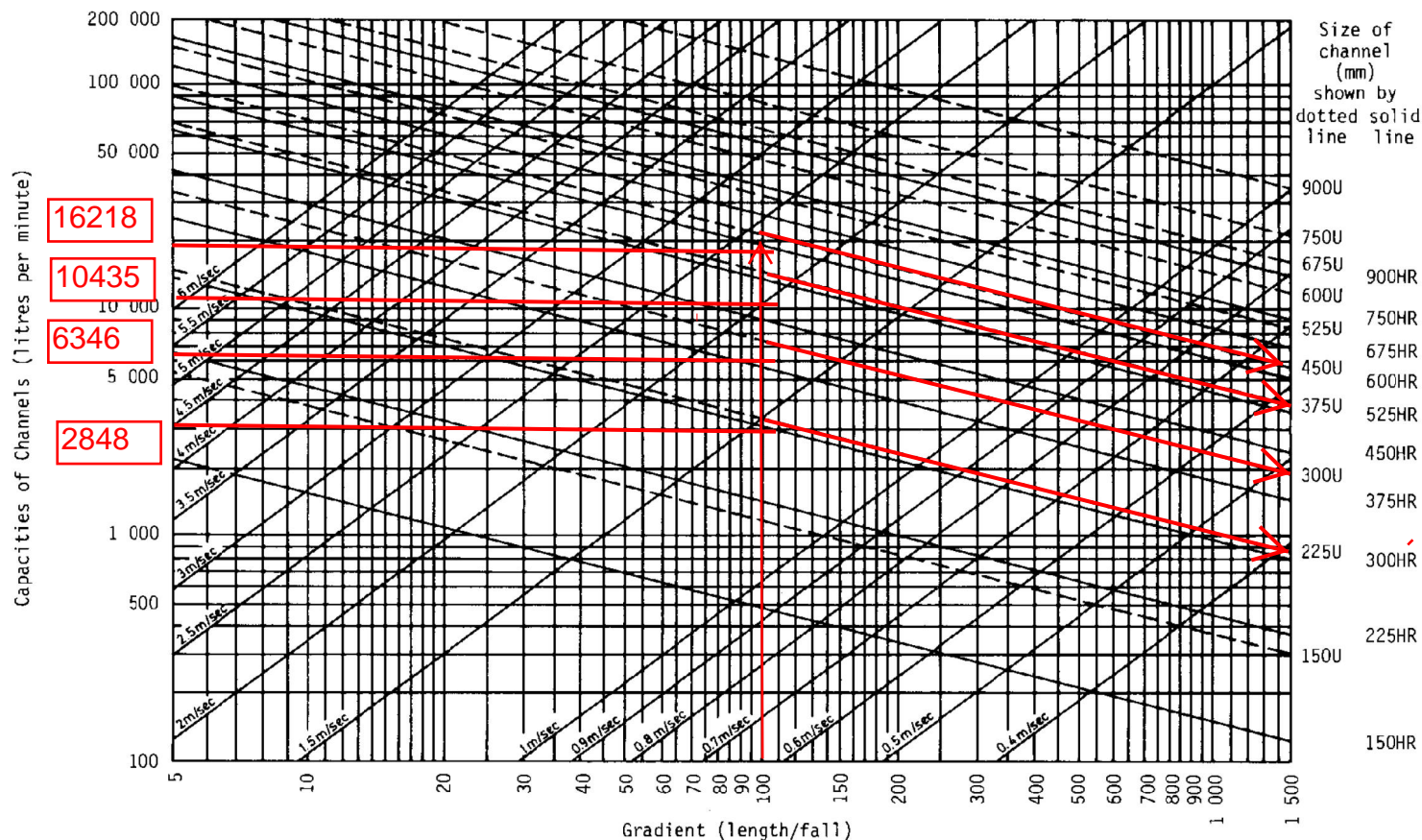
Site Catchment Area F including outside catchment area

Area	=	1032	m ²						
	=	0.001032	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.001032 km ²
	=	0.068138	m ³ /s						
	=	4088	liter/min						
Total Peak runoff in m ³ /s of D to F	=	0.17391	m ³ /s	=	10435	liter/min			

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 375UC will be suitable for the site F

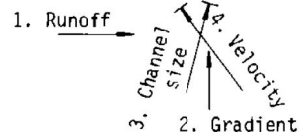
Total Peak runoff in m ³ /s of whole site	=	0.270306	m ³ /s	=	16218	liter/min
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According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 450UC will be suitable for the site



DESIGN METHOD USING CHART

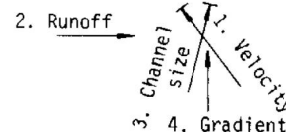
(a) Normal channel Solution



Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

(b) Stepped channel Solution



Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels

Checking Existing 600UC

Catchment Area of site

Outside Catchment area (Hard-paved)

Area	=	4376	m^2						
	=	0.004376	km^2						
Peak runoff in m^3/s	=	0.278	x	0.95	x	250	mm/hr	x	0.004376 km^2
	=	0.288925	m^3/s						
	=	17336	liter/min						

Outside Catchment area (Soil-paved)

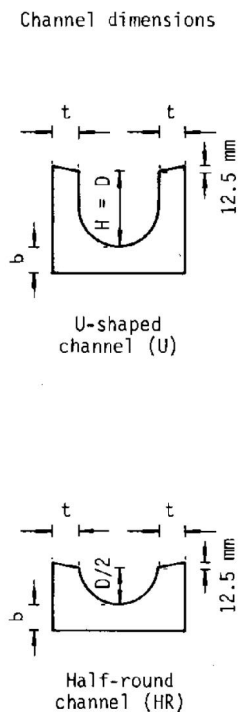
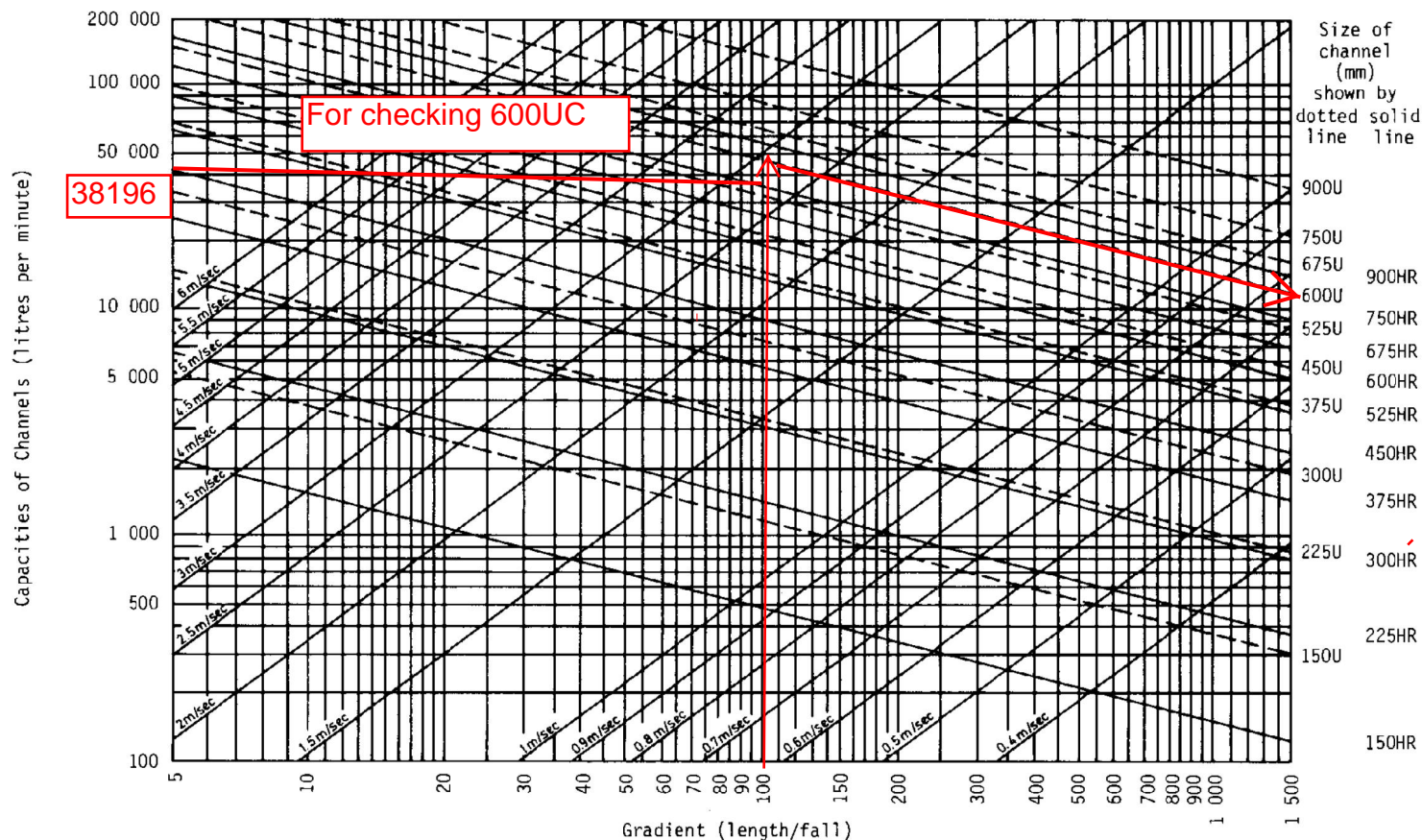
Area	=	1253	m^2						
	=	0.001253	km^2						
Peak runoff in m^3/s	=	0.278	x	0.25	x	250	mm/hr	x	0.001253 km^2
	=	0.021771	m^3/s						
	=	1306	liter/min						

Outside Catchment area (Existing Slope)

Area	=	3200	m^2						
	=	0.0032	km^2						
Peak runoff in m^3/s	=	0.278	x	0.25	x	250	mm/hr	x	0.0032 km^2
	=	0.0556	m^3/s						
	=	3336	liter/min						

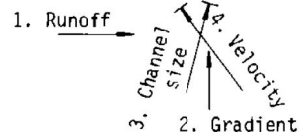
Total Peak runoff in m^3/s for discharge to existing 600UC =	0.636603	m^3/s	=	38196	liter/min
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According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, Existing 600UC will be suitable for the site



DESIGN METHOD USING CHART

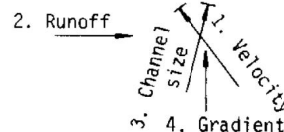
(a) Normal channel Solution



Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

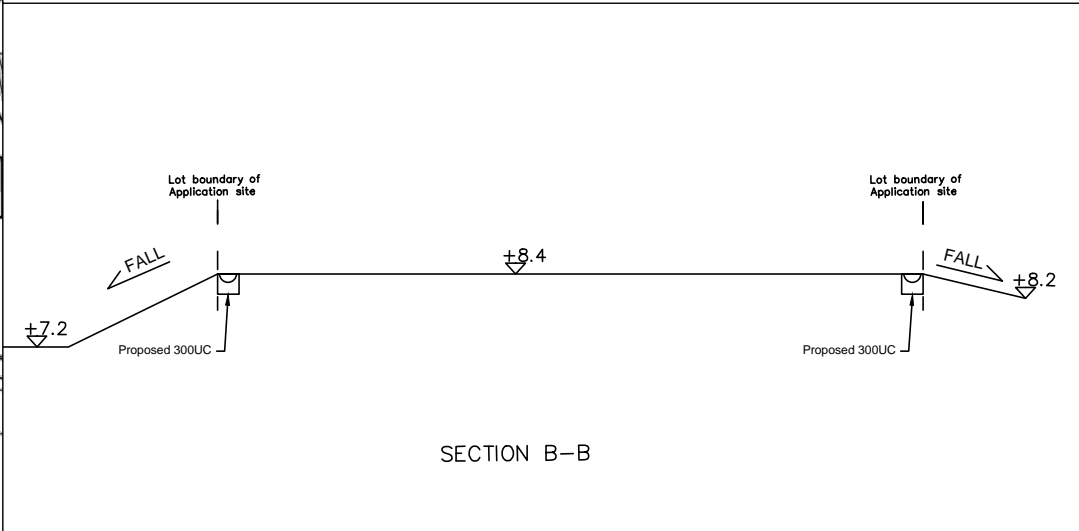
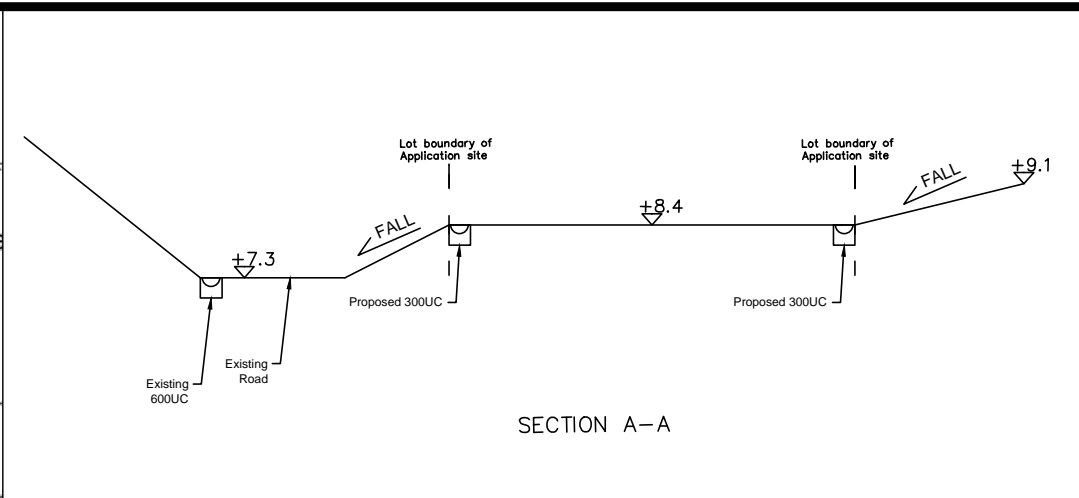
(b) Stepped channel Solution



Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

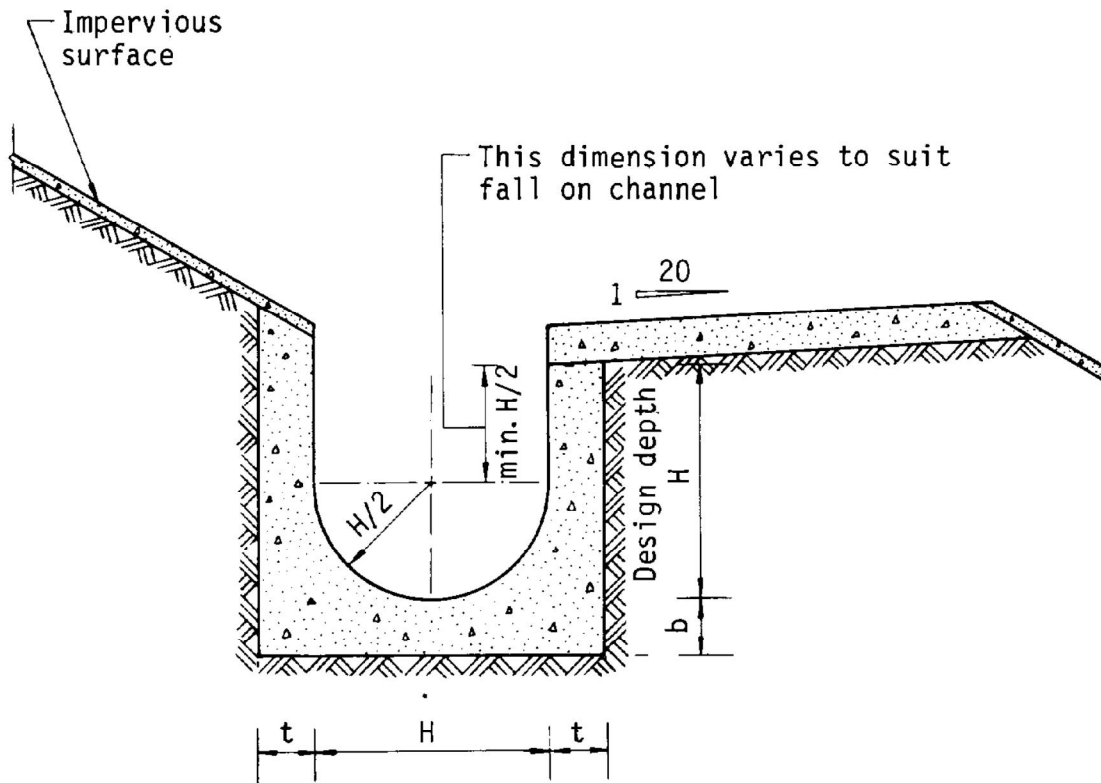
Figure 8.7 - Chart for the Rapid Design of Channels



Note:

1. Cross sections showing the existing ground levels due to proposed ground level consistent with the existing level.
2. No solid walls and kerbs would be laid along the boundary of the lot

Legend: Proposed UC (1:100) with cast iron cover Existing Water Course Proposed Catchpit Existing Catchpit Existing Level	
Company: 恆協工程有限公司 Handship Engineering Company Limited	
Project: Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years at Lot 1422 RP (Part) in D.D.83, Lung Yeuk Tau, Fanling, New Territories	
Title: Section	
Dwg No: Fig.4	File: DD83 Lot1422
Date: 30th July 2020	



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

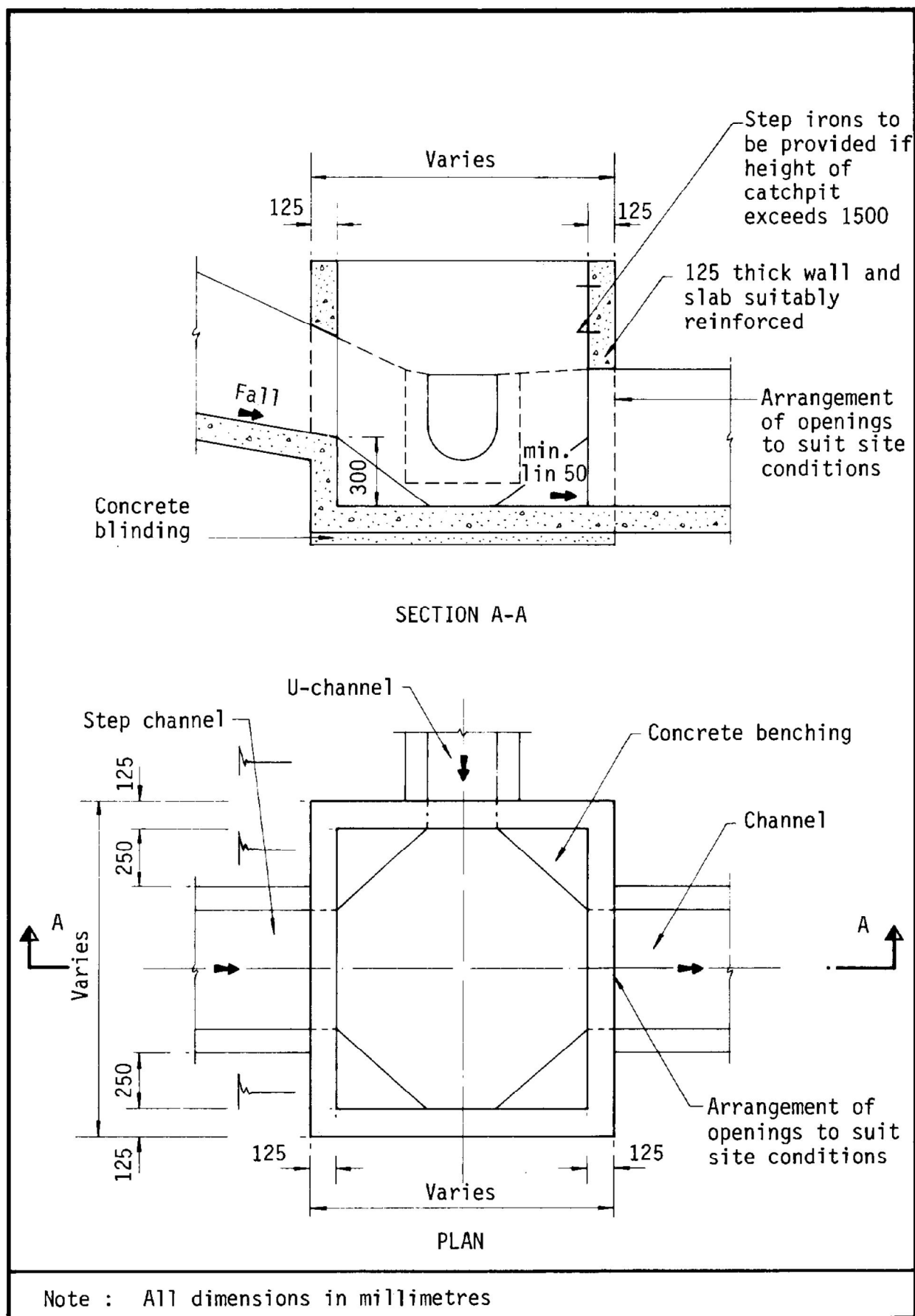
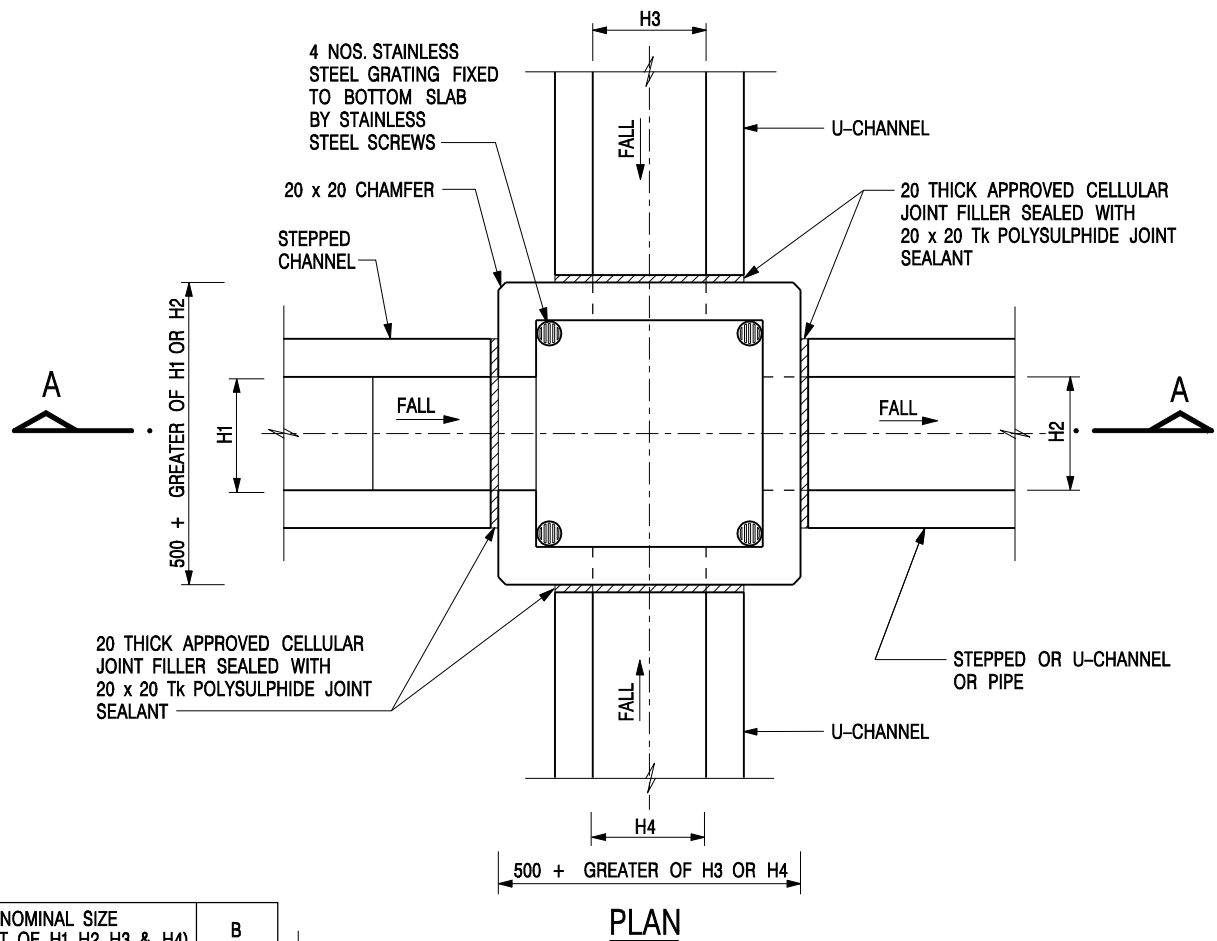
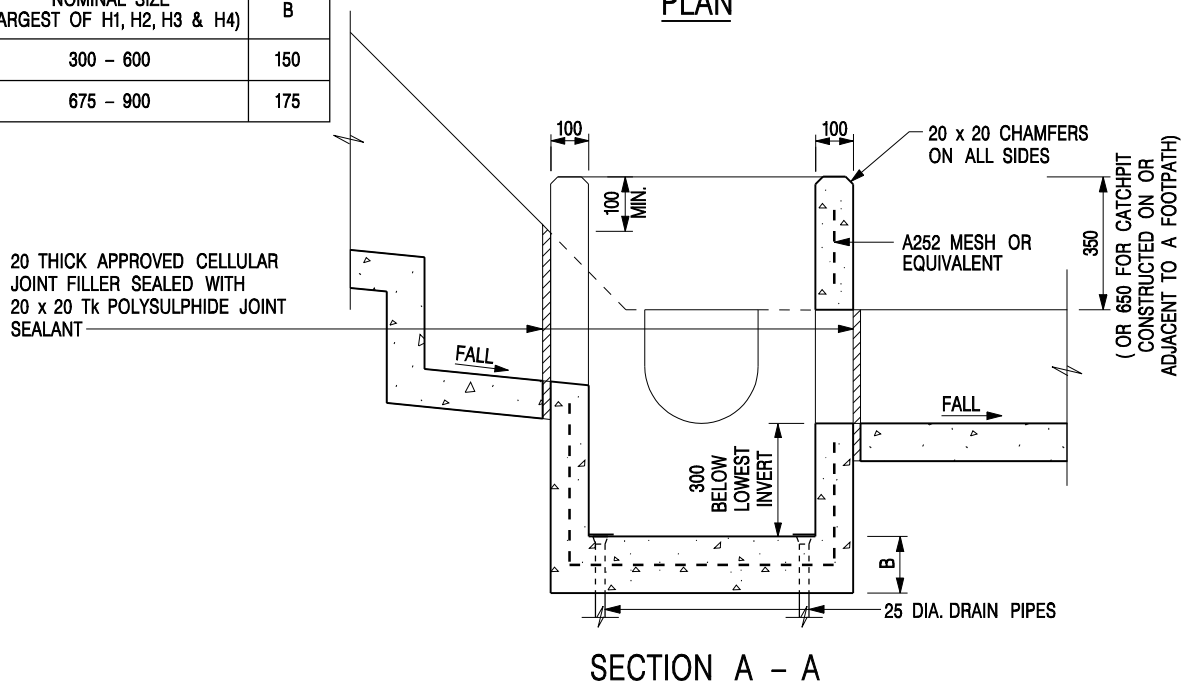


Figure 8.10 - Typical Details of Catchpits




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

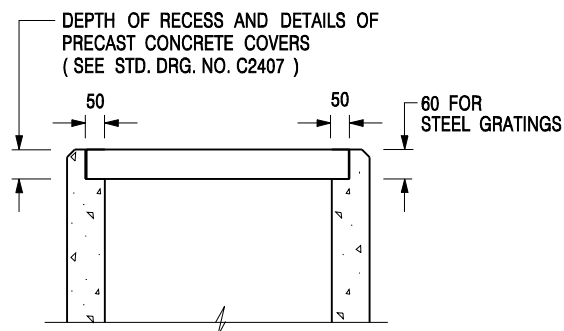


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

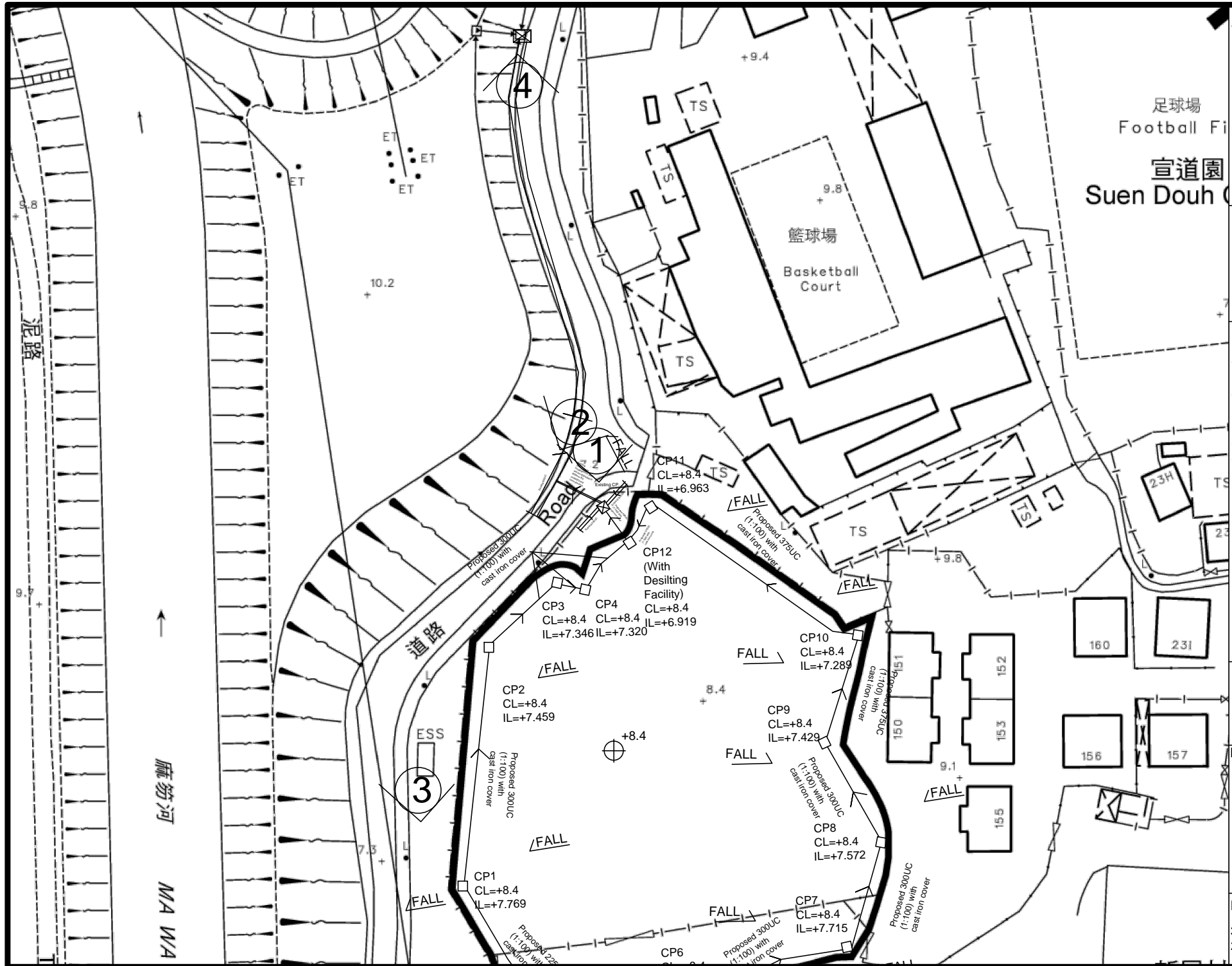
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

APPENDIX SITE PHOTO



Legend:

- Proposed UC (1:100) with cast iron cover
- Existing Water Course
- Proposed Catchpit
- ⊗ Existing Catchpit
- ⊕ Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

Project:

Temporary Public Vehicle Park
(Excluding Container Vehicle) for a Period of 5 Years at Lot 1422 RP (Part) in D.D.83, Lung Yeuk Tau, Fanling, New Territories

Title:

Drainage Proposal-
Eye Location Plan

Dwg No:

Fig.5a

Date:

30th July 2020

File:

DD83
Lot1422



Legend:	
	Proposed UC (1:100) with cast iron cover
	Existing Water Course
	Proposed Catchpit
	Existing Catchpit
	Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

Project:

Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years at Lot 1422 RP (Part) in D.D.83, Lung Yeuk Tau, Fanling, New Territories

Title:

Drainage Proposal-Eye Location Plan

Dwg No:	File:
Fig.5b	DD83 Lot1422
Date:	
30th July 2020	



View 1 Existing 225UC and Catchpit



View2 Existing 600UC within 300x 300
underground drain



View 3 Adjacent Area



View 4 Existing catchpit



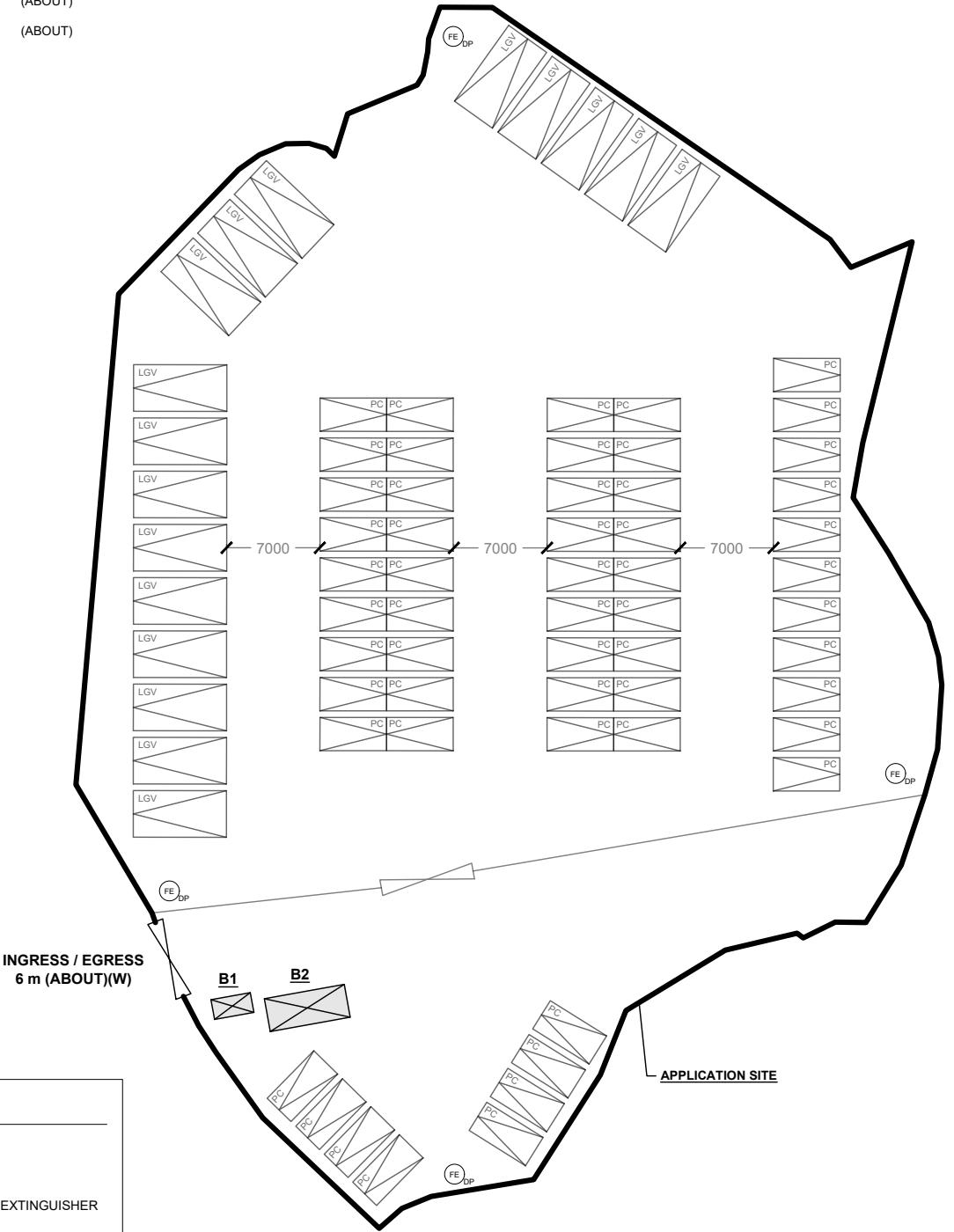
View 5 Final Discharge

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,110 m ²	(ABOUT)
COVERED AREA	: 20 m ²	(ABOUT)
UNCOVERED AREA	: 4,090 m ²	(ABOUT)
PLOT RATIO	: 0.005	(ABOUT)
SITE COVERAGE	: 0.5 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 20 m ²	(ABOUT)
TOTAL GFA	: 20 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 2.8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE*	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		20 m ² (ABOUT)	20 m ² (ABOUT)	

* CONTAINER-CONVERTED STRUCTURE

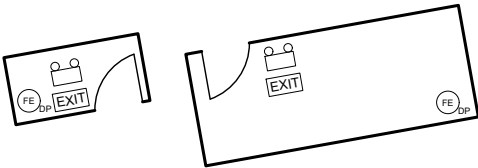


FIRE SERVICE INSTALLATIONS

- 2 x EMERGENCY LIGHT
- 2 x EXIT SIGN
- 6 x 5 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



STRUCTURE B1

STRUCTURE B2

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

ADDRESS

LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

10.1.2024

REVISED BY

DATE

TITLE

FSIs PROPOSAL

DWG NO.

APP I

VER.

001



Our Ref.: DD83 1422 RP
Your Ref.: TPB/A/NE-LYT/824

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

By Email

15 March 2024

Dear Sir,

1st Further Information

**Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in
‘Village Type Development’ Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, N.T.**

(S.16 Planning Application No. A/NE-LYT/824)

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

Should you require more information regarding the application, please contact our Mr. Louis TSE at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

Responses-to-Comments

**Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in
'Village Type Development' Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, N.T.**

(Application No. A/NE-LYT/824)

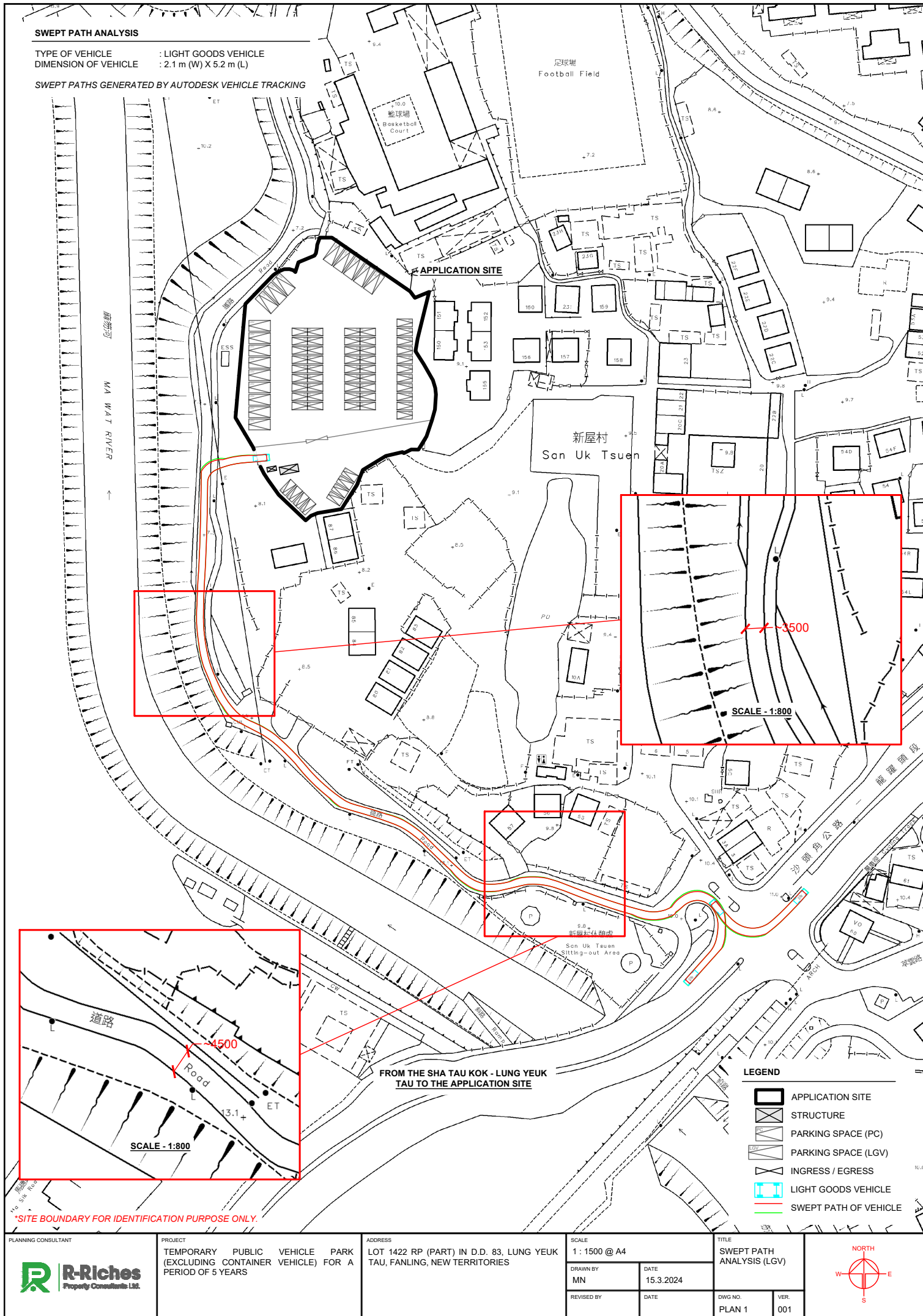
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commission for Transport (Contact Person: Mr. Jeffrey LAM; Tel.: 2399 2549)		
(a)	The applicant should advise the width of the vehicular access leading to the site;	The width of the vehicular access leading to the application site (the Site) is approximately 3.5 m to 4.5 m (Plans 1 and 2).
(b)	The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site (including the maneuvering from and to Sha Tau Kok Road – Lung Yeuk Tau), preferably using the swept path analysis;	Sufficient space is provided for vehicle to smoothly maneuver within the Site and along the local access connecting the Site to Sha Tau Kok Road – Lung Yeuk Tau (Plans 1 and 2).
(c)	Please clarify whether there is any gate at the site entrance;	No gate is proposed at the site entrance.
(d)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff will be deployed at the ingress / egress of the Site to direct vehicle entering to / exiting from the Site, in order to enhance pedestrian safety. Same traffic measure has been implemented by the applicant for the previous applications (Nos. A/NE-LYT/710 and 755) and is workable.
(e)	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted.

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



PLANNING CONSULTANT



PROJECT

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

ADDRESS

LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK
TAU, FANLING, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

MN

DATE

15.3.2024

REVISED BY

DATE

TITLE

SWEPT PATH
ANALYSIS (LGV)

DWG NO.

PLAN 1

VER.

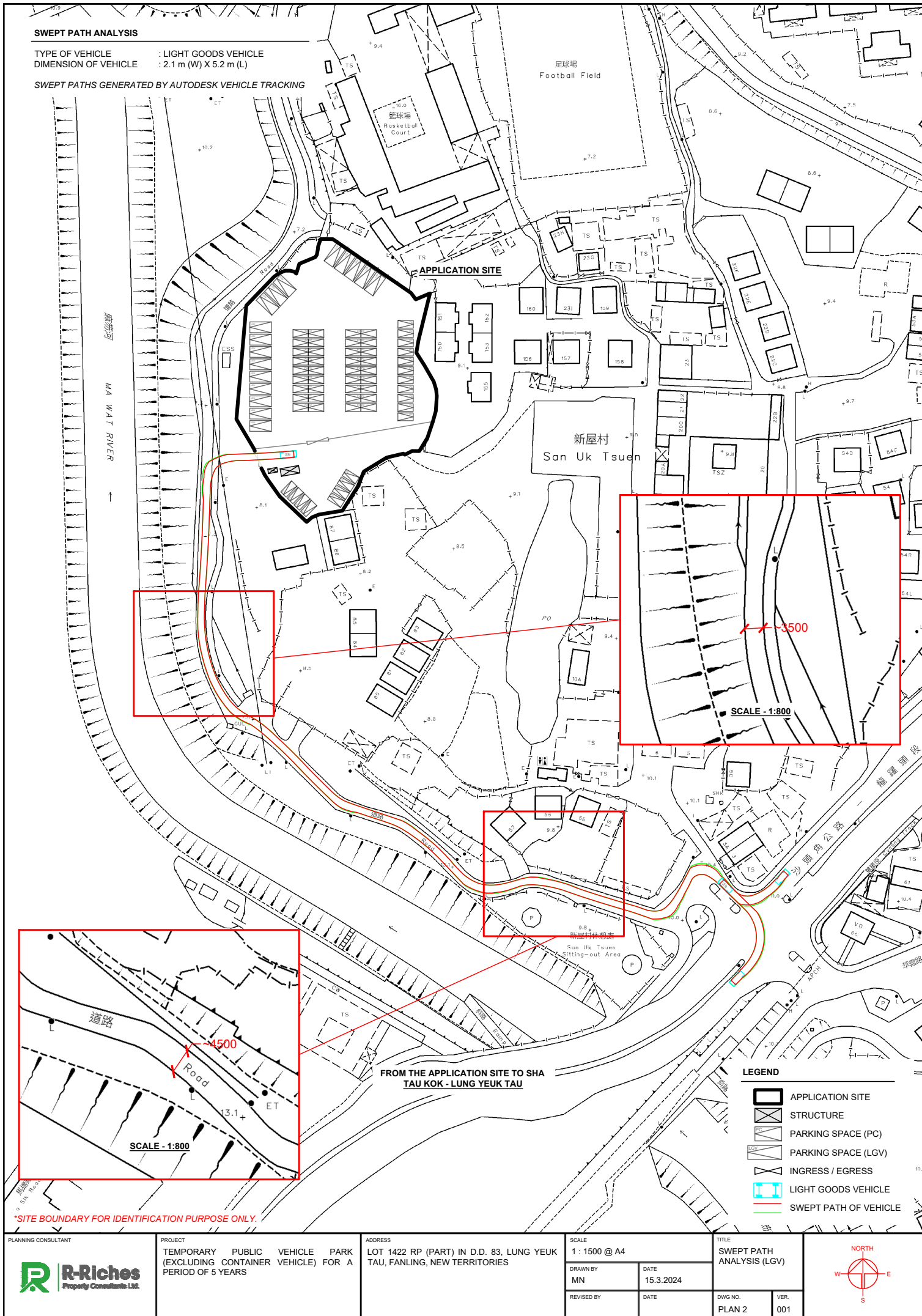
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SWEPT PATH ANALYSIS

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



Our Ref.: DD83 1422 RP (Part)
Your Ref.: TPB/A/NE-LYT/824

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

By Email

23 July 2024

Dear Sir,

2nd Further Information

**Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in
‘Village Type Development’ Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, N.T.**

(S.16 Planning Application No. A/NE-LYT/824)

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. Danny NG 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



Louis TSE
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Candice LO
(Attn.: Ms. Katie LEUNG

email: cyklo@pland.gov.hk)
email: kyyleung@pland.gov.hk)

Responses-to-Comments

**Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in
'Village Type Development' Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, N. T.**

(Application No. A/NE-LYT/824)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses																												
1. Comments of the Commission for Transport (C for T) (Contact Person: Mr. Jeffrey LAM; Tel.: 2399 2549)																														
(a)	Please substantiate the trip generation and attraction of the proposed development stated in the planning statement;	<p>The proposed development intends to provide 55 private car parking spaces and 17 light goods vehicle (LGV) parking spaces.</p> <p>For the subject site, there's a precedentially approved application No. A/NE-LYT/755 with 43 private car parking spaces provided. Therefore, the <u>private car trips</u> were collected on the application site (the Site) under a traffic survey conducted on 24 June 2024 (Tuesday) over the time period of 08:30 -16:30, the peak hour trips are listed as the following:</p> <table><tr><th colspan="5">Observed and Estimated Peak Hour Private Car Trips</th></tr><tr><th></th><th colspan="2">Weekday AM Peak Hour Trips</th><th colspan="2">Weekday PM Peak Hour Trips</th></tr><tr><th></th><th>PV In</th><th>PV Out</th><th>PV In</th><th>PV Out</th></tr><tr><td colspan="5">Existing A/NE-LYT/755 scheme: 43 Private Car</td></tr><tr><td>Observed Peak Hour Trips (Veh./hr)</td><td>1</td><td>1</td><td>1</td><td>1</td></tr></table>				Observed and Estimated Peak Hour Private Car Trips						Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips			PV In	PV Out	PV In	PV Out	Existing A/NE-LYT/755 scheme: 43 Private Car					Observed Peak Hour Trips (Veh./hr)	1	1	1	1
Observed and Estimated Peak Hour Private Car Trips																														
	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips																											
	PV In	PV Out	PV In	PV Out																										
Existing A/NE-LYT/755 scheme: 43 Private Car																														
Observed Peak Hour Trips (Veh./hr)	1	1	1	1																										

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		<p>To summarize, the estimated trip generation and attraction of the Site are shown in the following table.</p> <table><tr><th colspan="5">Estimated Trip Generation and Attraction</th></tr><tr><th rowspan="2"></th><th colspan="2">Weekday AM</th><th colspan="2">Weekday PM</th></tr><tr><th>In</th><th>Out</th><th>In</th><th>Out</th></tr><tr><td>Net Increase of Peak Hour Private Car Trips (Veh./hr)</td><td>+1</td><td>+1</td><td>+1</td><td>+1</td></tr><tr><td>Peak Hour LGV Trips (Veh./hr)</td><td>1</td><td>4</td><td>1</td><td>1</td></tr><tr><td>Total additional Peak Hour Trips (One-Way) (Veh./hr)</td><td>2</td><td>5</td><td>2</td><td>2</td></tr></table>	Estimated Trip Generation and Attraction						Weekday AM		Weekday PM		In	Out	In	Out	Net Increase of Peak Hour Private Car Trips (Veh./hr)	+1	+1	+1	+1	Peak Hour LGV Trips (Veh./hr)	1	4	1	1	Total additional Peak Hour Trips (One-Way) (Veh./hr)	2	5	2	2
Estimated Trip Generation and Attraction																															
	Weekday AM		Weekday PM																												
	In	Out	In	Out																											
Net Increase of Peak Hour Private Car Trips (Veh./hr)	+1	+1	+1	+1																											
Peak Hour LGV Trips (Veh./hr)	1	4	1	1																											
Total additional Peak Hour Trips (One-Way) (Veh./hr)	2	5	2	2																											
(b)	Please justify whether the village road between the site entrance and Sha Tau Kok Road has sufficient capacity to accommodate the additional vehicular flow from the operation of the proposed temporary public vehicle park;	Based on the traffic survey, the hourly traffic flows of the village road are less than 90 vehicles per hour. With the additional vehicular flows of maximum of 7 (=2+5) vehicles per hour from the Site, the hourly traffic flows of the village road are less than 100 vehicles. Thus, based on TPDM, Volume 2 Chapter 3.11, the village road between the site entrance and Sha Tau Kok Road are capable to cope with the additional vehicular flow from the proposed temporary public vehicle park.																													
(c)	The applicant should advise the width of the vehicular access leading to the site;	<p>The ingress / egress width is about 6m in width while the vehicular access leading to the Site is about 7m in width. The measurements are shown in Figure 1.</p> <p>As shown in Figure 1, the LGV can access to / leave from the Site smoothly.</p>																													
(d)	The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from	The swept path assessments are prepared and can be found in Annex A .																													

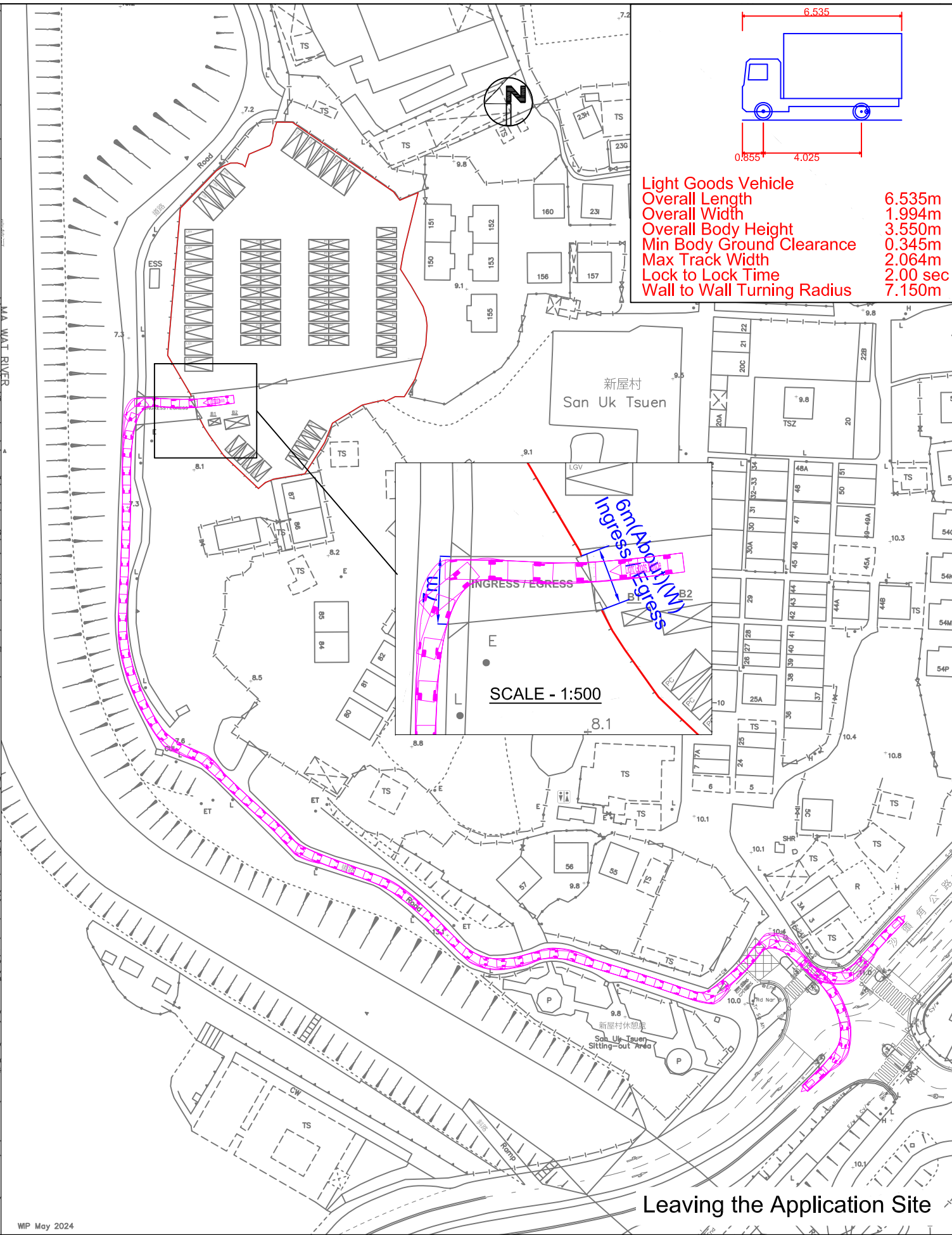
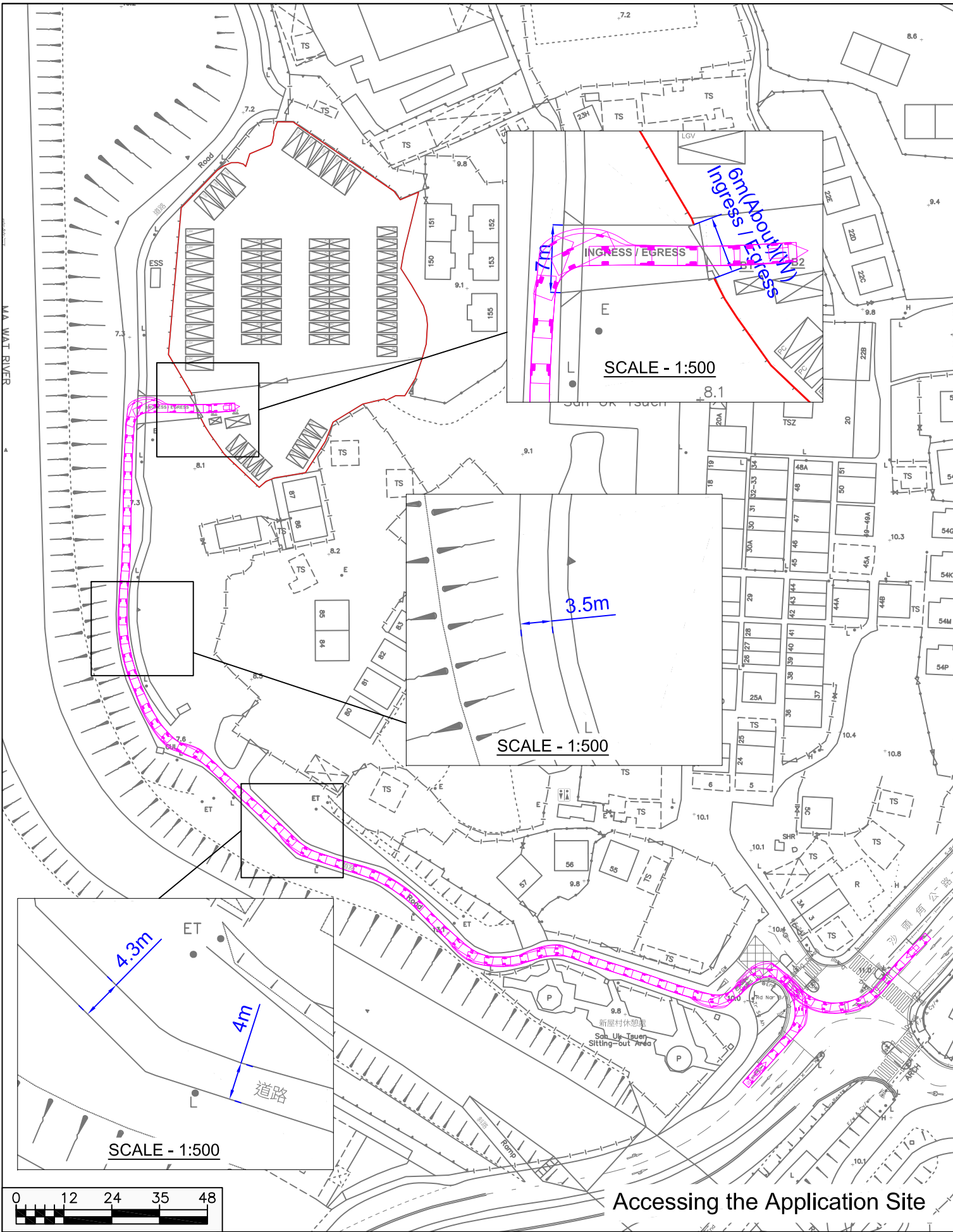
	the subject site (including the maneuvering from and to Sha Tau Kok Road - Lung Yeuk Tau), preferably using the swept path analysis;	The swept path indicates that the LGV can entering to and exiting from the subject site smoothly, and enough spaces are provided within the Site. Furthermore, the swept path indicates that the LGV could manage to drive through the village road to and from Sha Tau Kok Road.
(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;	There's no drop bar at the Site, and the gate will always be kept open to ensure no blockage onto the public road, and there are sufficient spaces for vehicles to maneuver within side, so it would not cause any blockage nor queue outside the Site.
(f)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;	Adequate lights would be provided within site by adding lights for pedestrian's safety concerns. There's a kiosk at the entrance, the staff will assist to ensure pedestrian safety.
(g)	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party; and	Noted, comments from responsible party will be sought.
(h)	The applicant shall seek advice from the Fire Services Department or other relevant authorities if any emergency vehicular access is affected.	Noted. The swept path of fire tender is shown in Figure 2 , the fire tender can manage to access and leave the Site. The RtoC will be circulated to the relevant authorities for comments if emergency vehicular access will be affected.
(i)	Please clarify whether there would be any measures to remind pedestrians about the ingress and egress of vehicles to/from the site.	Flashing light and alarm systems will be set at the entrance. Whenever vehicles are to be accessed to / exit from the Site, the flashing light and alarm will work immediately to alarm the pedestrians about the ingress and egress of vehicles to/from the Site.

		<p>Furthermore, a staff at the entrance will be deployed by the applicant to direct vehicle entering/exiting the Site. The staff will help to alert the pedestrians in advance, if there are any.</p> <p>Furthermore, a staff at the entrance will be deployed by the applicant to direct vehicle entering/exiting the Site. The staff will help to alert the pedestrians in advance, if there are any.</p>
2. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. K. L. HO; Tel.: 2675 1777)		
(a)	<p>The application site comprises Old Schedule Agriculture Lots held under the Block Government Lease which contains the restrictions 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 application site.</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lot after planning approval has been obtained from the Town Planning Board. The unauthorised structures erected on the concerned lot will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.</p>
(b)	<p>The application site is already being used for the uses under the application.</p>	
(c)	<p>I must point out that the following irregularity has been detected by this office:</p> <p><u>Unauthorised structures extended to the adjoining private lots not covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorized structures on the</p>	

	<p>private lot which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD.</p> <p><u>Unauthorised structures within the said private lot not covered by the planning application</u></p> <p>There are unauthorised structures within and also extended from the said private lots not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	
(d)	<p>The lot owners/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structures in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for Short Term Waiver to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be</p>	

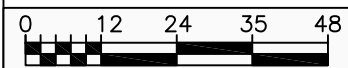
	approved. The STW. If approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered. In addition, LandsD reserves the right to take enforcement action against the lot owner for ant breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future.	
(e)	Unless and until the unauthorized structures not covered by the subject planning application are duly rectified by the lot owner, please take it as this office's objection to the application which must be nought to the attention of the Town Planning Board when they consider the application.	
(f)	Please notify the applicant of our comments/requirements as stated above.	Noted.

X:\Ozzo\83015_Proposed Temporary Public Vehicle Park in Lot 1422 RP (Part) in DD 83, Lung Yeuk Tau, Fanling\Drawg\83015_Figure 1.dwg 2024/07/22 14:00:40



Light Goods Vehicle

Overall Length	6.535m
Overall Width	1.994m
Overall Body Height	3.550m
Min Body Ground Clearance	0.345m
Max Track Width	2.064m
Lock to Lock Time	2.00 sec
Wall to Wall Turning Radius	7.150m



OZZO
TECHNOLOGY

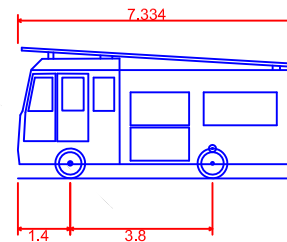
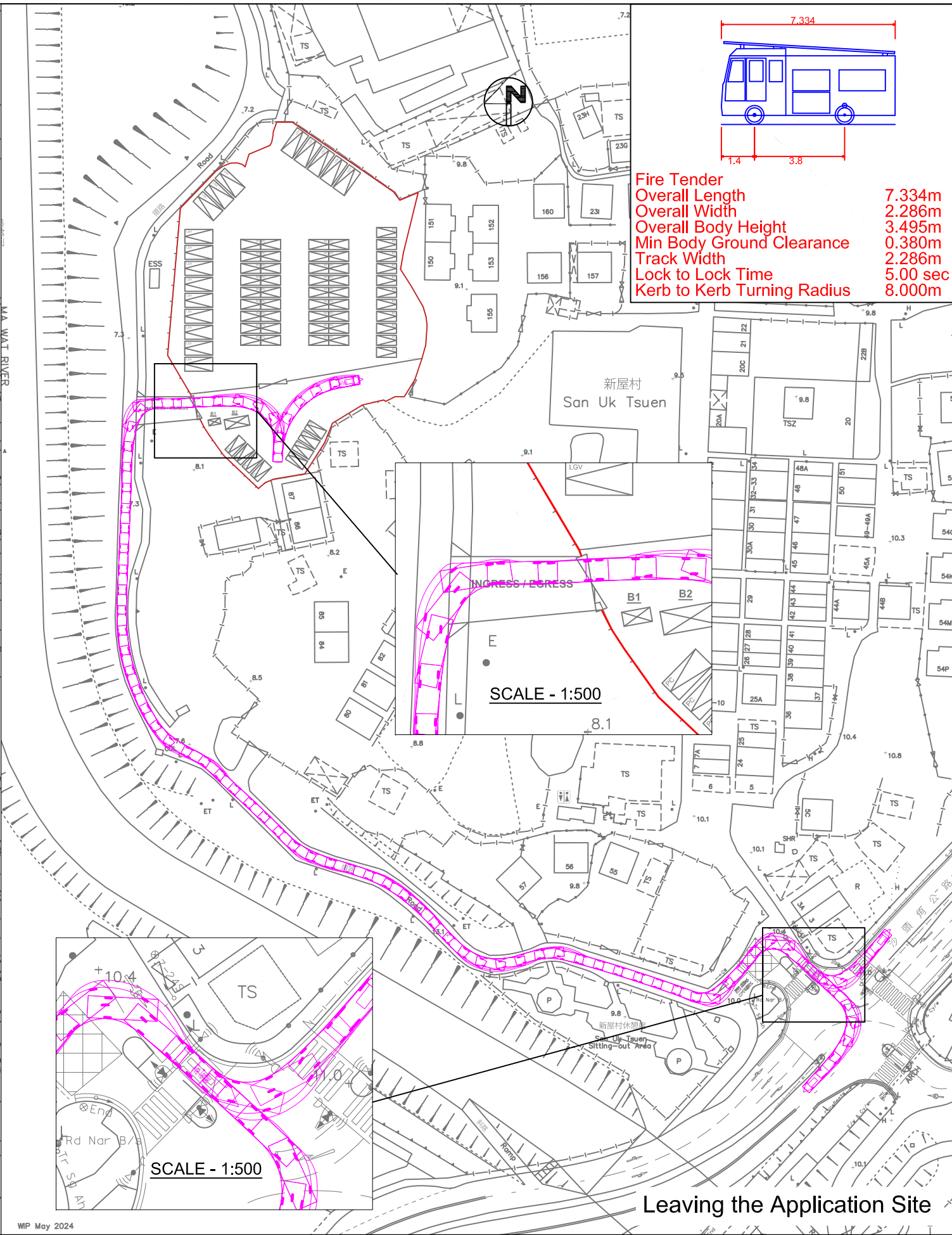
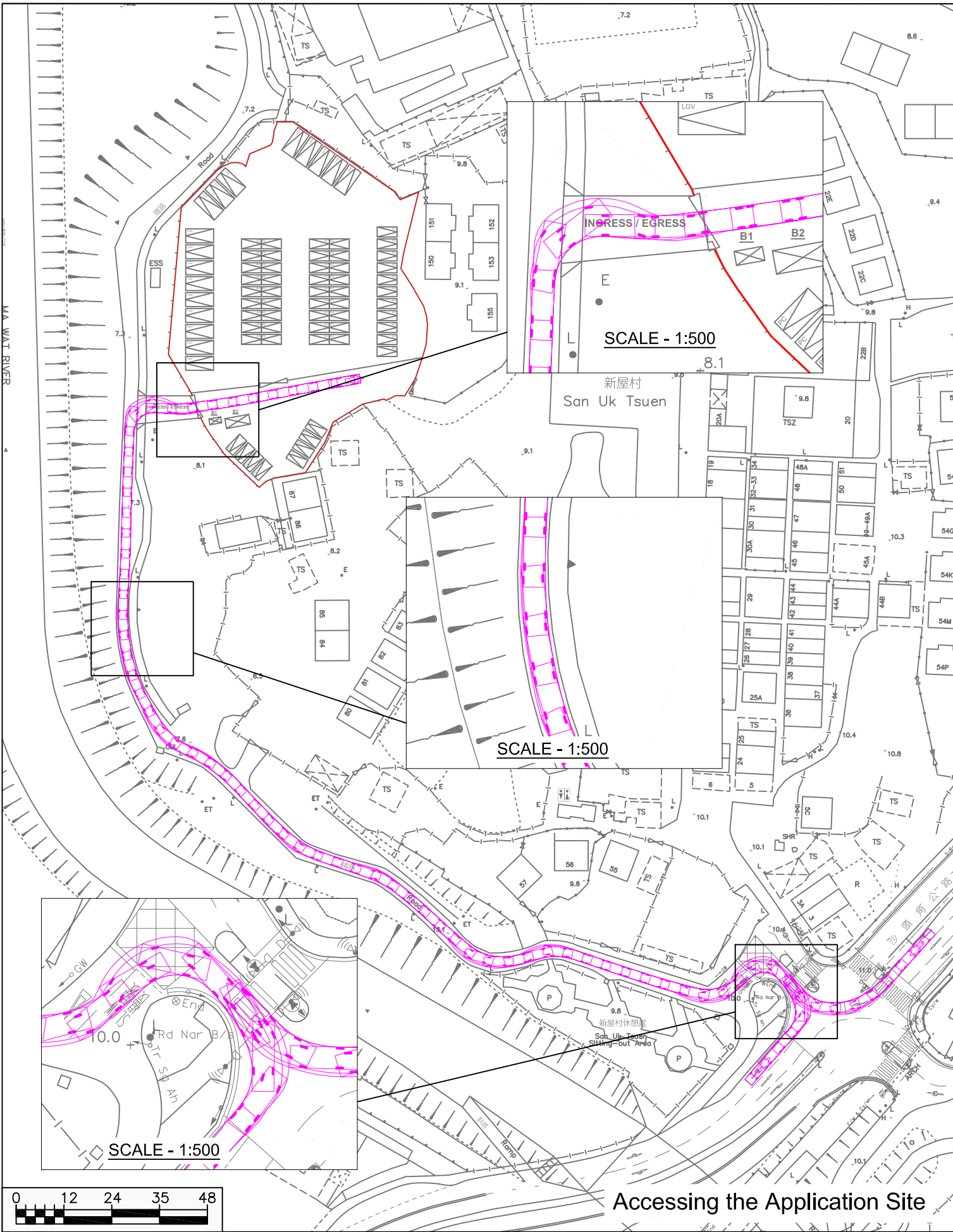
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Proposed Temporary Public Vehicle Park in Lot 1422 RP (Part) in DD 83, Lung Yeuk Tau, Fanling

Swept Path Assessment - Light Goods Vehicle

Project No. 83015	Rev.
Dwg No. Figure 1	-

X:\Ozzo\83015_Proposed Temporary Public Vehicle Park in Lot 1422 RP (Part) in DD 83, Lung Yeuk Tau, Fanling\Figure 2.dwg 2024/07/22 14:03:26



Fire Tender
Overall Length 7.334m
Overall Width 2.286m
Overall Body Height 3.495m
Min Body Ground Clearance 0.380m
Track Width 2.286m
Lock to Lock Time 5.00 sec
Kerb to Kerb Turning Radius 8.000m



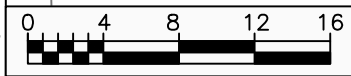
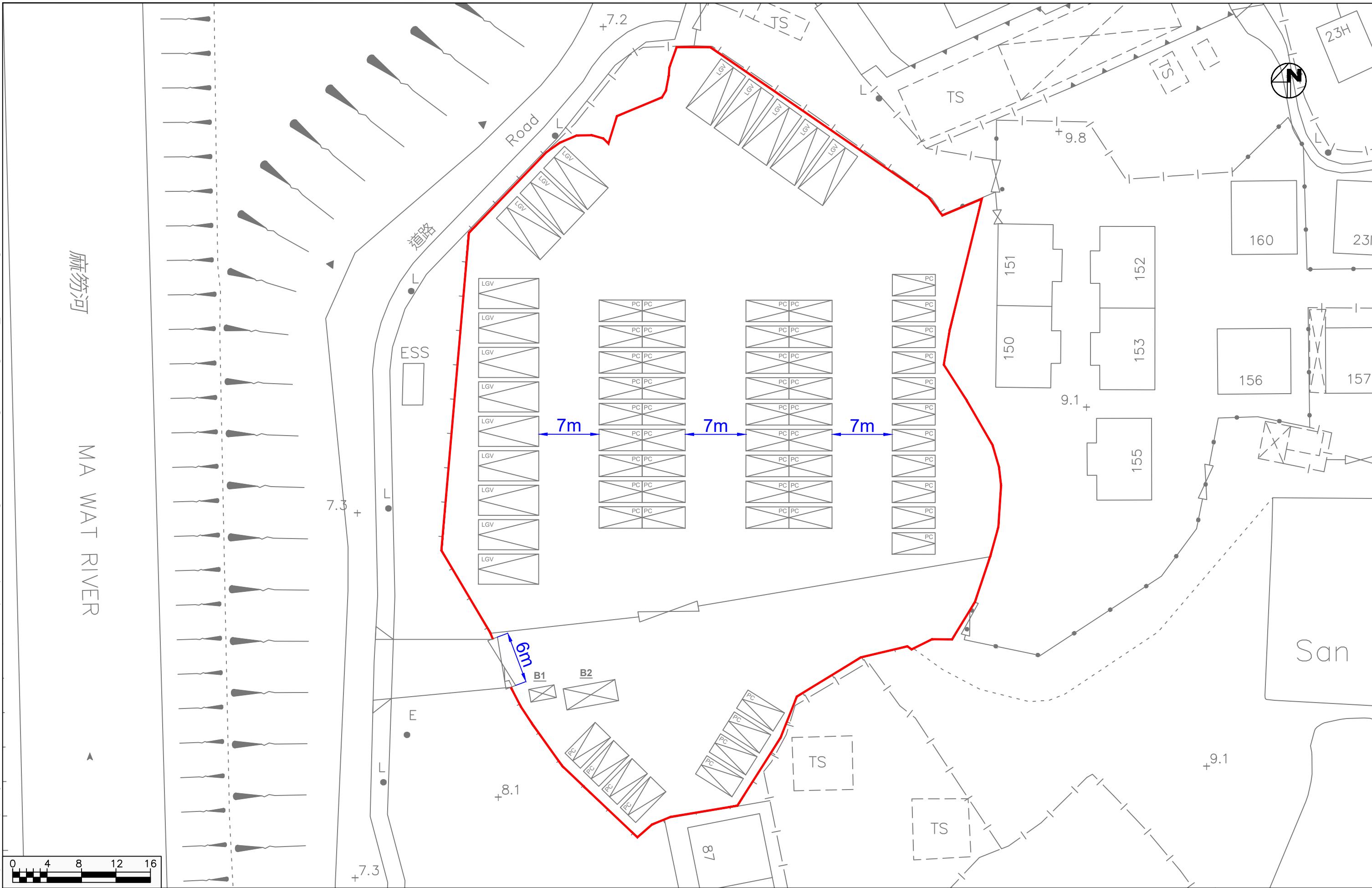
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Proposed Temporary Public Vehicle Park in Lot 1422 RP (Part) in DD 83, Lung Yeuk Tau, Fanling

Swept Path Assessment - Fire Tender

Project No. 83015
Dwg No. Figure 2
Rev. -

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Date 19/07/2024 Scale 1:400

Proposed Temporary Public Vehicle Park in Lot 1422 RP (Part) in DD 83, Lung Yeuk Tau, Fanling

Layout Plan

Annex A

Project No. 83015	Rev.
Dwg No. 0627-SP-Layout	-

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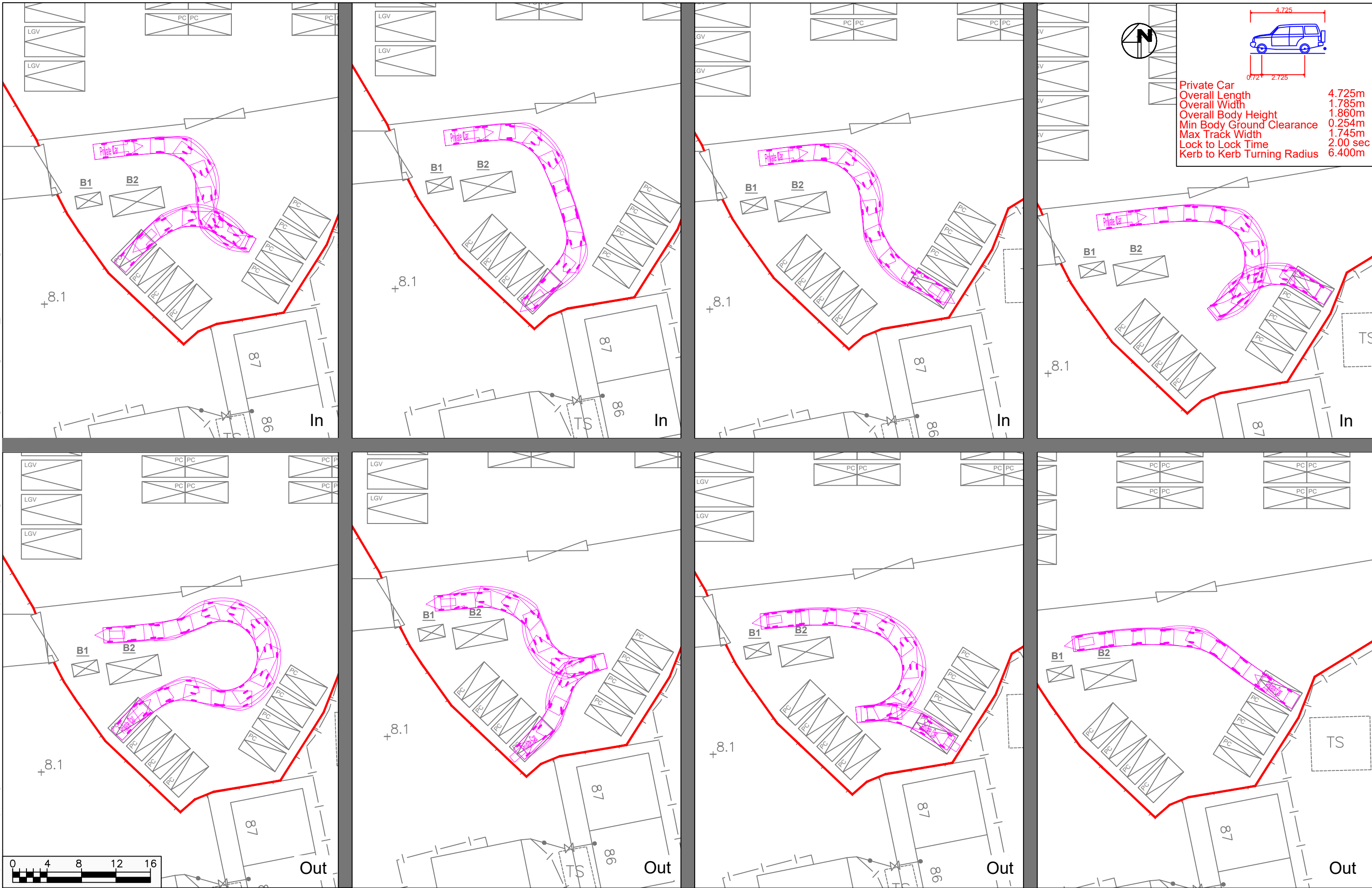
Proposed Temporary Public Vehicle Park in Lot 1422 RP (Part) in DD 83, Lung Yeuk Tau, Fanling

Light Goods Vehicle Swept Path Assessments

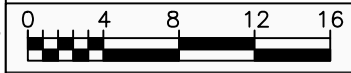
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Dwg No. 0627-SP1

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Private Car	
Overall Length	4.725m
Overall Width	1.785m
Overall Body Height	1.860m
Min Body Ground Clearance	0.254m
Max Track Width	1.745m
Lock to Lock Time	2.00 sec
Kerb to Kerb Turning Radius	6.400m



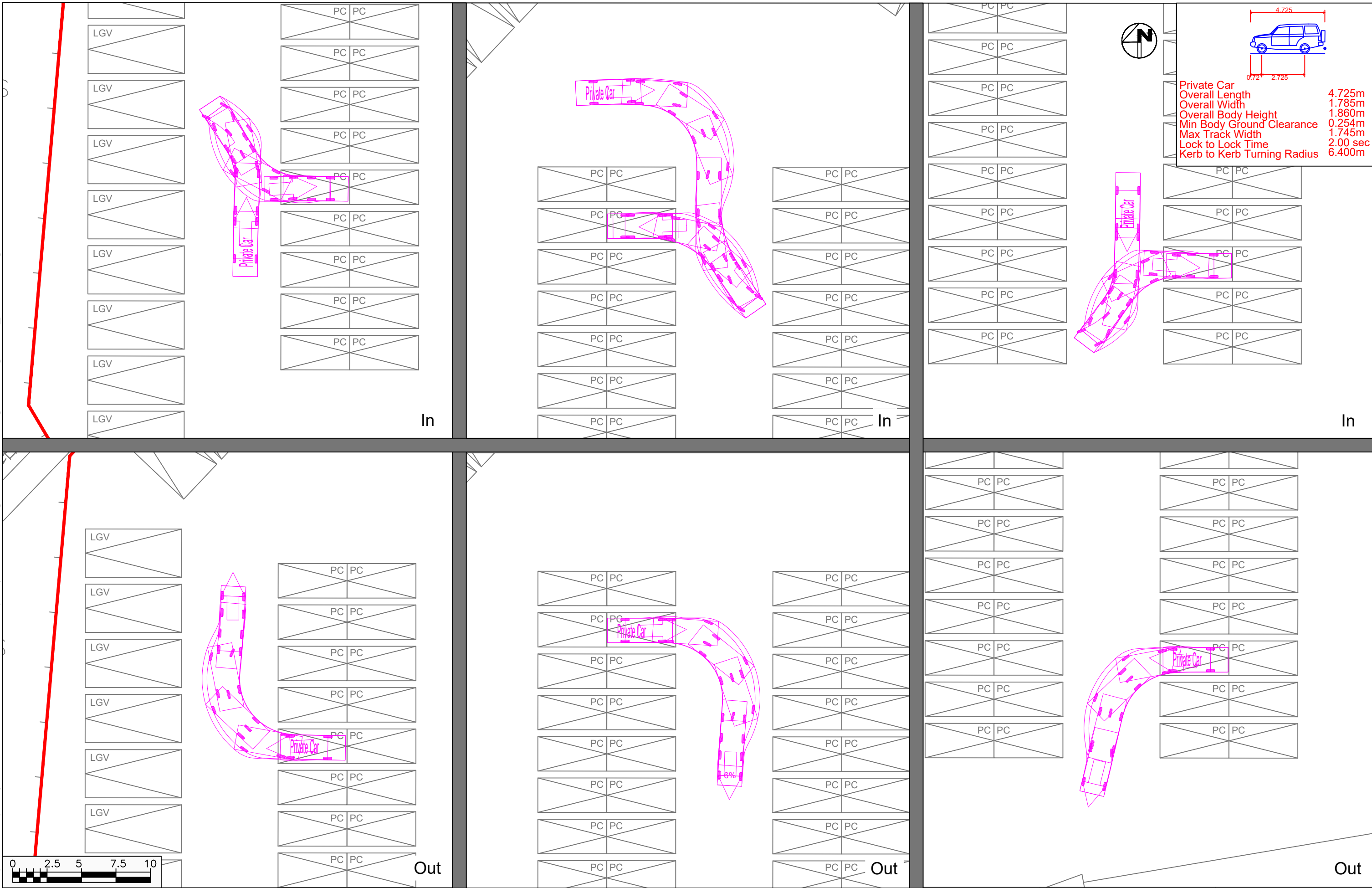
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19/07/2024	1:400

Proposed Temporary Public Vehicle Park in Lot 1422 RP (Part) in DD 83, Lung Yeuk Tau, Fanling

Private Car Swept Path Assessments

Project No. 83015	Rev.
Dwg No. 0627-SP2	-

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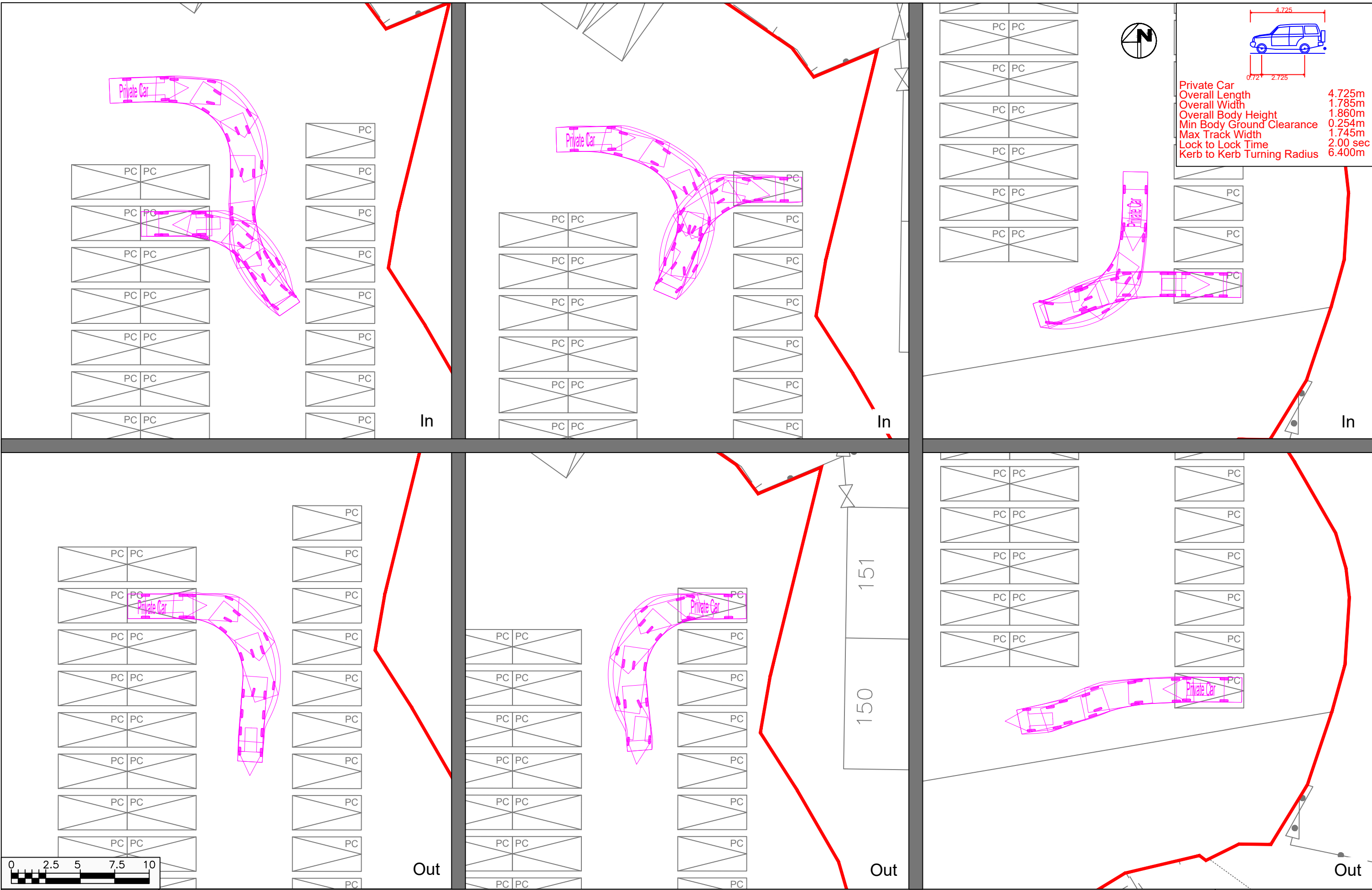
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Proposed Temporary Public Vehicle Park in Lot 1422 RP (Part) in DD 83, Lung Yeuk Tau, Fanling

Private Car Swept Path Assessments

Project No.	Rev.
83015	-
Dwg No. 0627-SP3	-

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Date	Scale
19/07/2024	1:250

Proposed Temporary Public Vehicle Park in Lot 1422 RP (Part) in DD 83, Lung Yeuk Tau, Fanling

Private Car Swept Path Assessments

Project No. 83015	Rev.
Dwg No. 0627-SP4	-

Our Ref.: DD83 1422 RP (Part)
Your Ref.: TPB/A/NE-LYT/824

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

By Email

21 August 2024

Dear Sir,

3rd Further Information

**Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in
‘Village Type Development’ Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, N.T.**

(S.16 Planning Application No. A/NE-LYT/824)

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. Danny NG 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



Louis TSE
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. Peter NGAN
(Attn.: Ms. Katie LEUNG

email: pplngan@pland.gov.hk)
email: kyyleung@pland.gov.hk)

Responses-to-Comments

**Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in
'Village Type Development' Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, N. T.**

(Application No. A/NE-LYT/824)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses																						
1. Comments of the Commission for Transport (C for T) (Contact Person: Mr. Jeffrey LAM; Tel.: 2399 2549)																								
(a)	Item (a): The estimated peak hour private car trips (base + net increase), instead of the net increase of peak hour private car trips, should be used to calculate the total additional peak hour trips.	<p>The estimated peak hour private car trips are re-elaborated as the following:</p> <p>For the application site (the Site), there’s a previously approved application No. A/NE-LYT/755 with 43 private car parking spaces provided. Therefore, the private car trips were collected on the Site under a traffic survey conducted on 24 June 2024 (Tuesday) over the time period of 08:30 -16:30, the peak hour trips are listed as the following:</p> <p>Observed and Estimated Peak Hour Private Car Trips</p> <table><tr><th rowspan="2"></th><th colspan="2">Weekday AM Peak Hour Trips</th><th colspan="2">Weekday PM Peak Hour Trips</th></tr><tr><th>PV In</th><th>PV Out</th><th>PV In</th><th>PV Out</th></tr><tr><td colspan="5">Existing A/NE-LYT/755 scheme: 43 Private Car</td></tr><tr><td>Observed Peak Hour Trips (Veh./hr)</td><td>1</td><td>1</td><td>1</td><td>1</td></tr></table>					Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips		PV In	PV Out	PV In	PV Out	Existing A/NE-LYT/755 scheme: 43 Private Car					Observed Peak Hour Trips (Veh./hr)	1	1	1	1
	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips																					
	PV In	PV Out	PV In	PV Out																				
Existing A/NE-LYT/755 scheme: 43 Private Car																								
Observed Peak Hour Trips (Veh./hr)	1	1	1	1																				

		Observed Peak Hour Trip Rates (Veh./hr/parking space)	0.023	0.023	0.023	0.023
		Under Application A/NE-LYT/824 scheme: 55 Private Car				
		Estimated Peak Hour Trips (Veh./hr)	2	2	2	2
		The <u>LGV trip rates</u> were adopted by referencing to a public car park in the vicinity with 20 LGV parking spaces provided. The observed trips and peak hour trip rates are shown in the following table:				
		Observed and Estimated Peak Hour Light Goods Vehicle Trips				
			Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
			LGV In	LGV Out	LGV In	LGV Out
		Existing approved A/NE-LYT/747 scheme: 20 LGV Spaces				
		Observed Peak Hour Trips (Veh./hr)	1	4	1	1
		Observed Peak Hour Trip Rates (Veh./hr/parking space)	0.050	0.200	0.050	0.050
		Under Application A/NE-LYT/824 scheme: 17 LGV Spaces				
		Estimated Peak Hour Trips (Veh./hr)	1	4	1	1
		To summarize, the estimated trip generation and attraction of the Site are shown in the following table:				

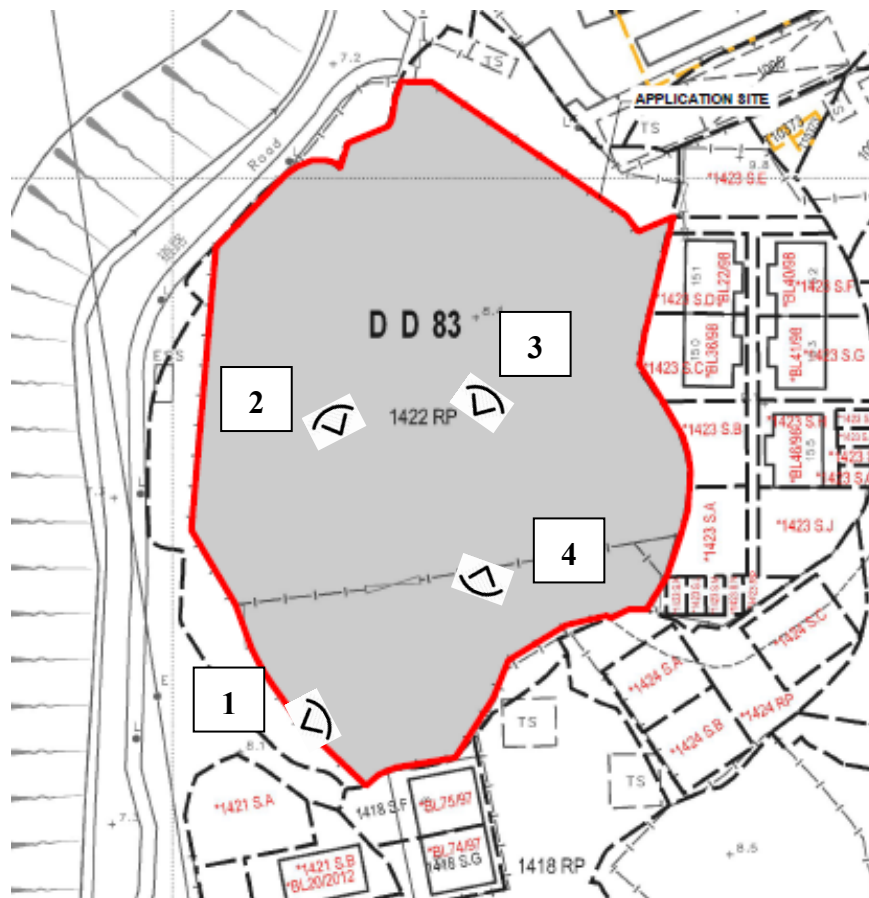
		<table><tr><th colspan="5">Estimated Trip Generation and Attraction</th></tr><tr><th rowspan="2"></th><th colspan="2">Weekday AM</th><th colspan="2">Weekday PM</th></tr><tr><th>In</th><th>Out</th><th>In</th><th>Out</th></tr><tr><td>Peak Hour PV Trips (Veh./hr)</td><td>2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>Peak Hour LGV Trips (Veh./hr)</td><td>1</td><td>4</td><td>1</td><td>1</td></tr><tr><td>Total Peak Hour Trips (One-Way) (Veh./hr)</td><td>3</td><td>6</td><td>3</td><td>3</td></tr></table> <p>Based on the traffic survey, the hourly reference traffic flows (without application site) of the village road are less than 90 vehicles per hour. With the vehicular flows of maximum of 9 (=3+6) vehicles per hour from the Site, the hourly traffic flows of the village road are less than 100 vehicles. Thus, based on TPDM, Volume 2 Chapter 3.11, the village road between the site entrance and Sha Tau Kok Road are capable to cope with the vehicular flow from the proposed temporary public vehicle park.</p>	Estimated Trip Generation and Attraction						Weekday AM		Weekday PM		In	Out	In	Out	Peak Hour PV Trips (Veh./hr)	2	2	2	2	Peak Hour LGV Trips (Veh./hr)	1	4	1	1	Total Peak Hour Trips (One-Way) (Veh./hr)	3	6	3	3
Estimated Trip Generation and Attraction																															
	Weekday AM		Weekday PM																												
	In	Out	In	Out																											
Peak Hour PV Trips (Veh./hr)	2	2	2	2																											
Peak Hour LGV Trips (Veh./hr)	1	4	1	1																											
Total Peak Hour Trips (One-Way) (Veh./hr)	3	6	3	3																											
2. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. Ken HO; Tel.: 2675 1777)																															
(a)	Since the lot owner did not remove the unauthorised structures at the application site, our previous comments (i.e. comment conveyed to the applicant via email dated 22.3.2024) remain valid.	<p>Please note that the concerned structures within the Site have been demolished by the applicant. A photographic record showing the existing condition of the Site is provided for your consideration (Annex I).</p> <p>The applicant will apply Short Term Wavier application (STW) to rectify the applied use after planning approval has been granted by the Town Planning Board.</p>																													

ANNEX I - Photographic Record

**Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in
‘Village Type Development’ Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, N. T.**

(Application No. A/NE-LYT/824)

- (i) The concerned structures erected on the application site (the Site) have been demolished. A photograph record showing the existing condition of the Site is provided, details are as follows:





3



4



Previous s.16 Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-LYT/270	Proposed Temporary Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	2.4.2004 (on review)
A/NE-LYT/385	Proposed Temporary Convenient Store and Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	5.12.2008
A/NE-LYT/448	Renewal of Planning Approval for Temporary Convenience Store and Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	2.12.2011 (revoked on 27.2.2012)
A/NE-LYT/477* ¹	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles and Shop and Services (Car Washing and Waxing Services) with Ancillary Storerooms for a Period of 1 Year	20.7.2012 (revoked on 26.10.2012)
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

*¹: Approved on temporary basis for a period of 1 year

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-LYT/439	Proposed Temporary Open Storage of Metal, Scrap Metal, Equipment for Renovation, Documents and Home Furniture for a Period of 3 Years	6.5.2011	R1 - R5

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Village Type Development” (“V”) zone in the Lung Yeuk Tau and Kwan Tei South area which was to designate both existing recognized villages and areas of land considered suitable for village expansion and land within this zone was primarily intended for development of Small Houses by indigenous villagers, and to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The proposed development did not comply with the then Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13E) in that there was no exceptional circumstances to justify the development; there were adverse departmental comments and local objections against the application; and the application was not in line with the intention of Category 4 areas which was to encourage the phasing out of non-conforming uses.
- R3 The proposed development was incompatible with the village settlements in the surrounding areas.
- R4 There were domestic dwellings in close proximity of the application site. The proposed development might cause adverse environmental impacts on the local villagers. The applicant had not demonstrated that the proposed development would not cause adverse environmental impacts on the surrounding areas.
- R5 The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “V” zone. The cumulative effect of approving such applications would result in adverse environmental and landscape impacts of the area.

**Similar s.16 Applications in the vicinity of the Application Site
within “Village Type Development” zone
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19
in the Past Five Years**

Approved Applications

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)
A/NE-LYT/813*	Proposed Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	15.3.2024

Remarks

*1: Applications No. A/NE-LYT/760 and 813 involve the same application site.

Government Departments' General Comments

1. Traffic

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

- having reviewed the further information, she has no comment on the application from traffic engineering perspective.

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

- no comment on the application; and
- the access road adjacent to the application site (the Site) is not maintained by HyD.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective considering that the applied use does not involve parking of heavy vehicles; and
- there is no complaint case related to the Site in the past three years.

3. Drainage

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

- no objection to the application from public drainage perspective; and
- should the application be approved, conditions should be included to request the applicant to implement the approved drainage proposal under the previous application No. A/NE-LYT/755 for the Site to ensure that the applied use will not cause adverse drainage impact on the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- the FSIs proposal submitted is considered acceptable.

5. **Landscape**

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

- the Site falls within “Village Type Development” zone which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

6. **Building Matters**

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

- no objection to the application;
- it is noted that two structures are proposed under the current application. 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 of the Building Authority (the BA) should be obtained, otherwise they are unauthorised building works (UBWs) under the Buildings Ordinance (the BO). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- the applicant is advised to note his advisory comments under the BO appended at **Appendix V**.

7. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, the Lands Department (DLO/N, LandsD) that:
 - (i) the application site (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 is granted to the Site;
 - (ii) the Site is already being used for the applied use under the application. The Short Term Waiver (STW) (if applied after obtaining the planning approval) will be considered for the Lot 1422 RP in D.D. 83 (i.e. the whole lot basis), therefore the unauthorised structures within and also extended from the said private lot not covered by the subject application have to be rectified. The lot owner should rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (iii) the lot owner shall either (i) remove the unauthorised structures not covered by the subject application immediately; or (ii) include the unauthorised structures in the subject application for the further consideration by the relevant departments and, subject to the approval of the Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for STW to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future;
- (b) to note the comments of the Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the access road adjacent to the Site is not maintained by HyD; and
 - (ii) 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 should comply with all environmental protection/pollution ordinances, and follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department in order to minimise any possible environmental nuisances;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should maintain the implemented drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation;

- (e) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (the BO), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
 - (ii) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the persons on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certification to D of FS;
 - (iii) if there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is attached for reference (**Appendix Va**); and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (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) for unauthorised building works (UBWs) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the Buildings Ordinance (the BO);
 - (iv) 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 B(P)R;
 - (v) the applicant's attention is also drawn to the provision under regulation 40 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of surface water; and
 - (vi) 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.

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

參考編號

Reference Number:

240220-162244-04877

提交限期

Deadline for submission:

08/03/2024

提交日期及時間

Date and time of submission:

20/02/2024 16:22:44

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/824

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. SO SIU HONG D
ANNY

意見詳情

Details of the Comment :

由於申請地點緊貼住宅, 而輕型客貨車按照法例規定, 必須安裝倒車警號器, 而停車場是24小時運作, 現時違規停泊的客貨車經常在半夜及清晨運作, 倒車的响號嚴重影響居民睡眠。希望委員會考慮停車場實際對附近居民生活的影響, 而影響已經出現, 我們想信停車場缺少了輕型客貨車的租用, 不會嚴重影響到收入, 但對附近居民的生活影響則相當大。並請備註, 由於本人居住在停車場隔鄰, 請必須保密本人資料。

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

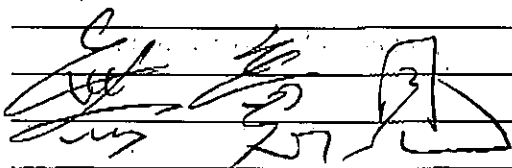
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/824

意見詳情 (如有需要，請另頁說明)

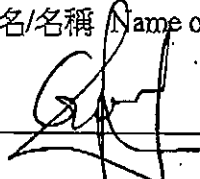
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2024.2.23

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



A/NE-LYT/824 DD 83 Lung Yeuk Tau

04/03/2024 03:31

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

When 755 was considered, members failed in their duty to look into matters as no questions were raised with regard to the size of the parking lot in relation to the number of vehicle to be accommodated.

Conditions again were not fulfilled. Number of parking increased to 72, still questionable.

Application is for FIVE years meaning approval will allow operator at least two and a half years to fulfill conditions, probably not.

This application will no doubt come under 'STREAMLINE' indicating that contributions from the public will be ignored and no questions asked.

Shameful.

Mary Mulvihill

From:

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

Date: Tuesday, 25 January 2022 2:20 AM HKT

Subject: A/NE-LYT/755 DD 83 Lung Yeuk Tau

Dear TPB Members,

While members raised no questions in 2019, in view of the failure to comply with conditions it is certainly your duty to do so this time around.

Like why is such a large site being used to park a mere 40 odd vehicles?

That we are told there is no land for housing while land inefficient uses like this are approved is a cause for concern.

Mary Mulvihill

From:

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

Date: Monday, 19 August 2019 2:57 AM CST
Subject: A/NE-LYT/710 DD 83 Lung Yeuk Tau

A/NE-LYT/710

Lot 1422 RP (Part) in D.D.83, Lung Yeuk Tau, Fanling

Site area : About 4,110m²

Zoning : "VTD"

Applied Use : 43 Vehicle Parking

Dear TPB Members,

My jaw dropped, almost 100sqmts per vehicle? Certainly not private cars, this is intended for container vehicle parking. There are a number of study hall, convents and other facilities that require a tranquil environment. With football field and basketball court nearby it would also not be desirable to have heavy vehicles on nearby roads, not to mention the pollution from their emissions.

The previous application for one year was revoked. The site is now 50% vegetation covered and 50% what can only be described as scorched earth, certainly not ideal for land designed for residential use.

There can be no justification for such a large parking lot in a small village. There is an existing parking facility near Tau Kok Road.

This application must be soundly rejected.

Mary Mulvihill