

2023年 12月 5日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on - 5 DEC 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:

[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

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

[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KLN/75
	Date Received 收到日期	- 5 DEC 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

Mr. MAN Sun Kwai, Mr. MAN Sun Choi

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Man Chi Consultants and Construction Limited (敏志顧問及建築工程有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 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
(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 ..... 3,776 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 187.08 ..... 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)	..... 47 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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	"Village Type Development" ("V") & "Recreation" ("REC")
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (Excluding Container Vehicle)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years**

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

(b) Effective period of permission applied for  
申請的許可有效期
☒ year(s) 年 ..... **3** .....  
☐ month(s) 個月 .....
**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... **3,589** .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... **187.1** .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... **7** .....

Proposed domestic floor area 擬議住用樓面面積 ..... **N.A.** .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... **187.1** .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... **187.1** .....sq.m ☒ About 約

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

**Please refer to Table 3 in the Planning Statement.****Proposed number of car parking spaces by types 不同種類停車位的擬議數目**

Private Car Parking Spaces 私家車車位 ..... **40** .....

Motorcycle Parking Spaces 電單車車位 ..... **0** .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... **37 (Van-Type)** .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... **0** .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... **0** .....

Others (Please Specify) 其他 (請列明) ..... **0** .....

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

Taxi Spaces 的士車位 ..... **0** .....

Coach Spaces 旅遊巴車位 ..... **0** .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... **1 (Van-Type)** .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... **0** .....

Heavy Goods Vehicle Spaces 重型貨車車位 ..... **0** .....

Others (Please Specify) 其他 (請列明) ..... **0** .....

Proposed operating hours 擬議營運時間 <b>Operation Hours of the PVP: 24 hours (Monday to Sunday, including public holidays)</b> <b>Opening Hours of the Shop: From 8:00 a.m. to 8:00 p.m. (Monday to Sunday, including public holidays)</b>																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <b>A local track connecting Lin Ma Hang Road</b>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <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>			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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



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

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

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

## 7. Justifications 理由

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

Please refer to the attached Planning Statement.



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

  
.....  
**Thomas LUK**  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

**Planning Consultant**  
.....  
Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
 Others 其他 .....



on behalf of  
代表

**Man Chi Consultants and Construction Limited**

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

Date 日期

**6 NOV 2023**

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <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	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 新界北區打鼓嶺松園下丈量約份第78約地段第388號A分段、第388號B分段、 第388號餘段(部分)及390號餘段(部分)和毗連政府土地
Site area 地盤面積	3,776 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 47 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 打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2
Zoning 地帶	"Village Type Development" ("V") & "Recreation" ("REC") 「鄉村式發展」及「康樂」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years 擬議臨時公眾停車場 (貨櫃車除外) 及商店及服務行業 (為期三年)



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	187.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.05 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. m 米 <input type="checkbox"/> (Not more than 不多於)	
		N.A. Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	5 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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) _____ _____		77  40  37 (Van-Type)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1    1 (Van-Type)

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

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

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





## **Section 16 Planning Application**

Proposed Temporary Public Vehicle  
Park (Excluding Container Vehicle) and  
Shop and Services for a Period of Three  
Years

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

### *Planning Statement*

Address:  
Unit 1310, Level 13, Tower 2,  
Metroplaza, No. 233 Hing Fong Road,  
Kwai Fong, New Territories, Hong Kong  
Tel : (852) 3180 7811  
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Prepared by  
**Man Chi Consultants and Construction  
Limited**

November 2023

## EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years** (hereinafter referred to as “the proposed use”) at 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 (hereinafter referred to “the application site”). The application site has a total area of about 3,776m<sup>2</sup> (including about 47m<sup>2</sup> of Government land). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site is subject to a previously approved application No. A/NE-TKLN/37 (hereinafter referred to as “the last approved application”) approved by the Board on 28.05.2021 for proposed temporary public vehicle park (PVP) (excluding container vehicle) for a period of three years. The current application seeks to upgrade the existing PVP in response to the growth of the Heung Yuen Wai area since the commissioning of passenger clearance of Liantang/Heung Yuen Wai Boundary Control Point (LT/HYW BCP) in January 2023, and the increasing daily needs of the local villages. The proposed upgrade aims to utilise land resources by not only maintaining the parking provision to alleviate the substantial parking demand in the area but also introducing shops and services within the facility.

The application site falls largely within an area zoned “Village Type Development” (“V”) with a minor portion zoned “Recreation” (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2, which was gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use can help cater to the parking and retail demands brought by the opening of the LT/HYW BCP, as well as the Tsung Yuen Ha and the surrounding areas;*
- (b) The application site is subject to previous planning approvals for same/similar use;*
- (c) No substantial changes in planning circumstances and full compliance of approval planning conditions of the last approved application;*
- (d) Temporary nature would not jeopardize the planning intention of “V” and “REC” zones;*
- (e) The proposed use at the application site is not incompatible with the surrounding area in terms of land uses; and*
- (f) No adverse infrastructural nor environmental impacts are anticipated since there will be no change/similar in terms of nature of the proposed use, no. of trips involved and more importantly, the existing landscape treatment, drainage facilities, and traffic management measures would be continued to be properly maintained all the time.*



In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of three years.

## 行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界北區打鼓嶺松園下丈量約份第 78 約地段第 388 號 A 分段、第 388 號 B 分段、第 388 號餘段(部分)及 390 號餘段(部分)和毗連政府土地（以下簡稱「申請地點」）。申請地點的面積約為 3,776 平方米（包括政府土地約 47 平方米）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點先前於 2021 年 5 月 28 日獲城規會批給規劃申請許可（申請編號 A/NE-TKLN/37）（以下簡稱「先前規劃許可」）用作臨時公眾停車場（貨櫃車除外），為期三年。儘管先前規劃許可是在是次申請時仍有效，但由於考慮到鄰近香園圍邊境管制站已於 2023 年 1 月全面啟用，以及附近一帶村民對商店及服務行業設施逐漸增加的需求，是次申請希望能更有效善用土地資源，繼續滿足附近一帶對泊車的需要之外，也加設商店及服務行業以滿足地區需要。

申請地點於 2016 年 5 月 13 日刊憲公佈的打鼓嶺北分區計劃大綱核准圖（編號：S/NE-TKLN/2）內被劃為「鄉村式發展」及「康樂」用途地帶。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途將有效地滿足開放香園圍口岸以及松園下村民和鄰近地區居民所帶來的龐大泊車和零售需求；
- (二) 申請地點與先前規劃許可屬於相同或類似用途；
- (三) 與先前規劃許可相比，擬議用途的規劃細節沒有重大改變。申請人亦已完全履行先前規劃許可的附加條件；
- (四) 擬議用途的臨時性質不會妨礙落實大綱核准圖中「鄉村式發展」及「康樂」地帶的長遠規劃意向；
- (五) 申請地點的擬議用途與鄰近的鄉郊環境特質及附近土地用途並非不協調；
- (六) 與先前規劃許可相比，擬議用途的性質和所涉及的車輛進出數量皆沒有重大變化。再者，現時所提供的排水設施、園林種植以及交通管制措施將會繼續保持，因此不會預見負面的基建或環境影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請作為期三年擬議用途。



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# 1 INTRODUCTION

## 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years** (hereinafter referred to as “the proposed use”) at 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 (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 The application site with a site area of about 3,776m<sup>2</sup> (including about 47m<sup>2</sup> of Government land) falls largely within an area zoned “Village Type Development” (“V”) with a minor portion zoned “Recreation” (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As stipulated in (11)(b) of the covering Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicants wish to seek planning permission from the Board for the proposed use on a temporary basis of three years.
- 1.1.3 Prepared on behalf of the registered owners of the application site (hereafter referred to as “the Applicant”), Man Chi Consultants and Construction Limited has been commissioned to prepare and submit the current application.

## 1.2 Background

- 1.2.1 The application site, situated near the Liantang/Heung Yuen Wai Boundary Control Point (LT/HYW BCP) and the existing village area of Tsung Yuen Ha, is subject to a previously approved application No. A/NE-TKLN/37 (hereinafter referred to as “the last approved application”) approved by the Board on 28.05.2021 for Temporary Public Vehicle Park (PVP) (Excluding Container Vehicle) for a Period of Three Years.
- 1.2.2 As the first “direct access to people and vehicles” BCP in Hong Kong, the LT/HYW BCP has gained a significant increase in popularity among travellers due to its convenience, resulting in a surge in parking demand in the surrounding areas. While a public car park with 415 parking spaces is being provided at the LT/HYW BCP, it is observed that nearby car parks are fully utilised during weekends and public holidays, playing a

crucial role in alleviating the substantial parking demand resulting from the continuous growth of the LT/HYW BCP and the Heung Yuen Wai area. In light of this, the Applicant has put forth a proposal to upgrade the existing PVP, by allocating a small portion of the application site as a shop within the existing PVP, in response to the growths and the increasing retail needs.

### 1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:

- (a) To give an opportunity to the Applicant to utilise the application site for the proposed use under the circumstances that it would help meet the parking and retail demands arisen from the LT/HYW BCP as well as the local residents of Tsung Yuen Ha and the surrounding areas;*
- (b) To create a convenient one-stop location that offers parking provision and essential goods and services to both visitors of the PVP and local residents;*
- (c) To give an opportunity to the Applicant to upgrade the existing PVP with a view to provide better services to both visitors of the PVP and local residents;*
- (d) To assist the neighbourhood in capturing on the opportunities arising from the development in the surrounding areas and support the growth of the Heung Yuen Wai area;*
- (e) To maximise land utilisation in an area with great locational advantage in terms of the proximity to the LT/HYW BCP and local villages; and*
- (f) To induce no adverse traffic, environmental, drainage nor infrastructural impacts on its surroundings.*

### 1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.



## 2 SITE PROFILE

### 2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site has an area of about 3,776m<sup>2</sup> comprising about 3,729m<sup>2</sup> of private land and about 47m<sup>2</sup> of Government land. The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and Government land which the application site involves.
- 2.1.2 As shown in **Figure 1**, the application site is located to the north of the major village cluster of Tsung Yuen Ha in Ta Kwu Ling North, and adjacent to the LT/HYW BCP. This area, including the application site and Tsung Yuen Ha, has been released from the Frontier Closed Area (FCA) since 2016 but still in a rather remote location. Currently, the application site is accessible via franchised bus (Route No. 79K) and Green Minibus (Route No. 59K).
- 2.1.3 The application site is abutting a local track connecting Lin Ma Hang Road. It joins Ping Che Road in the south and Man Kam To Road in the west. Lin Ma Hang Road also links with Heung Yuen Wai Highway (HYWH) which commenced operation on 26.05.2019.
- 2.1.4 The application site is currently flat, hard paved and used as temporary public vehicle park (excluding container vehicle) which is subject to planning approval under planning application No. A/NE-TKLN/37. **Illustration 1** indicates the current conditions of the application site and its surrounding areas.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is predominantly semi-rural in character. To the immediate north and west of the site are vacant land. To the northwest of the application site are single-storey temporary structures occupied by shops, canteens and offices with valid planning permission under approved planning application No. A/NE-TKLN/39. To the further north is the FCA. Part of the vacant land in the northeast was approved by the Board on 23.06.2023 under planning application No. A/NE-TKLN/53 for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years. A nullah, known as the Heung Yuen Wai Stream (Kong You Stream), is situated to the east. To the south is a piece of land covered by vegetation. To the further southeast across the nullah is a residential cluster of the village, i.e. Tsung Yuen Ha Tsuen. To the immediate west is vacant land and the LT/HYW BCP is situated to the further west across Lin Ma Hang Road.
- 2.2.2 The application site is located to the north of the major village cluster of Tsung Yuen Ha and is just 100 meters away from the LT/HYW BCP, making it an ideal location to provide parking spaces, shops, and services that can effectively meet the growing parking and retail demands arising from the Heung Yuen Wai area.

## **2.3 Heung Yuen Wai Boundary Control Point**

- 2.3.1 LT/HYW BCP is a key boundary control infrastructure between Hong Kong and Mainland China, providing direct access for both cargo and passenger. The LT/HYW BCP is designed to strengthen the cross-boundary transport connectivity by handling a daily capacity of 30,000 passengers and 17,850 vehicles to and from the Liangtang Port of Shenzhen. Furthermore, following the resumption of normal traveller clearance between Hong Kong and Mainland, the HYW BCP was fully commissioned to include passenger traffic in January 2023.
- 2.3.2 As the first "direct access to people and vehicles" BCP in Hong Kong, the LT/HYW BCP is complemented by a range of new alternative access options within the area, including the implementation of new public transport routes, the utilisation of the Heung Yuen Wai Highway by motorists, and the opening of a pedestrian subway connecting the LT/HYW BCP and Lin Ma Hang Road. The rising popularity of the LT/HYW BCP, along with the enhancements in access arrangements and traffic management measures, have created new opportunities to the surrounding areas and is expected to further catalyse the growth of the Heung Yuen Wai area.

### 3 PLANNING CONTEXT

#### 3.1 The Current OZP

- 3.1.1 The application site currently falls largely within an area zoned “V” (about 99.3%) with a minor portion zoned “REC” (0.7%) on the Current OZP (**Figure 3** refers).
- 3.1.2 The planning intention of “V” zone is *“to designate both existing recognized villages and areas of land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board”*.
- 3.1.3 The planning intention of “REC” zone is *“primarily 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”*.
- 3.1.4 According to the Current OZP, ‘Public Vehicle Park (excluding container vehicle)’ and ‘Shop and Services’ are Column 2 uses within “V” and “REC” zones, where planning permission from the Board is required. In this connection, the current application is herewith made to the Board for consideration of the proposed use on a temporary basis for a period of three years.

#### 3.2 Development Strategy on Developing the New Territories North

- 3.2.1 A clear aspiration of developing New Territories North (NTN) was demonstrated under the Preliminary Feasibility Study on Developing the NTN in 2017. Further in 2021, it is proposed under the Northern Metropolis Development Strategy that the Heung Yuen Wai area will be part of the NTN New Town and a railway station along the Northern Link Eastward Extension is envisaged near the LT/HYW BCP to further enhance the transport connection with other development nodes in NTN. The Northern Metropolis Development Strategy has also proposed to study the feasibility of relocating the fresh food boundary-crossing and inspection facilities at the Man Kam To Control Point and the Sheung Shui Slaughterhouse to land adjacent to LT/HYW BCP. In view of all these upcoming proposals, the character of the Heung Yuen Wai area is anticipated to change significantly in the future.



### 3.3 Previous Planning Applications

- 3.3.1 The application site is subject to two previous planning applications. Planning application No. A/NE-TKLN/8 for Temporary Staff Car Park and Site Office for Public Works for a Period of Three Years was approved by the Board on 04.05.2018 on the grounds that the staff car park and site office was to serve the staff/workers of the LT/HYW BCP project.
- 3.3.2 The application site is currently subject to a valid planning approval under planning application No. A/NE-TKLN/37 for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years, approved by the Board on 28.05.2021. All approval conditions of the last approved application have been duly complied with. **Table 1** concludes the compliance with planning conditions under the last approved application. **Appendix I** attaches the relevant discharge letters for the approval conditions.

*Table 1: Compliance with Planning Approval Conditions under the Last Approved Application*

Planning Approval Conditions		Discharged Date
(g)	the submission of a drainage proposal	08.04.2022
(h)	the provision of drainage facilities	30.08.2022
(j)	the implementation of the proposals for water supplies for fire-fighting and fire service installations	20.04.2022
(k)	the implementation of traffic management measures	21.04.2022

- 3.3.3 As compared with the last approved scheme under application No. A/NE-TKLN/37, the current scheme would involve changes only on the proposed use, the conversion of one van-type light good vehicle (LGV) parking space to one loading and unloading bay (L/UL Bay) for van-type LGV, the number of structures, the total floor area and the maximum building height, with a view to accommodating the additional shop and services use. Whereas the overarching nature/operation of the proposed use and the overall physical setting surrounding the application site are the same/similar as the last approved scheme.

### 3.4 Similar Planning Applications

- 3.4.1 There were 9 similar approved applications for proposed temporary public vehicle park and/or shop and services within “V” and “REC” zones on the Current OZP. Details of the applications are listed in **Table 2** below. Considering all the similar applications on the same OZP, approval of the current application would not set an undesirable precedent to other similar applications.

*Table 2: Similar Approved s.16 Applications for Temporary Public Vehicle Park and/or Shop and Services in “V” and “REC” Zones on the Current OZP*

Planning Application No.	Proposed Use	Zoning	Decision Date
A/NE-TKLN/6	Temporary Retail Shop, Canteen and Ancillary Office for a Period of Three Years	“GB” and “REC”	13/04/2018
A/NE-TKLN/33	Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years	“V” and “REC”	24/04/2020
A/NE-TKLN/35	Temporary Eating Place and Shop and Services with Ancillary Office/Store Room for a Period of Three Years	“V”	08/01/2021
A/NE-TKLN/23	Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place, Shop and Services with Ancillary Car Park for a Period of Five Years	“REC”	05/02/2021
A/NE-TKLN/37*	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	“V” and “REC”	28/05/2021
A/NE-TKLN/39	Temporary Retail Shop, Canteen and Ancillary Office for a Period of Three Years	“REC” and “GB”	28/05/2021
A/NE-TKLN/40	Temporary Shop and Services (Convenience Store) with Ancillary Site Office for a Period of Three Years	“REC” and “V”	25/06/2021
A/NE-TKLN/53	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years	“V” and “REC”	23/06/2023
A/NE-TKLN/50	Temporary Shop and Services (Convenience Store) for a Period of Three Years	“REC”	14/07/2023

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years). The application site has an area of about 3,776m<sup>2</sup> (including 47m<sup>2</sup> of Government land) (**Figure 2** refers).
- 4.1.2 In response to the anticipated growth of the Heung Yuen Wai area, there is a need to upgrade the existing PVP to accommodate the rising parking and retail demands. The proposed upgrade involves allocating a small portion of the application site as a shop within the existing PVP, creating a seamless one-stop destination where essential goods and services are conveniently available alongside parking facilities. As a result, visitors to the PVP and local residents can fulfil their needs without the necessity of traveling to separate locations. This arrangement enhances accessibility and convenience for daily necessities, thereby assist the neighbourhood in capturing on the opportunities arising from the development in the surrounding areas and support the growth of the Heung Yuen Wai area.
- 4.1.3 A total of 77 parking spaces for 40 private cars and 37 van-type LGVs with 1 L/UL Bay for van-type LGVs are proposed at the application site. Additionally, there are seven structures proposed at the application site, with a total floor area of approximately 187.1m<sup>2</sup> and a maximum height of 3.5m, designated for shop, storerooms, site office, meter room, ticket office and security guard post. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3**.
- 4.1.4 The operation hours of the public vehicle park are proposed to be 24 hours daily, from Monday to Sunday (including public holidays). While the opening hours of the shop are proposed to be from 8:00 a.m. to 8:00 p.m. daily, from Monday to Sunday (including public holidays). The shop will only be operating in a small scale, selling daily necessities and dry goods (e.g. drinks, canned food and other local convenience goods) without cooked food, poultry and wet goods to visitors of the PVP and local residents.
- 4.1.5 To accommodate the operational arrangement, changes have been made to the proposed use as compared to the last approved application. These changes include the addition of a shop and services use, the conversion of one van-type LGV parking space to one L/UL bay for van-type LGV, an increase in the number of structures from five to seven, an increase in total floor area from about 60.81m<sup>2</sup> to 187.1m<sup>2</sup>, and an increase in maximum building height from 2.44m to 3.5m. **Figure 5** demonstrates a comparison of the layout plans of the current application and the last approved application while **Table 4** encapsulates a comparison of their major development parameters/items.
- 4.1.6 Given that all the approval conditions of the last approved application have been duly



complied with and the existing landscape treatment, drainage facilities, and traffic management measures approved under the previous application are being properly maintained on site; and considering the similar nature/operation of the proposed use and the overall physical setting surrounding the application site as in the last approved application, it is proposed to continue adopting and maintaining the existing landscape treatment, drainage facilities, and traffic management measures at the application site during the approval period of the current application. The existing conditions of the existing traffic management measures, landscape treatment and drainage facilities are shown in **Illustrations 2 to 4** respectively.

- 4.1.7 For implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short Term Tenancies (STT) and the modification of the Short Term Waivers (STW) for occupying the Government land, and permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.

Table 3: Proposed Key Development Parameters

Items	Design Parameter(s) (About)
<b>Total Site Area</b>	About 3,776m <sup>2</sup> (including 47m <sup>2</sup> Government land)
<b>Covered Area</b>	About 187m <sup>2</sup> (About 5.0%)
<b>Uncovered Area</b>	About 3,589m <sup>2</sup> (About 95.0%)
<b>Proposed Use(s)</b>	Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years
<b>Container No(s).</b>	6 (1 storey)
Store Room (2 Nos.)	6.1m(L) x 2.4m(W) x 2.44m(H)
Site Office	6.1m(L) x 2.4m(W) x 2.44m(H)
Shop	18.3m(L) x 6.1m(W) x 3.5m(H)
Meter Room	6.1m(L) x 2.4m(W) x 3.5m(H)
Ticket Office	6.1m(L) x 2.4m(W) x 3.5m(H)
<b>Structure No(s).</b>	1 (1 storey)
Security Guard Post	1.5m(L) x 1.5m(W) x 2.44m(H)
<b>Total Floor Area</b>	About 187.1m <sup>2</sup>
<b>No. of Parking Spaces</b>	77
Private Car	40
Van-type LGV	37
<b>No. of L/UL Bay</b>	1
Van-type LGV	1
<b>Operation Hours of the PVP</b>	24 hours (Monday to Sunday, including public holidays)
<b>Opening Hours of the Shop</b>	From 8:00 a.m. to 8:00 p.m. (Monday to Sunday, including public holidays)
<b>Ingress/Egress</b>	About 8m wide

Table 4: Comparison of Major Parameters/Items of the Current Application and the Last Approved Application

Major Parameters/Items	Last Approved Application (No. A/NE-TKLN/37)	Current Application	Difference
Site Area	About 3,776m <sup>2</sup>	About 3,776m <sup>2</sup>	No Change
Covered Area	About 61m <sup>2</sup> (About 1.6%)	About 187m <sup>2</sup> (About 5.0%)	+126m <sup>2</sup>
Uncovered Area	About 3,715m <sup>2</sup> (About 98.4%)	About 3,589m <sup>2</sup> (About 95.0%)	-126m <sup>2</sup>
Proposed uses(s)	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years	Additional Shop and Service Use
No. of Structures	5	7	+2 (+40%)
Total Floor Area	About 60.8m <sup>2</sup>	About 187.1m <sup>2</sup>	+126.3m <sup>2</sup> (+208%)
Parking Space	78 (Including 40 private car parking spaces and 38 van-type LGV parking spaces)	77 (Including 40 private car parking spaces and 37 van-type LGV parking spaces)	-1 (-1.3%)
L/UL Bay	N/A	1 (L/UL Bay for van-type LGV)	+1
Ingress/Egress Total No. Function Width	2 Vehicular Access 8m	2 Vehicular Access 8m	No Change No Change No Change
Operation Hours of the PVP	24 hours (Monday to Sunday, including public holidays)	24 hours (Monday to Sunday, including public holidays)	No Change
Opening Hours of the Shop	N/A	From 8:00 a.m. to 8:00 p.m. (Monday to Sunday, including public holidays)	N/A

## 4.2 Vehicular Access, Parking Arrangement and Traffic Management Measures

4.2.1 It is proposed to continue maintain and make use of existing ingress/egress to the south-western boundary of the application site along a local track connecting Lin Ma Hang Road for vehicular access. The width of the ingress/egress of the application site is about 8m wide. Moreover, an exit is maintained at the north-eastern side of the application site, which will be reserved for the adjoining lots including the landlocked sites located to the northeast of the application site.

4.2.2 **Figure 6** demonstrates that there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site. No queuing of vehicles along and the local track and Lin Ma Hang Road will be resulted under any circumstances. The parking arrangement has complied with the requirements as stipulated in the Hong Kong Planning Standards

and Guidelines.

- 4.2.3 There is an existing footpath connecting with Lin Ma Hang Road in about 5m away from the application site boundary, providing pedestrians with a safe access route to the public road. It is expected most of the local residents/visitors will access the proposed shop on foot via the local footpath and/or by public transport available at Lin Ma Hang Road.
- 4.2.4 Considering that the proposed shop in the current scheme is intended to primarily serve visitors of the PVP and local residents, and public transport services are conveniently accessible nearby, it is anticipated that the average trips for private cars and van-type LGVs in the current application will remain consistent with those observed in the last approved application. Despite the inclusion of the additional shop, its small-scale nature and the availability of public transportation options are expected to mitigate any significant increase in private car and van-type LGV traffic. If the current application is approved, only private cars and van-type LGVs will be permitted to parked/stored on or enter/exit the application site at any given time. The estimated traffic generation and attraction based on the actual operation at the application site is shown in **Table 5**.

Table 5: Estimated Traffic Generation and Attraction Based on the Actual Operation at the Application Site

	Average Traffic Generation Rate		Average Traffic Attraction Rate	
	AM	PM	AM	PM
Trips in veh/hr (pcu/hr)	10 (13)	13 (16)	10 (13)	13 (16)

Note 1: The pcu of van-type LGVs is taken as 1.5.

- 4.2.5 To ensure the proposed use will not induce additional adverse traffic impact on the surrounding road network and affect pedestrian safety, it is proposed to maintain the existing traffic management measures (**Figure 6** and **Illustration 2** refers) at the application site, should the application be approved, including:
- Deployment of traffic controllers to regulate vehicle entry and exit from the application site, minimising any conflicts with road traffic;
  - When vehicles are anticipated to enter or leave the site, at least one traffic controller will be stationed at each entrance to facilitate the smooth movement of vehicles and pedestrians and prevent any clashes or congestion issues;
  - Comprehensive guidelines and proper training will be provided to the patrol staff to ensure effective traffic management; and
  - Installation of a pair of amber revolving lanterns at the site entrance, positioned at a height of approximately 2 meters from the ground level. These lanterns will remain operational throughout the site's operation hours.



### 4.3 Landscape Treatment

- 4.3.1 There are currently 29 existing trees of species *Lagerstroemia Speciosa* within the application site with minimum height of 2.75m, minimum spacing of 6m and clearance distance of 2m between the trees and the surrounding building structures (**Figure 7** and **Illustration 3** refer). In view that all the existing trees within the application site are in a good condition, it is proposed to continue to maintain all existing trees within the application site for screening purpose and to improve the landscape quality of the area, should the application be approved.

### 4.4 Provision of Drainage Facilities

- 4.4.1 The current drainage system at the application site was adopted and implemented as for compliance with approval conditions on the submission and implementation of drainage proposal under the last approved application. There are currently U-channels with about 225-300mm in diameter running along the site boundary (**Figure 8** and **Illustration 4** refers). The surface runoff inside the lot area will be naturally diverted to the site boundary, effectively collected/discharged via the existing U-channels and then be drained to the existing nullah at the southeastern boundary of the application site by two outlet points. In view that the current application is located on the same site as the last approved application, it is proposed to continue adopting the drainage proposal as approved under the previous application at the application site during the approval period of the current application.

### 4.5 Environmental Considerations

- 4.5.1 The application site involves no parking of heavy goods vehicle or container truck, and the application is temporary in nature.
- 4.5.2 The Applicant commits to closely monitoring the proposed PVP and implement management measures that no vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked/stored on the application site at any time; and no car washing, vehicle repairing, inspection, dismantling, paint spraying or other workshop activities will be allowed on the application site. A notice will be prominently displayed at the site to inform visitors of the operational arrangements for the proposed PVP.
- 4.5.3 The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

## 5 PLANNING JUSTIFICATIONS

### 5.1 Catering the Parking and Retail Demands Arisen from the LT/HYW BCP, Tsung Yuen Ha and the Surrounding Areas

- 5.1.1 As the first "direct access to people and vehicles" BCP in Hong Kong, the LT/HYW BCP has gained a significant increase in popularity among travellers due to its convenience, resulting in a surge in parking demand in the surrounding areas. It is observed that nearby car parks are fully utilised during weekends and public holidays, playing a crucial role in alleviating the substantial parking demand resulting from the continuous growth of the LT/HYW BCP and the Heung Yuen Wai area. The development of the LT/HYW BCP, along with the enhancements in access arrangements and traffic management measures, has brought new opportunities to the surrounding areas and is expected to further catalyse the growth of the Heung Yuen Wai area.
- 5.1.2 In response to the anticipated growth of the Heung Yuen Wai area, there is a need to upgrade the existing PVP to accommodate the rising parking and retail demands. The proposed upgrade involves allocating a small portion of the application site as a shop within the existing PVP, creating a seamless one-stop destination where essential goods and services are conveniently available alongside parking facilities.
- 5.1.3 As a result, visitors to the PVP and local residents can fulfil their needs without the necessity of traveling to separate locations. This arrangement enhances accessibility and convenience for daily necessities, thereby assist the neighbourhood in capturing on the opportunities arising from the development in the surrounding areas and support the growth of the Heung Yuen Wai area.

### 5.2 Application Site is Subject to Previous Planning Approvals for Same/Similar Use

- 5.2.1 The application site is subject to two previous planning approvals for uses of a similar nature with the currently proposed use at the application site (**Section 3.3** refers). The foregoing approved planning applications more or less imply the Board's recognition to allow certain degree of flexibility being given to car parking uses within or surrounding the application site on a temporary basis regardless of the planning intention of "V" and "REC" zones.

### 5.3 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Last Approved Application

- 5.3.1 With the exception of minor amendments to accommodate the operational arrangement of the additional proposed shop, the nature of the current application in terms of approval period sought and proposed use is similar as that proposed in the last approved application. More importantly, there have been no substantial changes in the planning circumstances such as land-use zoning and the physical

settings surrounding the application site when comparing with the last approved application. As such, no adverse planning implications by allowing the current application is likely to be anticipated. The Applicant has complied with all the planning conditions under last approved application within specified time limits (**Table 1** refers). In view of this, the current application shall be deemed capable of being considered favourably.

#### **5.4 Optimisation of Valuable Land Resources**

- 5.4.1 Considering the full commissioning of the LT/HYW BCP and the clear aspiration to develop the NTN region, the application site, which falls within the Heung Yuen Wai Potential Development Area identified in the Preliminary Feasibility Study on Developing the NTN, is suitable for addressing the growing car parking demand and fulfilling the needs for shops and services in the area.
- 5.4.2 The proposed development takes full advantage of the location of the application site, situated north of the primary village cluster of Tsung Yuen Ha and in close proximity to the LT/HYW BCP, making it an ideal location to provide parking spaces and shop and services that can effectively meet the growing parking and retail demands arising from the Heung Yuen Wai area.
- 5.4.3 The proposed development presents a mixed-use approach by integrating parking facilities for private cars/ van-type LGVs with retail spaces, with a view to enhance the functionality and efficiency of the application site, while optimising the utilisation of land to the benefit of both visitors of the PVP and the local community.

#### **5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “V” and “REC” Zones**

- 5.5.1 Notwithstanding the application site falls within an area zoned “V” and “REC” on the Current OZP, the temporary nature of the current application will by no means jeopardize the long-term planning intention of “V” and “REC” zones.
- 5.5.2 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of three years or less. The entire authority is always rested from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of “V” and “REC” zones or any planned infrastructural development.

#### **5.6 Not Incompatible with Surrounding Land Uses**

- 5.6.1 Given that similar uses, including the temporary car park (private cars and light goods vehicles) and shop and services uses, are found in the surrounding areas and the proposed use is solely to be used to serve the needs of the visitors of the PVP and



local residents, it is considered not incompatible with the surrounding semi-rural environment, in terms of its geographical location and land use.

- 5.6.2 Considering that the proposed use is of low density with a total GFA of 187.1m<sup>2</sup>, a building height of not more than 3.5m and a screening buffer, it is anticipated that no visual obstruction nor incompatible landscape will be created to the area. The proposed development should be considered not incompatible with the surrounding area comprising of low rises village houses and temporary structures.

## **5.7 No Adverse Infrastructural nor Environmental Impacts**

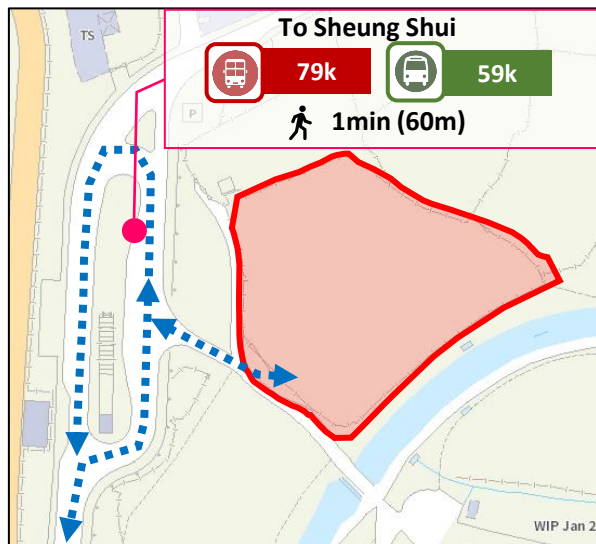
- 5.7.1 Considering that the proposed shop in the current scheme is intended to primarily serve visitors of the PVP and local residents, and public transport services are conveniently accessible nearby, it is anticipated that the average trips for private cars and van-type LGVs in the current application will remain consistent with those observed in the last approved application. To mitigate any possible potential adverse effects on the surrounding road network and pedestrian safety, existing traffic management measures are proposed to be maintained at the application site, should the application be approved. Therefore, it is not anticipated that the proposed use will result any significant additional and adverse traffic impacts on the area.
- 5.7.2 Given that all the existing trees within the application site are in a good condition and are proposed to be maintained for screening purpose and to improve the landscape quality of the area, the proposed development would induce no significant landscape impact.
- 5.7.3 The current drainage system at the application site was adopted and implemented as for compliance with approval conditions on the submission and implementation of drainage proposal under the last approved application. In view that the current application is located on the same site as the last approved application, it is proposed to continue adopting the drainage proposal as approved under the previous application at the application site during the approval period of the current application. As such, no adverse drainage impact is anticipated from the proposed use.
- 5.7.4 The application site involves no parking of heavy goods vehicle or container truck, and the application is temporary in nature. The Applicant commits to closely monitoring the proposed PVP and implement suitable management measures for better management; as well as to strictly follow EPD's latest "CoP" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

## 6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for **Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years** at 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. The application site has a total area of about 3,776m<sup>2</sup> (including about 47m<sup>2</sup> of Government land). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The application site is subject to a previously approved application No. A/NE-TKLN/37 approved by the Board on 28.05.2021 for proposed temporary PVP (excluding container vehicle) for a period of three years. The current application seeks to upgrade the existing PVP in response to the growth of the Heung Yuen Wai area since the commissioning of passenger clearance of LT/HYW BCP in January 2023, and the increasing daily needs of the local villages. The proposed upgrade aims to enhance the PVP by not only maintaining the parking provision to alleviate the substantial parking demand in the area but also introducing shops and services within the facility.
- 6.1.3 The application site falls largely within an area zoned “V” with a minor portion zoned “REC” on the Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -
- (a) The proposed use can help cater to the parking and retail demands brought by the opening of the LT/HYW BCP, as well as the Tsung Yuen Ha and the surrounding areas;*
  - (b) The application site is subject to previous planning approvals for same/similar use;*
  - (c) No substantial changes in planning circumstances and full compliance of approval planning conditions of the last approved application;*
  - (d) Temporary nature would not jeopardize the planning intention of “V” and “REC” zones;*
  - (e) The proposed use at the application site is not incompatible with the surrounding area in terms of land uses; and*
  - (f) No adverse infrastructural nor environmental impacts are anticipated since there will be no change/similar in terms of nature of the proposed use, no. of trips involved and more importantly, the existing landscape treatment, drainage facilities, and traffic management measures would be continued to be properly maintained all the time.*
- 6.1.4 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of three years.

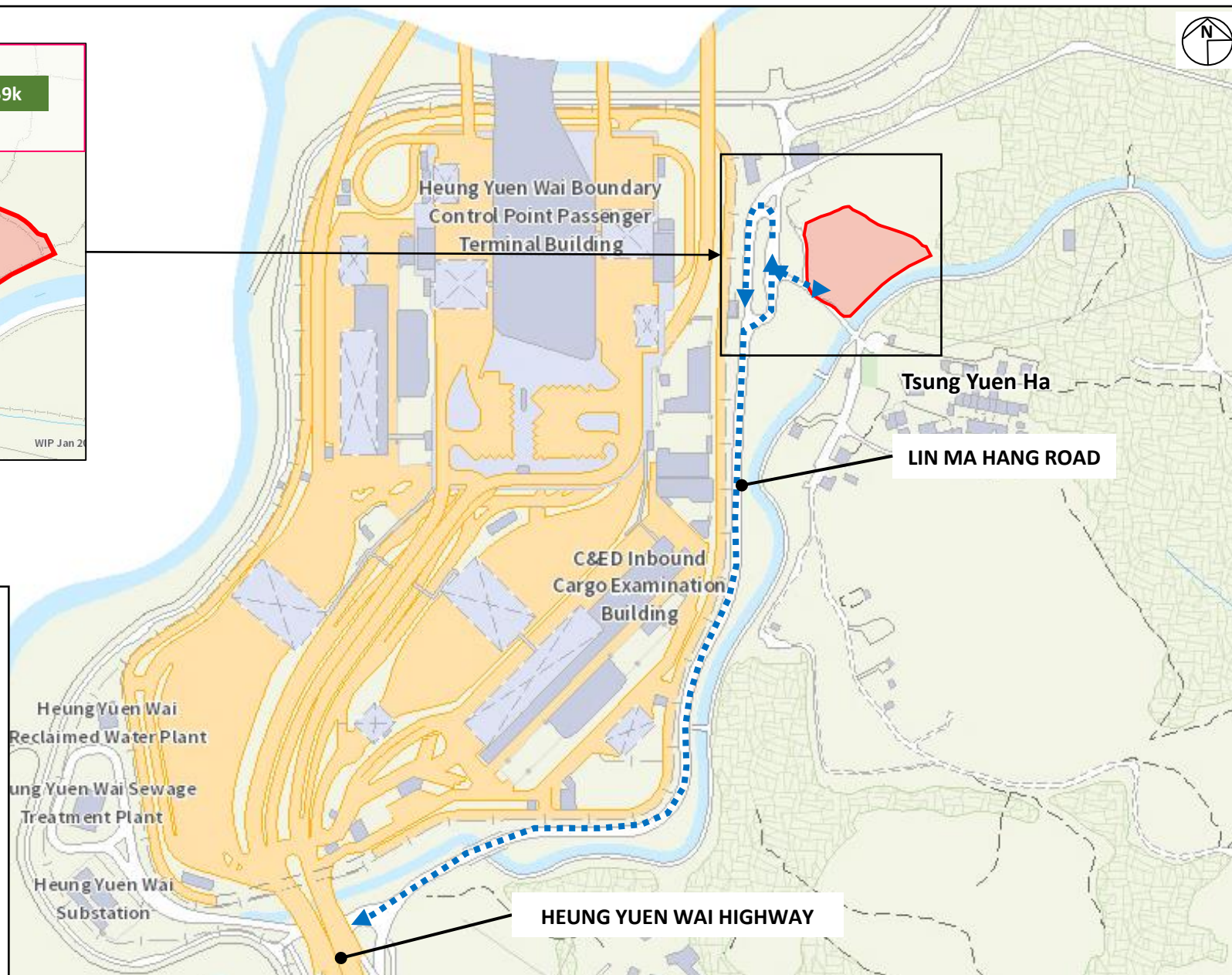
## List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000116856_0001)
Figure 3	Extract of the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Figure 4	Indicative Layout Plan
Figure 5	Comparison of Layout Plans of the Approved Scheme under Application No. A/NE-TKLN/37 and the Current Application
Figure 6	Internal Vehicular Access, Parking Arrangement and Traffic Management Measures approved under Previous Application No. A/NE-TKLN/37
Figure 7	Implemented Landscape Proposal approved under Previous Application No. A/NE-TKLN/37
Figure 8	Implemented Drainage Proposal approved under Previous Application No. A/NE-TKLN/37



#### LEGEND:

- The Application Site
  - Vehicular Access to/from the Application Site
  - Bus/Minibus Stop
  - Bus Route
  - Minibus Route
- (For Indicative Purposes Only)



**Project:**  
Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**  
Location Plan

**Figure:**  
1

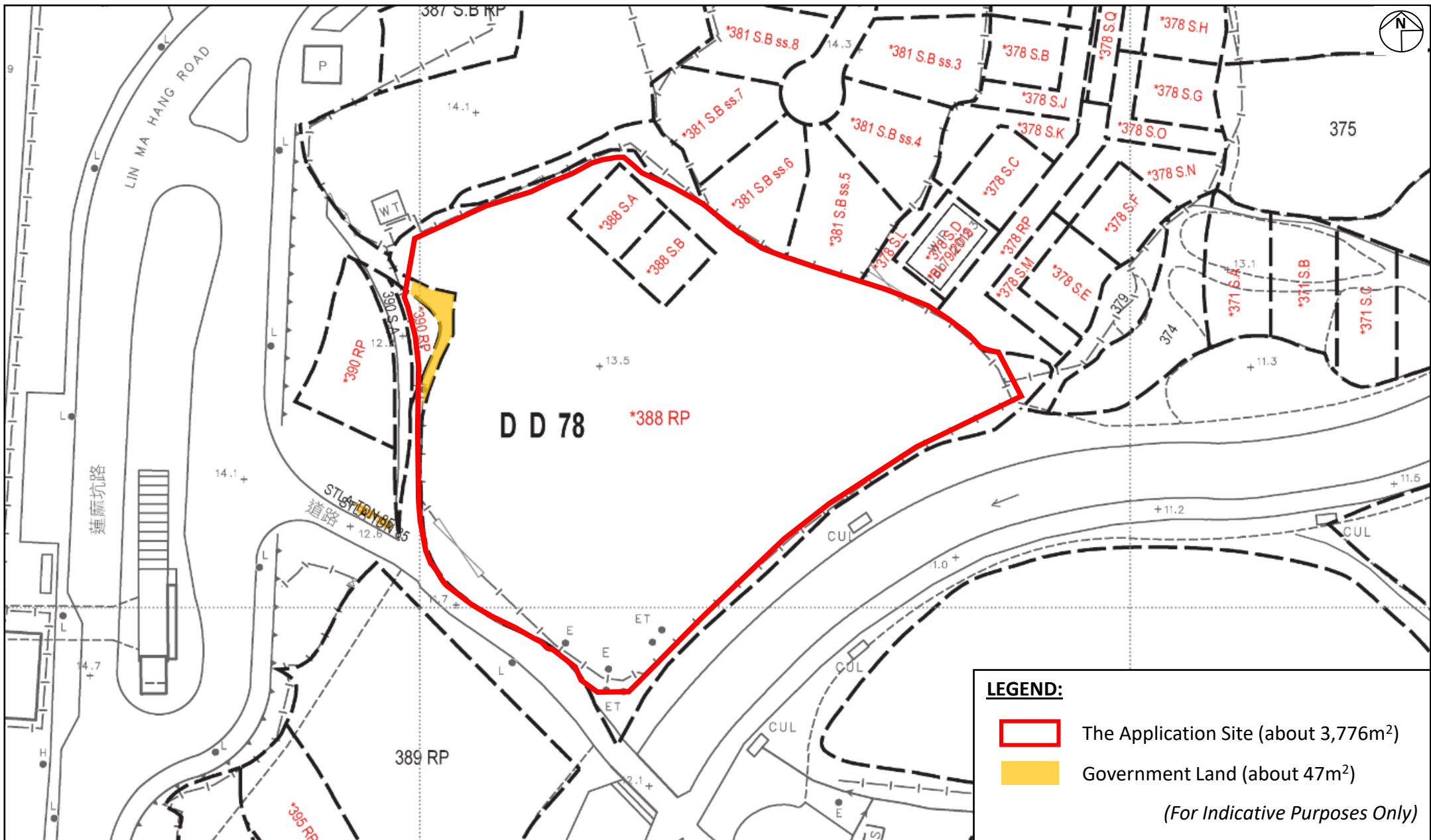
**Scale:**  
Not to Scale

**Date:**  
Nov 2023

Ref.: ADCL/PLG-10275/R001/F001

**MC Man Chi**  
Consultants And Construction Limited





**Project:**

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**

Extract of Lot Index Plan  
(No. ags\_S00000116856\_0001)

**Figure:**

2

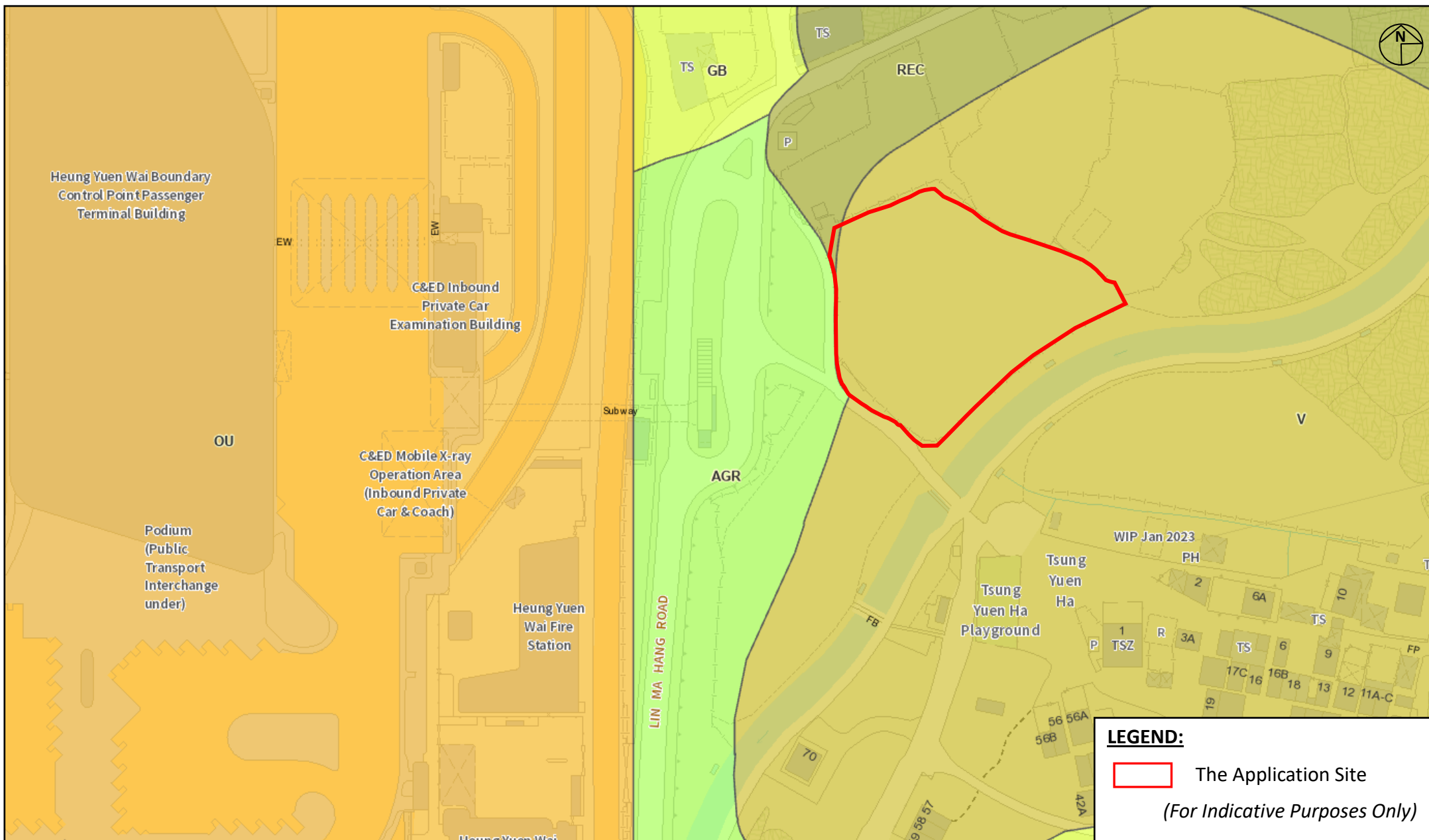
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**Date:**

Nov 2023

**MC Man Chi**  
Consultants And Construction Limited



**Project:**

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**

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

**Figure:**

3

**Scale:**

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**Date:**

Nov 2023

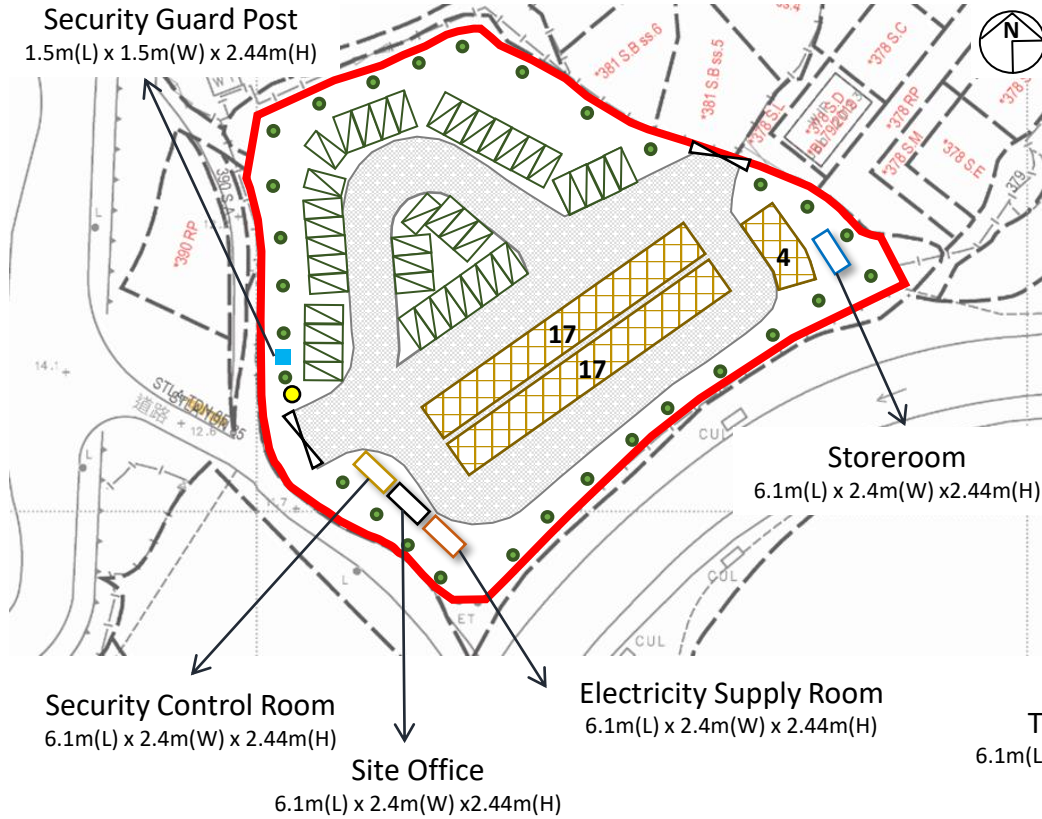
Ref.: ADCL/PLG-10275/R001/F003

**Man Chi**  
Consultants And Construction Limited

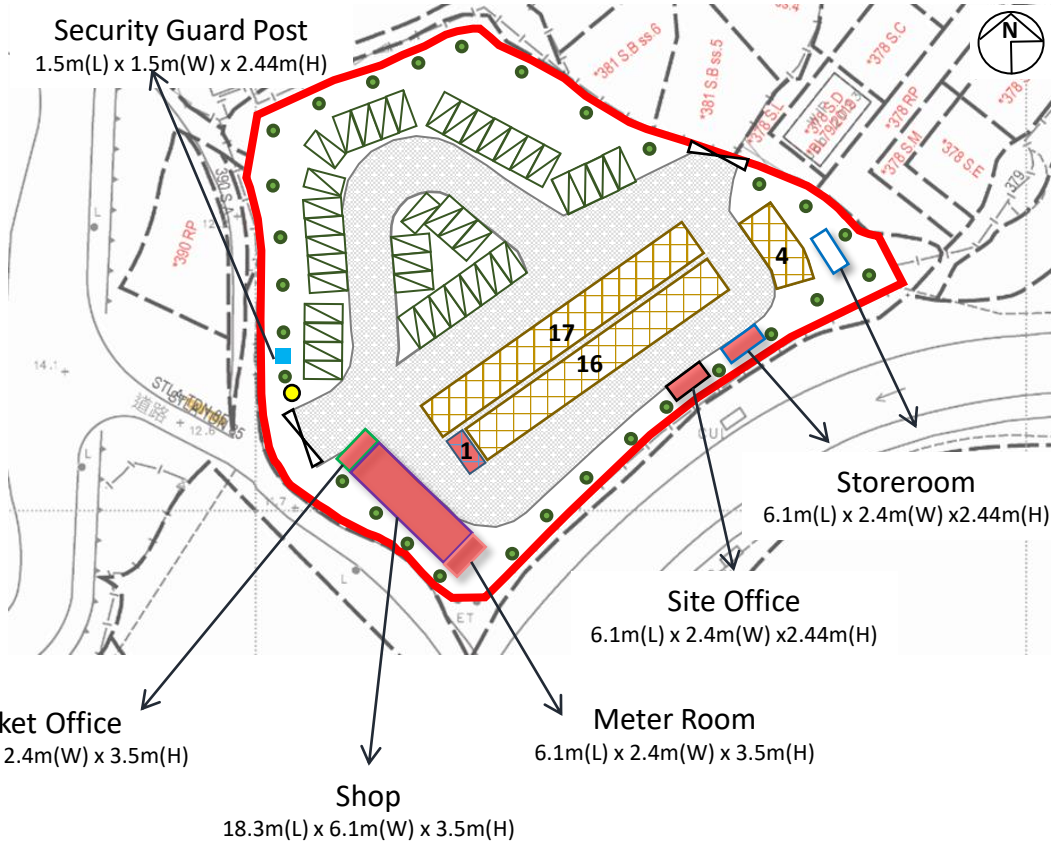




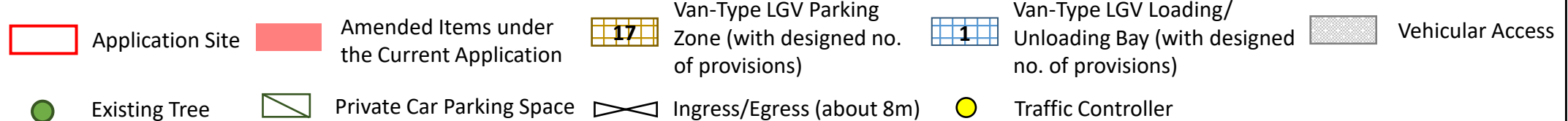
**Approved Scheme**  
under Previous Application No. A/NE-TKLN/37



**Proposed Scheme**  
under the Current Application



**LEGEND:**



*(For Indicative Purposes Only)*

**Project:**

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**

Comparison of Layout Plans of the Approved Scheme Under Application No. A/NE-TKLN/37 and the Current Application

**Figure:**

5

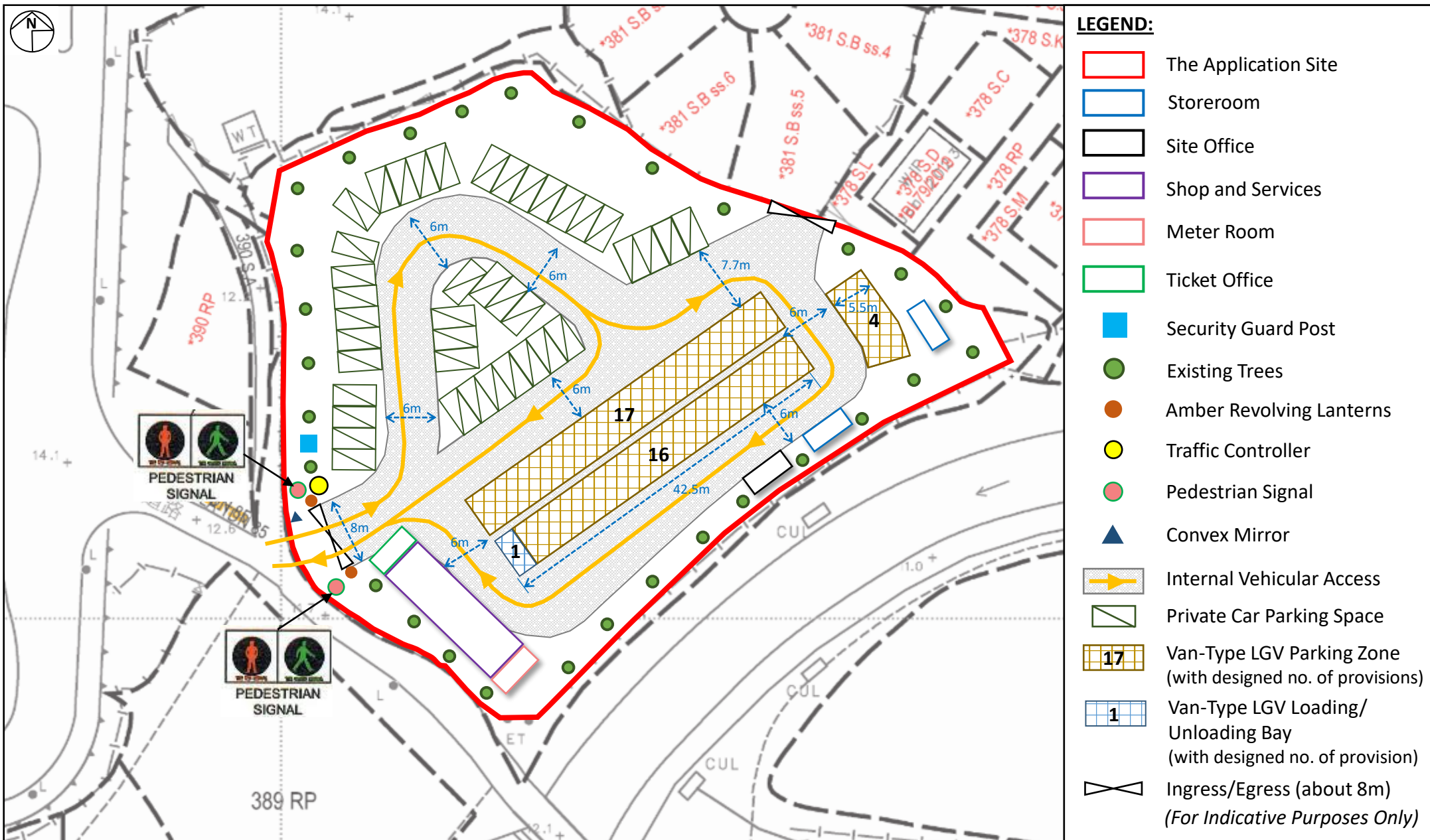
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**Date:**

Nov 2023

**Man Chi**  
Consultants And Construction Limited



**Project:**

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**

Internal Vehicular Access, Parking Arrangement and Traffic Management Measures

**Figure:**

6

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**Date:**

Nov 2023





**Project:**

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**

Implemented Landscape Proposal under Previous Application No. A/NE-TKLN/37

**Figure:**

7

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**Date:**

Nov 2023

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Application Site

REC

AGR

**Fire Notes:**

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

**Legends:**

- Application Site (Boundary for Identification Purpose Only)
- - - Lot Boundary Line
- AGR Agriculture
- REC Recreation
- V Village Type Development
- Existing Gate
- Existing Steel Fencing
- Private Car Parking Space (2.5m x 5.0m)
- (a) 4.0m Wide Green Buffer
- (b) 1-Storey Converted Container (6.1m x 2.4m x 2.44m H)
- (c) Van-Type LGV Parking Zone
- (d) 1-Storey Security Guard Post (1.5m x 1.5m x 2.44m H)
- ⊗ 4kg dry power type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- ⊕ 9 Litre foam type fire extinguisher

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

Implemented Drainage Proposal approved under Previous Application No. A/NE-TKLN/37

Date: Nov 2023

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Figure: 8

**MC Man Chi**  
Consultants And Construction Limited



## List of Illustrations

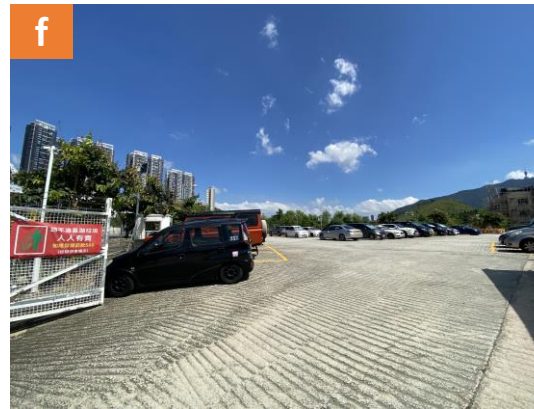
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Illustration 1	Existing Condition of the Application Site and the Surrounding Areas
Illustration 2	Current Condition of the Existing Traffic Management Measures approved under Previous Application No. A/NE-TKLN/37
Illustration 3	Current Condition of the Existing Landscape Treatment approved under Previous Application No. A/NE-TKLN/37
Illustration 4	Current Condition of the Existing Drainage Facilities approved under Previous Application No. A/NE-TKLN/37



#### LEGEND:

  Site Boundary
 ▲ Viewpoints  
 (For Indicative Purposes Only)



#### Project:

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

#### Title:

Existing Condition of the Application Site and the Surrounding Areas

#### Illustration:

1

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#### Date:

Nov 2023

Ref.: ADCL/PLG-10275/R001/I001

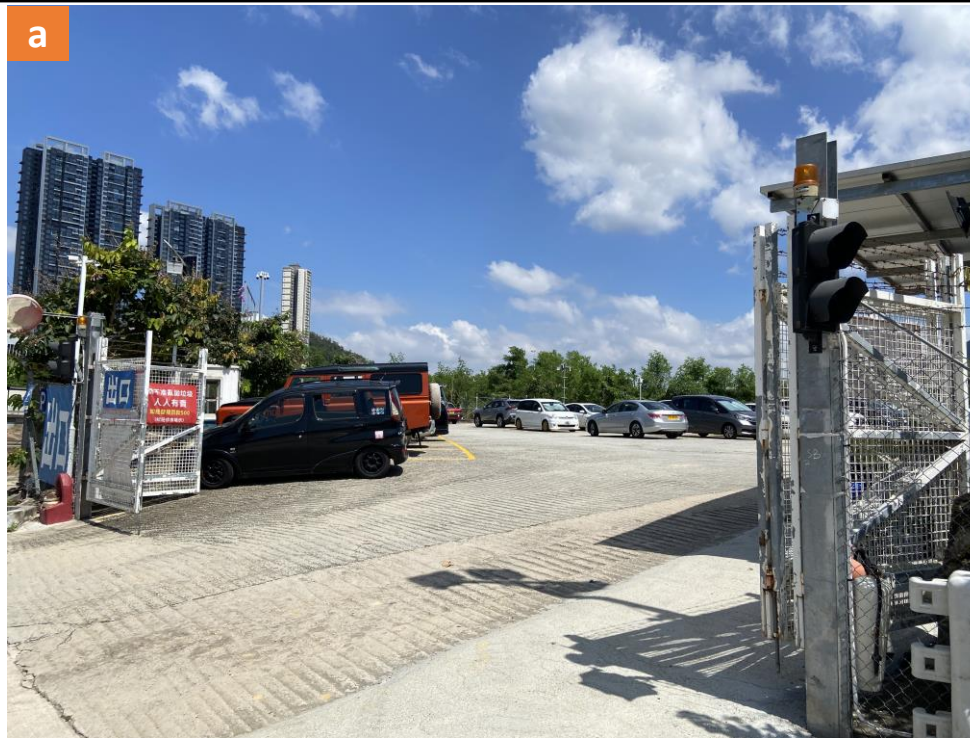

**Man Chi**  
 Consultants And Construction Limited





#### LEGEND:

- Site Boundary
 ▲ Viewpoints  
 (For Indicative Purposes Only)



#### Project:

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

#### Title:

Current Condition of the Existing Traffic Management Measures approved under Previous Application No. A/NE-TKLN/37

#### Illustration:

2

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Nov 2023

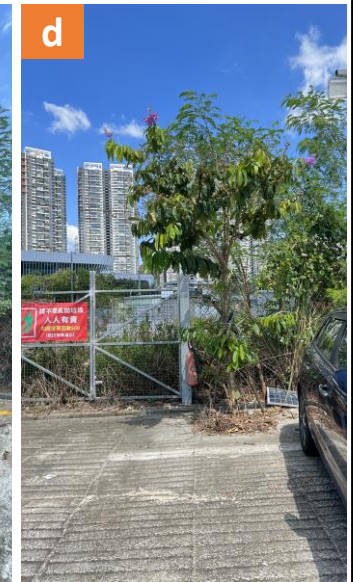
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#### LEGEND:

Site Boundary    ↖ Viewpoints  
(For Indicative Purposes Only)



#### Project:

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

#### Title:

Current Condition of the Existing Landscape Treatment approved under Previous Application No. A/NE-TKLN/37

#### Illustration:

3

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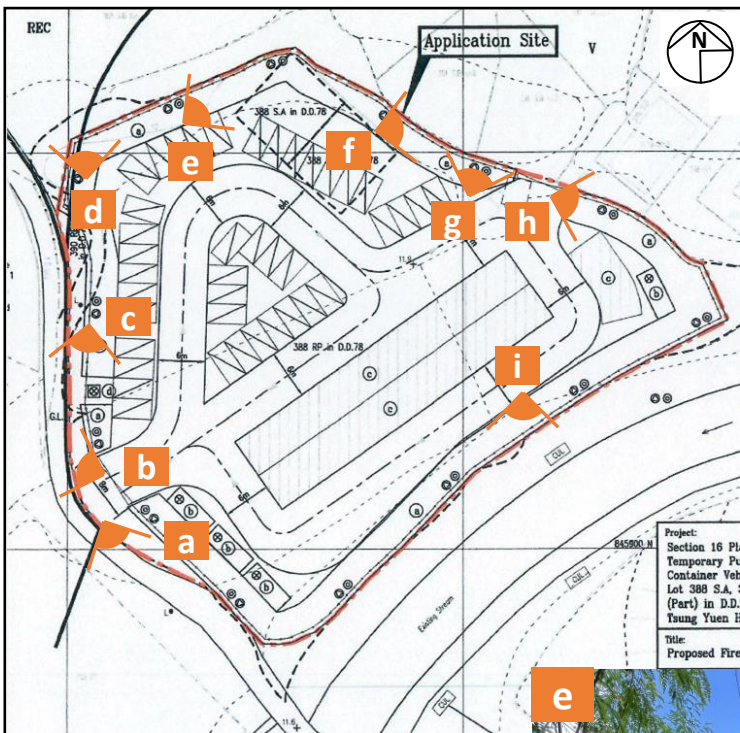
#### Date:

Nov 2023

Ref.: ADCL/PLG-10275/R001/I003

**MC Man Chi**  
Consultants And Construction Limited





#### LEGEND:

Site Boundary < Viewpoints  
(For Indicative Purposes Only)



#### Project:

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

#### Title:

Current Condition of the Existing Drainage Facilities approved under Previous Application No. A/NE-TKLN/37

#### Illustration:

4

#### Scale:

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#### Date:

Nov 2023

Ref.: ADCL/PLG-10275/R001/I004

**MC Man Chi**  
Consultants And Construction Limited



## Appendix I

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Discharge Letters for Approval Conditions (g), (h), (j) and (k) of the Last Approved Application (No. A/NE-TKLN/37)

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-TKLN/37  
電話號碼 Tel. No.: 2158 6241  
傳真機號碼 Fax No.: 2691 2806

Man Chi Consultants and Construction Ltd.  
1/F, Front Portion  
134 Cheung Sha Wan Road  
Sham Shui Po, Kowloon  
(Attn.: Lit Ying-cheung, Edward)

**By Post**

8 April 2022

Dear Sir,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 3 Years in “Village Type Development” Zone,  
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**

**(Compliance with Approval Condition (g) for Planning Application No. A/NE-TKLN/37)**

I refer to your submission received by this office on 11.3.2022 for compliance with approval condition (g) in relation to the submission of a drainage proposal under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274) has been consulted and considered approval condition (g) has been complied with.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

( Margaret CHAN )  
for Director of Planning



**規 劃 署**

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
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1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-TKLN/37  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

Man Chi Consultants and Construction Ltd.  
1/F, Front Portion  
134 Cheung Sha Wan Road  
Sham Shui Po, Kowloon  
(Attn.: Lit Ying-cheung, Edward)

**By Post and Fax (2411 6565)**

30 August 2022

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 3 Years in "Village Type Development" Zone,  
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**


**(Compliance with Approval Condition (h) for Planning Application No. A/NE-TKLN/37)**

I refer to your submission dated 25.7.2022 for compliance with approval condition (h) in relation to the provision of drainage facilities under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274) has been consulted and considered approval condition (h) has been complied with.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

  
( Margaret CHAN )  
for Director of Planning



## 規 劃 署

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## Planning Department

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來函檔號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-TKLN/37  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

Man Chi Consultants and Construction Ltd.  
1/F, Front Portion  
134 Cheung Sha Wan Road  
Sham Shui Po, Kowloon  
(Attn.: Lit Ying Cheung, Edward)

**By Post and Fax (2411 6565)**

20 April 2022

Dear Sir,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 3 Years in "Village Type Development" Zone,  
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**

**(Compliance with Approval Condition (j) for Planning Application No. A/NE-TKLN/37)**

I refer to your submission received by this office on 16.2.2022 for compliance with approval condition (j) in relation to the implementation of the proposals for water supplies for fire-fighting and fire service installations under the captioned planning application.

Director of Fire Services (Contact person: Mr. IP Yan-chi; Tel.: 2733 5844) has been consulted and considered approval condition (j) has been complied with. An interim reply was sent to you on 4.4.2022.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

( Margaret CHAN )  
for Director of Planning

**規 劃 署**

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

**Planning Department**

Sha Tin, Tai Po & North District Planning Office  
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來函檔號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-TKLN/37  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

Man Chi Consultants and Construction Ltd.  
1/F, Front Portion  
134 Cheung Sha Wan Road  
Sham Shui Po, Kowloon  
(Attn.: Lit Ying-cheung, Edward)

**By Post and Fax (2411 6565)**

21 April 2022

Dear Sir,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 3 Years in "Village Type Development" Zone,  
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**


**(Compliance with Approval Condition (k) for Planning Application No. A/NE-TKLN/37)**

I refer to your submission received by this office on 8.3.2022 for compliance with approval condition (k) in relation to the implementation of traffic management measures under the captioned planning application.

Commissioner for Transport, Transport Department (Contact person: Mr. CHEUNG Kim-hung; Tel.: 2399 2405) has been consulted and considered approval condition (k) has been complied with.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

  
( Margaret CHAN )  
for Director of Planning

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

From: Zoe Lau <[zlau@aikon.hk](mailto:zlau@aikon.hk)>

Sent: Friday, December 8, 2023 11:39 AM

To: [mwlau@pland.gov.hk](mailto:mwlau@pland.gov.hk)

Cc: Thomas Luk <[tluk@aikon.hk](mailto:tluk@aikon.hk)>

Subject: [PLG\_10275] Replacement Pages - s.16 Planning application No. A/NE-TKLN/75

To: "mwlau@pland.gov.hk" <[mwlau@pland.gov.hk](mailto:mwlau@pland.gov.hk)>

Cc: Thomas Luk <[tluk@aikon.hk](mailto:tluk@aikon.hk)>

File Ref:

Dear Markie,

Please find enclosed the replacement pages for your further handling.

Should you have any inquiries, please do not hesitate to contact me. Thank you.

Best regards,

Zoe Lau Assistant Town Planner

---

毅勤發展顧問有限公司

**Aikon Development Consultancy Limited**

Estate Agent's License (Company): C-045740

T: (852) 3180 7811 | F: (852) 3180 7611 | E: [zlau@aikon.hk](mailto:zlau@aikon.hk) | W: [www.aikon.hk](http://www.aikon.hk)

H: Unit 1310, Level 13, Tower 2, Metroplaza, No. 223 Hing Fong Road, Kwai Fong, New Territories, Hong Kong

B: 22/F., No.3 Lockhart Road, Wanchai, Hong Kong

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

### 1. Name of Applicant 申請人姓名/名稱

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

**Mr. MAN Sun Kwai, Mr. MAN Sun Choi**

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

**Man Chi Consultants and Construction Limited ( )**

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	<b>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</b>
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... <b>3,776</b> ..... sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... <b>187.08</b> ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... <b>39</b> ..... sq.m 平方米 <input type="checkbox"/> About 約

<b>Gist of Application 申請摘要</b> (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	<b>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</b>  <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">78 388      (    )    390      (    )</div> <div style="text-align: center;">388    A      388    B</div> </div>
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span><b>3,776</b> sq. m 平方米 □ About 約</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>(includes Government land of 包括政府土地 <b>39</b> sq. m 平方米 □ About 約)</span> </div>
Plan 圖則	<b>Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 S/NE-TKLN/2</b>
Zoning 地帶	<b>"Village Type Development" ("V") &amp; "Recreation" ("REC")</b>
Type of Application 申請類別	<div style="margin-bottom: 20px;"> <input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of            位於鄉郊地區或受規管地區的臨時用途/發展為期  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span><input type="checkbox"/> Year(s) 年 <u>  <b>3</b>  </u></span> <span><input type="checkbox"/> Month(s) 月 <u>                    </u></span> </div> </div> <div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of            位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span><input type="checkbox"/> Year(s) 年 <u>                    </u></span> <span><input type="checkbox"/> Month(s) 月 <u>                    </u></span> </div> </div>
Applied use/ development 申請用途/發展	<b>Proposed Temporary Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years</b>  <div style="text-align: center;">(                      )</div>



## EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years** (hereinafter referred to as “the proposed use”) at 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 (hereinafter referred to “the application site”). The application site has a total area of about 3,776m<sup>2</sup> (including about 39m<sup>2</sup> of Government land). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site is subject to a previously approved application No. A/NE-TKLN/37 (hereinafter referred to as “the last approved application”) approved by the Board on 28.05.2021 for proposed temporary public vehicle park (PVP) (excluding container vehicle) for a period of three years. The current application seeks to upgrade the existing PVP in response to the growth of the Heung Yuen Wai area since the commissioning of passenger clearance of Liantang/Heung Yuen Wai Boundary Control Point (LT/HYW BCP) in January 2023, and the increasing daily needs of the local villages. The proposed upgrade aims to utilise land resources by not only maintaining the parking provision to alleviate the substantial parking demand in the area but also introducing shops and services within the facility.

The application site falls largely within an area zoned “Village Type Development” (“V”) with a minor portion zoned “Recreation” (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2, which was gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use can help cater to the parking and retail demands brought by the opening of the LT/HYW BCP, as well as the Tsung Yuen Ha and the surrounding areas;*
- (b) The application site is subject to previous planning approvals for same/similar use;*
- (c) No substantial changes in planning circumstances and full compliance of approval planning conditions of the last approved application;*
- (d) Temporary nature would not jeopardize the planning intention of “V” and “REC” zones;*
- (e) The proposed use at the application site is not incompatible with the surrounding area in terms of land uses; and*
- (f) No adverse infrastructural nor environmental impacts are anticipated since there will be no change/similar in terms of nature of the proposed use, no. of trips involved and more importantly, the existing landscape treatment, drainage facilities, and traffic management measures would be continued to be properly maintained all the time.*

## 行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界北區打鼓嶺松園下丈量約份第 78 約地段第 388 號 A 分段、第 388 號 B 分段、第 388 號餘段(部分)及 390 號餘段(部分)和毗連政府土地（以下簡稱「申請地點」）。申請地點的面積約為 3,776 平方米（包括政府土地約 39 平方米）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點先前於 2021 年 5 月 28 日獲城規會批給規劃申請許可（申請編號 A/NE-TKLN/37）（以下簡稱「先前規劃許可」）用作臨時公眾停車場（貨櫃車除外），為期三年。儘管先前規劃許可是在是次申請時仍有效，但由於考慮到鄰近香園圍邊境管制站已於 2023 年 1 月全面啟用，以及附近一帶村民對商店及服務行業設施逐漸增加的需求，是次申請希望能更有效善用土地資源，繼續滿足附近一帶對泊車的需要之外，也加設商店及服務行業以滿足地區需要。

申請地點於 2016 年 5 月 13 日刊憲公佈的打鼓嶺北分區計劃大綱核准圖（編號：S/NE-TKLN/2）內被劃為「鄉村式發展」及「康樂」用途地帶。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途將有效地滿足開放香園圍口岸以及松園下村民和鄰近地區居民所帶來的龐大泊車和零售需求；
- (二) 申請地點與先前規劃許可屬於相同或類似用途；
- (三) 與先前規劃許可相比，擬議用途的規劃細節沒有重大改變。申請人亦已完全履行先前規劃許可的附加條件；
- (四) 擬議用途的臨時性質不會妨礙落實大綱核准圖中「鄉村式發展」及「康樂」地帶的長遠規劃意向；
- (五) 申請地點的擬議用途與鄰近的鄉郊環境特質及附近土地用途並非不協調；
- (六) 與先前規劃許可相比，擬議用途的性質和所涉及的車輛進出數量皆沒有重大變化。再者，現時所提供的排水設施、園林種植以及交通管制措施將會繼續保持，因此不會預見負面的基建或環境影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請作為期三年擬議用途。

# 1 INTRODUCTION

## 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years** (hereinafter referred to as “the proposed use”) at 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 (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 The application site with a site area of about 3,776m<sup>2</sup> (including about 39m<sup>2</sup> of Government land) falls largely within an area zoned “Village Type Development” (“V”) with a minor portion zoned “Recreation” (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As stipulated in (11)(b) of the covering Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicants wish to seek planning permission from the Board for the proposed use on a temporary basis of three years.
- 1.1.3 Prepared on behalf of the registered owners of the application site (hereafter referred to as “the Applicant”), Man Chi Consultants and Construction Limited has been commissioned to prepare and submit the current application.

## 1.2 Background

- 1.2.1 The application site, situated near the Liantang/Heung Yuen Wai Boundary Control Point (LT/HYW BCP) and the existing village area of Tsung Yuen Ha, is subject to a previously approved application No. A/NE-TKLN/37 (hereinafter referred to as “the last approved application”) approved by the Board on 28.05.2021 for Temporary Public Vehicle Park (PVP) (Excluding Container Vehicle) for a Period of Three Years.
- 1.2.2 As the first “direct access to people and vehicles” BCP in Hong Kong, the LT/HYW BCP has gained a significant increase in popularity among travellers due to its convenience, resulting in a surge in parking demand in the surrounding areas. While a public car park with 415 parking spaces is being provided at the LT/HYW BCP, it is observed that nearby car parks are fully utilised during weekends and public holidays, playing a



## 2 SITE PROFILE

### 2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site has an area of about 3,776m<sup>2</sup> comprising about 3,737m<sup>2</sup> of private land and about 39m<sup>2</sup> of Government land. The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and Government land which the application site involves.
- 2.1.2 As shown in **Figure 1**, the application site is located to the north of the major village cluster of Tsung Yuen Ha in Ta Kwu Ling North, and adjacent to the LT/HYW BCP. This area, including the application site and Tsung Yuen Ha, has been released from the Frontier Closed Area (FCA) since 2016 but still in a rather remote location. Currently, the application site is accessible via franchised bus (Route No. 79K) and Green Minibus (Route No. 59K).
- 2.1.3 The application site is abutting a local track connecting Lin Ma Hang Road. It joins Ping Che Road in the south and Man Kam To Road in the west. Lin Ma Hang Road also links with Heung Yuen Wai Highway (HYWH) which commenced operation on 26.05.2019.
- 2.1.4 The application site is currently flat, hard paved and used as temporary public vehicle park (excluding container vehicle) which is subject to planning approval under planning application No. A/NE-TKLN/37. **Illustration 1** indicates the current conditions of the application site and its surrounding areas.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is predominantly semi-rural in character. To the immediate north and west of the site are vacant land. To the northwest of the application site are single-storey temporary structures occupied by shops, canteens and offices with valid planning permission under approved planning application No. A/NE-TKLN/39. To the further north is the FCA. Part of the vacant land in the northeast was approved by the Board on 23.06.2023 under planning application No. A/NE-TKLN/53 for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years. A nullah, known as the Heung Yuen Wai Stream (Kong You Stream), is situated to the east. To the south is a piece of land covered by vegetation. To the further southeast across the nullah is a residential cluster of the village, i.e. Tsung Yuen Ha Tsuen. To the immediate west is vacant land and the LT/HYW BCP is situated to the further west across Lin Ma Hang Road.
- 2.2.2 The application site is located to the north of the major village cluster of Tsung Yuen Ha and is just 100 meters away from the LT/HYW BCP, making it an ideal location to provide parking spaces, shops, and services that can effectively meet the growing parking and retail demands arising from the Heung Yuen Wai area.

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years). The application site has an area of about 3,776m<sup>2</sup> (including 39m<sup>2</sup> of Government land) (**Figure 2** refers).
- 4.1.2 In response to the anticipated growth of the Heung Yuen Wai area, there is a need to upgrade the existing PVP to accommodate the rising parking and retail demands. The proposed upgrade involves allocating a small portion of the application site as a shop within the existing PVP, creating a seamless one-stop destination where essential goods and services are conveniently available alongside parking facilities. As a result, visitors to the PVP and local residents can fulfil their needs without the necessity of traveling to separate locations. This arrangement enhances accessibility and convenience for daily necessities, thereby assist the neighbourhood in capturing on the opportunities arising from the development in the surrounding areas and support the growth of the Heung Yuen Wai area.
- 4.1.3 A total of 77 parking spaces for 40 private cars and 37 van-type LGVs with 1 L/UL Bay for van-type LGVs are proposed at the application site. Additionally, there are seven structures proposed at the application site, with a total floor area of approximately 187.1m<sup>2</sup> and a maximum height of 3.5m, designated for shop, storerooms, site office, meter room, ticket office and security guard post. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3**.
- 4.1.4 The operation hours of the public vehicle park are proposed to be 24 hours daily, from Monday to Sunday (including public holidays). While the opening hours of the shop are proposed to be from 8:00 a.m. to 8:00 p.m. daily, from Monday to Sunday (including public holidays). The shop will only be operating in a small scale, selling daily necessities and dry goods (e.g. drinks, canned food and other local convenience goods) without cooked food, poultry and wet goods to visitors of the PVP and local residents.
- 4.1.5 To accommodate the operational arrangement, changes have been made to the proposed use as compared to the last approved application. These changes include the addition of a shop and services use, the conversion of one van-type LGV parking space to one L/UL bay for van-type LGV, an increase in the number of structures from five to seven, an increase in total floor area from about 60.81m<sup>2</sup> to 187.1m<sup>2</sup>, and an increase in maximum building height from 2.44m to 3.5m. **Figure 5** demonstrates a comparison of the layout plans of the current application and the last approved application while **Table 4** encapsulates a comparison of their major development parameters/items.
- 4.1.6 Given that all the approval conditions of the last approved application have been duly

complied with and the existing landscape treatment, drainage facilities, and traffic management measures approved under the previous application are being properly maintained on site; and considering the similar nature/operation of the proposed use and the overall physical setting surrounding the application site as in the last approved application, it is proposed to continue adopting and maintaining the existing landscape treatment, drainage facilities, and traffic management measures at the application site during the approval period of the current application. The existing conditions of the existing traffic management measures, landscape treatment and drainage facilities are shown in **Illustrations 2 to 4** respectively.

- 4.1.7 For implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short Term Tenancies (STT) and the modification of the Short Term Waivers (STW) for occupying the Government land, and permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.

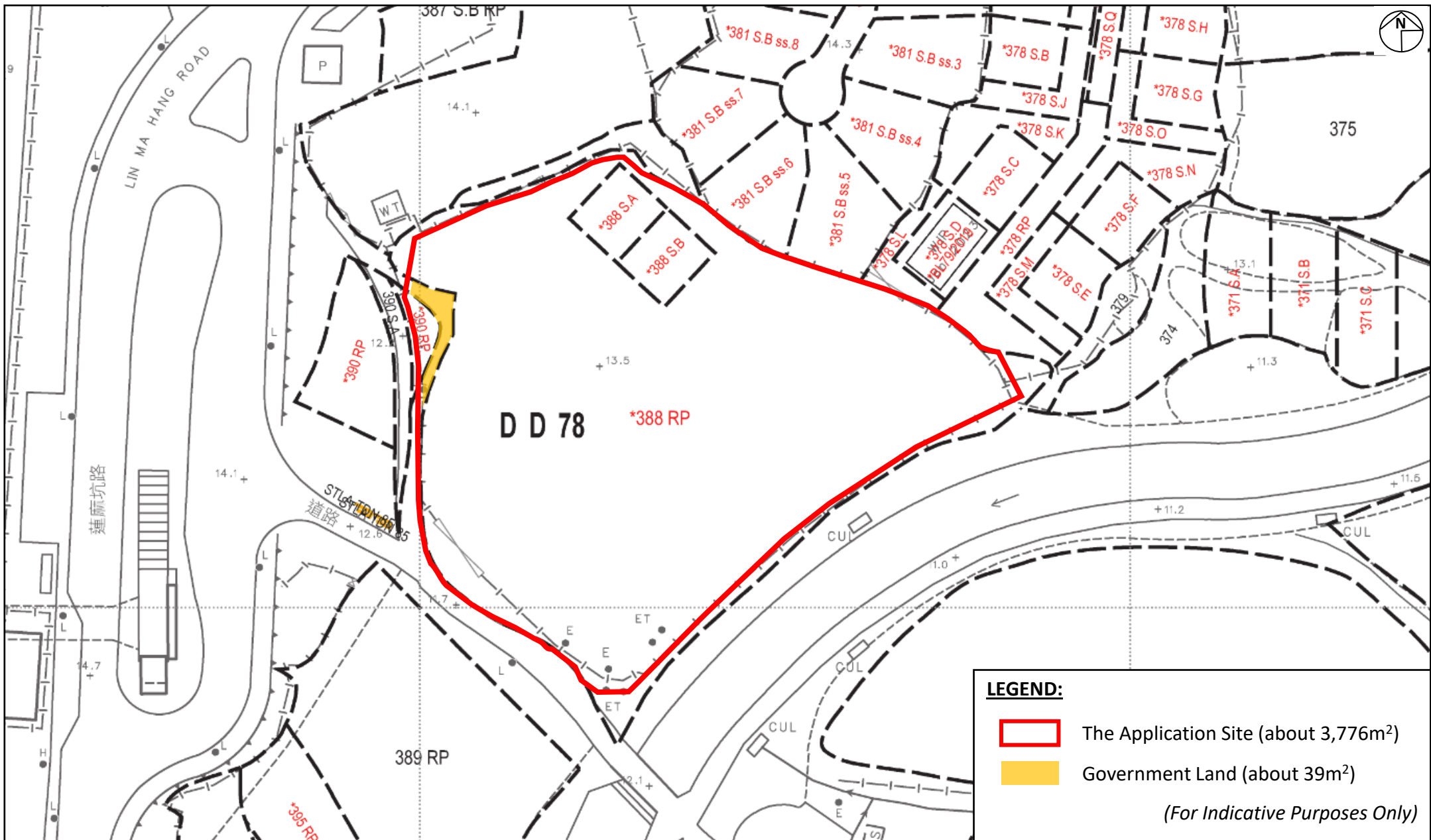
Table 3: Proposed Key Development Parameters

Items	Design Parameter(s) (About)
<b>Total Site Area</b>	About 3,776m <sup>2</sup> (including 39m <sup>2</sup> Government land)
<b>Covered Area</b>	About 187m <sup>2</sup> (About 5.0%)
<b>Uncovered Area</b>	About 3,589m <sup>2</sup> (About 95.0%)
<b>Proposed Use(s)</b>	Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years
<b>Container No(s).</b>	6 (1 storey)
Store Room (2 Nos.)	6.1m(L) x 2.4m(W) x 2.44m(H)
Site Office	6.1m(L) x 2.4m(W) x 2.44m(H)
Shop	18.3m(L) x 6.1m(W) x 3.5m(H)
Meter Room	6.1m(L) x 2.4m(W) x 3.5m(H)
Ticket Office	6.1m(L) x 2.4m(W) x 3.5m(H)
<b>Structure No(s).</b>	1 (1 storey)
Security Guard Post	1.5m(L) x 1.5m(W) x 2.44m(H)
<b>Total Floor Area</b>	About 187.1m <sup>2</sup>
<b>No. of Parking Spaces</b>	77
Private Car	40
Van-type LGV	37
<b>No. of L/UL Bay</b>	1
Van-type LGV	1
<b>Operation Hours of the PVP</b>	24 hours (Monday to Sunday, including public holidays)
<b>Opening Hours of the Shop</b>	From 8:00 a.m. to 8:00 p.m. (Monday to Sunday, including public holidays)
<b>Ingress/Egress</b>	About 8m wide

## 6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for **Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years** at 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. The application site has a total area of about 3,776m<sup>2</sup> (including about 39m<sup>2</sup> of Government land). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The application site is subject to a previously approved application No. A/NE-TKLN/37 approved by the Board on 28.05.2021 for proposed temporary PVP (excluding container vehicle) for a period of three years. The current application seeks to upgrade the existing PVP in response to the growth of the Heung Yuen Wai area since the commissioning of passenger clearance of LT/HYW BCP in January 2023, and the increasing daily needs of the local villages. The proposed upgrade aims to enhance the PVP by not only maintaining the parking provision to alleviate the substantial parking demand in the area but also introducing shops and services within the facility.
- 6.1.3 The application site falls largely within an area zoned “V” with a minor portion zoned “REC” on the Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -
- (a) *The proposed use can help cater to the parking and retail demands brought by the opening of the LT/HYW BCP, as well as the Tsung Yuen Ha and the surrounding areas;*
  - (b) *The application site is subject to previous planning approvals for same/similar use;*
  - (c) *No substantial changes in planning circumstances and full compliance of approval planning conditions of the last approved application;*
  - (d) *Temporary nature would not jeopardize the planning intention of “V” and “REC” zones;*
  - (e) *The proposed use at the application site is not incompatible with the surrounding area in terms of land uses; and*
  - (f) *No adverse infrastructural nor environmental impacts are anticipated since there will be no change/similar in terms of nature of the proposed use, no. of trips involved and more importantly, the existing landscape treatment, drainage facilities, and traffic management measures would be continued to be properly maintained all the time.*
- 6.1.4 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of three years.





**Project:**

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**

Extract of Lot Index Plan  
(No. ags\_S00000116856\_0001)

**Figure:**

2

**Scale:**

Not to Scale

**Date:**

Nov 2023

**MC Man Chi**  
Consultants And Construction Limited

Man Chi Consultants and Construction Limited  
敏志顧問及建築工程有限公司

Tel 電話 : (852) 3180 7811  
Fax 傳真 : (852) 3180 7611

Date : 11<sup>th</sup> January 2024  
Our Ref. : ADCL/PLG-10275/L002

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years 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 (Planning Application No. A/NE-TKLN/75)**

We refer to the latest comments from Transport Department and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,  
For and on behalf of  
**Man Chi Consultants And Construction Limited**



---

Thomas Luk  
Planning Consultant

Encl.

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years 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

Department	Date	Comments	Responses to Departmental Comments
Transport Department (TD)	11.01.2024	<p>(i) 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 carpark 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;</p> <p>(ii) The applicant should substantiate the traffic generation from and attraction to their public car park and shop <u>in details</u>, 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 access road, which is a single track access with traffic of both directions;</p>	<p>(i) Noted.</p> <p>(ii) In terms of traffic impact, the current scheme, as compared with the last approved scheme under application No. A/NE-TKLN/37, involves a minor modification that converts one van-type Light Goods Vehicle (LGV) parking space into a Loading and Unloading Bay (L/UL Bay) for van-type LGVs. This modification is intended to accommodate the additional shop and its services. It is proposed that the L/UL Bay will exclusively serve the proposed shop for loading and unloading activities, generating an estimated 2-4 trips per week, which is significantly less than the traffic generated by parking of a van-type LGV. Due to this minimal change, it is anticipated that the average number of trips made by private cars and van-type LGVs in the current application will align with those proposed in the last approved application (No. A/NE-TKLN/37).</p> <p>Furthermore, since the proposed shop is primarily designed to cater to the convenience of Public Vehicle Park (PVP) visitors and local residents, it is expected that the number of PVP visitors and their generated and attracted trips will remain consistent with that of the last approved application. Additionally, local residents and shop staff are encouraged to access the shop on foot or via public transport services, minimising the generation of additional traffic. This strategic focus on minimal adjustments and the target users of the shop ensures that the anticipated traffic impact remains in line with the last approved application.</p> <p>The detailed traffic generation from and attraction to the PVP and shop are as follow:</p>

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years 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

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Man Chi Consultants and Construction Limited  
敏志顧問及建築工程有限公司

**Appendix Id of RNTPC**  
**Paper No. A/NE-TKLN/75A**

Tel 電話 : (852) 3180 7811  
Fax 傳真 : (852) 3180 7611

Date : 29<sup>th</sup> January 2024  
Our Ref. : ADCL/PLG-10275/L004

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years 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 (Planning Application No. A/NE-TKLN/75)**

We refer to the latest comments from Transport Department and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

In addition, the Applicant acknowledges and recognizes the current traffic conditions surrounding the proposed development. Should the current application be approved, the operation of the development will be entrusted to Skye Parking Limited, a reputable and experienced parking management company. Both the Applicant and the operator are fully committed to adhering to the proposed scheme to mitigate any potential adverse traffic impacts.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,  
For and on behalf of  
**Man Chi Consultants And Construction Limited**

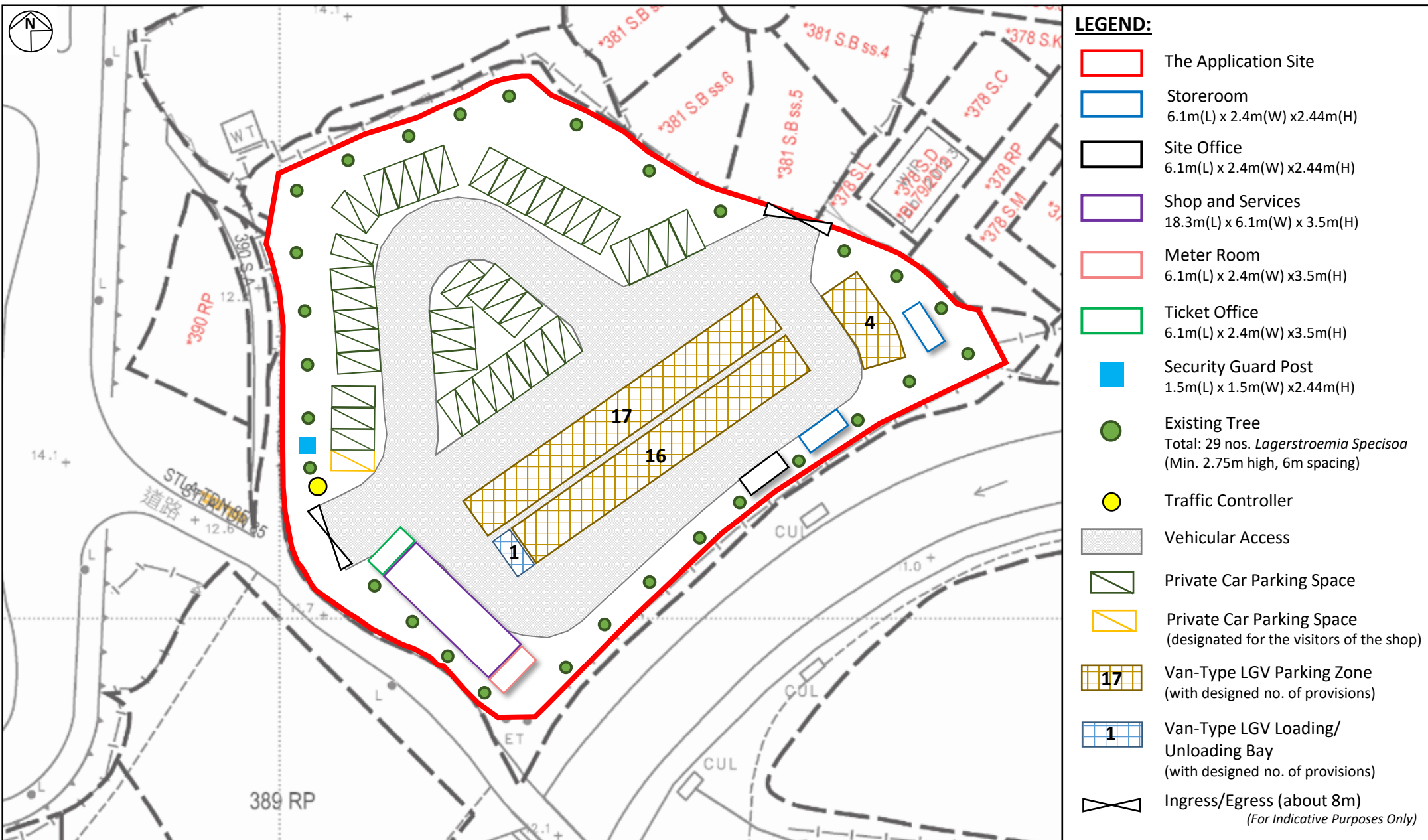


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Thomas Luk  
Planning Consultant

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years 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

Department	Date	Comments	Responses to Departmental Comments															
Transport Department (TD)	17.01.2024	From the FI, it states "the proposed shop is primarily designed to cater to the convenience of Public Vehicle Park (PVP) visitors and local residents, it is expected that the number of PVP visitors and their generated and attracted trips will remain consistent with that of the last approved application. Additionally, local residents and shop staff are encouraged to access the shop on foot or via public transport services, minimising the generation of additional traffic." However, it is considered as unjustified, and would underestimate the number of vehicles accessing the site attracted by the shop. The applicant shall provide further justification on the management measures to prevent vehicles visiting due to the shop. Alternatively, provide designated car parking space(s) for the visitors of the shop.	<p>Given that the proposed shop primarily serves the convenience of Public Vehicle Park (PVP) visitors and local residents, it is anticipated that the majority of shop visitors will consist of individuals from the PVP parking and local residents who access the shop on foot or by public transportation. The number of visitors arriving solely by private car is expected to be minimal. The specific details regarding traffic generation to and attraction of visitors to the shop are as follows:</p> <table><tr><th></th><th colspan="2">Average Traffic Generation Rate</th><th colspan="2">Average Traffic Attraction Rate</th></tr><tr><th>Trips in veh/hr</th><th>AM</th><th>PM</th><th>AM</th><th>PM</th></tr><tr><td>Private Car</td><td>1</td><td>1</td><td>1</td><td>1</td></tr></table> <p>To accommodate the anticipated visitor traffic, one car parking space has been designated exclusively for the visitors of the shop. Enclosed are the revised plans illustrating the location of the designated parking space. Clear signage will be installed to indicate that the parking space is reserved solely for the visitors of the proposed shop, and parking for PVP vehicles will not be permitted in this designated area.</p>		Average Traffic Generation Rate		Average Traffic Attraction Rate		Trips in veh/hr	AM	PM	AM	PM	Private Car	1	1	1	1
	Average Traffic Generation Rate		Average Traffic Attraction Rate															
Trips in veh/hr	AM	PM	AM	PM														
Private Car	1	1	1	1														



**Project:**

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**

Indicative Layout Plan

**Figure:**

4

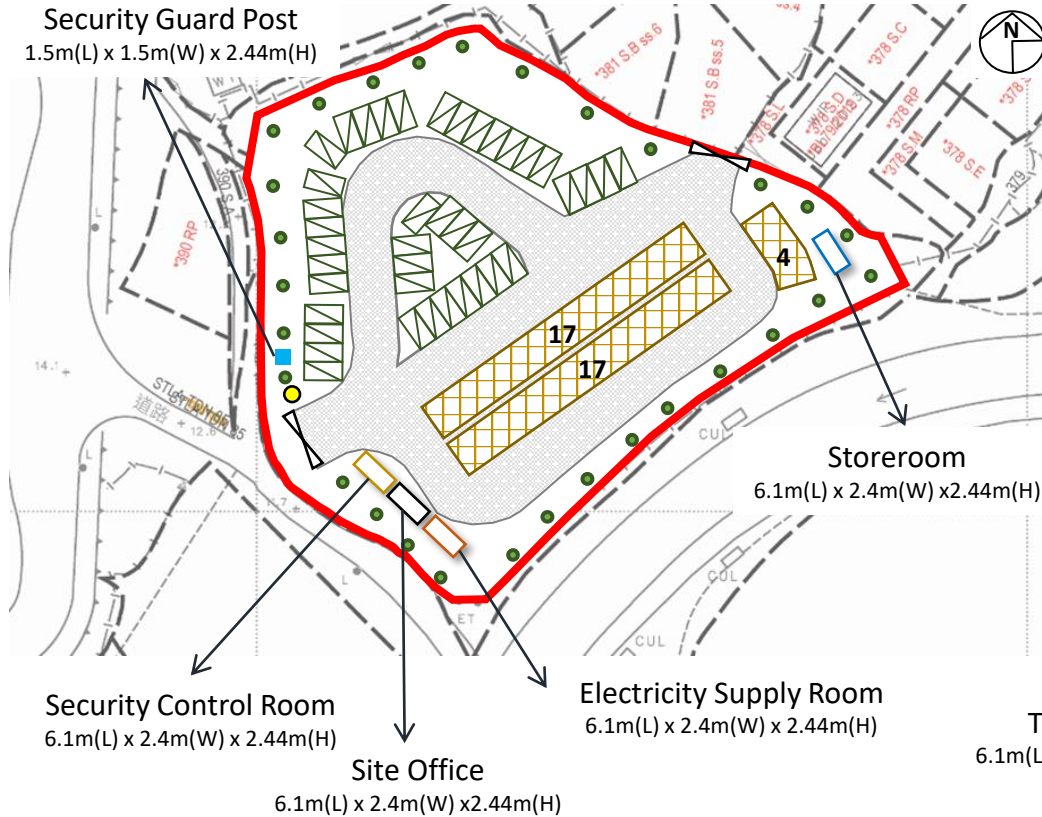
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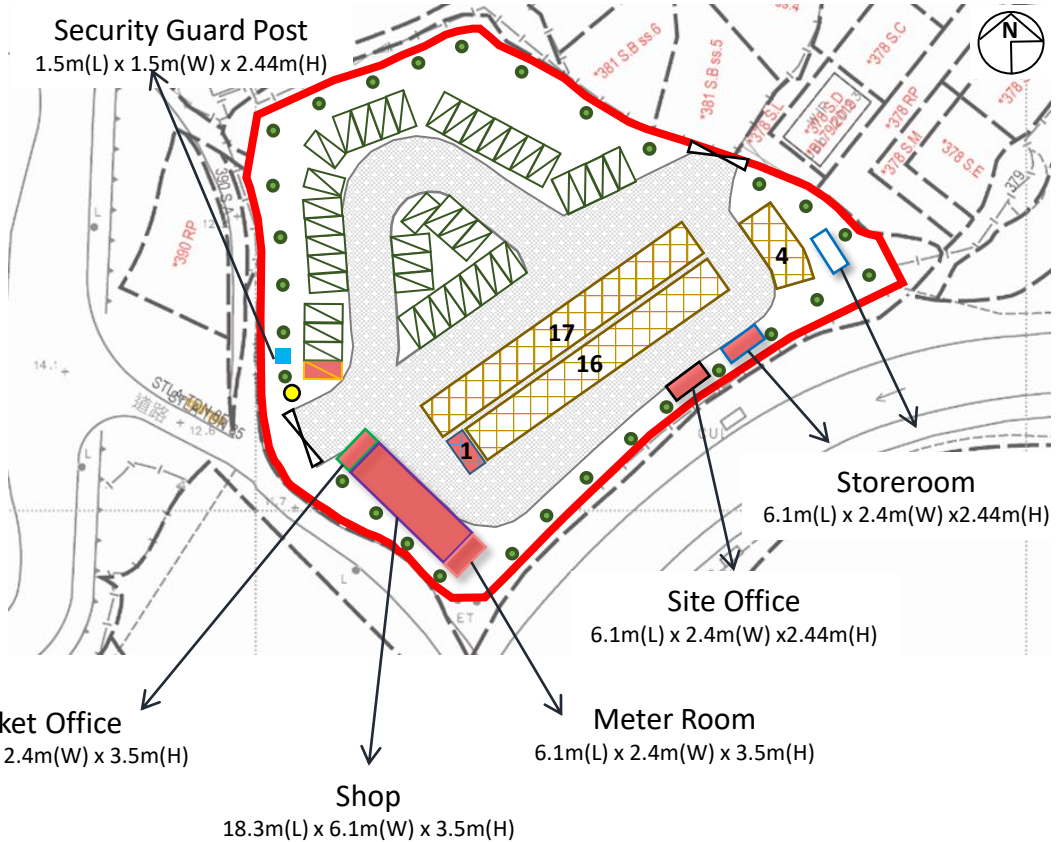
**Date:**

Jan 2023

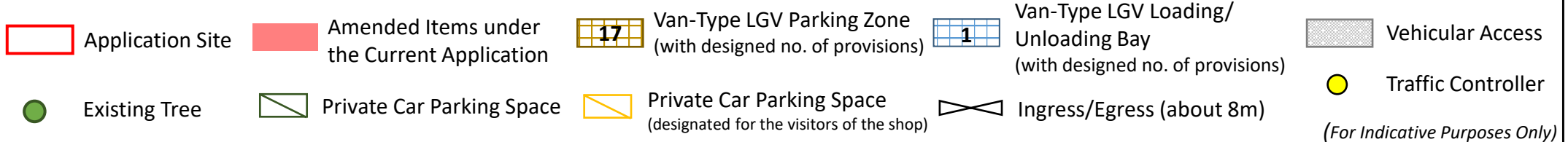
**Approved Scheme**  
under Previous Application No. A/NE-TKLN/37



**Proposed Scheme**  
under the Current Application



**LEGEND:**



**Project:**

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**

Comparison of Layout Plans of the Approved Scheme Under Application No. A/NE-TKLN/37 and the Current Application

**Figure:**

5

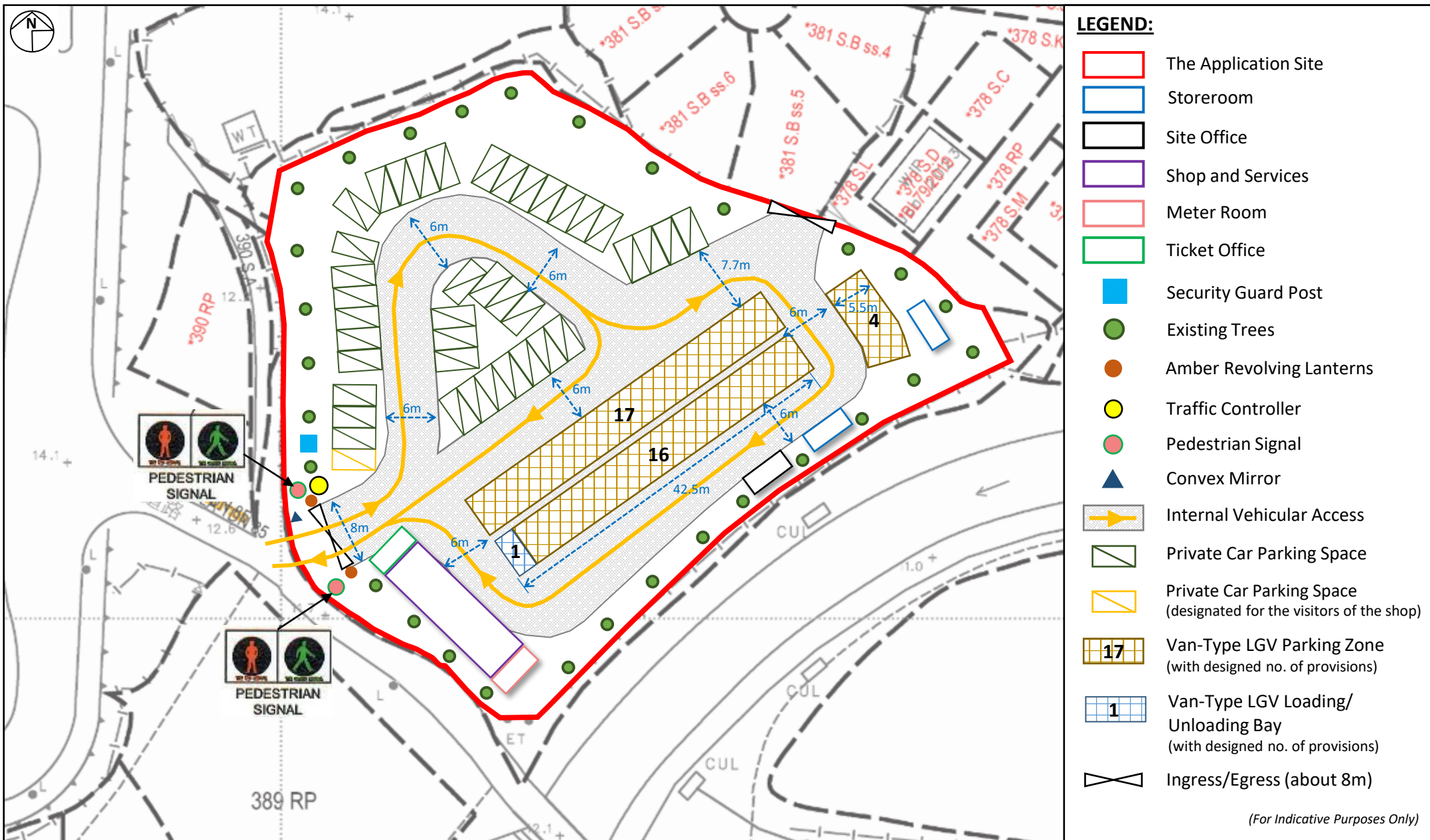
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**Date:**

Jan 2024





**Project:**

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years at 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

**Title:**

Internal Vehicular Access, Parking Arrangement and Traffic Management Measures

**Figure:**

6

**Scale:**

Not to Scale

**Date:**

Jan 2024

Man Chi Consultants and Construction Limited  
敏志顧問及建築工程有限公司

Tel 電話 : (852) 3180 7811  
Fax 傳真 : (852) 3180 7611

Date : 5<sup>th</sup> March 2024  
Our Ref. : ADCL/PLG-10275/L005

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

**By Email and Fax (No. 2877 0245)**

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years 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 (Planning Application No. A/NE-TKLN/75)**

We refer to the latest comments from the Lands Department (LandsD) on the captioned application and our responses are as follow:

Please be informed that the occupation of the Government Land (GL) at the northern corner of the subject S.16 application has ceased and reinstated. The fencing at the northern corner has been adjusted to align with the lot boundary of Lot 388 RP in D.D. 78. Enclosed herewith are the latest site photos for your reference.

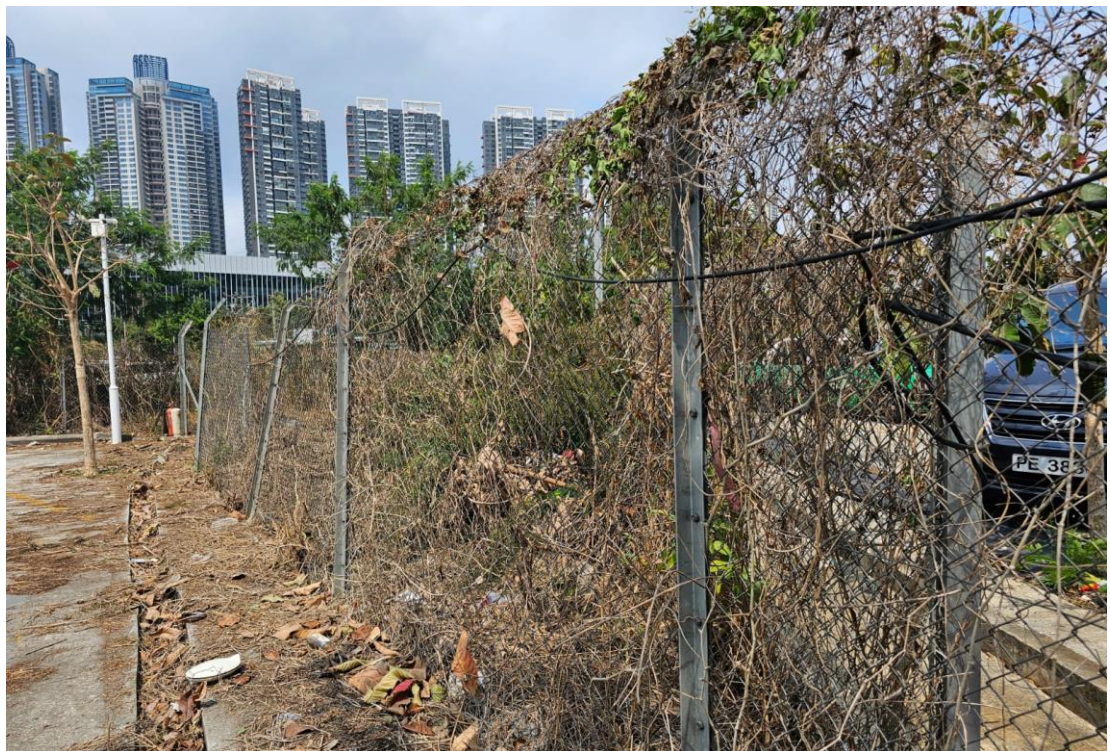
The Applicant stands ready to apply to the LandsD for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. We fully understand that the applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. Should the STW and STT be approved, the Applicant is willing to pay the waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. LIT Ying-cheung Edward or Miss Zoe LAU at

Yours faithfully,  
For and on behalf of  
**Man Chi Consultants And Construction Limited**

  
\_\_\_\_\_  
Thomas Luk  
Planning Consultant











**Appendix II of RNTPC**  
**Paper No. A/NE-TKLN/75A**

**Previous Application**

**Approved Applications**

<b>Application No.</b>	<b>Use/ Development</b>	<b>Date of Consideration</b>
A/NE-TKLN/37	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	28.5.2021

**Similar Applications in the Vicinity of the Site  
within the Same “V” Zone in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Use/ Development</b>	<b>Date of Consideration</b>
A/NE-TKLN/33 <sup>1</sup>	Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	24.4.2020
A/NE-TKLN/35	Proposed Temporary Eating Place, Shop and Services with Ancillary Office/Store Room and Car Park for a Period of 3 Years	8.1.2021
A/NE-TKLN/40	Proposed Temporary Shop and Services (Convenience Store) with Ancillary Site Office for a Period of 3 Years	25.6.2021
A/NE-TKLN/53 <sup>1</sup>	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	23.6.2023
A/NE-TKLN/57	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) for a Period of 3 Years	22.9.2023

<sup>1</sup> Applications No. A/NE-TKLN/33 and 53 are covering the same site.

**Rejected Application**

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

**Rejection Reasons**

R1. The proposed use was not in line with the planning intentions of the “Agriculture” and “Village Type Development” zones which were primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes, and designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone was primarily intended for

development of Small Houses by indigenous villagers respectively. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.

- R2. The applicant failed to provide sufficient information in the submission to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.

**Government Departments' General Comments**

**1. 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 situated in an area of rural inland plains landscape character comprising village houses, clusters of tree groups, vegetated areas and Liantang/Heung Yuen Wai Boundary Control Point to the west. The Site is currently hard-paved with a few temporary structures and used as a temporary public vehicle park. According to the applicant, 29 existing trees (i.e. *Lagerstroemia Speciosa*) within the Site are proposed to be maintained for screening purpose and to improve the landscape quality of the area. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated.

**2. Environment**

Comment of the Director of Environmental Protection (DEP):

- no environmental complaint in relation to the Site has been received in the past three years.

**3. Drainage**

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

- should the application be approved, an approval condition on submission and implementation of drainage proposal for the Site should be included to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage system should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation.

**4. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction.



## **5. Project Interface**

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

- it is noted that the proposed development on a three-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering Study for NTN New Town and Man Kam To (the P&E Study), which has commenced on 29.10.2021. 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. Subject to land use planning in the P&E Study, the proposed development, if approved, may need to be vacated for the site formation works.

## **6. Other Departments**

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Commissioner for Police (C for P);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

**Recommended Advisory Clauses**

- (a) the applicant should follow up with District Lands Officer/North, Lands Department (DLO/N, LandsD) on her concerns as detailed under item (b);
- (b) to note the comments of the DLO/N, LandsD that:
  - (i) the following irregularities have been detected by her office:
    - (1) unauthorized structures within the said private lots: there are unauthorized structures on the private lots. Lot No. 338 RP in D.D. 78 is subject to lease enforcement action according to case priority. The lot owners should immediately rectify the lease breaches as demanded and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
    - (2) unlawful occupation of GL: the GL within the Site (about 47m<sup>2</sup> as stated in the applicant's submission) and portions of the adjoining GL at the northern corner of the Site have been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and
  - (ii) the lot owners shall cease the illegal occupation of the GL at the northern corner immediately and include the GL not covered by the subject planning application in the application for further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to her Office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (c) to note the comment of the Commissioner for Transport (C for T) that the vehicular access between Lin Ma Hang Road and the Site is not managed by Transport Department. The applicants should seek comment from the responsible party;
- (d) to note the comment of the Director of Environmental Protection (DEP) that the applicants should follow the relevant mitigation measures and requirements in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
- (e) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where public sewage connection is not available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) the applicants should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans;
  - (ii) if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
  - (iii) if there is electric vehicle charging station involved, the applicants should make reference to the “Requirements for the Firemen’s Emergency Switch” issued by Fire Services Department;
- (g) to note the comment of Commissioner for Police (C for P) that comments from TD, Traffic New Territories North Headquarters, New Territories North Regional Headquarters, Hong Kong Police Force (RMO, T NTN, HKPF) and district traffic team should be sought regarding technical traffic arrangement;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) existing water mains inside the Site may be affected. The applicants are required to either divert or protect the water mains found on the Site;
  - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development 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 applicants; and the applicants 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:
    - (1) existing water mains are affected and no development which requires resiting of water mains will be allowed;
    - (2) details of site formation work shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
    - (3) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on plan. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
    - (4) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s) shown on plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. 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;

- (5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
  - (6) tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt good site practice to avoid adverse impact to the nullah nearby; and
  - (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
    - (i) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access (EVA) shall be provided under Regulation 41D of the B(P)R;
    - (ii) the Site is not abutting on a specified street not less than 4.5m wide. The development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
    - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Buildings Authority (BA), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application;
    - (iv) before any new buildings works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
    - (v) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing buildings works or UBW on the Site under the BO;
    - (vi) any temporary shelters or converted containers for office, canteen or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R;
    - (vii) in general, there is not requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;



- (viii) the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations (B(SSFPD&L)R) in respect of disposal of foul water and surface water respectively; and
- (ix) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under the BO on individual sites for private developments such as permissible plot ratio, site coverage, EVA, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines etc. will be formulated at the formal building plan submission stage.

Annex A

《城市規劃條例》規劃申請編號：A/NE-TKLN/75  
擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期 3 年）  
新界打鼓嶺北松園下丈量約份第 78 約地段第 388 號 A 分段、第 388 號 B 分段、  
第 388 號餘段(部分)及第 390 號餘段(部分)和毗連政府土地

本人/機構接獲貴處來信，諮詢上述事宜，現回覆如下：

☒ 贊成 （理由/意見： 見附頁）

附頁：

贊成此項規劃申請「編號 A/NE-TKLN-75《擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期3年）》，此項規劃申請的用途對本區而言，有着實質性的需要，幫助解決香園圍邊境管制站之公眾停車場的私家車泊車位不足問題，有助全港公眾人士駕車前來停泊車輛之後方便過境，能夠解決私家車停泊車位不足之問題，此項申請有實際需要解決私家車泊車位之效益功能，支持理由如下：

1. 便利公眾人士駕駛私家車前來停車泊位之後過境：  
香園圍邊境管制站是全港八個陸路口岸之一，唯一可以人車直達之過境口岸，市民可以自行駕駛私家車進入邊境管制站停泊車輛，但是美中不足的現實環境卻出現了，管制站內之四百個公眾人士停泊的私家車泊位不足以應付需求，剛好此項規劃申請《擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期3年）》，有助解決管制站內之四百個公眾人士停泊的私家車泊位不足之問題，所以本會支持此項規劃申請。
2. 幫助解決香園圍邊境管制站內公眾停車場私家車停泊車位不足之問題：  
由於香園圍邊境管制站內的私家車停泊車位嚴重不足，此項規劃申請《擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期3年）》，剛好有助解決邊境管制站內之私家車停泊車位不足之問題，因此本會支持此項規劃申請。
3. 在現有情況之環境有實際的需要，方便過境人士停泊私家車之後前往香園圍邊境管制站過境前往深圳：  
方便公眾人士（尤其是全家老少）駕駛私家車停車泊位之後過境前往深圳，尤其是假日、星期六或星期日有大量需求停泊私家車位，例如在申請地點之後有很多空曠之田地大量的私家車違例停泊後前往過境。
4. 有利村民駕駛私家車停泊車輛之後前往過境的需求：  
此項規劃申請有利本區村民駕駛私家車到香園圍邊境管制站附近停泊私家車，然後過境前往深圳，對村民而言是很大的便利。
5. 申請停車場的小商店有助公眾人士停泊車輛之後前往過境之需要：

因為香園圍邊境管制站外圍沒有任何小商店，此小商店可以方便停車泊位之後前往過境人士的需要，更方便來到本區旅遊的郊遊人士。

6. 有助解決現有蓮麻坑路旁之非法停泊私家車的問題：  
在香園圍邊境管制站於 2023 年 2 月 6 日開通人流過境之後，跟隨着邊境管制站外圍即申請地點附近停泊有很多的私家車，因為邊境管制站內的私家車停泊車位不足之問題，導致很多私家車停泊在邊境管制站外圍附近隨意停泊車輛之後前往邊境管制站過境，所以此項規劃申請《擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期 3 年）》，有幫解決隨意非法停泊私家車的問題。
7. 可以幫助減少現在蓮麻坑路東段（還未擴闊路段）的交通流量：  
此項規劃申請是沒有佔用現有蓮麻坑路東段（還未擴闊之路段）之交通流量，因為在申請地點附近的蓮麻坑路東段每逢假日、星期六或星期日是交通流量大的時段，所以申請地點沒有妨礙蓮麻坑路東段（還未擴闊之路段）的交通問題。
8. 申請地點是最接近邊境管制的位置：  
申請公眾停車場的位置，在停泊私家車之後步行進入香園圍邊境管制站，是最短的步行路程位置。
9. 現在每天停泊私家車的數量是相當之多：  
現在每逢假日、星期六或星期日停泊私家車的數量都是爆滿，因為申請地點是最接近邊境管制站的原因。
10. 將會更換營運和管理公司：  
現在於申請地點的營運者由於管理技能不善導致有村民投訴，倘若再批准三年停車場許可，將會更換有經驗的營運公司（綽德停車場有限公司），（綽德停車場有限公司）是現在營運管理香園圍邊境管制站內之公眾停車場的營運公司，（綽德停車場有限公司）營運政府或私人停車場已有三十年之經驗。



《城市規劃條例》規劃申請編號：A/NE-TKLN/75  
 擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期3年）  
 新界打鼓嶺北松園下丈量約份第78約地段第388號A分段、第388號B分段、  
 第388號餘段(部分)及第390號餘段(部分)和毗連政府土地

本人/機構接獲貴處來信，諮詢上述事宜，現回覆如下：

☐ 贊成（理由/意見：\_\_\_\_\_）

☒ 反對（理由/意見：此停車場管理混亂，經常導致蓮麻坑路一帶擠塞，影響村民使用道路！）

☐ 贊成（理由/意見：\_\_\_\_\_）

☒ 反對（理由/意見：此停車場管理混亂不堪，出入口顯示不清，經常令到蓮麻坑路出現交通意外情況，很影響附近村民上落下班阻礙。）

☒ 反對（理由/意見：本人強烈反對以上停車場改劃申請，因為上述地方為我村的鄉村式發展地帶，是留給我們本村男丁申請，未來我們需要較量合適的地方申請丁屋，包括外地回流男丁和正在無丁期的等待收地申請的男丁，還有年滿十八歲的男丁都急需覓屋人士申請，所以我們不希望先例一開，我們的傳統權益就會不虛，  
☐ 無意見（其他補充事項：地盤狹窄，所以我們希望城規會否決以上改劃申請，保障我們本村申請丁屋的權利。）

（請於合適的方格口內填上「✓」號）

致城市規劃委員會：

**反對規劃申請編號：A/NE-TKLN/75**

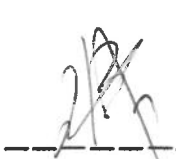
本村為打鼓嶺松園下村，村界與上述規劃申請編號的申請地點 DD79 LOT 388S.A、388S.B 及 388 RP 土地相連，現反對上述規劃申請，主要原因如下：

1. 上述申請地點過去 3 年已作停車場用途，自香園圍口岸開關以來，車場使用本村村民出入的路口作車輛通道，該停車場每天出入車次達數百輛，嚴重影響本村村民使用道路。本村強烈反對該車場繼續與本村村民共用出入通道。
2. 上述申請地點的停車場，管理不善，於過去營運時，多次造成本村村口蓮麻坑路一帶交通嚴重擠塞，甚至曾多次驚動警方處理，仍未有改善。嚴重影響本村安寧。
3. 上述停車場於過去營運時，遇上車位泊滿的情況下，多次安排車輛停泊於本村的道路、政府空地甚至私人土地上，本村多次與相關車場交涉，仍未有改善。
4. 上述車場多次容讓其客戶車輛進入本村範圍，於其惡劣管理下，本村村民甚擔憂家中老人及小孩的安全，於假日甚至都不敢讓家中老人及小孩到村口遊樂場閒逛玩耍，恐怕老人小孩被外來車輛撞到。

相關車場經營期間，嚴重影響地區安寧，為多做生意無所不用其極、霸佔土地、胡亂泊車、造成堵塞。本村冀望 貴會拒絕相關規劃申請，好讓所有地區人士或擬作規劃申請人士得悉，不是成功作規劃申請一次，就可一勞永逸，漠視對地區的影響，我行我素。附上相關申請車場於過去使用本村出入口的圖釋、胡亂停泊、造成擠塞及影響地區安寧的相片，供 貴會參考。如有查詢，請致電： 與本村村委聯絡。

松園下村村代表：

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何悅明

  
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何本誠

2023 年 12 月 17 日





相關停車場管理經常導致嚴重擠塞，多次驚動警方到場















相關停車場經常無理佔用本村土地，或政府土地，多次勸告亦未改善，下圖紅色位置為本村村民空閒的土地及政府土地，經常被相關停車場用作泊車。







## 回 條

貴處檔案：(24) in HAD N DS/17/40/25/731/95/21 Pt.7

致：粉嶺璧峰路3號  
北區政府合署4樓401室  
北區民政事務處  
張嘉寶女士  
(傳真：2676 9109)

《城市規劃條例》規劃申請編號：A/NE-TKLN/75

擬議臨時公眾停車場(貨櫃車除外)及商店及服務行業(為期3年)  
新界打鼓嶺北松園下丈量約份第78約地段第388號A分段、第388號B分段、  
第388號餘段(部分)及第390號餘段(部分)和毗連政府土地

本人/機構接獲貴處來信，諮詢上述事宜，現回覆如下：

☒ 贊成 (理由/意見)：\_\_\_\_\_

☒ 反對 (理由/意見)：\_\_\_\_\_

本人強烈反對以上停車場改劃申請，因為上述地方為我村的鄉村式發展地帶，是留給我們本村男丁申請，未來我們需要大量合適的地方申請丁屋，包括外地回流的男丁和正在無期的等待政府地申請的男丁，還有年滿十八歲的男丁都急需覓住所土地申請，所以我們不希望先例一開，我們的傳統權益就會不斷地被剝削，所以我們希望城規會否決以上改劃申請，保障我們本村申請丁屋的權利。

(請於合適的方格口內填上「✓」號)

請於 2023 年 12 月 29 日或之前傳真或寄回至本處

簽署：何悅明

姓名：何悅明

團體：松園下村

電話：\_\_\_\_\_ (由北區民政事務處職員\_\_\_\_\_代填)

日期：28-12-2023 (電話會談日期：\_\_\_\_\_)

Should you have any question or/and require English version of this consultation material, please contact  
Mr. William Wong of Sha Tin, Tai Po & North, Planning Department at 2158 6164.



致北區民政事務張嘉寶女士：

# 強烈反對申請改劃

## 反對規劃申請編號：A/NE-TKLN/75

本村為新界打鼓嶺北松園下村，對於上述申請編號之地點新界打鼓嶺北松園下丈量約份第 78 約地段第 388 號 A 分段、第 388 號 B 分段、第 388 號餘段(部分)及第 390 號餘段(部分)和毗連政府土地繼續申請作公眾停車場用途表達強烈反對，主要反對原因如下：

1) 有關以上地段，土地用途本為鄉村式發展用地，同時亦是本村原居民作為申請丁屋之地段範圍。由於現時已經不可以申請官地用作興建丁屋之用，加上本村內，可供私人鄉村式發展用地已近飽和，據估計本村未來五年，大約有五十名符合資格的村民需尋覓土地興建丁屋，以作安居樂業之用。倘若貴會同意上述土地的許可續期申請，變相大大剝削本村居民原有權益及人口發展。

2) 現時停車場的出入口路段，是本村唯一對外的出入口，原是本村祖堂持有，在 1972 年為配合村內發展，祖堂無償送予所有村民使用。該路段本為「單線雙程」路段，唯近年上述地段被許可作臨時停車場用途後，交通時常擁擠、車輛頻繁讓線，以致嚴重擠塞，事故叢生，更多次驚動警方處理，嚴重影響民生。此外，由於本村並沒有公共交通工具直達，居民每每需要步行至停車場外的公共車站候車，而停車場乃居民必經之路，常出現人車爭路的情況，加上外出乘坐交通工具者，多為長者和小孩，車輛出入頻繁，常引致險象環生，對本村居民出入構成危險。

3) 至於環境方面，由於該停車場的斜對面是休憩公園，由於路段較窄，車輛大多選擇駛至本村口（即公園對出空地）「掉頭」，大量廢氣對公園空氣質素造成影響。此外，休憩公園對出的一大片空地，本提供給居民作踏單車、運動等休憩用途，並不提供作車輛掉頭用途，此舉不但污染環境，更影響居民健康生活。如停車場的續期不獲 貴會許可，相信能杜絕此違規掉頭行為，還原本村綠化帶，好讓居民安心散步休憩。

4) 據本村觀察，現時蓮麻坑路，沿汙星土多兩旁路段已有數個臨時停車場正在營運，更有數個位置正在申請臨時許可停車場用途，該路段由於已經政府擴闊為雙線行車，而且該路段多為空置用地，人行機會較少，交通相對便利安全，又能解決停車位不足問題，相信會比本址更為理想。

城市規劃，本意為持續發展社區，但自該路段作為臨時停車場以來，不論民生、交通、環境和安全皆受影響，長此以往，不但有礙本村發展，更威脅到居民的人生安全，以及社區安寧。本村相信 貴會作為城市規劃的領航，斷不會因為解決單一地段停車位不足的問題，而犧牲本村環境、社區安寧，甚至居民健康以及人生安全。

在此，本村向 貴會強烈表達反對上述地段停車場的續期許可申請，懇請 貴會慎重考慮批核，參考鄰近沿汙星土多兩旁路段的臨時停車場車位數量，謹慎批核其續期申請。並附上相關路段與本村出入口之圖片，供 貴會參考。

如有查詢，或需本村代表提供協助，陪同視察，

請致電 何悅明 村代表聯絡。



停車場出入口

本村出入口



停車場出入口

本村出入口









松園下村委會及村民反對簽名

1 何禮輝	2 何禮傑	3 何靖琳	4 張麗芳	5 
6 何鈞文	7 HOLAIHONG	8 何百都華	9 吳美宜	10 何樂澄
11 何炳梅	12 何金得	13 何偉光	14 何婉怡	15 何牛若雄
16 張惠梅	17 文子龍	18 何悅明	19 蘇瑞	20 何婉嬌
21 何悅高	22 何悅香	23 張國	24 劉進琪	25 叶燕
26 何木盈	27 劉進華	28 何晉樓	29 叶佳林	30 叶嘉豪
31 何麗芳	32 劉進琪	33 何國	34 張佩君	35 何耀祖
36 何禮恒	37 何東成	38 何悅蓮	39 何耀紳	40 何慧文
41 葉茂蘭	42 何喜樂	43 何喜俊	44 陳可瑜	45 于迪
46 何志成	47 何志聯	48 何錦元	49 何志基	50 何志賢

松園下村委會及村民反對簽名

1 HR	2 何品	3 何謙強	4 張日女	5 黃健雄
6 鍾輝志	7 何新怡	8 何紅	9 陳凡英	10 何勝南
11 何輝林	12 莊偉加	13 莊栢菊	14 莊偉平	15 莊偉東
16 何子方	17 何嘉誠	18 何達明	19 何達權	20 郭美蘭
21 何啟森	22 何耀林	23 何映貴	24 Rose Chiu	25 Anda Ho
26 何啟賢	27 何文峰	28 何文軒	29 陳燕珍	30 何長坤
31 何灼昌	32 何子化	33 何啟軒	34 何灼灼	35 鄧復華
36 Willy Tang	37 Maandor Tang	38 MABLE TANG	39 Jessica Tang	40 黎傑強
41 何子茵	42 何國強	43 何國強	44	45
46	47	48	49	50

松園下村委會及村民反對簽名

1  何本謙	2  何志耀	3  何志海	4  何志耀	5  何志耀
6  何本謙	7  何志耀	8  何志耀	9  何志耀	10  何志耀
11  何本謙	12  何志耀	13  何志耀	14  何志耀	15  何志耀
16  何志耀	17  何志耀	18  何志耀	19  何志耀	20  何志耀
21  何志耀	22  何志耀	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50



松園下村委會及村民反對簽名

<u>1</u> 何陳昌 H mky	<u>2</u> 何啟進 Ho.	<u>3</u>	<u>4</u>	<u>5</u>
<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>
<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>
<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	<u>25</u>
<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>
<u>31</u>	<u>32</u>	<u>33</u>	<u>34</u>	<u>35</u>
<u>36</u>	<u>37</u>	<u>38</u>	<u>39</u>	<u>40</u>
<u>41</u>	<u>42</u>	<u>43</u>	<u>44</u>	<u>45</u>
<u>46</u>	<u>47</u>	<u>48</u>	<u>49</u>	<u>50</u>

松園下村委會及村民全人 謹啟

《城市規劃條例》規劃申請編號：A/NE-TKLN/75  
擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期3年）  
新界打鼓嶺北松園下丈量約份第78約地段第388號A分段、第388號B分段、  
第388號餘段(部分)及第390號餘段(部分)和毗連政府土地

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本人/機構接獲貴處來信，諮詢上述事宜，現回覆如下：

✓ 贊成 （理由/意見： 見附頁

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附頁：

本人贊成此項規劃申請「編號 A/NE-TKLN-75《擬議臨時公眾停車場(貨櫃車除外)及商店及服務行業(為期3年)》」，此項規劃申請的用途對本區而言，有著實質性的需要，幫助解決香園圍邊境管制站之公眾停車場的私家車泊車位不足問題，有助全港公眾人士駕車前來停泊車輛之後方便過境，能夠解決私家車停泊車位不足之問題，此項申請有實際需要解決私家車泊車位之效益功能，支持理由如下：

1. 便利公眾人士駕駛私家車前來停車泊位之後過境：  
香園圍邊境管制站是全港八個陸路口岸之一，唯一可以人車直達之過境口岸，市民可以自行駕駛私家車進入邊境管制站停泊車輛，但是美中不足的現實環境卻出現了，管制站內之四百個公眾人士停泊的私家車泊位不足以應付需求，剛好此項規劃申請《擬議臨時公眾停車場(貨櫃車除外)及商店及服務行業(為期3年)》，有助解決管制站內之四百個公眾人士停泊的私家車泊位不足之問題，所以本人支持此項規劃申請。
2. 幫助解決香園圍邊境管制站內公眾停車場私家車停泊車位不足之問題：  
由於香園圍邊境管制站內的私家車停泊車位嚴重不足，此項規劃申請《擬議臨時公眾停車場(貨櫃車除外)及商店及服務行業(為期3年)》，剛好有助解決邊境管制站內之私家車停泊車位不足之問題，因此本人支持此項規劃申請。
3. 在現有情況之環境有實際的需要，方便過境人士停泊私家車之後前往香園圍邊境管制站過境前往深圳：  
方便公眾人士(尤其是全家老少)駕駛私家車停車泊位之後過境前往深圳，尤其是假日、星期六或星期日有大量需求停泊私家車位，例如在申請地點之後有很多空曠之田地有大量的私家車違例停泊後前往過境。
4. 有利村民駕駛私家車停泊車輛之後前往過境的需求：  
此項規劃申請有利本區村民駕駛私家車到香園圍邊境管制站附近停泊私家車，然後過境前往深圳，對村民而言是很大的便利。
5. 申請停車場的小商店有助公眾人士停泊車輛之後前往過境之需要：

因為香園圍邊境管制站外圍沒有任何小商店，此小商店可以方便停車泊位之後前往過境人士的需要，更方便來到本區旅遊的郊遊人士。

6. 有助解決現有蓮麻坑路旁之非法停泊私家車的問題：

在香園圍邊境管制站於 2023 年 2 月 6 日開通人流過境之後，跟隨着邊境管制站外圍即申請地點附近停泊有很多的私家車，因為邊境管制站內的私家車停泊車位不足之問題，導致很多私家車停泊在邊境管制站外圍附近隨意停泊車輛之後前往邊境管制站過境，所以此項規劃申請《擬議臨時公眾停車場（貨櫃車除外）及商店及服務行業（為期 3 年）》，有幫解決隨意非法停泊私家車的問題。

7. 可以幫助減少現在蓮麻坑路東段（還未擴闊路段）的交通流量：

此項規劃申請是沒有佔用現有蓮麻坑路東段（還未擴闊之路段）之交通流量，因為在申請地點附近的蓮麻坑路東段每逢假日、星期六或星期日是交通流量大的時段，所以申請地點沒有妨礙蓮麻坑路東段（還未擴闊之路段）的交通問題。

8. 申請地點是最接近邊境管制的位置：

申請公眾停車場的位置，在停泊私家車之後步行進入香園圍邊境管制站，是最短的步行路程位置。

9. 現在每天停泊私家車的數量是相當之多：

現在每逢假日、星期六或星期日停泊私家車的數量都是爆滿，因為申請地點是最接近邊境管制站的原因。

10. 將會更換營運和管理公司：

現在於申請地點的營運者由於管理技能不善導致有村民投訴，倘若再批准三年停車場許可，將會更換有經驗的營運公司（綽德停車場有限公司），（綽德停車場有限公司）是現在營運管理香園圍邊境管制站內之公眾停車場的營運公司，（綽德停車場有限公司）營運政府或私人停車場已有三十年之經驗。



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

231219-121621-15936

**Reference Number:****提交限期**

02/01/2024

**Deadline for submission:****提交日期及時間**

19/12/2023 12:16:21

**Date and time of submission:****有關的規劃申請編號**

A/NE-TKLN/75

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

夫人 Mrs. Sham Po Ling

**Name of person making this comment:****意見詳情****Details of the Comment :**

附近居民多年來都不夠位置泊車，這個申請將會減少附近違例泊車的問題，當然值得支持。

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

231219-121713-39061

**Reference Number:****提交限期**

02/01/2024

**Deadline for submission:****提交日期及時間**

19/12/2023.12:17:13

**Date and time of submission:****有關的規劃申請編號**

A/NE-TKLN/75

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

小姐 Miss Lee Wing Tung

**Name of person making this comment:****意見詳情****Details of the Comment :****附近的蓮塘/香園圍口岸將會增加泊車需求，支持利用空置地點作為臨時公眾停車場。**

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

231219-122553-40454

**Reference Number:****提交限期**

02/01/2024

**Deadline for submission:****提交日期及時間**

19/12/2023 12:25:53

**Date and time of submission:****有關的規劃申請編號**

A/NE-TKLN/75

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

小姐 Miss 李欣怡

**Name of person making this comment:****意見詳情****Details of the Comment :****香港土地已經非常不足！非常支持地點用作臨時公眾停車場！**

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

231219-122852-12448

**提交限期****Deadline for submission:**

02/01/2024

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

19/12/2023 12:28:52

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

A/NE-TKLN/75

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

小姐 Miss 何潔玲

**意見詳情****Details of the Comment :**

既有停車場，又有商店，一舉兩得。



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

231219-153838-51575

**提交限期****Deadline for submission:**

02/01/2024

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

19/12/2023 15:38:38

**有關的規劃申請編號****The application no. to which the comment relates:** A/NE-TKLN/75**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Sin

**意見詳情****Details of the Comment :****公眾停車場能照顧松園下及附近居民，十分支持！**



Skye Parking Limited

緯德停車場有限公司

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城市規劃委員會主席

香港北角渣華道

333 號北角政府合署 15 樓

檔案編號：A/NE-TKLN-75

傳真及郵遞



主席先生：

申請編號 A/NE-TKLN-75 擬議臨時公眾停車場（貨櫃車除外）

及商店及服務行業（為期三年）。

本公司緯德停車場有限公司，現為蓮塘口岸停車場的管理公司。本公司對上述申請表示支持，理由如下：

1. 如上述申請獲得批准，必定可以減輕蓮塘口岸停車場對公眾停車位的負擔，因為在假日(即星期六、日等)，對泊車位均有大量需求，此申請確可增加泊車位數量以舒緩泊車的緊張情況。
2. 增加了此等合法泊車位亦可減少在蓮塘路旁的非法泊車情況，更可以減少附近農地上非法泊車的違法現象。



3. 本公司亦與申請人達成協議，與上述申請獲得批准，申請人會委託本公司負責管理該停車場的一切事宜。
4. 本公司除了現時管理蓮塘口岸停車場外亦有管理其他停車場，如申請地點的停車場亦由本公司管理，連同蓮塘口岸停車場應該可以發揮協同效應，更加完善蓮塘口岸及其周邊泊車情況，以免造成交通阻塞或嚴重違泊的情況。



綽德停車場有限公司

29/12/2023

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231224-134251-73654

提交限期

Deadline for submission:

02/01/2024

提交日期及時間

Date and time of submission:

24/12/2023 13:42:51

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKLN/75

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. TAM WAI SZE

意見詳情

Details of the Comment :

本人為松園下村的居民，現為A/NE-TKLN/75作出強烈反對  
本人亦已向村長及村委會多次投訴，這個停車場是 本村的唯一出入口，停車場的車輛經常導致出入口阻塞及構成行人危險，亦曾試過車輛在出入口道路發生衝突，另 本村村民出入受阻。  
而 本村村民唯一出入口並無行人道路，已經另到 本村村民極不方便，而現在停車場也常有很多車輛出入，已經滋擾到 本村原本的和諧生活  
若批准後出入一定會有些停車場使用者駛入 本村內時 本村村民及外來者會發生衝突，誰人負責？  
若 貴司批准此申請，日後發生不和諧事件是有關部門承擔一切民事及刑事訴訟費及責任，希望有關部門三思不要胡亂批准一些另到與村民的原住民發生不和諧的社會風氣。  
本人誓要抗爭到底  
請慎重考慮



8

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有關反對規劃申請編號：A/NE-TKLN/75事宜  
28/12/2023 18:47

From:

To: tpbpd@pland.gov.hk

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1 attachment



城市規劃委員會，松園下村反對信及村民反對簽名.pdf

致城市規劃委員會：

本人 何悅明 為新界打○嶺北松園下村村代表，就規劃申請編號：A/NE-TKLN/75（即新界打○嶺北松園下丈量約份第78約地段第388號A分段、第388號B分段、第388號餘段(部分)及第390號餘段(部分)和毗連政府○地繼續申請作公眾○停○場○途），現特此去函乙封（請見附件）代表本村同人表達強烈反對意願，望 貴會重視。

新界打○嶺北松園下村村代表

何悅明 敬上

電話：

致城市規劃委員會：

## 強烈反對申請改劃

### 反對規劃申請編號：A/NE-TKLN/75

本村為新界打鼓嶺北松園下村，對於上述申請編號之地點新界打鼓嶺北松園下丈量約份第 78 約地段第 388 號 A 分段、第 388 號 B 分段、第 388 號餘段(部分)及第 390 號餘段(部分)和毗連政府土地繼續申請作公眾停車場用途表達強烈反對，主要反對原因如下：

1) 有關以上地段，土地用途本為鄉村式發展用地，同時亦是本村原居民作為申請丁屋之地段範圍。由於現時已經不可以申請官地用作興建丁屋之用，加上本村內，可供私人鄉村式發展用地已近飽和，據估計本村未來五年，大約有五十名符合資格的村民需尋覓土地興建丁屋，以作安居樂業之用。倘若貴會同意上述土地的許可續期申請，變相大大剝削本村居民原有權益及人口發展。

2) 現時停車場的出入口路段，是本村唯一對外的出入口，原是本村祖堂持有，在 1972 年為配合村內發展，祖堂無償送予所有村民使用。該路段本為「單線雙程」路段，唯近年上述地段被許可作臨時停車場用途後，交通時常擁擠、車輛頻繁讓線，以致嚴重擠塞，事故叢生，更多次驚動警方處理，嚴重影響民生。此外，由於本村並沒有公共交通工具直達，居民每每需要步行至停車場外的公共車站候車，而停車場乃居民必經之路，常出現人車爭路的情況，加上外出乘坐交通工具者，多為長者和小孩，車輛出入頻繁，常引致險象環生，對本村居民出入構成危險。

3) 至於環境方面，由於該停車場的斜對面是休憩公園，由於路段較窄，車輛大多選擇駛至本村口（即公園對出空地）「掉頭」，大量廢氣對公園空氣質素造成影響。此外，休憩公園對出的一大片空地，本提供給居民作踏單車、運動等休憩用途，並不提供作車輛掉頭用途，此舉不但污染環境，更影響居民健康生活。如停車場的續期不獲貴會許可，相信能杜絕此違規掉頭行為，還原本村綠化帶，好讓居民安心散步休憩。

4) 據本村觀察，現時蓮麻坑路，沿汗星士多兩旁路段已有數個臨時停車場正在營運，更有數個位置正在申請臨時許可停車場用途，該路段由於已經政府擴闊為雙線行車，而且該路段多為空置用地，人行機會較少，交通相對便利安全，又能解決停車位不足問題，相信會比本址更為理想。

城市規劃，本意為持續發展社區，但自該路段作為臨時停車場以來，不論民生、交通、環境和安全皆受影響，長此以往，不但有礙本村發展，更威脅到居民的人生安全，以及社區安寧。本村相信貴會作為城市規劃的領航，斷不會因為解決單一地段停車位不足的問題，而犧牲本村環境、社區安寧，甚至居民健康以及人生安全。

在此，本村向貴會強烈表達反對上述地段停車場的續期許可申請，懇請貴會慎重考慮批核，參考鄰近沿汗星士多兩旁路段的臨時停車場車位數量，謹慎批核其續期申請。並附上相關路段與本村出入口之圖片，供貴會參考。

如有查詢，或需本村代表提供協助，陪同視察，

請致電 何悅明 村代表聯絡。











松園下村委會及村民反對簽名

1 何禮輝	2 何禮傑	3 何靖琳	4 張麗芳	5 
6 何鈞波	7 HOLAI HONG	8 何百鄰	9 吳美芳	10 何樂澄
11 何炳梅	12 何金得	13 何偉光	14 何婉怡	15 何煥雄
16 張惠梅	17 文子龍	18 何悅明	19 蘇瑞	20 何煥
21 何煥高	22 何煥香	23 張煥	24 劉進琪	25 叶燕
26 何杰盈	27 劉進華	28 何晉權	29 叶佳林	30 叶嘉豪
31 何麗芳	32 劉進琪	33 何煥	34 張佩君	35 何耀祖
36 何禮恒	37 何東為	38 何悅蓮	39 何耀紳	40 何懿文
41 葉茂蘭	42 何喜樂	43 何喜俊	44 陳可瑜	45 于迪
46 何志成	47 何志強	48 何錦元	49 何志基	50 何志賢

松園下村委會及村民反對簽名

<u>1</u> HR	<u>2</u> 何品	<u>3</u> 何謙強	<u>4</u> 張日女	<u>5</u> 黃健雄
<u>6</u> 鍾輝志	<u>7</u> 何新怡	<u>8</u> 何紅	<u>9</u> 陳鳳英	<u>10</u> 何勝南
<u>11</u> 何輝林	<u>12</u> 莊偉加	<u>13</u> 莊樹菊	<u>14</u> 莊偉平	<u>15</u> 莊偉東
<u>16</u> 何子龙	<u>17</u> 何嘉誠	<u>18</u> 何達明	<u>19</u> 何達權	<u>20</u> 郭美蘭
<u>21</u> 何啟森	<u>22</u> 何輝林	<u>23</u> 何映貴	<u>24</u> Rose Chiu	<u>25</u> Aiden Ho
<u>26</u> 何啟賢	<u>27</u> 何文峰	<u>28</u> 何文軒	<u>29</u> 陳燕珍	<u>30</u> 何長坤
<u>31</u> 何灼昌	<u>32</u> 何子佳	<u>33</u> 何啟軒	<u>34</u> 何月明	<u>35</u> 鄧魯華
<u>36</u> Willy Tang	<u>37</u> Maandor Tang	<u>38</u> XINBLU TANG	<u>39</u> Jessica Tang	<u>40</u> 黎傑強
<u>41</u> 何子茵	<u>42</u> 何國基	<u>43</u> 何德豪	<u>44</u>	<u>45</u>
<u>46</u>	<u>47</u>	<u>48</u>	<u>49</u>	<u>50</u>



松園下村委會及村民反對簽名

1  何本謙	2  何志偉	3  何志海	4  何志源	5  何志文
6  何本謙	7  何志偉	8  何志偉	9  莫淑芳	10  莫淑芳
11  何本謙	12  何志偉	13  何志偉	14  莫淑芳	15  謝國美
16  何志偉	17  何志偉	18  何志偉	19  何志偉	20  曹樹君
21  莫志偉	22  何志偉	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50

松園下村委會及村民反對簽名

<u>1</u> 何東昌 H. M. H.	<u>2</u> 何啟進 Ho	<u>3</u>	<u>4</u>	<u>5</u>
<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>
<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>
<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	<u>25</u>
<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>
<u>31</u>	<u>32</u>	<u>33</u>	<u>34</u>	<u>35</u>
<u>36</u>	<u>37</u>	<u>38</u>	<u>39</u>	<u>40</u>
<u>41</u>	<u>42</u>	<u>43</u>	<u>44</u>	<u>45</u>
<u>46</u>	<u>47</u>	<u>48</u>	<u>49</u>	<u>50</u>

松園下村委會及村民全人 謹啟



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有關反對規劃申請編號：A/NE-TKLN/75事宜  
30/12/2023 17:37

From:

To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk

File Ref:

1 attachment



松園下村原居民何達明(城市規劃委員會).pdf

致城市規劃委員會：

本人為新界打口嶺北松園下村原居民，就規劃申請編號：A/NE-TKLN/75  
現去函一封（請見附件）表達強烈反對意願，望 貴會重視。

新界打口嶺北松園下村原居民  
何達明 敬上

致城市規劃委員會：

本人是打鼓嶺松園下村原居民，過去在村中的鄉村式發展政府用地上申請丁屋已有一段時間，最近發現原來在政府土地上申請丁屋已經是名存實亡，是完全不可能完成我的願望，所以現在我要在村內的(V-ZONE)範圍內尋找合適的私人土地延續我的申請。但我發覺現在村的(V-ZONE)範圍內有人申請改劃公眾停車場（申請編號：A/NE-TKLN/75），這樣做法變相剝削了我們合資格男丁申請丁屋的權利，令我們更難找到合適的土地上申請丁屋，如果這個改劃申請能獲批准的話，試問我們原居民的權益誰來保障？

我重申，我並不是反對在香園圍口岸附近改劃停車場申請，公眾停車場確實有需要存在，但我是強烈反對在我村內的(V-ZONE)範圍申請改劃，村外和香園圍口岸附近還有很多合適的土地可發展成停車場。

現懇請 貴會不要漠視我們的意見，給我們一個公平的對待，否決上述的改劃申請，謝謝！

松園下村原居民  
何達明

簽署: 何達明  
日期: 30-12-2023  
電話: \_\_\_\_\_

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

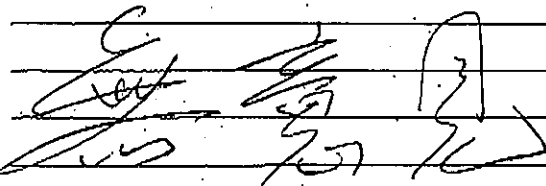
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/75

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature  日期 Date 2023.12.18