

2023年 6月 1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。

Appendix I of RNTPC  
Paper No. A/NE-TKLN/57A

- 1 JUN 2023

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or 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](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](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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - TKLN/57
	Date Received 收到日期	1 JUN 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)

Allied Treasure Development Limited

### 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)

LCH Planning & Development Consultants 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. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai	
(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 1,924 sq.m 平方米 <input checked="" type="checkbox"/> About 約	<input checked="" type="checkbox"/> Gross floor area 總樓面面積 204 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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 No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation and Village Type Development
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☒ is the sole "current land owner"<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 .....12/05/2023..... (DD/MM/YYYY), this application involves a total of .....1..... "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)' 「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)"<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)' 「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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<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



## 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

Temporary Public Vehicle Park (Private Cars Only),  
 Shop and Services (Convenience Store) and Ancillary Office  
 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 three  
☐ month(s) 個月

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1,822	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	102	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	204	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	204	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)

1 structure of about 6 m; details please refer to the supporting planning statement

## 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	24
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	1
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 Monday to Sunday, including Public Holidays (24 hours)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Lin Ma Hang Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細面及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,424 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.4 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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>refer to supporting planning statement</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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>Reason(s) for non-compliance: 仍未履行的原因：</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）。

refer to the supporting planning statement



## 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. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai 香園圍丈量約份第78約地段第377號、第380號A分段、第380號B分段、第380號C分段、第380號餘段及第80約地段第61號B分段餘段	
Site area 地盤面積	1,924	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 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	Recreation and Village Type Development 康樂及鄉村式發展	
Type of Application 申請類別	<input checked="" 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 Public Vehicle Park (Private Cars Only), Shop and Service (convenience store) and Ancillary Office for a period of 3 years 擬議臨時公眾停車場(只限私家車)及臨時商店及服務行業(便利店)連附屬辦公室用途(為期三年)	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	204 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	Not More Than 6 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		24
	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) _____ _____		24
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Location Plan, Site Plan, Vehicle Count Survey, Indicative Stormwater Flow 位置圖、平面圖、交通流量調查、雨水流量圖</b>		
<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) 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。





**Section 16 Application for Temporary Public Vehicle Park  
(Private Cars Only), Shop and Services (Convenience Store) and  
ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP  
in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New  
Territories for a period of 3 Years**

**Planning Statement Report**

Prepared by  
Planning Consultant : LCH Planning & Development  
Consultants Limited

May 2023  
Report : Version 1.0



## **Executive Summary**

*(in case of discrepancy between English and Chinese versions, English version shall prevail)*

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for a proposed temporary Public Vehicle Park (Private Cars Only), Shop and Service (convenience store) and Ancillary Office for a period of 3 years ("**the Proposed Development**") at Heung Yuen Wai ("**the Application Site**").

The Application Site falls within an area of "Recreation" ("**REC**") zone and "Village Type Development" ("**V**") zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 ("**the OZP**"). Upon completion of the Proposed Development, it comprises 24 parking spaces for private cars (at least 2.5m x 5m each), and a two-storey structure which will be provided as convenience store and ancillary office. The proposed building height of 6 m and the total floor area is about 204 m<sup>2</sup>. There will be one loading and unloading bay for Light Goods Vehicle to support the Proposed Development.

The Application echoes government's direction to provide more parking spaces to serve the Heung Yuen Wai Boundary Control Point, which aims to accommodate the high demand of the local villagers and the cross-boundary travellers for car parking spaces. It is situated at a convenient location that is within 5 minutes walking distance from the Boundary Control Point.

The Proposed Development does not hinder the long-term planning intention of "**REC**" and "**V**" zone. Similar applications in the "**REC**" and "**V**" zone in the Ta Kwu Ling North area have also been considered and approved. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就香園圍 (下稱「**申請地點**」) 的用地，向城市規劃委員會 (下稱「**城規會**」) 申請作擬議臨時公眾停車場(只限私家車)及臨時商店及服務行業 (便利店) 連附屬辦公室用途，為期 3 年 (下稱「**擬議發展**」)。

申請地點現時於《打鼓嶺北分區計劃大綱圖編號 S/NE-TKLN/2》(下稱「**大綱圖**」) 劃作「康樂」和「鄉村式發展」地帶。擬議發展包括 24 個私家車專用停車位 (每個最少 2.5 米 x 5 米)，以及一個兩層高的構築物作為臨時商店及服務行業和附屬辦公室用途。擬議構築物的高度約 6 米，總樓面面積約為 204 平方米。擬議發展將會有一個輕型貨車的上落客貨車位。

申請響應政府提供更多泊車位服務香園圍口岸的方向，旨在滿足當地村民和過境旅客對泊車位的殷切需求。坐落在一個方便的位置，從蓮塘/香園圍口岸步行 5 分鐘即可到達。

擬議發展不會妨礙打鼓嶺北「康樂」和「鄉村式發展」地帶的長遠規劃意向。而且於打鼓嶺北的「康樂」和「鄉村式發展」地帶亦已有不少相關申請曾被批准。擬議發展亦不會對交通、視覺、景觀、排水和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



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## 1 INTRODUCTION

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### 1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a proposed temporary 'Public Vehicle Park (Private Cars Only)', 'Shop and Services (Convenience Store)' and ancillary office uses for a period of 3 years (hereinafter referred to as the "**Proposed Development**") at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and Lot No. 61 s.B RP in D.D. 80, Heung Yuen Wai, New Territories (**Figure 1**) (hereinafter referred to as the "**Application Site**") to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**").
- 1.1.2 The Application Site partly falls within an area designated as "Recreation" ("**REC**") zone and partly falls within an area designed as "Village Type Development" ("**V**") zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 ("**the OZP**") (**Figure 5**).
- 1.1.3 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.





## **2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL**

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### **2.1 Current Condition of the Application Site**

- 2.1.1 The Application Site covers an area of about 1,924 square metres ("sq. m."). The Application Site is paved with concrete for the previously approved application and fenced off.
- 2.1.2 The Application Site has direct access to Lin Ma Hang Road. The site is situated at the east of Heung Shui Wai Boundary Control Point and north of Tsung Yuen Ha Tsuen.
- 2.1.3 **Figure 1** illustrates the location of the Application Site and its immediate vicinity, with **Figure 2** illustrates the site plan.

### **2.2 Land Status**

- 2.2.1 The Application Site falls within a total of 6 lots, Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in Demarcation District 78 and Lot No. 61 s.B RP in Demarcation District 80 ("the Lots") (**Figure 3**).

### **2.3 Surrounding Context**

- 2.3.1 Ta Kwu Ling is a sub-urban area located northeast of Shui Hau in the New Territories. Ta Kwu Ling is one of three new development areas currently being planned for North District, in parallel with Fanling North and Kwu Tung North. The area is comprised of twenty villages and the major uses of land are parking of vehicles, storage, temporary structures, domestic structures and vacant land. Ta Kwu Ling North is located in the north of a village which is Tsung Yuen Ha Tsuen. There is a major road (Lin Ma Hang Road) in Ta Kwu Ling North, and the major transportation mode is by bus or minibus, connecting Ta Kwu Ling North to Sheung Shui MTR station.
- 2.3.2 The Application Site is located at the northern edge of Ta Kwu Ling, with village houses and temporary structures surrounding the site. The run-in and out is located at the northern boundary of the Applications Site, and the site is accessible from Ling Ma Hang Road - Ta Kwu Ling.

### **2.4 Existing Road Network**

- 2.4.1 The site is accessible via Lin Ma Hang Road. Lin Ma Hang Road is a north-south single-two carriageway used as a local road. Heung Yuen Wai Highway connects Lin Ma Hang Road and Fanling Highway. It is a north-south two-way two-lane expressway.



## 2.5 Heung Yuen Wai Boundary Control Point

- 2.5.1 The Heung Yuen Wai Boundary Control Point (HYWBCP) opened for cargo trucks since 2020, while it has been fully commenced for passengers as well since February 2023. HYWBCP is capable to handle 17,850 vehicle trips and 30,000 passenger trips daily<sup>1</sup>. There is a public car park with 415 parking spaces inside the passenger Terminal Building, and a pedestrian subway linking the HYWBCP with the Lin Ma Hang Bus Stop. HYWBCP targets to redistribute the cross-boundary traffic among the control points in the east, which aim to lowered the daily passenger and vehicular flows of the Sha Tau Kok and Man Kam To Boundary Control Points by 18% and 26% respectively.
- 2.5.2 There is a public car park within the HYWBCP providing 415 parking spaces. With the overwhelming response since its opening, the public car park spaces were fully occupied over the weekends. The Government responded by implementing online booking system and adjusting the parking fees<sup>2</sup>. Yet, there are still unresolved demand for private car parking spaces over there<sup>3</sup>.
- 2.5.3 Existing public transport services to the vicinity are shown below:

Mode	Route No.	Origin - Destination	Frequency
Scheduled Green Minibus	59K	Sheung Shui Station Public Minibus Terminus – Chuk Yeun	35 - 45 minutes
	59S	Sheung Shui Station Public Minibus Terminus –Heung Yuen Wai Boundary Control Point	25 - 35 minutes
Franchised Bus	B7	Fanling Station – Heung Yuen Wai Port	10 - 20 minutes
	B8	Tai Wai Station – Heung Yuen Wai Port	30 minutes
	B9	Tuen Mun Station – Heung Yuen Wai Port	60 minutes

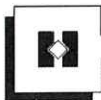
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<sup>1</sup> LCQ3: The boundary control point at Liantang/Heung Yuen Wai, source:  
<https://www.info.gov.hk/gia/general/201901/30/P2019013000607.htm?fontSize=1>

<sup>2</sup> Government adopts multipronged approach to cope with demand for public parking spaces at Heung Yuen Wai Control Point, source:  
<https://www.info.gov.hk/gia/general/202302/15/P2023021500526.htm?fontSize=1>

<sup>3</sup> 香園圍交通規劃失當 泊車預約制愈補愈衰, source:  
<https://hk.news.yahoo.com/%E9%A6%99%E5%9C%92%E5%9C%8D%E4%BA%A4%E9%80%9A%E8%A6%8F%E5%8A%83%E5%A4%B1%E7%95%B6-%E6%B3%8A%E8%BB%8A%E9%A0%90%E7%B4%84%E5%88%B6%E6%84%88%E8%A3%9C%E6%84%8%E8%A1%B0-214500201.html>





2.5.4 It only takes about 5 minutes to walk from the Application site to the HYWBCP, by going through the subway from the bus stop along Lin Ma Hang Road. **Figure 4** illustrate the accessibility.

## 2.6 Existing Village Clusters

2.6.1 At the northern edge of Ta Kwu Ling, the Tsung Yuen Ha is just situated between the middle and eastern section of Ling Ma Hang Road. Going south along the Ling Ma Hang is Chuk Yuen, and further east is Ha Heung Yuen.

## 2.7 Widening of the Western Section and Eastern Section of Lin Ma Hang Road

2.7.1 The design study<sup>4</sup> indicated that the Lin Ma Hang Road is going to be widen from both ends to cope with the anticipated increase in traffic volume on Lin Ma Hang Road due to the opening of the Frontier Closed Area (FCA), and to provide a safer and more efficient road network for residents and tourists. The project scope covers the western section of Lin Ma Hang Road (from Ping Yuen River to Ping Che Road), and the eastern section (from Tsung Yuen Ha to Lin Ma Hang).



**Diagram 1** Eastern Section of Lin Ma Hang Road Widening Works  
(Source: Highways Department, HKSAR Government)

2.7.2 The Application Site abuts the eastern section of the Lin Ma Hang Road which is subject to further widening works. According to the replies from Highways Department to the North District Council on May 2021, since part of the widening works in the eastern section are designated projects under the Environmental Impact Assessment Ordinance, the project consultant would

<sup>4</sup> "Widening of the Western Section and Eastern Section of Lin Ma Hang Road (Ping Yuen River to Ping Che Road / Tsung Yuen Ha to Lin Ma Hang)" - Design Study, source <https://www.linmahangroad.hk/about.html>

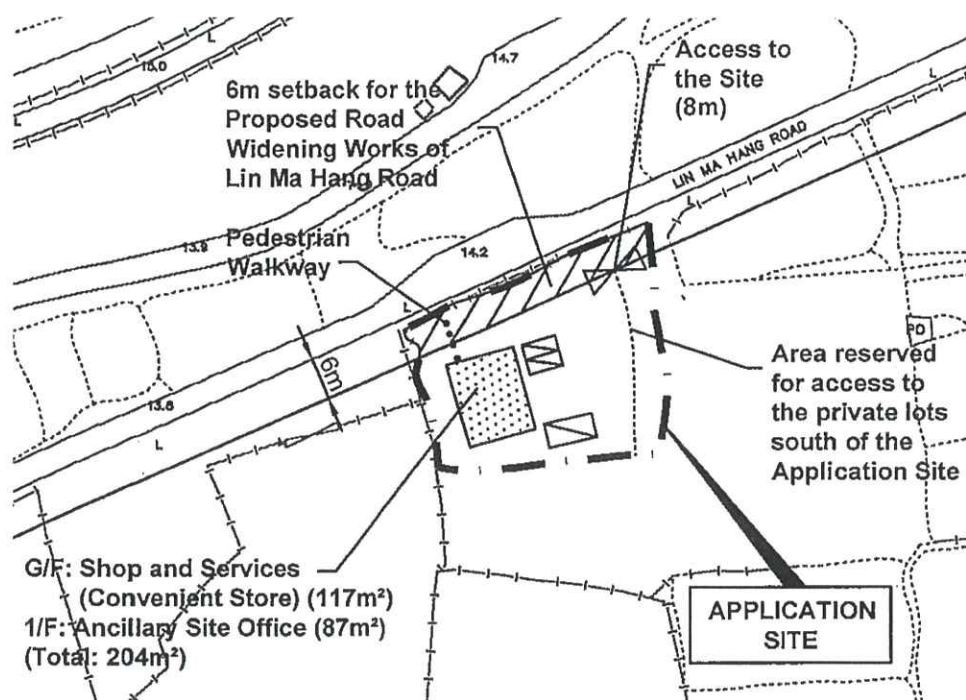




submit the relevant environmental impact assessment before commencement of works<sup>5</sup>. There is no detail commencement schedule at this moment.

## 2.8 Previously Approved Application

- 2.8.1 Part of the Application Site is subject to an approved application No. A/NE-TKLN/40 for proposed temporary shop and services (convenience store) with ancillary site office and car parks. According to the approved scheme, there is a 2-storey structure for a floor area of 204 sq.m., providing 2 parking spaces and 1 loading/ unloading space for Light Goods Vehicle (LGV). The application was approved with conditions on 25 June 2021 for a period of 3 years till 25 June 2024.



**Diagram 2** Layout Plan of Approved Application No. A/NE-TKLN/40  
(Source: Town Planning Board, HKSAR Government)

<sup>5</sup> 路政署就委員會文件第 42/2021 號「要求盡快展開蓮麻坑路東段擴闊工程」提案的回應，  
source:  
[https://www.districtcouncils.gov.hk/north/doc/2020\\_2023/tc/committee\\_meetings\\_doc/ttc/19956/n\\_ttc\\_2021\\_042\\_response\\_hyd\\_ch.pdf](https://www.districtcouncils.gov.hk/north/doc/2020_2023/tc/committee_meetings_doc/ttc/19956/n_ttc_2021_042_response_hyd_ch.pdf)



## 2.9 Temporary Public Vehicle Park for Private Cars, Shop and Services and Ancillary Office

2.9.1 The Application Site covers an area of about 1,924 sq.m. The Proposed Development will provide a total of 24 parking spaces for private cars (at least 2.5m x 5m each) within the Application Site.

2.9.2 Following the previously approved application No. A/NE-TKLN/40, there will be a two-storey structure as temporary shop and services (convenience store) with ancillary office at the north-western portion of the Application Site, with a total floor area of 204 sq.m. and a height of about 6 meters. There will be a loading & unloading bay to serve the commercial use.

Proposed Development Parameters	
Site Area	About 1,924 sq.m.
Floor Area	About 204 sq.m.
No. of Structure	1
Maximum Height of Structure	6 meters/ 2 storeys
Private Car Parking Space	24
Loading/ Unloading Space for LGV	1

2.9.3 Following the previously approved application, a setback of 6 m from the road kerb side of Lin Ma Hang Road has been reserved for the future widening works of the eastern section of Lin Ma Hang Road, though there is no commencement schedule available at this moment. No interfacing issue is anticipated from this planned work.

2.9.4 The indicative layout plan of the Proposed Development is shown in **Annex 1**.

## 2.10 Operation Arrangement

2.10.1 The car park will operate 24 hours a day. Daily, weekly and monthly rental basis will be allowed for local residents and visitors. A longer operation hour and a varied charging scheme will provide greater flexibility to the cross-boundary travellers, so as to relieve the pressure from the existing Heung Yuen Wai Car Park.

2.10.2 According to Chapter 8 of the Hong Kong Planning Standards and Guidelines, the dimension of parking spaces and loading/ unloading bays are set. All the proposed parking spaces and loading/ unloading bays comply with the relevant standards.

Types of Parking Space and Loading/Unloading Bay	Length (m)	Width (m)
Private Cars, Van-type Light Goods Vehicles and Taxis	5	2.5
Light Goods Vehicles (LGV)	7	3.5

2.10.3 The convenience store will operate from 9a.m. to 8p.m. daily including public holidays, which is similar to the approved scheme. Fencing will be provided around the boundary of the carpark.



2.10.4 Enter and exit of the car park will be through the existing gate opening along the Lin Ma Hang Road with a width of 8m.

2.10.5 The following traffic management measures are proposed to follow:

- No vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;
- 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; and
- No car washing, vehicle repair or other workshop activities will be allowed on the Site.





### 3 PLANNING ASSESSMENT

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#### 3.1 Statutory Planning Context

- 3.1.1 The Application Site partly falls within an area designated as "Recreation" ("REC") zone and partly falls within an area designated as "Village Type Development" ("V") zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (Figure 3) (also known as the "OZP"). The planning intention of the "REC" zone is *"intended primarily for low-density recreational developments for the use of the general public"*. The planning intention of the "V" zone is *"designate both existing recognized villages, and areas of land considered suitable for village expansion and reprovisioning of village houses affected by Government projects"*.
- 3.1.2 The "REC" zone is roughly about 750 sq.m. while the "V" zone is roughly about 1,174 sq.m., which occupy about 39% and 61% respectively of the total site area.
- 3.1.3 According to Notes of "REC" zone and "V" zone of OZP, 'Public Vehicle Park' is a Column 2 use under "REC" zone and "V" zone. According to the Notes of the OZP, temporary use not exceeding a period of three years within "REC" zone and "V" zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.
- 3.1.4 Approval of this application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the "REC" zone and "V" zone.

#### 3.2 Previously Approved Application

- 3.2.1 The Application Site is subject to an application No. A/NE-TKLN/40 approved by the Town Planning Board on 25 June 2021 on a temporary basis for a period of 3 years until 25 June 2024. The construction work is still in progress.
- 3.2.2 In the last meeting, the Town Planning Board paper pointed out that use in support of the village and recreational development in "REC" zone and selected commercial and community uses serving the needs of the villagers in "V" zone may be permitted, and given that there is no Small House application been received for the site, it is considered that the project would not frustrate the long term planning intentions of the "REC" and "V" zones.
- 3.2.3 The building form and building bulk follows the approved scheme. The only difference is the increase of car parking spaces as well as site area. A table summarizing the differences of the Application No. A/NE-TKLN/40 and the current applicant is as follows:



<u>Parameters</u>	<u>Application No.</u> <u>A/NE-TKLN/40</u>	<u>Current</u> <u>Application</u>	<u>Difference</u>
Site Area	About 923 sq.m.	About 1,924 sq.m.	+ 1,001 sq.m.
Floor Area	About 204 sq.m.	About 204 sq.m.	/
No. of Structure(s)	1	1	/
Max. Height of Structures	6 meters	6 meters	/
No. of Private Car Parking Spaces	2	24	+ 22
No. of Loading/ Unloading Bay for Light Goods Vehicle	1	1	/

### 3.3 Similar Approved Applications for Vehicle Parks

- 3.3.1 There are several similar applications for temporary vehicle park use in the vicinity of the Application Site, which falls within "REC" zone and "V" zone.
- 3.3.2 There is a similar approved application of similar uses within the same "REC" zone and "V" zone in Heung Yuen Wai area, involving different sites. The adjacent application No. A/NE-TKLN/33 for temporary public vehicle park for private cars was approved on 2020, with its access point also abuts Lin Ma Hang Road.
- 3.3.3 There is another similar application No. A/NE-TKLN/37 involving a site for temporary vehicle parks, with their access points located on an unnamed village track road branching off the Lin Ma Hang Road.
- 3.3.4 Planning approval for the adjacent site lapse on April 2023 already, with the other approved site is going to be expired in early 2024. The shortage of car parking spaces in Heung Yuen Wai become more serious with the lapse of application No. A/NE-TKLN/33.

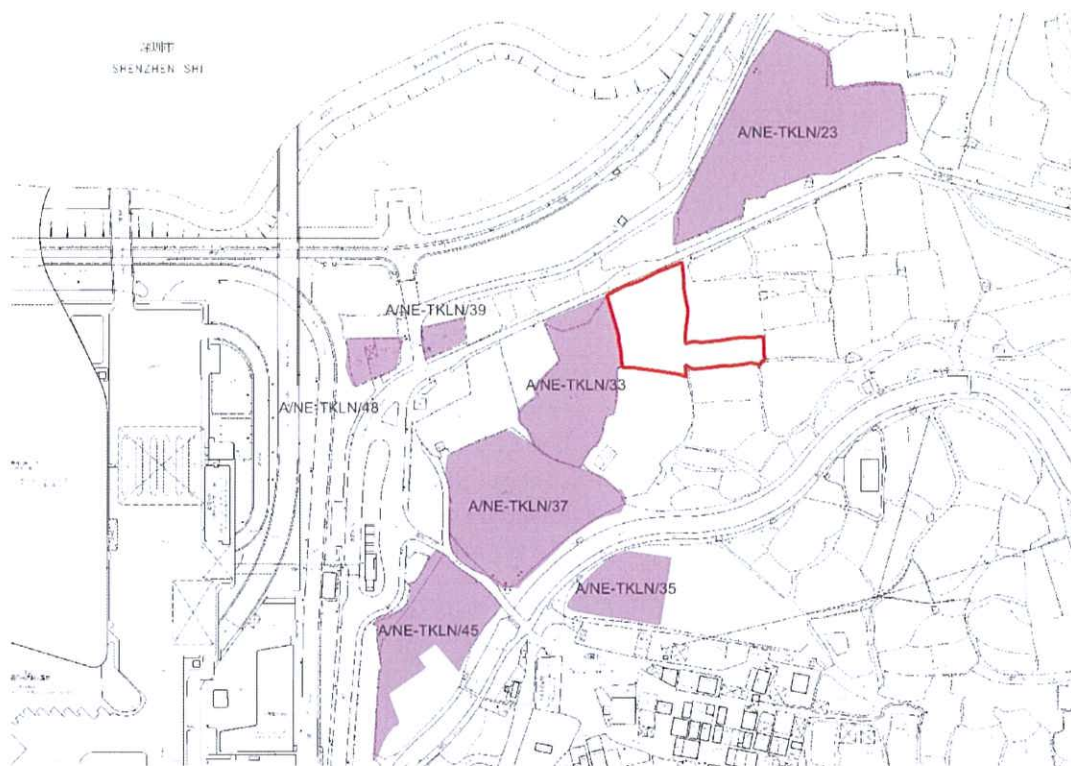


<b>Application No.</b>	A/NE-TKLN/37	A/NE-TKLN/33
<b>Date</b>	28/05/2021	20/04/2020
<b>Applied Use</b>	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years
<b>Expire Date</b>	28/05/2024	24/04/2023
<b>Total no. of vehicle spaces</b>	78	69
<b>Private Car Parking Spaces</b>	40	54
<b>LGV Parking Spaces</b>	38	15

- 3.3.5 There are also other approved planning applications in vicinity, which are pervious cases for retail and recreation use. Meanwhile, A/NE-TKLN/48 is pending for approval from the Town Planning Board. Hence, the proposed development can also help to meet the increasing demand of the parking lots in the vicinity.

<u>Application No.</u>	A/NE-TKLN/23	A/NE-TKLN/39	A/NE-TKLN/48
<u>Decision Date</u>	5/2/2021 Approved	28/05/2021 Approved	25/06/2021 Defer
<u>Applied Use</u>	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	Temporary Retail Shop, Canteen and Ancillary Office for a Period of 3 Years (Excluding Container Vehicle) for a Period of 3 Years	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years
<u>Expire Date</u>	5/2/2026	28/05/2024	Defer



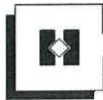


**Diagram 3** Approved Applications in the Vicinity (Source: HK GEODATA STORE, HKSAR Government)

### 3.4 High Demand for Private Car Parking Spaces in the Vicinity

- 3.4.1 HKSAR government has announced to adopt multipronged approach to cope with demand for public parking spaces at HYWBCP as of 15 February 2023. While there is a high demand for private parking spaces, the current capacity of the public car park within HYWBCP has reaches its maximum.
- 3.4.2 According to the Planning Department, the Heung Yuen Wai Port will serve cross-boundary goods vehicles and passengers traveling between Hong Kong-Shenzhen East, Huizhou, Guangdong East, Jiangxi and Fujian. Trucks moving fresh produce, livestock and poultry will continue to use the MKT BCP. It is estimated that by 2030, the average daily traffic flow of the port will be about 20,600 vehicular trips, and 30,700 passenger trips per day.<sup>6</sup>

<sup>6</sup> Planning Department. Liantang / Heung Yuen Wai Boundary Control Point. Source: [https://www.pland.gov.hk/pland\\_en/p\\_study/comp\\_s/LTHYW/en/e\\_main.htm](https://www.pland.gov.hk/pland_en/p_study/comp_s/LTHYW/en/e_main.htm)



3.4.3 There is some news showing HYWBCP Public Car Park can hardly fulfil the needs from public upon the operation of the control point<sup>7</sup>, and some reserved vehicles in the car parking space did not leave on time.<sup>8</sup>

3.4.4 Among limited existing public transport services, visitors and residents may tend to drive to the nearby carparks to access the control point. With the expiry of A/NE-TKLN/33, there will be further decrease of car parking spaces in the vicinity.

### 3.5 Drainage Consideration

3.5.1 The drainage proposal of the previously approved application no. A/NE-TKLN/40 has been approved by the Town Planning Board. It was considered that there would be no adverse drainage impact. It is also anticipated that there will be no adverse drainage impact from the application as the existing drainage condition and pattern of the area will not be altered.

3.5.2 Under this application, peripheral channels will be constructed along the site boundary. The flows inside the channels will be discharged via a terminal manhole with desilting trap into a proposed 400mm U channel, which will discharge into an existing watercourse. Water will be discharged into the existing 8m wide nullah to the south of the subject site via the existing outfalls.

3.5.3 It is anticipated that the proposed U channel will be adequate with the stated gradient. The channel flows the discharges southward which is parallel to the flow direction of adjacent surface runoff, and hence no significant quantity of surface runoff from adjacent lands will be received.

3.5.4 It is also proposed to receive the discharge from the adjacent site at Lot No. 65 s.B RP in D.D. 80, which is subject to a separate planning application. The design of the proposed channel will be adequate to support the surface runoff from this site as well as the adjacent site. Thus, no adverse drainage impact is anticipated.

3.5.5 Details refer to indicative stormwater flow and calculation in **Annex 2**.

### 3.6 Traffic Consideration

#### *Operation Mode*

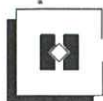
3.6.1 While the subject carpark is proposing a flexible mode, it is anticipated that the proposed temporary vehicle park will not incur adverse traffic impact.

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<sup>7</sup> The standard. (February 2023). Border-crossing car park full up, travelers warned. Source: <https://www.thestandard.com.hk/section-news/section/11/249753/Border-crossing-car-park-full-up,-travelers-warned>

<sup>8</sup> (1) RTHK. (February 2023). Give border car park a swerve, travellers told. Source: <https://news.rthk.hk/rthk/en/component/k2/1687545-20230212.htm>





With most of the end user would be cross-boundary travellers, they may park their cars in the Application site and stay in the Mainland for one day or more.

- 3.6.2 In order to assess the existing traffic conditions, a vehicle count survey was conducted at the Lin Ma Hang Road from 8:00 am to 7:00 pm on both 30 April (SUN) and 7 May (SUN), 2023. Flow counts are recorded at 60-minute intervals; and converted to Passenger Car Unit (pcu) values. The highest 60-minute traffic volume is used as the peak hour traffic volume.
- 3.6.3 The morning and afternoon peak times for the network are determined to be 9:00am to 10:00am and 5:00pm to 6:00pm respectively. The traffic flow observed in the study area is demonstrated in Figure 6.

#### *Development Traffic Generation and Attraction*

- 3.6.4 A vehicle count survey was conducted at the one of the largest public vehicle park in the vicinity from 8:00 am to 7:00 pm on both 30 April (SUN) and 7 May (SUN), 2023. Flow counts are recorded at 60-minute intervals; and converted to Passenger Car Unit (pcu) values. The highest 60-minute traffic volume is used as the peak hour traffic volume. A summary of the two results are as follow:

Public Vehicle Park		Generation		Attraction	
		AM	PM	AM	PM
	No. of Spaces	Traffic flow (pcu)			
A/NE-TKLN/33	54 CPS & 15 LGV space	17	4	11	8
A/NE-TKLN/37	40 CPS & 38 LGV space				
Combined Vehicle Park	94 CPS & 53 LGV Space				
Trip rate (pcu/hr/parking space)					
		= 17/147 = 0.1156	= 8/147 = 0.0544	= 11/147 = 0.0748	= 8/147 = 0.0544
Trips in veh/hr (pcu/hr)					
Proposed Parking Facilities		= 0.1156 x 24 = 3	= 0.0544 x 24 = 2	= 0.0748 x 24 = 2	= 0.0544 x 24 = 2
Proposed Shop and Services		2	2	2	2
Total		5	4	4	4

- (1) It is noted from vehicle count survey that the two sites have been operated as a whole, with its ingress and egress marked in Figure 6.

#### *Existing Traffic Capacity*

- 3.6.5 Table below summarizes the average link capacity estimates on both measuring dates. The Volume to Capacity (V/C) ratio represents the proportion of road capacity used by traffic flow during peak hours. Higher V/C ratios for roads indicate greater use of road connection problems. A V/C



ratio of 0.85 or less indicates that there is sufficient capacity available and vehicles are not expected to experience significant queues and delays.

No.	Road Link (Direction)	Link Capacity (veh/hr)	Observed Flow		V/C Ratio	
			AM	PM	AM	PM
L1	Lin Ma Hang Road (Eastbound)	600 <sup>(1)</sup>	19	27	0.03	0.05
L2	Lin Ma Hang Road (Westbound)	600 <sup>(1)</sup>	30	41	0.05	0.07

(1) According to the Note of Traffic Forecast Review (Western Section) dated March 2019, the design capacity of Lin Ma Hang Road is about 600 veh/hr

Source: <https://www.legco.gov.hk/yr18-19/chinese/ff/pwsc/papers/pwsc20190213pwsc-157-1-c.pdf>

### Traffic Assessment

- 3.6.6 This application is seeking temporary permission for a period of 3 years only, which targets to commence by the end of 2023. Thus, to estimate the worst-case scenario, a growth factor will be applied to the end of this application, i.e., 2026 to demonstrate the traffic impact.

$$2026 \text{ Reference Flow} = 2023 \text{ Observed Flow} \times (1 + 3.5\%)^9$$

$$2026 \text{ Design Flow} = 2026 \text{ Reference Flow} + \text{Development Flow of this Application} + \text{Adjacent Application Flow}$$

- 3.6.7 Besides, while the development of A/NE-TKLN/35 is yet to be commenced, the 2023 Reference flow would also need to consider this approved application.

Public Vehicle Park	Generation		Attraction	
	AM	PM	AM	PM
A/NE-TKLN/35 (from TIA report of the planning application)	1	1	1	1

- 3.6.8 The link capacity assessment results under the 2026 reference and design scenarios are summarised in table below:

### 2026 Traffic Assessment

No.	Road Link (Direction)	Link Capacity (veh/hr)	Reference Flow (veh/hr)		Reference V/C Ratio		Design Flow (veh/hr)		Design V/C Ratio	
			AM	PM	AM	PM	AM	PM	AM	PM
L1	Lin Ma Hang Road (Eastbound)	600	19 x 1.035 + 1	27 x 1.035 + 1	0.04	0.05	21 + 4 + 3 = 28	29 + 4 + 3 = 36	0.05	0.06

<sup>9</sup> According to the Projections of Population Distribution 2021-2029 published by the Planning Department, the projected population in North District in 2023 and 2026 are 359,800 and 372,400 respectively. Thus, a growth rate of 3.5% is adopted all over the 3 years period.



Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) at Report: Version 1.0  
 Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D.  
 80, Heung Yuen Wai, New Territories for a period of 3 Years

			= 21	= 29						
L2	Lin Ma Hang Road (Westbound)	600	30 x 1.035 + 1 = 33	41 x 1.035 + 1 = 44	0.06	0.08	33 + 5 + 4 = 42	44 + 4 + 3 = 51	0.07	0.09

Notes: The design flow has also taken into account the traffic flow of adjacent site at Lot No. 65 s.B RP in D.D. 80.

3.6.9 As shown in table above, the capacity of the Lin Ma Hang Road would be performing satisfactorily during the peak periods for both Reference and Design Scenarios. No adverse traffic impact is anticipated.

3.6.10 Traffic management measures proposed in section 2.9 would be fully implemented. With only 8 to 9 trips per hour generated and attracted from the application, it is expected that there will not be significant negative impacts regarding the safety of road users and the traffic network of the area concerned.

### 3.7 Environmental Consideration

3.7.1 The Applicant will follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental impact. No adverse environmental impact is anticipated.

### 3.8 Visual Compatibility

3.8.1 The Application Site is situated in area of rural village landscape character which are surrounded by temporary structures and car parks. The proposed car park and shop and service uses are compatible with the surrounding use and will not disturb the prevailing rural village landscape character. There is no existing tree within the Application Site.

3.8.2 The visual compatibility follows the previously approved application. No additional structure would arise and the building bulk and form maintain as approved.

### 3.9 Cumulative Impact

3.9.1 Even with the approval of planning application at Lot No. 65 s.B RP (Part) in D.D. 80, it is anticipated that there will be no cumulative impact on the environmental, traffic, drainage and visual and landscape aspect. As detailed above, it is not anticipated to have interfacing issue with Lin Ma Hang Road Widening Works with setback reserved. Thus, no cumulative impact is expected from this application.

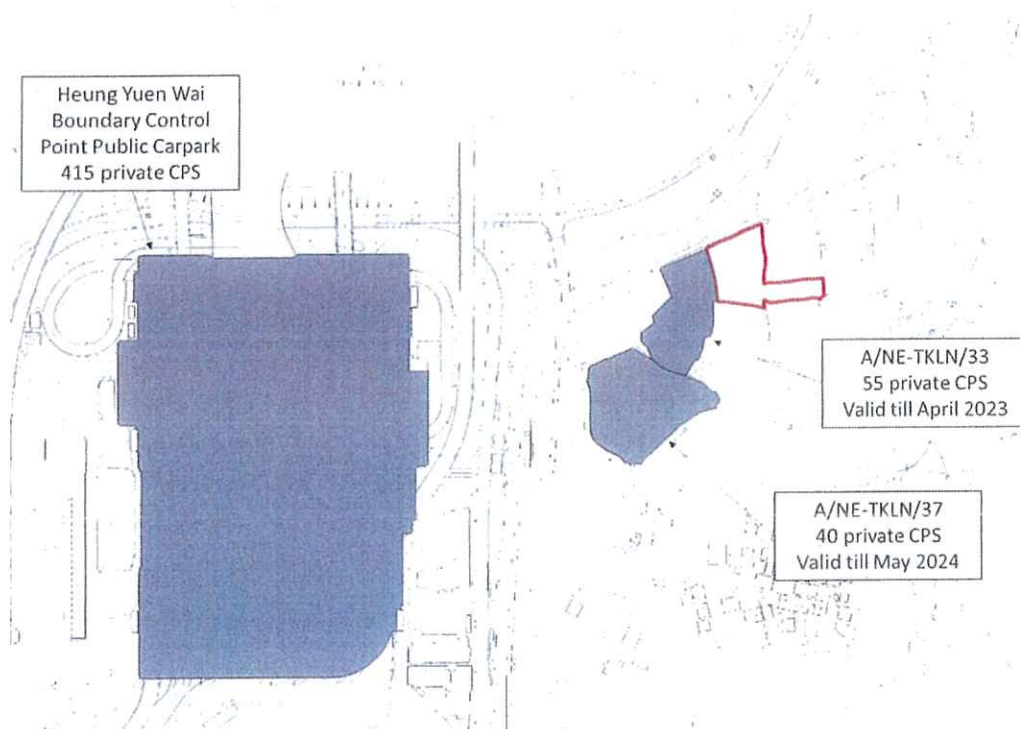




## 4 PLANNING MERITS & JUSTIFICATIONS

### 4.1 Satisfy the Needs by Catering the High Demand of Parking Spaces

- 4.1.1 Intention of the proposed temporary vehicle park is to cater the high demand of parking spaces in the HYWBCP and the vicinity. It primarily serves the local villagers and residents, as well as the cross-boundary travellers. With the relaxation of infection-control measures, it is expected that the cross-border travel between Shenzhen and Hong Kong will resume normal, and the demand of car parking spaces will increase as well.
- 4.1.2 With the termination of the A/NE-TKLN/33 with about 55 private car parking spaces, the shortage of parking space becomes more sever. Thus, this application demonstrates strong planning merit to solve the shortage issue.



**Diagram 4** Surrounding Carpark (Source: HK GEODATA STORE, HKSAR Government)

### 4.2 Echo Government's Direction to Provide More Parking Spaces

- 4.2.1 It has been identified by the Government to process car parking spaces planning applications in a proactive manner and will expedite the process as appropriate<sup>10</sup>. This planning application has strong planning merit by

<sup>10</sup> Government adopts multipronged approach to cope with demand for public parking spaces at Heung Yuen Wai Control Point, source:  
<https://www.info.gov.hk/gia/general/202302/15/P2023021500526.htm?fontSize=1>



echoing government's direction to provide more parking spaces.

- 4.2.2 While Government eagers to provide temporary vehicle park in the vicinity, the whole land searching process takes time and could not meet the rising demand. Provision of parking spaces by private sector will be easier and quicker.

#### **4.3 Situated at a Convenient Location for Vehicle Park**

- 4.3.1 The Application Site is located in a convenient location which is situated within 5 minutes walking distance to the HYWBCP. The cross-boundary travellers and local residents can easily walk to the HYWBCP via the underground tunnel.

#### **4.4 Would Not Jeopardize the Long-term Planning Intention**

- 4.4.1 Approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the "REC" zone and "V" zone. Also, the site is currently vacant and partly hard-paved which does not require much site formation works. This application will help to fully utilize the land resources which is compatible with the surrounding environment.
- 4.4.2 With respect to the OZP, use in support of the village and recreational development in "REC" zone and selected commercial and community uses serving the needs of the villagers in "V" zone may be permitted. While part of the land within "V" zone also falls within the village 'environs' of Tsung Yuen Ha, currently there is no small house application for the Application Site. Thus, this application would not frustrate the long-term planning intentions of both "REC" and "V" zones.

#### **4.5 Flexible Operation Mode to Accommodate Travellers' Need**

- 4.5.1 There are limit parking options for existing adjacent car parks, where Heung Yuen Wai Boundary Control Point Public Car Park only accepts vehicles with prior online booking to park. The proposed car parks will adopt a walk-in manner to the public and provide hourly, daily, weekly parking services upon the various needs of the cross-boundary travellers.

#### **4.6 Supported by Previous Planning Approvals of Similar Applications**

- 4.6.1 Planning context has substantially changed upon the full commission of HYWBCP. There were three similar applications of temporary vehicle park within the same "REC" and "V" zone in the Ta Kwu Ling North area (Nos. A/NE-TKLN/33, 35 and 37) approved with conditions by the Committee in the past 10 years mainly on the considerations of several factors, including the high compatibility of the proposed developments with the surrounding land uses and the low possibility to cause significant impacts on the traffic, environment, drainage and landscape of the area. Therefore, with the support of previous project approvals under similar circumstances, the proposed temporary vehicle park and shop and services use is not inconsistent with the surrounding land uses and it is unlikely to generate adverse impacts to the





surrounding area.

- 4.6.2 Besides, the proposed shop and services use follows the approved scheme under the A/NE-TKLN/40. With the full commission of the HYWBCP, the proposed shop and service use will help to satisfy the commercial needs in the vicinity.

**4.7 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact**

- 4.7.1 The temporary vehicle park and is visually compatible with the surrounding environment, which is mainly composed of village houses, temporary structures and workshops. There is no change to the rural village landscape character as well. No adverse visual and landscape impact is anticipated.

**4.8 No Adverse Traffic Impact**

- 4.8.1 The proposed temporary vehicle park will not incur adverse traffic impact. The traffic volume generated by the proposed temporary vehicle park is low with an estimation of around 8 to 9 trips per hour in peak hour, and most of the vehicles enter and exit the site approximately once per day only. In addition, traffic management measures have also been proposed in order to ensure pedestrian safety. Therefore, it is expected that there will not be significant negative impacts regarding the safety of road users and the traffic network of the area concerned.

**4.9 No Adverse Environmental Impact**

- 4.9.1 The proposed temporary vehicle park is a monthly rental private car park. Related activities such as car washing, repairing or similar workshop activities would not be permitted on the site. Moreover, the latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality.

**4.10 No Adverse Drainage Impact**

- 4.10.1 A stormwater flow diagram and relevant calculation has been prepared. The proposed drainage system would improve the existing drainage conditions, and ultimate discharge to the existing water course. Thus, no adverse drainage impact is anticipated.

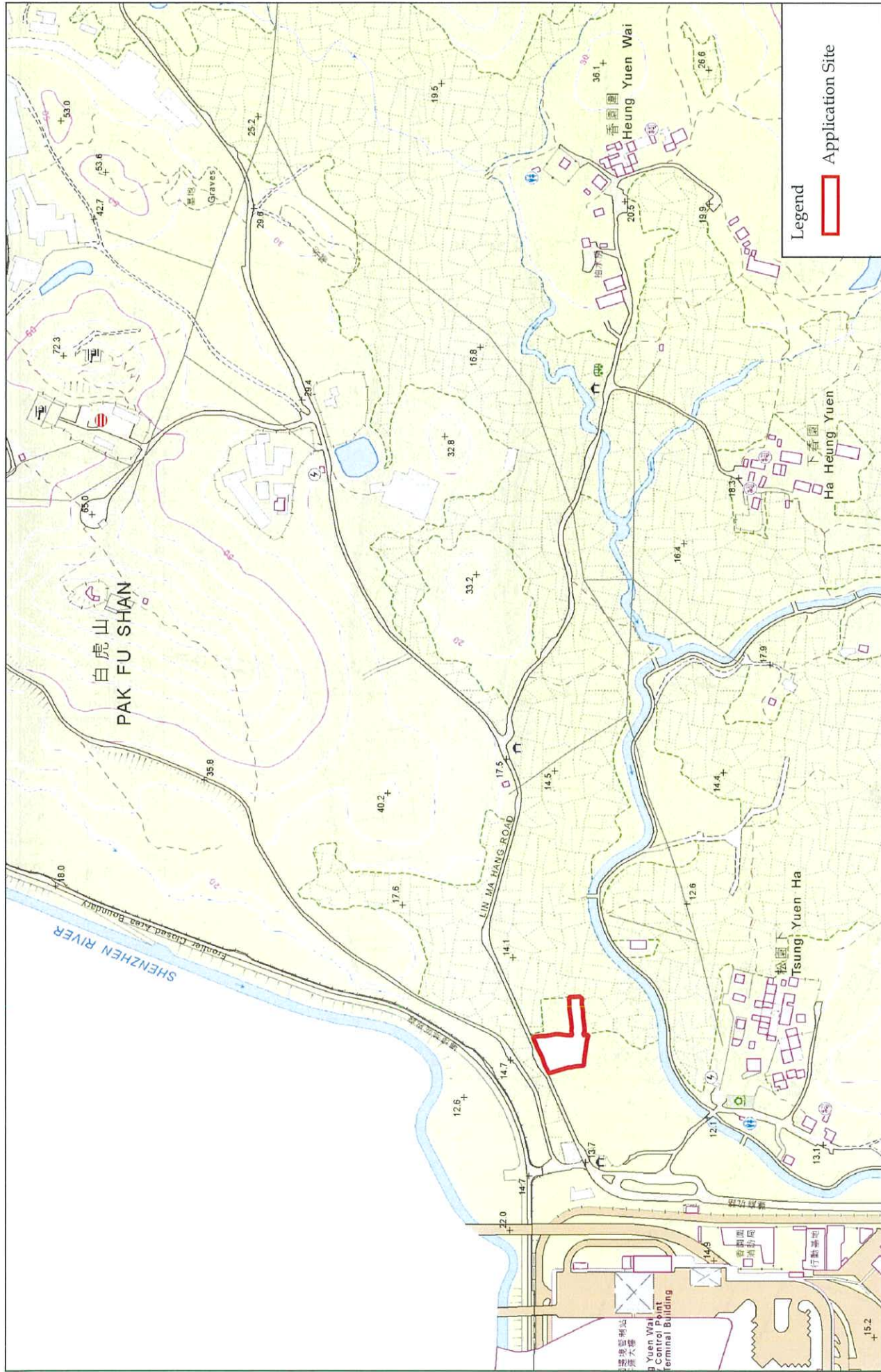
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## **5 CONCLUSION**

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- 5.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.





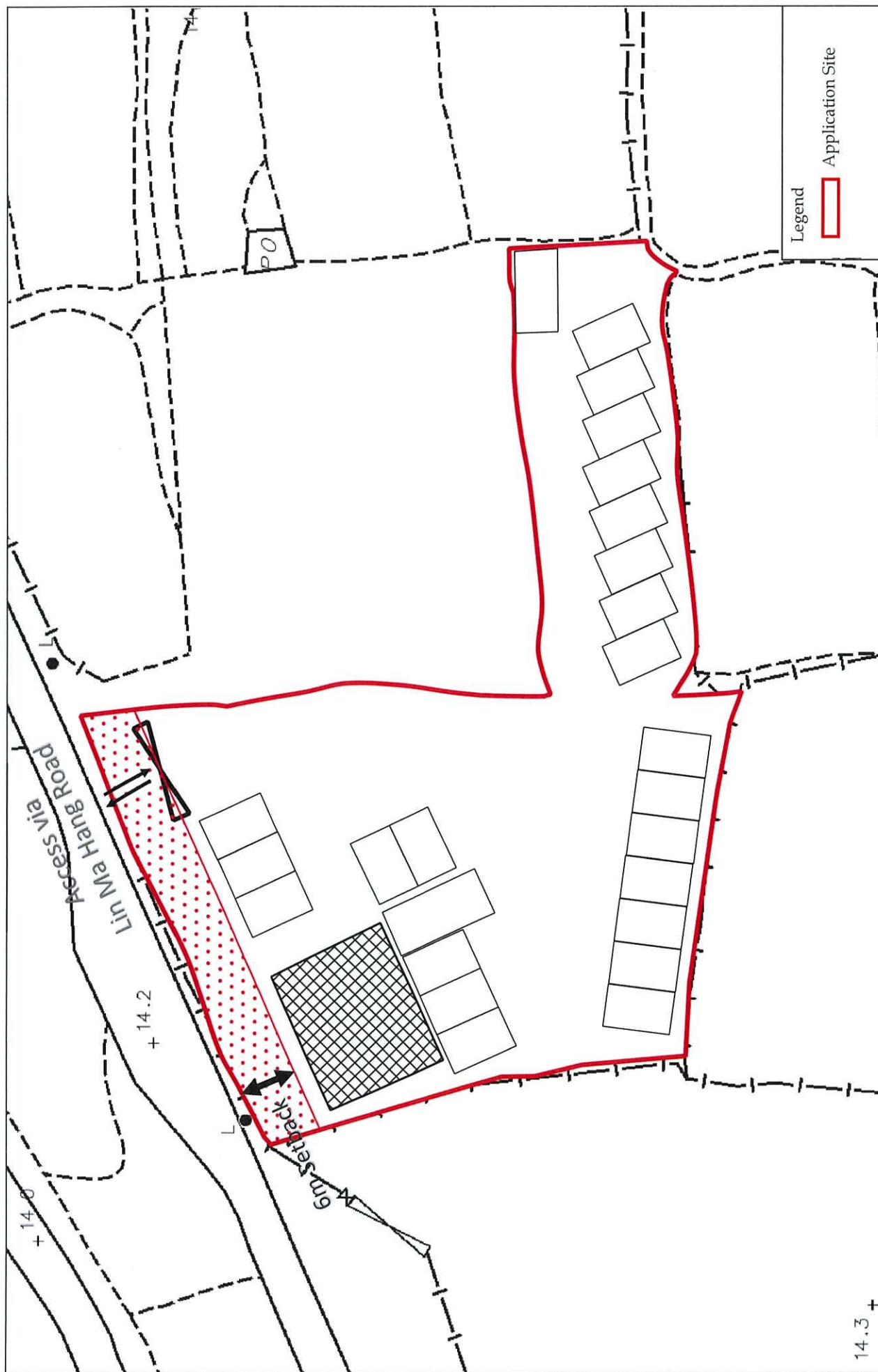
## LCH Planning and Development Consultants Limited


Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services (Convenience Store) and ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years

Figure 1 : Location Plan  
(For reference only. Not to scale.)

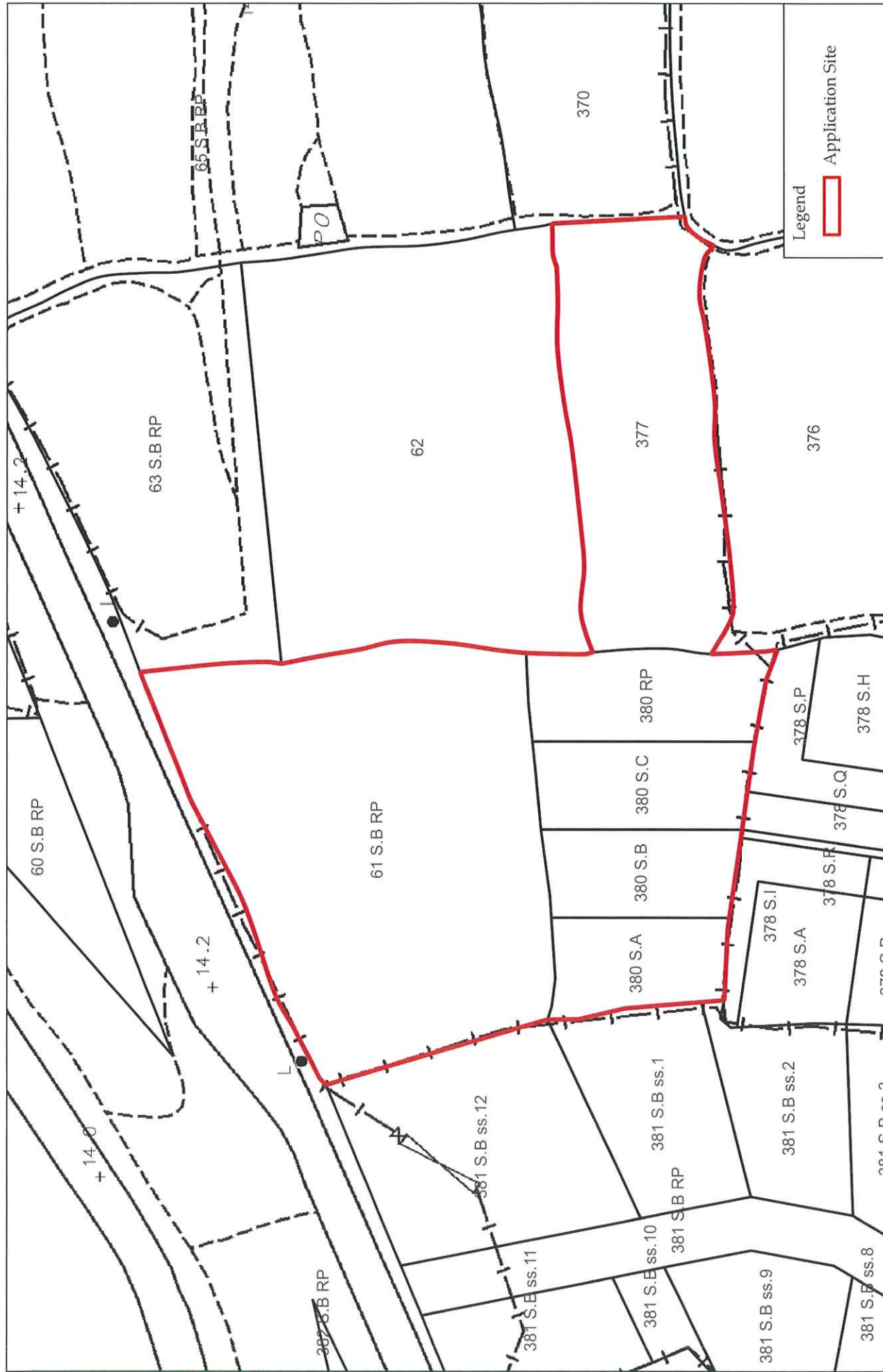
(Source: HK GEODATA STORE, HKSAR Government)





 <b>LCH Planning and Development Consultants Limited</b>	<p>Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services (Convenience Store) and ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years</p> <p>(Source: HK GEODATA STORE, HKSAR Government)</p>	
<p>Figure 2 : Site Plan</p> <p>(For reference only. Not to scale.)</p>		





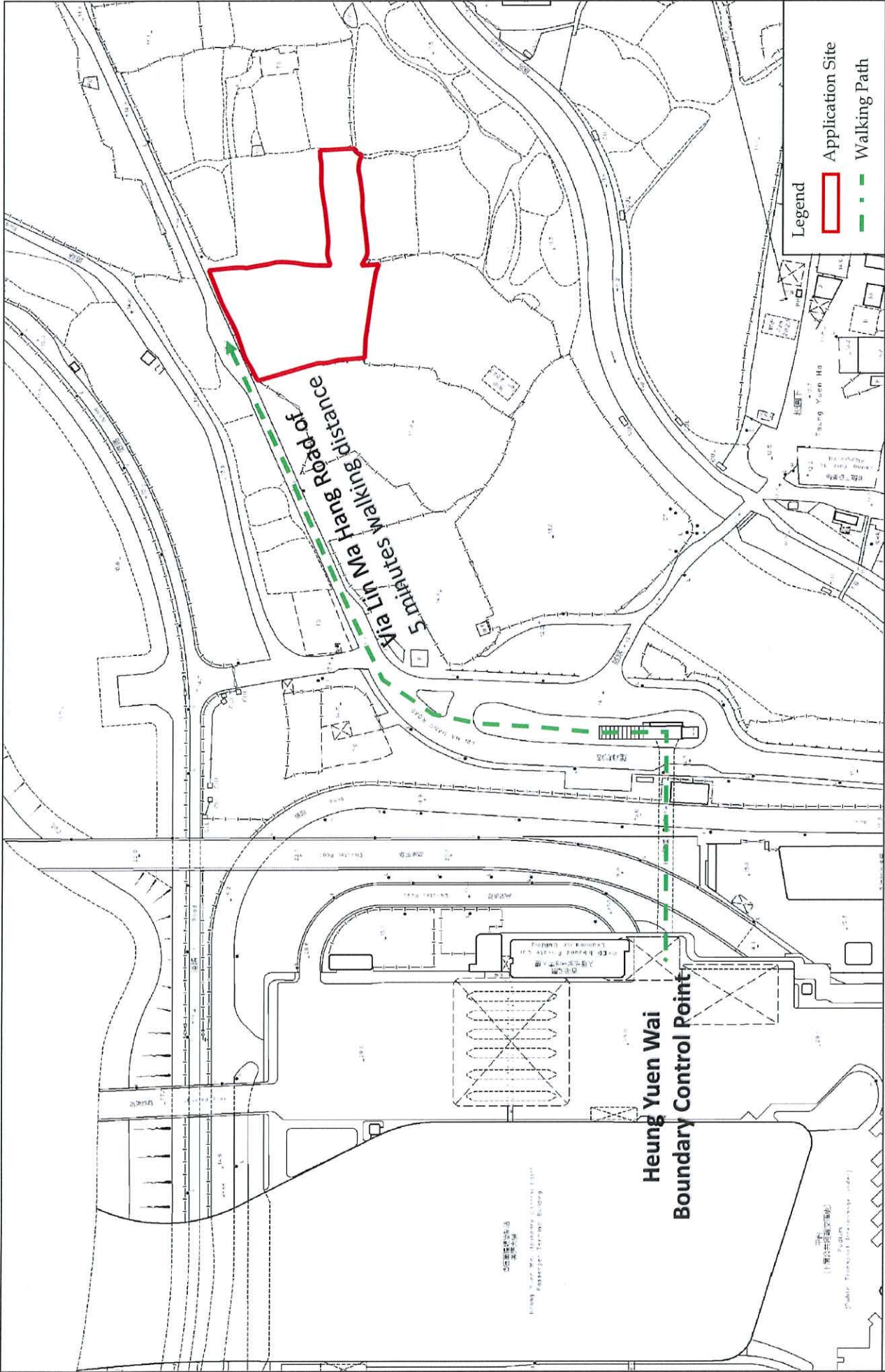
## LCH Planning and Development Consultants Limited


Figure 3 : Land Status

(For reference only. Not to scale.)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services (Convenience Store) and ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years

(Source: HK GEODATA STORE, HKSAR Government)





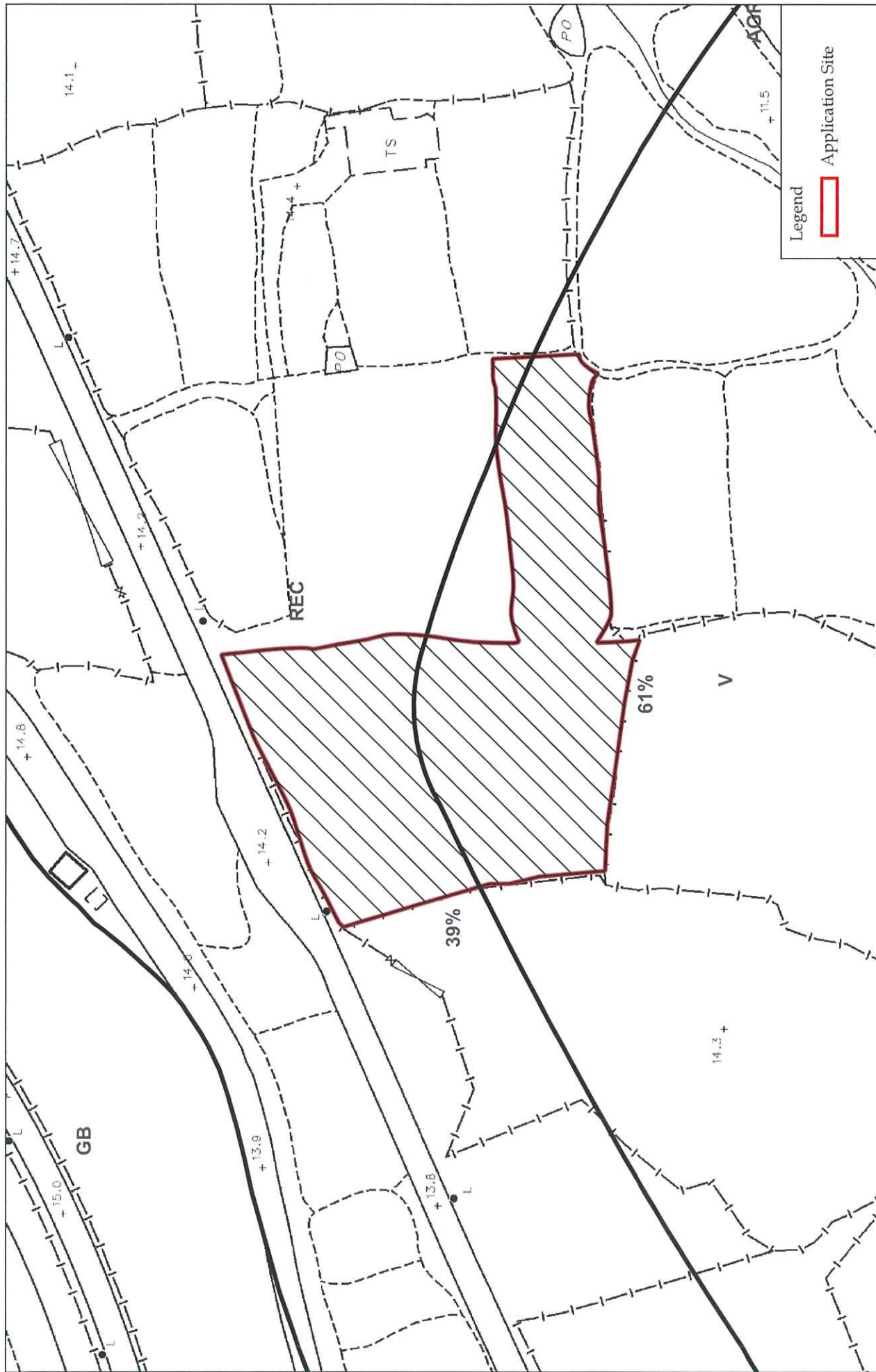
**LCH Planning and Development Consultants Limited**

**Figure 4 : Accessibility**  
*(For reference only. Not to scale.)*

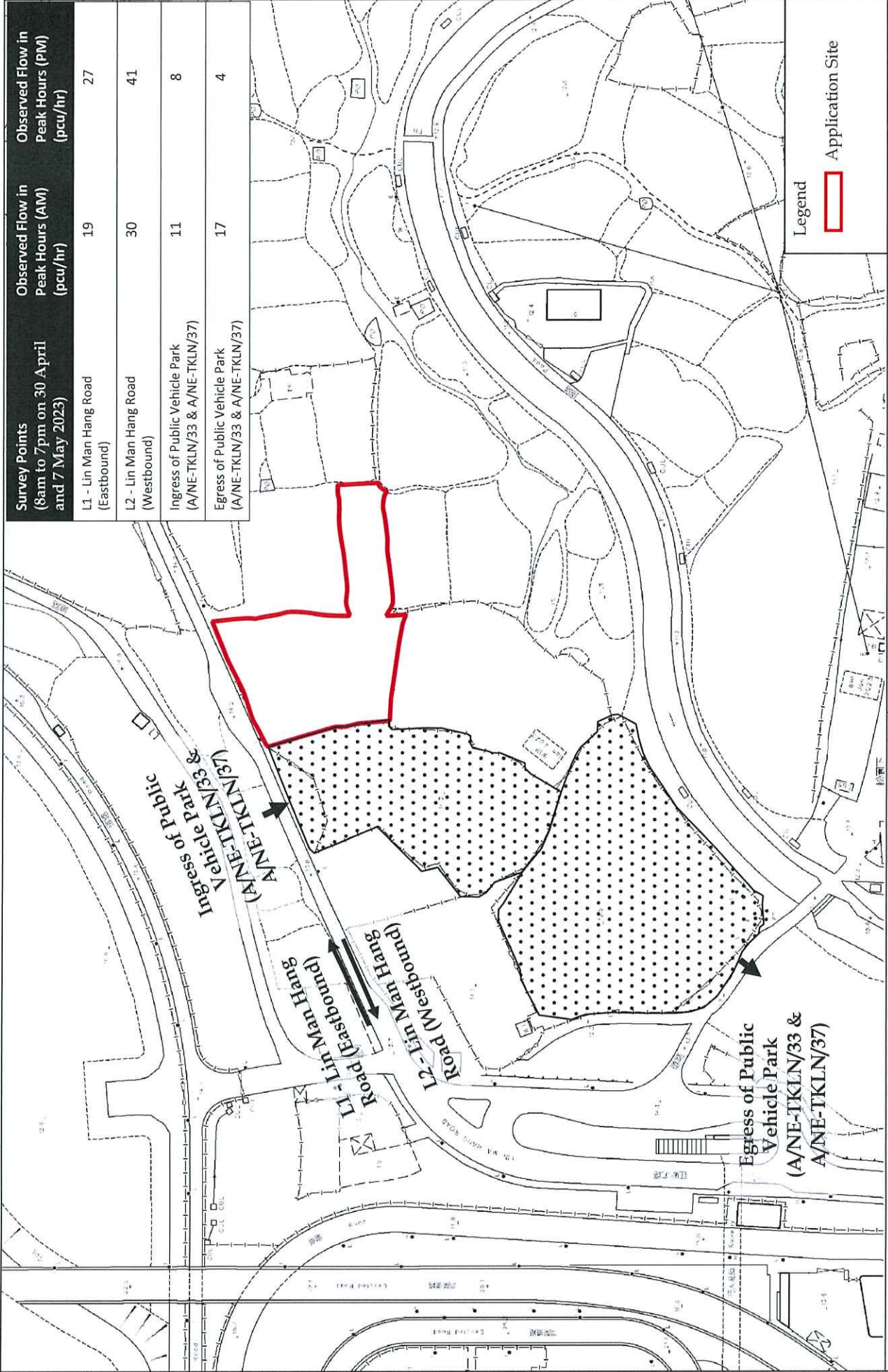
**Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services (Convenience Store) and ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years**

*(Source: HK GEODATA STORE, HKSAR Government)*





<p><b>Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services (Convenience Store) and ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years</b></p> <p><small>(Source: Town Planning Board &amp; HK GEODATA STORE, HKSAR Government)</small></p>	<p><b>LCH Planning and Development</b> Consultants Limited</p> <p>Figure 5 : Extract of Outline Zoning Plan (For reference only. Not to scale.)</p>
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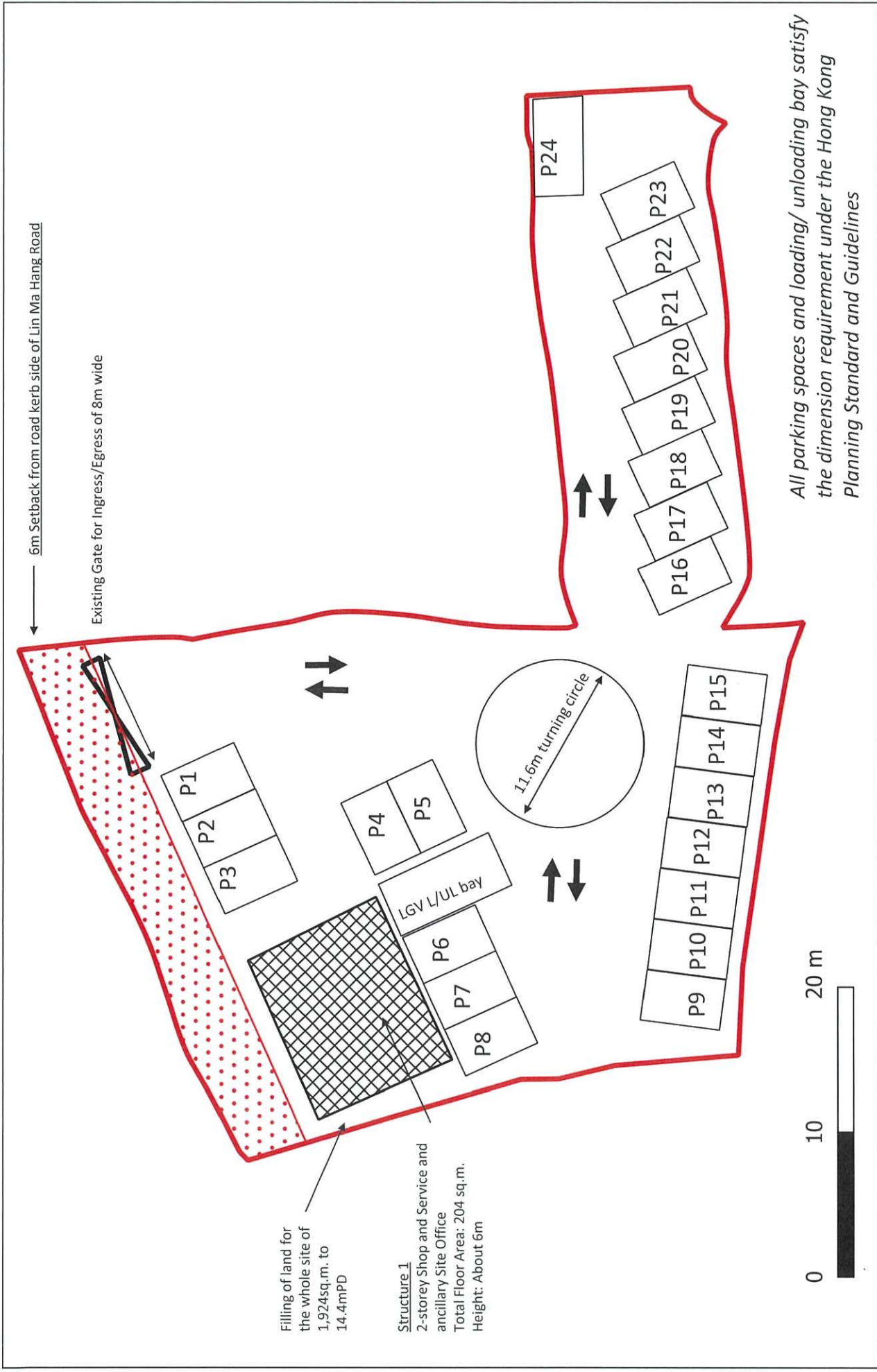
## LCH Planning and Development Consultants Limited

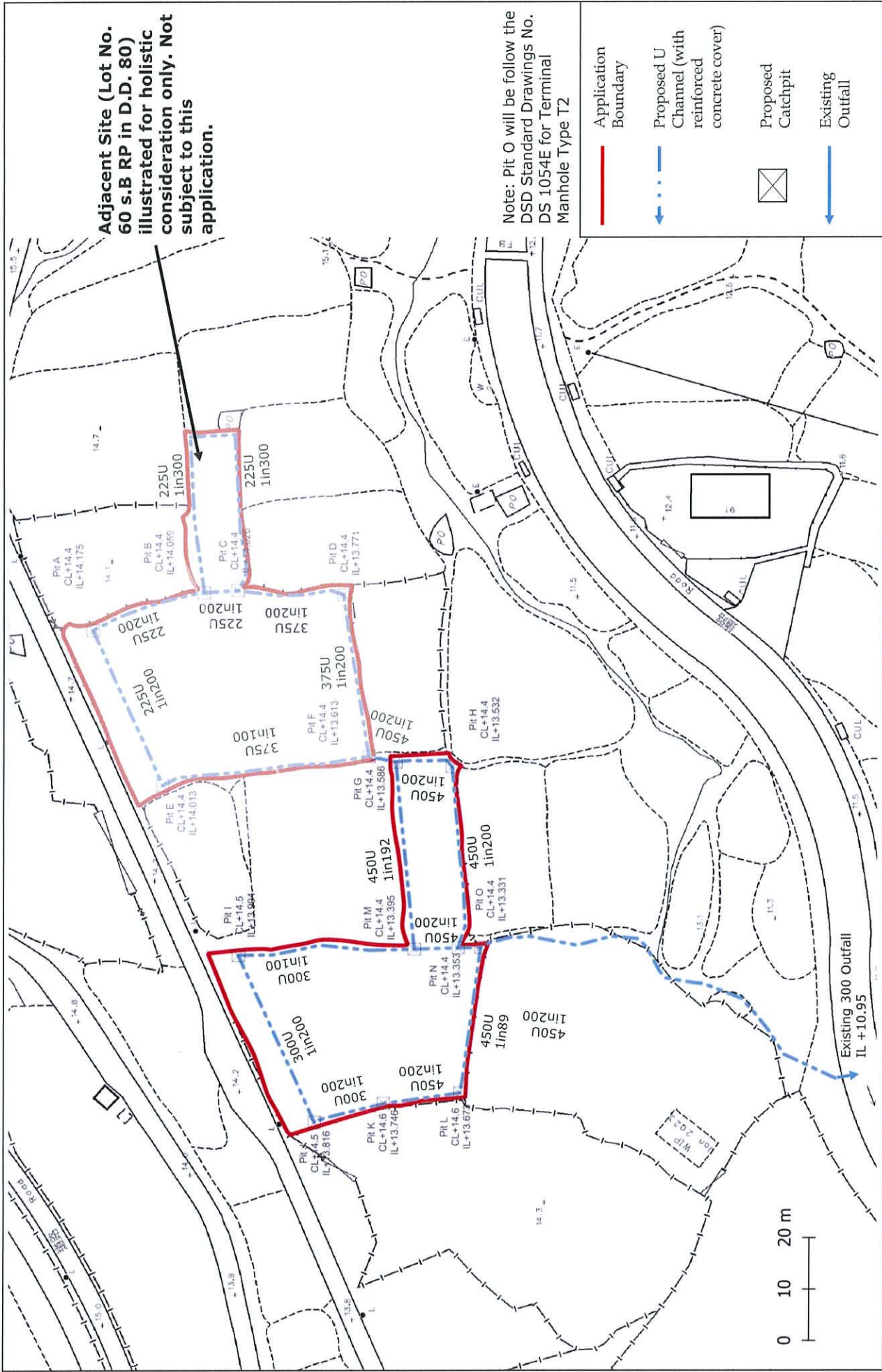
Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Services (Convenience Store) and ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

Figure 6 : Vehicle Count Survey  
(For reference only. Not to scale.)







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Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Service (Convenience Store) and ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years

(Source: HK GEODATA STORE, HKSAR Government)

Annex 2 : Indicative Stormwater Flow

**Section 16 Application for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only), Shop and Services (Convenience Store) and ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years**

Site 1

**Calculation for channels:**

<u>Catchment Zone A</u>		Lot 61s.B RP					
Area	=	927.1 sqm					
	=	0.0009271 sqkm					
Peak runoff in m <sup>3</sup> /s	=	0.278 x	0.95 x	250 mm/hr	x	0.00093 sqkm	
	=	0.0612118 m <sup>3</sup> /s					
	=	3673 liter/min					
Peak runoff in m <sup>3</sup> /s	=	<b>3,673</b>					
According to Figure 8.7 chart for the rapid design of channels, For gradient 1:200, 300UC will be suitable for zone A							
<u>Catchment Zone B</u>		Lot 377					
Area	=	479.7 sqm					
	=	0.0004797 sqkm					
Peak runoff in m <sup>3</sup> /s	=	0.278 x	0.95 x	250 mm/hr	x	0.00048 sqkm	
	=	0.0316722 m <sup>3</sup> /s					
	=	1900 liter/min					
Peak runoff in m <sup>3</sup> /s from Site 2	=	8,832					
Peak runoff in m <sup>3</sup> /s	=	<b>16,651</b>					
According to Figure 8.7 chart for the rapid design of channels, For gradient 1:200, 450UC will be suitable for zone A							
<u>Catchment Zone C</u>		Lot 380 s.A, 380 s.B, 380 s.C and 380 RP					
Area	=	517.1 sqm					
	=	0.0005171 sqkm					
Peak runoff in m <sup>3</sup> /s	=	0.278 x	0.95 x	250 mm/hr	x	0.00052 sqkm	
	=	0.0341415 m <sup>3</sup> /s					
	=	2048 liter/min					
Peak runoff from Zone A and B in m <sup>3</sup> /s	=	20,323					
Total Peak runoff in m <sup>3</sup> /s	=	<b>22,372</b>					
According to Figure 8.7 chart for the rapid design of channels, For gradient 1:200, 450UC will be suitable for zone B							
<b>Terminal</b>							
Peak runoff of whole site in m <sup>3</sup> /s	=	22372 liter/min					
Manning Equation	V	=	$R^{2/3} \times S_f^{0.5} / n$	dia	450 mm		
where	R	=	$\frac{\pi r^2}{2\pi r}$	r=	0.225 m		
		=	$\frac{r}{2}$				
		=	0.1125 m				
	n	=	0.012				
1/ 200	Sf	=	0.02				
Thus,	V	=	$\frac{0.1125^{2/3} \times 0.02^{0.5}}{2.75 \text{ m/sec}}$	2/3	x	0.02	0.012
Provide 450mm dia underground pipe (1:200)							
Maximum Capacity (Q <sub>max</sub> )	=	V x A					
	=	$2.75 \times \frac{\pi r^2}{4}$					
	=	0.4365796 m/sec					
1 nos of pipe	=	<b>26,195</b> liter/min	>	22,372	OK	85%	



**Section 16 Application for Temporary Public Vehicle Park (Private Cars), Shop and Services (Convenience Store) and ancillary office and at Lot Nos. 60 s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years**

Site 2

**Calculation for channels:**

Catchment Zone A

Area	=	322.9 sqm			
	=	0.0003229 sqkm			
Peak runoff in m <sup>3</sup> /s	=	0.278 x	0.95 x	250 mm/hr x	0.00032 sqkm
	=	0.0213195 m <sup>3</sup> /s			
	=	<b>1,279</b> liter/min			

According to Figure 8.7 chart for the rapid design of channels,  
For gradient 1:300, 225UC will be suitable for zone A

Catchment Zone B

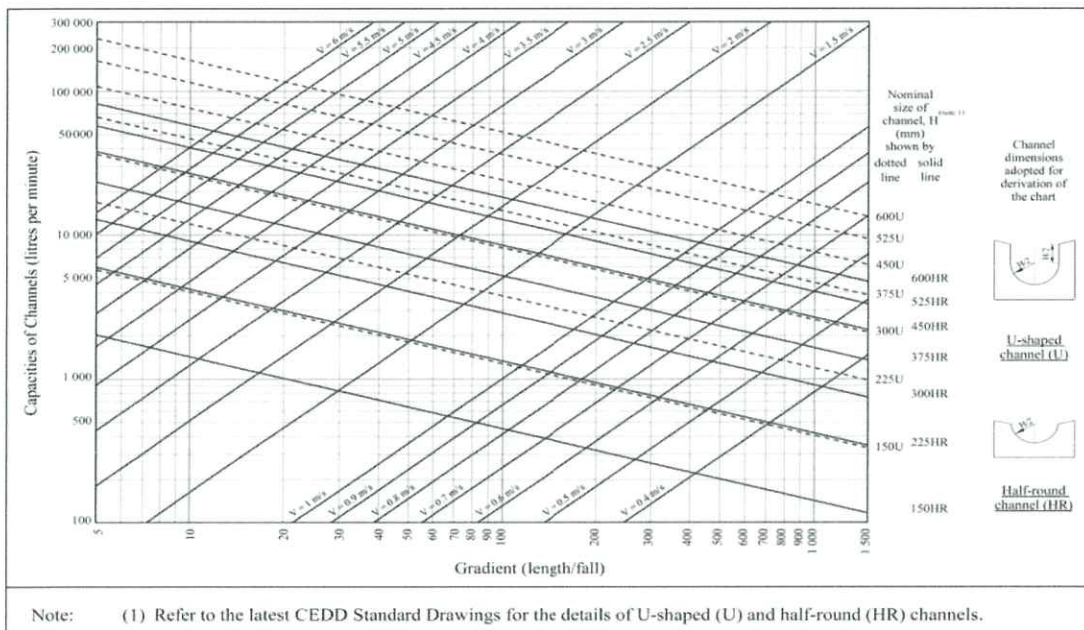
Area	=	791.8 sqm			
	=	0.0007918 sqkm			
Peak runoff in m <sup>3</sup> /s	=	0.278 x	0.95 x	250 mm/hr x	0.00079 sqkm
	=	0.0522786 m <sup>3</sup> /s			
	=	<b>3,137</b> liter/min			

According to Figure 8.7 chart for the rapid design of channels,  
For gradient 1:200, 225UC will be suitable for zone B

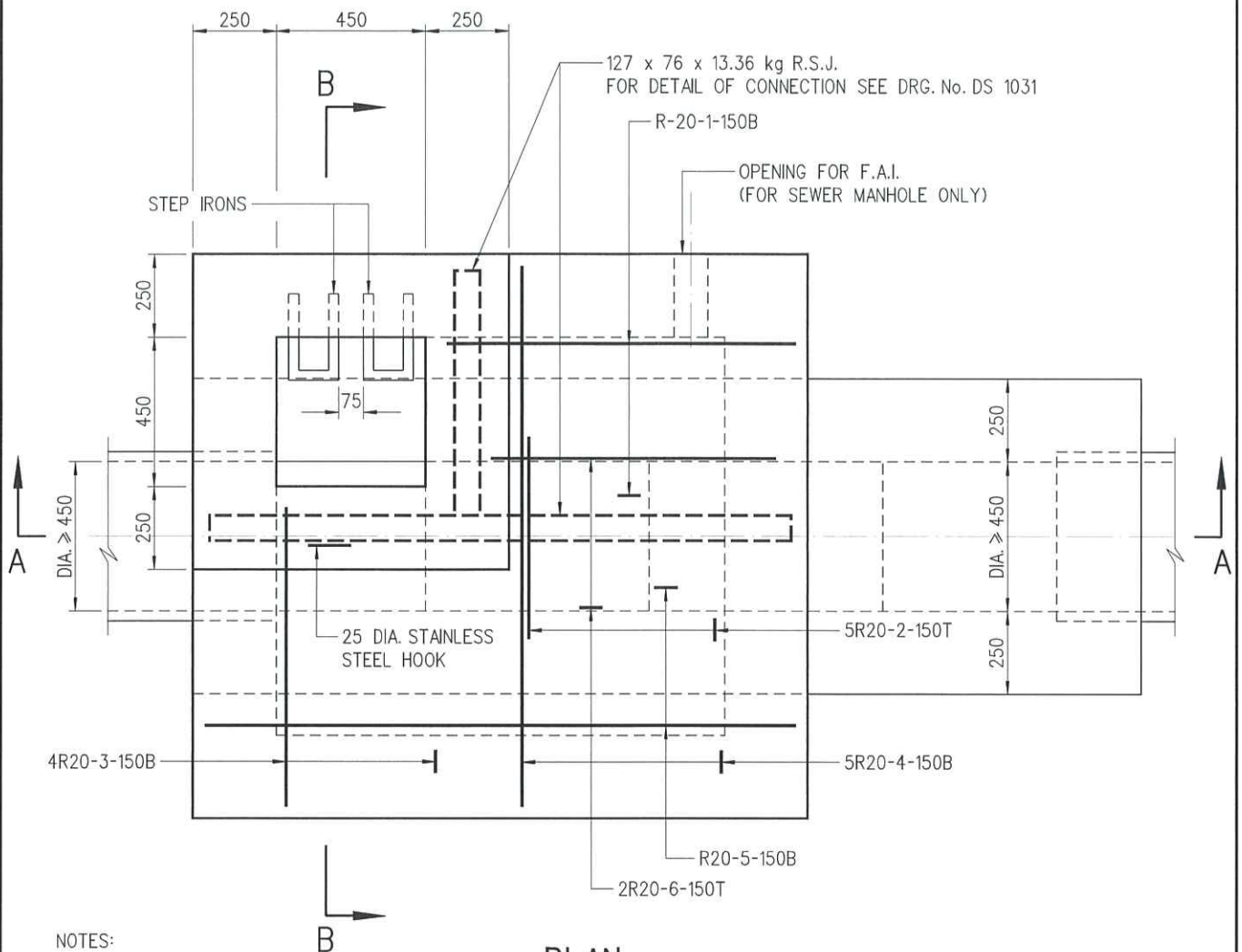
Catchment Zone C

Area	=	1113.3 sqm			
	=	0.0011133 sqkm			
Peak runoff in m <sup>3</sup> /s	=	0.278 x	0.95 x	250 mm/hr x	0.00111 sqkm
	=	0.0735056 m <sup>3</sup> /s			
	=	<b>4410</b> liter/min			
Peak runoff from Zone A and B in m <sup>3</sup> /s	=	<b>4416</b>			
Total Peak runoff in m <sup>3</sup> /s	=	<b>8,832</b>			

According to Figure 8.7 chart for the rapid design of channels,  
For gradient 1:200, 375UC will be suitable for zone C







NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NOTATION OF : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS REINFORCEMENT FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
3. B DENOTES GRADE 500B RIBBED REINFORCEMENT.
4. R DENOTES GRADE 250 PLAIN REINFORCEMENT.
5. PIPE DIAMETER : EQUAL OR GREATER THAN 450 mm
6. NORMAL RANGE : 1750 TO 4250 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT) OF DEPTH
7. USED IN : STORMWATER DRAIN AND SEWER
8. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
9. TOP TREATMENT : SEE DRAWING No. DS 1032
10. STEP IRON : SEE DRAWING No. DS 1043
11. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
12. CONCRETE MIX : GRADE 30/20
13. DIAMETER OF F.A.I. NORMALLY 100 mm
14. MINIMUM COVER AT END OF BARS 40 mm
15. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
16. THIS STANDARD DRAWING IS APPLICABLE TO EXISTING TERMINAL MANHOLE ONLY. THE STANDARD TERMINAL MANHOLE TYPE T2.1 IN DSD STANDARD DRAWING NO. DS1091 SHOULD BE ADOPTED INSTEAD FOR NEW TERMINAL MANHOLE WITH SIMILAR DEPTH AND PIPE SIZE.

**PLAN**

E	NOTE 16 ADDED	ORIGINAL SIGNED	13.1.2016
D	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
C	NOTE 12 REVISED	ORIGINAL SIGNED	24.11.2014
B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

**TERMINAL MANHOLE  
TYPE T2**

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE

DRAWING No.

SCALE

1 : 20

**DS 1054E**  
( SHEET 1 OF 3 )



E	NOTE 16 ADDED	ORIGINAL SIGNED	13.1.2016
D	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
C	NOTE 12 REVISED	ORIGINAL SIGNED	24.11.2014
B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
<b>REV.</b>	<b>DESCRIPTION</b>	<b>SIGNATURE</b>	<b>DATE</b>

# TERMINAL MANHOLE TYPE T2

## DRAINAGE SERVICES DEPARTMENT

REFERENCE	DRAWING No.  DS 1054E ( SHEET 2 OF 3 )
SCALE 1 : 20	



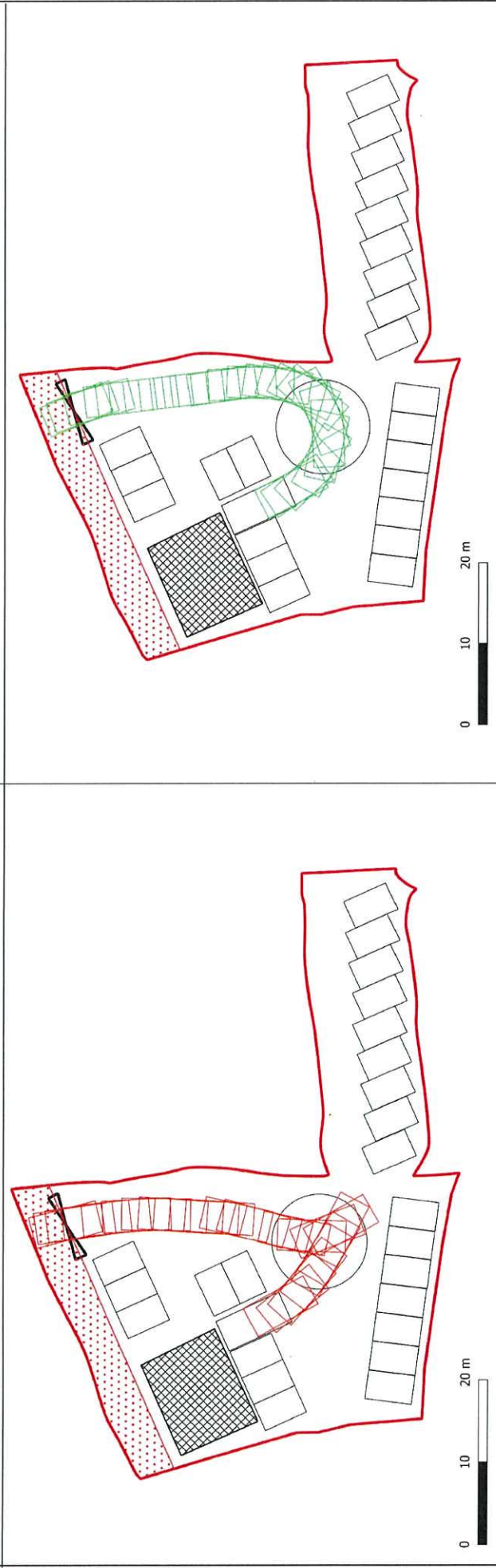
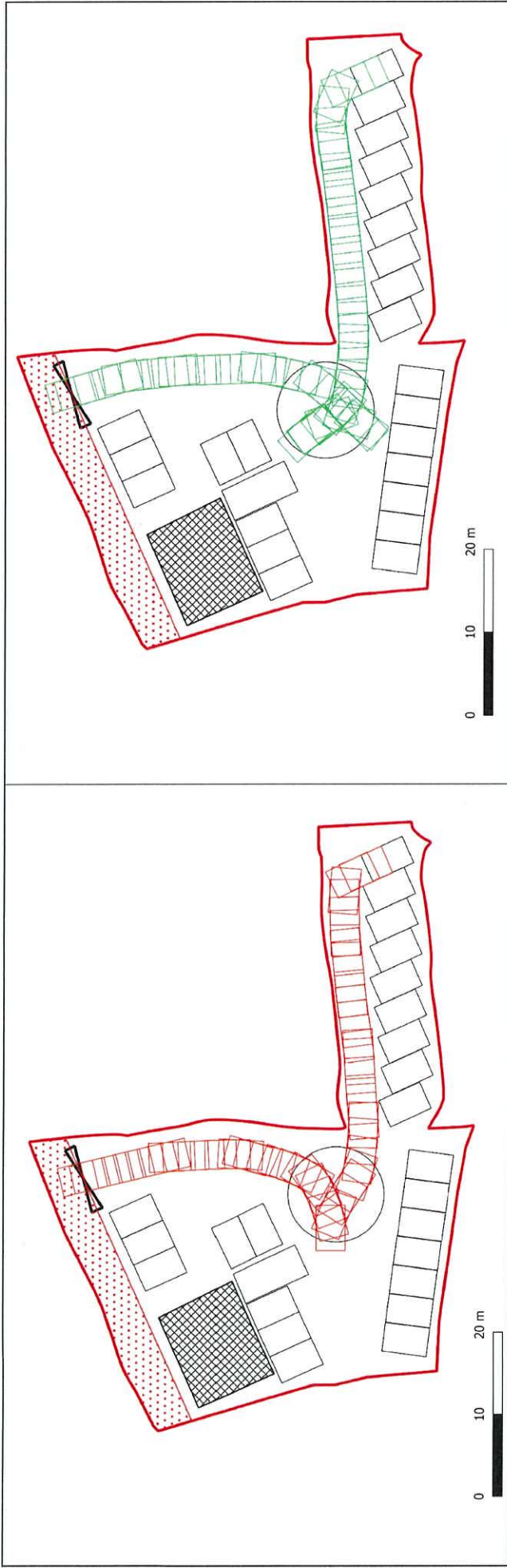
E	NOTE 16 ADDED	ORIGINAL SIGNED	13.1.2016
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B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
<b>REV.</b>	<b>DESCRIPTION</b>	<b>SIGNATURE</b>	<b>DATE</b>

# TERMINAL MANHOLE TYPE T2

## DRAINAGE SERVICES DEPARTMENT

REFERENCE	DRAWING No.  DS 1054E ( SHEET 3 OF 3 )
SCALE 1 : 20	





<p><b>LCH Planning and Development Consultants Limited</b></p> <p>Annex 3 : Swept Path</p>	<p>Section 16 Application for Temporary Public Vehicle Park (Private Cars Only), Shop and Service (Convenience Store) and ancillary office at Lot Nos. 377, 380 s.A, 380 s.B, 380 s.C and 380 RP in D.D. 78 and 61s.B RP in D.D. 80, Heung Yuen Wai, New Territories for a period of 3 Years</p>
<p>(Source: HK GEODATA STORE, HKSAR Government)</p>	





**LCH Planning and Development**  
Consultants Limited

**Appendix Ib of RNTPC**  
**Paper No. A/NE-TKLN/57A**

Our Ref.: PD2305002/04  
Your Ref.: TPB/A/NE-TKLN/57

4 July 2023

By Email

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

Dear Sir/ Madam,

**S.16 APPLICATION NO. A/NE-TKLN/57**

We refer to the email dated 3 July 2023 of the captioned.

Please find attached our replies to the departmental comments for your consideration. Since this Further Information only involves technical clarification and responses to comments without changing the scheme, and there is no major change in the assumption and methodologies, findings and proposed mitigation measures, according to TPB PG-No. 32A, this Further Information should be exempted from publication and recounting requirements.

Should you require further information or have any query, please feel free to contact the undersigned at

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho RPS (GP)(PD)**  
Director

Encl.  
c.c. the Applicant



# LCH Planning and Development Consultants Limited

Section 16 Application No. A/NE-TKLN/57

## Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses																																																							
1.	Comments from Transport Department received on 3 July 2023																																																								
a	The applicant should substantiate the traffic generation and attraction from and to their public car parks and the traffic impact to the nearby road links and junctions, in particular whether there would be any issue on the road capacity of the adjacent Lin Ma Hang Road, which is now a single track access with traffic of both directions.	<p>Well noted of the comments. Relevant assessment has been conducted in the submitted planning statement report section 3.6. Reflecting that the Lin Ma Hang Road is a single access road with traffic of both directions, the combined design V/C ratio in 2026 is only <math>0.05 + 0.07 = 0.12</math> in the AM session while <math>0.06 + 0.09 = 0.15</math> in the PM session.</p> <table><tr><th>No.</th><th>Road Link (Direction)</th><th>Link Capacity (veh/hr)</th><th colspan="2">Reference Flow (veh/hr)</th><th colspan="2">Reference V/C Ratio</th><th colspan="2">Design Flow (veh/hr)</th><th colspan="2">Design V/C Ratio</th></tr><tr><td></td><td></td><td></td><td>AM</td><td>PM</td><td>AM</td><td>PM</td><td>AM</td><td>PM</td><td>AM</td><td>PM</td></tr><tr><td>L1</td><td>Lin Ma Hang Road (Eastbound)</td><td>600</td><td><math>19 \times</math> <math>1,035 + 1</math> <math>= 21</math></td><td><math>27 \times</math> <math>1,035 + 1</math> <math>= 29</math></td><td>0.04</td><td>0.05</td><td><math>21 +</math> <math>4 + 3</math> <math>= 28</math></td><td><math>29 +</math> <math>4 + 3</math> <math>= 36</math></td><td>0.05</td><td>0.06</td></tr><tr><td>L2</td><td>Lin Ma Hang Road (Westbound)</td><td>600</td><td><math>30 \times</math> <math>1,035 + 1</math> <math>= 33</math></td><td><math>41 \times</math> <math>1,035 + 1</math> <math>= 44</math></td><td>0.06</td><td>0.08</td><td><math>33 +</math> <math>5 + 4</math> <math>= 42</math></td><td><math>44 +</math> <math>4 + 3</math> <math>= 51</math></td><td>0.07</td><td>0.09</td></tr><tr><td></td><td>Lin Ma Hang Road (East Bound + Westbound)</td><td>600</td><td><math>21 + 33 =</math> <math>54</math></td><td><math>29 + 44 =</math> <math>73</math></td><td><math>0.04 +</math> <math>0.06 =</math> <math>0.1</math></td><td><math>0.05 +</math> <math>0.08 =</math> <math>0.13</math></td><td><math>28 +</math> <math>42 =</math> <math>70</math></td><td><math>36 + 51 =</math> <math>87</math></td><td><math>0.05 +</math> <math>0.07 =</math> <math>0.12</math></td><td><math>0.06 +</math> <math>0.09 =</math> <math>0.15</math></td></tr></table>	No.	Road Link (Direction)	Link Capacity (veh/hr)	Reference Flow (veh/hr)		Reference V/C Ratio		Design Flow (veh/hr)		Design V/C Ratio					AM	PM	AM	PM	AM	PM	AM	PM	L1	Lin Ma Hang Road (Eastbound)	600	$19 \times$ $1,035 + 1$ $= 21$	$27 \times$ $1,035 + 1$ $= 29$	0.04	0.05	$21 +$ $4 + 3$ $= 28$	$29 +$ $4 + 3$ $= 36$	0.05	0.06	L2	Lin Ma Hang Road (Westbound)	600	$30 \times$ $1,035 + 1$ $= 33$	$41 \times$ $1,035 + 1$ $= 44$	0.06	0.08	$33 +$ $5 + 4$ $= 42$	$44 +$ $4 + 3$ $= 51$	0.07	0.09		Lin Ma Hang Road (East Bound + Westbound)	600	$21 + 33 =$ $54$	$29 + 44 =$ $73$	$0.04 +$ $0.06 =$ $0.1$	$0.05 +$ $0.08 =$ $0.13$	$28 +$ $42 =$ $70$	$36 + 51 =$ $87$	$0.05 +$ $0.07 =$ $0.12$	$0.06 +$ $0.09 =$ $0.15$
No.	Road Link (Direction)	Link Capacity (veh/hr)	Reference Flow (veh/hr)		Reference V/C Ratio		Design Flow (veh/hr)		Design V/C Ratio																																																
			AM	PM	AM	PM	AM	PM	AM	PM																																															
L1	Lin Ma Hang Road (Eastbound)	600	$19 \times$ $1,035 + 1$ $= 21$	$27 \times$ $1,035 + 1$ $= 29$	0.04	0.05	$21 +$ $4 + 3$ $= 28$	$29 +$ $4 + 3$ $= 36$	0.05	0.06																																															
L2	Lin Ma Hang Road (Westbound)	600	$30 \times$ $1,035 + 1$ $= 33$	$41 \times$ $1,035 + 1$ $= 44$	0.06	0.08	$33 +$ $5 + 4$ $= 42$	$44 +$ $4 + 3$ $= 51$	0.07	0.09																																															
	Lin Ma Hang Road (East Bound + Westbound)	600	$21 + 33 =$ $54$	$29 + 44 =$ $73$	$0.04 +$ $0.06 =$ $0.1$	$0.05 +$ $0.08 =$ $0.13$	$28 +$ $42 =$ $70$	$36 + 51 =$ $87$	$0.05 +$ $0.07 =$ $0.12$	$0.06 +$ $0.09 =$ $0.15$																																															
b	In connection to the above single track access which do not have any proper footpath to demarcate the vehicles and pedestrians, the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety near their car parks.	<p>The conclusion that the capacity of the Lin Ma Hang Road would be performing satisfactorily during the peak periods for both Reference and Design Scenarios, and no adverse traffic impact is anticipated, are maintained.</p> <p>Well noted of the comments. 'stop' and 'beware of pedestrian' signages will be erected at the ingress/ egress to provide sufficient warnings to the vehicles, so as to ensure pedestrian safety. Beside, notices will be posted near the entrance of the car park to remind the pedestrians about the route to the Heung Yuen Wai Boundary Control Point, and that Lin Ma Hang Road is a single track access which should be careful when passing by.</p>																																																							



		At least 6m setback is reserved from the road kerb side of Lin Ma Hang Road to the ingress/ egress point. Sufficient space will be provided within the site along Lin Ma Hang Road to facilitate pedestrian movement.
2.	<i>Comments from Hong Kong Police Force received on 3 July 2023</i>	
a	The applied land use is anticipated to cause increased traffic flow that traffic impact assessment should be taken into consideration.	Well noted. Relevant assessment on the traffic generation and attraction have been submitted to the Transport Department, Highways Department and other relevant department for their comments. The anticipated increased traffic flow has been considered in the assessment.
b	The section of Lin Ma Hang Road connecting the concerned land is a one-lane two-way road that appropriate measures of handling contra-flow traffic should be provided to TD, Police, and other relevant departments' consideration to ensure smooth local traffic.	Well noted. Relevant assessment on the traffic generation and attraction have been submitted to the Transport Department, Highways Department and other relevant department for their comments.



**LCH Planning and Development**  
Consultants Limited

**Appendix Ic of RNTPC**  
**Paper No. A/NE-TKLN/57A**

Our Ref.: PD2305002/11  
Your Ref.: TPB/A/NE-TKLN/57

3 August 2023

By Email

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

Dear Sir/ Madam,

**S.16 APPLICATION NO. A/NE-TKLN/57**

We refer to the emails dated 12 July 2023 and 31 July 2023 of the captioned.

Please find attached our replies to the departmental comments for your consideration. Since this Further Information only involves technical clarification and responses to comments without changing the scheme, and there is no major change in the assumption and methodologies, findings and proposed mitigation measures, according to TPB PG-No. 32A, this Further Information should be exempted from publication requirements.

Should you require further information or have any query, please feel free to contact the undersigned at

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho RPS (GP)(PD)**  
Director

Encl.  
c.c. the Applicant





# LCH Planning and Development Consultants Limited

Section 16 Application No. A/NE-TKLN/57

## Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from District Planning Officer/Shu Tin, Tai Po and North, Planning Department received on 12 July 2023</i>	
a	As mentioned in the Planning Statement, the building form and building bulk in the captioned application follows the approved scheme of application A/NE-TKLN/40. Nevertheless, please confirm whether the existing two-storey structure in the northern part of the application site (the Site) will be kept for the proposed Shop and Services (Convenience Store) with Ancillary Office (the proposed use) under the captioned application.	Well received and confirmed.
b	Please provide justifications to explain why the proposed use is necessary.	<p>We wish to reiterate that the proposed structures under application A/NE-TKLN/40 was approved on 25.6.2021. Under the current application, there is no change in the building form and building bulk to the approved scheme.</p> <p>According to the information available, there is only a few of retail space in the Passenger Terminal Building of the HYW BCP<sup>1</sup>. According to the statistics of Immigration Department, the total daily traveller traffic in weekend/ holiday will be more than 50,000,000 persons while in a normal weekday will be more than 35,000,000 persons<sup>2</sup>. Considering that HYW BCP is different from other BCP which are served with mass transit railway, the demand of travellers is not concentrated within a confined space and hence will look for alternatives. The existing provision of the 2 retail shops is far considered as sufficient.</p>

<sup>1</sup> Source: <https://www.gpa.gov.hk/en/tender-quotation-notices/award-of-contracts/tenancy-of-government-properties.html>

<sup>2</sup> Source: <https://www.immd.gov.hk/eng/facts/passenger-statistics-menu.html>

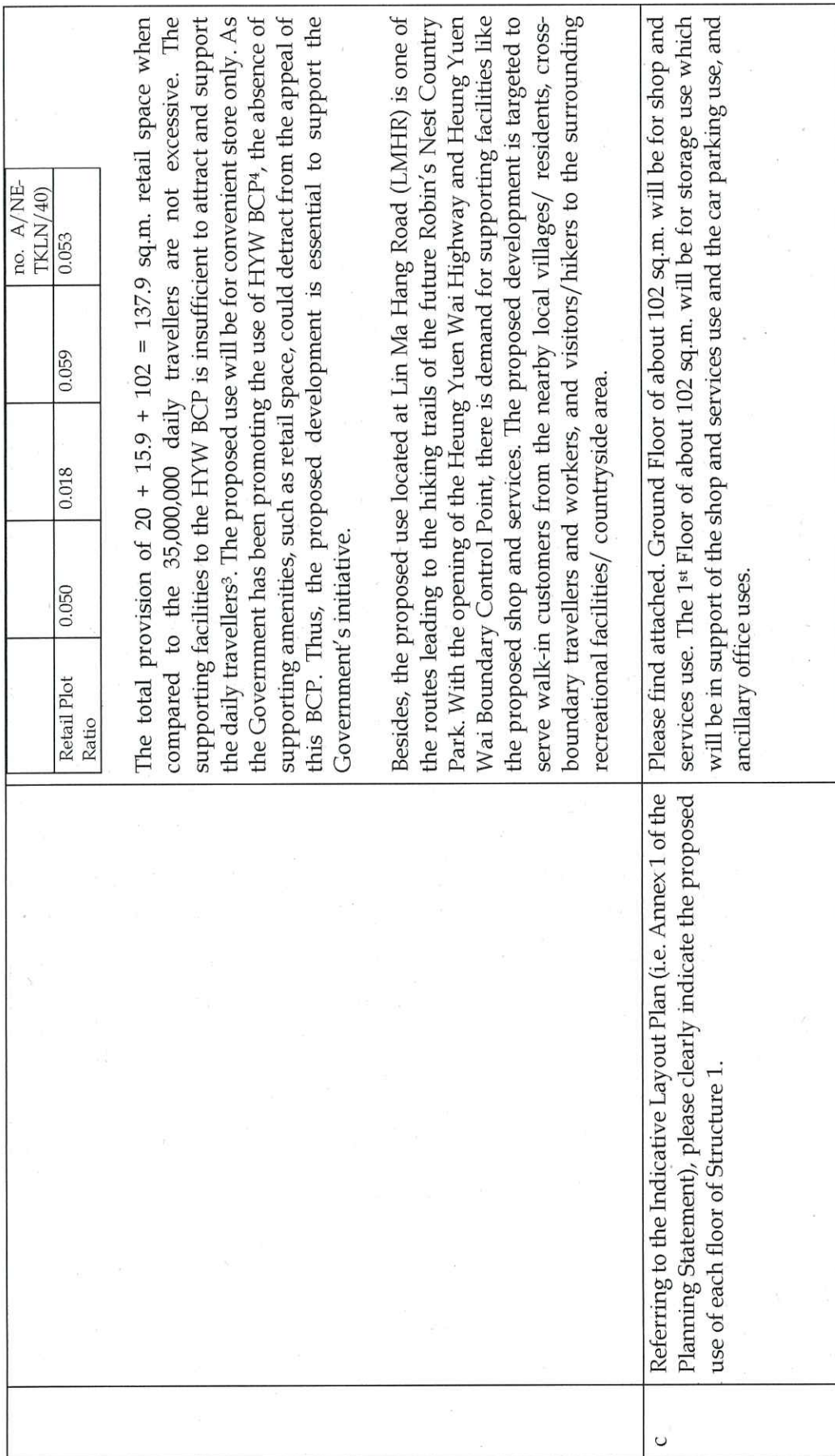


There are only four approved planning applications providing shop and services use in the close vicinity of the HYW BCP, with a brief summary as below:

Application No.	A/NE-TKLN/23	A/NE-TKLN/35	A/NE-TKLN/39	A/NE-TKLN/40
Approval Date	5.2.2021	8.1.2021	28.5.2021	25.6.2021
Site Area (sq.m.)	5,147	1,116.05	270.5	923
Total Floor Area (sq.m.)	1,549.6	200	255.8	204
Floor Area for Retail Portion (sq.m.)	255.37	20	15.9	117

Application No. A/NE-TKLN/23 is a proposed holiday/ weekend destination and its retail portion mainly serves the internal demand. Thus, with the approval of this application, the total retail provision will be as follow:

Application No.	A/NE-TKLN/23	A/NE-TKLN/35	A/NE-TKLN/39	A/NE-TKLN/57
Approval Date	5.2.2021	8.1.2021	28.5.2021	/
Site Area (sq.m.)	5,147	1,116.05	270.5	1,924
Total Floor Area (sq.m.)	1,549.6	200	255.8	204
Floor Area for Retail Portion (sq.m.)	255.37 (Mainly serve the demand from the campers)	20	15.9	102 (building bulk smaller than approved under application)

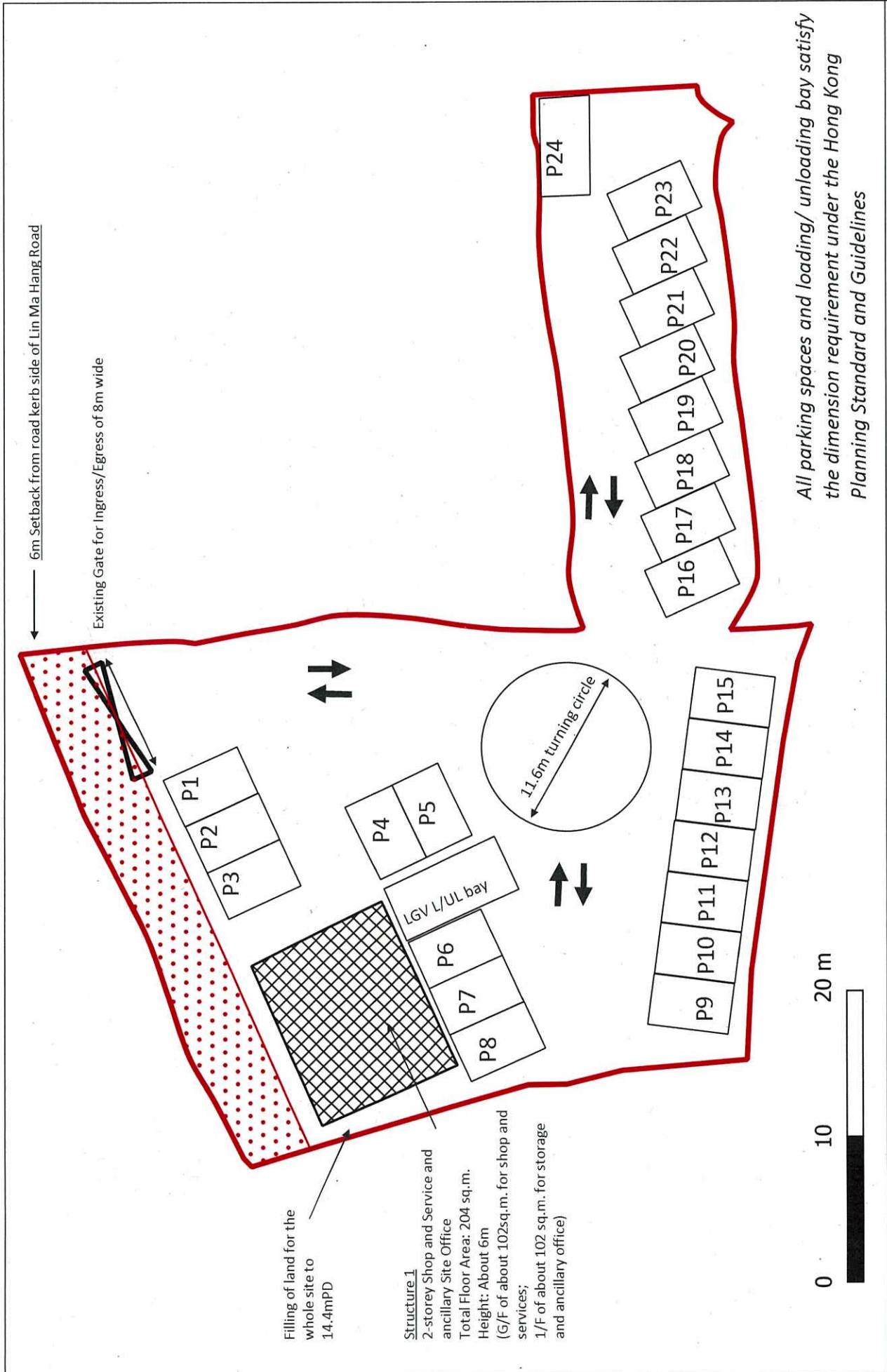


<sup>4</sup> Reference: <https://www.tlb.gov.hk/tc/blog/20230204.html>



<i>Comments from Transport Department received on 31 July 2023</i>			
2.	<table><tr><td>In connection to the above single track access which do not have any proper footpath to demarcate the vehicles and pedestrians, the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety near their car park.</td><td>The proposed setback area will be the footway. Applicant will impose railings/ barriers on the proposed set back area, with markings on the ground to demarcate the footway on the proposed set back area from the existing Lin Ma Hang Road. Warning signs will be considered to provide along the railings/ barriers to remind drivers about the footway.</td></tr></table>	In connection to the above single track access which do not have any proper footpath to demarcate the vehicles and pedestrians, the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety near their car park.	The proposed setback area will be the footway. Applicant will impose railings/ barriers on the proposed set back area, with markings on the ground to demarcate the footway on the proposed set back area from the existing Lin Ma Hang Road. Warning signs will be considered to provide along the railings/ barriers to remind drivers about the footway.
In connection to the above single track access which do not have any proper footpath to demarcate the vehicles and pedestrians, the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety near their car park.	The proposed setback area will be the footway. Applicant will impose railings/ barriers on the proposed set back area, with markings on the ground to demarcate the footway on the proposed set back area from the existing Lin Ma Hang Road. Warning signs will be considered to provide along the railings/ barriers to remind drivers about the footway.		







**LCH Planning and Development**  
Consultants Limited

Our Ref.: PD2305002/13  
Your Ref.: TPB/A/NE-TKLN/57

11 August 2023

By Email

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

Dear Sir/ Madam,

**S.16 APPLICATION NO. A/NE-TKLN/57**

We refer to the email dated 4 August 2023 of the captioned.

Please find attached our replies to the departmental comments for your consideration. Since this Further Information only involves responses to comments without changing the scheme, and there is no major change in the assumption and methodologies, findings and proposed mitigation measures, according to TPB PG-No. 32A, this Further Information should be accepted and exempted from publication requirements.

Should you require further information or have any query, please feel free to contact our Ms. Emily Hui or the undersigned at

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

A handwritten signature in black ink, appearing to be 'JH' with a long horizontal stroke extending to the right.

**Junior Ho RPS (GP)(PD)**  
Director

Encl.  
c.c. the Applicant



# LCH Planning and Development Consultants Limited

Section 16 Application No. A/NE-TKLN/57

## Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Lands Department received on 4 August 2023</i>  There is an unauthorized structure erected on the application site. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without separate notice.	We will liaise with Lands Department upon approval. This application is subject to an approved application A/NE-TKLN/40 which permits the erection of structure for a total floor area of about 204sq.m. The land owner has subsequently submitted a short-term waiver application since the planning approval in 2021 and is still pending approval from the Lands Department.



**LCH Planning and Development**  
Consultants Limited

**Appendix 1e of RNTPC**  
**Paper No. A/NE-TKLN/57A**

Our Ref.: PD2305002/14  
Your Ref.: TPB/A/NE-TKLN/57

7 September 2023

By Email

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

Dear Sir/ Madam,

**S.16 APPLICATION NO. A/NE-TKLN/57**

We refer to the email dated 5 September 2023 of the captioned.

— Please find attached our replies to the departmental comments for your consideration. Since this Further Information only involves responses to comments without changing the scheme, and there is no major change in the assumption and methodologies, findings and proposed mitigation measures, according to TPB PG-No. 32A, this Further Information should be accepted and exempted from publication requirements.

Should you require further information or have any query, please feel free to contact our Ms. Emily Hui or the undersigned at

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho** *RPS*  
Director


Encl.  
c.c. the Applicant





**Section 16 Application No. A/NE-TKLN/57**

**Annex 1 - Response to Departmental Comments Table**

No.	Comments Received	Our Responses
1.	<p>For planning application No. A/NE-TKLN/57, the proposed car park will be in conflict with the existing trees. The applicant is advised to provide basic information (e.g. species, size, general conditions and tree photos) on existing trees within the site, proposed tree treatment and proposed mitigation measures.</p>	<p><i>Comments from Urban Design &amp; Landscape Section, Planning Department received on 5 September 2023</i></p> <p>Please be confirmed that there is no tree in the application site. It is understood that a site inspection was conducted by the relevant section in the past month on a very bad weather condition. We would invite the department to conduct inspection again to understand that there is no tree in the application site boundary. Having said that, recent photo of the application site is attached for your further information.</p> 



Our Ref.: PD2305002/15  
Your Ref.: TPB/A/NE-TKLN/57

13 September 2023

By Email

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

Dear Sir/ Madam,

**S.16 APPLICATION NO. A/NE-TKLN/57**

We refer to the email dated 12 September 2023 of the captioned.

Please be clarified that, subject to future operator, the proposed shop and services (convenient stores) will sell general grocery goods only and no wholesale activities will be involved.

Since this Further Information only involves responses to comments without changing the scheme, and there is no major change in the assumption and methodologies, findings and proposed mitigation measures, according to TPB PG-No. 32A, this Further Information should be accepted and exempted from publication requirements.

Should you require further information or have any query, please feel free to contact our Ms. Emily Hui or the undersigned at

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho RPS**  
Director

Encl.  
c.c. the Applicant

**Previous S.16 Application**

**Approved Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-TKLN/40	Proposed Temporary Shop and Services (Convenience Store) with Ancillary Site Office for a Period of 3 Years	25.6.2021

**Similar S.16 Applications for Temporary Vehicle Park and/or Shop and Services  
within/partly within the “Recreation” zone and/or  
“ Village Type Development” (“V”) and “Agriculture” zones  
in the vicinity of the Application Site  
in the Ta Kwu Ling North Area**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-TKLN/23	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	5.2.2021
A/NE-TKLN/33*	Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	24.4.2020 (lapsed on 25.4.2023)
A/NE-TKLN/35	Proposed Temporary Eating Place, Shop and Services with Ancillary Office/Store Room and Car Park for a Period of 3 Years	8.1.2021
A/NE-TKLN/37	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	28.5.2021
A/NE-TKLN/39	Temporary Retail Shop, Canteen and Ancillary Office for a Period of 3 Years	28.5.2021
A/NE-TKLN/53*	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	23.6.2023

**Remarks**

\* Applications No. A/NE-TKLN/33 and A/NE-TKLN/53 involve the same site

**Rejected Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TKLN/45	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	29.7.2022	R1 & R2

**Rejection Reasons:**

- R1** The proposed use was not in line with the planning intentions of the “Agriculture” 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; and
- our site inspection revealed that paving works has been conducted within the Site.

**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, tree groups and temporary structures. With reference to the site photos taken on 16.6.2023, the Site is mainly hard-paved and occupied by a temporary structure. Some trees of common and invasive species are observed at the eastern portion of the Site. Adverse impact on the landscape character and existing landscape resources within the Site is not anticipated.

**3. Traffic**

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

- should the application be approved, an approval condition requiring the applicant to submit a record of the existing run-in/run-out along Lin Ma Hang Road should be imposed.

**4. Environmental**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective; and
- no environmental complaint has been received for the Site over the past three years.

**5. Drainage**

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

- no objection to the application from public drainage perspective; and

- should the application be approved, approval conditions should be imposed to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation.

## **6. Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations proposal being provided to the satisfaction of the D of FS.

## **7. Project Interface**

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the proposed development on a three-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering Study for NTN New Town and Man Kam To (the P&E Study), which has commenced on 29.10.2021 for completion in about three years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage.

## **8. Other Departments**

The following government departments have no comments on the application:

- (a) Commissioner for Police (C for P);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (d) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the applicant should ensure that the land filling and paving works should comply with all the relevant requirements imposed by Government departments. This office reserves the rights to take necessary land control action if any Government land was disturbed. The lot owner will need to apply to LandsD for a Short Term Waiver to permit the structure erected/to be erected on site. Besides given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the 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 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;
- (d) to note the 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;
- (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 required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant should also be advised on the following points:
    - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
    - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans
  - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that there is no public stormwater system in the vicinity of the Site. The applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner at their own expense. The Site is in an area where public sewage connection is not available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development; and



- (g) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that subject to the land use planning in the Planning and Engineering Study for New Territories North New Town and Man Kam To, the subject development, if approved, may need to be vacated for the site formation works.

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

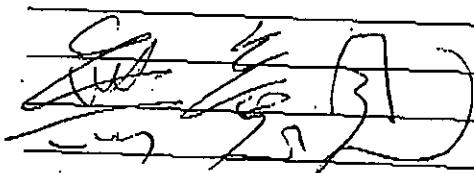
By Fax : 2877 0245 or 2522 8426

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/57

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
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\_\_\_\_\_

「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. 6. 14

H/S

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



**A/NE-TKLN/57 DD 80 Lin Ma Hang Road Recreation**

26/06/2023 03:03

From:

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

File Ref:

A/NE-TKLN/57

Lots 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78 and Lot 61 S.B RP in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North)

Site area: About 1,924sq.m

Zoning: "VTD" and "Recreation"

Applied use: Convenience Store / 25 Vehicle Parking

Dear TPB Members,

Strong Objections. Another plan to turn Lin Ma Hang Road into another Kam Shung Road – a line of ramshackle brownfield sites.

**This is an extension of Application 40 – CONDITIONS NOT FULFILLED - solution file an application for a larger site**

If the new border crossing does not have sufficient parking spaces then who is responsible? This facility should have been developed to cope with demand. It is ridiculous that five minutes after it opened there were already applications like this.

The administration has a duty to provide adequate parking facilities at border crossings. Some of the older ones may have constraints, but this is a brand new facility.

The solution cannot be to allow Lin Ma Hang Road to become an eyesore lined with rusty 'temporary' structures with inadequate drainage and sewerage, prone to fires and giving the area that third world appearance that belies all the Good Stories we are fed about the hi-tech state of the art blah blah.

Members should reject this application.

Mary Mulvihill

**From:**

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

**Date:** Sunday, 23 May 2021 4:16 AM CST

**Subject:** A/NE-TKLN/40 DD 80 Lin Ma Hang Road Recreation

A/NE-TKLN/40

Lot 61 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

About : 923sq.m

Zoning : "VTD" and "Recreation"

Applied use : Convenience Store / 3 Vehicle Parking

Dear TPB Members,

Application 36 was withdrawn. 900+sq.m for a convenience store in the middle of nowhere?

I have been to the location and there was very little traffic.

The intention appears to be more about parking than convenience. Most of the site is zoned Rec.

Previous objections upheld.

Mary Mulvihill

**From:**

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

**Sent:** Sunday, August 30, 2020 3:46:57 AM

**Subject:** A/NE-TKLN/36 DD 80 Lin Ma Hang Road Recreation

A/NE-TKLN/36

Lots 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78 and Lot 61 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

About : 1,901sq.m

Zoning : "VTD" and "Recreation"

Applied use : Convenient Store / 39 Vehicle Parking

Dear TPB Members,

Strong objections to yet another plan to trash the land along Lin Ma Hang Road.

There is an existing parking area beside the police control point where those wishing to park and continue on foot can do so.

A friend drove to there some weeks ago and it was evident that there is a big push to trash the land and there is already evidence of extensive clearance of vegetation and excavation.

TPB cannot allow this area to be carpeted with brownfield use. It provides a green



corridor for the benefit of not only Hong Kong residents but also the hundreds of towers on the Shenzhen side of the river.

Regrettably I note from the minutes of previous applications of a similar nature that there has been no discussion with regard to parking facilities at the new crossing. The most environmentally friendly arrangement would be an electric mini bus service from the crossing to the police box. The road is flat and recharging facilities could be provided at both ends.

For once could TD be ahead of the game? Questions please.

Mary Mulvihill