

2024年 12月 1 2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。

12 DEC 2024

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

2402939

10/12/2024

By Hand

Form No. S16-III 表格第 S16-III 號

|                                 |                         |             |
|---------------------------------|-------------------------|-------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/NE-STK/28 |
|                                 | Date Received<br>收到日期   | 12 DEC 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)

HO PAK HEI

### 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)

DESPACE (INTERNATIONAL) LIMITED

### 3. Application Site 申請地點

|  |  |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot 233 S.B RP (Part) in D.D. 41 and adjoining government land, Sha Tau Kok, New Territories   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 230.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><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)<br>所包括的政府土地面積 (倘有)   | ..... 17.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  |



|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | Recreation (1)   |
| (f) Current use(s)<br>現時用途   | Vacant<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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



|  |   |
|--|---|
| <b>6. Type(s) of Application 申請類別</b>  |   |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b><br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))<br>(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分) |   |
| (a) Proposed use(s)/development<br>擬議用途/發展   | Proposed Temporary Public Vehicle Park (excluding container vehicle)<br>for a Period of 3 Years<br><br>(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<br>申請的許可有效期   | <input checked="" type="checkbox"/> year(s) 年 ..... 3 .....<br><input type="checkbox"/> month(s) 個月 .....   |
| <b>(c) Development Schedule 發展細節表</b>  |   |
| Proposed uncovered land area 擬議露天土地面積  | 230.5 .....sq.m <input checked="" type="checkbox"/> About 約   |
| Proposed covered land area 擬議有上蓋土地面積   | 0 .....sq.m <input type="checkbox"/> About 約  |
| Proposed number of buildings/structures 擬議建築物/構築物數目  | 0 .....   |
| Proposed domestic floor area 擬議住用樓面面積  | 0 .....sq.m <input type="checkbox"/> About 約  |
| Proposed non-domestic floor area 擬議非住用樓面面積   | 0 .....sq.m <input type="checkbox"/> About 約  |
| Proposed gross floor area 擬議總樓面面積  | 0 .....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)  |   |
| .....<br>.....<br>.....<br>.....   |   |
| <b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>   |   |
| Private Car Parking Spaces 私家車車位   | 5 .....   |
| 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)   | .....   |
| <b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>   |   |
| 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  |                                  |   |                                |   |  |
| 7:00 a.m. to 11:00p.m. from Mondays to Sundays   |                                  |   |                                |   |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是                            | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br><b>Sha Tau Kok Road Shek Chung Au</b>  |                                |   |  |
|  | No 否                             | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>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<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) |                                  |   |                                |   |  |
| (i) Does the development proposal involve alteration of existing building?<br>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<br>.....<br>.....<br>.....  |                                |   |  |
|  | No 否                             | <input checked="" type="checkbox"/>   |                                |   |  |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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/範圍)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約 |                                |   |  |
|  | No 否                             | <input checked="" type="checkbox"/>   |                                |   |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | On environment 對環境               |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  | On traffic 對交通                   |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  | On water supply 對供水              |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  | On drainage 對排水                  |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  | On slopes 對斜坡                    |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  | Affected by slopes 受斜坡影響         |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  | Landscape Impact 構成景觀影響          |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  | Tree Felling 砍伐樹木                |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  | Visual Impact 構成視覺影響             |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  | Others (Please Specify) 其他 (請列明) |   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |  |
|  |                                  |   |                                |   |  |



|  |  |
|--|--|
|  | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

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

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

**7. Justifications 理由**

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

Please refer to the Planning Statement.



**8. Declaration 聲明**

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

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

Signature  
簽署

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

CHENG SHING TAI, ENDY

CHARTERED TOWN PLANNER

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

(Membership No. 422) ☒ RPP 註冊專業規劃師

Others 其他

CHARTERED MEMBER OF RTPi

on behalf of  
代表

DeSPACE (International) Limited

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

Date 日期

10/12/2024

(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。

| <b>Gist of Application 申請摘要</b><br>(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.)<br>(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.<br>申請編號  | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置／地址  | Lot 233 S.B RP (Part) in D.D. 41, and adjoining government land, Sha Tau Kok, New Territories   |
| Site area<br>地盤面積  | 230.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 17.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約)  |
| Plan<br>圖則   | Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2   |
| Zoning<br>地帶   | Recreation (1)  |
| Type of Application<br>申請類別  | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____<br><br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展   | Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years  |



|  |  |  |  |
|--|--|--|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米   | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用   |  |  |
|  | Non-domestic<br>非住用  |  |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | m 米<br><input type="checkbox"/> (Not more than 不多於)                            |  |
|  |  | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                   |  |
|  | Non-domestic<br>非住用  | m 米<br><input type="checkbox"/> (Not more than 不多於)                            |  |
|  |  | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                   |  |
| (iv) Site coverage<br>上蓋面積   | % <input type="checkbox"/> About 約   |  |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |  | 5  |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  | 5  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |  |  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |  |  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>   |                          |                                     |
| 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"/> |
| Site Plan, Location Plan  |                          |                                     |
| <b>Reports 報告書</b>  |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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。



DeSPACE (International) Limited



# **SUPPLEMENTARY PLANNING STATEMENT**

Dec 2024

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

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a period of 3 Years in “Recreation (1)” Zone in Lot 233 S.B RP (Part) in  
D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories**

### **APPLICANT:**

HO PAK HEI

### **TOWN PLANNING CONSULTANT & SUBMITTING AGENT:**

DeSPACE (International) Limited



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## Executive Summary

The Applicant, the “current land owner” of Lot No. 233 S.B RP (Part) in D.D. 41, Sha Tau Kok Road - Shek Chung Au, Sha Tau Kok, New Territories, now seeks town planning permission from the Town Planning Board (the TPB) for a proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years at the aforementioned site. The application site has a total area of about 230.5m<sup>2</sup> (including about 17.5m<sup>2</sup> of Government land). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the TPB.

According to the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 (the OZP), the proposed Temporary Public Vehicle Park (PVP) (excluding container vehicle) for a Period of 3 Years is a Column 2 use under the “REC(1)” zone, which requires planning permission from the TPB. The current application seeks to respond to the increasing parking demand of the Sha Tau Kok area since the commissioning of the Sha Tau Kok Opening-up Plan, and the increasing daily needs of the local villages.

The proposed development on a temporary basis is at a compatible development scale to its nearby rural developments predominated by recreational developments, residential structures/dwellings and vacant/unused land. Also, the proposed development would not cause any adverse impacts to the surroundings.

The Proposed Development is fully justified in terms of planning considerations with various planning and design merits. Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the subject Application.

## 行政摘要

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

申請人為現時新界沙頭角沙頭角路 - 石涌凹第 41 約地段第 233 號 B 分段餘段（部分）之土地擁有人，現向城市規劃委員會（下稱城規會）申請於上述地點作為臨時公眾停車場（貨櫃車除外），為期三年。申請地點總面積約 230.5 平方米（包括約 17.5 平方米之政府土地）。本規劃陳述書旨提供背景資料及規劃理由，以支持擬議用途，從而促進城規會之審議。

根據沙頭角分區計劃大綱核准圖編號 S/NE-STK/2（下稱大綱核准圖）中的「康樂（1）」地帶，擬議的臨時公眾停車場（貨櫃車除外）為期三年的用途屬於第二欄用途，需經城市規劃委員會批准。本次申請旨在回應沙頭角開放計劃實施後該地區日益增長的需求，以及滿足本地鄉村居民的日常需要。

擬議發展屬臨時性質，其規模與附近主要以康樂用途、住宅結構/房屋及閒置/未使用土地為主的鄉村發展相容。同時，擬議發展不會對周邊環境造成不利影響。

擬議發展在規劃考慮方面具備充分理據，並具有多項規劃及設計優點。基於上述理由，申請人謹此恭請城市規劃委員會批准本次申請。



## 1. Introduction

### 1.1 Project Background

DeSPACE (International) Limited acts on behalf of the Applicant, HO PAK HEI to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years at Lot No.233 S.B RP (Part) in D.D. 41 and adjoining government land, Sha Tau Kok, New Territories.

The site has an area of 230.5m<sup>2</sup> including 17.5m<sup>2</sup> of government land falls within the area zoned as "Recreation (1)" ("REC(1)") on the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 (the OZP). According to the Schedule of Uses in the OZP for the "REC(1)" zone, the proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years is a Column 2 use which requires planning permission from the Town Planning Board (the TPB).

The Applicant is the registered land owner of Lot No. 233 S.B RP (Part) in D.D. 41, Sha Tau Kok, New Territories. Upon this planning permission, the Applicant would apply to the Lands Department to permit the applied use if necessary.

The proposed development with a public vehicle park on a temporary basis is at a humble development scale with its nearby rural developments predominated by residential structures/dwellings and vacant/unused land. Also, the proposed development is situated in the midst of rural landscape. The proposed use is compatible with the surrounding area and there would be no adverse impacts to the surroundings in terms of visual, landscape, drainage and traffic issues.

This Planning Statement is written to provide the project information and justifications of the captioned planning application in order to seek favorable consideration by the TPB.

## 2. Site Context

### 2.1 Site Context and Surrounding Land uses

The site is flat and paved. It is currently vacant. It is directly accessible from Sha Tau Kok Road - Shek Chung Au. The site has a site area of about 230.5m<sup>2</sup> including 17.5m<sup>2</sup> of government land which is proposed to be the run-in/out of the site and it is fenced off from the existing structure nearby.

The surrounding areas are rural in character with a temporary structure to the immediate east, a cluster of village houses to the south, vacant/unused land and fallow agricultural land to the east, the village proper of San Tsuen to the further west across Sha Tau Kok Road, and to the further east is the Starling Inlet.

### 2.2 Lease

With reference to the preliminary land status check, the site comprises an 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.

The Applicant is well-noted that in the event that the planning permission is given, it is required to apply to the Lands Department to permit the structures to be erected or regularize any irregularities on the application site, if any.

### **2.3 Accessibility**

The site is accessible from Sha Tau Kok Road - Shek Chung Au. There is no public car park in the surrounding areas. Currently, the application site is accessible via franchised bus (Route No. 78K) and Green Minibus (Route No. 55K).

## **3. Town Planning Context**

### **3.1 Statutory Planning Requirements**

The Site is currently zoned “REC(1)” on the Sha Tau Kok OZP and the Applicant intends to use the Site for the purpose of a Temporary Public Vehicle Park (excluding container vehicle) on a temporary basis of 3 years. According to the Notes of the OZP with regard to “REC(1)” zone, the planning intention of the “REC(1)” zone is primarily for low-intensity recreational developments to promote agri-tourism and eco-tourism. Major recreational facilities and uses in support of the recreational developments may be permitted subject to planning permission.

In addition, “Public Vehicle Park (excluding container vehicle)” use is a Column 2 use under the “REC(1)” zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Board. It is essential to highlight that the proposed temporary use is to better serve the local community and visitors and would not frustrate the long-term planning intention of the area.

### **3.2 Previous Planning Application(s) within the Site**

The Application Site is subject to 1 previous application (No. A/DPA/NE-STK/2) for a proposed house (New Territories Exempted House (NTEH) – Small House). This application was rejected by the Rural & NT Planning Committee on 18<sup>th</sup> March 2011.

### **3.3 Similar Planning Application(s)**

As shown in Table 1 below, there are 2 similar approved planning applications on a temporary basis within the same Approved OZP. These cases are all approved with conditions on a temporary basis.

**Table 1:** Similar Approved Planning Applications in “Recreation (1)” within the same OZP

|   | Case No.  | Applied Use – Eating Place with Ancillary Vehicle Parking  | Planning Justification  |
|---|---|--|---|
| 1 | <b>A/NE-STK/7<br/>(19/2/2016)<br/>(Approved with condition(s) on a temporary basis)</b>   | Temporary Eating Place (Restaurant) with ancillary Vehicle Park for a Period of 3 Years at Lots 172 S.B ss.2 (Part) and 152 S.B RP in D.D.40, Ha Tam Shui Hang Village, Sha Tau Kok, New Territories   | PlanD considered that the temporary use <u>could be tolerated for a period of three years as</u> Using part of the site for ancillary vehicle park use to support the temporary restaurant could help <u>meet the car parking needs of the visitors to the restaurant and also the Sha Tau Kok area.</u>  |
| 2 | <b>A/NE-STK/22<br/>(18/03/2022)<br/>(Approved with condition(s) on a temporary basis)</b> | Temporary Eating Place with Ancillary Vehicle Parking for a Period of 5 Years at Lots 360 RP (Part), 392 S.A, 394 S.A (Part), 394 S.B ss.1 (Part) and 394 S.B RP (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories | PlanD has <u>no objection</u> to the application. The applicant has submitted with adequate parking, loading/unloading and manoeuvring spaces at the Site, and <u>the provision and management of facilities to avoid illegal parking and ensure pedestrian safety</u> , and C for T has no further comments on the traffic management proposals as submitted by the applicant. |

As a comparison between these 2 quoted approved cases and the subject site, the current application only applies for a public vehicle park, and is considered not incompatible with the surrounding area which is rural in character intermixed with temporary residential structures/dwellings and unused land. It meets the car parking needs of the visitors to the Sha Tau Kok area especially after the Opening Up Plan implemented in June 2022 and January 2024 respectively. The proposed vehicle park management measures align with A/NE-STK/22 to avoid illegal parking practices and ensure pedestrian safety.

In particular, a similar application for a temporary public vehicle park (coaches and private cars only) (i.e., A/NE-STK/13) in the near “AGR” zone along the same Sha Tau Kok Road – Shek Chung Au has been approved with conditions by the Board on 15<sup>th</sup> Jun 2018. For your easy reference, the Gist is summarized below: -

**Table 2:** Gist of Development Parameters of Application No. A/NE-STK/13

| Application No.        | A/NE-STK/13  |
|------------------------|--|
| Location               | 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, New Territories  |
| Site area              | About 2,150m <sup>2</sup>  |
| Plan                   | Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2  |
| Applied use            | Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years   |
| No. of parking spaces  | 14 private car parking spaces (5m(L) x 2.5m(W))<br>9 Coach parking spaces (12m(L) x 3.5m(W))   |
| Planning Justification | PlanD considered the applied use <u>could be tolerated for a period of three years</u> . The proposed temporary public vehicle park would mainly <u>serve the visitors of the adjacent Sha Tau Kok Farm</u> , but there was no information in the applicant's submission that the general public would not be allowed to use the proposed public vehicle park. |

This application is located 473m away from the site along the same road, this case has a larger scale of private vehicle parking space. The subject proposed public vehicle park is a humble scale should be justified.

## 4. Proposed Development

### 4.1 Development Proposal

As aforementioned in Section 2, the surrounding areas are rural in character with a temporary structure in the immediate east, a cluster of village houses in the south, vacant/unused land and fallow agricultural land in the east, the village proper of San Tsuen in the further west across Sha Tau Kok Road. The Application Site covers an area of about 230.5m<sup>2</sup> including 17.5m<sup>2</sup> of government land. The Development provides a total of 5 parking spaces for private cars (5m(L) x 2.5m(W) each) within the Application Site.

Two on-site portable chemical toilets (1.1m(L) x 1.1m(W) x 2.3m(H) each) will be provided within the application site for serving the visitors. Any sewage/wastewater arising from the operation of applied use shall be discharged to public sewer. As there is a sewer manhole (Feature no. FMH1053922) located right next to the site (**see Figure 2 – Site Plan**), public sewerage connection is available for the proposed portable toilets.

The public vehicle park's operation hours would be 7:00 am to 11:00 pm daily. Only

private cars will be parked at the site. No medium goods vehicles and heavy good vehicles will be parked at the site. Container tractors are also not allowed at the site. Enter and exit of the car park will be through a gate opening along the Sha Tau Kok Road – Shek Chung Au with a width of about 6m. The following traffic management measures are proposed:

- Only private car as defined in the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;
- No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/ trailer will be permitted to park at the Site;
- A notice should be posted at the ingress/ egress point of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/stored on the Site;
- No car washing, vehicle repair or other workshop activities will be allowed on the Site; and
- Construct a proper ingress and egress for the Site according to HyD's Standard and upon termination of the proposed temporary uses.

The key development parameters of the proposed development are summarized in Table below:

**Table 3: - Major Development Parameters**

| Development Parameters Table |  |
|------------------------------|--|
| Proposed Use                 | Proposed Temporary Public Vehicle Park   |
| Site area                    | About 230.5m <sup>2</sup> (including 17.5m <sup>2</sup> of government land)                          |
| No. of parking spaces        | <ul style="list-style-type: none"> <li>▪ 5 car parking space (5m(L) x 2.5m(W))</li> </ul>            |
| No. of portable toilets      | <ul style="list-style-type: none"> <li>▪ 2 portable toilets (1.1m(L) x 1.1m(W) x 2.3m(H))</li> </ul> |
| Operation Hours              | <ul style="list-style-type: none"> <li>▪ 7:00 am to 11:00 pm daily</li> </ul>                        |

## 5. Planning and Development Justifications

### 5.1 The Proposed Development would not jeopardize the long-term planning intention of the “REC(1)” zone

Based on the nearby similar approved cases in Table 1 and 2, it is considered that approval of the subject application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “REC(1)” zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance



should be encouraged in the interim to make economic use and better utilization of scarce land resources.

## 5.2 Increasing Demand for Private Car Parking Spaces in the Vicinity

Existing public transport services from Sheung Shui MTR Station in the vicinity are shown below:

| Mode                    | Route No. | Origin - Destination  | Frequency      |
|-------------------------|-----------|---|----------------|
| Scheduled Green Minibus | 55K       | Sheung Shui Station – Sha Tau Kok                                 | 4-10 minutes   |
| Franchised Bus          | 78K       | Tai Ping Bus Terminus – Sha Tau Kok Bus Terminus                  | 15-20 minutes  |
|                         | 78S       | Sheung Shui BBI – Sheung Shui Terminus – Sha Tau Kok Bus Terminus | 60-135 minutes |

In June 2022, the opening up of Sha Tau Kok to the public has boosted tourism in the area, attracting a significant number of visitors. This increase in tourist activities has led to a higher demand for parking facilities in the region.

There are only three routes which have stops along Sha Tau Kok Road - Shek Chung Au, while no scheduled green minibus provides direct access to the inner villages and recreational developments near the application site such as Sha Tau Kok Farm, Sha Tau Kok Wu Shek Kok Tin Hau Temple and Wadakiyama Plantation.

As the public transport service to the surrounding village clusters and recreational developments is limited, private car is the major transportation mode, creating high demand for car parking spaces. Villagers and tourists are in shortage of proper car parking spaces. In this connection, the proposed temporary public vehicle park could address some of the local demand arising from the enhanced tourism.

## 5.3 Optimisation of Valuable Land Resources

The proposed development takes full advantage of the location of the application site, situated north of the primary village cluster of San Tsuen and several recreational developments, making it an ideal location to provide parking spaces that can effectively meet the growing parking demands arising from the Sha Tau Kok Opening-up Plan and the surrounding residents.

## 5.4 Similar Approved Application in the Vicinity

As shown in Section 3.3, there are Two (2) approved planning cases in the vicinity and one (1) approved planning cases in “AGR” zone within the same OZP in 2024. The proposed Temporary Public Vehicle Park (excluding container vehicle) were considered not incompatible with the surrounding areas. With a similar land use nature,

it is expected that the Application Site for the proposed temporary public vehicle park is compatible and a suitable use in the surrounding.

### **5.5 No Insurmountable Traffic Impacts**

The application site is accessible from Sha Tau Kok Road - Shek Chung Au. The proposed use, involving the two portable toilets, will unlikely result in any traffic impacts to the surroundings. A smooth maneuvering of vehicles to/from Sha Tau Kok Road - Shek Chung Au along the local access and within the Application site will be ensured.

Adequate space for maneuvering of vehicle would be provided within the application site and no queuing up of vehicles would be expected along Sha Tau Kok Road - Shek Chung Au. The negligible increase in traffic would not aggravate the traffic condition of Sha Tau Kok Road - Shek Chung Au and its nearby road networks.

### **5.6 No Insurmountable Visual Impacts**

The application site currently sits vacant. The proposed temporary use aims to utilize the application site with no additional structures. The existing greenery would be maintained and no change to landscape setting is anticipated. With natural terrain acting as a buffer zone, no visual impact is anticipated.

### **5.7 No Insurmountable Landscape Impacts**

The Site was hard paved with existing structure observed nearby. The site is fenced off from the adjacent temporary structure. No trees were found near the Site. The site is situated in an area of rural landscape character predominately by village house, vegetated area and cluster of trees. The proposed development will unlikely result in significant adverse landscape impact on existing landscape resources within the site.

### **5.8 No Insurmountable Environmental Impacts**

While the proposal includes existing public sewage connection in the vicinity of the Site, the proposed development will connect to the public sewer and all sewage would be discharged through public sewer. Besides, on-site portable toilets would be provided to avoid direct discharge of sewage to the public sewer network. No significant sewage impact will be caused to the surrounding areas.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

### **5.9 No Insurmountable Drainage Impacts**

Given, the site is in an area where public drainage connection is available along Sha Tau Kok Road, drainage channels system may be constructed if necessary, and connected with the existing public drainer in the vicinity to ensure that the proposed development will not cause any adverse drainage impact to the adjacent area.

## 6. Conclusion

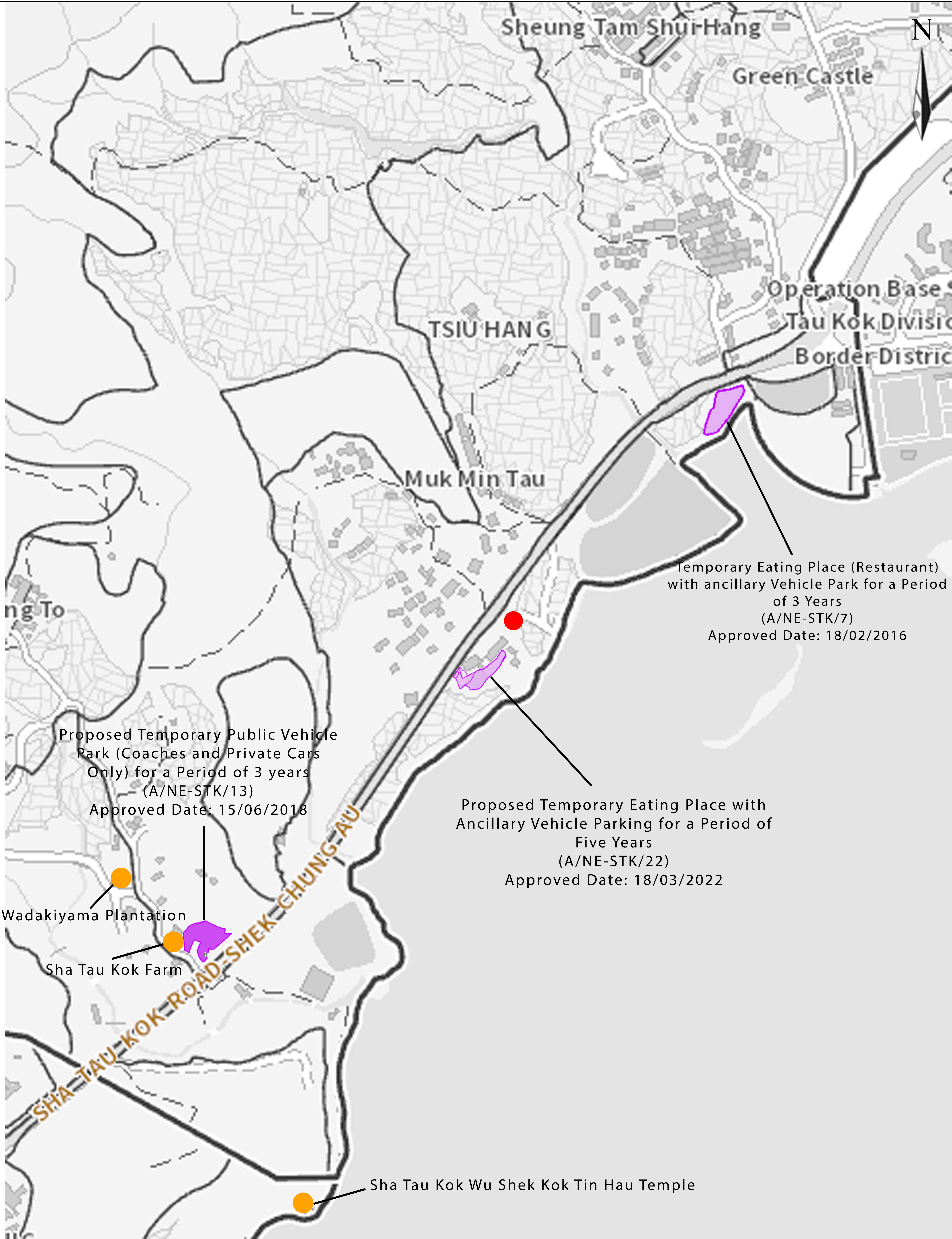
This section 16 planning application is submitted to seek planning permission for a Proposed Temporary Public Vehicle Park (excluding container vehicle) on a temporary basis of 3 years at Lot 233 S.B RP (Part) in D.D. 41, and adjoining government land, Sha Tau Kok, New Territories.


The proposal is fully justified on the following grounds:

- a. The proposed development is not incompatible with the surrounding areas;
- b. The proposed development would not jeopardize the long-term planning intention of the “REC(1)” zone;
- c. Similar approved applications in the vicinity; and
- d. No adverse traffic, visual, landscape and environmental impacts.

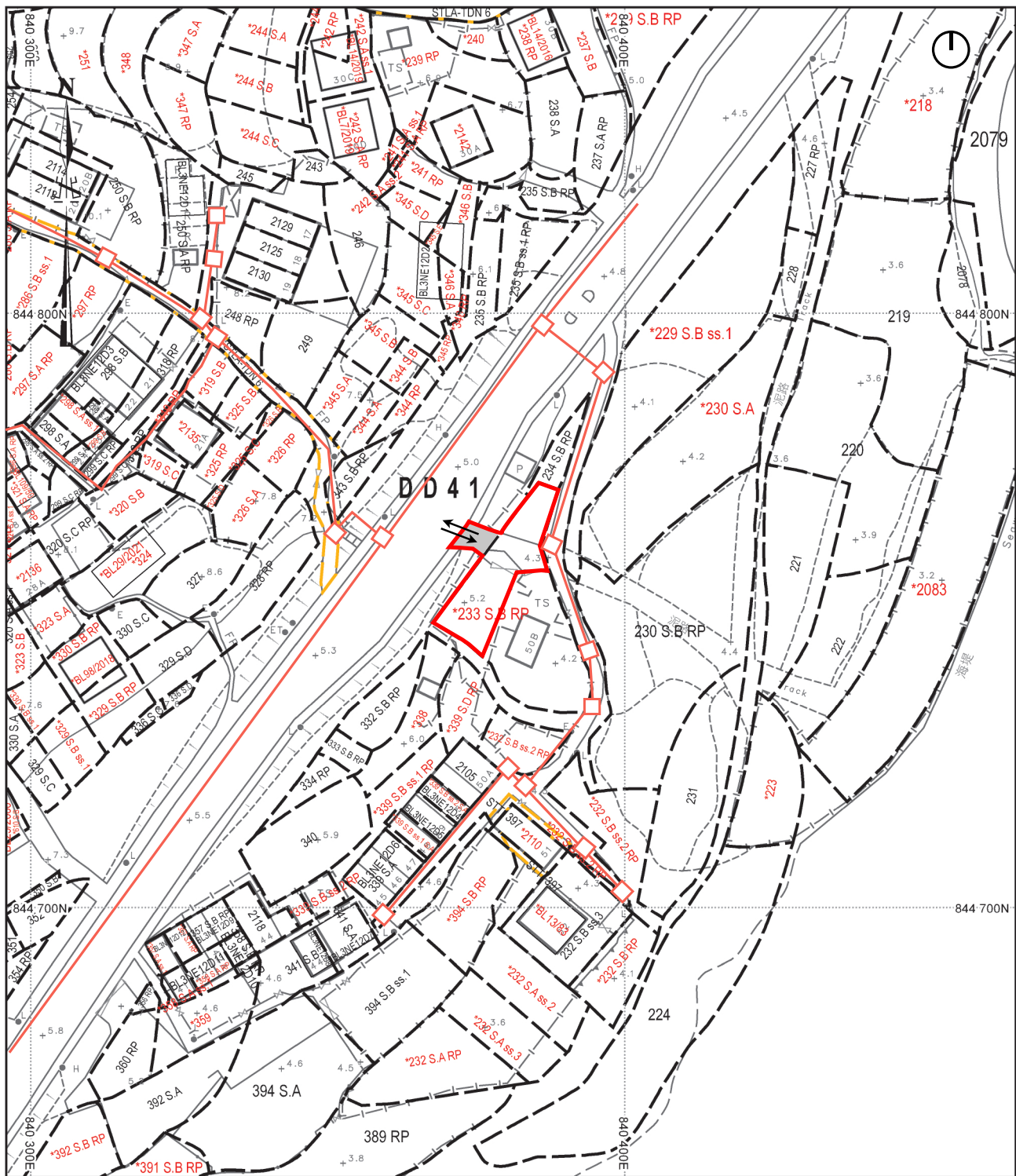
To conclude, the Proposed Development is fully justified in terms of planning considerations. In view of the above, members of the TPB are respectfully requested to favorably consider the present application in support of the proposed Temporary Public Vehicle Park (excluding container vehicle) in Sha Tau Kok District.





|   |  |  |                               |   |
|---|--|--|-------------------------------|---|
| <b>LEGEND:</b><br><div><div></div> Application Site</div> <div><div></div> Tourist Attraction</div> |  | <b>LOCATION:</b><br>Lot No: 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories |                               |   |
| <b>DRAWING NO.:</b><br>Figure 1   | <b>DRAWING TITLE:</b><br>Location Plan | <b>DATE:</b><br>Dec 2024   | <b>SCALE:</b><br>Not To Scale | <b>PREPARED BY:</b><br><div> DeSPACE (International) Limited</div> |





SCALE:



LEGEND:

Application Site Government Land Public Sewer Manhole Public Pipe (Sewer)

LOCATION:

Lot No: 233 S.B RP (Part) in D.D. 41 and  
Adjoining Government Land, Sha Tau Kok, New Territories

DRAWING NO.:

Figure 2

DRAWING TITLE:

Site Plan

DATE:

Dec 2024

PREPARED BY:





**DRAWING TITLE:**





Master Layout Plan

**DATE:**

Dec 2024

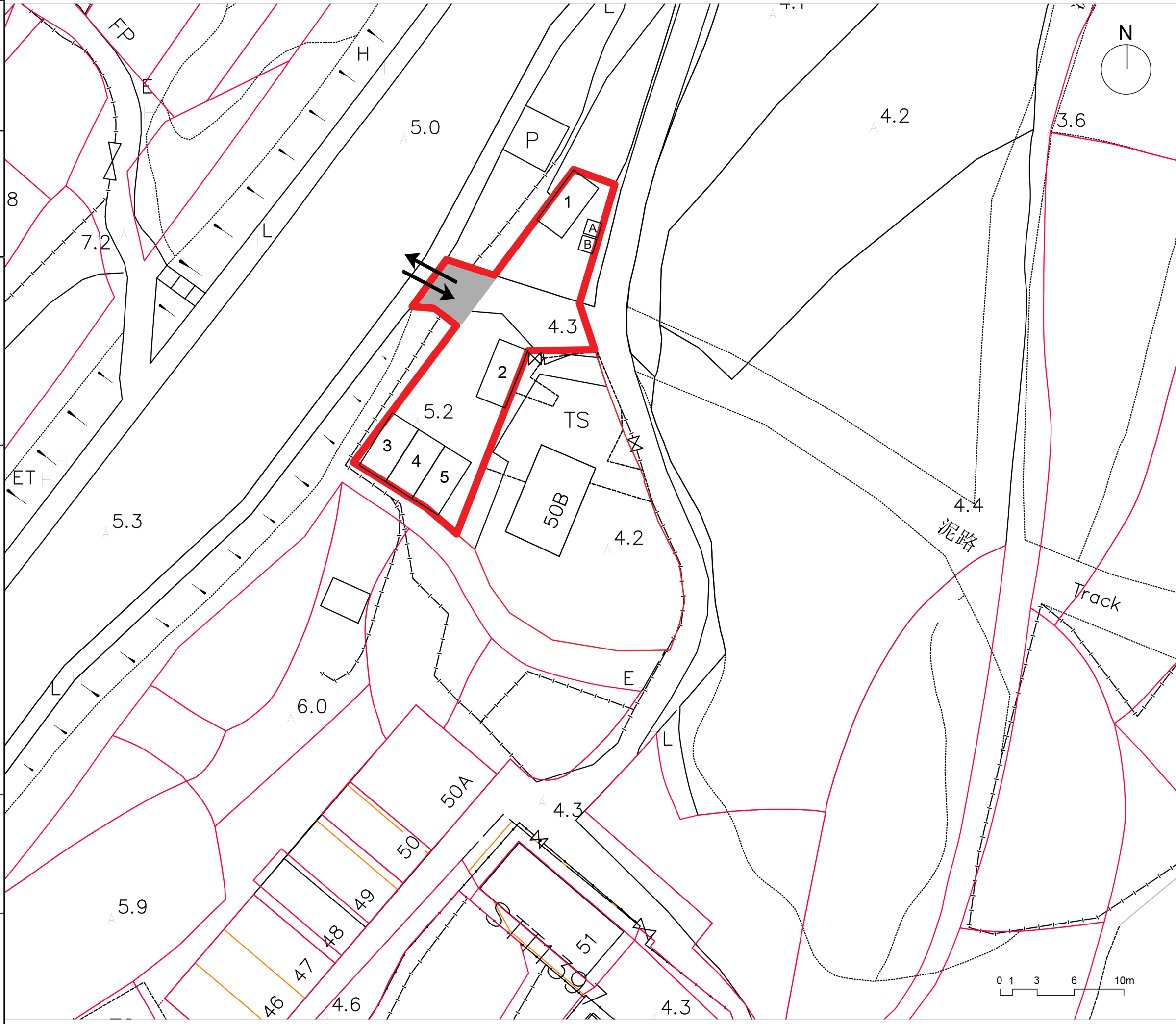
**LOCATION:**

Lot No: 233 S.B RP (Part) in  
D.D. 41 and Adjoining  
Government Land,  
Sha Tau Kok,  
New Territories

- LEGEND:**
-  Site Boundary
  -  Government Land
  -  Parking Space  
(5m x 2.5m)
  -  Portable Toilet  
(1.1m x 1.1m x 2.3m)

**DRAWING NUMBER:**

Figure 3



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

**From:** Kin Planning  
**Sent:** Tuesday, December 17, 2024 11:04 AM  
**To:** Brian Ching Hong CHAN/PLAND <bchchan@pland.gov.hk>  
**Cc:** Jeffrey Kwok DeSPACE  
**Subject:** Submission of Supplementary Information of A/NE-STK/28

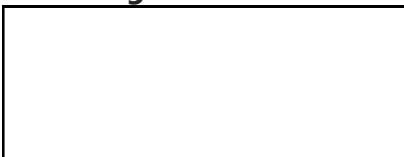
Dear Mr. Chan,

As discussed, the supplementary information of the S16 application of A/NE-STK/28 is attached.

Should you have any queries, please contact me or Mr. Jeffrey Kwok at .

Regards,

**Kin Leung**





DeSPACE (International) Limited

Date: 17<sup>th</sup> December 2024

BY EMAIL

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

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP  
(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW  
TERRITORIES**

**SUPPLEMENTARY INFORMATION (1)**

The captioned submitted S16 application refers. Attached please find revised Cover Letter, p.7,8,9,10 and Figure 3 of the submitted Supplementary Planning Statement to supersede the relevant page.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey KWOK and Mr. Kin LEUNG at 2493-3626 or the undersigned at

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**

*Greg Lam*  
p.p. Greg Lam





DeSPACE (International) Limited

Date: 10<sup>th</sup> December 2024

BY HAND

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

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP  
(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW  
TERRITORIES**

DeSPACE(International) Limited acts on behalf of the Applicant, Ho Pak Hei to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years on a site currently zoned as "Recreation (1)" ("REC(1)") within the approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 (the OZP).

Please find the enclosed the following documents in support of the application for departmental circulation and distribution to members of the TPB:

- [1] 1 signed original copy of Section 16 Application Form including Particulars of Applicant and Authorized Agent;
- [2] 4 hard copies of the Supplementary Planning Statement;
- [3] An Authorization Letter signed by the Applicant; and
- [4] 1 copy of proof of Land Ownership provided by the Applicant.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey KWOK and Mr. Kin LEUNG at 2493-3626 or the undersigned at

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**

*Greg Lam*



*P.P.* Greg Lam



**Table 2:** Gist of Development Parameters of Application No. A/NE-STK/13

| Application No.        | A/NE-STK/13  |
|------------------------|--|
| Location               | 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, New Territories  |
| Site area              | About 2,150m <sup>2</sup>  |
| Plan                   | Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2  |
| Applied use            | Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years   |
| No. of parking spaces  | 14 private car parking spaces (5m(L) x 2.5m(W))<br>9 Coach parking spaces (12m(L) x 3.5m(W))   |
| Planning Justification | PlanD considered the applied use <u>could be tolerated for a period of three years</u> . The proposed temporary public vehicle park would mainly <u>serve the visitors of the adjacent Sha Tau Kok Farm</u> , but there was no information in the applicant's submission that the general public would not be allowed to use the proposed public vehicle park. |

This application is located 473m away from the site along the same road, this case has a larger scale of private vehicle parking space. The subject proposed public vehicle park is a humble scale should be justified.

## 4. Proposed Development

### 4.1 Development Proposal

As aforementioned in Section 2, the surrounding areas are rural in character with a temporary structure in the immediate east, a cluster of village houses in the south, vacant/unused land and fallow agricultural land in the east, the village proper of San Tsuen in the further west across Sha Tau Kok Road. The Application Site covers an area of about 230.5m<sup>2</sup> including 17.5m<sup>2</sup> of government land. The Development provides a total of 5 parking spaces for private cars (5m(L) x 2.5m(W) each) within the Application Site.

The public vehicle park's operation hours would be 7:00 am to 11:00 pm daily. Only private cars will be parked at the site. No medium goods vehicles and heavy good vehicles will be parked at the site. Container tractors are also not allowed at the site. Enter and exit of the car park will be through a gate opening along the Sha Tau Kok Road – Shek Chung Au with a width of about 6m. The following traffic management measures are proposed:

- Only private car as defined in the Road Traffic Ordinance will be allowed to be



- parked/stored on or enter/exit the Site;
- No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/ trailer will be permitted to park at the Site;
- A notice should be posted at the ingress/ egress point of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/stored on the Site;
- No car washing, vehicle repair or other workshop activities will be allowed on the Site; and
- Construct a proper ingress and egress for the Site according to HyD's Standard and upon termination of the proposed temporary uses.

The key development parameters of the proposed development are summarized in Table below:

**Table 3: - Major Development Parameters**

| Development Parameters Table |   |
|------------------------------|---|
| Proposed Use                 | Proposed Temporary Public Vehicle Park  |
| Site area                    | About 230.5m <sup>2</sup> (including 17.5m <sup>2</sup> of government land)               |
| No. of parking spaces        | <ul style="list-style-type: none"> <li>▪ 5 car parking space (5m(L) x 2.5m(W))</li> </ul> |
| Operation Hours              | <ul style="list-style-type: none"> <li>▪ 7:00 am to 11:00 pm daily</li> </ul>             |

## 5. Planning and Development Justifications

### 5.1 The Proposed Development would not jeopardize the long-term planning intention of the "REC(1)" zone

Based on the nearby similar approved cases in Table 1 and 2, it is considered that approval of the subject application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "REC(1)" zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

## 5.2 Increasing Demand for Private Car Parking Spaces in the Vicinity

Existing public transport services from Sheung Shui MTR Station in the vicinity are shown below:

| Mode                    | Route No. | Origin - Destination  | Frequency      |
|-------------------------|-----------|---|----------------|
| Scheduled Green Minibus | 55K       | Sheung Shui Station – Sha Tau Kok                                 | 4-10 minutes   |
| Franchised Bus          | 78K       | Tai Ping Bus Terminus – Sha Tau Kok Bus Terminus                  | 15-20 minutes  |
|                         | 78S       | Sheung Shui BBI – Sheung Shui Terminus – Sha Tau Kok Bus Terminus | 60-135 minutes |

In June 2022, the opening up of Sha Tau Kok to the public has boosted tourism in the area, attracting a significant number of visitors. This increase in tourist activities has led to a higher demand for parking facilities in the region.

There are only three routes which have stops along Sha Tau Kok Road - Shek Chung Au, while no scheduled green minibus provides direct access to the inner villages and recreational developments near the application site such as Sha Tau Kok Farm, Sha Tau Kok Wu Shek Kok Tin Hau Temple and Wadakiyama Plantation.

As the public transport service to the surrounding village clusters and recreational developments is limited, private car is the major transportation mode, creating high demand for car parking spaces. Villagers and tourists are in shortage of proper car parking spaces. In this connection, the proposed temporary public vehicle park could address some of the local demand arising from the enhanced tourism.

## 5.3 Optimisation of Valuable Land Resources

The proposed development takes full advantage of the location of the application site, situated north of the primary village cluster of San Tsuen and several recreational developments, making it an ideal location to provide parking spaces that can effectively meet the growing parking demands arising from the Sha Tau Kok Opening-up Plan and the surrounding residents.

## 5.4 Similar Approved Application in the Vicinity

As shown in Section 3.3, there are Two (2) approved planning cases in the vicinity and one (1) approved planning cases in “AGR” zone within the same OZP in 2024. The proposed Temporary Public Vehicle Park (excluding container vehicle) were considered not incompatible with the surrounding areas. With a similar land use nature, it is expected that the Application Site for the proposed temporary public vehicle park is compatible and a suitable use in the surrounding.

### **5.5 No Insurmountable Traffic Impacts**

The application site is accessible from Sha Tau Kok Road - Shek Chung Au. The proposed use, will unlikely result in any traffic impacts to the surroundings. A smooth maneuvering of vehicles to/from Sha Tau Kok Road - Shek Chung Au along the local access and within the Application site will be ensured.

Adequate space for maneuvering of vehicle would be provided within the application site and no queuing up of vehicles would be expected along Sha Tau Kok Road - Shek Chung Au. The negligible increase in traffic would not aggravate the traffic condition of Sha Tau Kok Road - Shek Chung Au and its nearby road networks.

### **5.6 No Insurmountable Visual Impacts**

The application site currently sits vacant. The proposed temporary use aims to utilize the application site with no additional structures. The existing greenery would be maintained and no change to landscape setting is anticipated. With natural terrain acting as a buffer zone, no visual impact is anticipated.

### **5.7 No Insurmountable Landscape Impacts**

The Site was hard paved with existing structure observed nearby. The site is fenced off from the adjacent temporary structure. No trees were found near the Site. The site is situated in an area of rural landscape character predominately by village house, vegetated area and cluster of trees. The proposed development will unlikely result in significant adverse landscape impact on existing landscape resources within the site.

### **5.8 No Insurmountable Environmental Impacts**

While the proposal includes existing public sewage connection in the vicinity of the Site, the proposed development will connect to the public sewer and all sewage would be discharged through public sewer. No significant sewage impact will be caused to the surrounding areas.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

### **5.9 No Insurmountable Drainage Impacts**

Given, the site is in an area where public drainage connection is available along Sha Tau Kok Road, drainage channels system may be constructed if necessary, and connected with the existing public drainer in the vicinity to ensure that the proposed development will not cause any adverse drainage impact to the adjacent area



DRAWING TITLE:

Master Layout Plan

DATE:

Dec 2024

LOCATION:

Lot No: 233 S.B RP (Part) in  
D.D. 41 and Adjoining  
Government Land,  
Sha Tau Kok,  
New Territories

LEGEND:

Site Boundary

1

Parking Space  
(5m x 2.5m)

DRAWING NUMBER:

Figure 3

PREPARED BY:

DeSPACE (International) Limited

The drawing is a Master Layout Plan for a specific lot. It features a red outline for the site boundary and a grey rectangle labeled '1' for a parking space. The plan is divided into several numbered sections: 1, 2, 3, 4, 5, 4.2, 4.3, 4.4, 4.5, 4.6, 5.0, 5.2, 5.3, 5.9, 6.0, 50A, 50B, 50, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The plan also includes a north arrow, a scale bar (0-10m), and labels for 'Track', '泥路' (Mud Road), 'ET', 'FP', 'H', 'L', 'P', 'TS', '50B', '50A', '50', '46', '47', '48', '49', '51', '52', '53', '54', '55', '56', '57', '58', '59', '60', '61', '62', '63', '64', '65', '66', '67', '68', '69', '70', '71', '72', '73', '74', '75', '76', '77', '78', '79', '80', '81', '82', '83', '84', '85', '86', '87', '88', '89', '90', '91', '92', '93', '94', '95', '96', '97', '98', '99', '100'.

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

寄件者: Kin Planning  
寄件日期: 2025年01月13日星期一 16:53  
收件者: William Shu Tai WONG/PLAND; tpbpd/PLAND  
副本: Jeffrey Kwok DeSPACE; Greg Lam  
主旨: Submission of Further Information (1) for Planning Application No. A/NE-STK/28  
附件: A\_NE-STK\_28 FI(1) final.pdf  
  
類別: Internet Email

Dear William,

In reference to Planning Application No. A/NE-STK/28, please find attached the requested further information for your review. Should you require any additional details or clarification, please do not hesitate to contact me.

Thank you for your attention, and I look forward to your feedback.

Regards,

**Kin Leung**



DeSPACE (International) Limited



DeSPACE (International) Limited

Date: 10<sup>th</sup> January 2025

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

Pages: 2+ Attachment  
BY EMAIL  
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP  
(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW  
TERRITORIES**

**S16 Application No.: A/NE-STK/28 – Further Information (1)**

References are made to the email on 10<sup>th</sup> January 2025 from the Planning Department. In order to address the departmental comments, attached please find the table of response-to-comment (RtC) with **Appendix 1-** Replacement Pages of Planning Statement (P.7-8), **Appendix 2-** Revised Master Layout Plan, **Appendix 3-** Swept Path Analysis for your consideration.

Should you have any queries with this submission, please feel free to contact Mr. Kin Leung or Jeffrey Kwok at [redacted] or the undersigned at [redacted].

Yours faithfully,

FOR AND ON BEHALF OF

**DeSPACE (INTERNATIONAL) LIMITED**

Greg Lam



P.S.



**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP (PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES (Application No. A/NE-STK/28)**

**Response-to-Comment Table**

| Departmental Comments          |  | Responses   |
|--------------------------------|--|---|
| <b>10 January 2025 refers:</b> |  |   |
| <b>Transport Department:</b>   |  |   |
| 1                              | <b>The applicant should advise the width of the vehicular access points leading to the site and illustrate them on the layout plan;</b>  | The proposed vehicular access is about 5m wide. Please refer to <b>Appendix 2</b> for the revised Master Layout Plan.   |
| 2                              | <b>The applicant should advise the proposed vehicular access is adequate for traffic to/from the development to join/leave the linked public road;</b>   | The proposed vehicular access is about 5m wide which is considered sufficient to accommodate traffic to/from the development to join/leave the linked public road including the existing footpath located on the government land. The traffic to/from the development will not affect the vehicular movement of the existing bus bay. A retractable barrier gate will be provided at the run-in/out. The run-in/out design and construction will be provided at detailed design stage in compliance to the Highway Department's standards to the satisfaction of the Director of Highways. For further details, please refer to <b>Appendix 2</b> - revised Master Layout Plan. |
| 3                              | <b>The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;</b> | Refer to <b>Appendix 3</b> - Swept Path Analysis. Maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces are demonstrated to be satisfactory.  |
| 4                              | <b>The proposed vehicular access road between Sha Tau Kok Road (Shek Chung Au) and the application site is not managed by TD. The applicant should seek comments from the responsible party.</b>   | Noted. Comments from the responsible party will be sought.  |

## **Appendix 1**

### **Replacement Pages of Planning Statement (P.7-8)**

**Table 2:** Gist of Development Parameters of Application No. A/NE-STK/13

| Application No.        | A/NE-STK/13  |
|------------------------|--|
| Location               | 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, New Territories  |
| Site area              | About 2,150m <sup>2</sup>  |
| Plan                   | Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2  |
| Applied use            | Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years   |
| No. of parking spaces  | 14 private car parking spaces (5m(L) x 2.5m(W))<br>9 Coach parking spaces (12m(L) x 3.5m(W))   |
| Planning Justification | PlanD considered the applied use <u>could be tolerated for a period of three years</u> . The proposed temporary public vehicle park would mainly <u>serve the visitors of the adjacent Sha Tau Kok Farm</u> , but there was no information in the applicant's submission that the general public would not be allowed to use the proposed public vehicle park. |

This application is located 473m away from the site along the same road, this case has a larger scale of private vehicle parking space. The subject proposed public vehicle park is a humble scale should be justified.

## 4. Proposed Development

### 4.1 Development Proposal

As aforementioned in Section 2, the surrounding areas are rural in character with a temporary structure in the immediate east, a cluster of village houses in the south, vacant/unused land and fallow agricultural land in the east, the village proper of San Tsuen in the further west across Sha Tau Kok Road. The Application Site covers an area of about 230.5m<sup>2</sup> including 17.5m<sup>2</sup> of government land. The Development provides a total of 5 parking spaces for private cars (5m(L) x 2.5m(W) each) within the Application Site.

The public vehicle park's operation hours would be 24 hours daily (Including Public Holidays). Only private cars will be parked at the site. No medium goods vehicles and heavy good vehicles will be parked at the site. Container tractors are also not allowed at the site. Enter and exit of the car park will be through a gate opening along the Sha Tau Kok Road – Shek Chung Au with a width of about 6m. The following traffic management measures are proposed:

- Only private car as defined in the Road Traffic Ordinance will be allowed to be

- parked/stored on or enter/exit the Site;
- No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/ trailer will be permitted to park at the Site;
- A notice should be posted at the ingress/ egress point of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/stored on the Site;
- No car washing, vehicle repair or other workshop activities will be allowed on the Site; and
- Construct a proper ingress and egress for the Site according to HyD's Standard and upon termination of the proposed temporary uses.

The key development parameters of the proposed development are summarized in Table below:

**Table 3: - Major Development Parameters**

| Development Parameters Table |  |
|------------------------------|--|
| Proposed Use                 | Proposed Temporary Public Vehicle Park   |
| Site area                    | About 230.5m <sup>2</sup> (including 17.5m <sup>2</sup> of government land)                    |
| No. of parking spaces        | <ul style="list-style-type: none"> <li>▪ 5 car parking space (5m(L) x 2.5m(W))</li> </ul>      |
| Operation Hours              | <ul style="list-style-type: none"> <li>▪ 24 hours daily (Including Public Holidays)</li> </ul> |

## 5. Planning and Development Justifications

### 5.1 The Proposed Development would not jeopardize the long-term planning intention of the "REC(1)" zone

Based on the nearby similar approved cases in Table 1 and 2, it is considered that approval of the subject application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "REC(1)" zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

## **Appendix 2**

### **Revised Master Layout Plan**

**DRAWING TITLE:**




Master Layout Plan

**DATE:**

Jan 2025

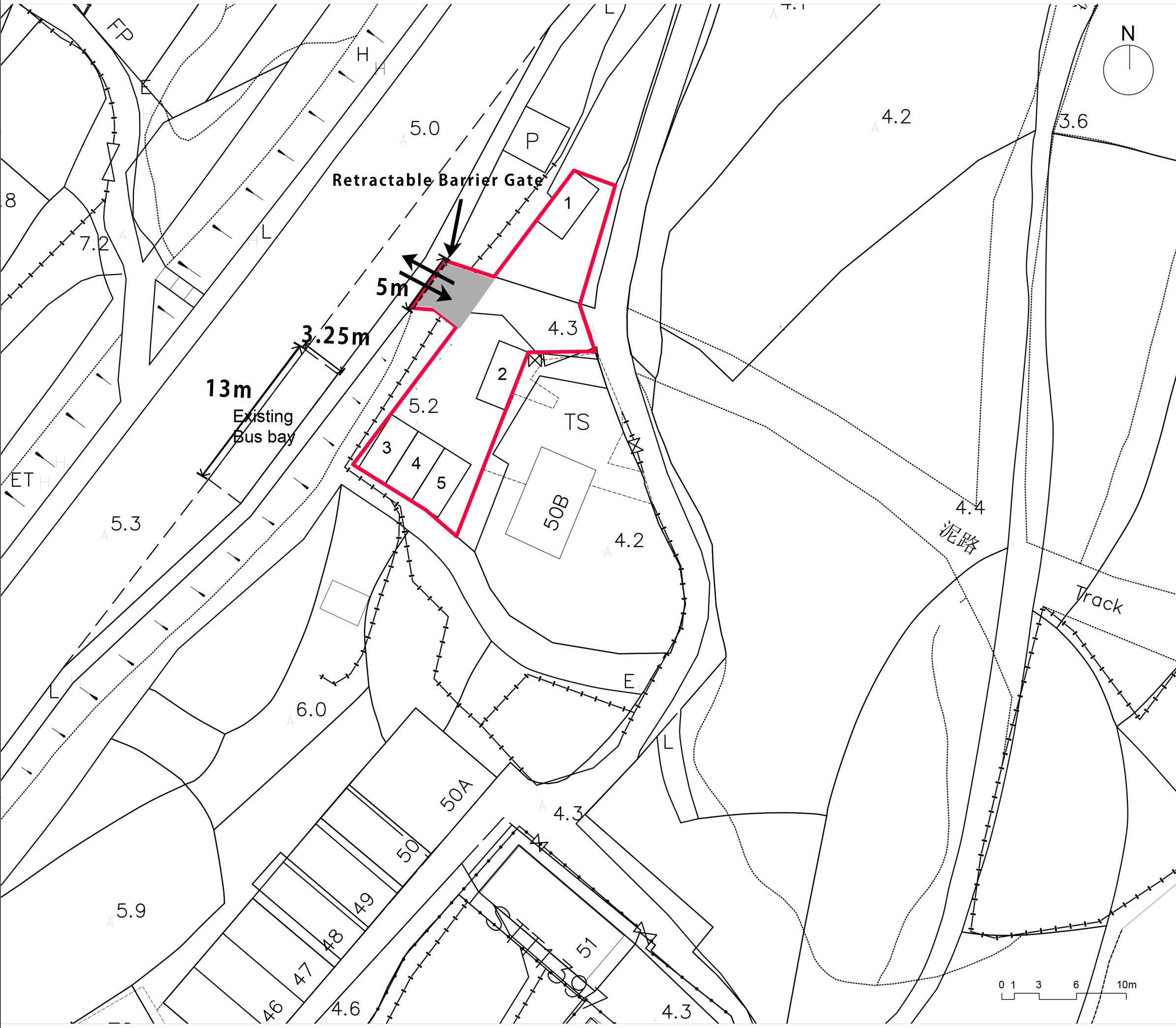
**LOCATION:**

Lot No: 233 S.B RP (Part) in  
D.D. 41 and Adjoining  
Government Land,  
Sha Tau Kok,  
New Territories

- LEGEND:**
-  Site Boundary
  -  Government Land
  -  Parking Space  
(5m x 2.5m)

**DRAWING NUMBER:**

Figure 3





## **Appendix 3**

### **Swept Path Analysis**





**FIGURE NO.:**  
Figure 4

**DRAWING TITLE:**  
Swept Path Analysis

**DATE:**  
Jan 2025

**LOCATION:**  
Lot 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories

**LEGEND:**

 Swept Path IN  
 Swept Path OUT

**PREPARED BY:**



DeSPACE (International) Limited

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**Brian Ching Hong CHAN/PLAND**

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---

**From:** Kin Planning <>  
**Sent:** Wednesday, January 15, 2025 3:30 PM  
**To:** William Shu Tai WONG/PLAND <wst Wong@pland.gov.hk>  
**Cc:** Greg Lam <>; Jeffrey Kwok DeSPACE <>; tpbpd/PLAND  
<tpbpd@pland.gov.hk>  
**Subject:** Submission of Further Information (2) for Planning Application No. A/NE-STK/28

Dear William,

As spoke, please find attached the requested further information for your review. Should you require any additional details or clarification, please do not hesitate to contact me.

Should you have any queries, please contact me at .

Regards,

**Kin Leung**



Suite 1601, 16/F, Tower 2, Lippo Centre,  
89 Queensway, Admiralty, Hong Kong



DeSPACE (International) Limited

Date: 15<sup>th</sup> January 2025

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

Pages: 1+ Attachment  
BY EMAIL  
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP  
(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW  
TERRITORIES**

**S16 Application No.: A/NE-STK/28 – Further Information (2)**

In order to address the departmental comment as spoke, please find the attached Replacement Page of the Planning Statement (P.10) for your consideration.

Should you have any queries with this submission, please feel free to contact Mr. Kin Leung or Jeffrey Kwok at [REDACTED]

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**

Greg Lam



### **5.5 No Insurmountable Traffic Impacts**

The application site is accessible from Sha Tau Kok Road - Shek Chung Au. The proposed use, will unlikely result in any traffic impacts to the surroundings. A smooth maneuvering of vehicles to/from Sha Tau Kok Road - Shek Chung Au along the local access and within the Application site will be ensured.

Adequate space for maneuvering of vehicle would be provided within the application site and no queuing up of vehicles would be expected along Sha Tau Kok Road - Shek Chung Au. The negligible increase in traffic would not aggravate the traffic condition of Sha Tau Kok Road - Shek Chung Au and its nearby road networks.

### **5.6 No Insurmountable Visual Impacts**

The application site currently sits vacant. The proposed temporary use aims to utilize the application site with no additional structures. The existing greenery would be maintained and no change to landscape setting is anticipated. With natural terrain acting as a buffer zone, no visual impact is anticipated.

### **5.7 No Insurmountable Landscape Impacts**

The Site was hard paved with existing structure observed nearby. The site is fenced off from the adjacent temporary structure. No trees were found near the Site. The site is situated in an area of rural landscape character predominately by village house, vegetated area and cluster of trees. The proposed development will unlikely result in significant adverse landscape impact on existing landscape resources within the site.

### **5.8 No Insurmountable Environmental Impacts**

No significant sewage impact will be caused to the surrounding areas.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

### **5.9 No Insurmountable Drainage Impacts**

Given, the site is in an area where public drainage connection is available along Sha Tau Kok Road, drainage channels system may be constructed if necessary, and connected with the existing public drainer in the vicinity to ensure that the proposed development will not cause any adverse drainage impact to the adjacent area.





DeSPACE (International) Limited

Date: 11<sup>th</sup> February 2025

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

Pages: 1+ 4  
BY EMAIL  
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP  
(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW  
TERRITORIES**

**S16 Application No.: A/NE-STK/28 – Further Information (4)**

Reference is made to the email on 23<sup>th</sup> January 2025 from the Planning Department. In order to address the departmental comments, attached please find the table of response-to-comment (RtC).

Should you have any queries with this submission, please feel free to contact Mr. Kin Leung or Jeffrey Kwok at

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**



Greg Lam



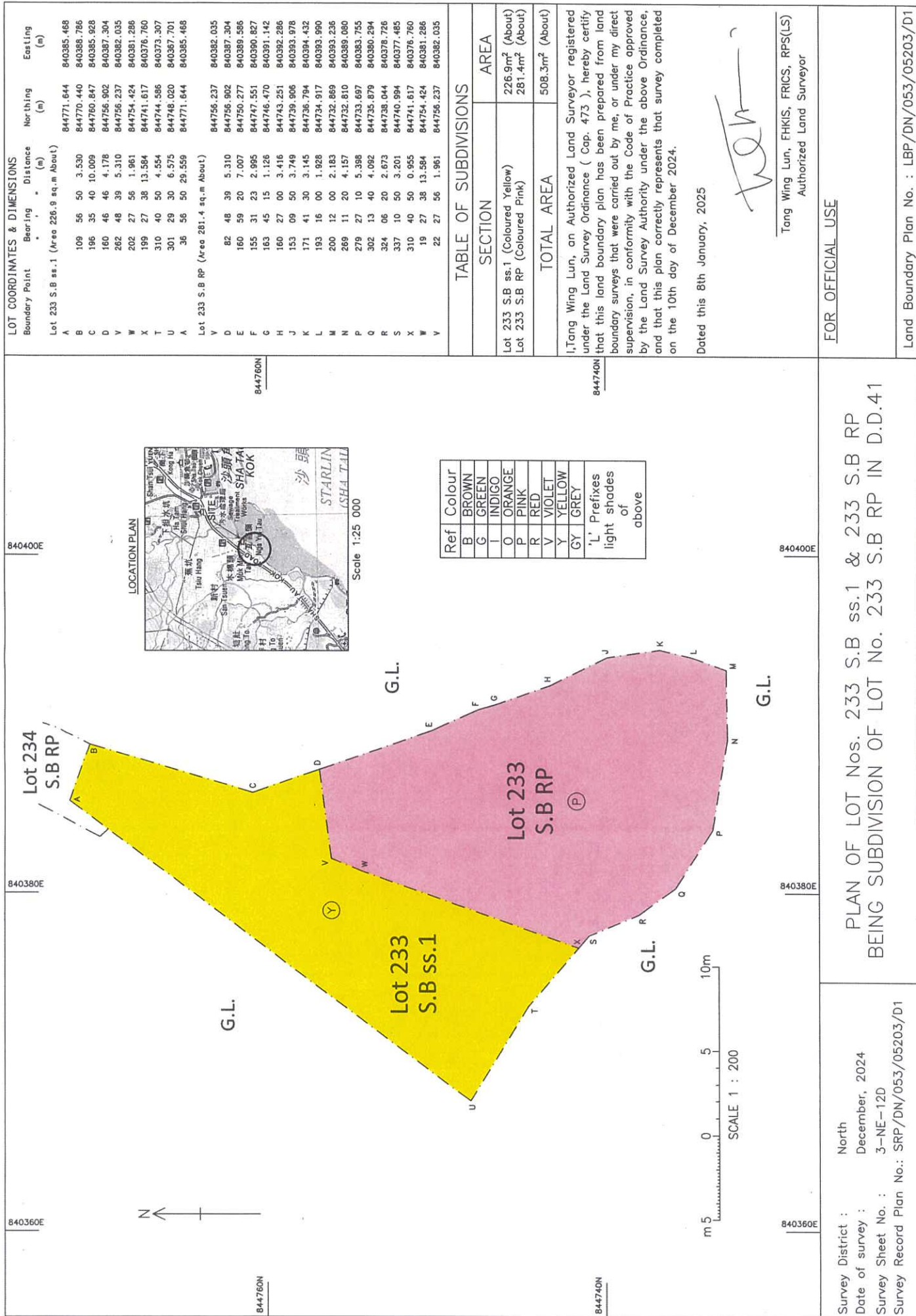
APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP (PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES (Application No. A/NE-STK/28)

Response-to-Comment Table

| Departmental Comments                        |  | Responses   |
|--|--|---|
| 23 January 2025 refers:<br>Lands Department: |  |   |
| a  | objects to the application;  | Noted.  |
| b  | 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 GL is granted to the Site;   | Noted.  |
| c  | the applicant confirms in the Application Form that no structure is proposed but unauthorised structures are erected on application lot as mentioned below;  | Noted with thanks. Please be clarified that no unauthorized structures are erected on the subject application site.   |
| d  | no consent is given for inclusion of GL (about 17.5m <sup>2</sup> mentioned in the Application Form) for the access of the proposed use;   | Noted with thanks. The applicant will apply for the use of GL for the proposed run in/out of the site at later stage.   |
| e  | <p>the following irregularities covered by the subject planning application has been detected by her office:</p> <p><u>unlawful occupation of GL adjoining the said private lots covered by the planning application</u></p> <p>LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner should immediately cease the illegal occupation of GL as demanded by LandsD. Her office reserves the rights to take necessary land control action against the illegal occupation of</p> | <p>Please note that the setting out of the fence wall may be slightly deviated from the lot boundary, which will be rectified by the lot owner at implementation stage. Please be informed to clarify that no GL portion has been included within the application site boundary and hence it is not intended to be regularized.</p> |

|   |  |   |
|---|--|---|
|   | GL without further notice;   |   |
| f | <p>the following irregularity not covered by the subject planning application has been detected by her office:</p> <p><u>unauthorised structures within the said private lot not covered by the planning application</u></p> <p>there are unauthorised structures within the said private lot not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;</p> <p><u>unlawful occupation of GL not covered by the planning application</u></p> <p>the GL adjoining the Site has been fenced off without permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.</p> | <p>Please be clarified that no unauthorised structures are erected on the subject application site. The unauthorized structures and illegal occupation of GL concerned are outside the site boundary which is not relevant to the subject planning application. Moreover, the unauthorized structures are not on the same private lot of the subject site since a Deed Poll has been conducted for registration to the Land Registry (See attached Deep Poll Plan). The applicant undertakes to resolve this matter with the Lands Department separately.</p> |
| g | <p>the lot owner shall remove the unauthorised structures and cease the illegal occupation of GL immediately. 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 and land control action for any unlawful occupation of GL; and</p>   | <p>Noted with thanks. The applicant undertakes to resolve this matter with the Lands Department separately.</p>   |
| h | <p>unless and until the unauthorised structures</p>  | <p>Please be clarified that no unauthorised</p>   |

|   |  |
|---|--|
| <p>and unlawful occupation of GL are duly rectified by the lot owner, her office objects to the application which must be brought to the attention of the Board when they consider the application.</p> | <p>structures are erected on the subject application site. The unauthorized structures and illegal occupation of GL concerned are outside the site boundary which is not relevant to the subject planning application. Moreover, the unauthorized structures are not on the same private lot of the subject site since a Deed Poll has been conducted for registration to the Land Registry. The applicant undertakes to resolve this matter with the Lands Department separately.</p> |
|---|--|



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

寄件者:  
寄件日期: 2025年02月14日星期五 10:10  
收件者: tpbpd/PLAND  
副本: William Shu Tai WONG/PLAND; Jeffrey Kwok DeSPACE; Greg Lam  
主旨: Submission of Further Information (3) for Planning Application No. A/NE-STK/28  
類別: Internet Email

Dear Sir/Madam,

As spoke, please find attached the link to the updated submission, which is to supersede the submission of Further Information (3) for Planning Application No. A/NE-STK/28, originally submitted on 20/01/2025.

[https://drive.google.com/file/d/1S\\_IpizkFvZlhFwo5a3U4VilweCG\\_yIAk/view?usp=drive\\_link](https://drive.google.com/file/d/1S_IpizkFvZlhFwo5a3U4VilweCG_yIAk/view?usp=drive_link)

Should you have any queries, please contact me at

Regards,

**Kin Leung**



DeSPACE (International) Limited



DeSPACE (International) Limited

Date: 20<sup>th</sup> January 2025

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

Pages: 1+ Attachment  
BY EMAIL  
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP  
(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW  
TERRITORIES**

**S16 Application No.: A/NE-STK/28 – Further Information (3)**

References are made to the email on 16<sup>th</sup> January 2025 from the Planning Department. In order to address the departmental comments, attached please find the table of response-to-comment (RtC) with **Appendix 1-** Revised Master Layout Plan and **Appendix 2-** Run-in/out Design Plan.

Should you have any queries with this submission, please feel free to contact Mr. Kin Leung or Jeffrey Kwok at 2493-3626 or the undersigned at

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**

Greg Lam





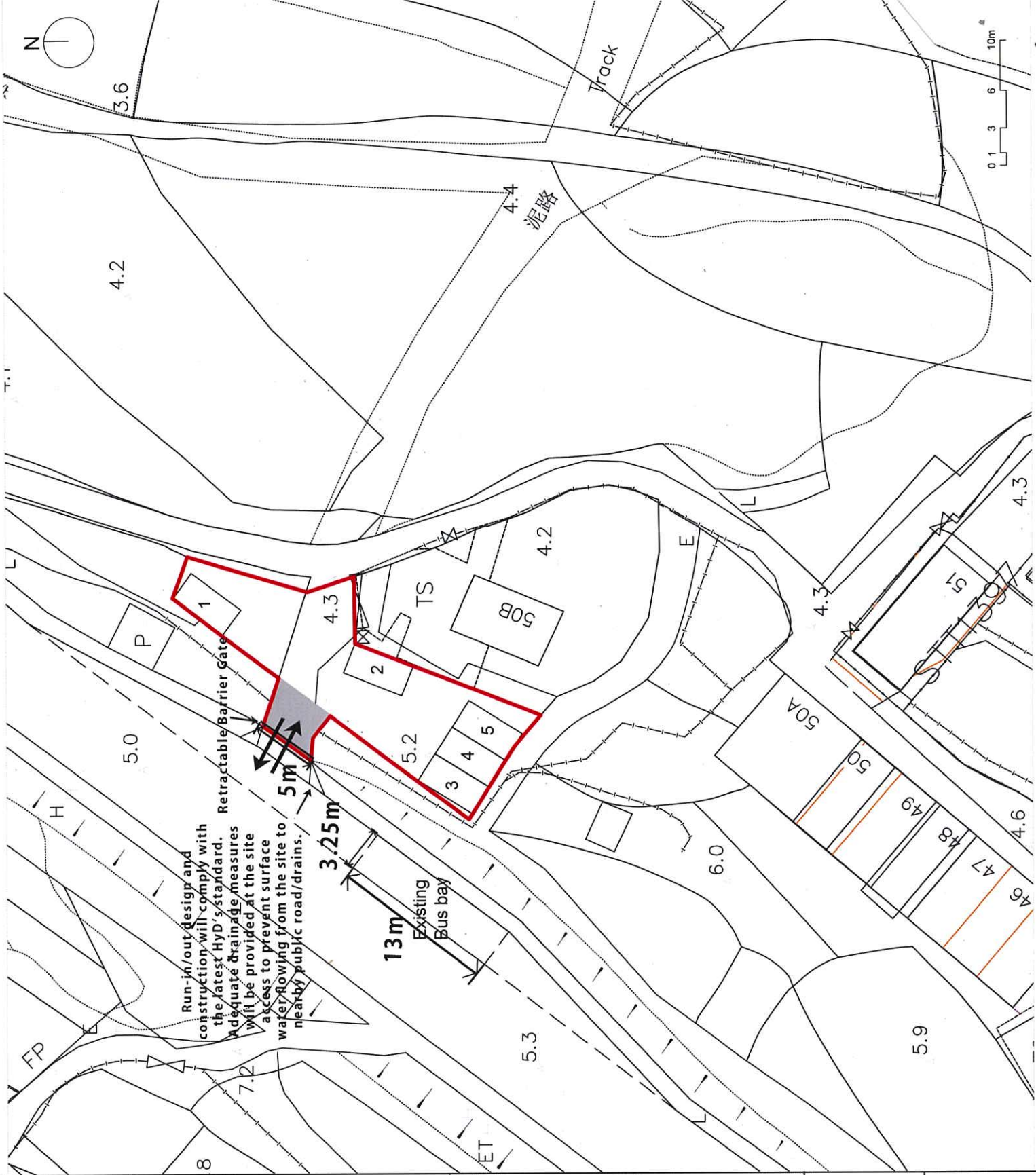
**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP (PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES (Application No. A/NE-STK/28)**

**Response-to-Comment Table**

| <b>Departmental Comments</b>                     |   | <b>Responses</b>  |
|--|---|---|
| 16 January 2025 refers:<br>Transport Department: |   |   |
| 1  | The details of run-in/out design is missing in the FI, and the run-in/out arrangement should be illustrated on the layout plan.   | Run-in/out design and construction will comply with the latest HyD's standard. Adequate drainage measures will be provided at the site access to prevent surface water flowing from the site to nearby public road/drains. Please refer to <b>Appendix 1</b> for the revised Master Layout Plan and <b>Appendix 2</b> for Run-in/out Design Plan. |
| 2  | The run-in/out design shall also be subject to HyD's comment and approval.  | Noted with thanks.  |
| 3  | The applicant shall undertake that it should be at his cost employ a competent professional to construct the run-in/out of the vehicular access, and the details of the works shall comply with current TD and Highways Department Standards. | Noted with thanks. The applicant undertakes that it should be at his cost employ a competent professional to construct the run-in/out of the vehicular access, and the details of the works shall comply with current TD and Highways Department Standards.   |

## **Appendix 1**

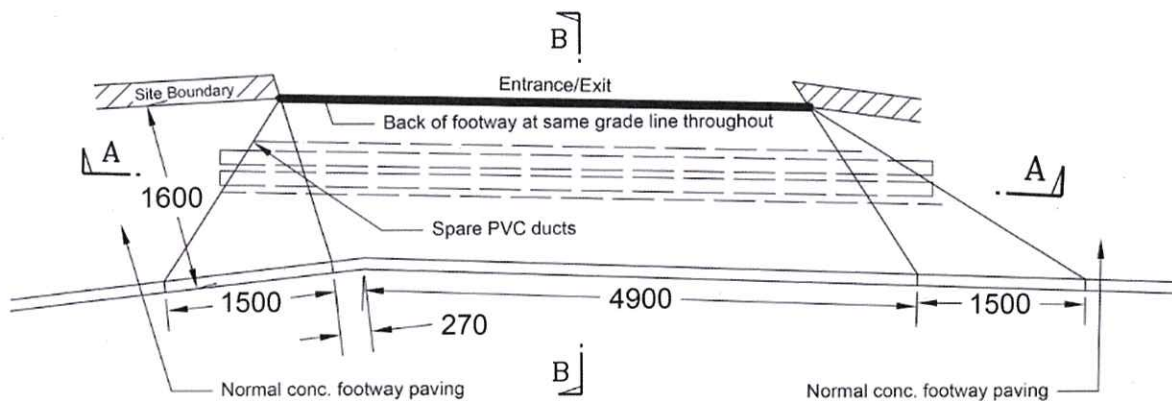
### **Revised Master Layout Plan**



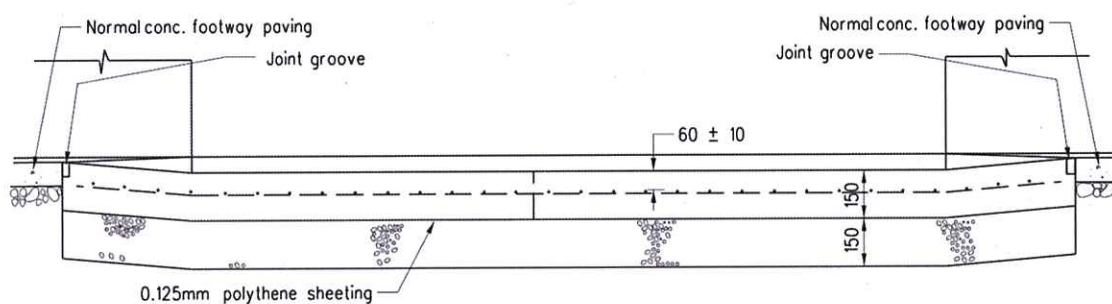
|   |                          |  |   |                                    |   |
|---|--------------------------|--|---|------------------------------------|---|
| <b>DRAWING TITLE:</b><br>Master Layout Plan | <b>DATE:</b><br>Jan 2025 | <b>LOCATION:</b><br>Lot No: 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories | <b>LEGEND:</b><br><div><div>Site Boundary</div><div>Government Land</div><div>Parking Space (5m x 2.5m)</div></div> | <b>DRAWING NUMBER:</b><br>Figure 3 | <b>PREPARED BY:</b><br><br>DeSPACE (International) Limited |
|---|--------------------------|--|---|------------------------------------|---|

## **Appendix 2**

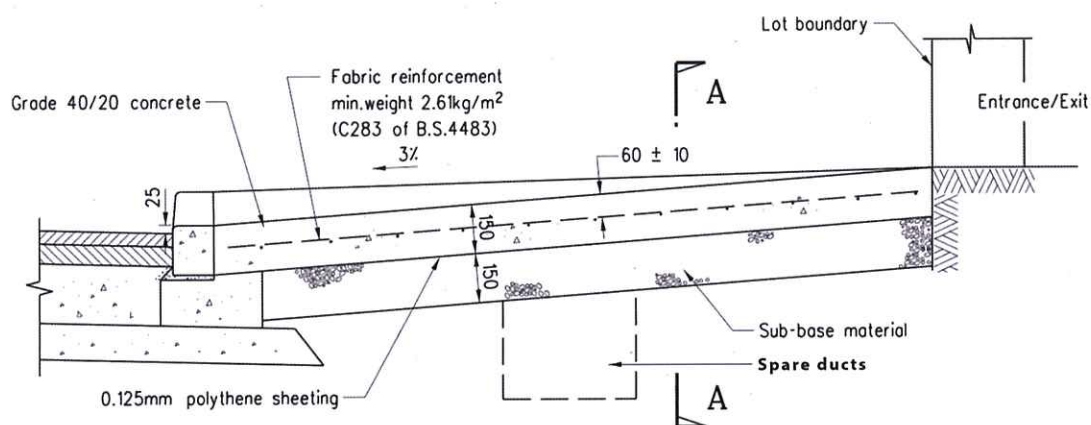
### **Run-in/out Design Plan**



**PLAN**  
N.T.S



**SECTION A - A**



**SECTION B - B**

**NOTE:**  
The detail of spare ducts will comply with HyD's standard drawings no. H1113C and H1114B.

**PROJECT TITLE:**  
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a period of 3 years in "Recreation (1)" Zone in Lot 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories

**DRAWING NO.:**

Figure 5

**FIGURE TITLE:**

Run-in/out Design Plan

**DATE:**

20.01.2025

**SCALE:**

N.T.S.

**PREPARED BY:**



DeSPACE (International) Limited



DeSPACE (International) Limited

Date: 17<sup>th</sup> March 2025

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

Pages: 1+12  
BY EMAIL  
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP  
(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW  
TERRITORIES**

**S16 Application No.: A/NE-STK/28 – Further Information (6)**

Reference is made to the call on 14<sup>th</sup> March 2025 from the Planning Department. In order to address the departmental comments, attached please find the table of response-to-comment (RtC) with **Attachment 1**- Land Register of Lot No. 233 S.B RP, **Attachment 2**- Land Register of Lot No. 233 S.B ss.1, **Attachment 3**- Deed Poll Plan of Lot Nos. 233 S.B ss.1 & 233 S.B RP Being Subdivision of Lot No. 233 S.B RP in D.D.41 and **Attachment 4**- Replacement Pages of the Planning Application Form (P. 2,10).

Should you have any queries with this submission, please feel free to contact Mr. Kin Leung or Jeffrey Kwok at

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**



Greg Lam



**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP (PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES (Application No. A/NE-STK/28)**

**Response-to-Comment Table**

| Departmental Comments       |   | Responses  |
|-----------------------------|---|--|
| <b>4 March 2025 refers:</b> |   |  |
| <b>Lands Department:</b>    |   |  |
| a                           | <p><b>According to the FI, the subject application lot has been carved out into Lot No. 233 SB 53. 1 and Lot. No. 233 SB RP in DD. 41. As such, the applicant should clarify the lot under application, otherwise, this is not consistent with the application form which refers to “Lot. No. 233 SB RP” instead of “Lot No. 233 SB ss. 1” in DD. 41. It is the general practice that this office provides comments on lot basis.</b></p> | <p>The planning application is originally submitted for Lot No. 233 S.B RP (Part) in DD.41 and adjoining government land. After the planning application submitted on 12 December 2024, Lot No. 233 S.B RP in DD.41 has been further subdivided into Lot No. 233 S.B ss.1 and Lot No. 233 S.B RP in DD.41 by a deed poll registered on 4 February 2025 <b>(see Attachment 1, 2 &amp; 3)</b>. However, Lot No. 233 S.B ss.1 has not yet been reflected and updated on the Lot Index Plan of the Land Registry.</p> <p>Please be reiterated that the site boundary of the planning application remains unchanged since the original submission despite the Location/address change from Lot No. 233 S.B RP (Part) in D.D. 41 and adjoining government land to Lot No. 233 S.B ss.1 in D.D. 41 and adjoining government land. The layout and parameters of the proposed development remain unchanged with the original application.</p> <p>Please be reiterated that the two lots mentioned, Lot No. 233 S.B ss.1 and Lot No. 233 S.B RP in DD.41, are both owned by Mr. Ho Pak Hei, the Applicant of this planning application.</p> <p>The replacement pages of the planning application form (P.2, 10) are attached as <b>Attachment 4</b> to clarify the location/address of the planning application.</p> |

Attachment 1

Land Register of Lot No. 233 S.B RP

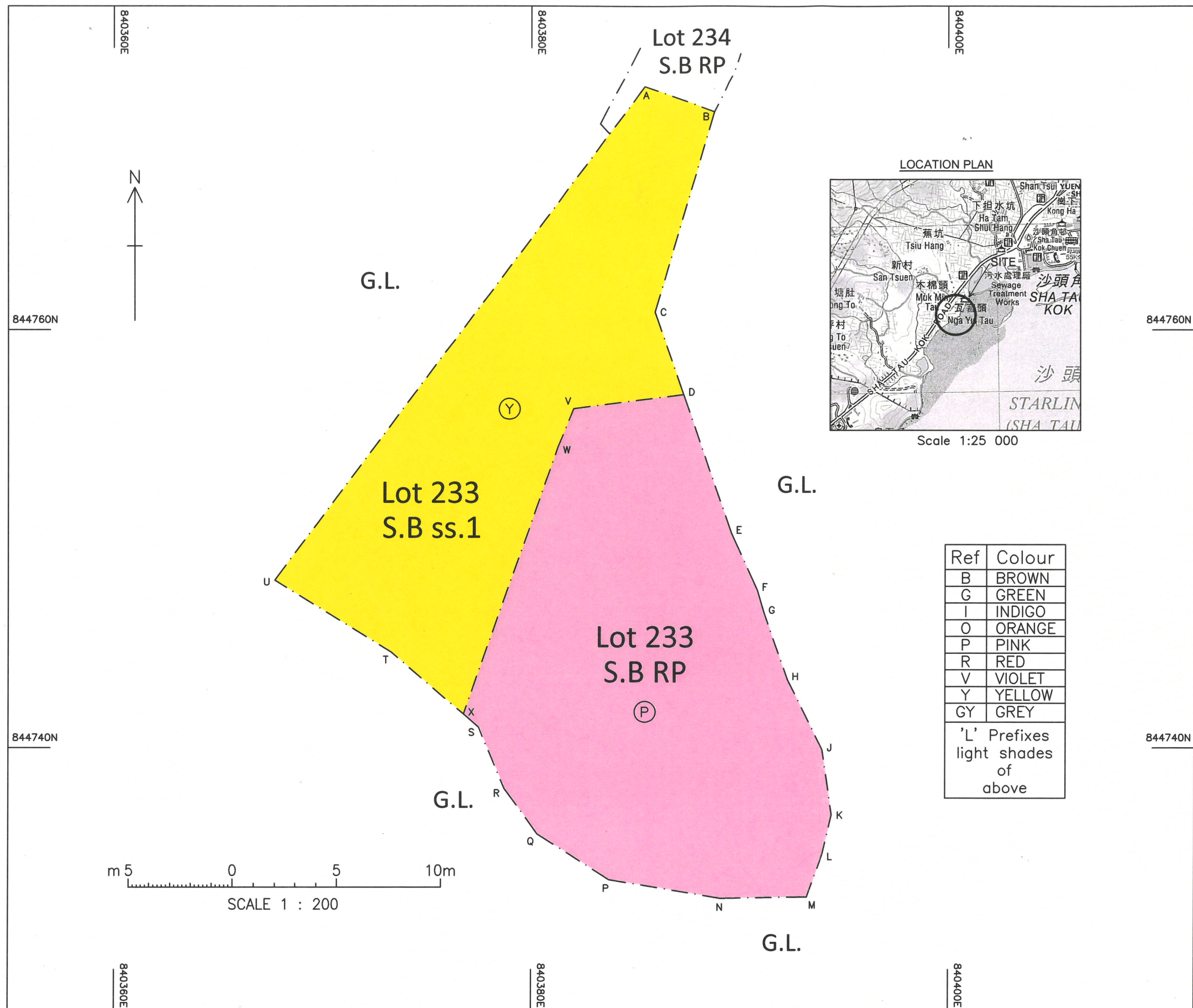
Attachment 2

Land Register of Lot No. 233 S.B ss.1

## Attachment 3

Deed Poll Plan of Lot Nos. 233 S.B ss.1 & 233  
S.B RP Being Subdivision of Lot No. 233 S.B RP  
in D.D.41





| LOT COORDINATES & DIMENSIONS             |         |    |          |            |            |            |
|--|---------|----|----------|------------|------------|------------|
| Boundary Point                           | Bearing |    | Distance | Northing   | Easting    |            |
|  | "       | '  | (m)      | (m)        | (m)        |            |
| Lot 233 S.B ss.1 (Area 226.9 sq.m About) |         |    |          |            |            |            |
| A  |         |    |          | 844771.644 | 840385.468 |            |
| B  | 109     | 56 | 50       | 3.530      | 844770.440 | 840388.786 |
| C  | 196     | 35 | 40       | 10.009     | 844760.847 | 840385.928 |
| D  | 160     | 46 | 46       | 4.178      | 844756.902 | 840387.304 |
| V  | 262     | 48 | 39       | 5.310      | 844756.237 | 840382.035 |
| W  | 202     | 27 | 56       | 1.961      | 844754.424 | 840381.286 |
| X  | 199     | 27 | 38       | 13.584     | 844741.617 | 840376.760 |
| T  | 310     | 40 | 50       | 4.554      | 844744.586 | 840373.307 |
| U  | 301     | 29 | 30       | 6.575      | 844748.020 | 840367.701 |
| A  | 36      | 56 | 50       | 29.559     | 844771.644 | 840385.468 |
| Lot 233 S.B RP (Area 281.4 sq.m About)   |         |    |          |            |            |            |
| V  |         |    |          | 844756.237 | 840382.035 |            |
| D  | 82      | 48 | 39       | 5.310      | 844756.902 | 840387.304 |
| E  | 160     | 59 | 20       | 7.007      | 844750.277 | 840389.586 |
| F  | 155     | 31 | 23       | 2.995      | 844747.551 | 840390.827 |
| G  | 163     | 45 | 15       | 1.126      | 844746.470 | 840391.142 |
| H  | 160     | 27 | 00       | 3.416      | 844743.251 | 840392.286 |
| J  | 153     | 09 | 50       | 3.749      | 844739.906 | 840393.978 |
| K  | 171     | 41 | 30       | 3.145      | 844736.794 | 840394.432 |
| L  | 193     | 16 | 00       | 1.928      | 844734.917 | 840393.990 |
| M  | 200     | 12 | 00       | 2.183      | 844732.869 | 840393.236 |
| N  | 269     | 11 | 20       | 4.157      | 844732.810 | 840389.080 |
| P  | 279     | 27 | 10       | 5.398      | 844733.697 | 840383.755 |
| Q  | 302     | 13 | 40       | 4.092      | 844735.879 | 840380.294 |
| R  | 324     | 06 | 20       | 2.673      | 844738.044 | 840378.726 |
| S  | 337     | 10 | 50       | 3.201      | 844740.994 | 840377.485 |
| X  | 310     | 40 | 50       | 0.955      | 844741.617 | 840376.760 |
| W  | 19      | 27 | 38       | 13.584     | 844754.424 | 840381.286 |
| V  | 22      | 27 | 56       | 1.961      | 844756.237 | 840382.035 |

| TABLE OF SUBDIVISIONS              |                             |
|------------------------------------|-----------------------------|
| SECTION                            | AREA                        |
| Lot 233 S.B ss.1 (Coloured Yellow) | 226.9m <sup>2</sup> (About) |
| Lot 233 S.B RP (Coloured Pink)     | 281.4m <sup>2</sup> (About) |
| TOTAL AREA                         | 508.3m <sup>2</sup> (About) |

I,Tang Wing Lun, an Authorized Land Surveyor registered under the Land Survey Ordinance ( Cap. 473 ), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 10th day of December 2024.

Dated this 8th January, 2025

Tang Wing Lun, EHKIS, FRICS, RPS(LS)  
Authorized Land Surveyor

| FOR OFFICIAL USE |
|------------------|
|------------------|

Land Boundary Plan No. : LBP/DN/053/05203/D1

Survey District : North  
Date of survey : December, 2024  
Survey Sheet No. : 3-NE-12D  
Survey Record Plan No.: SRP/DN/053/05203/D1

PLAN OF LOT Nos. 233 S.B ss.1 & 233 S.B RP  
BEING SUBDIVISION OF LOT No. 233 S.B RP IN D.D.41



Attachment 4

Replacement Pages of Application Form (P.2,  
10)

|                                 |                         |  |
|---------------------------------|-------------------------|--|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 |  |
|                                 | Date Received<br>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.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)

HO PAK HEI

### 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)

DESPACE (INTERNATIONAL) LIMITED

### 3. Application Site 申請地點

|  |  |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot 233 S.B ss.1 in D.D. 41/A, Sha Tau Kok, New Territories  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 230.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><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)<br>所包括的政府土地面積 (倘有)   | ..... 17.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  |

| <b>Gist of Application 申請摘要</b><br>(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. )<br>(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.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置／地址   | Lot 233 S.B ss.1 in D.D. 41, and adjoining government land, Sha Tau Kok, New Territories   |
| Site area<br>地盤面積   | 230.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 17.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約)   |
| Plan<br>圖則  | Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2  |
| Zoning<br>地帶  | Recreation (1)   |
| Type of Application<br>申請類別   | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展  | Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years   |

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

寄件者:  
寄件日期: 2025年03月17日星期一 17:25  
收件者: William Shu Tai WONG/PLAND  
主旨: Submission of Lot Index Plan of Lot No.233 S.B RP and Lot No. 233 S.B ss.1 (A/NE-STK/28)  
附件: Site Boundary of 233 S.B ss.1.pdf  
類別: Internet Email

Dear William,

As spoke, please find attached the Lot Index Plan of Lot No.233 S.B RP and Lot No. 233 S.B ss.1.

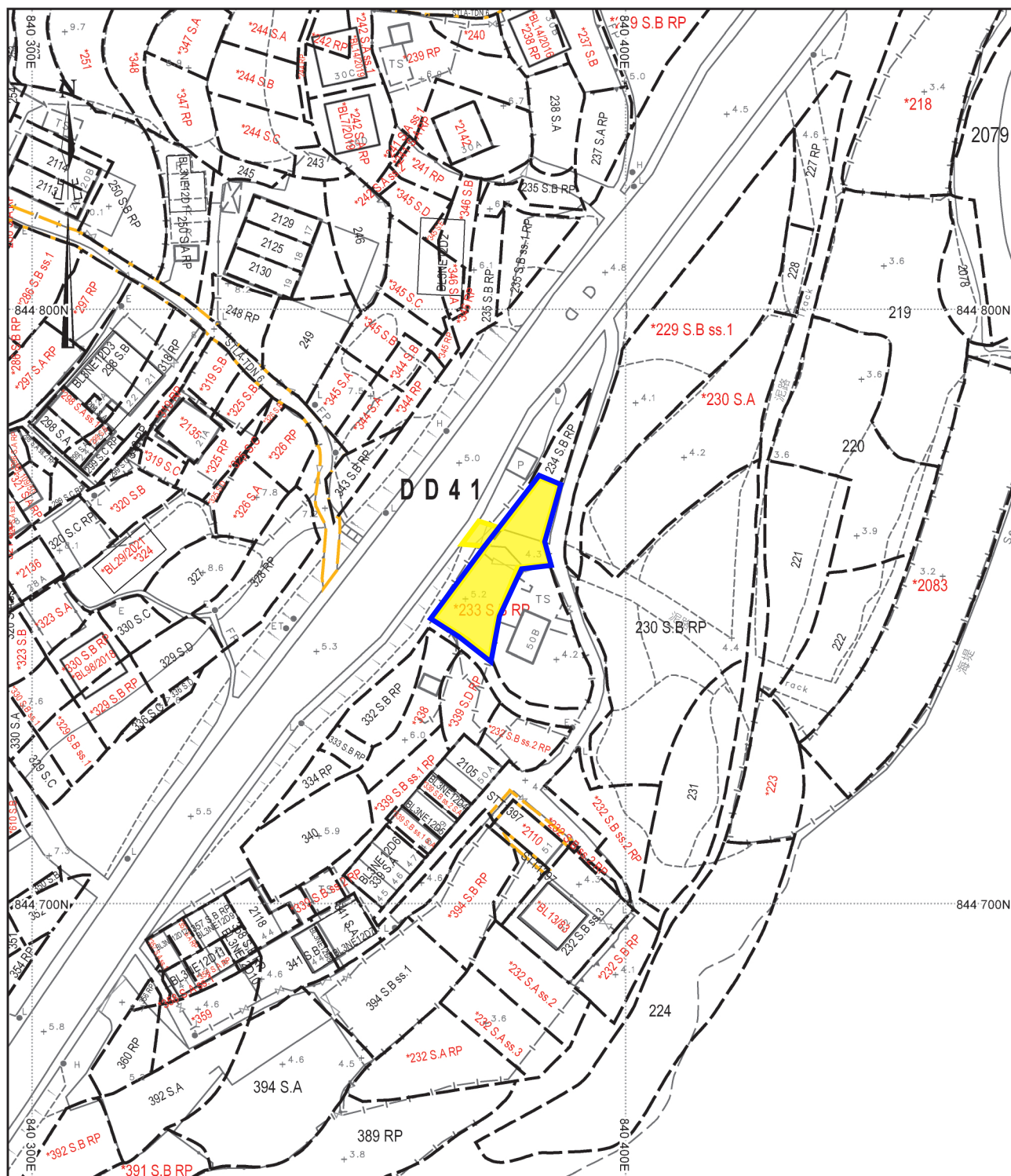
Should you have any queries, please contact me at 24933626.

Regards,

**Kin Leung**



# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags\_S00000140062\_0001

District Survey Office : Land Information Centre

Date : 17-Mar-2025

Reference No. : 3-NE-12D

- Site Boundary of Application No. A/NE-STK/28
- Site Boundary of Lot No. 233 S.B ss.1 in DD. 41

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SMO-P01

20250317124845 10



**Previous S.16 Application**

**Rejected Application**

| <b>Application No.</b> | <b>Uses/ Development</b>   | <b>Date of Consideration</b> | <b>Rejection Reasons</b> |
|------------------------|--|------------------------------|--------------------------|
| A/DPA/NE-STK/2         | Proposed House (New Territories Exempted House (NTEH) - Small House) | 18.03.2011                   | R1 & R2                  |

**Rejection Reasons**

- R1 The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone in the Sha Tau Kok area, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention.
- R2 The approval of the application would have set an undesirable precedent for similar applications within the “AGR” zone in the future. The cumulative impact of approving such application would have resulted in further loss of agricultural land in the area.

**Government Departments' General Comments**

**1. Drainage**

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions to request the applicant to submit and implement a drainage proposal for the Site should be included to ensure that the proposed use will not cause adverse drainage impact on the adjacent area. The drainage facilities should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ ineffective during operation;
- the application site (the Site) is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
- his advisory comments are at **Appendix IV**.

**2. Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- according to the aerial photo in 2023, the Site is located in an area of rural coastal plains landscape character comprising village houses, vegetated area and tree clusters. Based on site photos taken on 20.12.2024, the Site is hard-paved with no sensitive landscape resources. Few existing trees are observed at the periphery of the Site. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix IV**.

**3. Nature Conservation**

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

- based on the aerial photo, the Site is largely paved. He has no comment on the application from nature conservation perspective.

**4. Environmental**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

## **5. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

## **6. Traffic**

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

- approval conditions should be imposed in relation to the design and provision of run-in/out to his satisfaction; and
- his advisory comments are at **Appendix IV**.

## **7. Other Departments**

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (c) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (d) Project Manager (North), CEDD (PM(N), CEDD);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, 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 (GL) is granted to the Site;
  - (ii) no consent is given for inclusion of GL (about 17.5m<sup>2</sup> mentioned in the Application Form) for the access of the proposed use.;
  - (iii) the following irregularity covered by the subject planning application has been detected by her office:  
unlawful occupation of GL adjoining the said private lots covered by the planning application  
LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner should immediately cease the illegal occupation of GL as demanded by LandsD. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
  - (iv) the following irregularity not covered by the subject planning application has been detected by her office:  
unlawful occupation of GL not covered by the planning application
  - (v) the GL adjoining the Site has been fenced off without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and
  - (vi) the lot owner shall cease the illegal occupation of GL immediately. LandsD reserves the right to take land control action for any unlawful occupation of GL;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
  - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the private lot at his own expense; and
  - (iii) the Site is in an area where public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;

- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. Approval for any proposed tree works should be sought from relevant departments prior to commencement of the works;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the EPD should be followed to minimise potential environmental nuisance to the surrounding area;
  - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person; and
  - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should note that:
    - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
    - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. If there is electric vehicle charging station involved, the requirement of Fireman’s Emergency Switch (**Attachment**) is appended for reference;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) according to the applicant’s plan, the vehicle from the Site will access directly to Sha Tau Kok Road (Shek Chung Au). While there is no proper run-in/out at the concerned location of Sha Tau Kok Road (Shek Chung Au), the applicant should seek Transport Department’s (TD) comment and approval for the access arrangement;



- (ii) subject to TD's comment and approval, the run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e. H1113C and H1114B) under the satisfaction of his office; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (g) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
  - (ii) the Site abuts on a specified street (Sha Tau Kok Road – Shek Chung Au) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
  - (iii) 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 should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
  - (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage.

## Appendix

**Requirements for the Fireman's Emergency Switch**

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

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877-0245 or 2522 8426

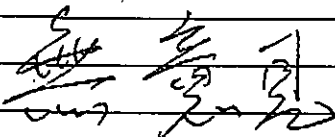
By e-mail : tpbpd@pland.gov.hk

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

A/NE-STK/28

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 侯志強議員

簽署 Signature



日期 Date

2024.12.23

2

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/28

意見詳情 (如有需要，請另頁說明)

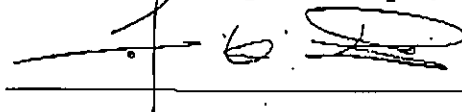
Details of the Comment (use separate sheet if necessary)

沒有意見

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

葉榮成

簽署 Signature



日期 Date

29-12-2024

---

**From:**  
**Sent:** 2025-01-02 星期四 03:34:20  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-STK/28 DD 41 Sha Tau Kok

A/NE-STK/28

Lot 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok

Site area: 233m<sup>2</sup>

Zoning: "Recreation (1)"

Applied Use: 5 Public Vehicle Parking

Dear TPB Members,

The Applicant as justification refers to 13, that was rolled over as 21 and is now under 25. With over 6 years of approved operation, that parking facility has yet to FULFILL CONDITIONS.

Unfortunately due to the lax attitude adopted by government depts the operation has been revoked.

And that is on Agriculture zoning.

There is not indication that this application would enhance in any way the zoning intention of Recreation even though it is very close to the shore line. The site has already been paved over so members should question if any enforcement action has been taken.

The application should be rejected.

Mary Mulvihill



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

250103-175614-56088

**提交限期****Deadline for submission:**

10/01/2025

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

03/01/2025 17:56:14

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

A/NE-STK/28

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

先生 Mr. Anthony Ng

**意見詳情****Details of the Comment :**

I support the "Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years" at "Lot 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories."

Currently, there are no legal parking spaces available in the surrounding area. Private parking spaces within the village are extremely limited, often consisting of temporary spots along village roads or under trees. This issue is further exacerbated during seasonal holidays when relatives and friends visit. The proposed temporary public vehicle park will significantly alleviate these challenges and provide a much-needed solution.