

2021年 4月 1 9日

此文件為 收到。城市規劃委員會
只供 參考。後才正式接收收到
由

19 APR 2021

Form No. S16-III
表格第 S16-III 號The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Executive Summary

1. The application site is on Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and 447B (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories.
2. The applied use is renewal planning approval for 'Temporary Public Vehicle Park (Coaches and Private Cars Only)' for a Period of 3 Years
3. The site area is about 2,150m², of which 334m² is government land.
4. A total of 23 parking spaces and loading / unloading spaces are proposed on the site, including 7 parking spaces for coaches, 2 loading / unloading spaces for coaches and 14 parking spaces for private cars.
5. Operation hours are 7 a.m. to 11 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界沙頭角丈量約份第 41 約地段第 443 號 B 分段餘段(部份)、第 444 號 B 分段餘段(部份)、第 445 號 B 分段餘段(部份)、第 446 號 B 分段餘段(部份)、第 447 號 B 分段(部份)及毗連政府土地。
2. 申請用途為'臨時公眾停車場(只限旅遊巴士及私家車)', (為期 3 年)。
3. 申請面積為大約 2,150 平方米, 當中包括 334 平方米的政府土地。
4. 申請地點將提供 23 個泊車及上落客車位, 包括 7 個旅遊巴士泊車位、2 個旅遊巴士上落客車位及 14 個私家車泊車位。
5. 營業時間為每日上午 7 時至下午 11 時 (包括星期日及公眾假期)。

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-S7K/21
	Date Received 收到日期	19 APR 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Sha Tau Kok Farm Organic Company Limited (沙頭角農莊有機種植有限公司)

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)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and 447B (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,150 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 334 sq.m 平方米 <input checked="" 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 Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Proposed Temporary Public Vehicle Park (Coaches and Private Cars) (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
10/04/2021 (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 13/04/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積sq.m <input type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間																																	
<div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div>																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div>																															
	No 否	<input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-STK</u> / <u>13</u>
(b) Date of approval 獲批給許可的日期	<u>15/6/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15/6/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Public Vehicle Park (Coaches and Private Cars)
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Please refer to Appendix 1

8. Declaration 聲明

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

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

Signature
簽署

FRANCIS LAU

Name in Block Letters
姓名（請以正楷填寫）

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

Planning Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他 MRTPI, RPS(GP).....

on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

13.4.2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and 447B (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories
Site area 地盤面積	2,150 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 334 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Coaches and Private Cars)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	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) Coach Parking Spaces _____ _____ _____		14 7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____ _____		2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2), Layout Plan (Plan 3),</u>		
<u>Trees Preservation and Landscape Plan (Plan 4) and Drainage Proposal (Plan 5)</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
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。

Justification

(Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and 447B (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories)

1) The Applied Use

The applied use is renewal planning approval for 'Temporary Public Vehicle Park (Coaches and Private Cars Only)' for a Period of 3 years.

2) Location

The application site (the site) is on Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and 447B (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories.

3) Site Area

The site area is about 2,150m², of which 334m² is Government Land.

4) Town Planning Zoning

The site is zoned "Agriculture" ("AGR") on the approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2.

The planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

The applied use (temporary public vehicle park) is neither a column 1 nor column 2 use in the "AGR" zone. However, temporary uses not exceeding three years may be permitted on application to Town Planning Board (TPB).

5) Details of Proposed Development

(a) Operation hours

The operation hours will be from 7:00 am to 11:00 pm every day, including Sundays and public holidays. The operation hours remain the same as the previous approved application no. A/NE-STK/13.

(b) Mode of operation

Only private cars and coaches will be parked at the site. No light goods vehicles, medium goods vehicles and heavy goods vehicles, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374 A), will be parked at the site. Container tractors and trailers are not allowed to park at the site.

(c) Development Parameters

14 parking spaces for private cars (5m (L) x 2.5m (W) each), 7 parking spaces for coaches (12m (L) x 3.5m (W) each) and 2 loading / unloading spaces for coaches (12m (L) x 3.5m (W) each) will be provided at the site. Hence, a total of 23 parking spaces will be provided. Please refer to site plan (Plan 3) for the location of the parking spaces.

(d) Provision of Access

Two 7.3m vehicular accesses will be provided at the south-western and south-eastern part of the site. Vehicles will enter the site via the vehicular access at the south-eastern part of the site and leave via the vehicular access at the south-western part of the site by one-way traffic. Two accesses to other sites are provided at the northern part of the site to maintain the existing vehicular accesses to other sites. Please refer to site plan (Plan 3) for the location of access points.

6) **Previously Approved Applications**

The site is the subject of a previously approved application no A/NE-STK/13 approved by Rural and New Town Planning Committee (RNTPC) of TPB on 15.6.2018.

Given the previously approved application at the site, approval of the current application is in line with previous decisions of RNTPC of TPB.

7) **Similar Applications within the “AGR” Zone**

There is no similar application for ‘temporary public vehicle park’ within the same “AGR” zone.

8) **Compatible with the Surrounding Characteristics**

The site is situated in the midst of rural landscape. The ‘temporary public vehicle park’ use under the current application is compatible with the surrounding area.

9) Compliance of Approval Conditions

In the previous application A/NE-STK/13, the applicant complied with all the approval conditions.

10) No Adverse Impacts to Surrounding Environment

(a) Visual

No structure is proposed within the site. Only coaches and private cars will be parked at the site. It is compatible with the surrounding environment. No significant adverse visual impact is anticipated.

(b) Landscape

A tree preservation and landscape proposal (Plan 4) was prepared for the current application. The proposal was approved by the Planning Department. Under the current proposal, a total of 26 existing trees have been planted along the site boundary. The total number of trees remains the same as the approved landscape proposal under the previous application A/NE-STK/13.

All the trees will be properly maintained. 1m x 1m planting spaces and tree guards have been erected to prevent the trees from damage by vehicles. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail removal of climbers and dead trees.

(c) Drainage

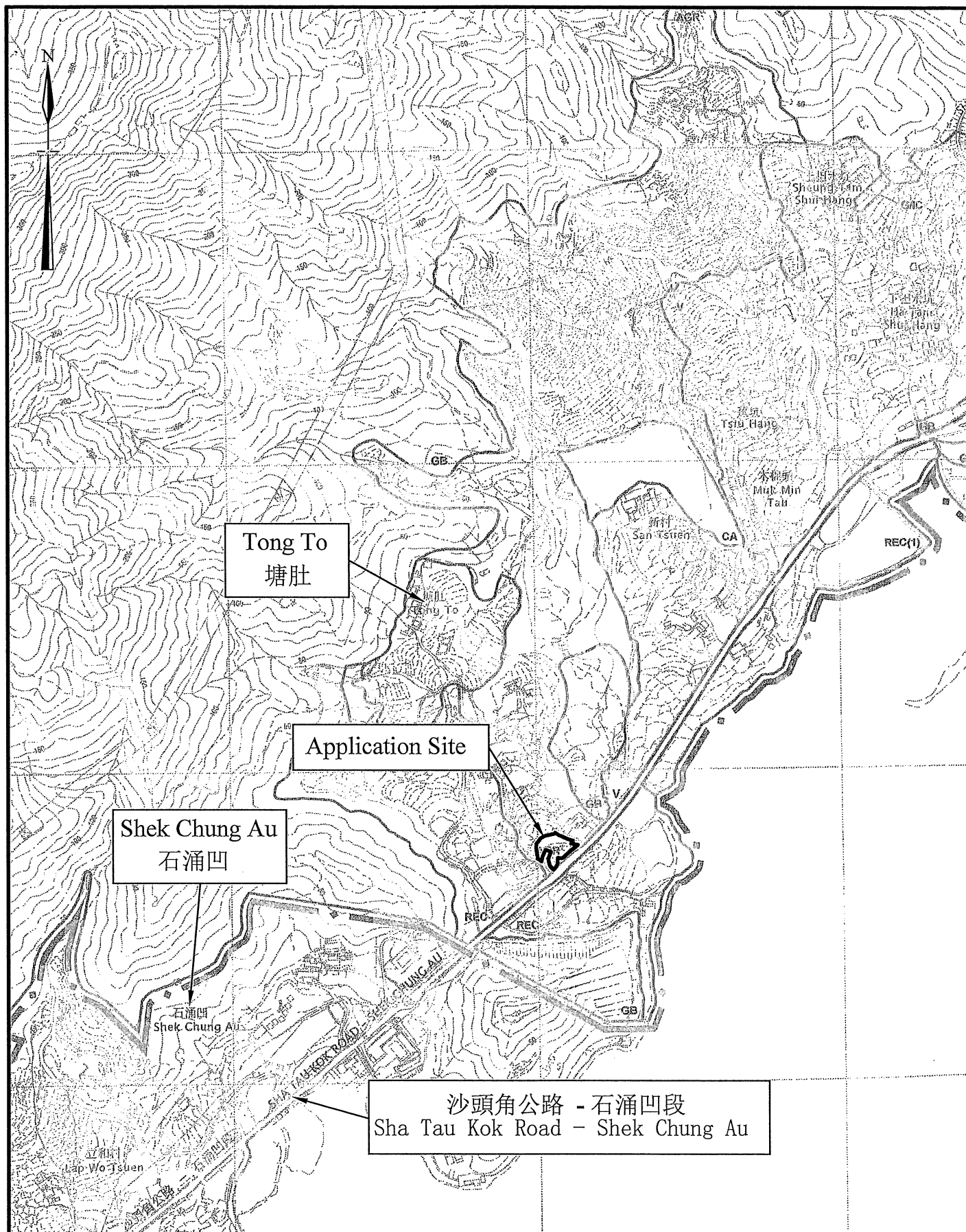
The drainage proposal remains the same as the approved drainage proposal under previous application no. A/NE-STK/13. The existing 225mm and 300mm U-channels will be maintained in good conditions during the approval period. Please refer to the drainage proposal (Plan 5) for details.

(d) Traffic

The site is accessible via a local track connecting to Sha Tau Kok Road – Shek Cheung Au (Plan 1). 14 parking spaces for private cars (5m (L) x 2.5m (W)), 7 parking spaces for coaches (12m (L) x 3.5m (W)) and 2 loading / unloading spaces for coaches (12m (L) x 3.5m (W) each) will be provided at the site. Please refer to the site plan (Plan 3) for the location of parking spaces.

Given the limited number of parking spaces provided at the site, no significant adverse impact on the local road networks is anticipated.

- End -



Extracted from Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2

Not to Scale

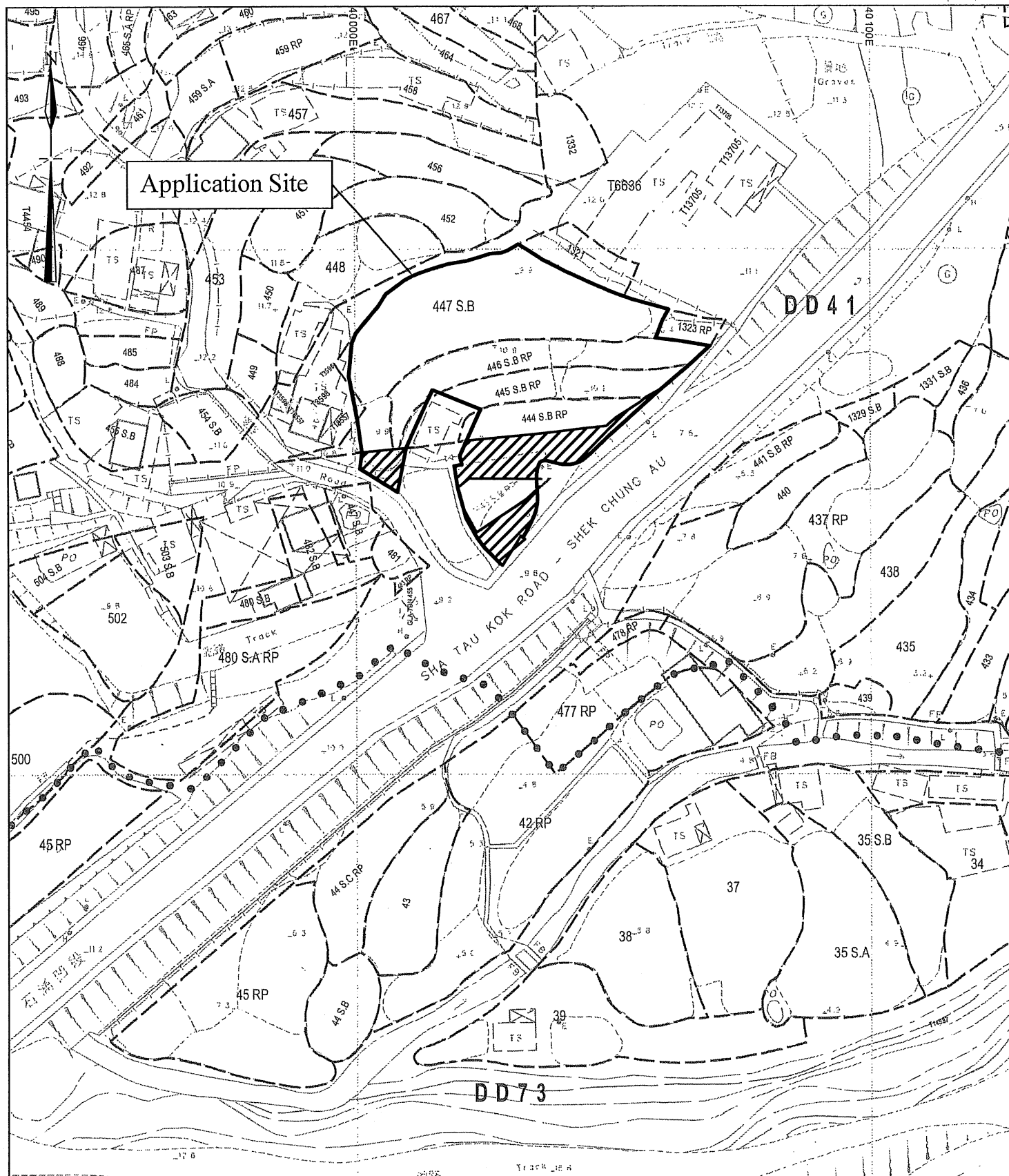
Location Plan

Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part),
446 B RP(Part) and 447 B(Part) in D. D. 41
and Adjoining Government Land
Sha Tau Kok, New Territories

Goldrich Planners &
Surveyors Ltd.

April 2021

Plan 1
(P 13076)



Private Land Area: 1,823m² (about)



Government Land Area: 328m² (about)

Total Area: 2,151m² (about)

1:1000

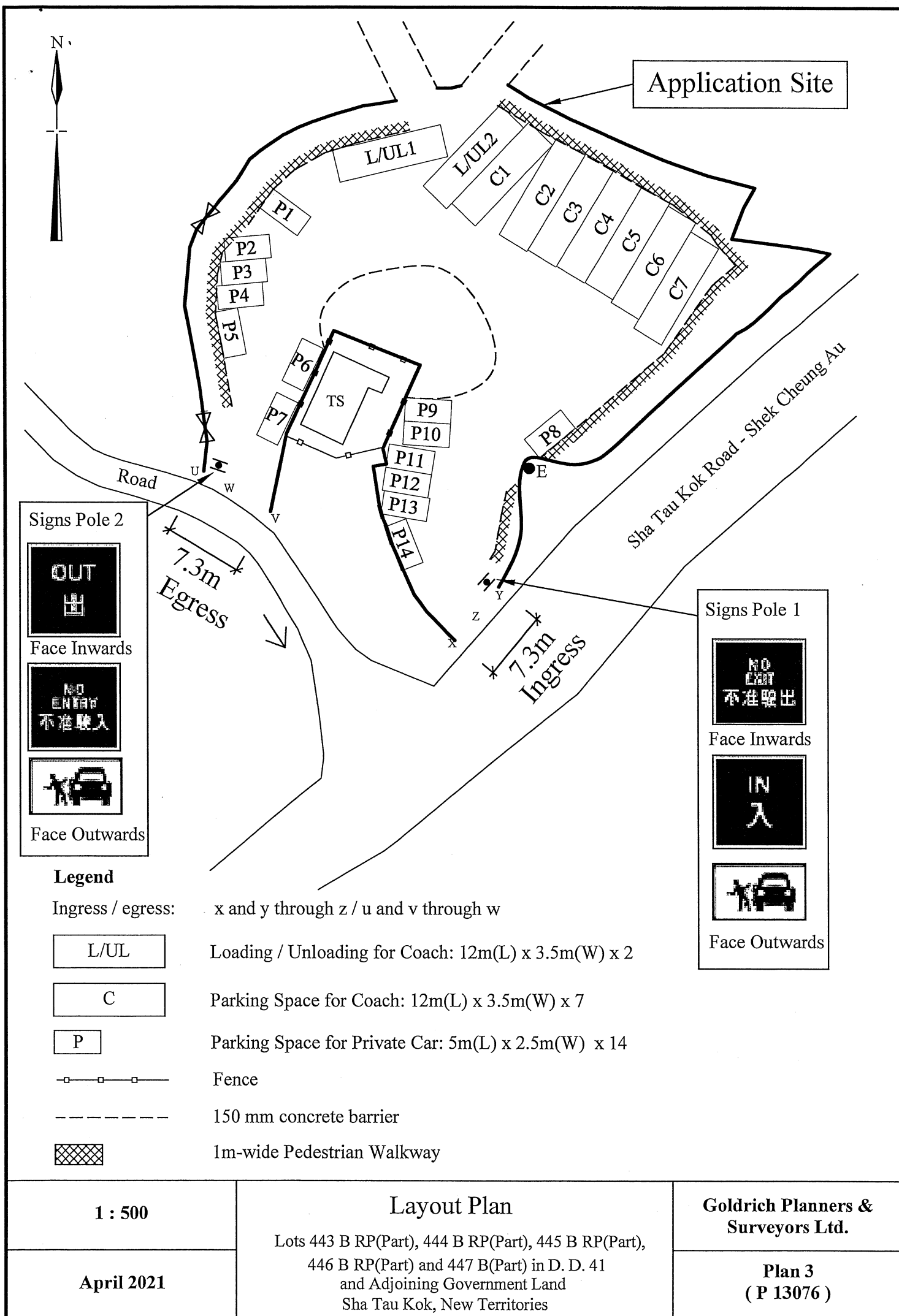
Lot Index Plan

Government Land adjoining to lots 443 B RP(Part),
444 B RP(Part), 445 B RP(Part), 446 B RP(Part)
and 447 B(Part) in D. D. 41
Sha Tau Kok, New Territories

**Goldrich Planners &
Surveyors Ltd.**

April 2021

**Plan 2
(P 13076)**



1 : 500

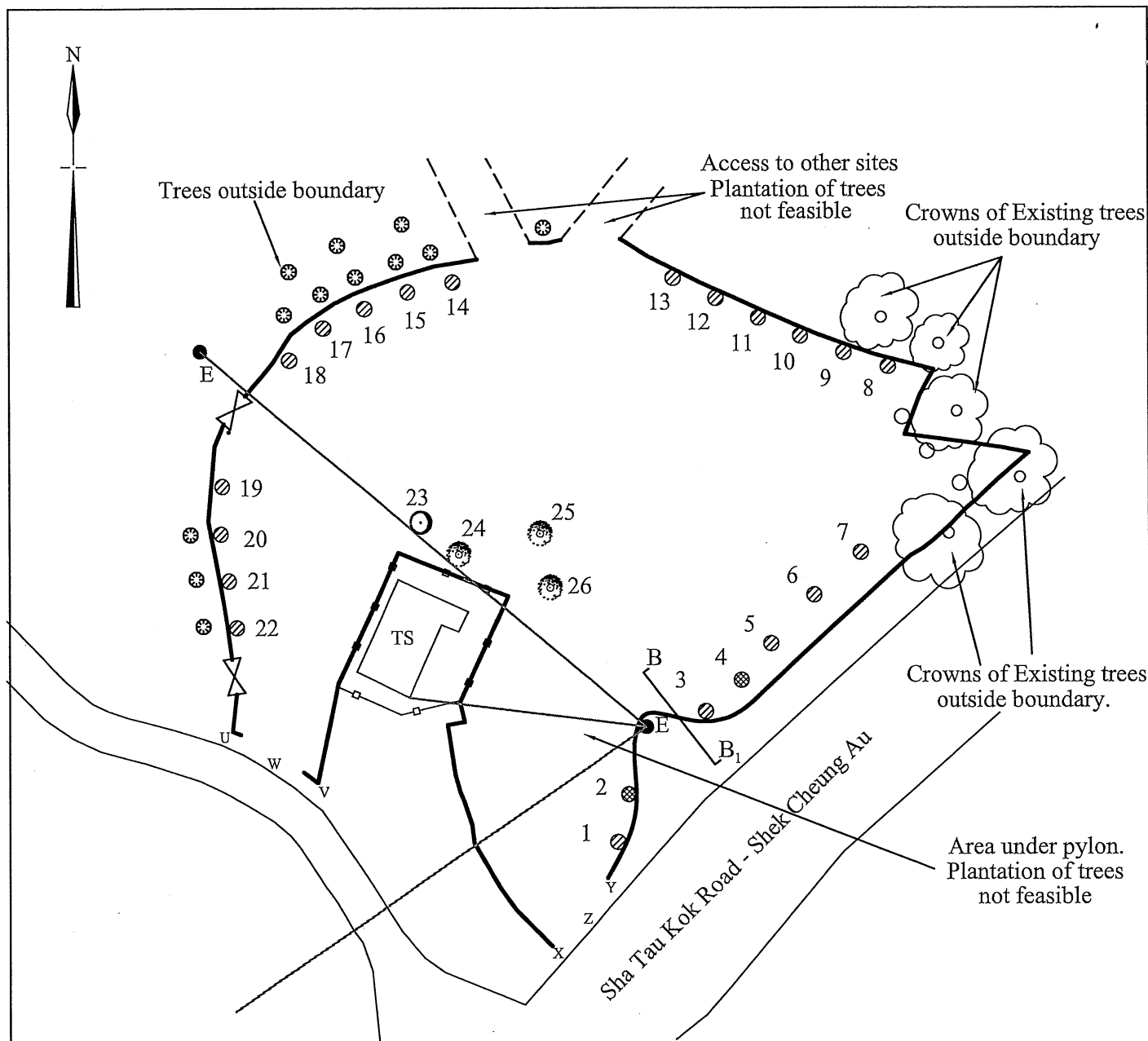
April 2021

Layout Plan

Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part),
446 B RP(Part) and 447 B(Part) in D. D. 41
and Adjoining Government Land
Sha Tau Kok, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 13076)



Legend

Ingress / egress: x and y through z / u and v through w

—□—□—□— Fence

	Min. Size (Height)	Quantity
Existing Ficus Microcarpa (細葉榕) with metal tree guard of no less than 1.0m high	2.75m	20
Existing Ficus Microcarpa (細葉榕)	2.75m	2
Existing Celtis sinensis (朴樹)	NA	1
Existing Litchi chinensis (荔枝)	NA	3
Naturally existing tree outside boundary	NA	12
Total:		26

1 : 500

April 2021

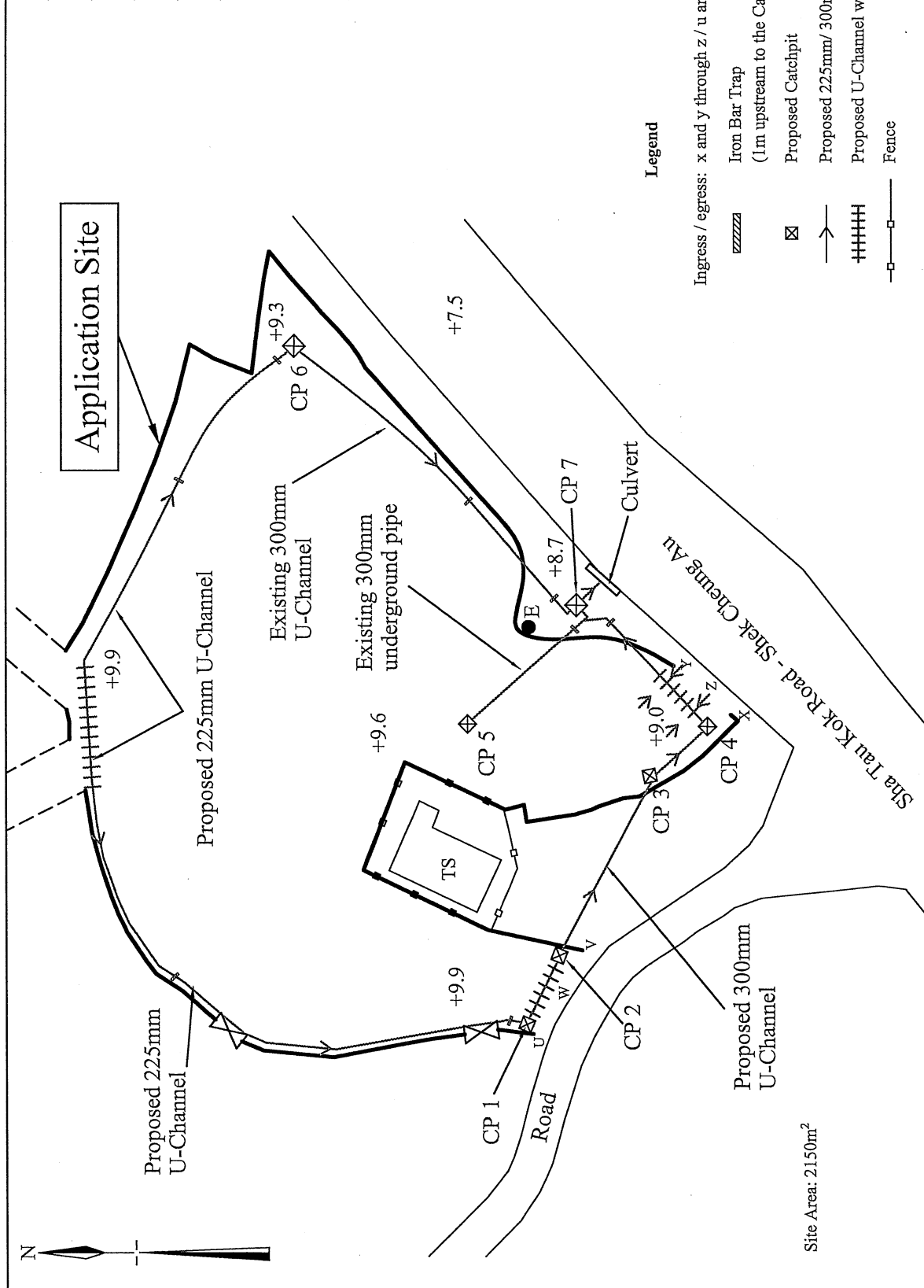
Tree Preservation and Landscape Proposal

Lots 443 B RP(P), 444 B RP(P), 445 B RP(P),
446 B RP(P) and 447 B(P) in D. D. 41
and Adjoining Government Land
Sha Tau Kok, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 4
(P 13076)

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	9.9	9.30
CP 2	9.9	9.25
CP 3	9.3	8.85
CP 4	9.0	8.70
CP 5	9.6	9.10
CP 6	9.3	8.90
CP 7	8.7	8.35



1 : 500	Drainage Proposal Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part) and 447 B(Part) in D. D. 41 and Adjoining Government Land Sha Tau Kok, New Territories	Goldrich Planners & Surveyors Ltd.
		Plan 5 (P 13076)

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



D.D.41 Lot 447B RP Coach Park - Replacement Pages and Previous Approved Proposal

22/04/2021 17:29

From: Rich Gold
To: tswong@pland.gov.hk
File Ref:

2 attachments



D.D.41 Lot447B RP Replacement Pages of S.16 Renewal Application 22.4.2021.pdf



A_NE_STK13 Approved Proposal 22.4.2021.pdf

Dear Mr. Wong,

Attached please find the replacement pages of the application and the approved proposal for the previous planning approval A/NE-STK/13.

The clarification of FSI matters and the updated FS251 certificates will be submitted on Friday or Monday.

Thank you.

Regards,
Alan Poon

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[Goldrich Planners and Surveyors Ltd.](#)

Room 8E, 8/F., Keader Centre,
129-149 On Lok Road,
Yuen Long,
New Territories,
Hong Kong.

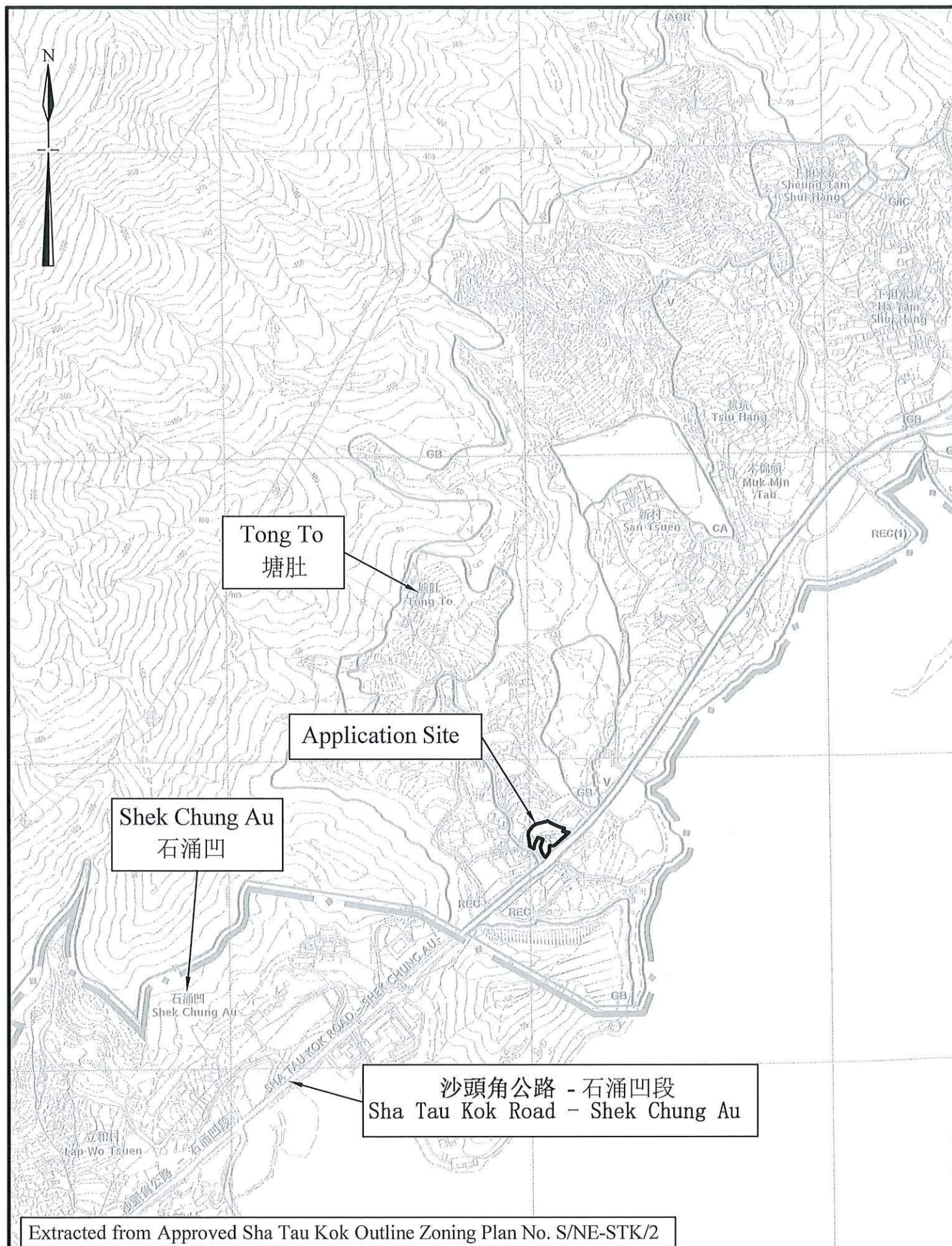
Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

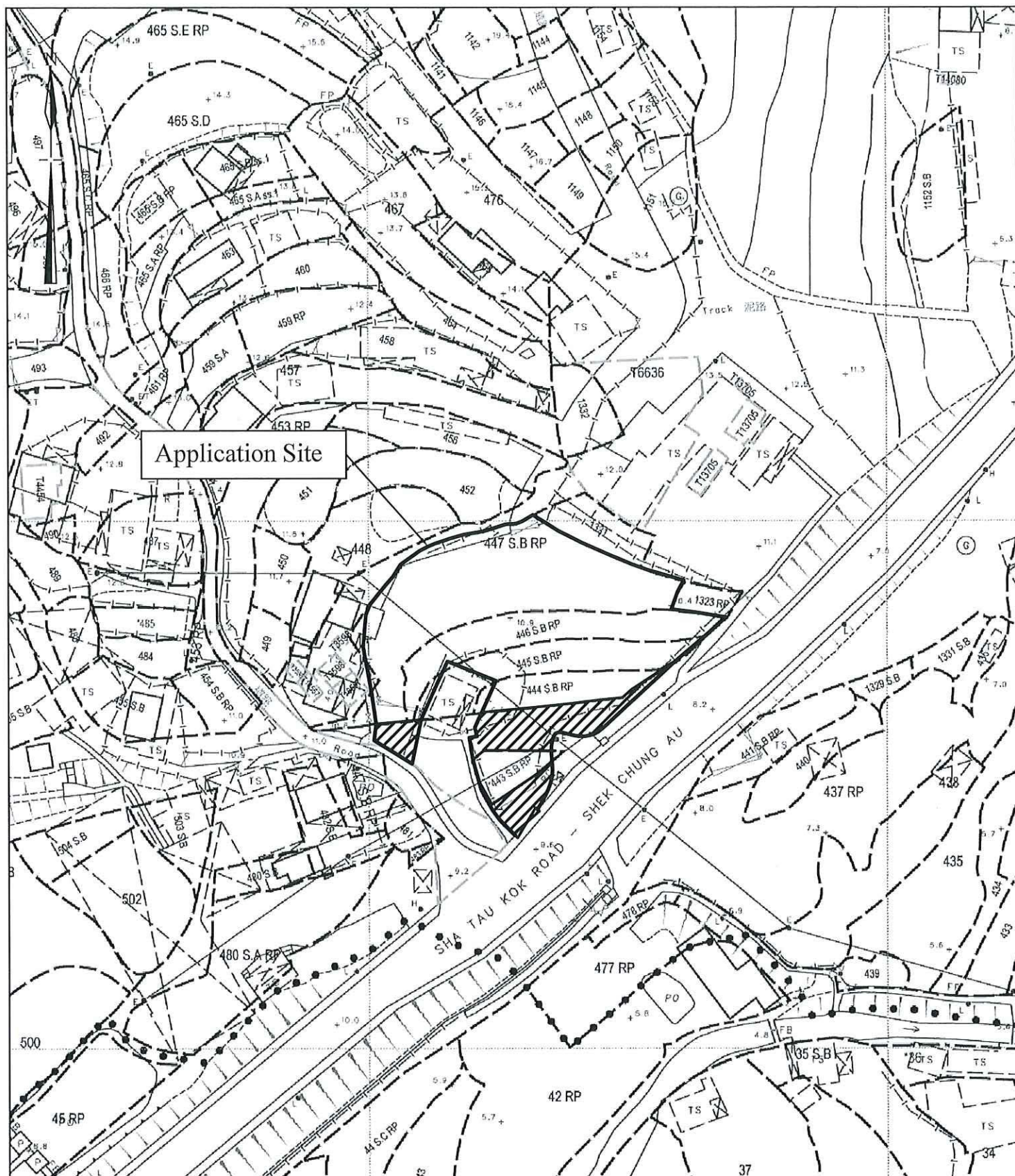
- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance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

1. Name of Applicant 申請人姓名/名稱	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Sha Tau Kok Farm Organic Company Limited (沙頭角農莊有機種植有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Goldrich Planners & Surveyors Limited 金潤規劃測量師行有限公司	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and 447B R.P. (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,150 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 334 sq.m 平方米 <input checked="" type="checkbox"/> About 約

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and 447B R.P. (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories
Site area 地盤面積	2,150 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 334 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Coaches and Private Cars)



Not to Scale	Location Plan Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part) and 447 B RP(Part) in D. D. 41 and Adjoining Government Land Sha Tau Kok, New Territories	Goldrich Planners & Surveyors Ltd.
April 2021		Plan 1 (P 13076)



Private Land Area: 1,823m² (about)



Government Land Area: 328m² (about)

Total Area: 2,151m² (about)

1:1000

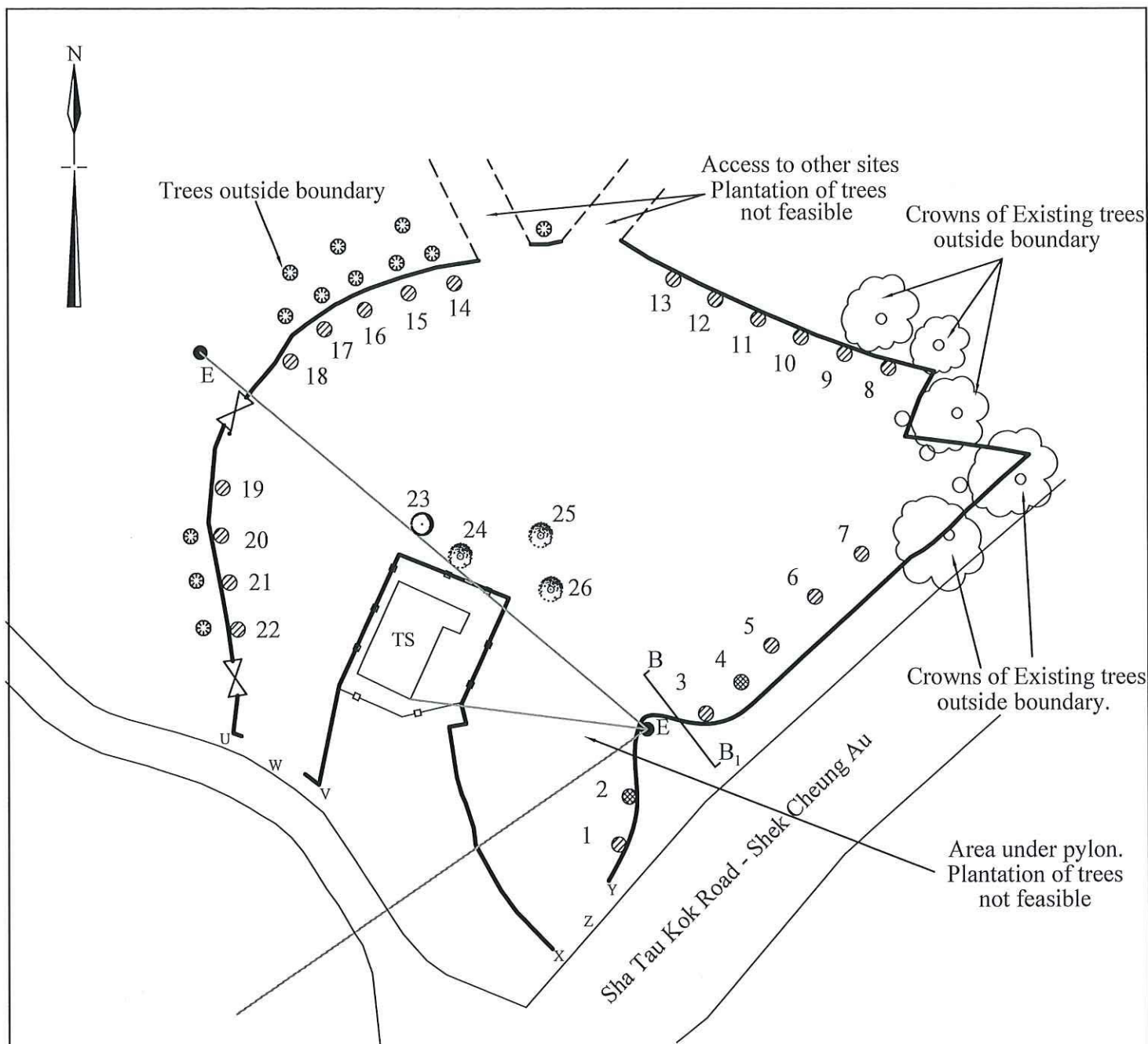
Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

April 2021

Government Land adjoining to lots 443 B RP(Part),
444 B RP(Part), 445 B RP(Part), 446 B RP(Part)
and 447 B RP(Part) in D. D. 41
Sha Tau Kok, New Territories

**Plan 2
(P 13076)**



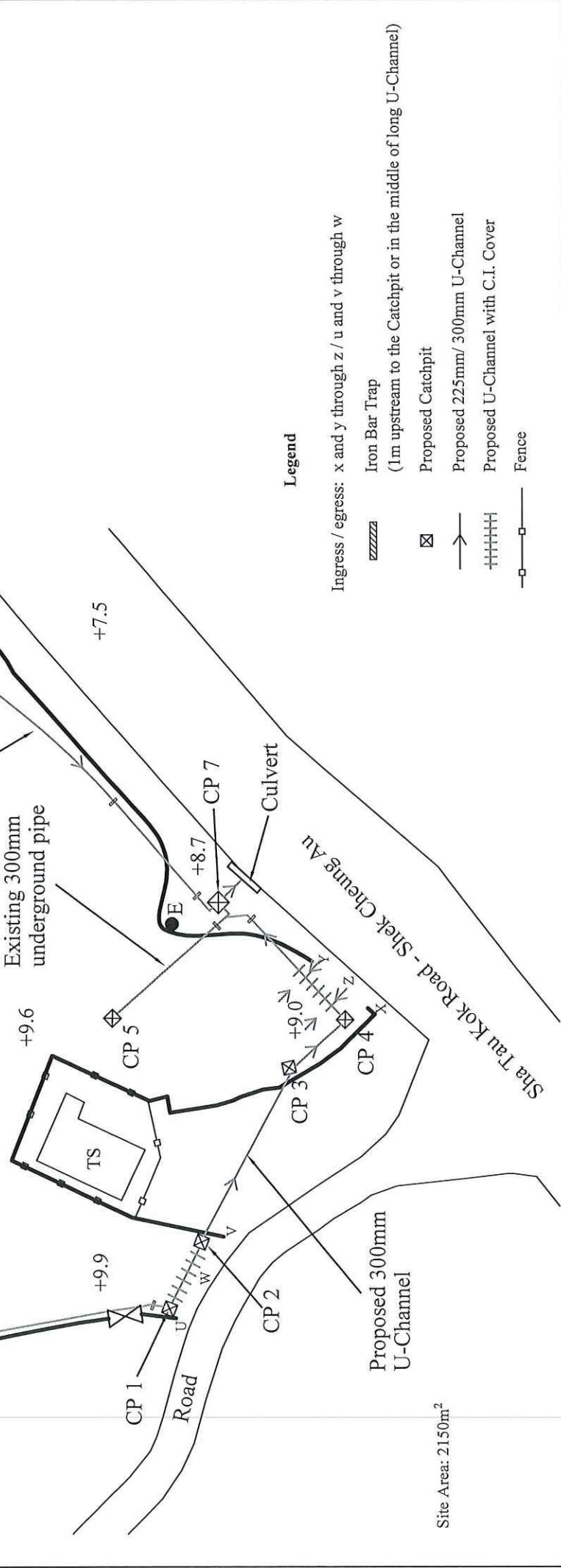
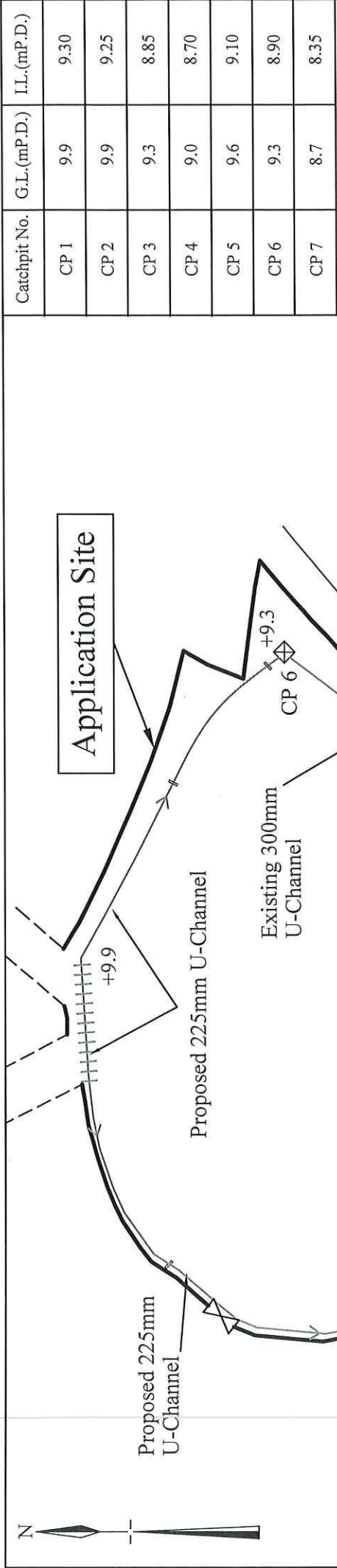
Legend

Ingress / egress: x and y through z / u and v through w

—□—□—□— Fence

	Min. Size (Height)	Quantity
Existing Ficus Microcarpa (細葉榕) with metal tree guard of no less than 1.0m high	2.75m	20
Existing Ficus Microcarpa (細葉榕)	2.75m	2
Existing Celtis sinensis (朴樹)	NA	1
Existing Litchi chinensis (荔枝)	NA	3
Naturally existing tree outside boundary	NA	<u>12</u>
Total:		<u>26</u>

1 : 500	Tree Preservation and Landscape Proposal Lots 443 B RP(P), 444 B RP(P), 445 B RP(P), 446 B RP(P) and 447 B RP(P) in D. D. 41 and Adjoining Government Land Sha Tau Kok, New Territories	Goldrich Planners & Surveyors Ltd.
April 2021		Plan 4 (P 13076)



		<p>Drainage Proposal</p> <p>Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part) and 447 B RP(Part) in D. D. 41 and Adjoining Government Land Sha Tau Kok, New Territories</p>	Goldrich Planners & Surveyors Ltd.
1 : 500			Plan 5 (P 13076)
April 2021			



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/NE-STK/13

Our Ref.: P13076/TL18325

10 July 2018

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

Dear Sir,


Compliance of condition (i)

**‘Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)’
for a period of 3 years in
Lot. 443B RP (Part), 444B RP (Part), 445B RP (Part), 446B RP (Part) and 447B (Part)
in D. D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories
(Application no. A/NE-STK/13)**

We would like to submit a Run in/out proposal (Plan 8) together with the typical details of run-in drawing (H 1113B) for compliance of approval condition (i) regarding the submission of the design of vehicular run-in/run-out for the captioned s16 application.

Thank you for your attention.

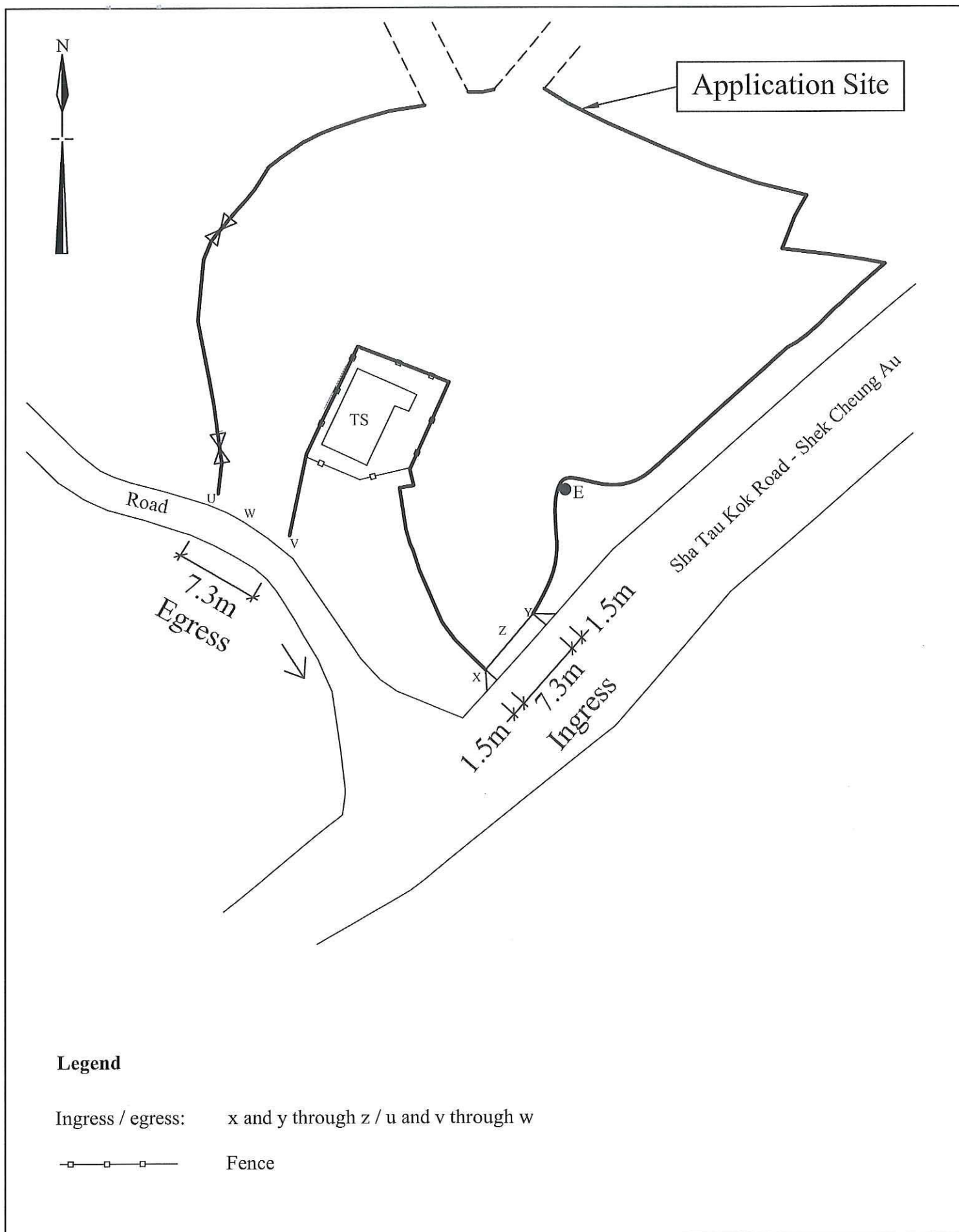
Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



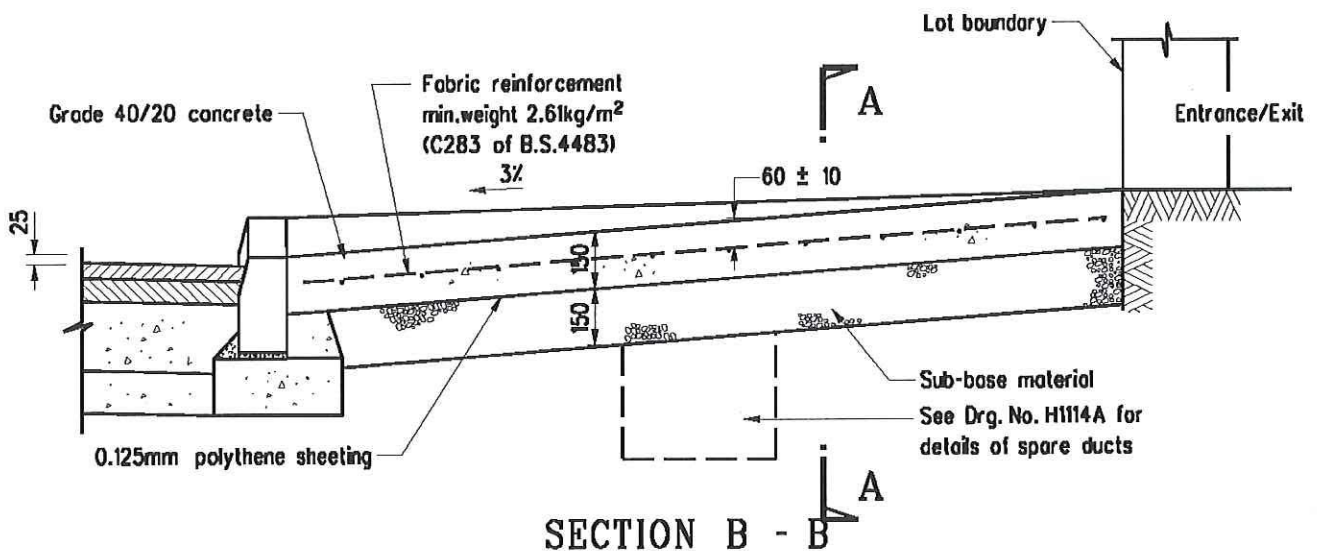
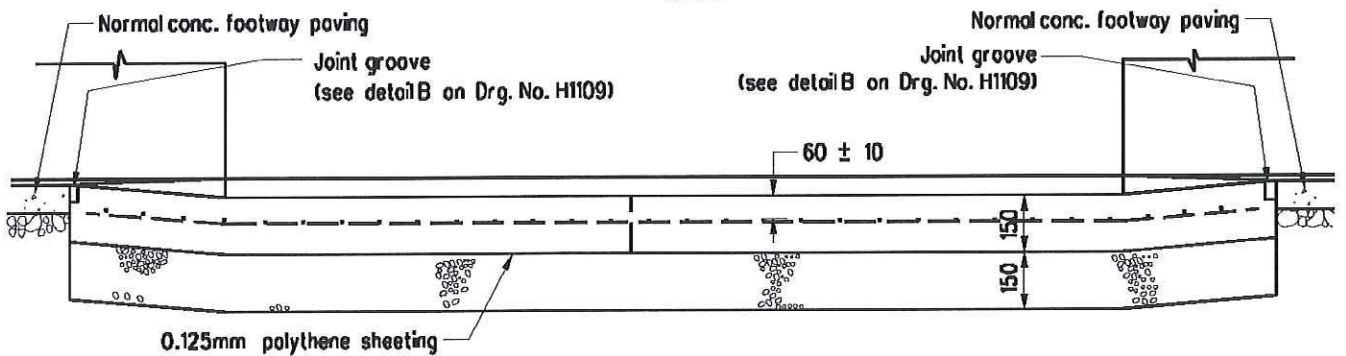
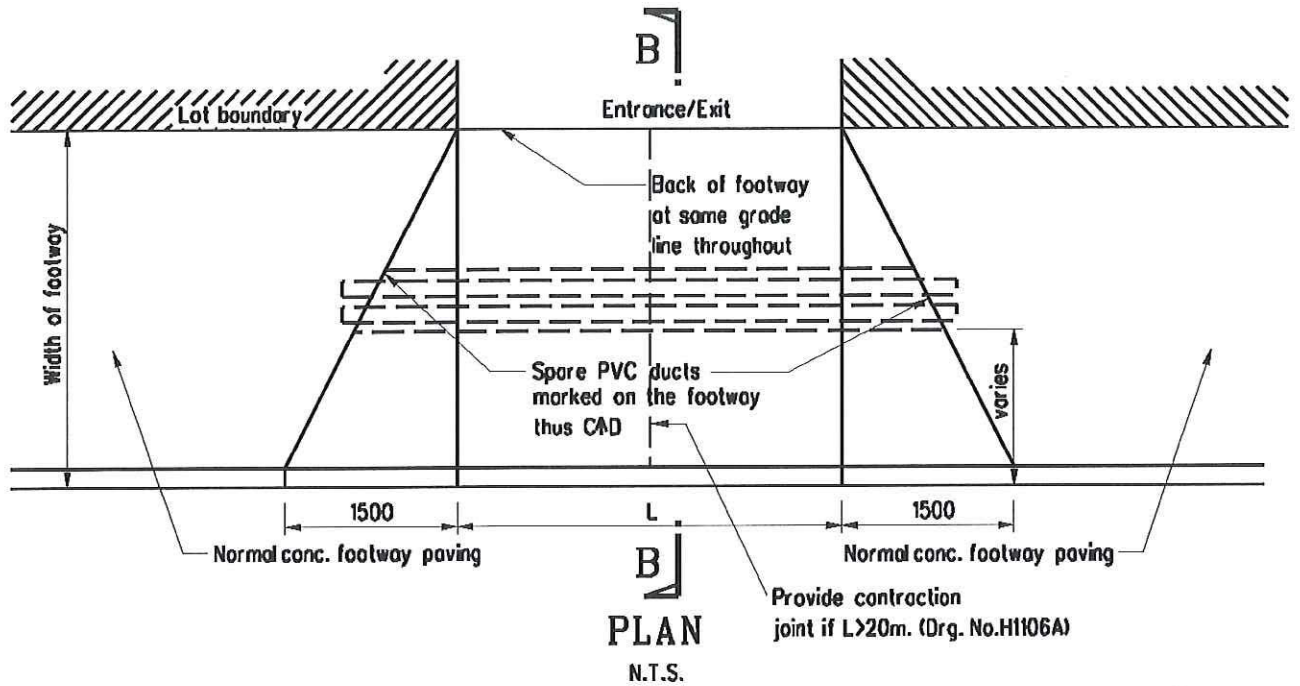
LAU Tak, Francis

FRICS FHKIS RPS(GP) MRTPI MHKIP RPP

cc. DPO/STN (Attn.: Ms. LEE Wan Ling Wendy by email wwllee@pland.gov.hk)



1 : 500	Run in/out proposal	Goldrich Planners & Surveyors Ltd.
July 2018	Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part) and 447 B(Part) in D. D. 41 and Adjoining Government Land Sha Tau Kok, New Territories	Plan 8 (P 13076)



Note:

1. All dimensions are in millimetres.

B	Joint groove details revised		Nov 96
A	Grade of concrete revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

**TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)**

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1113B



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/NE-STK/13

Our Ref.: P13076/TL19525

2 January 2020

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

Dear Sir,

Submission of Revised Tree Preservation and Landscape Proposal

**‘Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)’
for a period of 3 years**

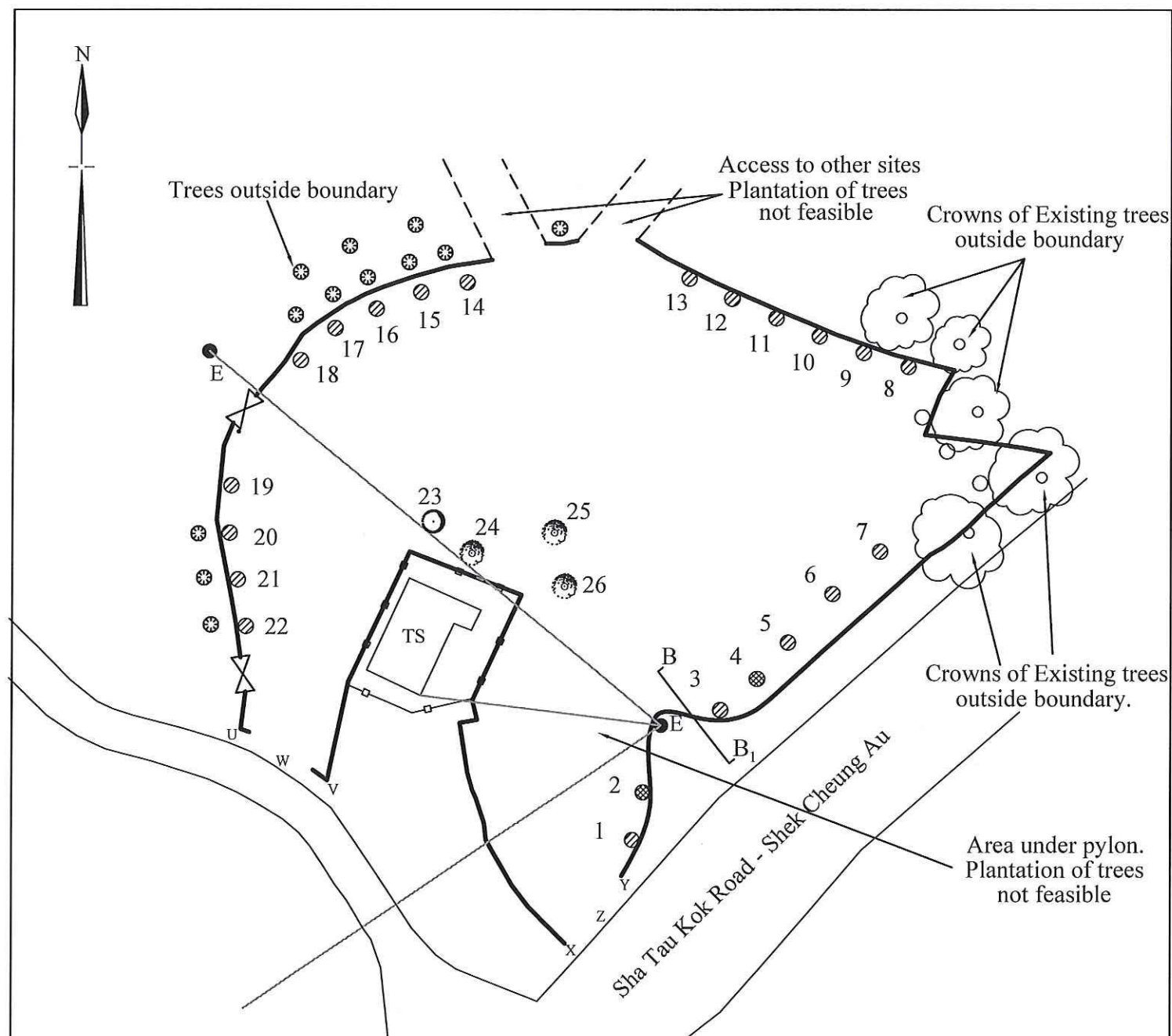
**Lot. 443B RP (Part), 444B RP (Part), 445B RP (Part), 446B RP (Part) and 447B
(Part) in D. D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories
(Application no. A/NE-STK/13)**

We would like to submit a revised tree preservation and landscape proposal (Plan 4e) for approval. Metal tree guards of no less than 1.0m high will be installed for protecting the proposed trees (Ficus Microcarpa 細葉榕).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

cc. DPO/STN (Attn.: Ms. LEE Wan Ling Wendy by email wwlee@pland.gov.hk)



Legend

Ingress / egress: x and y through z / u and v through w

—□—□—□— Fence

	Min. Size (Height)	Quantity
⊗ Proposed Ficus Microcarpa (細葉榕) with metal tree guard of no less than 1.0m high	2.75m	20
⊗ Existing Ficus Microcarpa (細葉榕)	2.75m	2
⊙ Existing Celtis sinensis (朴樹)	NA	1
⊗ Existing Litchi chinensis (荔枝)	NA	3
⊗ Naturally existing tree outside boundary	NA	12
Total:		26

1 : 500

Revised Tree Preservation and Landscape Proposal

Lots 443 B RP(P), 444 B RP(P), 445 B RP(P),

446 B RP(P) and 447 B(P) in D. D. 41

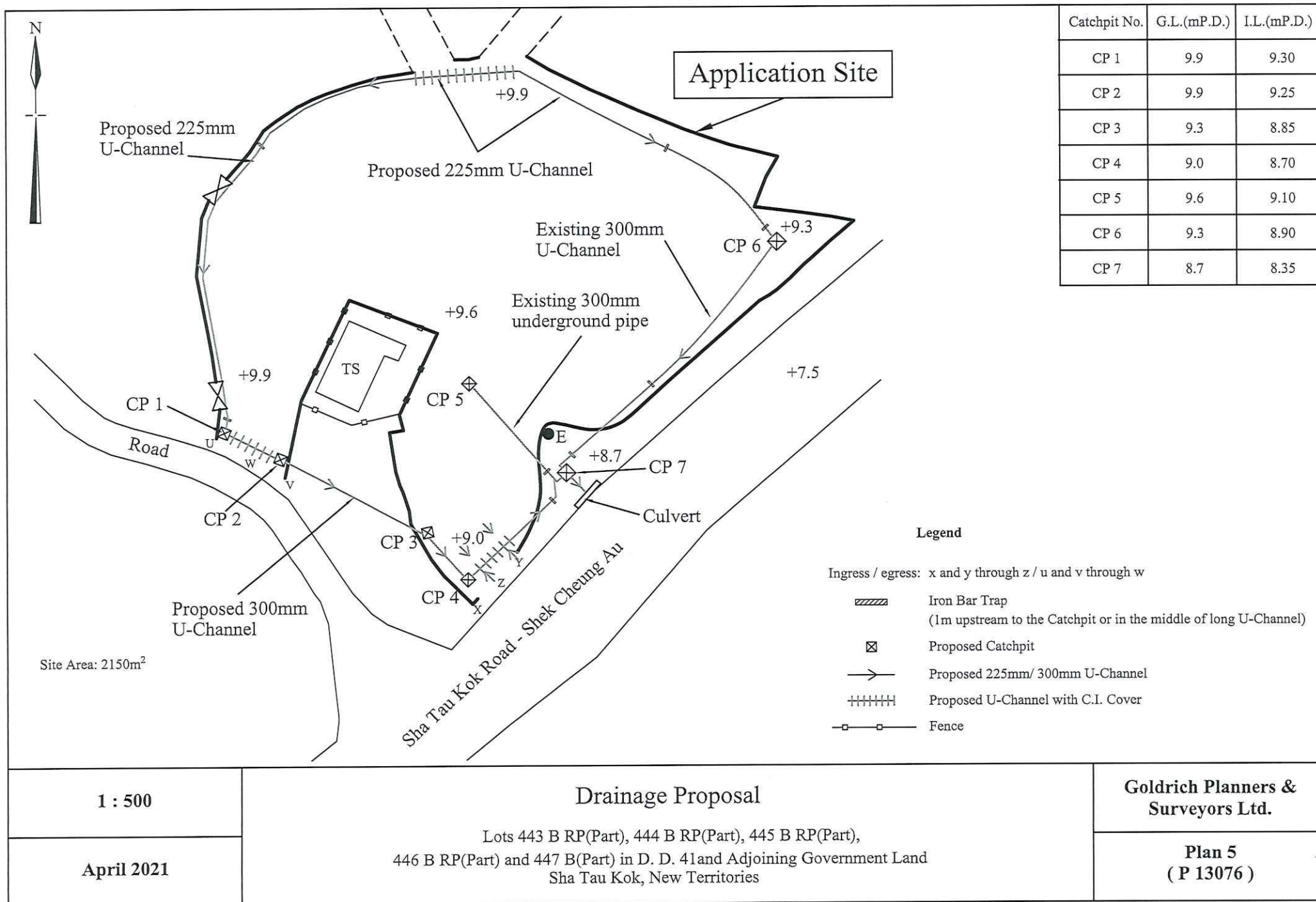
and Adjoining Government Land

Sha Tau Kok, New Territories

**Goldrich Planners &
Surveyors Ltd.**

December 2019

**Plan 4e
(P 13076)**





GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/NE-STK/13

Our Ref.: P13076/TL18326

9 July 2018

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

Dear Sir,


Compliance of condition (n)

**‘Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)’
for a period of 3 years in
Lot. 443B RP (Part), 444B RP (Part), 445B RP (Part), 446B RP (Part) and 447B (Part)
in D. D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories
(Application no. A/NE-STK/13)**

We would like to submit a fire service installations proposal (Plan 7) for compliance of approval condition (n) regarding the submission of proposals for water supplies for fire-fighting and fire service installations for the captioned s16 application.

Thank you for your attention.

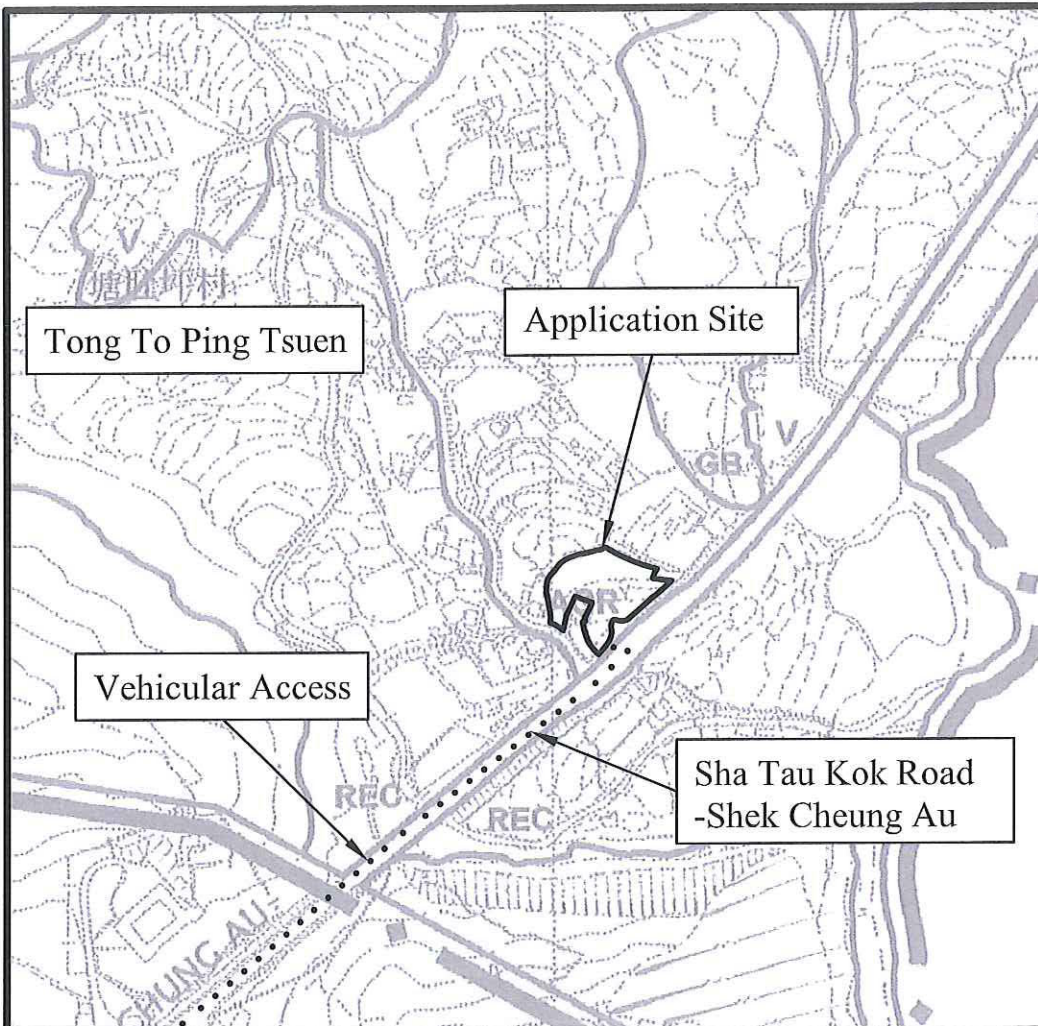
Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



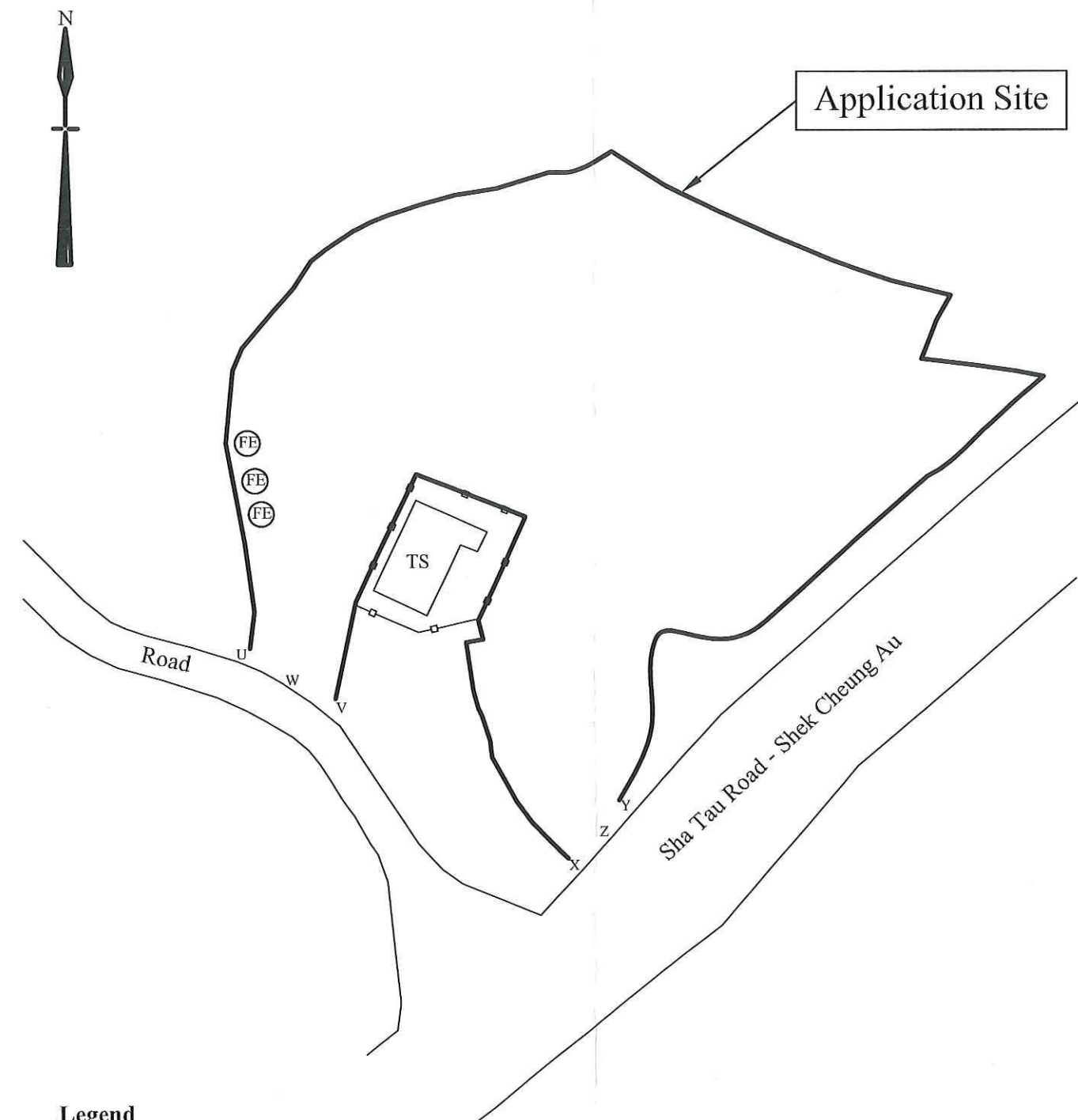
LAU Tak, Francis

FRICS FHKIS RPS(GP) MRTPI MHKIP RPP

cc. DPO/STN (Attn.: Ms. LEE Wan Ling Wendy by email wwllee@pland.gov.hk)



**Location Plan
(Not to scale)**



Legend

- ⊙FE 5.0kg CO2 Gas type Fire Extinguisher x 3
- Ingress / egress: x and y though z / u and v though w
- Fence

FS NOTES

- (i) Portable hand-operated approved application shall be provided as required by occupancy.

1 : 500	<p align="center">Fire Service Installation Proposal</p> <p align="center">A / NE - STK / 13</p> <p align="center">Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part) and 447 B(Part) in D. D. 41 and Adjoining Government Land</p>	Goldrich Planners & Surveyors Ltd.
June 2018		Plan 7 (P 13076)



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/NE-STK/13

Our Ref.: P13076/TL18327

9 July 2018

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

Dear Sir,


Compliance of condition (p)

**‘Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)’
for a period of 3 years in
Lot. 443B RP (Part), 444B RP (Part), 445B RP (Part), 446B RP (Part) and 447B (Part)
in D. D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories
(Application no. A/NE-STK/13)**

We would like to submit a Proposed Lane Marking and Signages (Figure 2-2) for compliance of approval condition (p) regarding the submission of a traffic signage and pedestrian facilities proposal for the captioned s16 application.

Thank you for your attention.

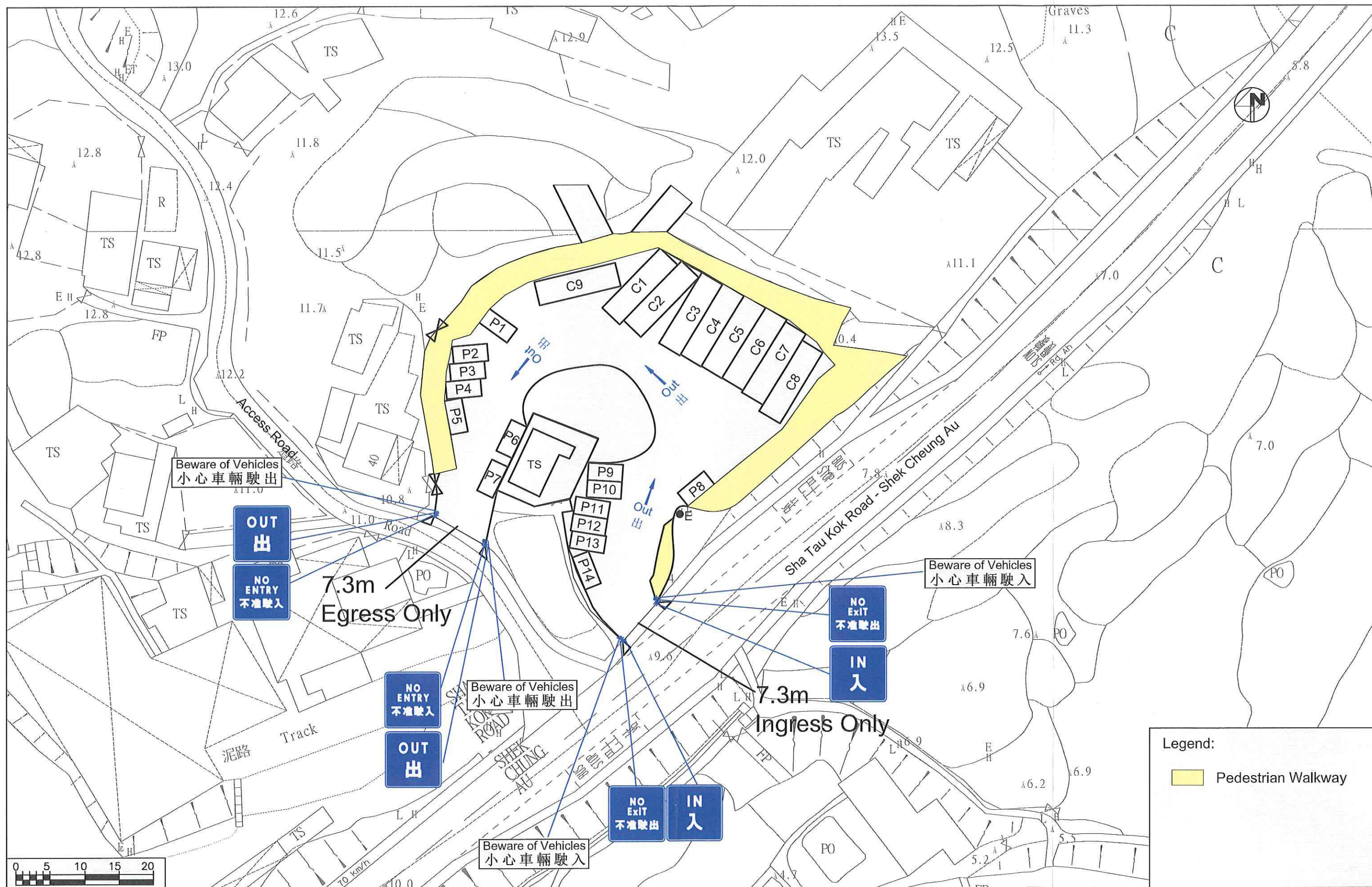
Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



LAU Tak, Francis

FRICS FHKIS RPS(GP) MRTPI MHKIP RPP

cc. DPO/STN (Attn.: Ms. LEE Wan Ling Wendy by email wwllee@pland.gov.hk)



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



**Re: D.D.41 Lot 447B RP Coach Park - Replacement Pages and Previous
Approved Proposal**

24/04/2021 13:08

From: Rich Gold
To: tts Wong@pland.gov.hk
File Ref:

2 attachments



A_NE_STK13 Approval Letters 24.4.2021.pdf A_NE_STK_21 Replacement Pages 24.4.2021.pdf

Dear Mr. Wong,

Attached please find our replacement pages and the previous approval letters for your further action.

The clarification of FSI matters and the updated FS251 certificates will be submitted on Monday.

Thank you.

Regards,
Alan Poon

Executive Summary

1. The application site is on Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and 447B R.P. (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories.
2. The applied use is renewal planning approval for 'Temporary Public Vehicle Park (Coaches and Private Cars Only)' for a Period of 3 Years
3. The site area is about 2,150m², of which 334m² is government land.
4. A total of 23 parking spaces and loading / unloading spaces are proposed on the site, including 9 parking spaces for coaches and 14 parking spaces for private cars.
5. Operation hours are 7 a.m. to 11 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界沙頭角丈量約份第 41 約地段第 443 號 B 分段餘段(部份)、第 444 號 B 分段餘段(部份)、第 445 號 B 分段餘段(部份)、第 446 號 B 分段餘段(部份)、第 447 號 B 分段餘段(部份)及毗連政府土地。
2. 申請用途為‘臨時公眾停車場(只限旅遊巴士及私家車)’，(為期 3 年)。
3. 申請面積為大約 2,150 平方米，當中包括 334 平方米的政府土地。
4. 申請地點將提供 23 個泊車及上落客車位，包括 9 個旅遊巴士泊車位及 14 個私家車泊車位。
5. 營業時間為每日上午 7 時至下午 11 時 (包括星期日及公眾假期)。

Justification

**(Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and
447B R.P. (Part) in D.D. 41 and adjoining Government Land,
Sha Tau Kok, New Territories)**

1) The Applied Use

The applied use is renewal planning approval for ‘Temporary Public Vehicle Park (Coaches and Private Cars Only)’ for a Period of 3 years.

2) Location

The application site (the site) is on Lots 443B R.P. (Part), 444B R.P. (Part), 445B R.P. (Part), 446B R.P. (Part) and 447B R.P. (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories.

3) Site Area

The site area is about 2,150m², of which 334m² is Government Land.

4) Town Planning Zoning

The site is zoned “Agriculture” (“AGR”) on the approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2.

The planning intention of the “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

The applied use (temporary public vehicle park) is neither a column 1 nor column 2 use in the “AGR” zone. However, temporary uses not exceeding three years may be permitted on application to Town Planning Board (TPB).

5) Details of Proposed Development

(a) Operation hours

The operation hours will be from 7:00 am to 11:00 pm every day, including Sundays and public holidays. The operation hours remain the same as the previous approved application no. A/NE-STK/13.

(b) Mode of operation

Only private cars and coaches will be parked at the site. No light goods vehicles, medium goods vehicles and heavy goods vehicles, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374 A), will be parked at the site. Container tractors and trailers are not allowed to park at the site.

(c) Development Parameters

14 parking spaces for private cars (5m (L) x 2.5m (W) each) and 9 parking spaces for coaches (12m (L) x 3.5m (W) each) will be provided at the site. Hence, a total of 23 parking spaces will be provided. Please refer to site plan (Plan 3) for the location of the parking spaces.

(d) Provision of Access

Two 7.3m vehicular accesses will be provided at the south-western and south-eastern part of the site. Vehicles will enter the site via the vehicular access at the south-eastern part of the site and leave via the vehicular access at the south-western part of the site by one-way traffic. Two accesses to other sites are provided at the northern part of the site to maintain the existing vehicular accesses to other sites. Please refer to site plan (Plan 3) for the location of access points.

6) **Previously Approved Applications**

The site is the subject of a previously approved application no A/NE-STK/13 approved by Rural and New Town Planning Committee (RNTPC) of TPB on 15.6.2018.

Given the previously approved application at the site, approval of the current application is in line with previous decisions of RNTPC of TPB.

7) **Similar Applications within the “AGR” Zone**

There is no similar application for ‘temporary public vehicle park’ within the same “AGR” zone.

8) **Compatible with the Surrounding Characteristics**

The site is situated in the midst of rural landscape. The ‘temporary public vehicle park’ use under the current application is compatible with the surrounding area.

9) Compliance of Approval Conditions

In the previous application A/NE-STK/13, the applicant complied with all the approval conditions.

10) No Adverse Impacts to Surrounding Environment

(a) Visual

No structure is proposed within the site. Only coaches and private cars will be parked at the site. It is compatible with the surrounding environment. No significant adverse visual impact is anticipated.

(b) Landscape

A tree preservation and landscape proposal (Plan 4) was prepared for the current application. The proposal was approved by the Planning Department. Under the current proposal, a total of 26 existing trees have been planted along the site boundary. The total number of trees remains the same as the approved landscape proposal under the previous application A/NE-STK/13.

All the trees will be properly maintained. 1m x 1m planting spaces and tree guards have been erected to prevent the trees from damage by vehicles. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail removal of climbers and dead trees.

(c) Drainage

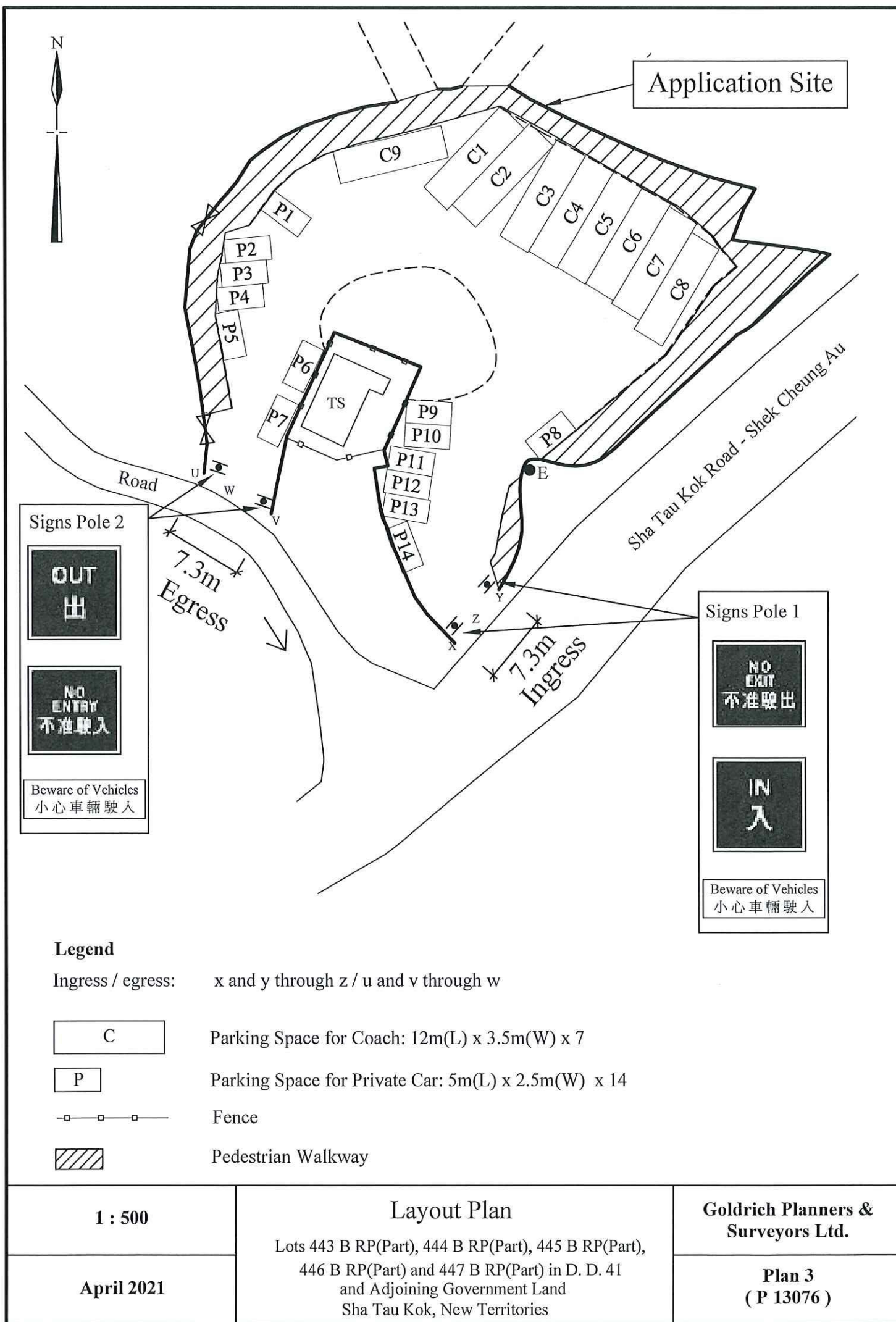
The drainage proposal remains the same as the approved drainage proposal under previous application no. A/NE-STK/13. The existing 225mm and 300mm U-channels will be maintained in good conditions during the approval period. Please refer to the drainage proposal (Plan 5) for details.

(d) Traffic

The site is accessible via a local track connecting to Sha Tau Kok Road – Shek Cheung Au (Plan 1). 14 parking spaces for private cars (5m (L) x 2.5m (W)) and 9 parking spaces for coaches (12m (L) x 3.5m (W)) will be provided at the site. Please refer to the site plan (Plan 3) for the location of parking spaces.

Given the limited number of parking spaces provided at the site, no significant adverse impact on the local road networks is anticipated.

- End -



規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference P13076/TL18325, 18326 and 18327
本署檔號 Our Reference TPB/A/NE-STK/13
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Goldrich Planners and Surveyors Ltd.
Room E, 8/F., Keader Centre
129-149 On Lok Road
Yuen Long, N.T.
(Attn.: Mr. Francis LAU)

By Post and Fax (2762 1783)

10 August 2018

Dear Mr. Lau,

**Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)
for a Period of 3 Years in "Agriculture" Zone,
Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and
447 S.B (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok**

(Compliance with Approval Conditions (i), (n) and (p) for Application No. A/NE-STK/13)

I refer to your submissions received on 10.7.2018 enclosing three sets of drawings for compliance with approval conditions (i) in relation to the submission of the design of vehicular run-in/ run-out to the Site along Sha Tau Kok Road – Sheung Chung Au; condition (n) in relation to the submission of proposal for fire service installations and water supplies for fire-fighting; and condition (p) in relation to the submission of a traffic signage and pedestrian facilities proposal under the captioned planning application which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board on 15.6.2018.

The Director of Highways (Contact person: Mr. WONG Yiu Wa; Tel: 2762 3980) and the Assistant Commissioner of Transport/ New Territories (Contact Person: Mr. Alan WONG; Tel: 2399 2405) have been consulted and have no comment on your submission. As such, approval condition (i) is considered complied with. Please proceed to implement the accepted vehicular run-in/ run-out proposal for compliance with approval condition (j). You are reminded to inform this office upon completion of the implemented works for compliance checking by the Highways Department. You are also reminded that you should be responsible for the management and maintenance of the proposed vehicular run-in/ run-out.

For approval condition (p), Assistant Commissioner of Transport/ New Territories (Contact Person: Mr. Alan WONG; Tel: 2399 2405) has been consulted and has no objection on your submission. In this connection, approval condition (p) is considered complied with. Please proceed to implement the accepted traffic signage and pedestrian facilities proposal for compliance with approval condition (q). You are reminded to inform this office upon completion of the implemented works for compliance checking by the Transport Department. You are also reminded that you should be responsible for the management and maintenance of the proposed traffic signage and pedestrian facilities.

Regarding the approval condition (n), the Director of Fire Services (Contact person: Mr. NG Shiu-yan; Tel: 2733 7735) has been consulted and has no specific comment on your submission. As such, approval condition (n) is considered complied with. Please proceed to implement the accepted proposal for water supplies for fire-fighting and fire service installations for compliance with approval condition (o). You are reminded to inform this office upon completion of the implemented works and submission of the certificate of fire service installations and equipment (F.S. 251) for compliance checking by the Fire Services Department.

Should you have any queries, please feel free to contact Ms. Wendy W. L. LEE of this department at 2158 6241.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

C.C.

CHE/NTE, HyD
D of FS
AC for T/NT, TD

(Attn.: Mr. Y. W. WONG)
(Attn: Mr. S. Y. NG)
(Attn: Mr. Alan WONG)

Fax: 2714 5228
Fax: 2739 8775
Fax: 2381 3799

Internal

CTP/TPB(1)
Site record

HFC/TF/WL/PT/pt

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F.,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

本函檔號 Your Reference P13076/TL20148
本署檔號 Our Reference () in TPB/A/NE-STK/13
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

By Post and Fax (2762 1783)

26 June 2020

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

Dear Mr. LAU,

**Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)
for a Period of 3 Years in "Agriculture" Zone,
Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and
447 S.B (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok**


(Compliance with Approval Condition (j) for Application No. A/NE-STK/13)

I refer to your submission received on 18.6.2020 for compliance with approval condition (j) in relation to the provision of vehicular run-in/ run-out to the Site along Sha Tau Kok Road – Sheung Chung Au under the captioned application.

Chief Highway Engineer/New Territories East, Highways Department (Contact person: Mr. Simon TAM; Tel.: 2762 4090) has been consulted and considered that the provision of vehicular run-in/ run-out to the Site along Sha Tau Kok Road – Sheung Chung Au is completed satisfactorily. As such, approval condition (j) is considered complied with.

Should you have any queries, please feel free to contact Ms. Michelle L. T. CHAN of this department at 2158 6391.

Yours faithfully,


(Ms. Jessica CHU)
for and on behalf of
Director of Planning

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F.,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

本函檔號 Your Reference P13076/TL19525
本署檔號 Our Reference () in TPB/A/NE-STK/13
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

By Post and Fax (2762 1783)

14 January 2020

Dear Mr. LAU,

**Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)
for a Period of 3 Years in "Agriculture" Zone,
Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and
447 S.B (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok**

(Compliance with Approval Condition (k) for Application No. A/NE-STK/13)

I refer to your resubmission received on 2.1.2020 for compliance with approval condition (k) in relation to the submission of tree preservation and landscape proposals under the captioned application.

Chief Town Planner/Urban Design and Landscape of this department (Contact person: Ms. Tammy CHEUNG; Tel.: 2231 4852) has been consulted and considered the revised proposal is acceptable from landscape planning perspective. As such, approval condition (k) is considered complied with.

Please proceed to implement the accepted landscape proposal for the full compliance with approval condition (l). In order to facilitate compliance checking, you are required to provide completion photo records with viewpoints indicated on the accepted landscape proposal upon completion of implementation of the landscape works. All tree photos should cover the entire tree including tree pit and tree crown for our consideration.

Should you have other queries, please feel free to contact Ms. Wendy W. L. LEE (Tel: 2158 6241) of this Department.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F.,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

本函檔號 Your Reference P13076/TL20065
本署檔號 Our Reference () in TPB/A/NE-STK/13
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (2762 1783)

4 March 2020

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

Dear Mr. LAU,

**Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)
for a Period of 3 Years in "Agriculture" Zone,
Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and
447 S.B (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok**

(Compliance with Approval Condition (I) for Application No. A/NE-STK/13)

I refer to your submission received on 21.2.2020 for compliance with approval condition (I) in relation to the implementation of revised tree preservation and landscape proposals under the captioned application.

Chief Town Planner/Urban Design and Landscape of this department (Contact person: Ms. Tammy CHEUNG; Tel.: 2231 4852) has been consulted on your submission and advised that the implemented landscape work is considered acceptable. As such, approval condition (I) is considered complied with. You are reminded to carry out proper long-term tree maintenance by referring to "Handbook on Tree Management" published by DEVB. Detailed information can be obtained at https://www.greening.gov.hk/en/tree_care/handbook_on_tree_management.html.

Should you have any queries, please feel free to contact Ms. Wendy W. L. LEE of this department at 2158 6241.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路 1 號
沙田政府合署 13 樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference P13076/TL19489
本署檔號 Our Reference () in TPB/A/NE-STK/13
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

By Post and Fax (2762 1783)

16 December 2019

Dear Mr. LAU,

**Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)
for a Period of 3 Years in "Agriculture" Zone,
Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and
447 S.B (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok**

(Compliance with Approval Condition (m) for Application No. A/NE-STK/13)

I refer to your submission received on 28.11.2019 for compliance with approval condition (m) in relation to the submission of a drainage condition record under the captioned application which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board on 15.6.2018.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Anthony L. C. WONG; Tel.: 2300 1274) has been consulted and considered that the drainage works and the rectification works at the subject site were completed satisfactorily. As such, the approval condition (m) is considered complied with. His advisory comments are attached at **Appendix I**.

Should you have other queries, please feel free to contact Ms. Wendy LEE of this Department at 2158 6241.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of Director of Planning

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/E,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

本函檔號 Your Reference P13076/TL19058
本署檔號 Our Reference () in TPB/A/NE-STK/13
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

By Post and Fax (2762 1783)

30 May 2019

Dear Mr. LAU,

**Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)
for a Period of 3 Years in "Agriculture" Zone,
Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and
447 S.B (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok**

(Compliance with Approval Condition (o) for Application No. A/NE-STK/13)

I refer to your submission received on 19.2.2019 for compliance with approval condition (o) in relation to the implementation of proposals for water supplies for fire-fighting and fire service installations under the captioned application which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board on 15.6.2018. An interim reply has been sent to you on 2.4.2019.

Director of Fire Services (Contact Person: Mr. CHAN Ming-chung; Tel.: 2733 7735) has been consulted and advised that approval condition (o) is considered complied with.

Should you have other queries, please feel free to contact Ms. Wendy W. L. LEE (Tel: 2158 6241) of this Department.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of Director of Planning

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/E, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference P13076/TL18553
本署檔號 Our Reference () in TPB/A/NE-STK/13
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (2762 1783)

14 December 2018

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

Dear Mr. LAU,

**Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)
for a Period of 3 Years in "Agriculture" Zone,
Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and
447 S.B (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok
(Compliance with Approval Condition (q) for Application No. A/NE-STK/13)**

I refer to your submission received on 15.11.2018 enclosing a set of photographic record for compliance with approval condition (q) on the implementation of traffic signage and pedestrian facilities proposal under the captioned application which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board on 15.6.2018.

Assistant Commissioner for Transport/ New Territories, Transport Department (Contact Person: Mr. Alan K. L. WONG; Tel.: 2399 2405) has been consulted on your submission and has no comment on your submission. As such, approval condition (q) is considered complied with.

Should you have other queries, please feel free to contact Ms. Wendy LEE (Tel: 2158 6241) of this Department.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of Director of Planning

Your Ref.:

Our Ref.: P13076/TL21140

26 April 2021

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

Dear Sir,

Clarification of S.16 Planning Application for

**‘Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)’
for a period of 3 years in
Lot. 443B RP (Part), 444B RP (Part), 445B RP (Part), 446B RP (Part) and 447B (Part)
in D. D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories**

We would like to clarify that there is no change in the layout / proposed uses compared with the previous application no.: A/NE-STK/13.

The applicant has requested the consultant for inspection of the fire service installations on site. FS251 certificate will be sent when all the fire service installations are in order.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/NE-STK/21

Our Ref.: P13076/TL21168

14 May 2021

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

Dear Sir,

Submission of Further Information

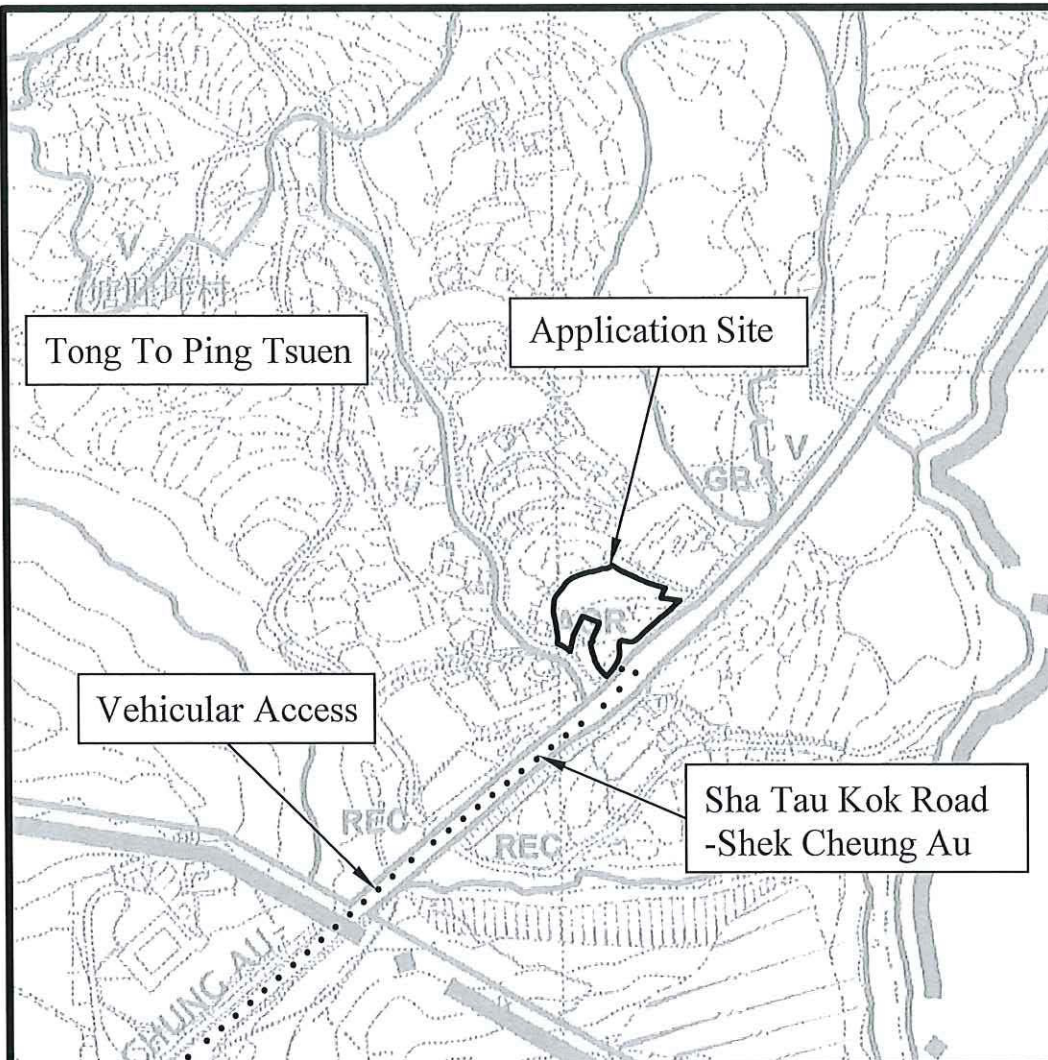
**S.16 Planning Application for
'Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)'
for a period of 3 years in
Lot. 443B RP (Part), 444B RP (Part), 445B RP (Part), 446B RP (Part) and 447B (Part)
in D. D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories**

We would like to submit a Fire Service Installations Proposal (Plan 7) and the related FS251 certificate to supersede the further information submitted on 11.5.2021.

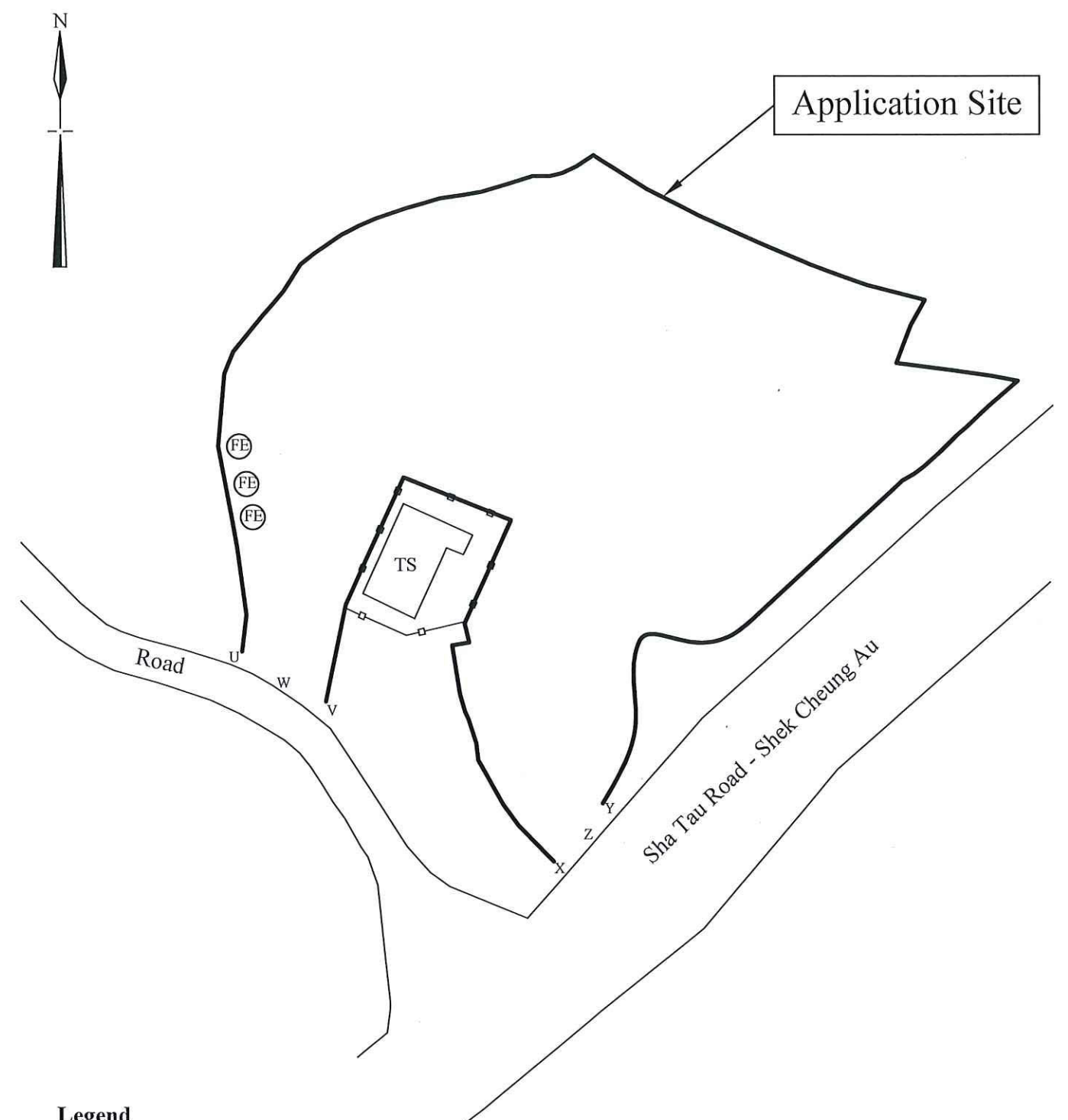
Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.


Francis Lau

Encl.



**Location Plan
(Not to scale)**



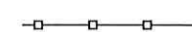
Legend



5.0kg CO2 Gas type Fire Extinguisher x 3

Ingress / egress:

x and y though z / u and v though w



Fence

FS NOTES

- (i) Portable hand-operated approved application shall be provided as required by occupancy.

1 : 500

May 2021

Fire Service Installation Proposal

A / NE - STK / 21

Lots 443 B RP(Part), 444 B RP(Part), 445 B RP(Part), 446 B RP(Part)
and 447 B RP(Part) in D. D. 41 and Adjoining Government Land

**Goldrich Planners &
Surveyors Ltd.**

**Plan 7
(P 13076)**

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

A7966171

Name of Client:

顧客姓名

SHA TAU KOK FARM ORGANIC COMPANY LIMITED

Name of Building:

樓宇名稱

30G TONG TO VILLAGE

Street No./Town Lot:

門牌號數/市地段

DD41 Lot 477SE

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

SHA TAU KOK

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	3 nos. x 5kg CO2 F.E.	30G, G/F	Conforms with FSD requirements NIL	6/5/2021	5/5/2022

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For FSD
use only:

Inspected

Key-in

Verified

Kai Kin Tong

RC3/717

Chung Wui E & M

Engineering Company Limited

6/5/2021

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/NE-STK/21

Our Ref.: P13076/TL21174

21 May 2021

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

Dear Sir,

Submission of Further Information

**S.16 Planning Application for
'Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only)'
for a period of 3 years in**

**Lot. 443B RP (Part), 444B RP (Part), 445B RP (Part), 446B RP (Part) and 447B (Part)
in D. D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories**

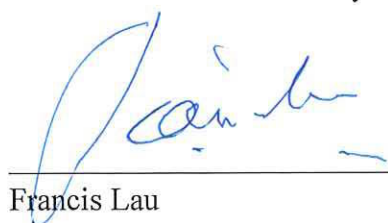
Comments from the Planning Department:

According to paragraph 5 (d) of the Appendix I of the planning submission, the applicant claims that 'Two accesses to other sites are provided at the northern part of the site to maintain the existing vehicular accesses to other sites.' In this regard, clarification with the applicant is required to confirm whether the accesses can be maintained free of blockage (i.e. removal of the gate) at any time.

Response to Comment:

The applicant undertakes that the accesses to the north could be maintained free of blockage at all times. The vehicle accesses and the gate at the north will be open for public access.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.


Francis Lau

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

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

Previous s.16 Applications

Approved Applications

Application No.	Use/Development	Date of Consideration	Approval Conditions
A/NE-STK/5	Proposed Temporary Public Vehicle Park for Coaches and Private Cars for a Period of 3 Years	16.1.2015 (Revoked on 16.4.2017)	A1 – A11, A19
A/NE-STK/13	Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years	15.6.2018	A1 – A6, A11 – A20

Approval Conditions:

- A1 No operation between 11:00 p.m. and 7:00 a.m. was allowed
- A2 No vehicle without valid license issued under the Road Traffic Ordinance was allowed to be parked/stored on the site
- A3 Only coaches and private cars as defined in the Road Traffic Ordinance were allowed to be parked on the site
- A4 A notice should be posted at a prominent location of the site to indicate that only coaches and private cars as defined in the Road Traffic Ordinance were allowed to be parked on the site
- A5 No vehicle washing, vehicle repairing, dismantling, paint spraying or other workshop activity was allowed on the site
- A6 No queuing and reverse movement of vehicle onto public road was allowed
- A7 The provision of boundary fence
- A8 The submission and implementation of tree preservation and landscape proposals
- A9 The submission of drainage proposal
- A10 The provision of drainage facilities
- A11 The submission and implementation of proposals for water supplies for fire-fighting and fire service installations
- A12 The maintenance of peripheral fencing
- A13 The maintenance of the existing drainage facilities
- A14 The submission of the design of vehicular run-in/run-out to the site along Sha Tau Kok Road – Shek Chung Au

- A15 The provision of vehicular run-in/run-out to the site along Sha Tau Kok Road – Shek Chung Au
- A16 The submission and implementation of revised tree preservation and landscape proposals
- A17 The submission of a drainage condition record
- A18 The submission and implementation of a traffic signage and pedestrian facilities proposal
- A19 Revocation clause
- A20 Reinstatement clause

5-1

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-STK/21

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

3 MAY 2021

3 MAY 2021



新界沙頭角區鄉事委員會

Sha Tau Kok District Rural Committee, N.T.

致：城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓
傳真：28770245 或 2522 8426
電郵：tpbpd@pland.gov.hk
Your Ref: A/NE-STK/21

反對貴署申請檔案號:A/NE-STK/21 相關地段之相關申請

本會茲收到沙頭角塘肚村原居民村代表提供有關，上述地點申請建設旅遊車及私家車停車場，現嚴正提出反對。申請人已經是慣常作出先破壞後申請，*現時該位置經常非法停泊車輛及圍封**塘肚村及周邊地方經常被人翻土及填泥，把土地改變用途，同時相關地段申請人並未取得全部業權，即使有部分租用土地也沒有取得業主同意。希望貴處嚴正對待！同時由於有關停車場用作私人商業用途，對周邊鄉村造成嚴重阻塞影，商業用途停車場會增多非居民車輛對塘肚村造成影響，相關申請人在塘肚村建設一座農莊及非法墓園，日常遊人眾多時已經把周邊地方造成嚴重阻塞，若批出上述作為停車場停泊旅遊巴及私家車影響更為嚴重，同時該公路段車輛頻密，如在一條狹窄的公路出進停車場會做成危險。有見及此 有關地段理應不能批出興建停車場，請貴署否決上述有關申請。

就此次申請作出反對，如有查詢請與塘肚村原居民代表丘文忠 [REDACTED] 或本會秘書處 2674 1070 聯絡有關事宜，

特此專函！

新界沙頭角區鄉事委員會



主席 李冠洪 議員

塘肚村原居民代表 丘文忠

2021 年 5 月 5 日 謹致

→ 副本送:北區民政事務專員 莊永桓 太平紳士

寄件者: [REDACTED]
寄件日期: 2021年05月17日星期一 22:29
收件者: tpbpd
主旨: A/NE-STK/21 DD 41 Sha Tau Kok
附件: Tong To Ping Tsuen - Google Maps.pdf

Dear TPB Members,

So after **EIGHT** extensions of time, Applicant then withdrew the 13 application. Clearly knows how the roll over game works. File another application, PlanD does not mention failure to fulfill conditions, members ask no questions and BINGO, another 3 years brownfield use approved. The parking has been in operation for many years.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Saturday, February 3, 2018 2:30:55 AM
Subject: A/NE-STK/13 DD 41 Sha Tau Kok

A/NE-STK/13

Lots in D.D. 41 and Adjoining Government Land, Sha Tau Kok
Site area : 2,150m²
Zoning "Agriculture"
Applied Use : 14 Vehicle / 9 Coaches Parking

Dear TPB Members,

It is time to review this most inefficient form of land use, or abuse being a better term. Now that humans are forced to live in nano flats it is no longer tolerable that hundreds of hectares of land be devoted to parking vehicles. In this case almost 100sqmts per vehicle, five times the size of many residential units on the market.

Moreover the applicant failed to comply with conditions of approval for Application 5 (g) & (i) satisfactorily by 16.4.2017, the planning permission for the subject application had already been revoked on the same date.

(g) the provision of boundary fence on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 16.7.2015
(i) in relation to (h) above, the implementation of tree preservation and landscape proposals within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 16.10.2015;

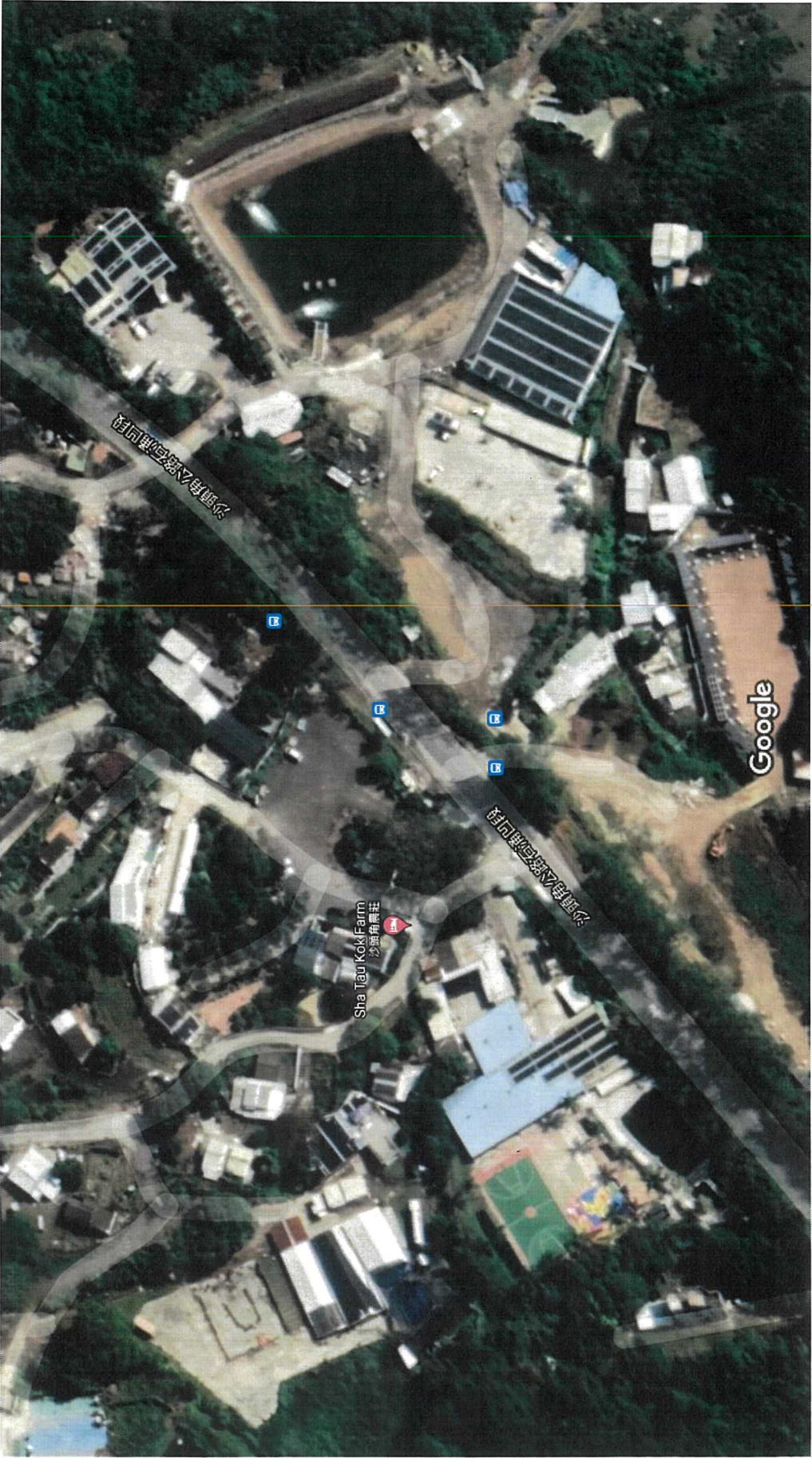
Unfortunately it took almost two years for action to be taken, if it could be called action as the facility is still in operation.

The development was not in line with the planning intention of the "Agriculture" ("AGR") zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. Coaches could be accommodated at grade under a raised platform. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.

Mary Mulvihill



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Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
- (i) the Site comprises Lot Nos. 443 S.B RP, 444 S.B RP, 445 S.B RP, 446 S.B RP and 447 S.B RP and adjoining Government land (GL) in D.D. 41. The lots are Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining GL will be allowed for the vehicular access to the Site for the applied use;
 - (ii) the actual occupation area does not tally with the Site and portions of the adjoining Lot Nos. 1321 and 1323 RP in D.D. 41 are fenced off. It is noted that GL adjoining the application lots is occupied without prior approval from her office. Portion of an unauthorised wall was erected on adjoining GL and extended to Lot No. 447 S.B RP in D.D. 41. Please note that any occupation of GL and structure erected on the application lot without prior approval from her office are not acceptable. Her office reserves the right to take enforcement actions as appropriate; and
 - (iii) should the application be approved, the owners of the lots concerned should apply to her office for a Short Term Tenancy (STT) and a Short Term Waiver (STW) covering all the actual occupation area and structure (if any). The application for STT and STW will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STT/STW are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of rent/waiver fee and administrative fees as considered appropriate by her office;
- (b) to note the comments of Director of Environmental Protection that the applicant is advised to follow the environmental mitigation measures as set out in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise the potential environmental compacts on the surrounding areas;
- (c) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department:
- (i) if the existing drainage system is found to be inadequate or ineffective during operation, the applicant is required to rectify the system to the satisfaction of the relevant government departments and also at his own cost;
 - (ii) the applicant is reminded to maintain his system properly and rectify any inadequacies or defects found during operation. In addition, the applicant shall be liable for and shall indemnify claims and demands arising out of damage or nuisance due to failure of the system; and
 - (iii) the Site is in an area where no public sewerage connection is available; and

- (d) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings and are subject to the control of Part VII of the Building (Planning) Regulation (B(P)R);
 - (v) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
 - (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage; and
 - (vii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.