

This document is received on 26 APR 2023
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 Renewal of Permission for such Temporary Use or Development*

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2300877 29/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKLN/53
	Date Received 收到日期	26 APR 2023

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

1. Name of Applicant 申請人姓名/名稱

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

HO LAI FAI

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)

Man Chi Consultants and Construction Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 381 S.B ss1, 381 S.B ss 2, Lot 381 S.B ss 3, Lot 381 S.B ss.4 Lot Nos. 381 S.B ss 5, 381 S.B ss 6, Lot 381 S.B ss 7, Lot 381 S.B ss.8 Lot Nos. 381 S.B ss 9, 381 S.B ss 10, Lot 381 S.B ss 11, Lot 381 S.B ss.12 and Lot 381 S. B RP in DD 78 TSUNG YUEN HA, TA KWU LING, NEW TERRITORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2529.6 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 14.64 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱圖編號 S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" and "Recreation"
(f) Current use(s) 現時用途	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。

☐ is not a "current land owner".
並不是「現行土地擁有人」。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years

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

(b) Effective period of
 permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	2,514.96	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	14.64	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	14.64	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	14.64	sq.m	<input checked="" type="checkbox"/> About 約

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

One Site Office (1-storey) 14.64 sq.m in area (Not Exceeding 2.44 in Height)

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

Private Car Parking Spaces 私家車車位	54
Motorcycle Parking Spaces 電單車車位	N.A.
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	15
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N.A.
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N.A.
Others (Please Specify) 其他 (請列明)	N.A.

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

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

Proposed operating hours 擬議營運時間

..... 24 hours, Monday to Sunday, including public holidays

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤/
有關建築物?

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

LIN Ma Hang Road

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building?
擬議發展計劃是否包括現有建築物的改動?

Yes 是

☐ Please provide details 請提供詳情

No 否

☒

(ii) Does the development proposal involve the operation on the right?
擬議發展是否涉及右列的工程?

Yes 是

☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)
(請用地盤平面圖顯示有關土地 池塘界線, 以及河道改道、填塘、填土及 或挖土的細節及/或範圍)

☐ Diversion of stream 河道改道☐ Filling of pond 填塘Area of filling 填塘面積 sq.m 平方米 ☐ About 約Depth of filling 填塘深度 m 米 ☐ About 約☐ Filling of land 填土Area of filling 填土面積 sq.m 平方米 ☐ About 約Depth of filling 填土厚度 m 米 ☐ About 約☐ Excavation of land 挖土Area of excavation 挖土面積 sq.m 平方米 ☐ About 約Depth of excavation 挖土深度 m 米 ☐ About 約

No 否

☒

(iii) Would the development proposal cause any adverse impacts?
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒

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

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

The applicant now applies for the planning approval to continue using the application site for Temporary Car Park (Private Cars and Light Goods Vehicles) for a period of 3 Years. The application site is subject to Previous Planning Approval (A/NE-TKLN-33) for the same proposed use until 24.04.2023.

Due to the old age, the applicant forgot the approved Planning Approval's exact expiry date which is 24.4.2023. He then submitted the Renewal application to TPB on 14.3.2023 but due to his failure to meet the minimum time requirement for processing the renewal application, he withdrew his renewal application and resubmit this Planning Application to TPB for consideration. The proposed use is well justified on the following grounds:

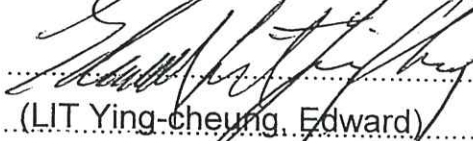
- (a) The Application Site is subject to Previous Planning Approval (A/NE-TKLN-33) for Temporary Car Park (Private Cars and Light Goods Vehicles) for a period of 3 Years which will be lapsed on 24.4.2023.
- (b) There will be no substantial changes in planning circumstances by allowing the current application. The proposed development parameters are the same as those under the previous planning approval (i.e. A/NE-TKLN/33). The Car Park layout is the same layout in Previous Planning Approval (A/NE-TKLN/33) vide Appendix IV.
- (c) The applicant had demonstrated his full compliance of the approval planning conditions nos. (e) to (l) of the previous planning approval. They are all well maintained. Photos at Appendix V (a) - (d) showing these well maintained facilities under the previous planning approval conditions. At Appendix VI is the Certificate of Fire Services Installation and equipment (FS 251) dated 26.1.2023 from the FSD.
- (d) Short Term Waiver (STW) for Office and Carpark (Private Car and Light Goods Vehicles) purposes was given to the applicant on 22.8.2022 from DLO/N. The photo-copy of the said STW is at Appendix V.II for your easy reference.
- (e) Similar Planning Permission under (TKLN/37) for temporary Public Vehicle Park (Excluding Container Vehicles) for a period of 3 years was given to lots just situate adjacent to the application site on 28.05.2021.
- (d) No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of nature of the proposed use and its operation comparing to the previous planning application and most importantly, there is no environmental, flooding nor traffic complaint against the application site since the previous planning approval was given to the application site on 24.04.2020.
- (e) To approve the Planning Permission for existing Car Park ((Private Car and Light Goods Vehicles) for a Period of 3 Years will undoubtedly alleviate the increasing parking demands of the nearby villages, such as Tsung Yuen Ha and Heung Yuen Wai as well as the opening of the Liantang/Heung Yuen Wai Boundary Control Point (BCP).
- (f) Though the subject lots have been divided into 13 sub-sections, they are still solely owned by the applicant and he also undertakes that there will be no application for small house on the subject lots within the forthcoming 4 to 5 years, and
- (g) Temporary nature of the proposed use should not jeopardize the planning intention of the "V" zone and "REC" zone should it be considered essential to be implemented by the Board in future.

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


(LIT Ying-cheung, Edward)

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

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Man Chi Consultants and Construction Limited



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

Date 日期

29.3.2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 381 S.B ss1, 381 S.B ss 2, Lot 381 S.B ss3, Lot 381 S.B ss.4 Lot Nos. 381 S.B ss 5, 381 S.B ss 6, Lot 381 S.B ss 7, Lot 381 S.B ss.8 Lot Nos. 381 S.B ss 9, 381 S.B ss 10, Lot 381 S.B ss 11, Lot 381 S.B ss.12 and Lot 381 S. B RP in DD 78 TSUNG YUEN HA, TA KWU LING, NEW TERRITORIES
Site area 地盤面積	2529.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱圖編號 S/NE-TKLN/2
Zoning 地帶	"Village Type Development" and "Recreation"
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years.

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	14.64 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0058 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. m 米 <input type="checkbox"/> (Not more than 不多於)	
		N.A. Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.44 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0.58 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		69
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		54 15
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		N.A.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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"/>
Appendix I- Location Plan, Appendix II-Extract of OZP, Appendix III- Extract of Lot Index Plan ,Appendix IV-Car[park Layout		
Appendix V-Photos showing the current situation of Application Site, Appendix VI- FS 251 from FSD, Appendix VII-STW from DLO/N		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

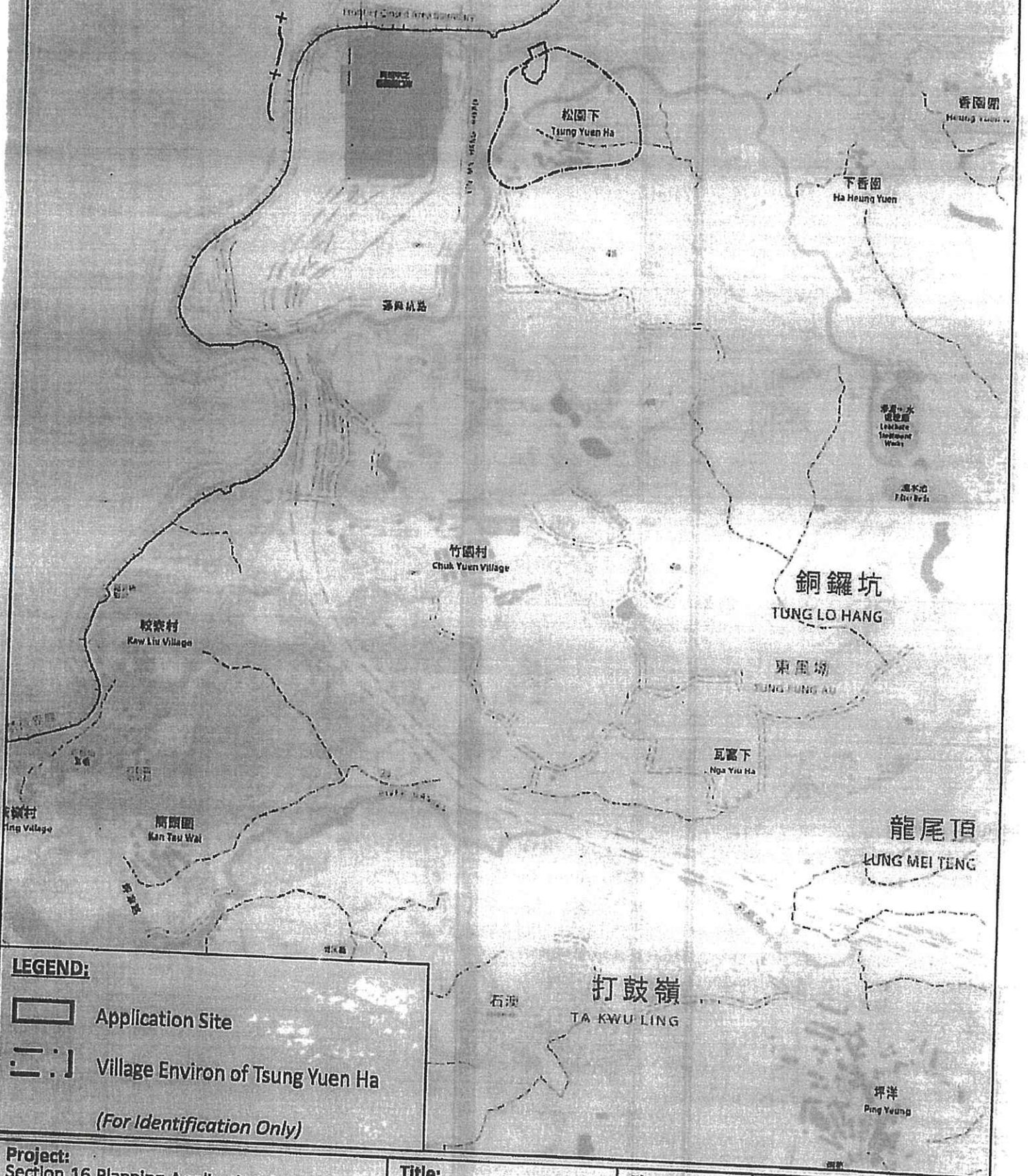
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

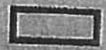
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Appendix I Location Plan Tsung Yuen Ha, Ta Kwu Ling, North Location Plan



LEGEND:



Application Site



Village Environ of Tsung Yuen Ha

(For Identification Only)

Project:

Section 16 Planning Application for Proposed
Temporary Car Park (Private Cars and Light Goods
Vehicles) for a Period of 3 Years

Lot 381SB ss1, Lot 381SB ss2, Lot 381SB ss3,
Lot 381SB ss4, Lot 381SB ss5, Lot 381SB ss6,
Lot 381SB ss7, Lot 381SB ss8, Lot 381SB ss9,
Lot 381SB ss10, Lot 381SB ss11,
Lot 381SB ss12 and Lot 381SB RP in DD 78

Title:

Location Plan (Extract of
NTE303)

Ref.: ADCL/PLG-10183-R001/F001

Figure:
1

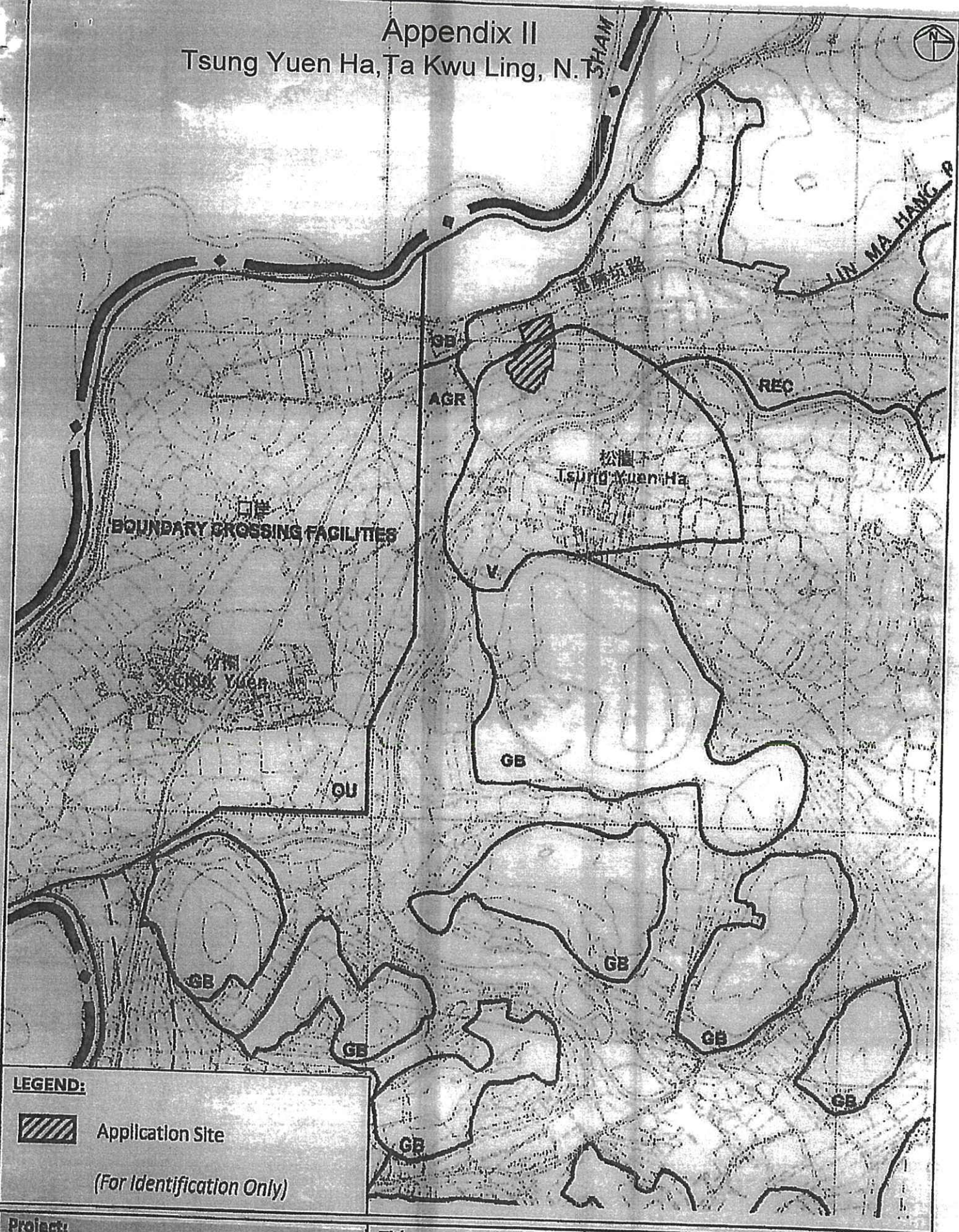
Scale:
Not to Scale

Date:
March, 2023

MC Man Chi
Consultants And Contractors

Appendix II

Tsung Yuen Ha, Ta Kwu Ling, N.T.S.



LEGEND:



Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years
 Lot 381SB ss1, Lot 381SB ss2, Lot 381SB ss3, Lot 381 SB ss4, Lot 381 SB ss5, Lot 381 SB ss6, Lot 381 SB ss7, Lot 381 SB ss8, Lot 381 SB ss9, Lot 381 SB ss10, Lot 381 SB ss11, Lot 381 SB ss12 and Lot 381 SB RP in DD 78

Title:

Extract of Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

Figure:

2

Scale:

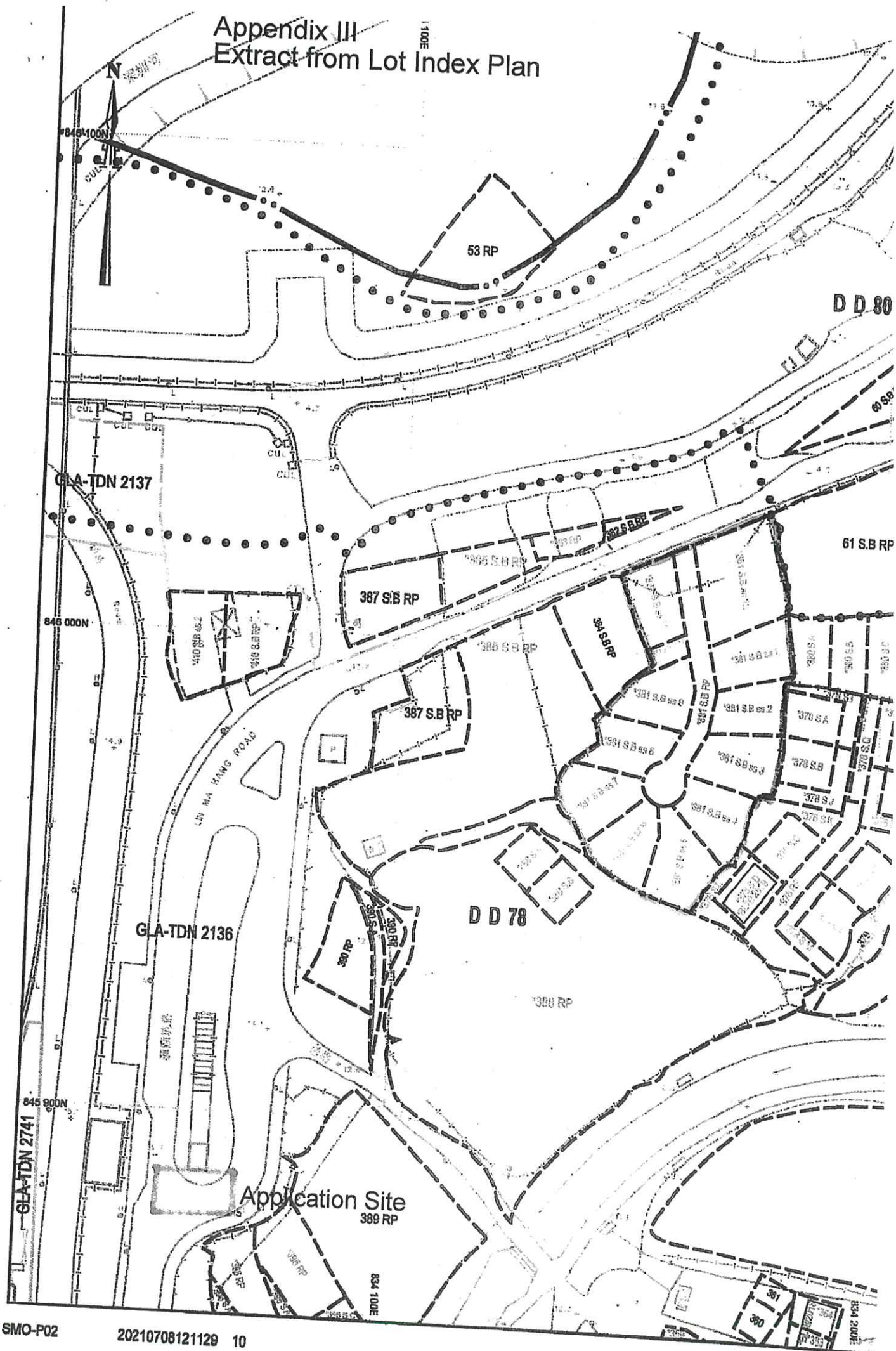
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Date:

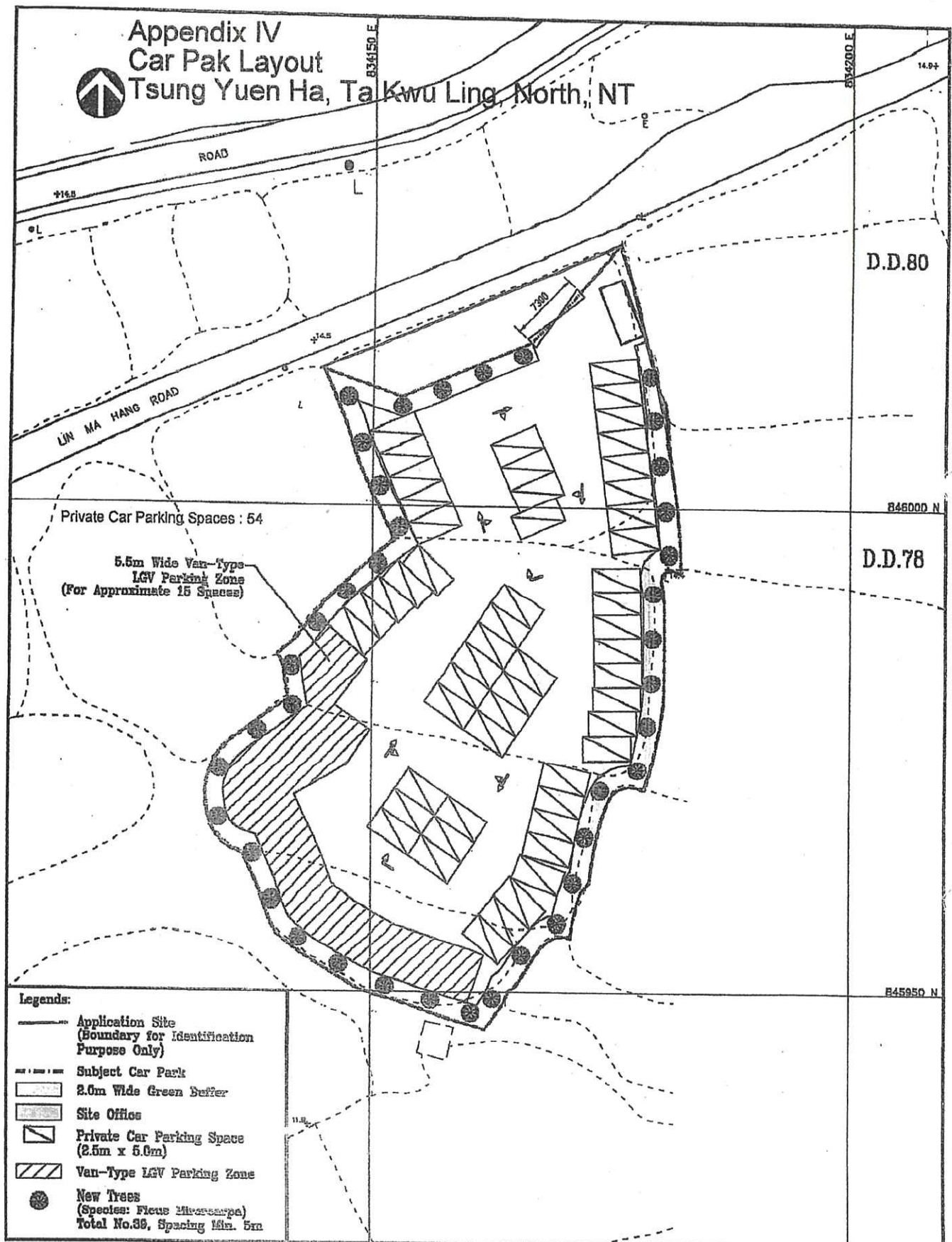
March, 2023

MC Man Chi Consultants And Construction Limited

Appendix III Extract from Lot Index Plan



Appendix IV Car Pak Layout Tsung Yuen Ha, Ta Kwu Ling, North, NT



Project:
Proposed Temporary Car Park
(Private Cars and Light Goods Vehicles)
for a Period of 3 Years
Lot 381 SB ss1-381 SB ss12 and
Lot 381 SB RP in DD 78

Title:
Car Park Layout

Figure:
Scale:
1 : 500
Date:
Mar 2023

MC Man Chi
Consultants And Construction Limited

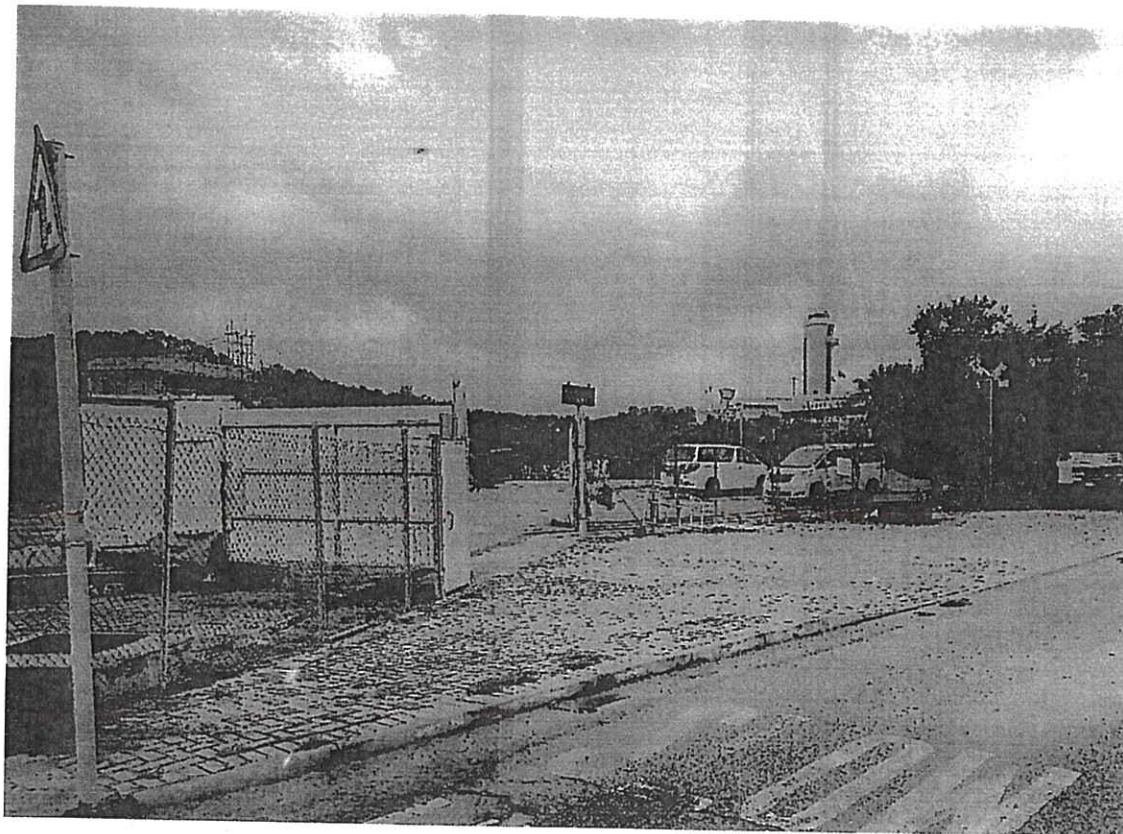
2023-15-03 12:49 Day

\\P5A2013\cda drawing\PROJECT-2020\Miscellaneous\Lot 381 SB in D.D.78, Tsung Yuen Ha\Submission\DD78 381.dwg

S.16 Application

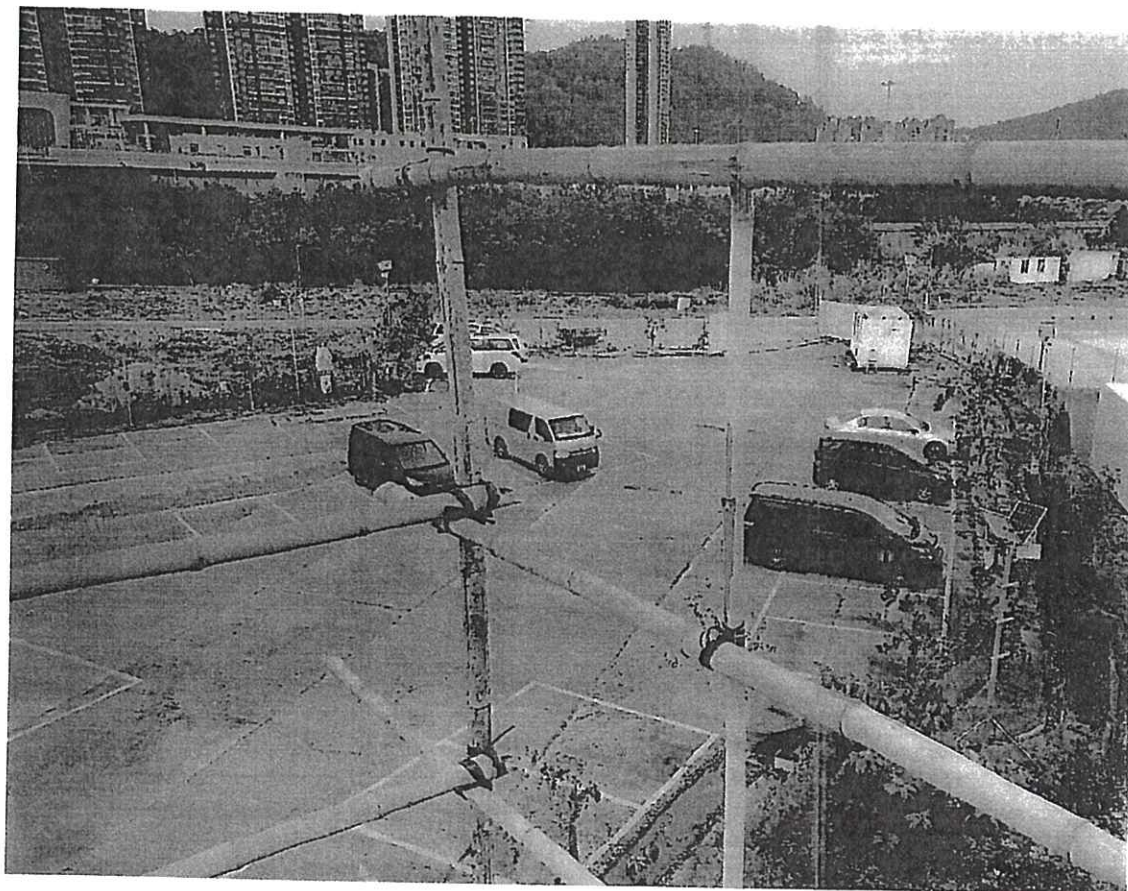
Appendix V(a)

Photo showing current situation of the run-in and run-out of the car park on the subject lots



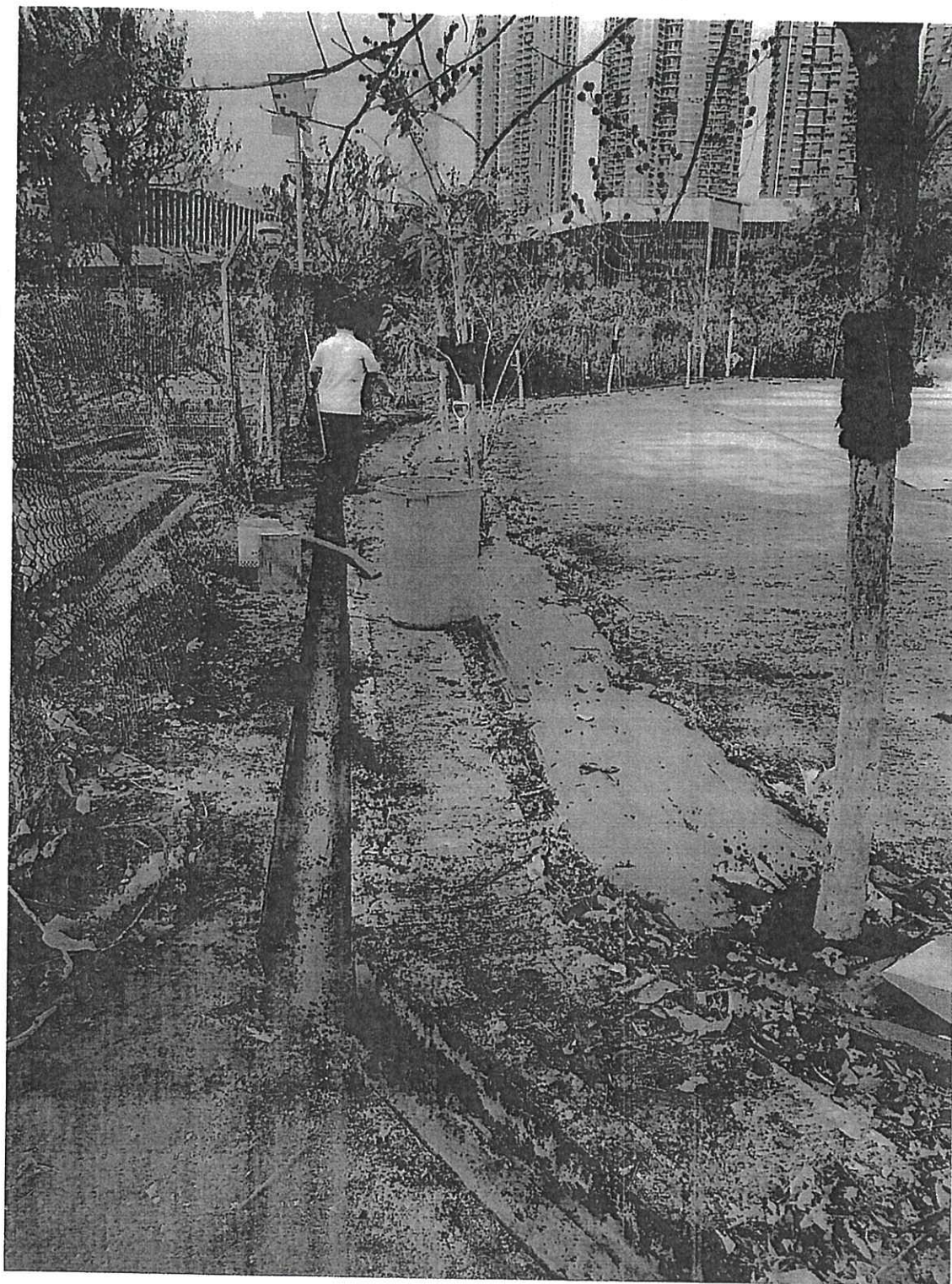
Appendix V (b)

Photo showing the current situation of Car Park



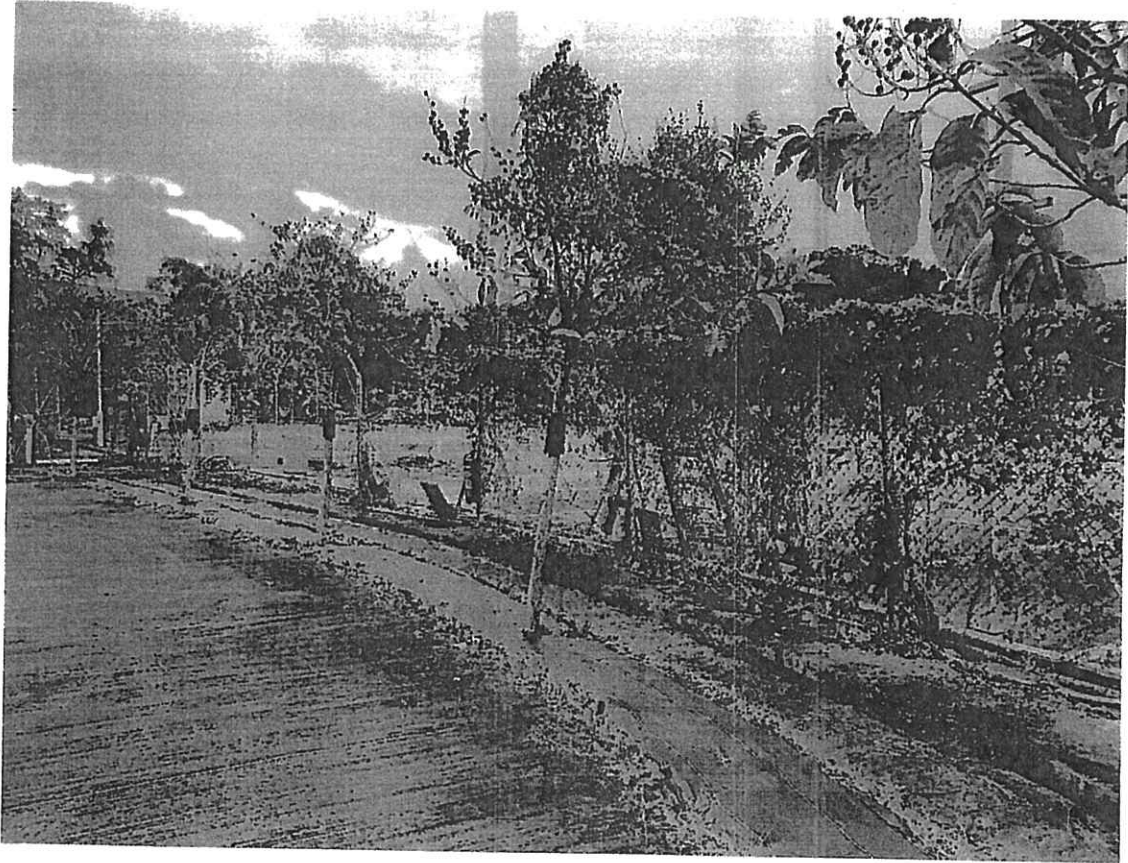
Appendix V (c)

Photo showing the current situation of the trees and drainage (1)



Appendix V (d)

Photo showing the current situation of Trees and Drainage(2)



Appendix VI

FSD Ref.:
消防處編號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8837859

Name of Client:
顧客姓名

辦有人

Name of Building:
樓宇名稱

Street No./Town Lot:
門牌號數/市地段

Street/Road/Estate Name:
街道/屋苑名稱

Block:
座

District:
分區

TA KWU LING NORTH

Area:
地區

☐ HK
香港

☐ K
九龍

☒ NT
新界

Type of Building 樓宇類型:

☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項

In accordance with Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is notified in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防（裝置及設備）規例第9(1)條，任何在該處內設有消防裝置或設備的人，須每隔12個月由一註冊承辦商檢查該等消防裝置或設備至少一次。

Code No. (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)	Next Due Date 下次到期日(DDMMYY)
11	1x 緊急照明燈 ("Zebra" Model: Z12)	As above	Conforms with FSD requirements	19-1-2023	18-1-2024
12	1x 出口指示牌 ("Apollo")		Conforms with FSD requirements		

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

Code No. (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)

Part 3 第三部 Defects 損壞事項

Code No. (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For FSD
use only

Appendix VI

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8837660

FSD Ref.:
消防處核對

Name of Client:

顧客姓名

擁有人

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

TA KWU LING NORTH

Area:

地區

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

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)	Next Due Date 下次到期日(DDMMYY)
24	13 x 9 L WATER TYPE F.E.	AS ABOVE	Conforms with FSD requirements	19-1-2023	18-1-2024
"	1 x 4 KG DRY POWDER TYPE F.E.	"	Conforms with FSD requirements	"	"
"	13 x 5 KG CO2 GAS TYPE F.E.	"	Conforms with FSD requirements	"	"

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)

Part 3 第三部 Defects 損壞事項				
Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Out-standing Defects 未修缺陷	Comment on Defects 缺陷評述

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

本人/諸位證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備安裝與檢查及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

Authorized
Signature:
受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only.

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

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

Appendix VII

電話 Tel: 2675 1777
圖文傳真 Fax: 2675 9224
電郵地址 Email:
本署檔號 Our Ref: (76) in DLON 34/NAT/19
來函檔號 Your Ref:



地政總署
北區地政處
DISTRICT LANDS OFFICE,
NORTH
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界粉嶺璧峰路三號北區政府合署六樓
6/F., NORTH DISTRICT GOVERNMENT OFFICES
3 PIK FUNG ROAD, FANLING, NEW TERRITORIES
網址 Web Site: www.info.gov.hk/landsd

By Registered Service

Dear Sir,

11th August 2022

**Lot No. 381 S.B ss.12 in Demarcation District No. 78
Tsung Yuen Ha, Ta Kwu Ling, New Territories
Proposed Short Term Waiver (STW No. 1617)**

I refer to our previous correspondence on the above matter.

2. On behalf of the Government of the Hong Kong Special Administrative Region ("the Government"), I hereby offer to proceed with the proposed short term waiver of the Premises (as defined in sub-paragraph (a) below) ("the waiver"). The basic terms are stated as follows: -

- (a) Premises : Lot No. 381 S.B ss.12 in Demarcation District No. 78 as shown coloured pink for identification purpose only on the plan attached ("the Premises").
- (b) Term : A period of six months certain commencing on the 11th day of August 2022 and thereafter quarterly (subject to three months' notice of termination by either party).
- (c) User : Not for any purpose other than a site office to a temporary car park (private cars and light goods vehicles) ("the said purpose").
- (d) Total Built-over Area : Not exceeding 14.64 square metres.
- (e) Maximum Height of Building(s) or Structure(s) erected or to be erected on the Premises : Not exceeding 2.44 metres above the level of the ground on which it is erected.

- (f) Waiver Fee : (i) \$1,260.00 for the period from the 11th day of August 2022 to the 10th day of February 2023 ("the Initial Waiver Fee") shall be paid upon the signing of the Acceptance Letter as defined in paragraph 6 below. Subsequent payment will, subject to renewal of the waiver, be made each quarter in advance.
- (ii) From the 11th day of February 2023 onwards, waiver fee at \$630.00 per quarter. The waiver fee hereby reserved may be revised by the Government from time to time by giving to you not less than three calendar months' prior notice in writing before it shall take effect.
- (g) Administrative Fee : \$46,400.00 ("the Administrative Fee").
- (h) Deposit : \$1,260.00 ("the Deposit") provided that in the event that the waiver fee is increased in accordance with sub-paragraph 2(f)(ii) above, the Deposit may be increased by the Government by giving to you not less than three calendar months' notice in writing before it shall take effect. As from the date being the effective date as stipulated in such notice such increase shall take effect and in this connection, you shall pay to the Government on or before the said effective date a sum equivalent to the difference between the deposit previously deposited with the Government under this letter and the deposit as so increased whereupon the deposit as so increased shall be deemed to be substituted for the deposit previously deposited with the Government under this letter.
- (i) Other Terms and Conditions : (i) No building or structure may be erected or maintained on the Premises or any part thereof or upon any area or areas outside the Premises specified in this letter, nor may any development or use of the Premises or any part thereof, or of any area or areas outside the Premises specified in this letter take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation ("the Town Planning Ordinance").
- (ii) The waiver is granted subject to the permission granted under the Town Planning Ordinance for the use of the Premises or part thereof for the said purpose being maintained in force or renewed throughout the term of the waiver. You shall at your own expense duly comply with all the terms and conditions (including any terms and conditions for the renewal thereof) imposed for the granting or renewal (as the case may be) of such permission and duly maintain the same in force or renew the same (as the case may be) throughout the term of the waiver.

- (iii) In addition to sub-paragraph 2(i)(ii) hereof, you shall at your own expense duly obtain all necessary licences, permits, consents, approvals and permissions required from the Government and any other statutory authorities for the use of the Premises or any part thereof for the said purpose, and duly maintain the same in force or renew the same (as the case may be) throughout the term of the waiver and in all respects duly comply with all provisions, conditions and requirements, expressed or otherwise, in respect of those licences, permits, consents, approvals and permissions.
- (iv) In the event that the permission granted under the Town Planning Ordinance is revoked or not renewed or in the event that any necessary licences, permits, consents, approvals or permissions required from the Government or any other statutory authorities has not been obtained or renewed or any terms and conditions imposed by them has not been complied with for the use of the Premises or any part thereof for the said purpose, the Government may forthwith revoke the waiver by giving to you notice in writing to expire at any time (whether within the fixed term specified in sub-paragraph 2(b) hereof or otherwise) as specified in the notice. Where there is such revocation, the Premises shall immediately cease to be used for the said purpose and shall again in all respects be subject to all the provisions, covenants, stipulations, exceptions, reservations, powers and conditions contained in the Lease under which the Premises were held. For the avoidance of doubt, no waiver fee and administrative fee already paid shall be refunded nor shall any compensation whatsoever be paid to you by the Government.
- (v) You shall from the commencement of the waiver at your own expense and to the satisfaction of the Government maintain, uphold and repair a paved way over the piece of Government land shown coloured brown on the plan attached (hereinafter referred to as "the Paved Way") throughout the term of the waiver. As from the date thereof, a non-exclusive right of way for pedestrian and vehicular use shall be deemed to be granted to you over the Paved Way for the duration of this waiver. The Government reserves the right to grant a like right-of-way over the Paved Way to its tenants, lessees and licensees of the neighbouring land or premises now or in the future, or to take over the whole or any portion of the Paved Way without payment of any compensation to you or to other persons to whom rights-of-way over the

whole or any portion of the Paved Way may have been granted.

- (vi) You shall observe and comply with any requirement which may be imposed by the Director of Fire Services in connection with the occupation and use of the Premises.
- (vii) You shall comply with all lawful requirements of the Director of Fire Services made under the Dangerous Goods Ordinance, any regulations made thereunder and any amending legislation.
- (viii) You shall comply with all lawful requirements of the Government.
- (ix) Other standard conditions from the formal waiver agreement to be applied.

3. In addition to the waiver fee, administrative fee and deposit quoted above, a registration fee will be payable to the Land Registry. This registration fee will be collected from you when the Short Term Waiver is ready for registration.

4. This offer is personal to you, Ho Lai Fai, and in the event of any dealing in the Premises prior to the completion of the waiver agreement giving effect to this proposed transaction, the basic terms will be deemed to have been withdrawn.

5. The proposed transaction may be withdrawn, or if subsequently completed, will be subject to such final terms and conditions as will be contained in the waiver agreement prepared and issued to you for execution by you and any expenses which you may incur in respect of the proposed transaction whether before or after execution of the waiver agreement will be at your own risk and Government will accept no liability for them.

6. If all the terms and conditions set out in this letter are acceptable to you, you should settle the attached demand note(s) for (i) the Initial Waiver Fee, (ii) the Administrative Fee and (iii) the Deposit and signify your acceptance by signing the acceptance letter attached to this letter ("the Acceptance Letter") and return it to me **on or before the 7th day of September 2022**. An additional copy of this letter is enclosed for your retention.

7. I must emphasize that there is no agreement as to the waiver binding on the Government unless and until the Waiver Fee and the Administrative Fee stated above plus any other outstanding fees have been paid, the Deposit stated above has been paid, and the formal waiver agreement between you and the Government has been duly executed and registered in the Land Registry.

8. Failure to settle the attached demand note(s) for (i) the Initial Waiver Fee, (ii) the Administrative Fee and (iii) the Deposit and return the Acceptance Letter duly signed/executed by you by the date specified in paragraph 6 above will be deemed withdrawal by you from the waiver and this offer shall lapse.

9. I enclose the following demand notes for your settlement on or before the date specified therein:

- (a) a demand note for the sum of \$1,260.00 for payment of the Initial Waiver Fee;
- (b) a demand note for the sum of \$46,400.00 for payment of the Administrative Fee; and
- (c) a demand note for the sum of \$1,260.00 for payment of the Deposit.

10. Time shall be of the essence of this letter.

11. Notwithstanding any other provisions of this waiver including any provision which purports to confer a benefit on a person who is not a party to this waiver, this waiver is not intended to and does not give any person who is not a party to this waiver any right to enforce any provisions of this waiver, under the Contracts (Right of Third Parties) Ordinance, and a person who is not a party to this waiver shall not have any right under the Contracts (Rights of Third Parties) Ordinance to enforce any provisions of this waiver.

12. In this letter, where the context so admits or requires, words importing the masculine, feminine or neuter gender shall be deemed to include the others of them; words in the singular shall be deemed to include the plural and vice versa; and words importing person shall be deemed to include corporation and vice versa.

13. Should you be in doubt about the contents of this letter, please contact Ms. Y. L. LAM at 2675 1746.

Yours faithfully,

(K. L. HO)

for District Lands Officer, North

Encls.

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



S.16 Application Lot 381 S.B and sub-division lots in D D 78 Carpark Purposes

05/06/2023 10:10

From: YC Lit <
To: aytchong@pland.gov.hk >

4 attachments



Approved Run-in and Run-out Layout Lot 381 S.B in DD 78 Carpark.pdf



Photo A- Ingress & Egress Lot 381 S.B in DD 78 Carpark 03.06.2023.jpg



Photo B- Ingress & Egress Lot 381 S.B in DD 78 Carpark.jpg



Photo C- Ingress& Egress Lot 381 S.B in DD 78 carpark 03.06.2023.jpg

Dear Ms. CHEONG,

We spoke about the captioned application.

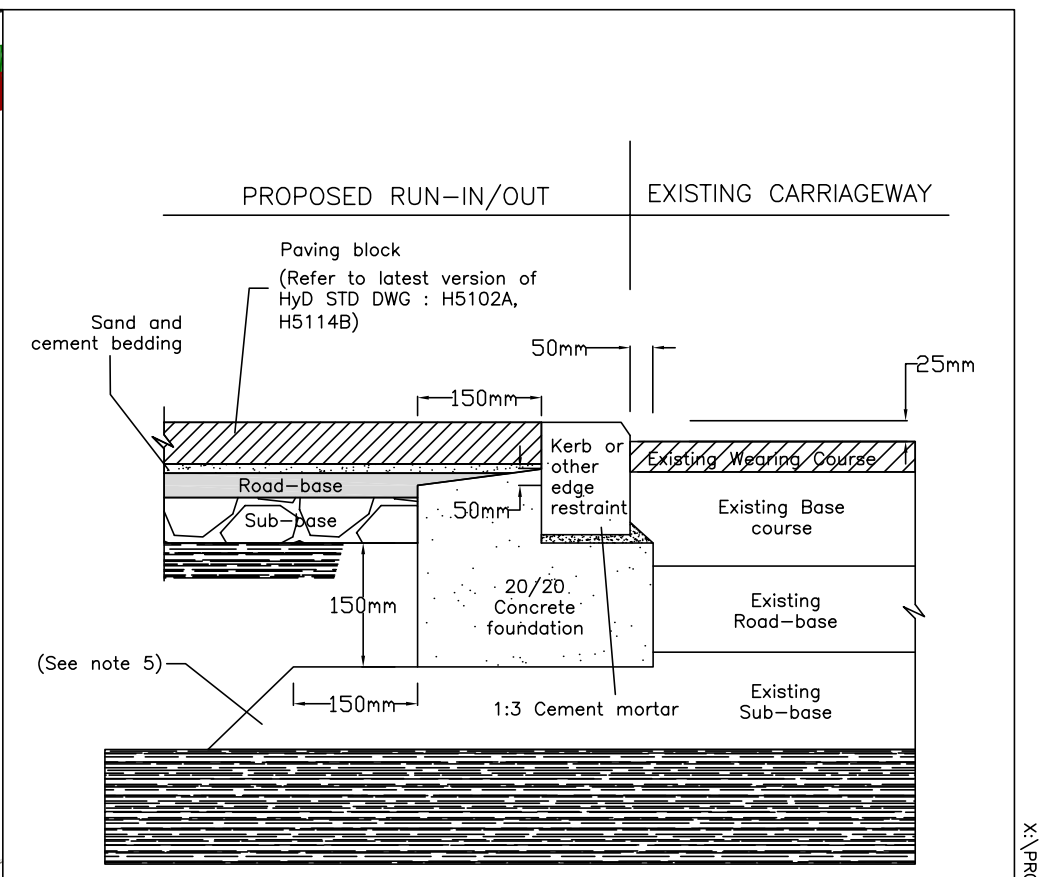
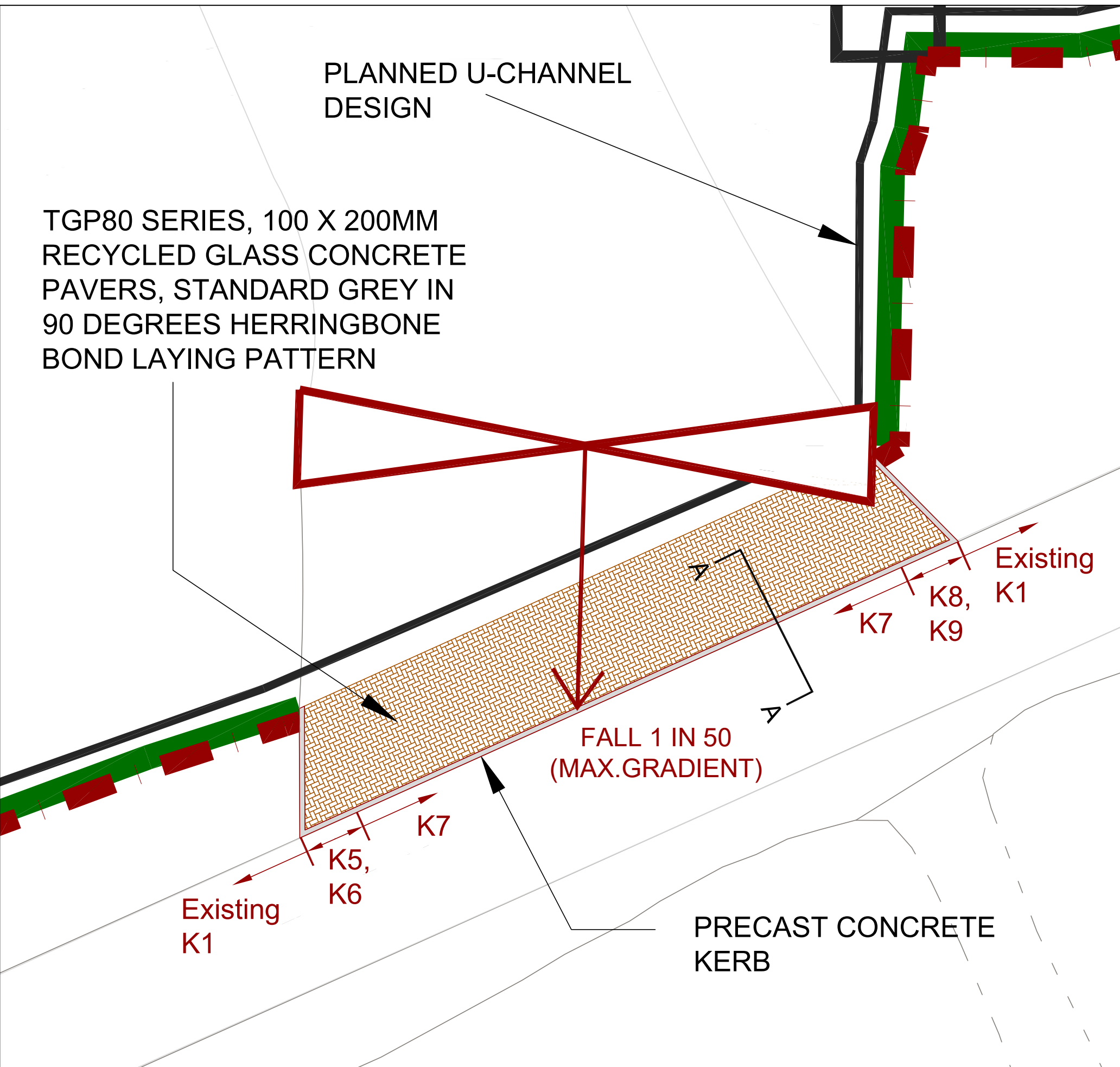
I forward herewith the following documents for your necessary action, please:

- 1.The approved design of the Run-in and Run-out to the site along Lin Ma Hang Road under compliance of previous approval condition (f) (NE/TKLN/33 refers) dated 28.8.2020; and
2. Photos taken on 03.06.2023 showing the current conditions of the existing vehicular run-in and run-out to the site along Lin Ma Hang Road under compliance of previous approval condition (g) (NE/TKLN/33 refers) dated 19.3.2021 which is well maintained in good condition.

Best regards

LIT Ying-cheung, Edward

Tel:



SECTION A-A

THICKNESS DESIGN FOR PAVING UNIT	
Layer	Run in
Paving type	80mm thick precast concrete paver
Sand and cement bedding	20-30mm thick
Road-base thickness	Minimum 100mm thick bituminous road-base
Sub-base thickness	225mm

- Notes :
- All paving patterns are applicable to type 'B' concrete paving blocks (refer to latest version of HyD Standard Drawing No. H 5102).
 - Herringbone pattern shall be used on run-in and footway, for type 'B' concrete paving blocks (refer to latest version of HyD Standard Drawing No. H 5102).
 - Other notes and details refer to latest version of HyD Standard Drawing No. H1119, H5133, H5134 and H5135.
 - Refer to RD/GN/044 & GS Section 11 Part 7 for specification.
 - This drawing to be read in conjunction with HyD Standard Drawing Nos. H 5101, H5102 and H 5114.
 - Sand and cement bedding shall be a mixture of 85% sand and 15% cement by mass. The sand and cement shall be thoroughly mixed with no addition of water.
 - Kerb units shall be laid on cement mortar at least 10mm thick and not more than 40mm thick. The cement mortar abutting vertical kerb face is only applicable in new road construction when the carriageway is cast before kerb laying.

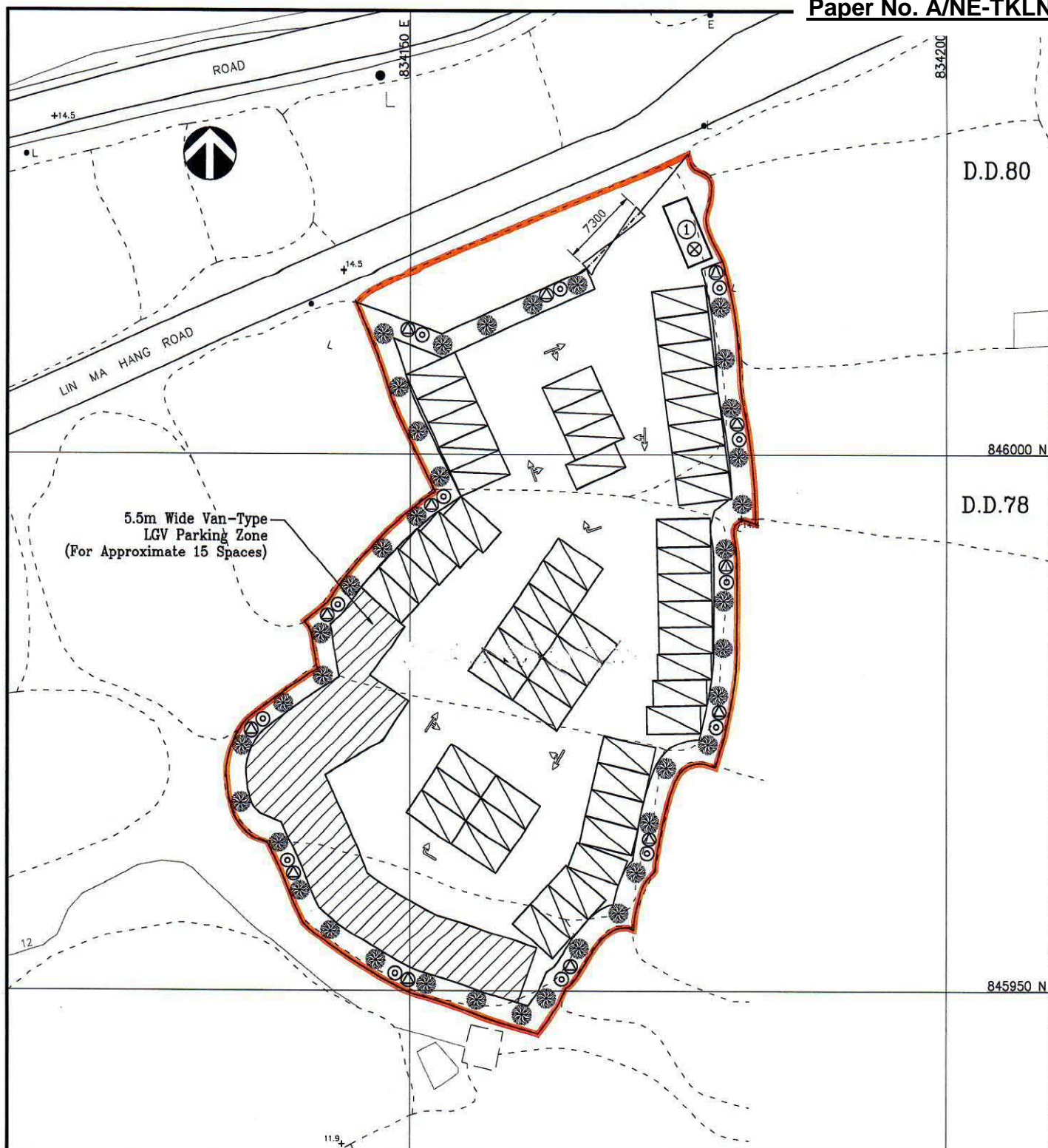
TRAFFIC CONSULTANT: AXON CONSULTANCY	PROJECT TITLE: PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (PARENT-CHILD PLAY AREA), EATING PLACE, SHOP AND SERVICES WITH ANCILLARY CAR PARK FOR A PERIOD OF 5 YEARS IN "RECREATION" ZONES, LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 S.B RP IN D.D. 80, LIN MA HANG ROAD, PAK FU SHAN, NEW TERRITORIES DRAWING TITLE: DESIGN OF VEHICULAR RUN-IN/RUN-OUT TO THE SITE ALONG LIN MA HANG ROAD FOR THE COMPLIANCE OF APPROVAL CONDITIONS	PLAN ID.: ----- PROJECT NO.: 30835	REV.: ----	DESCRIPTION: FIRST SUBMISSION	DATE: 18 MAR 2021	DRAWING DATE: MAY 2021 DRAWING NO.: 30835-001-001	SCALE: 1 : 100 (A3)
			A	SECOND SUBMISSION	15 APR 2021		
			B	THIRD SUBMISSION	18 MAY 2021		

X:\PROJECT\30835 LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 S.B RP IN D.D. 80, TSUNG YUEN HA\DATA\DRAWING\30835-001-001B.DWG









Legends:

Application Site
(Boundary for Identification
Purpose Only)

EVA

- ⊗ 4kg dry power type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- ⊕ 9 Litre foam type fire extinguisher

Nature of Occupancy:

- ① 1-Storey Converted container for Ancillary office Floor Area = 6.1m x 2.4m = 14.64sq.m, H = 2.44m (Total = 1 No.)

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266:Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. The travel distance from EVA for all the enclosed structures is less than 30m.
5. There is no open storage of combustibles.

Project:

Proposed Temporary Car Park
(Private Cars and Light Goods Vehicles)
for a Period of 3 Years
Lot 381 S.B ss.1- 381 S.B ss.12 and
Lot 381 S.B RP in DD 78

Title:

Proposed Fire Service
Installation Layout Plan

Figure:

07

Scale:

1 : 500

Date: 6.6.2023

MC Man Chi
Consultants And Construction Limited

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



Re: Fw: S.16 Application Lot 381 S.B and sub-division lots in D D 78 Carpark Purposes
08/06/2023 09:19

From: YC Lit <>
To: aytchong@pland.gov.hk

Dear Amy,

In response to the comment from CTP/UD&L of PlanD , I write to the confirm that the 39 trees being planted at the periphery of the application site are Lagerstroemia speciosa (大花紫薇). The applicant **will not** replant another kind of tree/plant at the application site as the existing trees(i.e. the Lagerstroemia speciosa (大花紫薇)) have been planted at the site for more than 3 years and they were kept in good and healthy conditions. The applicant also undertakes that he would well protect and maintain the existing trees at the application site. The proposed 39 Ficus microcarpa as shown on the layout are a typo-error. I apologize for the inconvenience caused by this mistake.

In passing, the applicant hereby undertakes that he would well keep, protect and maintain **ALL** the installations/facilities provided under the previous approval conditions (i.e. Planning Permission TPB/A/NE-TKLN/33).

Best regards

LIT Ying-cheung, Edward

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



Re: Fw: S.16 Application Lot 381 S.B and sub-division lots in D D 78 Carpark Purposes

08/06/2023 11:02

From: YC Lit <>
To: aytchong@pland.gov.hk

History: This message has been replied to.

1 attachment



Appendix IV(Rev.) Lot 381 various sections in DD 78 TKLN 53.pdf

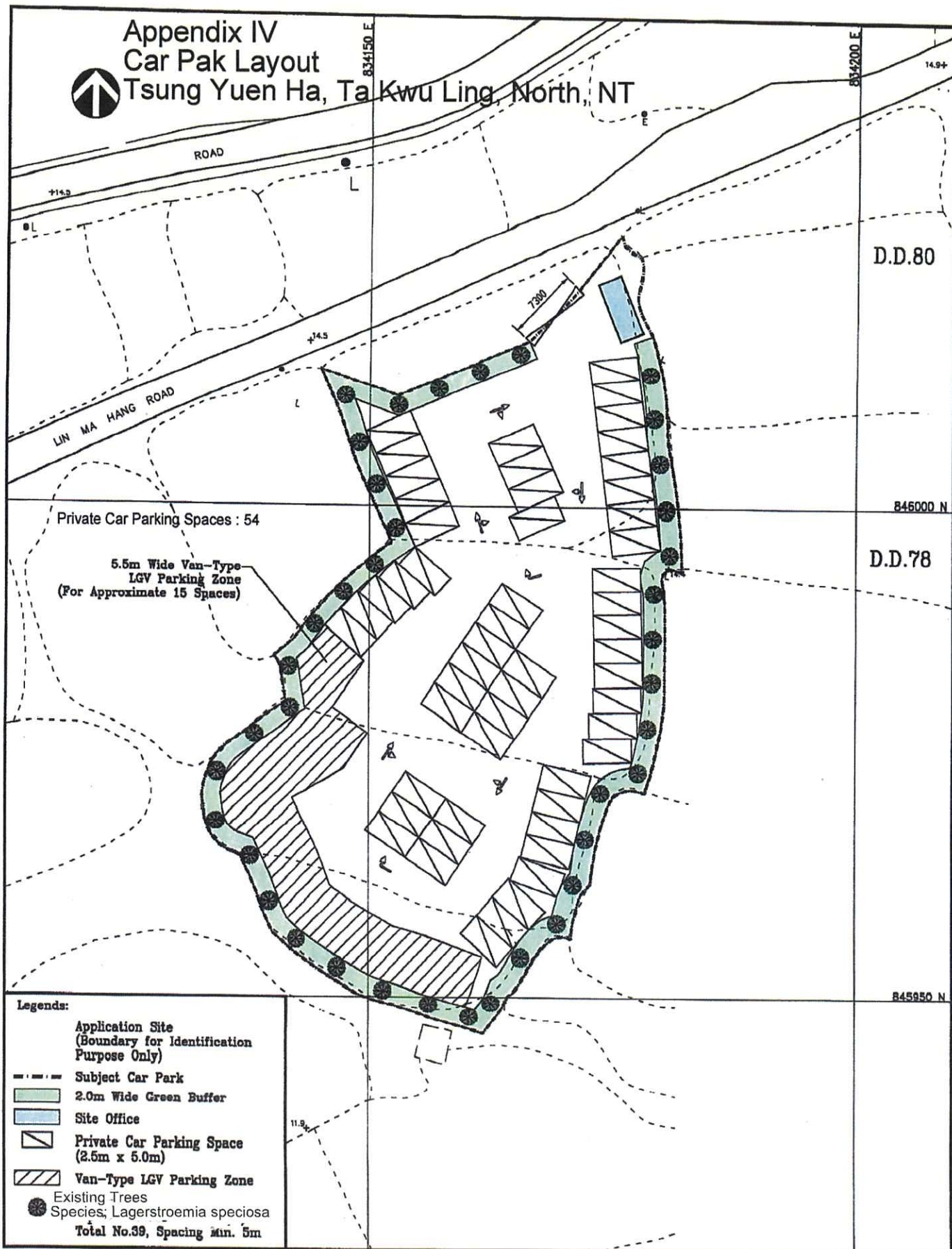
Dear Amy,

Due to our typo-error, I forward herewith a Revised Carpark Layout Appendix IV in which the existing trees and correct species name have been amended/updated for your necessary action.

Best regards

LIT Ying-cheung, Edawrd

Appendix IV Car Pak Layout Tsung Yuen Ha, Ta Kwu Ling, North, NT



Project:

Proposed Temporary Car Park
(Private Cars and Light Goods Vehicles)
for a Period of 3 Years
Lot 381 SB ss1-381 SB ss12 and
Lot 381 SB RP in DD 78

Title:

Car Park Layout

Figure:

Scale:
1 : 500

Date: June 2023

MC Man Chi
Consultants And Construction Limited

2023-10-05 12:49:09

\\PSA2015\car drawing\PROJECT-2020\A-collaborative\Lot 381 SB in DD 78, Tsung Yuen Ha\Submission\DD78 SB.dwg

Previous S.16 Application

Approved Application

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>
A/NE-TKLN/33	Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years	24.4.2020

**Similar S.16 Applications in the vicinity of the Site
within/partly within the “Village Type Development” (“V”) zone and/or
“Recreation” (“REC”) and “Agriculture” (“AGR”) Zones
in the Ta Kwu Ling North Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-TKLN/8* ¹	Temporary Staff Car Park and Site Office for Public Works for a Period of Three Years	4.5.2018
A/NE-TKLN/37* ¹	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	28.5.2021

Remarks

*¹: these applications involve the same site.

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reasons
A/NE-TKLN/45	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	29.7.2022	R1 & R2

Rejection Reasons:

- R1 The proposed use was not in line with the planning intentions of the “AGR” and “V” zones which were 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, and designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers respectively. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.
- R2 The applicant failed to provide sufficient information in the submission to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Land Administration

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

- The Site comprises Old Schedule Agricultural Lots 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;
- Lot No. 381 S.B ss12 in D.D. 78 in the Site is covered by Short Term Waiver No. 1617 for a site office to a temporary car park (private cars and light goods vehicles);
- there is no outstanding Small House application on the Site; and
- the Site is not covered by any Modification of Tenancy/Building License.

2. Landscape

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

- no objection to the application from landscape planning perspective; and
- based on the aerial photo of 2022, the Site is located in an area of rural inland plains landscape character surrounded by vegetated areas, clusters of tree groups and small houses within the “Village Type Development” zone. There is no significant change in the landscape character of the adjacent area since the approval of last application (No. A/NE-TKLN/33). With reference to the site photos taken on 9.5.2023, the Site is hard paved with some *Lagerstroemia speciosa* 大花紫薇 identified at the periphery of the Site. Further adverse impact on the existing landscape character and landscape resources within the site arising from the continuous temporary use of car park is not anticipated.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- the application is the subject of a previous application No. A/NE-TKLN/33 for the same use submitted by the same applicant. The previous application was approved on 24.4.2020 and was lapsed on 25.4.2023. Compared with the previously approved application with the current application, the site area, gross floor area and layout of the applied development remain unchanged; and
- should the application be approved, a condition should be included to request the applicant to properly maintain the existing drainage facilities on Site at all times during the planning approval period and rectify if they are found

inadequate/ineffective during operation.

4. Fire Safety

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

- no in-principle objection to the application and the submitted fire services installation proposal is considered acceptable to this department; and
- should the application be approved, a condition requesting the applicant to implement the accepted proposals for water supplies for firefighting and fire service installations should be included.

5. District Officer's Comments

Local views/comments conveyed by the District Officer (North), Home Affairs Department (DO(N), HAD):

- the Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of Chuk Yuen support the application without providing justification;
- the IIR of Heung Yuen Wai supports the application as there is parking need in the area;
- the incumbent North District Councilor of N16 Constituency, the Chairman of Fung Shui Area Committee, and the RRs of Heung Yuen Wai and Tsung Yuen Ha have no comment on the application; and
- the IIR of Tsung Yuen Ha and Ta Kwu Ling District Rural Committee do not reply on the application.

6. Other Departments

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

- Commissioner of Police (C for P);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Environmental Protection (DEP);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

Recommended Advisory Clauses

- (a) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that the existing vehicular run-in/run-out to the Site along Lin Ma Hang Road should be kept and maintained in accordance with prevailing HyD Standard Drawings to the satisfaction of the Director of Highways and the Commissioner for Transport. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (c) to note the following comments of the Director of Environmental Protection (DEP) that the applicant should follow relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD to minimize any potential environmental nuisance;
- (d) to note the following comments of the Director of Fire Services that:
 - (i) the applicant is reminded that if the proposed structure(s) is 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;
 - (ii) the applicant is also advised that the installation/maintenance/modification/repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and
- (e) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that the applicant is reminded to rectify the existing drainage facilities on the Site if they are found inadequate/ineffective during operation. The applicant should maintain the existing drainage works whether within or outside the lot boundary by lot owner at their own expense.

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-TKLN/53

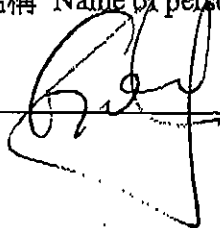
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

2023. 5. 13