

2023年 8月 3 0日

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

30 AUG 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-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及：

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

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2302378 28/8 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKLN/68
	Date Received 收到日期	30 AUG 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)

Bliss Achieve 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)

DeSPACE (International) 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. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 5,260.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 400 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<div> 67.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>

(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
(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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="510 1344 1452 1836"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Public Vehicle Park (excluding container vehicle) and Shop and Services for a Period of Five Years

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 400 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.076 ☒ About 約
- Proposed site coverage 擬議上蓋面積 Not exceeding 10% ☐ About 約
- Proposed no. of blocks 擬議座數 5
- Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
- Not more than 5.4m m 米 ☐ About 約

<input type="checkbox"/> Domestic part 住用部分 GFA 總樓面面積 sq. m 平方米 <input type="checkbox"/> About 約 number of Units 單位數目 average unit size 單位平均面積sq. m 平方米 <input type="checkbox"/> About 約 estimated number of residents 估計住客數目		
<input type="checkbox"/> Non-domestic part 非住用部分 <div style="float: right; text-align: right;">GFA 總樓面面積</div> <div style="clear: both;"></div> <input type="checkbox"/> eating place 食肆 sq. m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> hotel 酒店 sq. m 平方米 <input type="checkbox"/> About 約 (please specify the number of rooms 請註明房間數目) <input type="checkbox"/> office 辦公室 sq. m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> shop and services 商店及服務行業 366 sq. m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Government, institution or community facilities (please specify the use(s) and concerned land 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) <input checked="" type="checkbox"/> other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) Lavatories: about 28 sq.m. Guard Room: about 6 sq.m. <input type="checkbox"/> Open space 休憩用地 (please specify land area(s) 請註明地面面積) <input type="checkbox"/> private open space 私人休憩用地 sq. m 平方米 <input type="checkbox"/> Not less than 不少於 <input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米 <input type="checkbox"/> Not less than 不少於		
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	1	Guard Office
1	1	Lavatories, FSI Cabinet and Retails
2	1	Retails
1	1	Retails and E&M Facilities Areas
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 Car parking facilities and greenery area		

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

May 2024

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Lin Ma Hang Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 94</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>Disabled car parking spaces 2</p> <p>_____ _____</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 1</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p> <p><input type="checkbox"/></p>

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

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

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

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

10. Justifications 理由

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

Please refer to the attached Planning Statement.



11. Declaration 聲明

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

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

Signature
簽署



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

Gregory K. C. Lam

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (Membership No.267)

Others 其他

on behalf of
代表

DeSPACE (International) Limited

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



Date 日期

28.8.2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling, New Territories		
Site area 地盤面積	5,260.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 67.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2		
Zoning 地帶	Recreation		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (excluding container vehicle) and Shop and Services for a Period of Five Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	400 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.076 <input checked="" 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	5	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	Not more than 5.4m	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not exceeding 10 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	96
	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) Disabled car parking spaces	94 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	 1 1

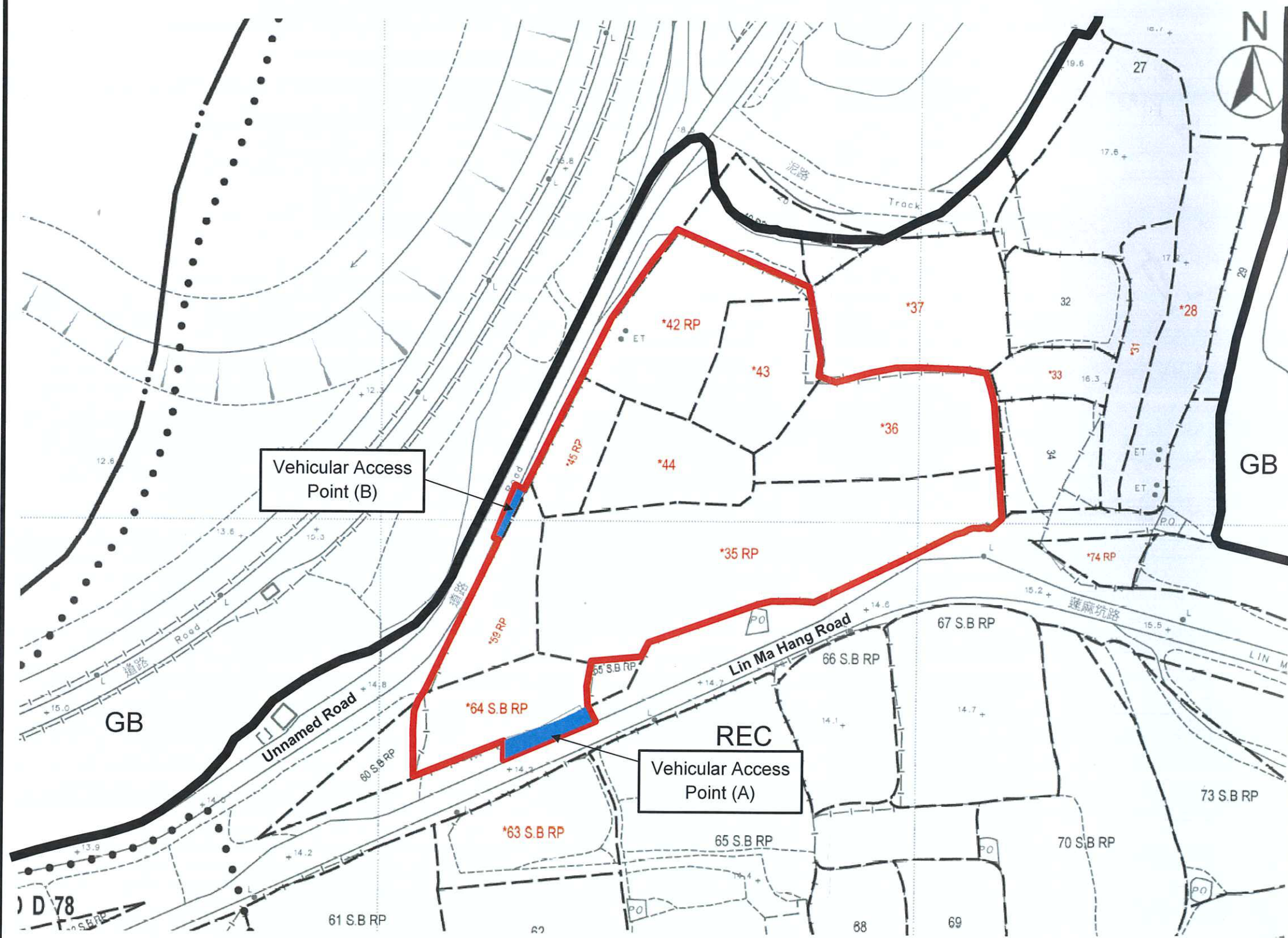
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Application Site and Outline Zoning Plan, Schematic Elevation and Schematic Section		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

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Legend

- Application Site
- Government Land

Location

Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP and Adjoining Government Land in D.D. 80, Ta Kwu Ling, New Territories

Drawing Title

Application Site and Outline Zoning Plan
(Extracted from the Lot Index Plan)

Drawing No

Figure 2

Scale

1 : 700 at A3

Date

August 2023

Prepared by



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

寄件者: Chi Chung Heung
寄件日期: 2023年09月04日星期一 11:24
收件者: William Shu Tai WONG/PLAND
副本:
主旨: Town Planning Application No. A/NE-TKLN/68 - Replacement Page
附件: Replacement Page for Planning Statement (page 8).pdf

Dear William,

Attached please find the replacement page of the planning statement for the captioned S16 planning application below. Please note that the specific opening hours for Shop and Services are provided in Table 3.

Should there be any queries, please do not hesitate to contact me at . Thank you.

Best regards,
Calton Heung

DeSPACE (Internation) Limited(See attached file: Replacement Page for Planning Statement (page



8).pdf) Replacement Page for Planning Statement (page 8).pdf

4. Proposed Development

4.1 Proposed PVP and Shop and Services

As aforementioned, the Site benefits from its advantageous location in close proximity to HYWBCP, making it an ideal location for a PVP and shop and services. The key development parameters of the Proposed PVP and shop and services (retails) are summarized in Table 3 below:

Table 3: Major Development Parameters

Development Parameters Table	
Site Area	Total: about 5,260.2 sq. m. (including about 5,192.4 sq. m. of Private Land (99%) and about 67.8 sq. m. of Government Land (1%))
Gross Floor Area (GFA) (Non-domestic)	Total: about 400 sq. m. 1) Retails: about 366 sq. m. 2) Lavatories: about 28 sq. m. 3) Guard Room: about 6 sq. m.
No. of structure	Total 5 structures 1) 1 structure for guard room 2) 1 structure for lavatories, FSI Cabinet and retails 3) 2 structures for retails 4) 1 structure for retails and E&M facilities areas <i>Remark: E&M facilities areas will take up a non-accountable GFA of not exceeding 110 sq. m. (but 103.8 sq. m. in the scheme)</i>
Building Height	Not more than 5.4m
No. of Storeys	1
Site Coverage	Not exceeding 10%
No. of parking spaces and loading/ unloading spaces	94 private car parking spaces (2.5m x 5m) 2 disabled car parking spaces (2.5m x 5m with a common loading/ unloading area of 1.2m width) 1 loading/ unloading space of HGV (3.5m x 11m) 1 loading/ unloading space of LGV (3.5m x 7m)
Planter area	about 73 sq. m.
Operation hours	PVP: 24 hours a day and 7 days a week including public holidays Shop and Services (Retails): 7 days a week including public holidays from 9am to 9pm

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

寄件者: Chi Chung Heung
寄件日期: 2023年09月04日星期一 11:31
收件者: William Shu Tai WONG/PLAND
主旨: Town Planning Application No. A/NE-TKLN/68 - Planning Statement
附件: A_NE_TKLN_68 - Planning Statement.pdf

Dear William,

Attached please find the soft copy of the Planning Statement of the captioned S16 Planning Application, for your circulation, please.

Should there be any queries, please do not hesitate to contact me at . Thank you.

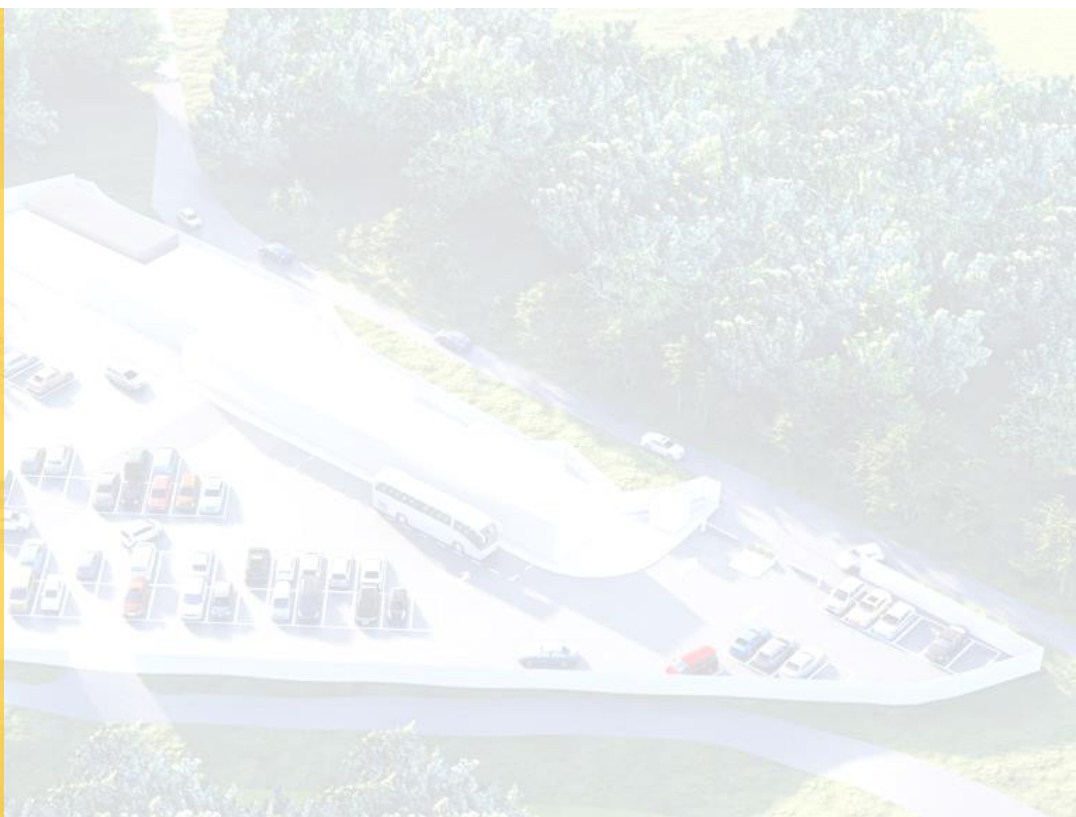
Best regards,
Calton Heung

DeSPACE (Internation) Limited(See attached file: A_NE_TKLN_68 - Planning



Statement.pdf) A_NE_TKLN_68 - Planning Statement.pdf

SUPPLEMENTARY PLANNING STATEMENT



Application for Permission under
Section 16 the Town Planning Ordinance (Cap. 131) for

Proposed Temporary Public Vehicle Park (excluding container
vehicle) and Shop and Services for a Period of Five Years in
“Recreation” Zone in Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59
RP and 64 S.B RP in D.D. 80 and Adjoining Government Land,
Ta Kwu Ling, New Territories

August 2023

The Applicant:

Bliss Achieve Limited

Consultants:



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Executive Summary

The Applicant, the registered land owner of Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling, New Territories, now seeks town planning permission from the Town Planning Board (TPB) for a proposed temporary public vehicle park (excluding container vehicle) and shop and services on a temporary basis of 5 years at the aforementioned site and government land (the proposed development).

According to the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 (the OZP), the proposed “Public Vehicle Park (excluding container vehicle)” and “Shop and Services” are a Column 2 use that require planning permission from the Town Planning Board. The proposed access road is always permitted under the OZP. There is no development restriction on the proposed development.

Given the Heung Yuen Wai Boundary Control Point (HYWBCP) has been fully commissioned, the Applicant intends to provide car parking to serve the staff, visitors and cross-border travellers. Although the proposed development does not align with the planning intention of the “Recreation” (“REC”) zone, upon considering its scale and the aim to cater to the local community, granting temporary approval for a period of three years would not frustrate the long-term planning intention of the area.

In due compliance with the prevailing town planning regulations, the Applicant proposes to develop the Site into an outdoor car parking with a total of 96 parking spaces, a total of 2 loading and unloading spaces and 5 single-storey structures which is in non-domestic nature. The proposed development is at a compatible development scale with its nearby car parking facilities. The proposed development and its layout should blend in harmoniously with its vicinity functionally and visually.

The Applicant is well-noted that in the event that the planning permission is given, it is required to apply to the Lands Department for a temporary waiver to effect the proposed development and the right-of-way.

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

行政摘要

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

申請人為新界打鼓嶺蓮麻坑路丈量約份第80約地段第35號餘段、第36號、第42號餘段、第43號、第44號、第45號餘段、第59號餘段及第64號B分段餘段的唯一「現行土地擁有人」，現尋求城市規劃委員會（下稱城規會）的批准，擬議於上述地點及毗鄰政府土地申請五年臨時許可作公眾停車場(貨櫃車除外)及商店及服務行業。

根據打鼓嶺北分區計劃大綱核准圖編號S/NE-TKLN/2（下稱大綱核准圖），申請地點劃作「康樂」地帶。擬議的「公眾停車場(貨櫃車除外)」和「商店及服務行業」為第二欄用途，需要獲准城市規劃委員會的規劃許可。擬議行車通道於大綱核准圖上是屬於經常准許的發展。擬議的用途均無發展限制。

為協助香園圍邊境管制站全面啟用，申請人打算提供「公眾停車場(貨櫃車除外)」服務，以滿足本地員工、訪客及香園圍邊境管制站的旅客的需求。雖然擬議的開發不符合“康樂”的規劃意圖，但考慮到擬議發展項目的規模能為邊境管制站員工、當地村民及旅客提供服務，臨時批准三年的申請規模不會影響該地區的長期規劃意圖。

以遵守現行的城市規劃規例，申請人擬將場地發展成一個可提供96個私人車位及2個上落客貨車位的室外停車場，附以 5個單層結構的設施，均為非住宅性質。擬議的發展項目與附近的私人停車場項目具有相稱的發展規模。擬議的發展項目及其佈局能在功能上和視覺上與附近建築物和諧融合。

申請人清楚地得悉，如果獲得規劃許可，則必須向地政總署申請臨時豁免書，以實現擬議的發展和通行權。

在各種規劃和設計優點的考慮而言，本發展計劃有充份理據獲得支持。鑑於上述理由，申請人謹請城規會批准本主題申請。

1. Introduction

1.1 Project Background

DeSPACE (International) Limited and Lee & Leung Consulting Limited act on behalf of the Applicant, Bliss Achieve Limited to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a proposed temporary public vehicle park (Excluding Container Vehicle) (PVP) and shop and services (the proposed development) on a temporary basis of 5 years on a site currently zoned as “Recreation” within the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (the OZP).

According to the OZP, the proposed “Public Vehicle Park (excluding container vehicle)” and “Shop and Services” are Column 2 uses which require planning permission from the TPB.

In accordance with the Notes of the OZP for temporary uses expected to be over 3 years, the uses must conform to the zoned use. On the other hand, temporary uses expected to be 5 years or less of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the government lease concerned and any other relevant legislation, the conditions of the government lease concerned and any other government requirements.

The Applicant is the registered land owner of Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling, New Territories. The Site is currently largely vacant and overgrown with grass. In order to support the planned development of the Heung Yuen Wai Boundary Control Point (HYWBCP), the Applicant intends to provide a well-organized parking area with retails to serve the local needs of the work and to enhance the transport network of the local community. Furthermore, the TWO(2) ingress and egress points for vehicles and pedestrians to the Site will be located at Lot Nos. 64 S.B. RP and 59 RP in D.D. 80. Due to the humble scale and limited intensity of the proposed development, it will blend in harmoniously with its vicinity functionally and cause no adverse impacts to the surroundings.

1.2 Structure of Report

Section 2 gives a brief overview of the site’s context and history. Section 3 presents the planning context of the Application Site. Section 4 contains a full description of the proposed development scheme. Planning and technical justifications for the scheme are elaborated in Section 5. Section 6 presents the concluding remarks and summarizes the grounds for approval of the Application.

2 Site Context

2.1 Local Site Context

The Application Site (or the Site) is currently accessible via local access of Lin Ma Hang Road. The subject Site, Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, and adjoining Government Land, measure an area of about 5,260.2 square meters including 67.8 sq.m. of the Government land.

General Site Conditions (Figure 1 & 2)

The Site is in the north of New Territories North (NTN) Development Area and within a large "Agricultural" ("AGR") Zone. It is observed with the following general site characteristics: -

- It is largely vacant flat land with overgrown grasses.
- It is accessible from Lin Ma Hang Road.
- The surrounding area is natural and rural in character comprising fallow agricultural land in its vicinity.
- There is a local road leading to a knoll to the north of the Site and the existing Tsung Yuen Ha village cluster is to its south across Lin Ma Hang Road.
- The HYWBCP is located at the southwest of the Site and zoned as "Other Specific Uses" ("OU"), as well as the bus terminus, Heung Yuen Wai Fire Station and Heung Yuen Wai Operational Base.

2.2 Surrounding Area of the Site

The Site is partly within the potential extension area under the "Remaining Phase Development of the New Territories North (NTN) – Planning and Engineering Study for NTN New Town and Man Kam To" by the Civil Engineering and Development Department and Planning Department. The specific land use outcome for the Site has yet to be determined and is dependent on the completion of the study, tentatively scheduled for 2025 (**Figure 1**).

To the north of the Site is the "Green Belt" (GB) zone, which does not impose any development restrictions on building height, plot ratio, or site coverage ratio. The primary planning intention of the GB zone is for defining the limits of urban and suburban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets (**Figure 1**).

Lin Ma Heung Road, the nearest proper vehicle road, is located at the south of the Site. This road serves as the only access route to Lin Ma Hang Tsuen, located further east of the Site near the Macintosh Forts (Nam Hang). The widening of the Eastern Section of Lin Ma Heung Road between Tsung Yuen Ha and Lin Ma Hang is planned under "PWP Item No. 854TH", subject to the construction program determined by the Highways Department (**Figure 1**).

To the further south of the Site is Tsung Yuen Ha Tsuen which is zoned "Village Type Development" ("V"). This zone is primarily intended for the development of Small Houses by indigenous villagers and is subject to BHR of 3 storeys (**Figure 1**).

To the further southwest of the Site is the HYWBCP which is zoned "Other Specified Uses" ("OU") that is primarily for the development of the boundary crossing facilities and related uses for the proposed Liantang / Heung Yuen Wai Boundary Crossing Point. The bus terminus of Ta Kwu Ling (Tsung Yuen Ha), Heung Yuen Wai Fire Station and Heung Yuen Wai Operational Base are also being covered in the "OU" zone (**Figure 1**).

2.3 Lease

The Site comprises private lots which are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guaranteed right of access. Upon approval with/without conditions, the Applicant will submit a application for Short Term Waiver (STW) to cover all proposed development, structures and the right of access point(s). The ingress/egress point at Lot No. 64 S.B RP may also be affected by the project namely "PWP Item No. 854TH-Widening of Eastern Section of Lin Ma Hang Road between Tsung Yuen Ha and Lin Ma Hang". As the proposed temporary car parks are movable by nature, the Applicant is ready to make revision to the proposed development upon issue of the widening alignment.

3. Town Planning Context

3.1 Statutory Planning Requirements

The Site is currently zoned "REC" on the OZP and the Applicant intends to use the Site for the purpose of temporary PVP and shop and services for a period of 5 years. In accordance with the Notes of the OZP with regard to "REC" zone, its primary planning intention is for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive

recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. In addition, "Public Vehicle Park (excluding container vehicle)" and "Shop and Services" uses fall into Column 2 uses that may be permitted with or without conditions on application to the TPB. The proposed access road is always permitted under the OZP. Under the "REC" zone, there is no development restriction on height, plot ratio and site coverage ratio on the proposed use.

In accordance with the Notes of the OZP for temporary uses (including the proposed PVP and "Shop and Services") expected to be over 3 years, the uses must require permission from TPB in accordance with the terms of the Plan. It is essential to highlight that the proposed temporary uses are to better serve the local staff and visitors and would not frustrate the long-term planning intention of the area.

3.2 Previous Planning Application and Similar Planning Application(s) within the subject Site

The Site is the subject of a previous planning application (No. A/NE-TKLN/23) submitted by the same Applicant for a Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place and Shop and Services. This application was approved by the Committee on 5.2.2021 for a period of 5 years. The approval was granted based on the consideration that the proposal would not frustrate the long-term planning intention of the "REC" zone and would not have adverse impacts on the surrounding areas. Also, such uses can consider supporting recreational development of the zone.

3.3 Similar Planning Application(s)

Table 1 presents two approved planning applications on a temporary basis that are located within the "REC" zone of the same OZP. These applications share similarities in terms of their temporary nature, proposed use (i.e. PVP), and location within the REC zone. These approvals were based on similar considerations as mentioned in Table 1 below. The circumstances surrounding these similar applications are largely applicable to the current application.

Table 1: Similar Approved Planning Applications for Temporary PVP in the “REC” zone under the Same OZP

	Case No.	Addresses	Zoning & Key Parameters	Applied Use	Planning Justification
1	A/NE-TKLN/33 (24/4/2020) (Approved)	Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories	<u>Zoning</u> V + REC <u>Site Area</u> 2529.6 m ² <u>No. of CP</u> 69	Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	While the applied use was not totally in line with the planning intention of the “Village Type Development” (“V”) zone, the proposed temporary car park was to <u>serve the residents of the nearby village as well as possible parking demand for the operation of Liantang/Heung Yuen Wai Boundary Control Point.</u> Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intentions of the concerned zones.
2	A/NE-TKLN/37 (28/5/2021) (Approved)	Lots 388 S.A, 388 S.B, 388 RP (Part) and 390 RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North, New Territories	<u>Zoning</u> V + REC <u>Site Area</u> 3776 m ² <u>No. of CP</u> 78	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	Although the approved application was not in line with the planning intention of the “Village Type Development” (“V”) zone, it could <u>serve the needs of the local villagers as well as the possible parking demand arising from the operation of the Heung Yuen Wai Boundary Control Point.</u> Approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “V” zone.

Table 2 presents six approved planning applications on a temporary basis that are situated in various OZPs starting from 2020. These applications showcase similar characteristics in terms of their temporary status and proposed use, although they are located in different OZPs.

Table 2: Similar Approved Planning Applications for Temporary PVP in “REC” zone under different OZPs

	Case No.	Addresses	Zoning & Development Parameters	Applied Use	Planning Justification
1	A/YL-PS/634 (14/05/2021)	Various Lots in D.D. 126,	<u>Zoning</u> V + REC	Proposed Temporary Public	Although the proposed use is not entirely in line with the planning intentions of the

	(Approved)	Fung Ka Wai, Ping Shan, Yuen Long, New Territories	<u>Site Area</u> 5609 m ² <u>No. of CP</u> 93	Vehicle Park for Private Car for a Period of 3 Years	"REC" and "V" zones, <u>there is no known development programme for the Site in the "REC" zone</u> and DLO/YL of LandsD advises that there is no Small House application approved or under processing within the Site in the "V" zone.
2	A/NE-TK/688 (06/11/2020) (Approved)	Lots 1657 (Part), 1658 (Part), 1663 RP (Part) and 1676 (Part) in D.D. 17, Ting Kok Village, Tai Po, New Territories	<u>Zoning</u> REC <u>Site Area</u> 1685.03 m ² <u>No. of CP</u> 22	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	There is one similar application for the same use within the same "REC" zone, which was approved with conditions by the Committee mainly on consideration that <u>no adverse impacts will be caused to the surrounding areas.</u> The planning circumstances of the current application are similar to this similar application.
3	A/NE-TK/747 (01/04/2022) (Approved)	Lot 1604 S.G RP in D.D. 17, Lo Tsz Tin Village, Tai Po, New Territories	<u>Zoning</u> REC <u>Site Area</u> 113.5 m ² <u>No. of CP</u> 4	Proposed Public Vehicle Park (Private Cars Only)	The circumstances for approving the previous application and these similar applications are largely applicable to the current application. Should the application be approved, it is recommended that a temporary approval for a period of 5 years, instead of a permanent approval as sought by the applicant, <u>should be allowed in order not to frustrate the planning intention of the "REC" zone in the long term.</u>
4	A/NE-TK/684 (01/09/2020) (Approved)	Lots 1604 S.B and 1604 S.C RP (Part) in D.D. 17, Lo Tsz Tin Village, Tai Po, New Territories	<u>Zoning</u> V + REC <u>Site Area</u> 741 m ² <u>No. of CP</u> 40	Proposed Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	The applied use is not entirely in line with the planning intentions of the "REC" and "V" zones which are primarily for the recreational developments for the use of the general public and for development of Small Houses by indigenous villagers respectively. Nevertheless, the applied use is <u>to serve the visitors to the recreational facilities in the vicinity as well as the villagers nearby.</u>
5	A/YL-PS/661 (24/06/2022) (Approved)	Various lots in D.D.126, Ping Shan, Yuen Long, New Territories	<u>Zoning</u> REC <u>Site Area</u> 6621 m ² <u>No. of CP</u> 149	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities for	<u>C for T supports the application from traffic engineering viewpoint as it could meet public demand for car parking spaces.</u>

				a Period of 3 Years	
6	A/NE-TK/741 (18/02/2022) (Approved)	Lot 1610 RP in D.D. 17, Lo Tsz Tin Village, Tai Po, New Territories	<u>Zoning</u> REC <u>Site Area</u> 438 m ² <u>No. of CP</u> 12	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	There are three similar applications approved in the vicinity of the Site, which were <u>approved mainly on the considerations of not frustrating the long-term planning intention</u> of the “REC” zone; and causing no adverse impacts on the surrounding areas. The circumstances of the subject application are similar to these approved applications.

In summary, the above-mentioned planning applications were in line with the planning intention of the “REC” zone, the application on a temporary basis would not jeopardise the long-term planning intention of both zones. These cases demonstrated that the proposed PVP and shop and services could effectively meet the parking needs of the local community and visitors, especially of the potential demand from the HYWBCP. The proposed development is considered not incompatible with the surrounding development in terms of development scale, intensity, and temporary land use nature. There is also no known development programme for the Site in the “REC” zone. These justifications support the purpose of the Applicant’s proposed PVP.

In particular, Transport Department is amicably invited to grant a support-in-principle to the proposed development which is considered as a good planning gain to provide more public car parking spaces to meet the escalating public demand. It has been a public concern for insufficient public car parks since the grand opening of HYWBCP since 6 February 2023.

4. Proposed Development

4.1 Proposed PVP and Shop and Services

As aforementioned, the Site benefits from its advantageous location in close proximity to HYWBCP, making it an ideal location for a PVP and shop and services. The key development parameters of the Proposed PVP and shop and services (retails) are summarized in Table 3 below:

Table 3: Major Development Parameters

Development Parameters Table	
Site Area	Total: about 5,260.2 sq. m. (including about 5,192.4 sq. m. of Private Land (99%) and about 67.8 sq. m. of Government Land (1%))
Gross Floor Area (GFA) (Non-domestic)	Total: about 400 sq. m. 1) Retails: about 366 sq. m. 2) Lavatories: about 28 sq. m. 3) Guard Room: about 6 sq. m.
No. of structure	Total 5 structures 1) 1 structure for guard room 2) 1 structure for lavatories, FSI Cabinet and retails 3) 2 structures for retails 4) 1 structure for retails and E&M facilities areas <i>Remark: E&M facilities areas will take up a non-accountable GFA of not exceeding 110 sq. m. (but 103.8 sq. m. in the scheme)</i>
Building Height	Not more than 5.4m
No. of Storeys	1
Site Coverage	Not exceeding 10%
No. of parking spaces and loading/ unloading spaces	94 private car parking spaces (2.5m x 5m) 2 disabled car parking spaces (2.5m x 5m with a common loading/ unloading area of 1.2m width) 1 loading/ unloading space of HGV (3.5m x 11m) 1 loading/ unloading space of LGV (3.5m x 7m)
Planter area	about 73 sq. m.
Operation hours	PVP: 24 hours a day and 7 days a week including public holidays Shop and Services (Retails): 7 days a week including public holidays from 9am to 9pm

4.2 Temporary PVP & Ancillary Office/Shop and Services

To cater for the parking needs of staff and visitors in the vicinity of the proposed development, an outdoor temporary private vehicle park is planned for the majority of the Site. It will consist of 94 private car parking spaces, 2 disabled car parking space, 1 L/UL of HGV and 1 L/UL of LGV. Additionally, three single-storey structures will be provided next to the entrance of the Site and at the southern part of the Site for a proposed shop and services including supporting facilities such as lavatories, guard room, FSI cabinet and E&M facilities.

4.3 Proposed Ingress and Egress

The proposed access to the Site will traverse through a strip of unallocated Government land situated between Lin Ma Hang Road and the Site. As shown in **Figure 3**, 2 sections of new ingress and egress are proposed at Lot Nos. 64 S.B. RP and 59 RP in D.D. 80. Certain adjoining Government land is proposed to be included in light of the narrow lot configuration of the southern edge of the Lot No. 64 S.B. RP and the western edge of Lot No. 59 RP.

There are 2 ingress/egress points recommended for the proposed development. Ingress/egress point (A) is located to the southern edge of the Site to link up Lin Ma Hang Road to the Site via a strip of government land. Ingress/egress point (B) is located at the western edge of the Site to link up an unnamed road with the Site via another strip of government land (**Figure 3**).

5. Planning and Development Justifications

5.1 Compliance with Surrounding Land Uses

The proposed use, consisting of the building structures with a maximum height of 5.4m with 1 storey (**Figure 4**), is compatible with the surrounding areas. These areas are predominantly characterized by abandoned farmland, village settlements, amenity areas, and cultivated farmland. It is worth noting that there have been recent approvals for PVPs in the area. The HYWBCP has been fully commissioned and has led to a significant increase in cross-border travel, particularly during weekends and public holidays. The parking spaces in the existing PVPs have been under-provided with long queuing time and possibly illegal on-street car parking. In this relation, apart from meeting some of the parking needs for local villagers/residents, the applied use could satisfy some of the parking demand for cross-boundary travelers. Transport Department is amicably invited to observe the recent surge of public vehicle park demand in the areas and kindly grant a **support in-principle** from traffic planning and

engineering perspective. As a matter of fact, the applied use can immediately meet the public demand of car parking spaces and the subject case can be favourably considered for cross-boundary parking facilities based on this valid individual planning merit. Furthermore, the proposed shop and services will also act as a passive recreational development for supporting the local workers, visitors and local residents.

5.2 Meeting Pressing Local Parking Demand Arising from Heung Yuen Wai Boundary Control Point

The Site is in very close proximity to HYWBCP which was recently opened by early 2023 for cross-border traveling. Although the Site is designated as a "Recreation" area, primarily intended to provide low-density recreational developments for the use of the general public, the temporary PVP on the Site can address some of the local parking demand arising from individuals traveling to the Mainland through the HYWBCP. This is due to the Site's convenient location, being within a 5-minute walking distance from the HYWBC. Furthermore, granting temporary approval for this application would not frustrate the long-term planning intention of the Recreational Zone.

5.3 No Insurmountable Traffic Impacts

Upon consideration of the scale of the proposed development, the Site is located further east of the HYWBCP which is away from the pick-up/drop-off areas of HYWBCP (i.e. the primary pick-up/drop-off areas can be accessed through Heung Yuen Wai Highway) (**Figure 1**) which shall not generate adverse traffic impact to the area. Furthermore, two ingress/egress points are proposed at Lot Nos. 64 S.B RP and 59 RP in D.D. 80 which will be able to cope with the traffic generated by the proposed development.

5.4 No Insurmountable Visual Impacts

With the view of the surroundings with the overall visual context of low to medium-rise development and in the vicinity of the Site, the proposed PVP and the shop and services are considered to be compliable without leading adverse visual impact on visual penetration of an open sky view, light penetration into the surrounding environment and visual openness. The greenery area is provided within the Site to keep the proposed use in compatible to the surrounding area. Moreover, the proposed development consists of only single-storey structures, ensuring that it does not cause any visual distractions for drivers, pedestrians, or villagers.

Given the scale of the development and site location, the proposed development shall not create any visual impact on all the key sensitive viewers in the surrounding areas.

5.5 No Insurmountable Landscape Impacts

The Site is largely vacant and overgrown with grasses of common species and an area of rural landscape character surrounded by temporary structures, village houses and vegetation. No significant landscape resources have been identified within the Site, indicating that the proposed development is unlikely to have a significant adverse landscape impact on the existing landscape.

Since the Site is adjacent to the "GB" zone to its north, which is covered by trees, shrubs, and common species of herbaceous plants, the Applicant will adhere to good site practice to avoid disturbing the nearby natural habitat.

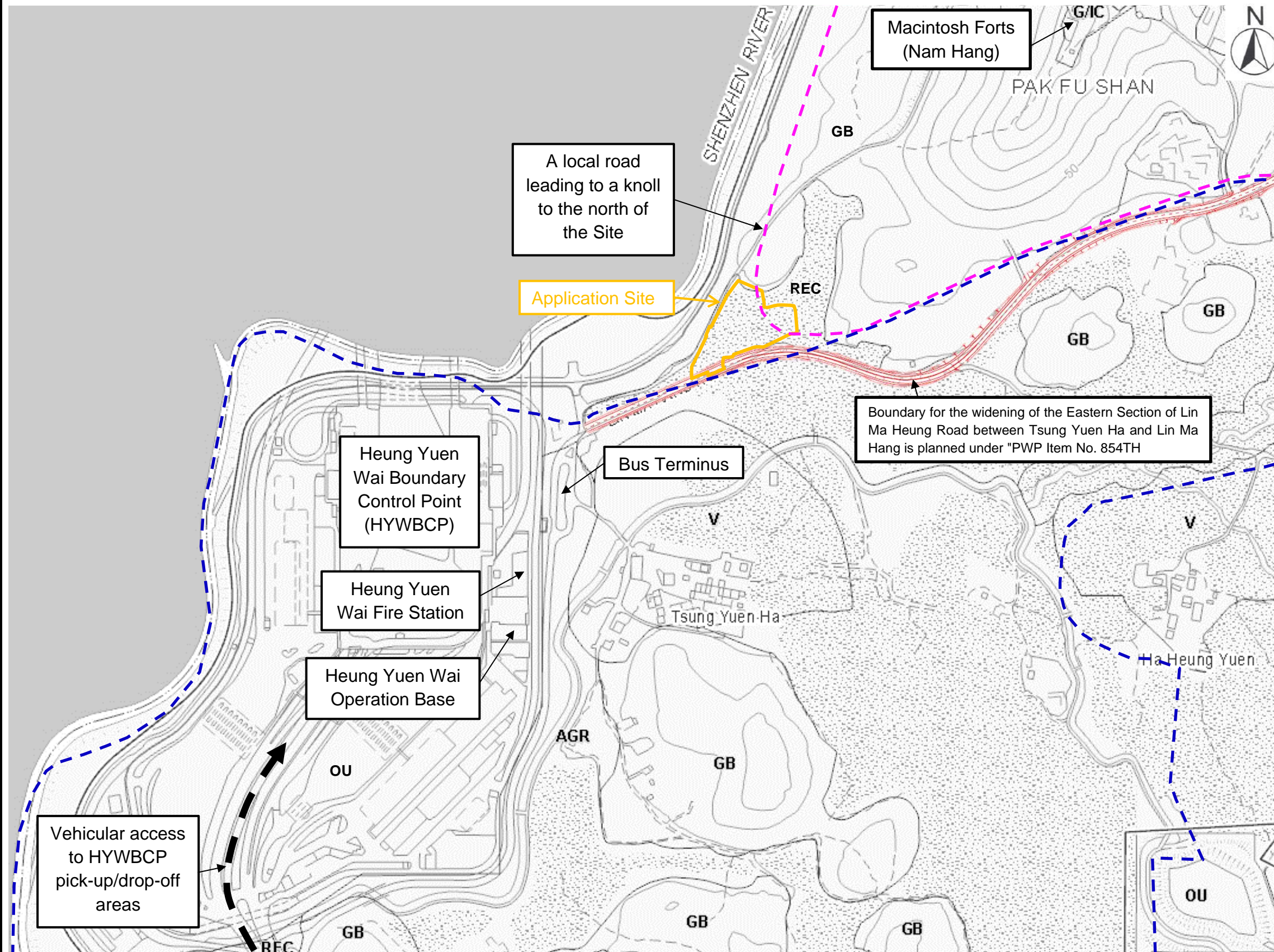
6. Conclusion

This Section 16 Planning Application is submitted to seek planning permission for a proposed PVP and shop and services on a temporary basis of 5 years on a site currently zoned “Recreation” at Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling, New Territories.

This planning statement has demonstrated that the proposed development could provide a large amount of car parking spaces to support the transportation system of HYWBCP and the surrounding area. The proposed development is fully justified on the following grounds: -

- A planning merit to providing car parking facilities to support HYWBCP and visitors;
- Not incompatible land use nature, development scale and intensity; and
- The proposed development on a temporary basis for a period of 5 years which would not frustrate the long-term planning intention of the subject “REC” zone.

To conclude, the proposed development is fully justified in terms of planning considerations with various planning and design merits. In view of the above, members of the TPB are respectfully requested to favorably consider the present application in support of the proposed development of a temporary PVP and shop and services by the Applicant in Hong Kong.



Legend

- Application Site**
(Rectified by Land Surveyor)
- Proposed Tentative Boundary of Potential Development Area**
(under Remaining Phase Development of the NTN)
- Potential Extension Areas**
(under Remaining Phase Development of the NTN)

Location

Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP and Adjoining Government Land in D.D. 80, Ta Kwu Ling, New Territories

Drawing Title

Location Plan

(Extracted from the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2)

Drawing No

Figure 1

Scale

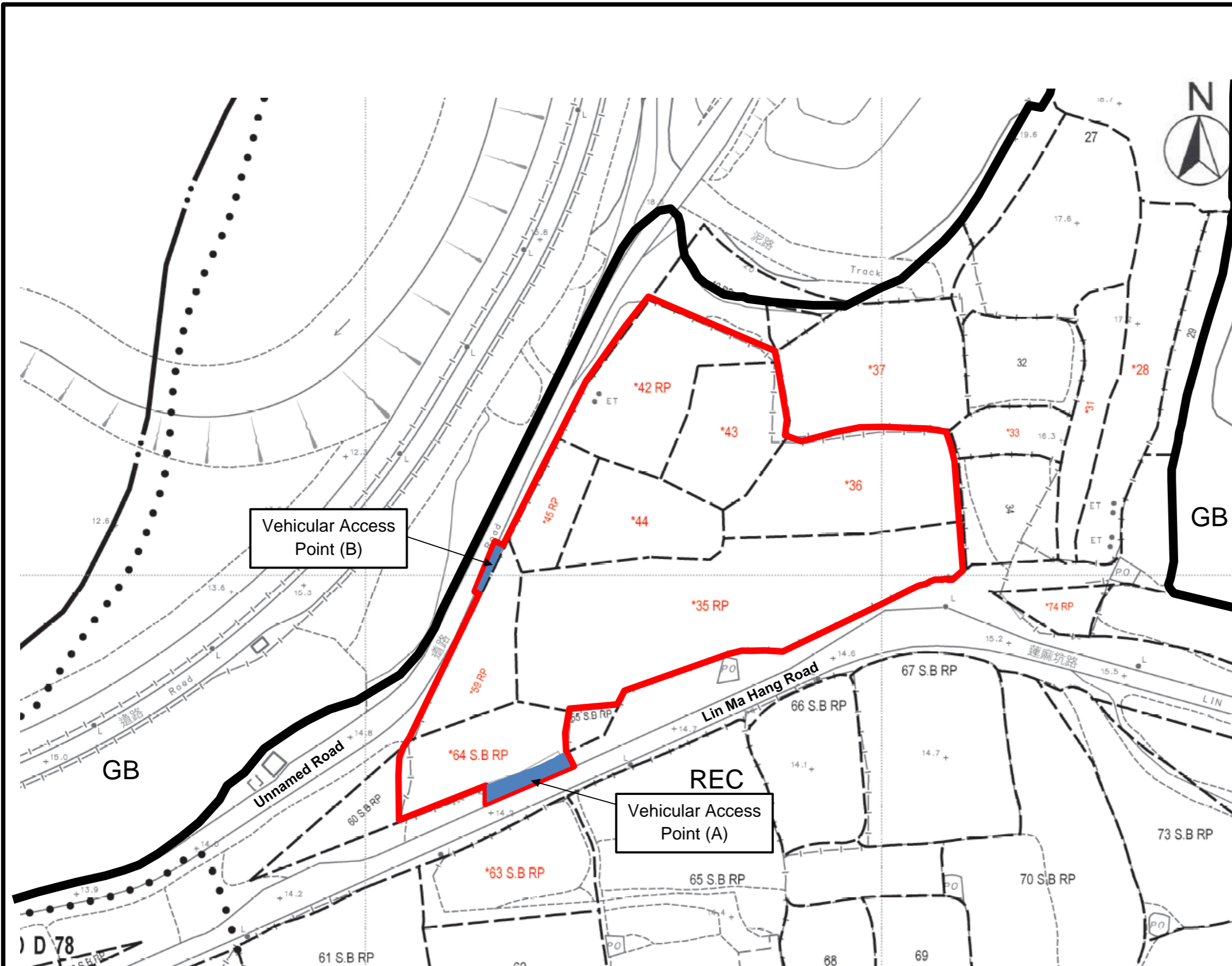
1 : 4500 in A3

Date



August 2023

Prepared by





Legend

-  Application Site
-  Government Land

Location

Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP and Adjoining Government Land in D.D. 80, Ta Kwu Ling, New Territories

Drawing Title

Application Site and Outline Zoning Plan
(Extracted from the Lot Index Plan)

Drawing No

Figure 2

Scale

1 : 700 at A3

Date

August 2023

Prepared by

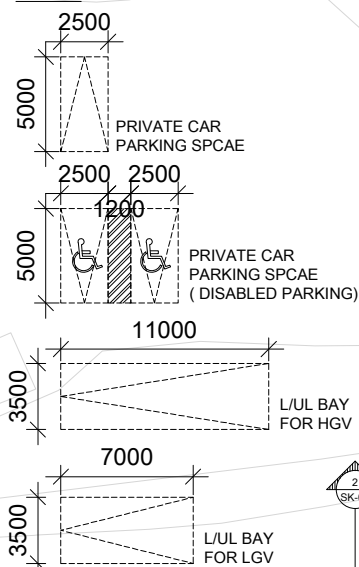


SITE AREA = 5192.4 m² (IN ACCORDANCE WITH THE TOPOGRAPHICAL SURVEY)
GOVERNMENT LAND "A" = 53.9 m² (APPROX.)
GOVERNMENT LAND "B" = 13.9 m² (APPROX.)
TOTAL AREA = 5260.2 m² (APPROX.)

PROPOSED GROSS FLOOR AREA = APPROX. 400 m²
(EXCLUDING E&M FACILITIES AREA & FSI CABINET)

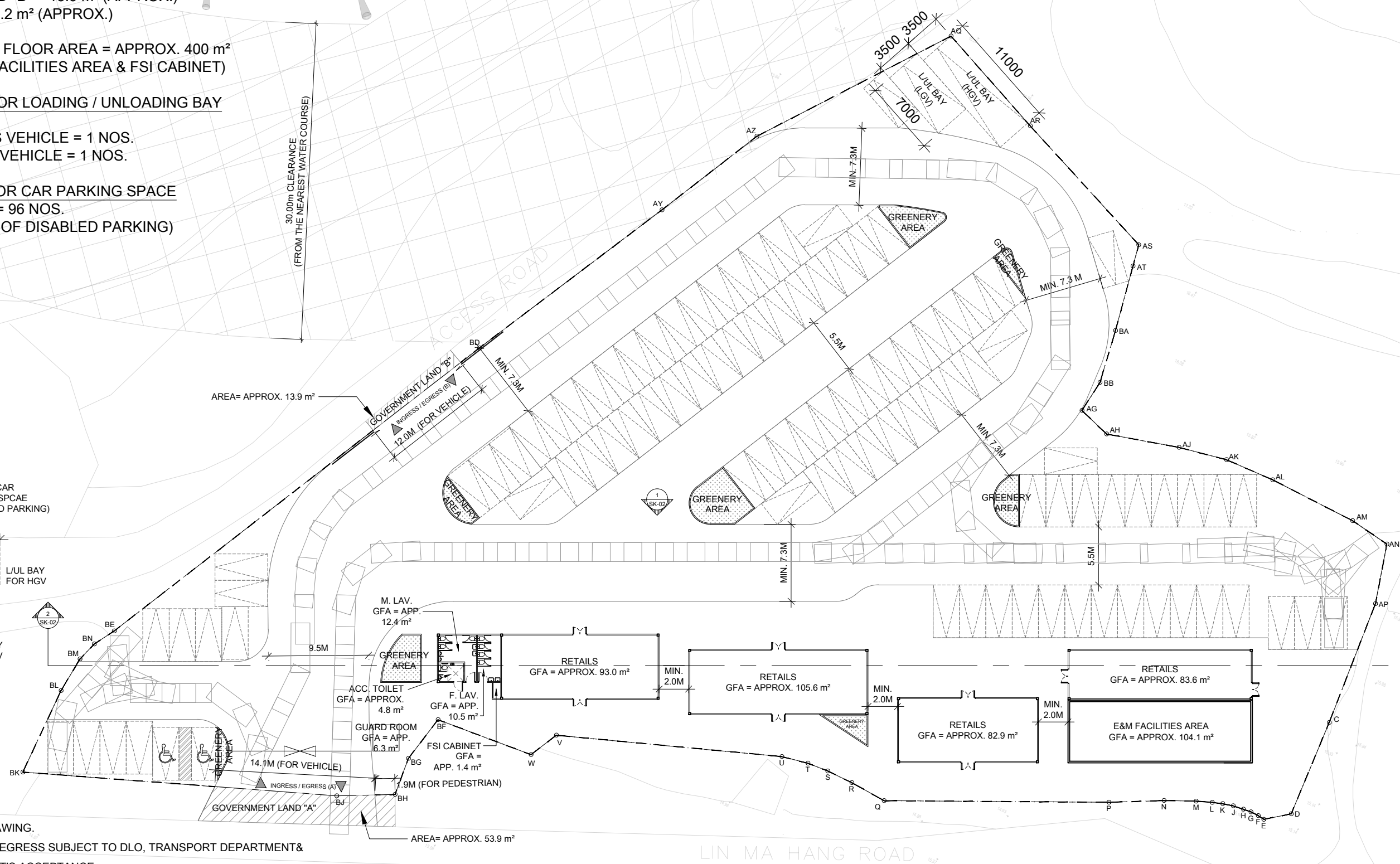
FOR HEAVY GOODS VEHICLE = 1 NOS.
FOR LIGHT GOODS VEHICLE = 1 NOS.

PROPOSED NOS. FOR CAR PARKING SPACE
FOR PRIVATE CAR = 96 NOS.
(INCLUDING 2 NOS. OF DISABLED PARKING)



REMARKS:

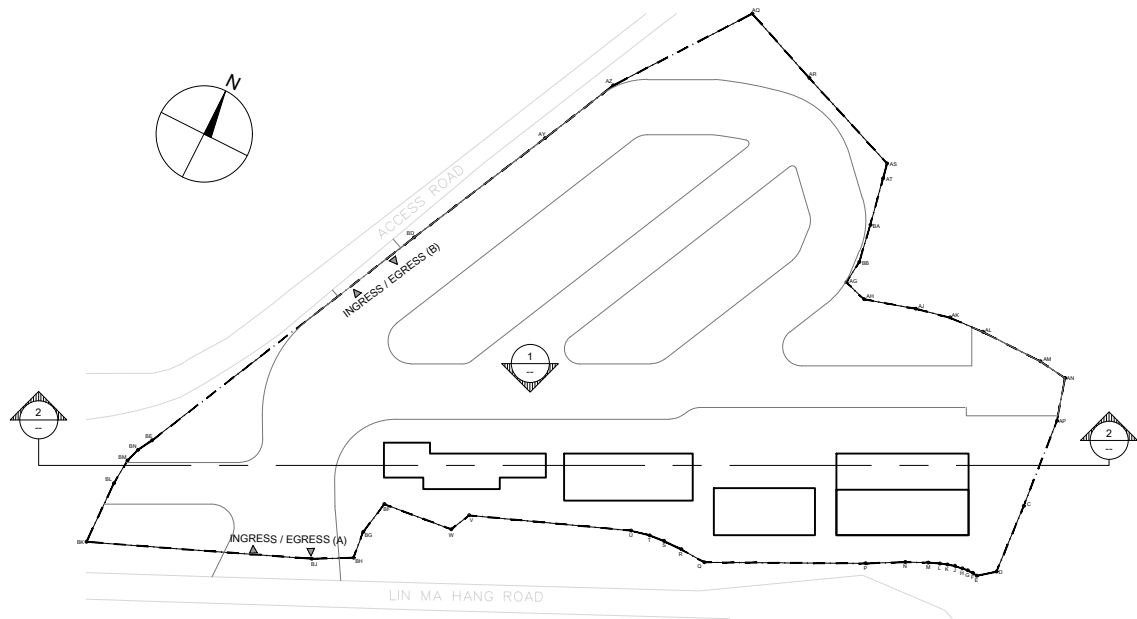
1. DO NOT MEASURE DRAWING.
2. PROPOSED INGRESS / EGRESS SUBJECT TO DLO, TRANSPORT DEPARTMENT & HIGHWAY DEPARTMENT'S ACCEPTANCE.
3. CARPARKING NO. IS SUBJECT TO
 - (a) THE REQUIREMENT IMPOSED BY HKPSG (PLANNING STANDARD GUIDELINE);
 - (b) TOWN PLANNING BOARD APPROVAL.
4. TRAFFIC IMPACT ASSESSMENT MAY BE REQUIRED.



SCHEMATIC LAYOUT PLAN

1:400 (A3)

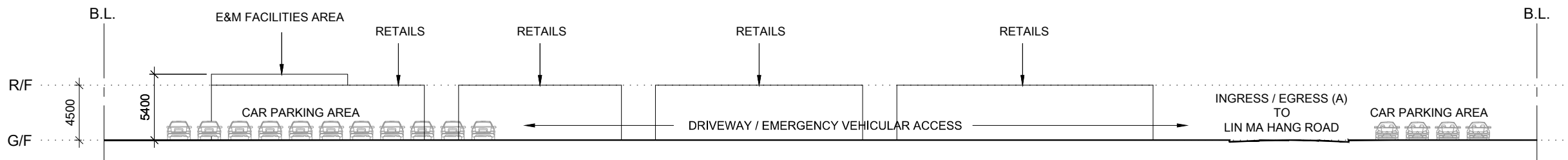
<div>NOTES</div> <div>1. THIS DRAWING & DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION BY ASB ARCHITECTS LIMITED. 2. DO NOT MEASURE DRAWING. USE WRITTEN DIMENSIONS OR GRID LINES. MEASUREMENTS TO EXISTING WORK TO BE CHECKED ON SITE. 3. DRAWING NOT SHOWING THE LAST REVISIONS BELOW ARE TO BE CANCELLED.</div> <div>COPYRIGHT RESERVED</div>		<div>REV. DATE DESCRIPTION</div> <div> - - -</div>	<div>PROJECT</div> <div>PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS IN "RECREATION" ZONE IN LOTS 35 RP, 36, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES</div> <div>DRAWING TITLE</div> <div>FIGURE 3: SCHEMATIC LAYOUT PLAN</div>	<div><div><div>DATE</div><div>23/08/2023</div></div><div><div>DRAWING NO.</div><div>SK-01B</div></div><div><div>JOB NO.</div><div>21107</div></div><div><div>DRAWN</div><div>JW</div></div><div><div>CHECKED</div><div>JL</div></div><div><div>REV. NO.</div><div>-</div></div></div> <div>REMARKS</div> <div>SKETCH DRAWING</div>
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3

SCHEMATIC BLOCK PLAN

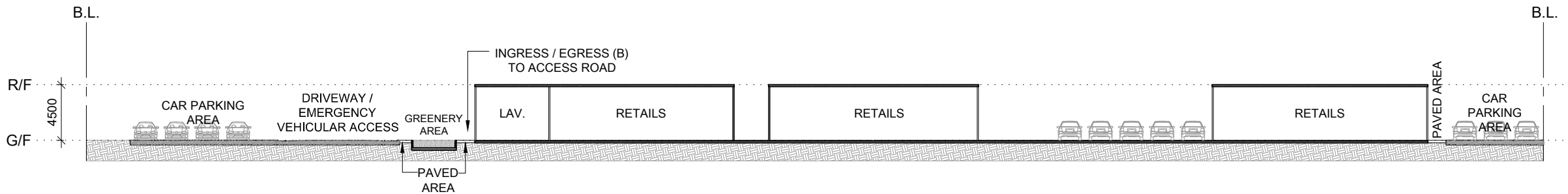
1:1000 (A3)



1

SCHEMATIC ELEVATION

1:400 (A3)



2

SCHEMATIC SECTION

1:400 (A3)

NOTES

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REV.

DATE

DESCRIPTION

PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS IN "RECREATION" ZONE IN LOTS 35 RP, 36, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

FIGURE 4: SCHEMATIC ELEVATION & SCHEMATIC SECTION

DATE

23/08/2023

JOB NO.

21107

DRAWN

JW

CHECKED

JL

REMARKS

DRAWING NO.

SK-02B

SCALE

AS SHOWN (A3)

REV. NO.

-

SKETCH DRAWING

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

寄件者: Chi Chung Heung
寄件日期: 2023年12月18日星期一 17:32
收件者: tpbpd/PLAND
副本:
主旨: Town Planning Application No. A/NE-TKLN/68– Submission of Further Information
附件: Further Information for A_NE-TKLN_68.pdf

Dear Sir/Madam,

References are made to the emails dated 3 October 2023, 5 October 2023 and 12 October 2023 respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find the response-to-comment table with the followings: -

- Attachment 1: Replacement of S16 Application form (p.2 and p.14)
- Attachment 2: Replacement of Supplementary Planning Statement (p.1 to 2 and p.8 to 10) and Replacement of Figures 1 to 4
- Attachment 3: Traffic Consideration
- Attachment 4: Proposed Layout of Transformer Room for Development at Lin Ma Hang Road, Pak Fu Shan

Please note that the proposed site boundary has been revised due to the removal of ingress/ egress point (B) at Lot No. 59 RP in D.D. 80.

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

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at

Thank you.

Best regards,
Calton Heung

DeSPACE (International) Limited(See attached file: *Further Information for A_NE-*



TKLN_68.pdf) Further Information for A_NE-TKLN_68.pdf



DeSPACE (International) Limited

Date: 15th December 2023

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Page(s): 1 + 24
BY HAND & EMAIL
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

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

**APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING
CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS
IN "RECREATION" ZONE IN LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 S.B
RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH, NEW
TERRITORIES**

Town Planning Application No. A/NE-TKLN/68 – Submission of Further Information

References are made to the emails dated 3rd October 2023, 5th October 2023 and 12th October 2023 respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find the response-to-comment table and the following attachments: -

- Attachment 1: Replacement of S16 Application form (p.2 and p.14)
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- Attachment 3: Traffic Consideration
- Attachment 4: Proposed Layout of Transformer Room for Development at Lin Ma Hang Road, Pak Fu Shan

Please note that the proposed site boundary has been revised due to the removal of ingress/egress point (B) at Lot No. 59 RP in D.D. 80.

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

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at :
or the undersigned at :

Yours faithfully,

FOR AND ON BEHALF OF

DeSPACE (INTERNATIONAL) LIMITED



Greg Lam

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years, Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North, New Territories (Application No. A/NE-TKLN/68)

Departmental Comments (Email from Planning Department dated 3.10.2023, 5.10.2023 and 12.10.2023)	
Departmental Comments	Response
<u>1. Commissioner for Transport (3.10.2023)</u>	
a) With the commissioning of passenger clearance in HYWBCP since February 2023, the demand for cross-boundary parking has kept increasing, especially during the weekends and holidays, when the existing carparks were fully utilized. Therefore, there is a shortfall in parking spaces in the area, and the proposed public vehicle park which is located in close proximity to the BCP, can alleviate the demand for parking spaces in the area.	Noted.
b) The applicant should substantiate the traffic generation from and attraction to their public car park 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;	Please refer to Attachment 3 for the traffic generation from and attraction to their public car park and the traffic impact to the nearby road links and junctions.
c) 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;	According to the revised Figure 3 in Attachment 2 , a road kerb side is inserted in front of the ingress/egress (A) to ensure pedestrian safety near the car park (i.e. the Government Land “A”). The Applicant will apply for right of way of the Government Land during land exchange stage if the planning application is approved.

d) The loading/unloading bays as shown on the schematic layout plan appear too far from the proposed retails and other facilities. The applicant shall ensure the adequacy of the loading/unloading spaces for the retails and other facilities so provided by relating to the number of goods vehicles visiting the subject site;	Please refer to the revised Figure 3 in Attachment 2 to show the new location of loading/unloading spaces.
e) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis; and	Please refer to the revised Figure 3 in Attachment 2 for showing the swept path analysis for the goods vehicles.
f) The applicant shall justify the need of the proposed 14.1 meters for vehicular access.	According to the revised Figure 3 in Attachment 2 , a folding gate is proposed at the ingress/egress of the site with a width of about 3.5 meters during regular operation for vehicular access.

<u>2. Commissioner of Police (3.10.2023)</u>	
a) He has adverse comment on the application.	Noted.
b) The applied land use (shop and services) is anticipated to cause increased traffic flow that traffic impact assessment should be taken into consideration.	The applied land use (shop and services) is only in small-scale and it is away from the pick-up/ drop-off areas of HYWBCP (i.e. the primary pick-up/drop-off areas can be accessed through Heung Yuen Wai Highway) (Figure 1) which shall not generate adverse traffic impact to the area. Attachment 3 indicates that the existing traffic conditions will be able to cope with the traffic generated by the proposed development.

<p>c) 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.</p>	<p>The Traffic Consideration in Attachment 3 shows that the existing Lin Ma Hang Road would be performing satisfactorily during the peak periods for the Design Scenario. No adverse traffic impact is anticipated.</p>
<p><u>3. Chief Town Planner, Planning Department (5.10.2023 and 12.10.2023)</u></p>	
<p>a) As discussed, grateful if you could provide justification and details for the “E&M Facilities Area” with an area of about 104.1 sqm.</p>	<p>The area breakdown and the proposed layout of the “E&M Facilities Area” are shown in the revised Figure 3 in Attachment 2 and Attachment 4 respectively.</p>
<p>b) Further to our email dated 5.10.2023, please provide additional information regarding the proposed shop and services within the designated Site:</p> <ul style="list-style-type: none"> i) Description of the shop and services, including but not limited to the type of product to be sold, target customers. ii) Whether the loading/unloading bays are provided in support of the proposed shop and services within the site, as well as the timeframe for loading/unloading activities. 	<p>Please note that the types of shop and services are subject to further review.</p> <p>Please note that the loading/unloading bays are provided in support of the proposed shop and services for 7 days a week including public holidays from 9am to 9pm.</p>

Attachment 1

Replacement of S16 Application form (p.2 and p.14)

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

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

1. Name of Applicant 申請人姓名/名稱

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

Bliss Achieve 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)

DeSPACE (International) 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. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 5,246.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 400 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	53.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling, New Territories		
Site area 地盤面積	5,246.3	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	53.9	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2		
Zoning 地帶	Recreation		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (excluding container vehicle) and Shop and Services for a Period of Five Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	400 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.076 <input checked="" 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	5	
	Composite 綜合用途		

Attachment 2

**Replacement of Supplementary Planning
Statement (p.1 to 2 and p.8 to 10) and
Replacement of Figures 1 to 4**

1. Introduction

1.1 Project Background

DeSPACE (International) Limited and Lee & Leung Consulting Limited act on behalf of the Applicant, Bliss Achieve Limited to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a proposed temporary public vehicle park (Excluding Container Vehicle) (PVP) and shop and services (the proposed development) on a temporary basis of 5 years on a site currently zoned as “Recreation” within the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (the OZP).

According to the OZP, the proposed “Public Vehicle Park (excluding container vehicle)” and “Shop and Services” are Column 2 uses which require planning permission from the TPB.

In accordance with the Notes of the OZP for temporary uses expected to be over 3 years, the uses must conform to the zoned use. On the other hand, temporary uses expected to be 5 years or less of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the government lease concerned and any other relevant legislation, the conditions of the government lease concerned and any other government requirements.

The Applicant is the registered land owner of Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling, New Territories. The Site is currently largely vacant and overgrown with grass. In order to support the planned development of the Heung Yuen Wai Boundary Control Point (HYWBCP), the Applicant intends to provide a well-organized parking area with retails to serve the local needs of the work and to enhance the transport network of the local community. Furthermore, the ONE(1) ingress and egress points for vehicles and pedestrians to the Site will be located at Lot No. 64 S.B. RP in D.D. 80. Due to the humble scale and limited intensity of the proposed development, it will blend in harmoniously with its vicinity functionally and cause no adverse impacts to the surroundings.

1.2 Structure of Report

Section 2 gives a brief overview of the site’s context and history. Section 3 presents the planning context of the Application Site. Section 4 contains a full description of the proposed development scheme. Planning and technical justifications for the scheme are elaborated in Section 5. Section 6 presents the concluding remarks and summarizes the grounds for approval of the Application.

2 Site Context

2.1 Local Site Context

The Application Site (or the Site) is currently accessible via local access of Lin Ma Hang Road. The subject Site, Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, and adjoining Government Land, measure an area of about 5,246.3 square meters including 53.9 sq.m. of the Government land.

General Site Conditions (Figure 1 & 2)

The Site is in the north of New Territories North (NTN) Development Area and within a large "Agricultural" ("AGR") Zone. It is observed with the following general site characteristics: -

- It is largely vacant flat land with overgrown grasses.
- It is accessible from Lin Ma Hang Road.
- The surrounding area is natural and rural in character comprising fallow agricultural land in its vicinity.
- There is a local road leading to a knoll to the north of the Site and the existing Tsung Yuen Ha village cluster is to its south across Lin Ma Hang Road.
- The HYWBCP is located at the southwest of the Site and zoned as "Other Specific Uses" ("OU"), as well as the bus terminus, Heung Yuen Wai Fire Station and Heung Yuen Wai Operational Base.

2.2 Surrounding Area of the Site

The Site is partly within the potential extension area under the "Remaining Phase Development of the New Territories North (NTN) – Planning and Engineering Study for NTN New Town and Man Kam To" by the Civil Engineering and Development Department and Planning Department. The specific land use outcome for the Site has yet to be determined and is dependent on the completion of the study, tentatively scheduled for 2025 (Figure 1).

To the north of the Site is the "Green Belt" (GB) zone, which does not impose any development restrictions on building height, plot ratio, or site coverage ratio. The primary planning intention of the GB zone is for defining the limits of urban and suburban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets (Figure 1).

4. Proposed Development

4.1 Proposed PVP and Shop and Services

As aforementioned, the Site benefits from its advantageous location in close proximity to HYWBCP, making it an ideal location for a PVP and shop and services. The key development parameters of the Proposed PVP and shop and services (retails) are summarized in Table 3 below:

Table 3: Major Development Parameters

Development Parameters Table	
Site Area	Total: about 5,246.3 sq. m. (including about 5,192.4 sq. m. of Private Land (99%) and about 53.9 sq. m. of Government Land (1%))
Gross Floor Area (GFA) (Non-domestic)	Total: about 400 sq. m. 1) Retails: about 366 sq. m. 2) Lavatories: about 28 sq. m. 3) Guard Room: about 6 sq. m.
No. of structure	Total 5 structures 1) 1 structure for guard room 2) 1 structure for lavatories, FSI Cabinet and retails 3) 2 structures for retails 4) 1 structure for retails and E&M facilities areas <i>Remark: E&M facilities areas will take up a non-accountable GFA of not exceeding 110 sq. m. (but 104.1 sq. m. in the scheme)</i>
Building Height	Not more than 5.4m
No. of Storeys	1
Site Coverage	Not exceeding 10%
No. of parking spaces and loading/ unloading spaces	94 private car parking spaces (2.5m x 5m) 2 disabled car parking spaces (2.5m x 5m with a common loading/ unloading area of 1.2m width) 1 loading/ unloading space of HGV (3.5m x 11m) 1 loading/ unloading space of LGV (3.5m x 7m)
Planter area	about 73 sq. m.
Operation hours	PVP: 24 hours a day and 7 days a week including public holidays Shop and Services (Retails): 7 days a week including public holidays from 9am to 9pm

4.2 Temporary PVP & Ancillary Office/Shop and Services

To cater for the parking needs of staff and visitors in the vicinity of the proposed development, an outdoor temporary private vehicle park is planned for the majority of the Site. It will consist of 94 private car parking spaces, 2 disabled car parking space, 1 L/UL of HGV and 1 L/UL of LGV. Additionally, three single-storey structures will be provided next to the entrance of the Site and at the southern part of the Site for a proposed shop and services including supporting facilities such as lavatories, guard room, FSI cabinet and E&M facilities.

4.3 Proposed Ingress and Egress

The proposed access to the Site will traverse through a strip of unallocated Government land situated between Lin Ma Hang Road and the Site. As shown in **Figure 3**, 1 section of new ingress and egress are proposed at Lot No. 64 S.B. RP in D.D. 80. Certain adjoining Government land is proposed to be included in light of the narrow lot configuration of the southern edge of the Lot No. 64 S.B. RP.

There are 1 ingress/egress point recommended for the proposed development. The Ingress/egress point is located to the southern edge of the Site to link up Lin Ma Hang Road to the Site via a strip of government land (**Figure 3**).

5. Planning and Development Justifications

5.1 Compliance with Surrounding Land Uses

The proposed use, consisting of the building structures with a maximum height of 5.4m with 1 storey (**Figure 4**), is compatible with the surrounding areas. These areas are predominantly characterized by abandoned farmland, village settlements, amenity areas, and cultivated farmland. It is worth noting that there have been recent approvals for PVPs in the area. The HYWBCP has been fully commissioned and has led to a significant increase in cross-border travel, particularly during weekends and public holidays. The parking spaces in the existing PVPs have been under-provided with long queuing time and possibly illegal on-street car parking. In this relation, apart from meeting some of the parking needs for local villagers/residents, the applied use could satisfy some of the parking demand for cross-boundary travelers. Transport Department is amicably invited to observe the recent surge of public vehicle park demand in the areas and kindly grant a support in-principle from traffic planning and

engineering perspective. As a matter of fact, the applied use can immediately meet the public demand of car parking spaces and the subject case can be favourably considered for cross-boundary parking facilities based on this valid individual planning merit. Furthermore, the proposed shop and services will also act as a passive recreational development for supporting the local workers, visitors and local residents.

5.2 Meeting Pressing Local Parking Demand Arising from Heung Yuen Wai Boundary Control Point

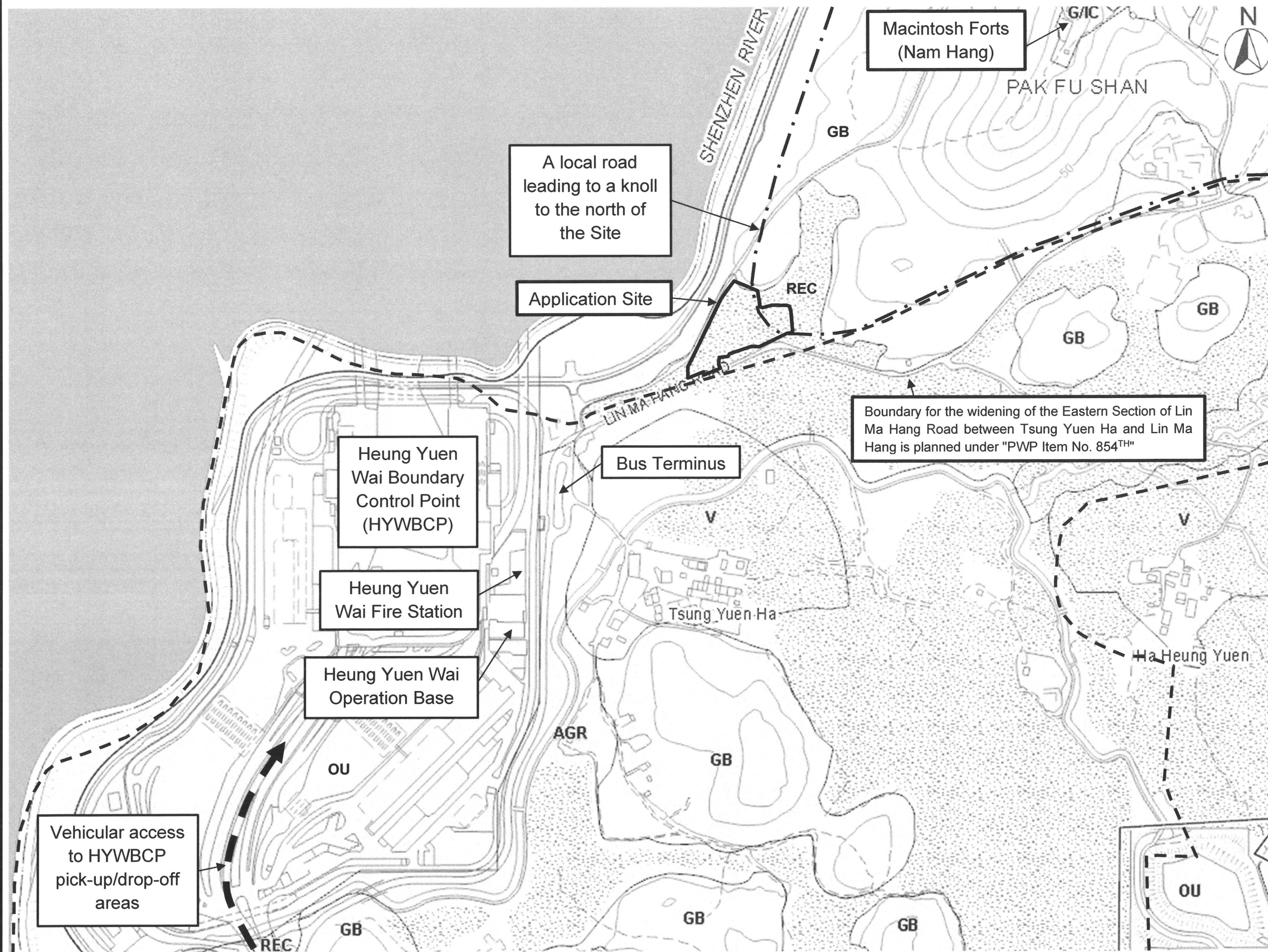
The Site is in very close proximity to HYWBCP which was recently opened by early 2023 for cross-border traveling. Although the Site is designated as a "Recreation" area, primarily intended to provide low-density recreational developments for the use of the general public, the temporary PVP on the Site can address some of the local parking demand arising from individuals traveling to the Mainland through the HYWBCP. This is due to the Site's convenient location, being within a 5-minute walking distance from the HYWBC. Furthermore, granting temporary approval for this application would not frustrate the long-term planning intention of the Recreational Zone.

5.3 No Insurmountable Traffic Impacts




Upon consideration of the scale of the proposed development, the Site is located further east of the HYWBCP which is away from the pick-up/drop-off areas of HYWBCP (i.e. the primary pick-up/drop-off areas can be accessed through Heung Yuen Wai Highway) (**Figure 1**) which shall not generate adverse traffic impact to the area. Furthermore, one ingress/egress point is proposed at Lot Nos. 64 S.B RP in D.D. 80 which will be able to cope with the traffic generated by the proposed development.

5.4 No Insurmountable Visual Impacts

With the view of the surroundings with the overall visual context of low to medium-rise development and in the vicinity of the Site, the proposed PVP and the shop and services are considered to be compliant without leading adverse visual impact on visual penetration of an open sky view, light penetration into the surrounding environment and visual openness. The greenery area is provided within the Site to keep the proposed use in compatible to the surrounding area. Moreover, the proposed development consists of only single-storey structures, ensuring that it does not cause any visual distractions for drivers, pedestrians, or villagers.



Legend

-  **Application Site**
(Rectified by Land Surveyor)
-  **Proposed Tentative Boundary of Potential Development Area**
(under Remaining Phase Development of the NTN)
-  **Potential Extension Areas**
(under Remaining Phase Development of the NTN)

Location

Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP and Adjoining Government Land in D.D. 80, Ta Kwu Ling, New Territories

Drawing Title

Location Plan

(Extracted from the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2)

Drawing No

Figure 1

Scale

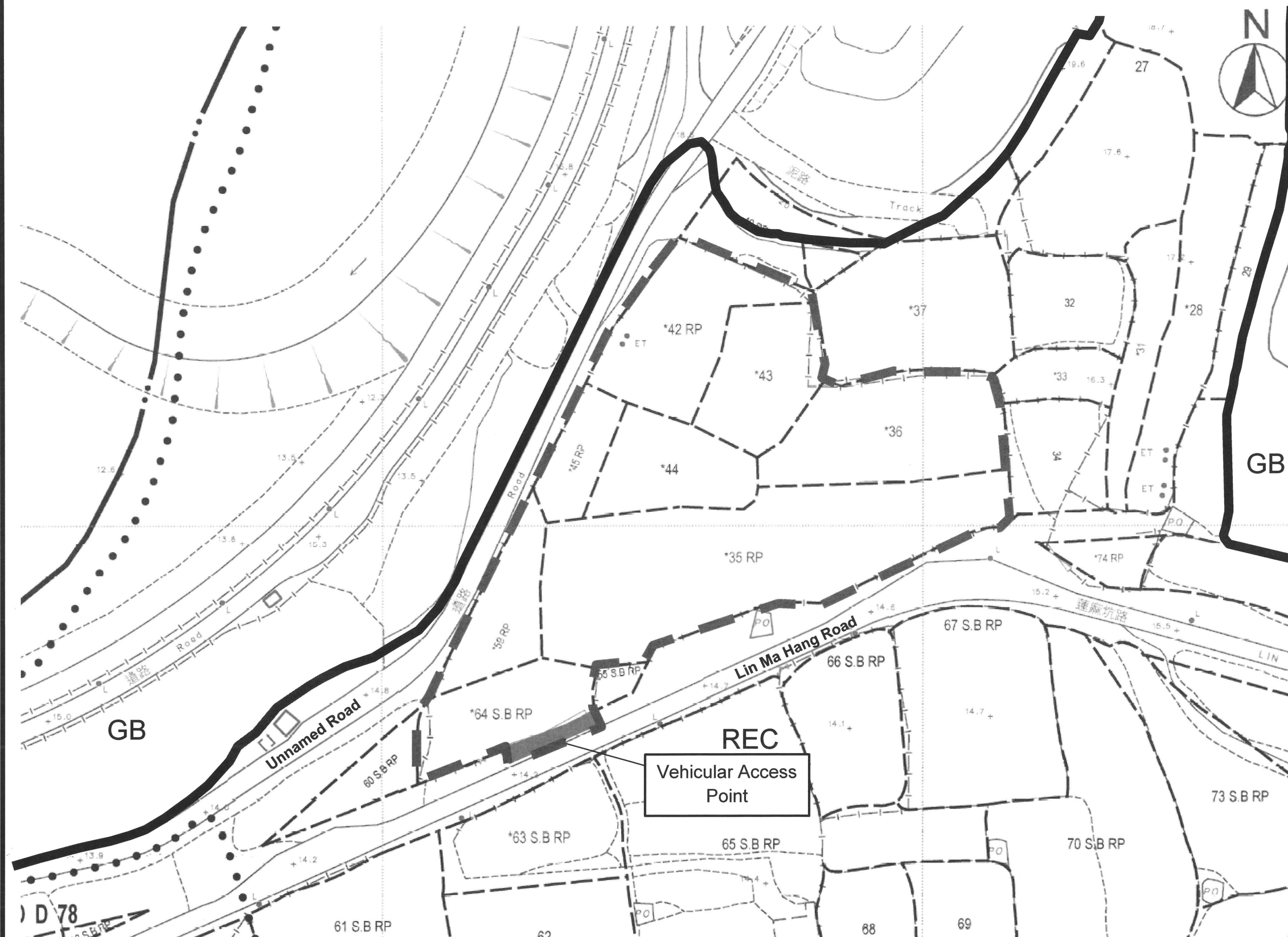
1 : 4500 in A3

Date

December 2023

Prepared by





Legend

 Application Site

 Government Land

Location

Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP and Adjoining Government Land in D.D. 80, Ta Kwu Ling, New Territories

Drawing Title

Application Site and Outline Zoning Plan

(Extracted from the Lot Index Plan)

Drawing No

Figure 2

Scale

1 : 700 at A3

Date

December 2023

Prepared by

 DeSPACE (International) Limited

SITE INFORMATION

SITE AREA = 5192.4 m² (IN ACCORDANCE WITH THE TOPOGRAPHICAL SURVEY)
GOVERNMENT LAND "A" = 53.9 m² (APPROX.)
TOTAL AREA = 5246.3 m² (APPROX.)

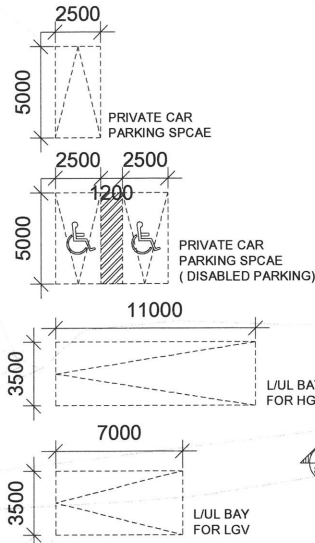
PROPOSED GROSS FLOOR AREA = APPROX. 400 m²
(EXCLUDING E&M FACILITIES AREA & FSI CABINET)

PROPOSED NOS. FOR LOADING / UNLOADING BAY

FOR HEAVY GOODS VEHICLE = 1 NOS.
FOR LIGHT GOODS VEHICLE = 1 NOS.

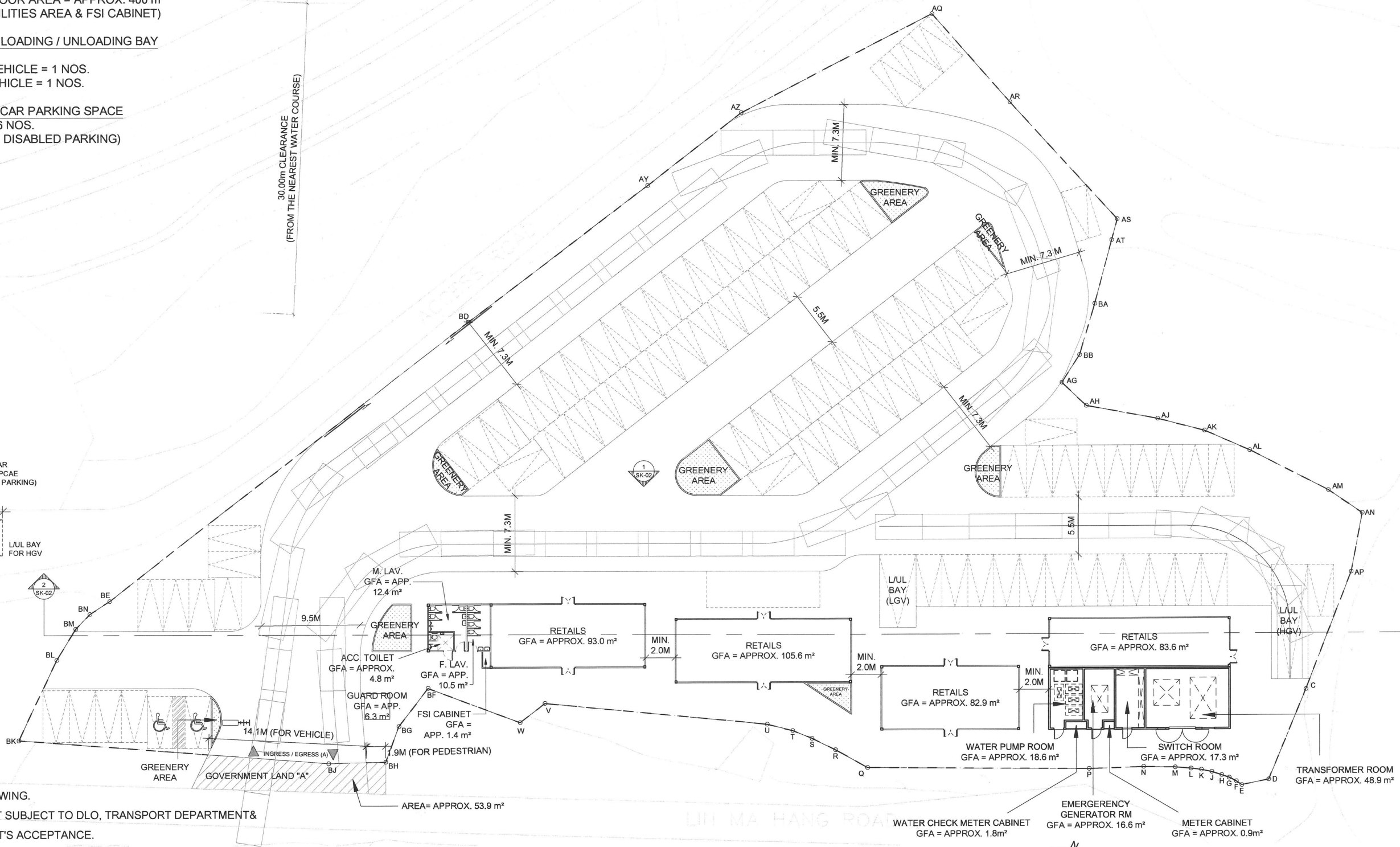
PROPOSED NOS. FOR CAR PARKING SPACE
FOR PRIVATE CAR = 96 NOS.
(INCLUDING 2 NOS. OF DISABLED PARKING)

LEGEND

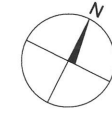


REMARKS:

- DO NOT MEASURE DRAWING.
- PROPOSED RUN IN/OUT SUBJECT TO DLO, TRANSPORT DEPARTMENT & HIGHWAY DEPARTMENT'S ACCEPTANCE.
- CARPARKING NO. IS SUBJECT TO
 - THE REQUIREMENT IMPOSED BY HKPSG (PLANNING STANDARD GUIDELINE);
 - TOWN PLANNING BOARD APPROVAL.
- TRAFFIC IMPACT ASSESSMENT MAY BE REQUIRED.



1 SCHEMATIC LAYOUT PLAN (WITH HGV SWEEP PATH)
1:400 (A3)



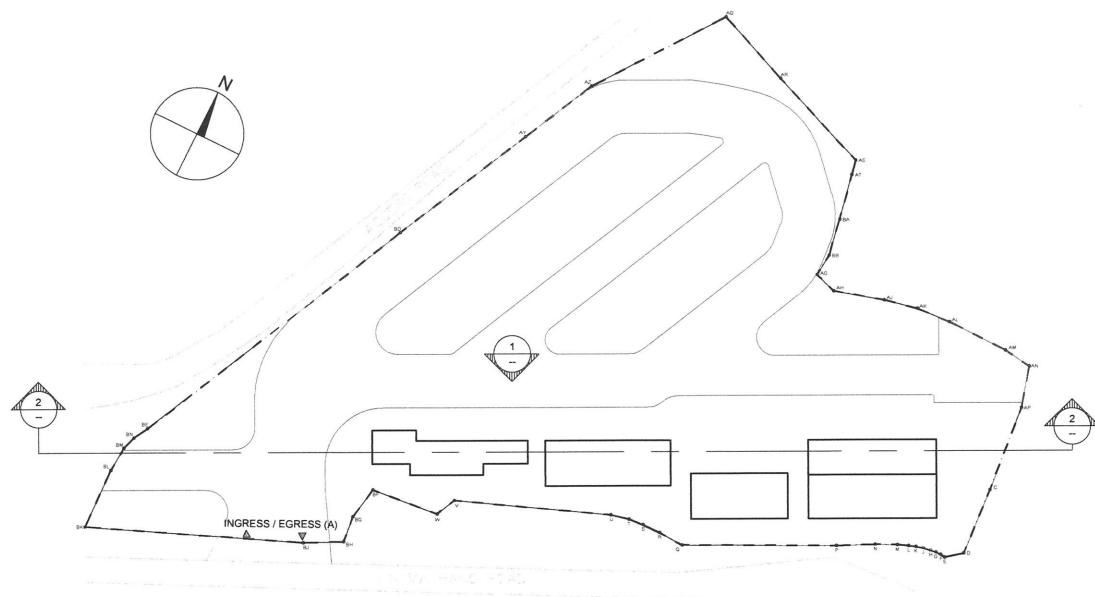
LeC
李梁顧問有限公司
Lee & Leung Consulting Limited

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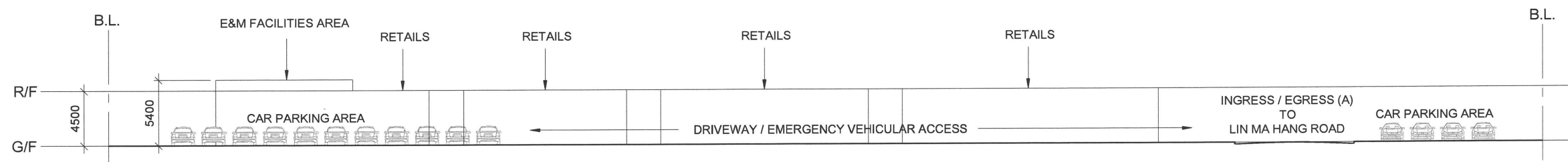
REV.	DATE	DESCRIPTION

PROJECT
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS IN "RECREATION" ZONE IN LOTS 35 RP, 36, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES
DRAWING TITLE
SCHEMATIC LAYOUT PLAN (WITH HGV SWEEP PATH)

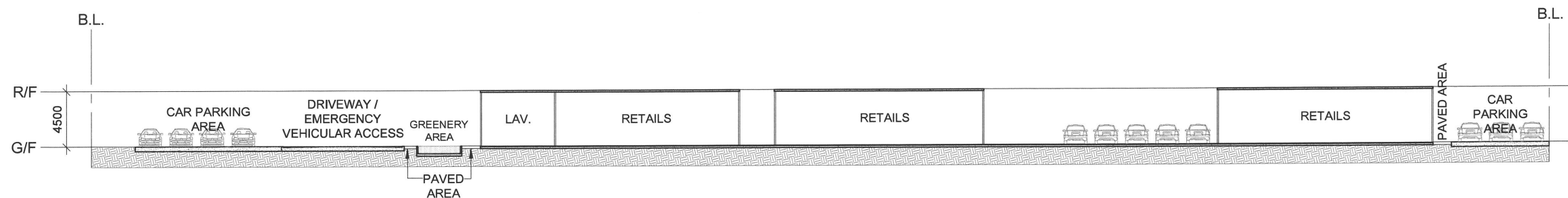
DATE	JOB NO.	DRAWN	CHECKED	REMARKS
24/10/2023	21107	JW	JL	
DRAWING NO.	SCALE	REV. NO.		
FIGURE 3	AS SHOWN (A3)	-		
SKETCH DRAWING				



3 SCHEMATIC BLOCK PLAN
1:1000 (A3)



1 SCHEMATIC ELEVATION
1:400 (A3)



2 SCHEMATIC SECTION
1:400 (A3)

Attachment 3

Traffic Consideration



TRAFFIC CONSIDERATION

1. Operation Mode

- 1.1 While the carpark is proposing flexible mode, it is anticipated that the proposed temporary vehicle park will not incur adverse traffic impact. With most of the end user would be cross-boundary travelers, they may park their cars in the Application site and stay in the Mainland for one day or more.
- 1.2 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 5th November 2023 (SUN). The AM Peak and PM Peak traffic flows are used.

2. Development Traffic Generation and Attraction

- 2.1 To assess the existing traffic conditions, a vehicle count survey was conducted at the one of the largest public vehicle park in the vicinity (A/NE-TKLN/33 and A/NE-TKLN/37) also on 5th November 2023. The surveyed results are shown in **Figure 1**.

Table 1 Derivation of the Tip Rates based on the Existing PVP

Public Vehicle Park		Generation		Attraction	
		AM	PM	AM	PM
	No. of Spaces	Traffic flow (pcu)			
A/NE-TKLN/33	54 CPS 15 LGV	36	63	32	34
A/NE-TKLN/37	40 CPS 38 LGV				
Combined Vehicle Park	94 CPS 53 LGV				
Trip rate (vehicles/hr/ parking space)					
		= 36/147 = 0.2449	= 63/ 147 = 0.4286	= 32/ 147 = 0.2177	= 34/147 = 0.2313
Trips in (vehicles/hr) 96 CPS (including 2 disable CP) 1 LGV 1 HGV					
		= 0.2449 x 98 = 24	= 0.4286 x 98 =42	=0.2177 x 98 = 21	=0.2313 x 98 = 23

Neither the whole nor any part of the data or information, nor any reference thereto may be included in any published document, circular or statement, nor published in any way, without our prior written approval of the form and context of such publication or disclosure, CTA reserve the right to claim for any damage incurred.

Proposed Shop and Services (366 sq m. GFA)	Generation		Attraction	
	AM	PM	AM	PM
Trip rate (pcu/hr/ 100 sqm GFA)				
	0.3307	0.3342	0.3839	0.4504
Trip (pcu/hr)				
	= 0.3307 x 366 / 100 = 1.2	= 0.3342 x 366 / 100 = 1.2	= 0.3839 x 366 / 100 = 1.4	= 0.4504 x 366 / 100 = 1.6
Total vehicle/hr (for conservative)	26	44	23	25

(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 1.

3. Existing Traffic Capacity

- 3.1 Table below summarizes the average link capacity estimates. 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. AV/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.

Table 2 Link Assessment (V/C) of the Existing Lin Ma Hang Road

No.	Road Link (Direction)	Link Capacity (veh/hr)	Observed Flow		V/C Ratio	
			AM	PM	AM	PM
L1	L1 Lin Ma Hang Road (Eastbound)	600 ⁽¹⁾	111	66	0.185	0.11
L2	L1 Lin Ma Hang Road (Westbound)	600 ⁽¹⁾	26	67	0.043	0.112

(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

(2) Growth rate from 2018 to 2032 is 1.018% p.a.

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

4. Traffic Assessment

- 4.1 This application is seeking temporary permission for a period of 5 years only, which targets to commence by the early 2024. Thus, to estimate the worst case scenario, a growth factor will be applied to the end of this application, i.e., 2029, to demonstrate the traffic impact.

2029 Reference Flow = 2023 Observed Flow \times (1 + 1.018 %)⁶ + Flows from Adjacent Applications

2029 Design Flow = 2029 Reference Flow + Development Flow of this Application

- 4.2 The followings (**Table 3**) are the adjacent planning applicants of which their operations are not yet commenced. The 2026 Reference flow would also need to consider those applications.

Table 3 Development Parameters and Status of Adjacent Committed Developments

Item	Case No.	Status	Applied Use	Provision
1	A/NE-TKLN/61 (Lots 13, 14 RP and 17 RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North)	Pending	Proposed Temporary Public Vehicle Park (Excluding Container) for a Period of 5 Years	<ul style="list-style-type: none"> • 295 private cars • 2 disabled • 39 motorcycles • 1 L/UL bay for shuttle bus space • 40 sqm for ancillary office
2	A/NE-TKLN/70 (Lot 66 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North)	Approved with condition(s) on a temporary basis (27.10.2023)	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	<ul style="list-style-type: none"> • 11 private cars
3	A/NE-TKLN/67 (Lot 63 S.B RP in D.D. 80, Ta Kwu Ling North)	Approved with condition(s) on a temporary basis (27.10.2023)	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	<ul style="list-style-type: none"> • 18 private cars
4	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)	Approved with condition(s) on a temporary basis (22.9.2023)	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services with Ancillary Office for a Period of 3 Years	<ul style="list-style-type: none"> • 24 private cars • 1 L/UL bay for LGV • 204 sqm. for Shop and Services
5	A/NE-TKLN/58 (Lot 65 S.B RP (Part) in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North)	Approved with condition(s) on a temporary basis (22.9.2023)	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services with Ancillary Office for a Period of 3 Years	<ul style="list-style-type: none"> • 26 private cars • 1 L/UL bay for LGV • 180 sqm. for Shop and Services
Total		<ul style="list-style-type: none"> • 376 private cars • 39 motorcycles • 3 L/UL bays • 424 sqm. for Shop, Services, and ancillary office 		

Table 4 Traffic Flows Due to the Adjacent Committed Developments

Public Vehicle Park		Generation		Attraction	
		AM	PM	AM	PM
	No. of Spaces	Traffic flow (pcu)			
	Trip rate (vehicles/hr/ parking space) (Refer Table 1)	0.2449	0.2177	0.4286	0.2313
Combined Vehicle Park A/NE-TKLN/61 A/NE-TKLN/70 A/NE-TKLN/67 A/NE-TKLN/57 A/NE-TKLN/58	376 CPS 39 MC 3 LGV	= 0.2449 x 418 = 102	= 0.4286 x 418 = 179	= 0.2177 x 418 = 91	= 0.2313 x 418 = 97
Proposed Shop, Services and Ancillary Office (424 sq m. GFA)		Generation		Attraction	
		AM	PM	AM	PM
Trip rate (pcu/hr/ 100 sqm GFA)					
		0.3307	0.3342	0.3839	0.4504
Trip (pcu/hr)					
		= 0.3307 x 424 / 100 = 1.4	= 0.3342 x 424 / 100 = 1.4	= 0.3839 x 424 / 100 = 1.6	= 0.4504 x 424 / 100 = 1.9
Total vehicle/hr (for conservative)		104	181	93	99

4.3 The link capacity assessment results under the 2026 design scenarios are summarised in table below:

Table 5 Link Assessment (V/C) of the Existing Lin Ma Hang Road

No.	Road Link (Direction)	Link Capacity (veh/hr)	Reference Flow (veh/hr)		Design Flow (veh/hr)		Design Flow V/C Ratio	
			2023 Observed Flow x (1 + 1.018 %)⁶ + Flows from Adjacent Applications		2029 Reference Flow + Development Flow of this Application			
			AM	PM	AM	PM	AM	PM
L1	Lin Ma Hang Road (Eastbound)	600	222	251	248	295	0.413	0.492
L2	Lin Ma Hang Road (Westbound)	600	121	170	144	195	0.24	0.325

Notes: The design flow has also taken into account the traffic flow of adjacent site shown in **Table 4**

4.4 As shown in **Table 5** above, the capacity of the key road links would be performing satisfactorily during the peak periods for the Design Scenario. No adverse traffic impact is anticipated.

1. A/NE-TKLN/61
2. A/NE-TKLN/70
3. A/NE-TKLN/67
4. A/NE-TKLN/57
5. A/NE-TKLN/58



FIGURE NO.:	1	PROJECT TITLE:	Town Planning Application No. A/NE-TKLN68 Proposed Temporary Public Vehicle Park for 5 years in Ta Kwu Ling North	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.:	23113HK	DRAWING TITLE:	LOCATION PLAN FOR THE S16 CASES WITH CAR PARKING	
SCALE:	N.T.S.@A4	DATE:	14 DEC 2023	

Attachment 4

Proposed Layout of Transformer Room for Development at Lin Ma Hang Road, Pak Fu Shan

GENERAL NOTES

1. THE SUBSTATION MINIMUM CLEAR HEADROOM SHOULD BE 3.3m. SUBJECT TO THE FOLLOWING CONDITIONS, THE HEADROOM SHOULD BE:
- 3.5m FOR GROUND SUBSTATION WITH 800mm SQUARE OPENING WITH LOUVER FOR 630mm DIAMETER EXHAUST FAN.
- 3.5m FOR GROUND SUBSTATION WITH 1000mm SQUARE OPENING WITH LOUVER FOR 800mm DIAMETER EXHAUST FAN.
2. INVERT LEVEL OF TRENCH AT INLET TO BE 1050mm MINIMUM BELOW PAVEMENT LEVEL FOR HV CABLES AND 850mm BELOW PAVEMENT LEVEL FOR LV CABLES. ALL CABLE TRENCHES TO BE COVERED WITH 6mm THICK CHECKER PLATE & JUNCTIONS WHERE SHOWN CHAMFERED TO BE 150mm x 150mm. THE CABLE TRENCH OUTLET MUST BE FREE FROM OBSTRUCTION.
3. TRANSFORMER ROOM SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE OR CONCRETE BLOCK OF BS 6073 PART 4 WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 20N/mm².
4. IF IT IS A SUSPENDED SLAB, THE MINIMUM THICKNESS OF REINFORCED CONCRETE WITH MIN. STRENGTH OF 30N/mm² IN 28 DAYS SHOULD BE 200mm AND TO WITHSTAND A SUPERIMPOSED LOAD OF 7.5kPa AND THE PLANT LOADS AS SPECIFIED. IF IT IS LAID ON GRADE, THE FILL BELOW SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH B.S. 1377:1990 PART 4.
5. AREA HATCHED FOR SWITCHGEAR ERECTION SHALL BE DESIGNED TO WITHSTAND A MAXIMUM STATIC PLUS DYNAMIC LOAD OF 17kN PER PANEL. THE MINIMUM DIMENSIONS FOR THE 11KV SWITCHGEAR BASE SHALL BE 2000mm x 500mm PER PANEL ON A DENSE CONCRETE & COMBINED CONSTRUCTION OF 450mm IN THICKNESS MIN. WITH MIN. STRENGTH OF 30N/mm² IN 28 DAYS & SOME SHORING REINFORCEMENT. IF IT IS LAID ON GRADE, PLEASE ALSO REFER TO NOTE NO. 3 ABOVE ON COMPACTION OF SOIL. MINIMUM TOP COVER TO REINFORCEMENT IN THE CONCRETE TO BE 80mm. FINISHED TOP SURFACE TO BE LEVEL TO WITHIN A TOLERANCE OF 1mm IN 1000mm.
6. AREA HATCHED TO BE 1350mm x 1800mm FOR TRANSFORMER FOUNDATION TO WITHSTAND A LOADING OF 8000kg. IF IT IS LAID ON GRADE, A DENSE CONCRETE FOUNDATION WITH MIN. STRENGTH OF 30N/mm² IN 28 DAYS AND AT LEAST AS DEEP AS THE BOTTOM OF CABLE TRENCH CONSTRUCTION & WITH SHORING REINFORCEMENT SHALL BE MADE. PLEASE ALSO REFER TO NOTE NO. 3 ABOVE ON COMPACTION OF SOIL. THE TOP LEVEL OF FOUNDATION TO BE LEVELLED WITH FINISHED FLOOR LEVEL.
7. SUBSTATION WALLS AND THE CEILING SHOULD BE CEMENT AND SAND PLASTERED, TWO COATS OF LIQUID APPLIED WATERPROOFING COATING AND TWO COATS OF LIGHT GREY EPOXY BUSTROPROOF COATING SHOULD BE APPLIED AT BOTTOM 1500mm HIGH OF THE WALL ABOVE 1500mm HEIGHT, THE WALL AND THE CEILING SHOULD BE FINISHED WITH ONE COAT OF LIQUID PREPOLYMER SEALING AND TWO FINISHING COATS OF WHITE ACRYLIC RESIN BASED COATING IN GLOSSY FINISH.
8. ALL EXTERNAL STEELWORK SHALL BE STAINLESS STEEL OF THE LOW CARBON TYPE AISI 316L (EQUIVALENT TO BS 970-316 S12). THIS SPECIFICATION TO INCLUDE DOORS, DOOR FRAMES, LOUVERS, RAY GUARDS, INTERNAL STEELWORK (AIR TRAINING, HANGERS, CHECKER PLATE ETC.) SHALL BE HOT DIP GALVANIZED TO BS EN ISO 1461:1999 AND FINISHED WITH ONE COAT OF CALCIUM FLUORIDE PRIMER AND TWO FINISHING COATS OF GREY SYNTHETIC PAINT.
9. FOR TRANSFORMER ROOMS, ALL BEAMS TO BE LOWERED 1200mm FROM FINISHED FLOOR LEVEL FOR CONSTRUCTION OF CABLE TRENCH.
10. DETAILED ARRANGEMENT OF CABLE TRAY FOR INSTALLATION OF INTERNAL WIRING AND CONTROL WIRING TO BE DETERMINED ON SITE.
11. 25mm DIA. GALVANIZED STEEL RING EYE BOLT TO BE PROVIDED AND INSTALLED ON INTERNAL WALL AT 1000mm FROM BOTH SIDES OF ALL DOORS AND AT 1000mm ABOVE FINISHED FLOOR LEVEL.
12. THE CUSTOMER'S INSTALLATION INCLUDING THE GENERAL SAFETY REQUIREMENTS FOR THE SWITCHROOM SHALL COMPLY WITH THE ELECTRICITY ORDINANCE.
13. THE LAYOUT DRAWING IS PREPARED FROM BUILDING PLANS SUBMITTED. CLP POWER HONG KONG LIMITED MUST BE INFORMED IMMEDIATELY OF ANY MODIFICATIONS TO THE BUILDING PLANS WHICH MAY AFFECT THE DRAWING.

FIRE PROTECTION REQUIREMENTS

1. THIS TRANSFORMER ROOM SHALL COMPLY FULLY WITH THE STANDARD REQUIREMENTS OF HONG KONG FIRE SERVICES DEPARTMENT. FAILURE TO COMPLY IN ANY RESPECT MAY RESULT IN A DELAY TO THE PROVISION OF A SUPPLY.
2. THE TRANSFORMER ROOM TO BE COMPLETELY SEPARATED FROM THE REMAINDER OF THE BUILDING AND TO BE 2 HOURS FIRE RESISTANT PERIOD IN ACCORDANCE WITH BS 476 : 1987.
3. ALL WALL OPENINGS TO LEAD DIRECT TO OPEN AIR.
4. THE 150mm HIGH CONCRETE KERB, AS SHOWN, TO BE CONSTRUCTED BY CUSTOMER AFTER CLP POWER'S PLANT HAS BEEN INSTALLED AND BEFORE TRANSFORMER ROOM IS COMPLETED.
5. THIS ROOM IS TO BE PROVIDED WITH FIRE EXTINGUISHING APPARATUS TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES. PORTABLE EXTINGUISHER(S), AS SHOWN, WILL BE PROVIDED BY CLP POWER HK LTD. ADDITIONAL EQUIPMENT, IF ANY, WILL BE PROVIDED BY CUSTOMER.
6. IF AUTOMATIC FIRE ALARM INSTALLATION IS REQUIRED BY THE HONG KONG FIRE SERVICES DEPARTMENT, HEAT DETECTION TYPE IS TO BE PROVIDED.
7. THIS ROOM SHALL BE INCORPORATED IN BUILDING PLANS FORMALLY APPROVED BY HONG KONG GOVERNMENT, IF NOT YET OBTAINED, APPROVAL FROM THE BUILDING ORDINANCE OFFICE, BUILDINGS AND LANDS DEPARTMENT SHALL BE OBTAINED.
8. ALL LINKINGS FOR ACUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT ACCORDING TO THE REQUIREMENT OF FIRE SERVICES DEPARTMENT.

ELECTRICAL FITTINGS

1. ALL METAL WORK MUST BE BONDED TO THE EARTHING TERMINAL AT THE DISTRIBUTION BOARD WITH COPPER CONDUCTOR NOT LESS THAN 6mm².
2. ALL INTERNAL WIRING TO BE PROVIDED AND INSTALLED BY CUSTOMER EXCEPT THE A.C. SUPPLY SOURCE WIRING.

LEGEND

- DISTRIBUTION UNIT.
SA LIGHTING SWITCH WITH PILOT LIGHT.
SA, 2-WAY LIGHTING SWITCH WITH PILOT LIGHT.
D.P. EXHAUST FAN SWITCH WITH PILOT LIGHT.
13A 3 PIN SOCKET OUTLET.
13A FUSED SPUR UNIT C/W D.P. SWITCH.
FAN CONTROL PANEL.
LV MONITORING PANEL.
1.2m TWIN LAMPS (T8 LED STANDARD TUBE WITH G5 OR G13 B-PIN CAP BASE) TO BE FIXED ON WALL AT 2.1m ABOVE FLOOR LEVEL.
1.2m TWIN LAMPS (T8 LED STANDARD TUBE WITH G5 OR G13 B-PIN CAP BASE) TO BE FIXED ON WALL AT 2.1m ABOVE FLOOR LEVEL WITH EMERGENCY LIGHTING UNIT.
1.2m TWIN LAMPS (T8 LED STANDARD TUBE WITH G5 OR G13 B-PIN CAP BASE) TO BE SUSPENDED AT 2.8m FROM FLOOR LEVEL.
1.2m TWIN LAMPS (T8 LED STANDARD TUBE WITH G5 OR G13 B-PIN CAP BASE) TO BE SUSPENDED AT 2.8m FROM FLOOR LEVEL WITH EMERGENCY LIGHTING UNIT.
EYE BOLT
EYE BOLT AT HIGH LEVEL/CEILING FOR LIFTING FAN.
PLASTIC CHAIN STORAGE BOX DETAILS SEE CLP DRG. NO. T-COP-10250-D-E33-0103-27-A
FUSE C/OUT FOR LV CAPACITOR
EXIT SIGN ABOVE DOOR - ELECTRICITY SUPPLY TO BE CONNECTED TO THE LANDLORD'S ESSENTIAL BOARD WITH STANDBY GENERATOR BACK UP.

REV. DESCRIPTION DATE SIGN

PLANNING AND DESIGN

APPROVED BY: DATE: 15-DEC-2022
CHECKED BY: DATE: 15 DEC 2022
DRAWN BY: K H LI DATE: 14-DEC-2022

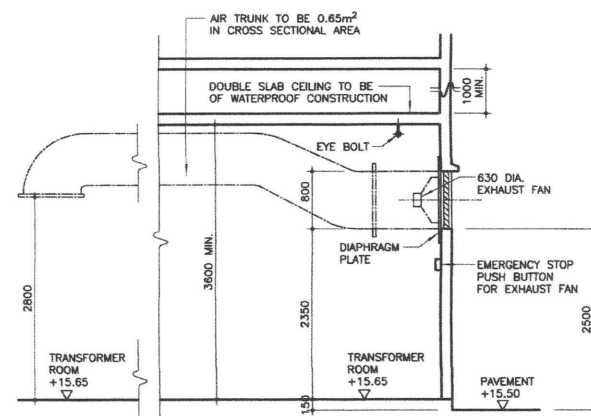
DRAWING TITLE:

PROPOSED LAYOUT OF TRANSFORMER ROOM FOR DEVELOPMENT AT LIN MA HANG ROAD, PAK FU SHAN

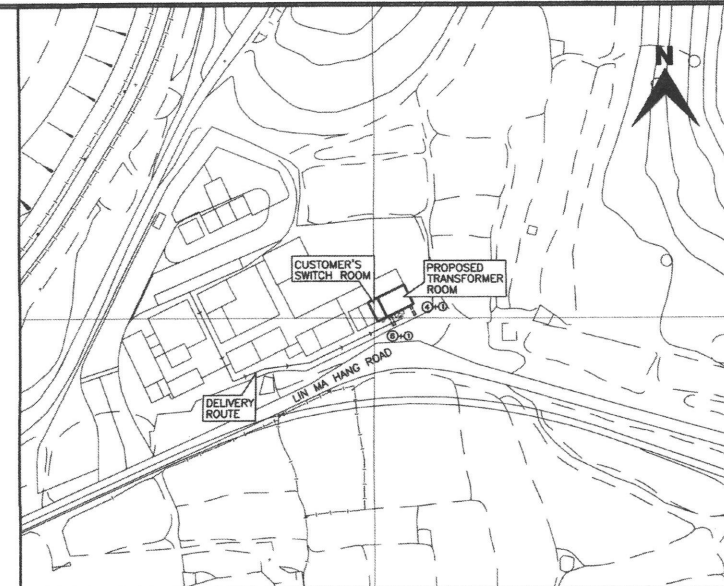
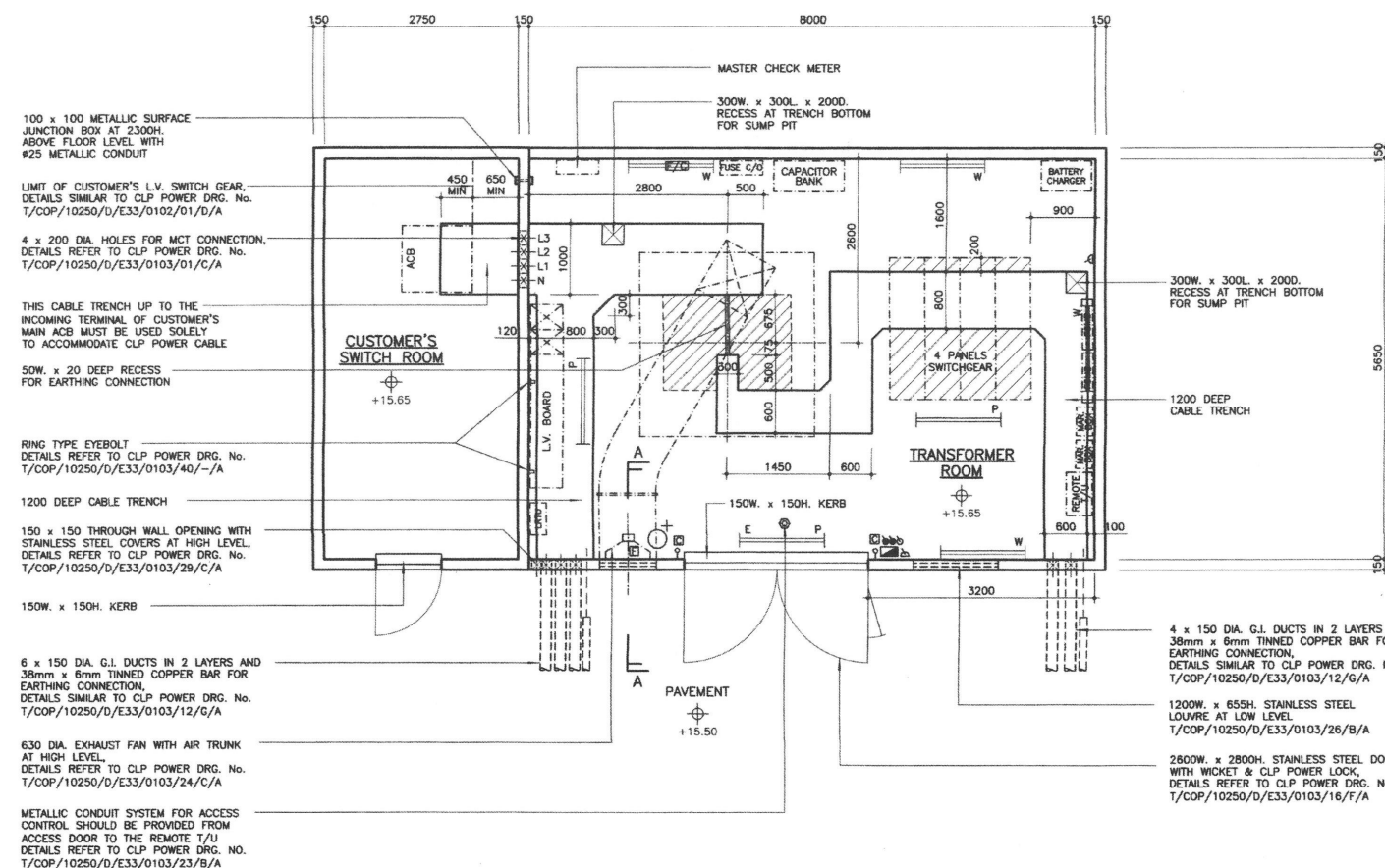
SCALE: 1 : 50 (mm) PROJECT NO.: SS210518

DRAWING No.: SS/TR/2022-120

ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER



SECTION A - A (ALONG 630 DIA. EXHAUST FAN)

BLOCK PLAN
SCALE = 1 : 1000

CLP 中電
21 DEC 2022
CUSTOMER COPY

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

William Shu Tai WONG/PLAND

寄件者: Chi Chung Heung [REDACTED]
寄件日期: 2024年02月09日星期五 16:14
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Town Planning Application No. A/NE-TKLN/68– Submission of Further Information (2)
附件: Further Information (2) for A_NE-TKLN_68.pdf
類別: Internet Email

Dear Sir/Madam,

References are made to the emails dated 15 January 2024, respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find the response-to-comment table with the followings: -

- Attachment 1: Replacement of S16 Application form (p.2, p.9 and p.14)
- Attachment 2: Replacement of Supplementary Planning Statement (p.1 to 3 and p.8 to 10) and Replacement of Figures 2 to 4
- Attachment 3: Traffic Consideration

Please note that the proposed site boundary has been revised due to the relocation of proposed ingress/ egress point at Lot No. 59 RP in D.D. 80.

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

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at [REDACTED]. Thank you.

Best regards,
Calton Heung

DeSPACE (International) Limited



DeSPACE (International) Limited

Date: 9th February 2024

Page(s): 1 + 22

Secretary, Town Planning Board

BY EMAIL

15/F, North Point Government Offices

(tpbpd@pland.gov.hk)

333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

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

**APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING
CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS
IN "RECREATION" ZONE IN LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 S.B
RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH, NEW
TERRITORIES**

Town Planning Application No. A/NE-TKLN/68 – Submission of Further Information (2)

References are made to the emails dated 15th January 2024, respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find the response-to-comment table and the following attachments: -

- Attachment 1: Replacement of S16 Application form (p.2, p.9 and p.14)
- Attachment 2: Replacement of Supplementary Planning Statement (p.1 to 3 and p.8 to 10) and Replacement of Figures 2 to 4
- Attachment 3: Traffic Consideration

Please note that the proposed site boundary has been revised due to the relocation of proposed ingress/ egress point at Lot No. 59 RP in D.D. 80.

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

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at 2493-3626 or the undersigned at 3590 6333.

Yours faithfully,

FOR AND ON BEHALF OF

DeSPACE (INTERNATIONAL) LIMITED



Greg Lam

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years, Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North, New Territories (Application No. A/NE-TKLN/68)

Departmental Comments (Email from Planning Department dated 15.1.2024)	
Departmental Comments	Response
<u>1. Commissioner for Transport (15.1.2024)</u>	
<p>I have this major comment:</p> <p>Lin Ma Hang Road is a "Single Track Access Road", please advise and substantiate the design flows can comply with the relevant sections of TPDM, in particular section 3.11.3 as inserted here:</p> <p>“Whilst it has been found that a single track road when provided with adequate passing places can accommodate 2-way flows of 100 vehicles per hour, this should not be used as a design figure. This flow would only be acceptable as an isolated peak flow but not a regular daily occurrence. The normal daily 2-way traffic flow should not exceed 500 vehicles per day. The effect of long vehicles using the road should be considered when estimating traffic flows as they tend to reduce the capacity.”</p> <p>We may offer further comments on the application after receiving the above information.</p>	<p>Please note that the ingress/egress point is relocated from Lot No. 64 S.B RP to Lot No. 59 RP in D.D. 80. Additionally, 3 passing bays will be proposed along the road to improve the flow of traffic and enhance safety.</p> <p>Please refer to Attachment 3 for an indication of the traffic consideration of the unnamed road.</p>

Attachment 1

**Replacement of S16 Application form (p.2, p.9
and p.14)**

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

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Bliss Achieve Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
DeSPACE (International) 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. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5,260.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 400 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) 67.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

May 2024

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) <div style="background-color: yellow; padding: 2px;">A road at the western edge of the site</div> <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 94 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) _____ Disabled car parking spaces 2 _____ _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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 1 Others (Please Specify) 其他 (請列明) _____ _____ _____ _____ _____

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (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. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling, New Territories		
Site area 地盤面積	5,260.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 67.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2		
Zoning 地帶	Recreation		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (excluding container vehicle) and Shop and Services for a Period of Five Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	400 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.076 <input checked="" 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	5	
	Composite 綜合用途		

Attachment 2

Replacement of Supplementary Planning Statement (p.1 to 3 and p.8 to 10) and Replacement of Figures 2 to 4

1. Introduction

1.1 Project Background

DeSPACE (International) Limited and Lee & Leung Consulting Limited act on behalf of the Applicant, Bliss Achieve Limited to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a proposed temporary public vehicle park (Excluding Container Vehicle) (PVP) and shop and services (the proposed development) on a temporary basis of 5 years on a site currently zoned as “Recreation” within the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (the OZP).

According to the OZP, the proposed “Public Vehicle Park (excluding container vehicle)” and “Shop and Services” are Column 2 uses which require planning permission from the TPB.

In accordance with the Notes of the OZP for temporary uses expected to be over 3 years, the uses must conform to the zoned use. On the other hand, temporary uses expected to be 5 years or less of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the government lease concerned and any other relevant legislation, the conditions of the government lease concerned and any other government requirements.

The Applicant is the registered land owner of Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling, New Territories. The Site is currently largely vacant and overgrown with grass. In order to support the planned development of the Heung Yuen Wai Boundary Control Point (HYWBCP), the Applicant intends to provide a well-organized parking area with retails to serve the local needs of the work and to enhance the transport network of the local community. Furthermore, the ONE(1) ingress and egress points for vehicles and pedestrians to the Site will be located at Lot No. 59 RP in D.D. 80. Due to the humble scale and limited intensity of the proposed development, it will blend in harmoniously with its vicinity functionally and cause no adverse impacts to the surroundings.

1.2 Structure of Report

Section 2 gives a brief overview of the site’s context and history. Section 3 presents the planning context of the Application Site. Section 4 contains a full description of the proposed development scheme. Planning and technical justifications for the scheme are elaborated in Section 5. Section 6 presents the concluding remarks and summarizes the grounds for approval of the Application.

2 Site Context

2.1 Local Site Context

The Application Site (or the Site) is currently accessible via local access of Lin Ma Hang Road. The subject Site, Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, and adjoining Government Land, measure an area of about 5,260.2 square meters including 67.8 sq.m. of the Government land.

General Site Conditions (Figure 1 & 2)

The Site is in the north of New Territories North (NTN) Development Area and within a large "Agricultural" ("AGR") Zone. It is observed with the following general site characteristics: -

- It is largely vacant flat land with overgrown grasses.
- It is accessible from Lin Ma Hang Road.
- The surrounding area is natural and rural in character comprising fallow agricultural land in its vicinity.
- There is a local road leading to a knoll to the north of the Site and the existing Tsung Yuen Ha village cluster is to its south across Lin Ma Hang Road.
- The HYWBCP is located at the southwest of the Site and zoned as "Other Specific Uses" ("OU"), as well as the bus terminus, Heung Yuen Wai Fire Station and Heung Yuen Wai Operational Base.

2.2 Surrounding Area of the Site

The Site is partly within the potential extension area under the "Remaining Phase Development of the New Territories North (NTN) – Planning and Engineering Study for NTN New Town and Man Kam To" by the Civil Engineering and Development Department and Planning Department. The specific land use outcome for the Site has yet to be determined and is dependent on the completion of the study, tentatively scheduled for 2025 (Figure 1).

To the north of the Site is the "Green Belt" (GB) zone, which does not impose any development restrictions on building height, plot ratio, or site coverage ratio. The primary planning intention of the GB zone is for defining the limits of urban and suburban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets (Figure 1).

Lin Ma Hang Road, the nearest proper vehicle road, is located at the south of the Site. This road serves as the only access route to Lin Ma Hang Tsuen, located further east of the Site near the Macintosh Forts (Nam Hang). The widening of the Eastern Section of Lin Ma Hang Road between Tsung Yuen Ha and Lin Ma Hang is planned under "PWP Item No. 854TH", subject to the construction program determined by the Highways Department (**Figure 1**).

To the further south of the Site is Tsung Yuen Ha Tsuen which is zoned "Village Type Development" ("V"). This zone is primarily intended for the development of Small Houses by indigenous villagers and is subject to BHR of 3 storeys (**Figure 1**).

To the further southwest of the Site is the HYWBCP which is zoned "Other Specified Uses" ("OU") that is primarily for the development of the boundary crossing facilities and related uses for the proposed Liantang / Heung Yuen Wai Boundary Crossing Point. The bus terminus of Ta Kwu Ling (Tsung Yuen Ha), Heung Yuen Wai Fire Station and Heung Yuen Wai Operational Base are also being covered in the "OU" zone (**Figure 1**).

2.3 Lease

The Site comprises private lots which are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guaranteed right of access. Upon approval with/without conditions, the Applicant will submit a application for Short Term Waiver (STW) to cover all proposed development, structures and the right of access point(s).

3. Town Planning Context

3.1 Statutory Planning Requirements

The Site is currently zoned "REC" on the OZP and the Applicant intends to use the Site for the purpose of temporary PVP and shop and services for a period of 5 years. In accordance with the Notes of the OZP with regard to "REC" zone, its primary planning intention is for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. In addition, "Public Vehicle Park (excluding container vehicle)" and "Shop and Services" uses fall into Column 2 uses that may be permitted with or without conditions on

4. Proposed Development

4.1 Proposed PVP and Shop and Services

As aforementioned, the Site benefits from its advantageous location in close proximity to HYWBCP, making it an ideal location for a PVP and shop and services. The key development parameters of the Proposed PVP and shop and services (retails) are summarized in Table 3 below:

Table 3: Major Development Parameters

Development Parameters Table	
Site Area	Total: about 5,260.2 sq. m. (including about 5,192.4 sq. m. of Private Land (99%) and about 67.8 sq. m. of Government Land (1%))
Gross Floor Area (GFA) (Non-domestic)	Total: about 400 sq. m. 1) Retails: about 366 sq. m. 2) Lavatories: about 28 sq. m. 3) Guard Room: about 6 sq. m.
No. of structure	Total 5 structures 1) 1 structure for guard room 2) 1 structure for lavatories, FSI Cabinet and retails 3) 2 structures for retails 4) 1 structure for retails and E&M facilities areas <i>Remark: E&M facilities areas will take up a non-accountable GFA of not exceeding 110 sq. m. (but 104.1 sq. m. in the scheme)</i>
Building Height	Not more than 5.4m
No. of Storeys	1
Site Coverage	Not exceeding 10%
No. of parking spaces and loading/ unloading spaces	94 private car parking spaces (2.5m x 5m) 2 disabled car parking spaces (2.5m x 5m with a common loading/ unloading area of 1.2m width) 1 loading/ unloading space of HGV (3.5m x 11m) 1 loading/ unloading space of LGV (3.5m x 7m)
Planter area	about 73 sq. m.
Operation hours	PVP: 24 hours a day and 7 days a week including public holidays Shop and Services (Retails): 7 days a week including public holidays from 9am to 9pm

4.2 Temporary PVP & Ancillary Office/Shop and Services

To cater for the parking needs of staff and visitors in the vicinity of the proposed development, an outdoor temporary private vehicle park is planned for the majority of the Site. It will consist of 94 private car parking spaces, 2 disabled car parking space, 1 L/UL of HGV and 1 L/UL of LGV. Additionally, three single-storey structures will be provided next to the entrance of the Site and at the southern part of the Site for a proposed shop and services including supporting facilities such as lavatories, guard room, FSI cabinet and E&M facilities.

4.3 Proposed Ingress and Egress

The proposed access to the Site will traverse through a strip of unallocated Government land situated between Lin Ma Hang Road and the Site. As shown in **Figure 3**, 1 section of new ingress and egress are proposed at Lot No. 59 RP in D.D. 80. Certain adjoining Government land is proposed to be included in light of the narrow lot configuration of the western edge of the Lot No. 59 RP.

There are 1 ingress/egress point recommended for the proposed development. The Ingress/egress point is located to the western edge of the Site to link up an unnamed road with the the Site via a strip of government land (**Figure 3**).

5. Planning and Development Justifications

5.1 Compliance with Surrounding Land Uses

The proposed use, consisting of the building structures with a maximum height of 5.4m with 1 storey (**Figure 4**), is compatible with the surrounding areas. These areas are predominantly characterized by abandoned farmland, village settlements, amenity areas, and cultivated farmland. It is worth noting that there have been recent approvals for PVPs in the area. The HYWBCP has been fully commissioned and has led to a significant increase in cross-border travel, particularly during weekends and public holidays. The parking spaces in the existing PVPs have been under-provided with long queuing time and possibly illegal on-street car parking. In this relation, apart from meeting some of the parking needs for local villagers/residents, the applied use could satisfy some of the parking demand for cross-boundary travelers. Transport Department is amicably invited to observe the recent surge of public vehicle park demand in the areas and kindly grant a support in-principle from traffic planning and

engineering perspective. As a matter of fact, the applied use can immediately meet the public demand of car parking spaces and the subject case can be favourably considered for cross-boundary parking facilities based on this valid individual planning merit. Furthermore, the proposed shop and services will also act as a passive recreational development for supporting the local workers, visitors and local residents.

5.2 Meeting Pressing Local Parking Demand Arising from Heung Yuen Wai Boundary Control Point

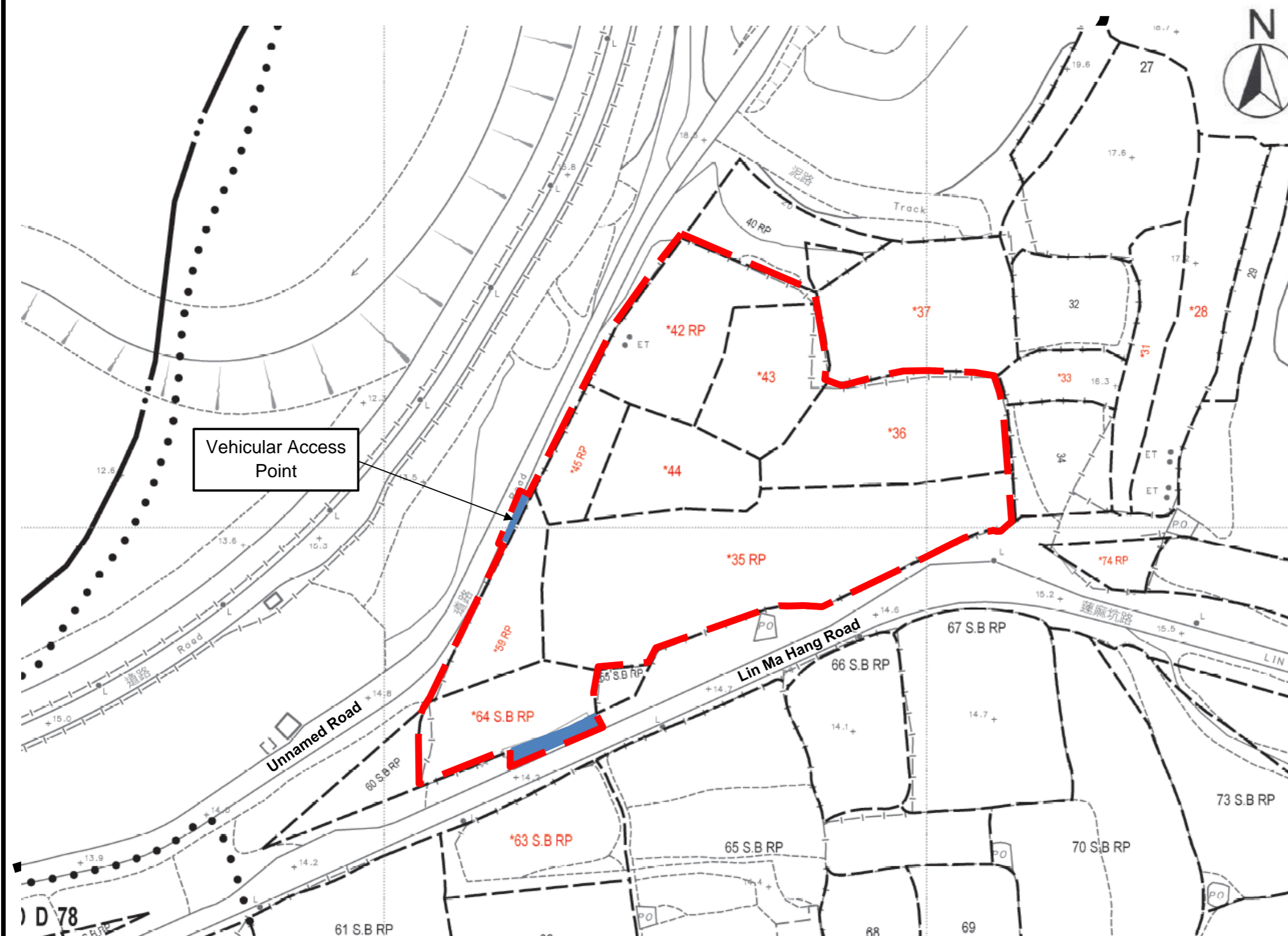
The Site is in very close proximity to HYWBCP which was recently opened by early 2023 for cross-border traveling. Although the Site is designated as a "Recreation" area, primarily intended to provide low-density recreational developments for the use of the general public, the temporary PVP on the Site can address some of the local parking demand arising from individuals traveling to the Mainland through the HYWBCP. This is due to the Site's convenient location, being within a 5-minute walking distance from the HYWBC. Furthermore, granting temporary approval for this application would not frustrate the long-term planning intention of the Recreational Zone.

5.3 No Insurmountable Traffic Impacts

Upon consideration of the scale of the proposed development, the Site is located further east of the HYWBCP which is away from the pick-up/drop-off areas of HYWBCP (i.e. the primary pick-up/drop-off areas can be accessed through Heung Yuen Wai Highway) (Figure 1) which shall not generate adverse traffic impact to the area. Furthermore, one ingress/egress point is proposed at Lot No. 59 RP in D.D. 80 which will be able to cope with the traffic generated by the proposed development.

5.4 No Insurmountable Visual Impacts

With the view of the surroundings with the overall visual context of low to medium-rise development and in the vicinity of the Site, the proposed PVP and the shop and services are considered to be compliant without leading adverse visual impact on visual penetration of an open sky view, light penetration into the surrounding environment and visual openness. The greenery area is provided within the Site to keep the proposed use in compatible to the surrounding area. Moreover, the proposed development consists of only single-storey structures, ensuring that it does not cause any visual distractions for drivers, pedestrians, or villagers.



Legend

 Application Site

 Government Land

Location

Lot Nos. 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP and Adjoining Government Land in D.D. 80, Ta Kwu Ling, New Territories

Drawing Title

Application Site and Outline Zoning Plan

(Extracted from the Lot Index Plan)

Drawing No

Figure 2

Scale

1 : 700 at A3

Date

February 2024

Prepared by



SITE INFORMATION

SITE AREA = 5192.4 m² (IN ACCORDANCE WITH THE TOPOGRAPHICAL SURVEY)
GOVERNMENT LAND "A" = 53.9 m² (APPROX.)
GOVERNMENT LAND "B" = 13.9 m² (APPROX.)
TOTAL AREA = 5260.2 m² (APPROX.)

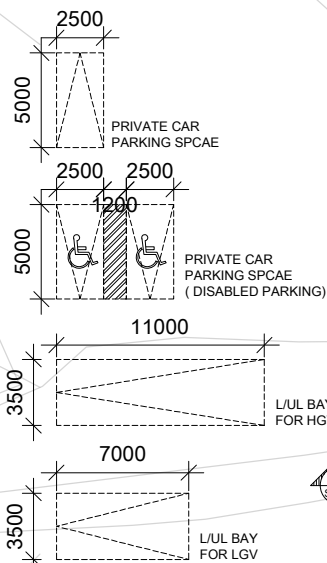
PROPOSED GROSS FLOOR AREA = APPROX. 400 m²
(EXCLUDING E&M FACILITIES AREA & FSI CABINET)

PROPOSED NOS. FOR LOADING / UNLOADING BAY

FOR HEAVY GOODS VEHICLE = 1 NOS.
FOR LIGHT GOODS VEHICLE = 1 NOS.

PROPOSED NOS. FOR CAR PARKING SPACE
FOR PRIVATE CAR = 96 NOS.
(INCLUDING 2 NOS. OF DISABLED PARKING)

LEGEND



REMARKS:

- DO NOT MEASURE DRAWING.
- PROPOSED RUN IN/OUT SUBJECT TO DLO, TRANSPORT DEPARTMENT & HIGHWAY DEPARTMENT'S ACCEPTANCE.
- CARPARKING NO. IS SUBJECT TO
 - THE REQUIREMENT IMPOSED BY HKPSG (PLANNING STANDARD GUIDELINE);
 - TOWN PLANNING BOARD APPROVAL.
- TRAFFIC IMPACT ASSESSMENT MAY BE REQUIRED.



NOTES

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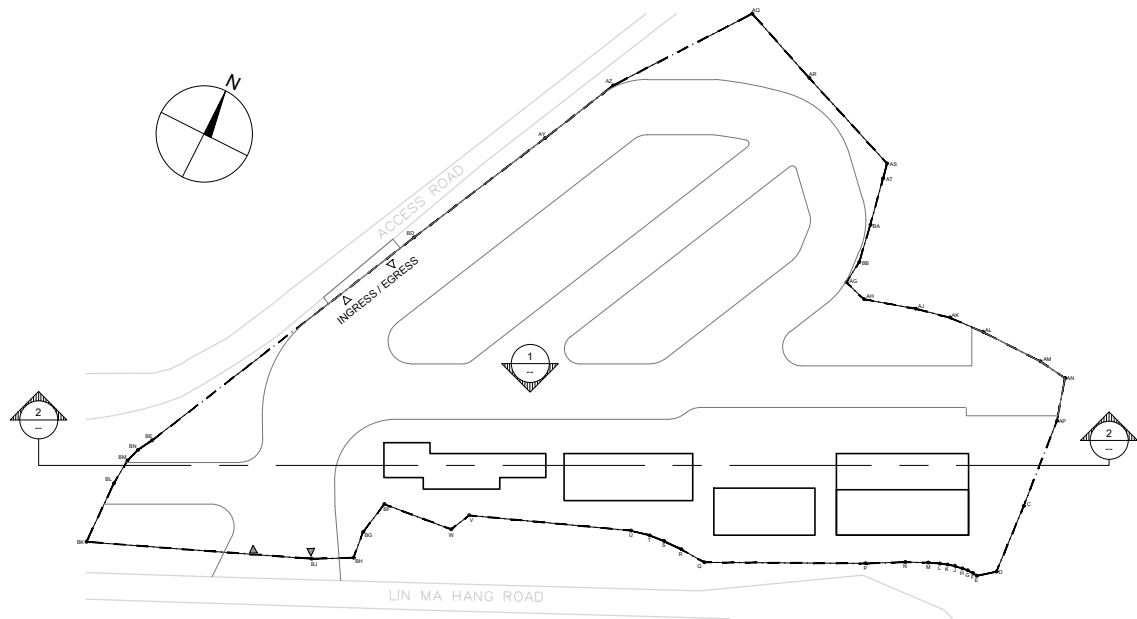
REV.	DATE	DESCRIPTION
-	24/10/2023	--
A	07/02/2024	1st TD COMMENT UPDATE.

PROJECT
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS IN "RECREATION" ZONE IN LOTS 35 RP, 36, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE
SCHEMATIC LAYOUT PLAN (WITH HGV SWEEP PATH)

DATE	JOB NO.	DRAWN	CHECKED	REMARKS
24/10/2023	21107	JW	JL	
DRAWING NO.	SCALE	REV. NO.		
FIGURE 3	AS SHOWN (A3)	-		

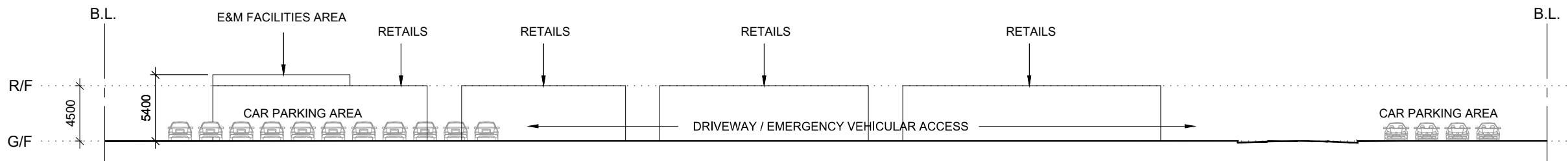
SKETCH DRAWING



3

SCHEMATIC BLOCK PLAN

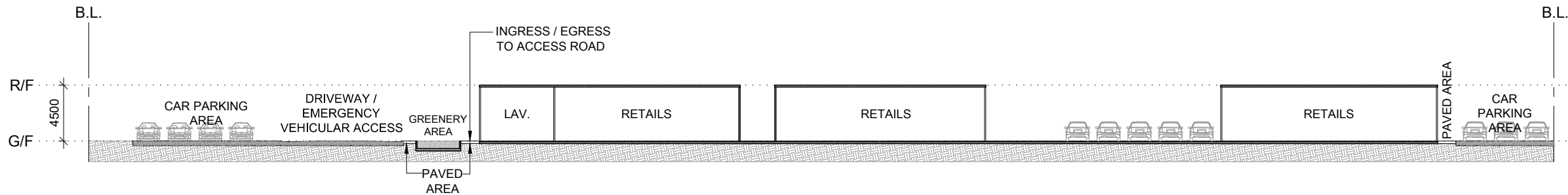
1:1000 (A3)



1

SCHEMATIC ELEVATION

1:400 (A3)



2

SCHEMATIC SECTION

1:400 (A3)

L e C

李梁顧問有限公司
Lee & Leung Consulting Limited

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REV.

DATE

DESCRIPTION

- 24/10/2023 --
A 07/02/2024 1st TD COMMENT UPDATE.

PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS IN "RECREATION" ZONE IN LOTS 35 RP, 36, 42RP, 43, 44, 45RP, 59RP AND 64S.B RP D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

SCHEMATIC ELEVATION & SCHEMATIC SECTION

DATE

24/10/2023

JOB NO.

21107

DRAWN

JW

CHECKED

JL

REMARKS

DRAWING NO.

FIGURE 4

SCALE

AS SHOWN (A3)

REV. NO.

-

SKETCH DRAWING

Attachment 3

Traffic Consideration

**TRAFFIC CONSIDERATION****(February 2024)****1. Operation Mode**

- 1.1 While the carpark is proposing flexible mode, it is anticipated that the proposed temporary vehicle park will not incur adverse traffic impact. With most of the end user would be cross-boundary travelers, they may park their cars in the Application site and stay in the Mainland for one day or more.
- 1.2 The access to the development site is at the “Un-named Road” as shown in **Figure 2**.
- 1.3 The “Unnamed Road” is operating as “one-lane-two-way”. To enhance the operation as “one-lane-two-way”, it is proposed to build some bays at the critical locations as shown in **Figure 2**.
- 1.4 To assess the existing traffic conditions, a 24-hour vehicle count survey was conducted at the “Un-named Road” 4th February 2024 (SUN). The AM Peak and PM Peak traffic flows are used. The surveyed results are:
- 24-hr flow (2-way) **42 vehicles/day**
 - Peak Hour Flow (2-way) AM Peak = **8 vehicles/hour**
PM Peak = **8 vehicles/hour**
 - Peak hour factor (= $8/42 \times 100\%$) **19%**

2. Development Traffic Generation and Attraction

- 2.1 To assess the existing traffic conditions, a vehicle count survey was conducted at the one of the largest public vehicle park in the vicinity (A/NE-TKLN/33 and A/NE-TKLN/37) also on 5th November 2023. The surveyed results are shown in **Figure 1**.

Table 1 Derivation of the Tip Rates based on the Existing PVP

Public Vehicle Park		AM		PM	
		Generation	Attraction	Generation	Attraction
	No. of Spaces	Traffic flow (pcu)			
A/NE-TKLN/33	54 CPS 15 LGV	36	32	63	34
A/NE-TKLN/37	40 CPS 38 LGV				
Combined Vehicle Park	94 CPS 53 LGV				
Trip rate (vehicles/hr/ parking space)					
		= 36/147 = 0.2449	= 32/ 147 =0.2177	= 63/ 147 = 0.4286	= 34/147 = 0.2313
Trips in (vehicles/hr) 96 CPS (including 2 disable CP) 1 LGV & 1 HGV					
		= 0.2449 x 98 = 24	=0.2177 x 98 = 21	= 0.4286 x 98 = 42	=0.2313 x 98 = 23
Proposed Shop & Services	(366 sq m. GFA)	AM		PM	
		Generation	Attraction	Generation	Attraction
Trip rate (pcu/hr/ 100 sqm GFA)					
		0.3307	0.3839	0.3342	0.4504
Trip (pcu/hr)					
		= 0.3307 x 366 / 100 / 1.2 = 1.2	= 0.3839 x 366 / 100 = 1.4	= 0.3342 x 366 / 100 = 1.2	= 0.4504 x 366 / 100 = 1.6
Total pcu/hr		26	23	44	25
Total vehicle/hr (for pcu factor of 1.2)		22	19	37	21
Total 2-way flow (veh/hr)		41		58	
Total 2-way flow (veh/day) (for peak hour factor of 19%)		41 / 19% = 216		58 / 19% = 305	

(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 2

3. Existing Traffic Capacity

- 3.1 The design flows of 500 veh/day and 100 veh/hr respectively as stipulated in Volume 2 Section 3.11.3 of TPDM.

4. Traffic Assessment

- 4.1 Refer to the Note of Traffic Forecast Review (Western Section) dated March 2019, a Growth rate of 1.8% p.a. from 2018 to 2032 was adopted. The same growth rate is adopted here.

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

- 4.2 This application is seeking temporary permission for a period of 5 years only, which targets to commence by 2024. Thus, to estimate the worst case scenario, a growth factor will be applied to the end of this application, i.e., 2029, to demonstrate the traffic impact.

$$2029 \text{ Reference Flow} = 2023 \text{ Observed Flow} \times (1.018)^5 + \text{Flows from Adjacent Applications}$$

$$2029 \text{ Design Flow} = 2029 \text{ Reference Flow} + \text{Development Flow of this Application}$$

- 4.3 The followings (**Table 3**) are the adjacent planning applicants of which their operations are not yet commenced.

Table 3 Development Parameters and Status of Adjacent Committed Developments

Item	Case No.	Status	Applied Use	Provision
1	A/NE-TKLN/61 (Lots 13, 14 RP and 17 RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North)	Pending	Proposed Temporary Public Vehicle Park (Excluding Container) for a Period of 5 Years	<ul style="list-style-type: none"> • 295 private cars • 2 disabled • 39 motorcycles • 1 L/UL bay for shuttle bus space • 40 sqm for ancillary office
2	A/NE-TKLN/70 (Lot 66 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North)	Approved with condition(s) on a temporary basis (27.10.2023)	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	<ul style="list-style-type: none"> • 11 private cars
3	A/NE-TKLN/67 (Lot 63 S.B RP in D.D. 80, Ta Kwu Ling North)	Approved with condition(s) on a temporary basis (27.10.2023)	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	<ul style="list-style-type: none"> • 18 private cars
4	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)	Approved with condition(s) on a temporary basis (22.9.2023)	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services with Ancillary Office for a Period of 3 Years	<ul style="list-style-type: none"> • 24 private cars • 1 L/UL bay for LGV • 204 sqm. for Shop and Services
5	A/NE-TKLN/58 (Lot 65 S.B RP (Part) in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North)	Approved with condition(s) on a temporary basis (22.9.2023)	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services with Ancillary Office for a Period of 3 Years	<ul style="list-style-type: none"> • 26 private cars • 1 L/UL bay for LGV • 180 sqm. for Shop and Services
Total		<ul style="list-style-type: none"> • 376 private cars • 39 motorcycles • 3 L/UL bays • 424 sqm. for Shop, Services, and ancillary office 		

4.4 *However, the traffic assessing those sites do not have to use the “Un-named” Road and hence do not need to be considered in this application.*

4.5 The link capacity assessment results under the 2029 design scenarios are summarised in table below:

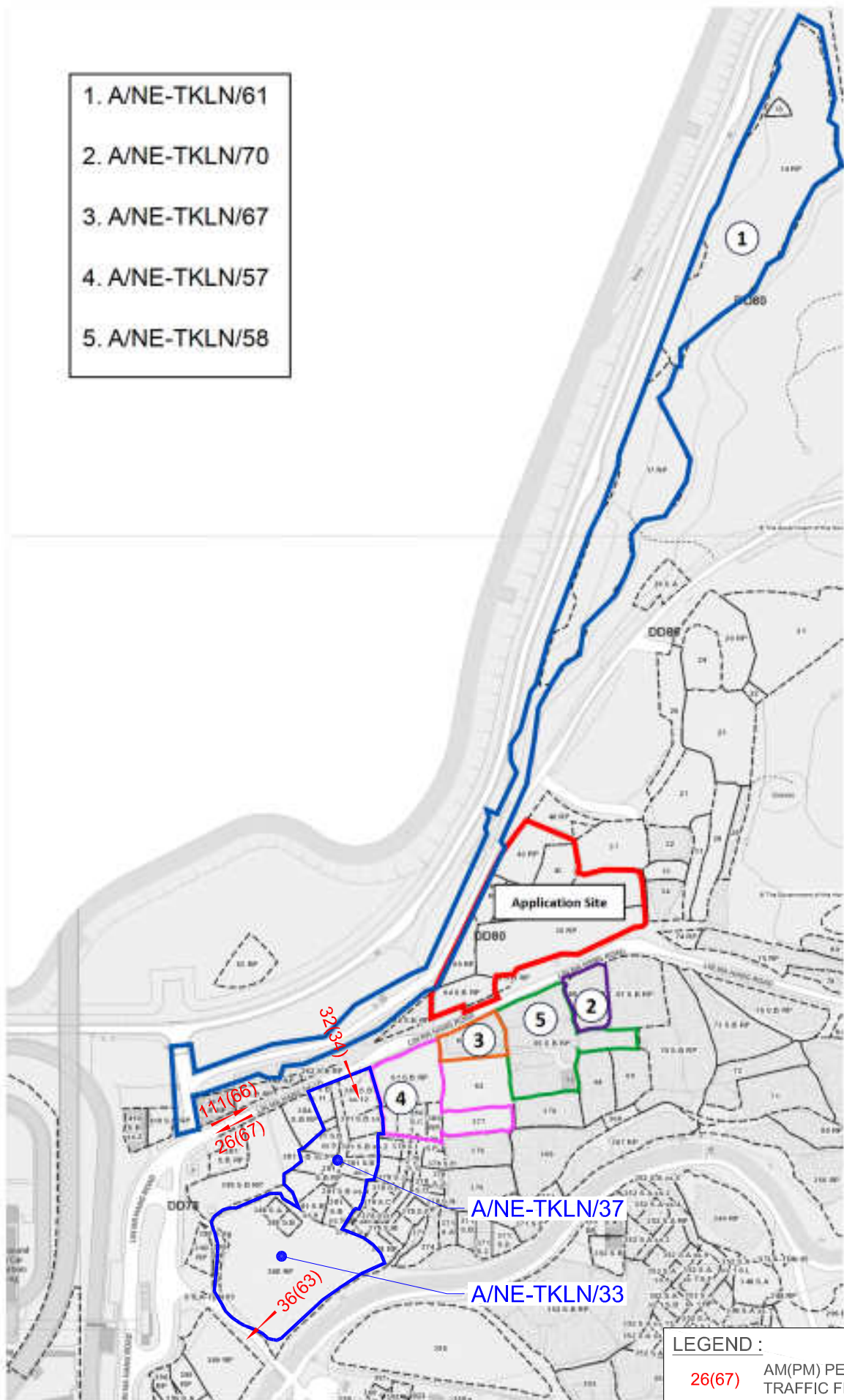
Table 5 Link Assessment (V/C) of the Existing Lin Ma Hang Road

	Observed Flow		Expected Reference Flow in 2029 = Observed Flow x (1.018) ⁵		Max Expected Design Flow in 2029	
	24-hour	Peak Hour	24-hour	Peak Hour	24-hour	Peak Hour
Un-named Road	42	8	46	9	410	78

4.6 As shown in **Table 5** above, with the proposed development, the maximum two-way traffic flows at the “Un-named Road” are estimated to be approx. 305 veh/day and 58 veh/hr, which are below the design flows of 500 veh/day and 100 veh/hr respectively as stipulated in Volume 2 Section 3.11.3 of TPDM.


4.7 No adverse traffic impact is anticipated.

1. A/NE-TKLN/61
2. A/NE-TKLN/70
3. A/NE-TKLN/67
4. A/NE-TKLN/57
5. A/NE-TKLN/58



LEGEND :

26(67) AM(PM) PEAK HOUR
TRAFFIC FLOW (IN VEH / HR)

FIGURE NO.: 1		PROJECT TITLE: Town Planning Application No. A/NE-TKLN68 Proposed Temporary Public Vehicle Park for 5 years in Ta Kwu Ling North		 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 23113HK		DRAWING TITLE: LOCATION PLAN FOR THE S16 CASES WITH CAR PARKING		
SCALE: N.T.S. @A4	DATE: 14 DEC 2023			

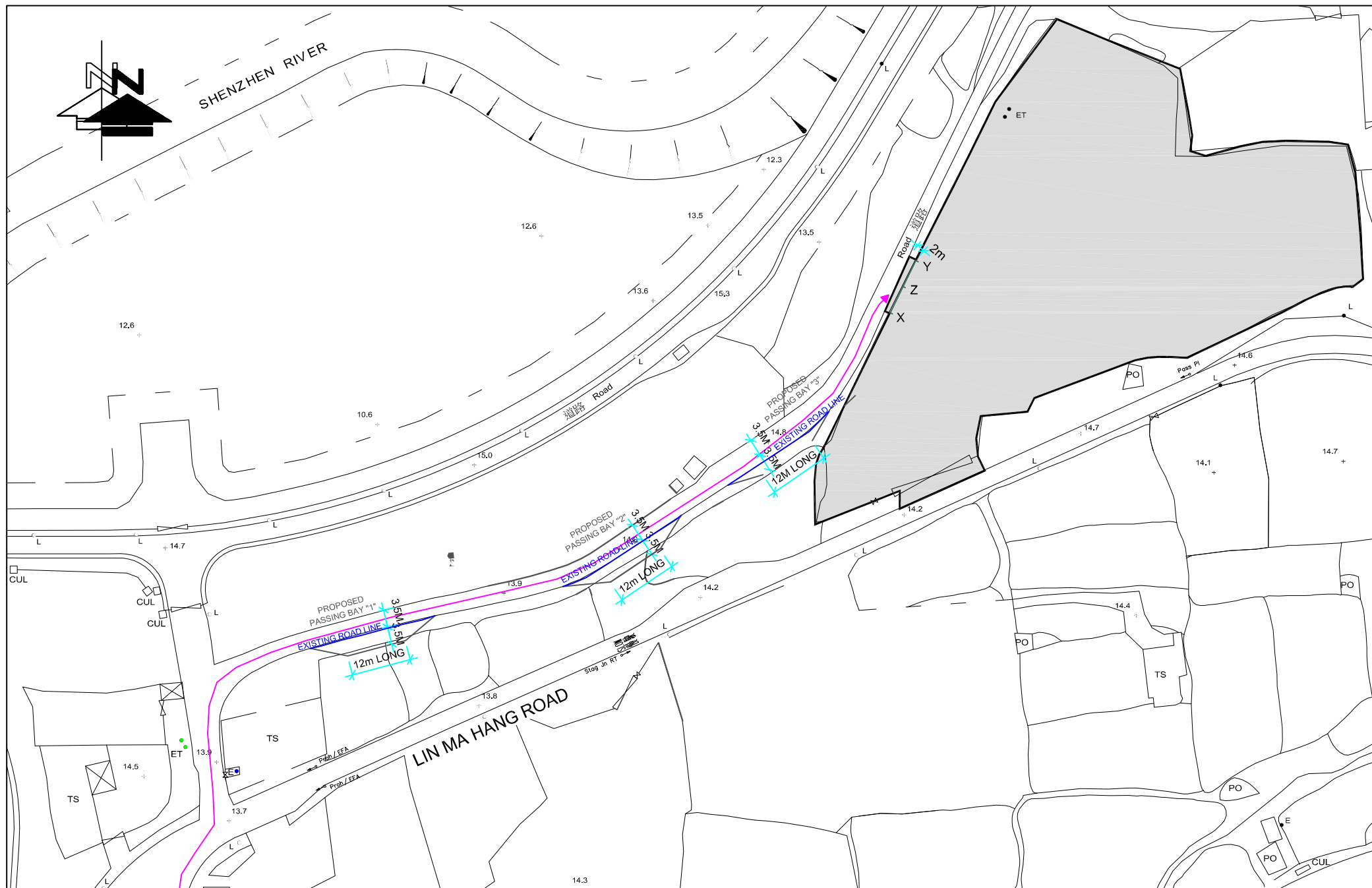



FIGURE NO.: <div>2</div>	PROJECT TITLE: Town Planning Application No. A/NE-TKLN68 Proposed Temporary Public Vehicle Park for 5 years in Ta Kwu Ling North	<div>  <div> CTA Consultants Limited 志達顧問有限公司 </div> </div>
PROJECT NO.: 23113HK	DRAWING TITLE: <div>PROPOSED PASSING BAYS</div>	
SCALE: 1 : 1000 @A4	DATE: 09 FEB 2024	

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

William Shu Tai WONG/PLAND

寄件者: Chi Chung Heung [REDACTED]
寄件日期: 2024年03月12日星期二 9:39
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Re: Town Planning Application No. A/NE-TKLN/68– Submission of Further Information (3)
附件: Further Information (3) for A_NE-TKLN_68.pdf
類別: Internet Email

Dear Sir/ Madam,

We would like to supersede the submission of Further Information as at 11 March 2024. Attached please find the response-to-comment table and relevant attachment for the captioned Section 16 Planning Application.

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

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at [REDACTED]. Thank you.

Best regards,
Calton Heung

DeSPACE (International) Limited

Chi Chung Heung <[REDACTED]> 於 2024 年 3 月 11 日 週一 下午 12:41 寫道 :

Dear Sir/ Madam,

References are made to the email dated 4 March 2024, respectively from the Planning Department in relation to technical comments from the Transport Department.

In order to address the comments above, attached please find the response-to-comment table and relevant attachment.

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

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at [REDACTED]. Thank you.

Best regards,
Calton Heung

DeSPACE (International) Limited



DeSPACE (International) Limited

Date: 8th March 2024

Page(s): 1 + 2
BY EMAIL
(tpbpd@pland.gov.hk)

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

Dear Sir/Madam,

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

**APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING
CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF FIVE YEARS
IN "RECREATION" ZONE IN LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 S.B
RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH,
NEW TERRITORIES**

Town Planning Application No. A/NE-TKLN/68 – Submission of Further Information (3)

References are made to the emails dated 4th March 2024, respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find the response-to-comment table and relevant attachment.

We should be most grateful if you notify us of any queries on the application for our corresponding action in due course. Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at [REDACTED] or the undersigned at [REDACTED].

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

Greg Lam



Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years, Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North, New Territories (Application No. A/NE-TKLN/68)

Departmental Comments (Email from Planning Department dated 4.3.2024)	
Departmental Comments	Response
<u>1. Commissioner for Transport (4.3.2024)</u>	
a. The proposed vehicular access between Lin Ma Hang Road and the application site is not managed by TD. The applicant should seek comments/approvals from the responsible parties (particularly LandsD on the land matters) to validate the feasibility for the construction of 3 passing bays.	Noted. The Applicant will seek permission for land excavation on the Government land and other capable application if the planning application is approved, if required.
b. The applicant should advise and demonstrate the proposed unnamed road is adequate for vehicular access, including the road width, lighting provision etc.	Please refer to Attachment 1 for indicating the proposed road width (including the passing bays) and the proposed light poles. The Applicant will ensure enough horizontal vertical clearance for the lanterns of road lights, subject to the implementation stage.

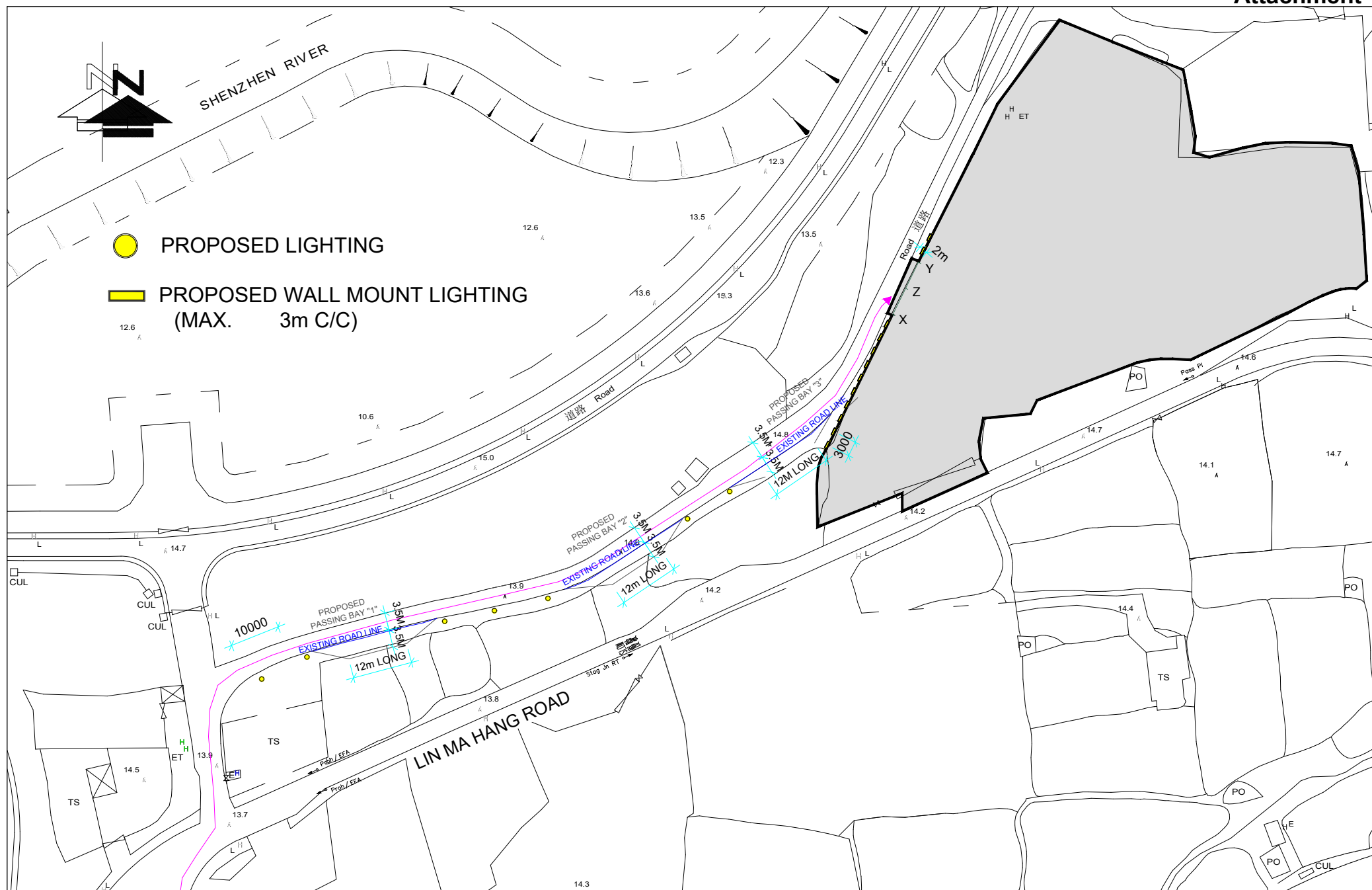


FIGURE NO.: 2

PROJECT NO.: 23113HK

SCALE: 1 : 1000 @A4
DATE: 09 FEB 2024

PROJECT TITLE: Town Planning Application No. A/NE-TKLN68
Proposed Temporary Public Vehicle Park for 5 years in Ta Kwu Ling North

DRAWING TITLE: PROPOSED LIGHTING PLAN

LeC
李樂顧問有限公司
Lee & Leung Consulting Limited

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

William Shu Tai WONG/PLAND

寄件者: Chi Chung Heung <[REDACTED]>
寄件日期: 2024年03月22日星期五 11:06
收件者: William Shu Tai WONG/PLAND
副本: [REDACTED]
主旨: Re: Town Planning Application No. A/NE-TKLN/68– Submission of Further Information (3)
類別: Internet Email

Dear William,

Please note that the Applicant will be responsible for the construction, maintenance, and management of the proposed additional passing bays and road lights along the proposed access road.

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at 2493-3626. Thank you.

Best regards,
Calton Heung

DeSPACE (International) Limited

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

William Shu Tai WONG/PLAND

寄件者: Chi Chung Heung <
寄件日期: 2024年03月26日星期二 17:51
收件者: William Shu Tai WONG/PLAND
副本: info@leeleung.com; Greg Lam
主旨: Re: Town Planning Application No. A/NE-TKLN/68– Submission of Further Information
(3)
類別: Internet Email

Dear William,

As spoke with you this afternoon about the specifications of the proposed shop and services of the captioned planning application, please find our reply as follows:

The convenience store will be proposed to support the local residents (i.e. Tsung Yuen Ha Tsuen) and visitors from the Heung Yuen Wai Boundary Control Point, subject to further review.

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at [REDACTED]. Thank you.

Best regards,
Calton Heung

DeSPACE (International) Limited

Previous S.16 Application

Approved Application

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>
A/NE-TKLN/23	Proposed Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place, Shop and Services for a Period of 5 Years	5.2.2021

**Similar S.16 Applications for Temporary Vehicle Park and Shop and Services
within/partly within the “Recreation” zone in the vicinity of the Application Site
in the Ta Kwu Ling North Area**

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-TKLN/33 ^{*1}	Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	24.4.2020
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/40 ^{*2}	Proposed Temporary Shop and Services (Convenience Store) with Ancillary Site Office for a Period of 3 Years	25.6.2021
A/NE-TKLN/53 ^{*1}	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	23.6.2023
A/NE-TKLN/55	Proposed Temporary Shop and Services (Real Estate Agency) with Ancillary Site Office for a Period of 3 Years	22.9.2023
A/NE-TKLN/57 ^{*2}	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) for a Period of 3 Years	22.9.2023

A/NE-TKLN/58	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) for a Period of 3 Years	22.9.2023
A/NE-TKLN/67	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	27.10.2023
A/NE-TKLN/70	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	27.10.2023

Remarks

*1: Application nos. A/NE-TKLN/33 & A/NE-TKLN/53 are at the same location.

*2: Application no. A/NE-TKLN/57 slightly involve in approved application no. A/NE-TKLN/40.

Government Departments' General Comments

1. 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;
- the Site is located in an area of rural inland plains landscape character comprising car parks, vegetated areas and village houses. The proposed use is not incompatible with the planned use in the proximity of the site; and
- the Site is partly vacant and partly covered by wild grass and self-seeded vegetation with no sensitive landscape resources within the site. According to Schematic Layout Plan of the Supplementary Planning Statement, some greenery areas within the site are proposed. Significant adverse impact on the landscape character and existing landscape resources within the site is not anticipated.

2. Traffic

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

- the proposed access arrangements and the Traffic Impact Assessments for the run-in/out at Lin Ma Hang Road should be commented and approved by TD;
- the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
- adequate drainage measures should be provided to prevent surface water running from the Sites to the nearby public roads and drains.

3. Drainage

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

- no objection to the application from public drainage viewpoint; 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. The drainage facilities at the Site should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation.

4. Nature Conservation

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

- the Site is overgrown with grass, he has no comment on the subject application from nature conservation perspective.

5. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of the D of FS.

6. 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 Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services on a 5-year basis (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Please note that the P&E Study already commenced on 29 Oct 2021 for completion in about 3 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. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated earlier for the site formation works.

7. Other Departments

The following government departments have no comments on the applications:

- (a) Commissioner for Police (C for P);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (c) 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:
- (i) no consent is given for inclusion of GL for the proposed use. Any occupation of GL without government's prior approval is an offence. The applicant has to exclude the GL from the Site. No agreement has been given to use the GL for vehicular access points. Direct grant Short Term Tenancy (STT) to an individual/ adjoining lot owner has to obtain prior policy support;
 - (ii) the proposed development will consist of five single-storey structures with total floor area of about 400m² for guard office, lavatories and retail uses (excluding FSI cabinet and E&M facilities). The applicant should be reminded that the proposed ancillary facilities such as FSI cabinet and E&M facilities, etc. are also accountable for built-over area for the Short Term Wavier (STW) application; and
 - (iii) if the planning application is approved, the holder of STW No. 1653 will need to apply to his office for modification of the STW conditions where appropriate. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the proposed run-in/run-out should be designed and constructed in accordance with prevailing Highways Standard Drawings to the satisfaction of HYDs and Transport Department. Adequate drainage measures should be provided to prevent surface water running from the Sites to the nearby public roads and drains;
- (c) 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 Environmental Protection Department (EPD) to minimize any potential environmental nuisance;
- (d) 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. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development; and
- (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 applicants 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 structures are 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;
- (iii) if there is electric vehicle charging station involved, the applicants should make reference to “Requirements for the Firemen’s Emergency Switch” issued by FSD;
- (f) 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 earlier for the site formation works;
- (g) to note the comments of the Commissioner of Police that comments from Road Management Officer and Transport Department should be sought prior to the commencement of work;
- (h) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations ((B(P)R) respectively;
 - (ii) the site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with prevailing policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;

- (i) to note the following comments of the Chief Engineer/Construction, Water Supplies Department that:
- (i) existing water mains inside the proposed site may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.

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

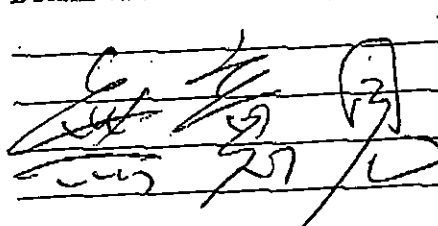
By Fax : 2877 0245 or 2522 8426

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

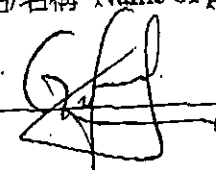
有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKLN/68

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature 

日期 Date 2023.9.14

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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

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By Fax : 2877 0245 or 2522 8426

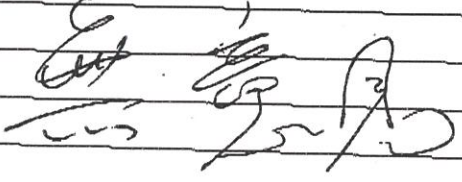
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKLN/68 Received on 18/12/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature  日期 Date 2024.1.5

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

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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

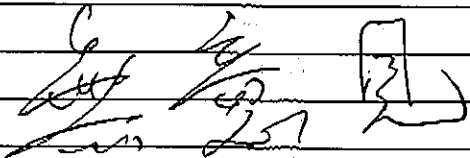
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKLN/68 Received on 09/02/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature  日期 Date 2024. 2. 28

姓名：杜永霖

電話

日期：24-9-2023

同意臨時公眾停車場申請 (申請編號: A/NE-TKLN/68)

敬啟者:

本人為近香園圍邊境管制站的停車場的管理人，每逢周末都見證著停車場爆滿。因此本人十分支持該規劃申請！因為可減少停車場於周末的管理人手，亦會減少違例泊車！所以本人希望該規劃申請成功。

杜永霖



The application no. to which the comment relates: A/NE-TKLN/68

The subject site is currently a flat vacant land, it is meaningful if it can be used to support Boundary Control Point. It is noted that there is insufficient parking amount for visitors or drivers. There is no doubt to approve the proposed planning development!

Name of person/company making this comment

賴玉清

Contact No.

1

Signature:

清

Date:

28-9-2023



The application no. to which the comment relates: A/NE-TKLN/68

I support the site planning application. It is noted that the insufficient amount of car parking for Liantong / Heung Yuen Wai Boundary Control Point is a big concern for the Government and visitors. I believe it is very difficult for the Government to construct relevant hardware infrastructure in the short term, but the subject planning application is a temporary development which is available to address the parking issue in short term.

Name of person/company making this comment

Chung Yi Sing

Contact No.

Signature:

Sing

Date:

25-9-2023



The application no. to which the comment relates: A/NE-TKLN/68

I support the subject planning application. It is noted there is a large amount of open space and green space near the Boundary Control Point. These areas should be utilized as meaningful land use to support to surrounding area. Furthermore, the proposed car park can immediately meet the public demand for car parking spaces, and the proposed shop and services will also support the local workers, visitors and local residents.

Name of person/company making this comment

Chung Yi Tsun

Contact No.

—

Signature:

Tia

Date:

25-9-2023



The application no. to which the comment relates: A/NE-TKLN/68

The proposed temporary car parking is very close to the Heung Yuen Wai Boundary Control Point which can address the local parking demand arising from individuals traveling to the Mainland through the Boundary Control Point. Additionally, illegal car parking can be reduced. Thus I strongly support the planning application.


Name of person/company making this comment

LI LICHANG

Contact No.

—

Signature:



Date:

23.09.2023



致：城市規劃委員會

贊成規劃申請 S16 No. A/NE-TKLN/68

現時市民只能夠透過 3 條巴士線和 1 條專線小巴到達口岸。政府應該增加更多交通措施去減少周末的混亂情況。這項申請能緩解泊車位緊張的情況，我贊成此規劃申請。

姓名： 李偉聰 

日期： 23. 09. 2023

聯絡電話： _____



姓名：吳兆秋

電話：

日期：23-9-2023

同意臨時公眾停車場申請 (申請編號: A/NE-TKLN/68)

敬啟者:

本人為近香園圍邊境管制站的停車場的管理人，每逢周末都見證著停車場爆滿。因此本人十分支持該規劃申請！因為可減少停車場於周末的管理人手，亦會減少違例泊車！所以本人希望該規劃申請成功。



致城市規劃委員會,

本人支持 A/NE-TKLN/68 的規劃申請。每逢周末，該區因太多車輛尋找位置而出現交通問題。此規劃申請能舒緩交通問題，減少對村民造成困擾。

電話:

姓名:

黃柏力

日期:

22.9.2023



同意公眾停車場發展申請 (申請編號: A/NE-TKLN/68)

本人支持 A/NE-TKLN/68 的規劃申請。最核心問題是產業署低估了停車場的使用量，長遠而言需要增擴泊車位。本人相信要於短時間內興建硬件設施是十分困難，目前可做的是尋求更多私人土地作停車場。既然申請人願意配合政府，城規會應酌情考慮並予以批准擬議發展申請。

電話：

姓名：李宇端

日期：25-8-2023

簽署：李宇端



致城市規劃委員會,

除著現時恢復通關及北上消費的人數增加，邊境管制站需要增加配套去應付出入境的人流，停車場便是其中之一，所以本人十分支持 A/NE-TKLN/68 的規劃申請。

電話:

姓名: chow chan kwai

日期: 25.11/2023



致:城市規劃委員會

贊成規劃申請 S16 No. A/NE-TKLN/68

本人支持是次申請，據了解附近現時該區停車場在周末一直處於爆滿的狀態，顯示該區車位不足的問題仍未得到適當解決。本人亦知道政府早前表示正致力在口岸附近增設停車場和泊車位。既然申請人願意願意配合政府，在口岸附近增設臨時停車場，應該獲得批准！

姓名：何謙強

日期：24-9-2023

聯絡電話：



致:城市規劃委員會

支持城規申請 A/NE-TKLN/68

本人十分支持申請項目，理由如下：

- 1) 舒緩近香園圍邊境管制站車位不足的問題
- 2) 增加香園圍及蓮塘的人流，帶動周邊環境發展
- 3) 善用附近空置的土地

姓名: 梁煥然

日期: 25-9-2023

聯絡電話: _____



同意公眾停車場發展申請 (申請編號: A/NE-TKLN/68)

本人支持 A/NE-TKLN/68 的規劃申請：經過本人深入瞭解後，本人認為此項申請能舒緩近香園圍邊境管制站的車位需求，亦能減少停車場爆滿及違例泊車的情況發生。

本人非常歡迎此發展！

電話：

姓名：

楊金照

日期：

25-9-2023

簽署：

楊金照



姓名：李潔晶

電話：

日期：2023年9月25日

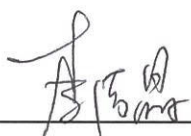
敬啟者：

支持規劃申請 (申請編號: A/NE-TKLN/68)

本人支持此臨時公眾停車場及商店及服務行業的發展，原因如下：

1. 減少停車場於周末爆滿的情況發生
2. 周末可減少違例泊車
3. 商店及服務行業可供到訪管制站的訪客及附近村民使用
4. 臨時用途不會影響周圍環境的長遠發展

因此本人支持這次申請。



簽署：



The application no. to which the comment relates: A/NE-TKLN/68

I support the subject planning application. It is because the proposed car park can support the growth of cross-border travel, particularly during weekends and public holidays. And I believe that the temporary parking use will not cause any significant impact in long term and will not cause any major environmental problems. The subject planning application should be approved.

Name of person/company making this comment

ETI ROHAETI

Contact No. _____

Signature: _____

Rhmy

Date: _____

17/9/2023



The application no. to which the comment relates: A/NE-TKLN/68

I had once driven to the car park near the Boundary Control Point, experienced a long queuing time, and observed some illegal on-street car parking. More car parking should be provided to resolve the aforementioned issues. The proposed development should be approved.

Name of person/company making this comment

Ng Yik Sum Dicky

Contact No.

— —

Signature:

Dicky

Date:

17/9/2023



The application no. to which the comment relates: A/NE-TKLN/68

I support the subject planning application and my justifications are presented below:

1. Maximise the usage of surrounding vacant space
2. Resolve the concern about insufficient car parking space during the weekends
3. Reduce the illegal parking due to the insufficient car parking space currently
4. More retails can support the visitors and local villagers

Name of person/company making this comment

TAO WING SUM
杜永森

Contact No.

Signature:

杜永森

Date:

25-8-2023



致城市規劃委員會,

本人支持 A/NE-TKLN/68 的規劃申請：

本人認為擬議臨時停車場的規劃申請，能減少了停車場周末爆滿的情況發生。雖然此申請地點附近為空地或草地，但擬議發展並非高密度發展，不會影響景觀，亦能配合邊境管制站的需求。對此本人表示支持。

電話:

姓名: 藍偉雄 AS.

日期: 24-9-2023



姓名：何偉業

電話：

日期：24-9-2023

同意臨時公眾停車場申請 (申請編號: A/NE-TKLN/68)

敬啟者:

本人為近香園圍邊境管制站的停車場的管理人，每逢周末都見證著停車場爆滿。因此本人十分支持該規劃申請！因為可減少停車場於周末的管理人手，亦會減少違例泊車！所以本人希望該規劃申請成功。





致城市規劃委員會,

本人支持 A/NE-TKLN/68 的規劃申請：

本人十分關注近香園圍邊境管制站擬議臨時停車場的規劃申請，並表示支持。增加停車場能夠吸引更多人使用該口岸可以，增加香園圍及蓮塘的人流，帶動周邊環境發展，進一步融入大灣區，亦減少了停車場周末爆滿的情況發生。對此本人表示支持。

電話:

姓名:

鍾肇為

日期:

25-9-2023



The application no. to which the comment relates: A/NE-TKLN/68

I support the subject planning application as no major conflicts can be observed. The proposed development is only a small-scale development which will not cause any visual impact to the pedestrians and villagers. It also increases the flexibility for drivers when parking in the surrounding area. As a result, illegal parking can be reduced!

Name of person/company making this comment

WONG KIN HUNG

Contact No.

—

Signature:



Date:

19-9-2023



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



Re: A/NE-TKLN/68 DD 80 Lin Ma Hang Road Recreation
28/09/2023 02:58

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/NE-TKLN/68

Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Pak Fu Shan

Site area : About 5,260m²

Zoning : "Recreation"

Applied Development : 98 Vehicle Parking / **5 Years**

Dear TPB Members,

Of course PlanD, you and Joe Public knew that the recreational element of Application 23, parent/child play areas, was fiction to grease the wheels. Now we have the true intention, parking lot, period.

Of concern however is that the conditions have not been fulfilled **FOR FOUR LONG YEARS.**

This is unacceptable, why was approval not revoked?

Are members going to support blatant failure to fulfill the rules and regulations by rolling over the operation? No wonder there are so many blatant abuses of land use.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 9 September 2020 2:30 AM CST
Subject: Re: A/NE-TKLN/23 DD 80 Lin Ma Hang Road Recreation

Dear TPB Members,

Note 3 deferments, how can what is obviously a Destroy to Build application be allowed to drag on for ONE YEAR?

Previous objections upheld.

Mary Mulvihill

From:

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

Sent: Tuesday, January 28, 2020 2:57:38 AM

Subject: Re: A/NE-TKLN/23 DD 80 Lin Ma Hang Road Recreation

Dear TPB Members,

Some tweaking of layout does not change the fundamentals that the site is fully paved over, see images and 50% given over to parking.

There is a well planned and very popular children's play area at The Mills in Tsuen Wan <http://www.themills.com.hk/en/shopfloor-shop/the-big-things/>

Looks like the concept has been copied. Suggest member check it out.

However The Mills is located in an urban centre close to thousands of residences. This location is very out of the way.

Previous objections upheld. The chances of the project materializing, or being successful, are remote and the intention if obviously to trash the site.

Mary Mulvihill

From:

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

Sent: Sunday, September 29, 2019 3:54:45 AM

Subject: A/NE-TKLN/23 DD 80 Lin Ma Hang Road Recreation

A/NE-TKLN/23

Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Pak Fu Shan

Site area : About 5,147m²

Zoning : "Recreation"

Applied Development : Place of Recreation / Restaurant / Retail / 44 Vehicle Parking / **5 Years**

Dear TPB Members,

No indication as to who the Applicant is or its track history with regard to providing activity facilities for children.

This has all the appearance of a Destroy to Build application. The site is mostly green and wooded, no mention of how many trees to be felled. One would expect any recreation use in such a location to be outdoors but in fact the proposed attractions would entail extensive excavation and paving of land to support the many structures. Even the 'Open Playground' is paved as can be seen in the image.

Why would a retail outlet be a feature at a children's playground?

40% of the site is given over to parking, the zoning is for community outdoor activity not a parking lot. Then there is the issue of toilets, drainage, etc.

The statement that it would provide additional children playing facilities to surrounding areas is ridiculous as there is no large residential development nearby, just some village houses.

Members should question the true intent of this application.

Mary Mulvihill

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



Re: A/NE-TKLN/68 DD 80 Lin Ma Hang Road Recreation

18/01/2024 22:34

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

If Heung Yuen Wai border crossing does not have sufficient parking spaces then the officials in charge of this project should be prosecuted for misfeasance in public office as they failed to provide a well planned facility capable of handling the traffic that it generates.

Mary Mulvihill

From:

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

Date: Thursday, 28 September 2023 2:58 AM HKT

Subject: Re: A/NE-TKLN/68 DD 80 Lin Ma Hang Road Recreation

A/NE-TKLN/68

Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Pak Fu Shan

Site area : About 5,260m²oning : "Recreation"

Applied Development : 98 Vehicle Parking / **5 Years**

Dear TPB Members,

Of course PlanD, you and Joe Public knew that the recreational element of Application 23, parent/child play areas, was fiction to grease the wheels. Now we have the true intention, parking lot, period.

Of concern however is that the conditions have not been fulfilled **FOR FOUR LONG YEARS.**

This is unacceptable, why was approval not revoked?

Are members going to support blatant failure to fulfill the rules and regulations by rolling over the operation? No wonder there are so many blatant abuses of land use.

Mary Mulvihill

From:

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

Date: Wednesday, 9 September 2020 2:30 AM CST

Subject: Re: A/NE-TKLN/23 DD 80 Lin Ma Hang Road Recreation

Dear TPB Members,

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Mary Mulvihill