

e-form No. S16-III
電子表格第 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

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

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	
	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	
Victory Villa Management Limited	(Company 公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
Lanbase Surveyors Limited 宏基測量師行有限公司	(Company 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）	LOT NOS. 1497sBss4 AND 1497sBRP IN D.D. 76, HUNG LENG, FANLING, 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 675 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有） sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED PING CHE AND TA KWU LENG OUTLINE ZONING PLAN NO. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	AGRICULTURE, VILLAGE TYPE DEVELOPMENT, AND ROAD
(f) Current use(s) 現時用途	VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

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

The applicant 申請人 –

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

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

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].

根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].

已取得 名「現行土地擁有人」[#]的同意。

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

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

- ☐ has notified “current land owner(s)”[#]

已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)”[#] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]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	TEMPORARY PRIVATE VEHICLE PARK (EXCLUDING CONTAINER VEHICLES) (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	<input checked="" type="checkbox"/> year(s) 年 3
	<input type="checkbox"/> month(s) 個月

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	675	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積		sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目		
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積		sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
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	10	
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間 24 Hours a day and 7 days a week from Monday to Sundays and Public Holidays.		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Sha Tau Kok Road - Ma Mei Ha</u> <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"/>

<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
<p>(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?</p>		<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>		<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明)</p> <p>..... Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></p>	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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(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	<div style="text-align: center;">A/ /</div>
(b) Date of approval 獲批給許可的日期	<div style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</div>
(c) Date of expiry 許可屆滿日期	<div style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</div>
(d) Approved use/development 已批給許可的用途／發展	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="568 159 1414 510"> <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： <div data-bbox="647 506 1050 510" style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div> <div data-bbox="647 822 979 896"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 938 1050 943" style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div> <div data-bbox="647 981 1295 1055"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="628 1319 1158 1355"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="628 1413 1158 1449"> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

Please refer to the Planning Statement

8. Declaration 聲明

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

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

Signature
簽署

Signed with recognised
e-signature
Signer: Anson Lee

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

Town Planner

Name
姓名

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

PIA

On behalf of 代表

Lanbase Surveyors Limited 宏基測量師行有限公司

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

- 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：
 - 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
 - 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。
- 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。
- 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 also 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。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	LOT NOS. 1497sBss4 AND 1497sBRP IN D.D. 76, HUNG LENG, FANLING, NEW TERRITORIES.		
Site area 地盤面積	675 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	APPROVED PING CHE AND TA KWU LENG OUTLINE ZONING PLAN NO. S/NE-TKL/14		
Zoning 地帶	AGRICULTURE, VILLAGE TYPE DEVELOPMENT, AND ROAD		
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 3 <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	TEMPORARY PRIVATE VEHICLE PARK (EXCLUDING CONTAINER VEHICLES)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		% <input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 10 Private Car Parking Spaces 私家車車位 10 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) 	
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	

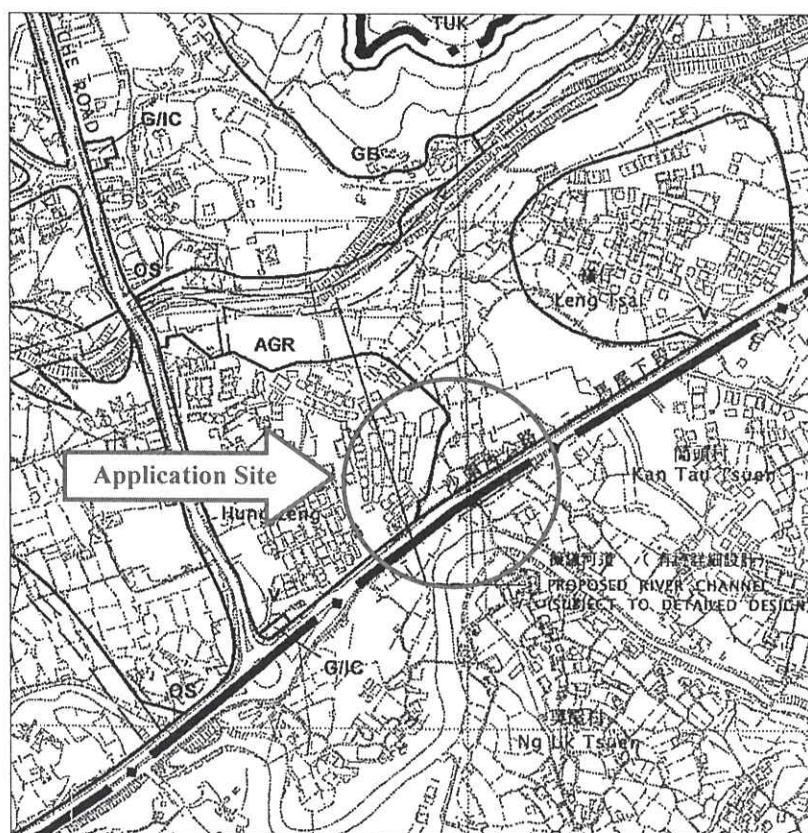
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
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）		
<u>Location Plan, Site Plan (Lot Index Plan) and Extract of Approved Ping Che & Ta Kwu Leng OZP</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

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。

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
A Temporary Private Vehicle Park (excluding Container Vehicles)
for a Period of Three Years
At Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76,
Hung Leng, Fanling, New Territories**



Prepared by

LANBASE Surveyors Limited

January 2024

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76, Hung Leng, Fanling, New Territories. The Site is located adjacent to the residential settlement at Hung Leng and Sha Tau Kok Road – Ma Mei Ha Section. It is applied for the use "Temporary Private Vehicle Park (excluding Container Vehicles)" on the Site for a period of 3 years. The Site occupies a total site area of 675m². In accordance with the Approved Ping Che and Ta Kwu Leng Outline Zoning Plan (OZP) No. S/NE-TKL/14 dated 12.3.2010, the Site falls within an area zoned "Agriculture" ("AGR"), "Village Type Development" ("V") and "Road". According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No.12C), the Site is designated as "Wetland Buffer Area". According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as "Category 3" area.

A planning permission is sought to use the Site as "Temporary Private Vehicle Park (excluding Container Vehicles)". Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application is justified on the following grounds: 1) No Contravention to the Long Term Planning Intention; 2) Meeting the Local Parking Demand; 3) Recent Permission for Public Vehicle Park on "AGR" Zone; 4) Compatible with Surrounding Land Uses; 5) No Adverse Drainage and Environmental Impacts; and 6) No Adverse Traffic Impact.

申請摘要

申請場地乃新界粉嶺孔嶺丈量約份第76約地段第1497號B段第4小分段及第1497號B段餘段。申請場地鄰近孔嶺住宅區及沙頭角路-馬尾下段。現申請用作三年「臨時私家停車場(不包括貨櫃車)」用途。申請地段佔地共675平方米。是項申請地段位於坪輦及打鼓嶺分區計劃大綱核准圖編號S/NE-TKL/14(發表於2010年3月12日)內之「農業」、「鄉村式發展」及「道路」地帶。根據城市規劃委員會規劃指引編號12C「擬在后海灣地區內進行發展」，申請場地被列作「濕地緩衝區」。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第4類別。

是項臨時許可申請把場地申請用作「臨時私家停車場(不包括貨櫃車)」。

由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下：1)沒有違反長遠之規劃意向；2)符合地區的泊車需求；3)在「農業」地帶已有公眾停車場的規劃申請獲批准；4)與附近的土地用途相融；5)沒有不良的渠務及環境影響；及6)沒有不良的交通影響。

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4. Proposed Development.....	4
5. Justifications.....	6
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LIST OF APPENDICES

Appendix 1	Extract of Approved Ping Che and Ta Kwu Leng Outline Zoning Plan No. S/NE-TKL/14 dated 12.3.2010 and its Relevant Notes
Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Site Photos

1. INTRODUCTION

- 1.1 The Application Site ('the Site') comprises Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76, Hung Leng, Fanling, New Territories. The Site is located adjacent to the residential settlement at Hung Leng and Sha Tau Kok Road – Ma Mei Ha Section. According to the Approved Ping Che and Ta Kwu Leng Outline Zoning Plan (OZP) No. S/NE-TKL/14 dated 12.3.2010, the Site falls within an area zoned "Agriculture" ("AGR"), "Village Type Development" ("V") and "Road". Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.
- 1.2 The current application is applied for the use of "Temporary Private Vehicle Park (excluding Container Vehicles)".
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application for the use of "Temporary Private Vehicle Park (excluding Container Vehicles)" for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board's consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Application Site ('the Site') comprises Lot Nos 1497sBss4 and. 1497sBRP in D.D. 76, Hung Leng, Fanling, New Territories. The Site occupies a site area of about 675m². Please refer to Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.

2.1.2 The Site has been paved and is currently vacant. No land filling work is required for the current application.

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 The Site is located adjacent to the residential settlement at Hung Leng and Sha Tau Kok Road – Ma Mei Ha Section.

2.3.2 The subject area is predominantly occupied by residential settlements, public vehicle parks and open storages.

2.4 Accessibility

2.4.1 The Site is accessible from a local track connecting to Sha Tau Kok Road – Ma Mei Ha Section.

2.4.2 The subject area is served by various modes of public transport including franchised buses, minibuses and taxis along Sha Tau Kok Road – Ma Mei Ha Section.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Agriculture” (“AGR”), “Village Type Development” (“V”) and “Road” on the Approved Ping Che and Ta Kwu Leng Outline Zoning Plan (OZP) No. S/NE-TKL/14 dated 12.3.2010. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Town Planning Board (the “Board”) for the proposed temporary use in the “AGR”, “V” and “Road” zones.
- 3.3 In accordance with the Town Planning Board Guidelines No. 13G (**TPB PG-NO. 13G**) for Application for Open Storage and Port Back-up Uses, the Site is classified as “Category 3” area, which could be granted on a temporary basis up to a maximum period of 3 years subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

It is proposed to apply for the use of “Temporary Private Vehicle Park (excluding Container Vehicles)” for a period of three years in support of the local residents in a private residential development, Victory Villa (百勝山莊).

4.2 Site Area

The Site has an area of about 675m².

4.3 Operation Hours

The proposed “Temporary Private Vehicle Park (excluding Container Vehicles)” would be operated 24 hours a day and 7 days a week including Sundays and public holidays during the planning approval period.

4.4 Site Layout

There would be 10 private car parking spaces provided on Site. The proposed Layout Plan is provided at **Appendix 4**.

4.5 Traffic

Due to small scale of the Site serving the local residents, only limited traffic flow would be generated.

4.6 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable.

4.7 Landscape

As there is no existing tree and no additional open area for tree planting, no tree preservation and planting are required.

4.8 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

5. JUSTIFICATIONS

5.1 No Contravention to the Long Term Planning Intention

The site partially falls within “V” zone. Some commercial, community and recreational uses may be permitted on application to the Town Planning Board. In addition, the proposed “Temporary Private Vehicle Park (excluding Container Vehicles)” is to provide support to the local residents of Victory Villa, and approval of the proposed use on a temporary basis that will not prejudice the future long term planning of the area. Therefore, the proposed development is considered not contravene to the long-term planning intention.

5.2 Meeting the Local Parking Demand

There are about 66 nos. of residential units in 22 nos. of residential blocks of Victory Villa but there is no car parking provision within the development. In addition, there is a lack of public car park in the locality to serve the local residents in Hung Leng. The proposed “Temporary Private Vehicle Park (excluding Container Vehicles)” will definitely meet the parking demands of Victory Villa.

5.3 Recent Permission for Public Vehicle Park on “AGR” Zone

5.3.1 There is Planning Application No. A/NE-LYT/749 approved on 25.6.2021 for the use of “Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles” for a period of 3 years.

5.3.2 Given that they are located in the close vicinity of the Site, the permission granted by the Board for the similar use revealed that the proposed “Temporary Private Vehicle Park (excluding Container Vehicles)” should be suitable on the Site.

5.4 Compatible with Surrounding Land Uses

In fact, the locality of the Site has been generally occupied by local parking area, and open storages. The proposed “Temporary Private Vehicle Park (excluding Container Vehicles)” is considered compatible with the surrounding uses in the area.

5.5 No Adverse Drainage and Environmental Impacts

The proposed “Temporary Private Vehicle Park (excluding Container Vehicles)” is only a small-scaled operation serving the local villagers and the Site has been well paved ready for use without involving any construction works. In addition, appropriate drainage facilities would be provided on Site. In this respect, no adverse drainage and environmental impacts are anticipated.

5.6 No Adverse Traffic Impact

The current application is only for the small-scaled “Temporary Private Vehicle Park (excluding Container Vehicles)” serving the local residents in a private residential development, Victory Villa. Therefore, low traffic demand and no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission to approve this planning application for providing "Temporary Private Vehicle Park (excluding Container Vehicles)" on the Site under S.16 of the Town Planning Ordinance.

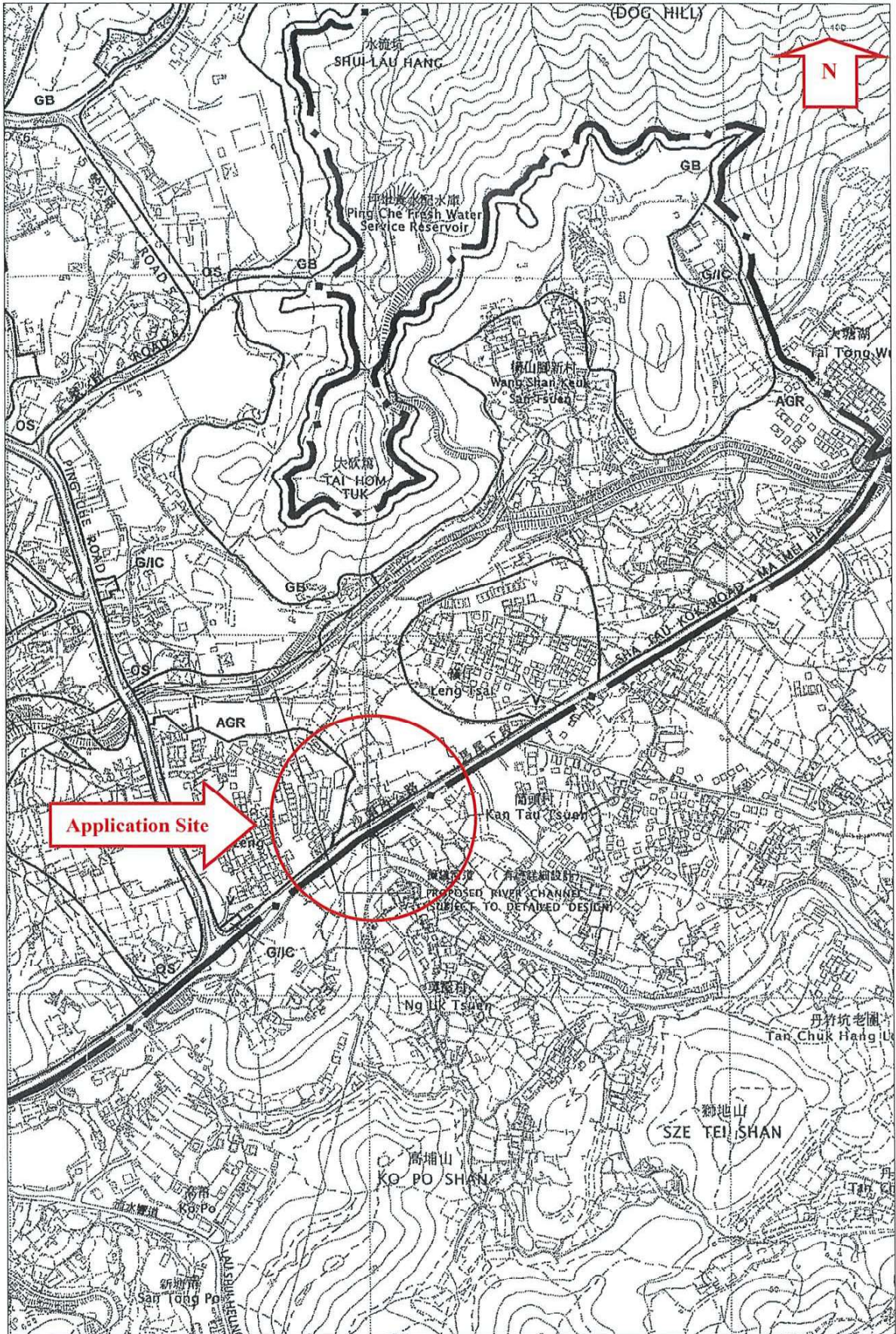
6.2 With regard to the followings:

- no contravention to the long term planning intention;
- meeting the local parking demand;
- recent permission for public vehicle park on "AGR" zone;
- compatible with surrounding land uses;
- no adverse drainage and environmental impacts; and
- no adverse traffic impact,

the Board is recommended to approve the planning application for the use of "Temporary Private Vehicle Park (excluding Container Vehicles)" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Approved Ping Che and Ta Kwu Leng Outline
Zoning (OZP) Plan No. S/NE-TKL/14 dated 12.3.2010
and its Relevant Notes**



For Identification Only

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks (Cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

- (6) Any use or development of land or building falling within the boundaries of the Plan but not within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the first draft outline zoning plan without permission from the Town Planning Board.
- (7) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (8) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (9) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:
 - road and on-street vehicle park.

APPENDIX 2

Location Plan

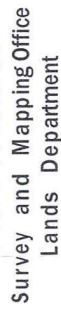
APPENDIX 3

Site Plan (Lot Index Plan)

LOT INDEX PLAN

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic in the background. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of the boundaries is not intended.

Disclaimer: The Government shall not be responsible for any professional land surveyor, however arising from the use of this plan, or in reliance upon its correctness, completeness, timeliness or accuracy.



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Reference No. : 3-SW-4B

For Identification Only



APPENDIX 4

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地、圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作條用途的土地。請注意：(1)本索引圖上的資料會不時更新而不作事先通知；(2)索引圖的更新會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應諮詢專業土地測量師的意見。

免責聲明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purposes only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. **Disclaimer:** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality:

Lot Index Plan No.: ags_S00C00119995_0001

District Survey Office: Lands Information Center

Date: 17-Nov-2023

Reference No.: 3-SW-4B

For Identification Only

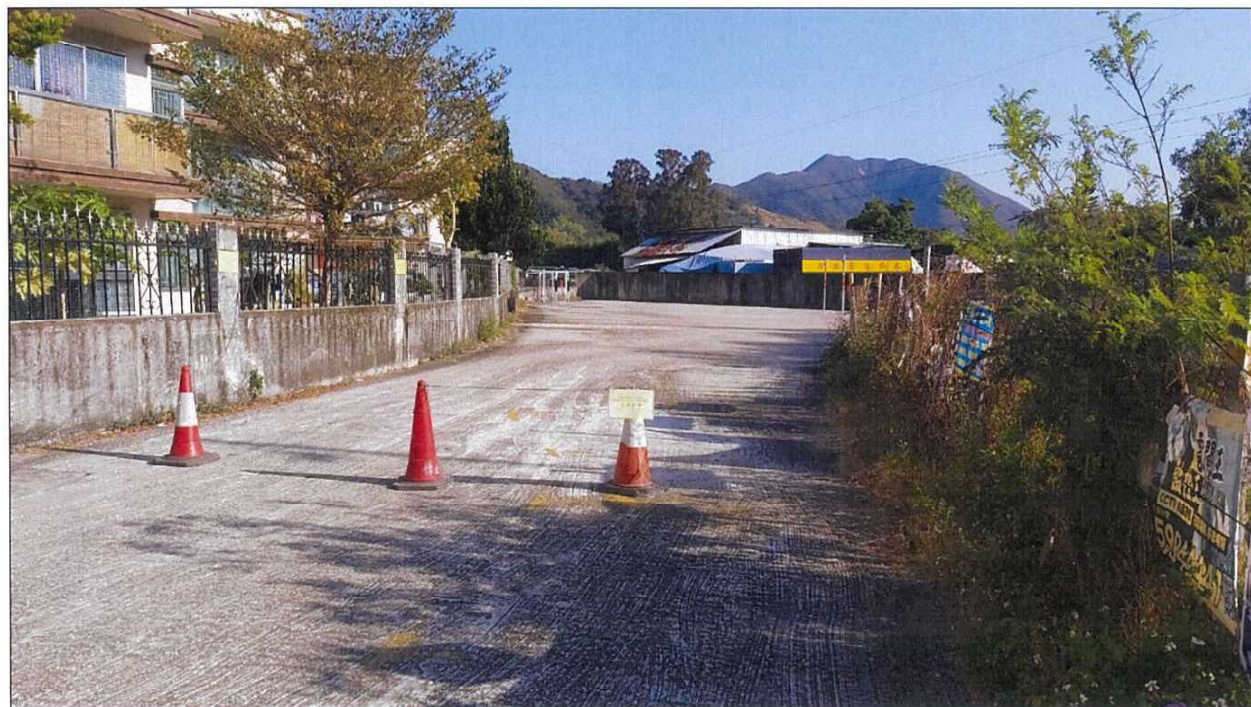


APPENDIX 5

Site Photos

Site Photos

Application Site



宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: NH/TPN/2595A/L06

26 March 2024

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Temporary Private Vehicle Park (excluding Container Vehicles)
for a Period of Three Years
At Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76,
Hung Leng, Fanling, New Territories
(Planning Application No. A/NE-TKL/747)**

We refer to the captioned planning application.

We would like to clarify that the Site does not fall within the “Wetland Buffer Area” under the TPB PG-No. 12C and it falls within both Category 3 and 4 areas under the TPB PG-No.13G, and submit herewith a set of “Response-to-Comments” (“R-to-C”) for re-activating the captioned planning application.

Attached please also find the relevant revised pages of the planning statement for submission. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

C.C.
DPO/ ST, TP&N

(Attn.: Ms Sheren Lee By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

The Relevant Revised Pages of the Planning Statement

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76, Hung Leng, Fanling, New Territories. The Site is located adjacent to the residential settlement at Hung Leng and Sha Tau Kok Road – Ma Mei Ha Section. It is applied for the use "Temporary Private Vehicle Park (excluding Container Vehicles)" on the Site for a period of 3 years. The Site occupies a total site area of 675m². In accordance with the Approved Ping Che and Ta Kwu Leng Outline Zoning Plan (OZP) No. S/NE-TKL/14 dated 12.3.2010, the Site falls within an area zoned "Agriculture" ("AGR"), "Village Type Development ("V") and "Road". According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as "Category 3" and "Category 4" area.

A planning permission is sought to use the Site as "Temporary Private Vehicle Park (excluding Container Vehicles)". Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application is justified on the following grounds: 1) No Contravention to the Long Term Planning Intention; 2) Meeting the Local Parking Demand; 3) Recent Permission for Public Vehicle Park on "AGR" Zone; 4) Compatible with Surrounding Land Uses; 5) No Adverse Drainage and Environmental Impacts; and 6) No Adverse Traffic Impact.

申請摘要

申請場地乃新界粉嶺孔嶺丈量約份第 76 約地段第 1497 號 B 段第 4 小分段及第 1497 號 B 段餘段。申請場地鄰近孔嶺住宅區及沙頭角路-馬尾下段。現申請用作三年「臨時私家停車場(不包括貨櫃車)」用途。申請地段佔地共 675 平方米。是項申請地段位於坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14(發表於 2010 年 3 月 12 日)內之「農業」、「鄉村式發展」及「道路」地帶。根據城市規劃委員會規劃指引編號 13G「擬作露天貯物及港口後勤用途」，申請場地被列作第 3 及第 4 類別。

是項臨時許可申請把場地申請用作「臨時私家停車場(不包括貨櫃車)」。
由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下：1)沒有違反長遠之規劃意向； 2)符合地區的泊車需求； 3)在「農業」地帶已有公眾停車場的規劃申請獲批准；4)與附近的土地用途相融； 5)沒有不良的渠務及環境影響；及 6)沒有不良的交通影響。

3. TOWN PLANNING

- 3.1 The Site falls **within** an area zoned “Agriculture” (“AGR”), “Village Type Development” (“V”) and “Road” on the Approved Ping Che and Ta Kwu Leng Outline Zoning Plan (OZP) No. S/NE-TKL/14 dated 12.3.2010. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Town Planning Board (the “Board”) for the proposed temporary use in the “AGR”, “V” and “Road” zones.
- 3.3 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as “Category 3” and “Category 4” area, which could be granted on a temporary basis up to a maximum period of 3 years subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

Response-to-Comments

Response-to-Comments

	Departmental Comments	Responses
	<u>Highways Department (HyD)</u>	
(1)	Please indicate and advise the access of the site.	Please see the Proposed Layout Plan at Appendix 4 of the Planning Statement and the attached herewith.
(2)	If the access of the site is at Sha Tau Kok Road – Ma Mei Ha, the proposed access arrangement and the Traffic Impact Assessment for the run-in/out should be commented and approved by TD.	Noted.
(3)	The run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD.	Noted.
(4)	Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted.
	Transport Department (TD)	
(a)	The applicant should advise and substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions.	Please note that the proposed 10 number of private car parking spaces are for the local resident of Victory Villa that would generate or attract a total of 20 trips a day during the morning peak hours and evening peak hours respectively.
(b)	The applicant shall illustrate on a layout plan the proposed parking provision of the site.	Please note that there are only 10 number of private car parking spaces provided on the site, as shown on the Proposed Layout Plan at Appendix 4 of the Planning Statement and the attached herewith.

(c)	The applicant should advise the width of the vehicular access leading to the site.	The proposed ingress/egress is 4.5m, as shown on the Proposed Layout Plan in Appendix 4 of the Planning Statement and the attached herewith.
(d)	The vehicular entrance to the site should be adequate for vehicle access.	Noted. The proposed ingress/egress is 4.5m that should be adequate for vehicle access. Please also see the attached Swept Path Analysis for your reference.
(e)	The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis.	Please see the attached Swept Path Analysis for your reference.
(f)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Please note that the proposed temporary car park is for private use instead of public use. In addition, as shown in the attached Proposed Layout Plan and the Swept Path Analysis, there are still vacant spaces available being for waiting area after accommodating the proposed 10 number of private car parking spaces. Therefore, vehicle queuing issue should not be anticipated.
(g)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	If necessary, the Applicant is willing to provide sensor alarm and indication light at the entrance of the site to alert the pedestrian when vehicle pass through the site for ensuring the pedestrian safety.
(h)	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted.

	<u>Agriculture, Fisheries and Conservation</u> <u>Department (AFCD)</u>	
(1)	<p>The subject site falls within the “AGR” zone, amongst other zones, and is generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>Please note that the site falls within an area zoned “Agriculture” (“AGR”), “Village Type Development” (“V”) and “Road” and it has been paved for many years. In addition, there are residential settlements, open storages and car parks in the close vicinity.</p> <p>There was also Planning Application No. A/NE-LYT/749 approved on 25.6.2021 for the use of “Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles” within “Agriculture” zone for a period of 3 years.</p> <p>Therefore, the proposed temporary private car park should not be unsuitable on the site.</p>

Proposed Layout Plan

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000119995_0001
District Survey Office : Lands Information Center
Date :17-Nov-2023
Reference No. : 3-SW-4B

For Identification Only

Swept Path Analysis



SWEPT PATH ANALYSIS - PC

(SCALE 1:500 @ A4)

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: NH/TPN/2595A/L08

27 May 2024

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Temporary Private Vehicle Park (excluding Container Vehicles)
for a Period of Three Years
At Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76,
Hung Leng, Fanling, New Territories
(Planning Application No. A/NE-TKL/747)**

We refer to the captioned planning application.

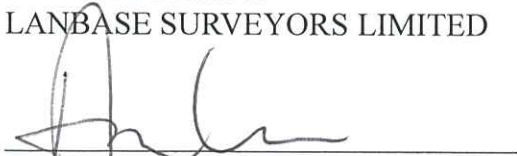
We would like to submit herewith a set of "Response-to-Comments" ("R-to-C") in responding to the government departmental comments for re-activating the captioned planning application.

We would also like to clarify that the application would involve regularization of land filling on the portion of application site falling within "Agriculture" zone as the site has already been paved for many years.

Furthermore, a supporting letter from indigenous inhabitant representative of Hung Leng is provided herewith in support of the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.
RK/AL

C.C.
DPO/ ST, TP&N

(Attn.: Ms Sheren Lee By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

	Departmental Comments	Responses																																							
	<u>Highways Department (HyD)</u>																																								
(1)	The application has not provided the highway design for the run-in/out and relevant drainage proposal to prevent surface water running from the application site to nearby public road and drains.	Noted. The Applicant is willing to provide the highway standard run-in/out proposal and the drainage proposal for approval under planning approval condition(s) upon obtaining the planning permission for the proposed temporary use.																																							
	<u>Transport Department (TD)</u>																																								
(a)	Please provide an hourly breakdown for the estimated trip generation and attraction on a typical day.	<p>It is estimated that the hourly breakdown for the trip generation and attraction is as follows:</p> <table><tr><th rowspan="2">Time</th><th colspan="3">No. of vehicles</th></tr><tr><th>IN</th><th>OUT</th><th>Total</th></tr><tr><td colspan="4"><u>AM Peak</u></td></tr><tr><td>07:30 – 08:30</td><td>0</td><td>4</td><td>4</td></tr><tr><td>08:30 – 09:30</td><td>0</td><td>2</td><td>2</td></tr><tr><td>09:30 – 10:30</td><td>2</td><td>1</td><td>3</td></tr><tr><td colspan="4"><u>PM Peak</u></td></tr><tr><td>16:00 – 17:00</td><td>0</td><td>2</td><td>2</td></tr><tr><td>17:00 – 18:00</td><td>2</td><td>2</td><td>4</td></tr><tr><td>18:00 – 19:00</td><td>4</td><td>1</td><td>5</td></tr></table>	Time	No. of vehicles			IN	OUT	Total	<u>AM Peak</u>				07:30 – 08:30	0	4	4	08:30 – 09:30	0	2	2	09:30 – 10:30	2	1	3	<u>PM Peak</u>				16:00 – 17:00	0	2	2	17:00 – 18:00	2	2	4	18:00 – 19:00	4	1	5
Time	No. of vehicles																																								
	IN	OUT	Total																																						
<u>AM Peak</u>																																									
07:30 – 08:30	0	4	4																																						
08:30 – 09:30	0	2	2																																						
09:30 – 10:30	2	1	3																																						
<u>PM Peak</u>																																									
16:00 – 17:00	0	2	2																																						
17:00 – 18:00	2	2	4																																						
18:00 – 19:00	4	1	5																																						

(b)

Please advise whether the nearby road links and junctions have sufficient capacity for the additional vehicular flow caused by the proposed temporary private car park.

Please note that traffic count survey (**Appendix 1**) is conducted at key junctions and road links in the vicinity on 10 May 2024 during the AM and PM peak hours.

The results of junction and road link capacity assessment is shown below. The junction calculation sheets are also attached for easy reference.

No.	Junction Location	Type/ Capacity Index ⁽¹⁾	AM Peak	PM Peak
J1	Sha Tau Kok Road / Heung Yuen Wai Highway	Roundabout/DFC	0.50	0.43
J2	Sha Tau Kok Road / Ping Che Road	Roundabout/DFC	0.43	0.41

Direction	Capacity (pcu/hr) ⁽¹⁾	Traffic Flow (pcu/hr)		V/C Ratio	
		AM	PM	AM	PM
Sha Tau Kok Road (between Ping Che Road and Heung Yuen Wai Highway)	2,250 ⁽²⁾	1,389	1,370	0.62	0.61
Sha Tau Kok Road (between Lau Shui Heung Road and Ping Che Road)	6,300 ⁽²⁾	1,738	1,779	0.28	0.28

Notes:
(1) Capacity refers to TPDM Vol.2 Ch. 2.4. A factor of 1.25 is adopted to convert the capacity from veh/hr to pcu/hr.
(2) The capacity of each carriageway is reduced by 10% due to the high proportion of heavy vehicles.

The results show that the concerned junctions and road links

		are operating with spare capacity during both AM and PM peak hours. Since the development traffic of the proposed temporary private car park has been reflected in the existing traffic flows, it can be concluded that the proposed temporary private car park would not induce additional traffic impact onto the nearby road networks.
(c)	Please also carry out swept path analysis for entry/exit of vehicles from/to the southbound of Sha Tau Kok Road – Ma Mei Ha.	Please refer to the Swept Path Analysis at Appendix 2 for details.
(d)	Please advise whether there would be any gates at the entrance, which might cause queuing of vehicles outside the site.	Please be clarified that there would be no gates at the entrance.

Appendix 1

Traffic Count Survey

LLA CONSULTANCY LIMITED			ROUNDBOUT CALCULATION			INITIALS	DATE
Job Proposed Temporary Private Car Park (Excluding Container Vehicles) for a Period of 3 Years at Lots 1497 S.B Title: ss.4 and 1497 S.B RP in D.D. 76, Hung Leng, Fanling, New Territories (Planning Application No. ANE-TKL747)			2024 Existing AM			PREPARED BY: SKL	May-24
J1 Sha Tau Kok Road / Heung Yuen Wai Highway			PROJECT NO.: 40938			CHECKED BY: SLN	May-24
			FILENAME: J1_STKR_HYWH.xls			REVIEWED BY: SLN	May-24
			REFERENCE NO.:				

Slip Road from Heung Yuen Wai Highway (Arm A)

Sha Tau Kok Road (Ma Mei Ha) (Arm B)

Slip Road from Heung Yuen Wai Highway (Arm C)

Wo Keng Shan Road (Arm D)

Sha Tau Kok Road (Wo Hang) (Arm E)

ARM	A	B	C	D	E
INPUT PARAMETERS:					
V = Approach half width (m)	4.00	3.30	4.00	3.90	3.70
E = Entry width (m)	9.90	7.60	9.80	7.70	7.70
L = Effective length of flare (m)	24.00	33.00	28.00	27.00	35.00
R = Entry radius (m)	60.00	40.00	40.00	44.00	27.00
D = Inscribed circle diameter (m)	50.00	50.00	50.00	50.00	50.00
A = Entry angle (degree)	35.00	35.00	35.00	35.00	10.00
Q = Entry flow (pcuh)	275	874	733	52	333
Qc = Circulating flow across entry (pcuh)	853	265	614	1311	968
OUTPUT PARAMETERS:					
S = Sharpness of flare = 1.6(E-V)/L	0.39	0.21	0.33	0.23	0.18
K = 1-0.00347(A-30)-0.978(1/(R-0.05))	1.02	1.01	1.01	1.01	1.08
X2 = V + ((E-V)/(1+2S))	7.30	6.33	7.49	6.52	6.63
M = EXP((D-60)/10)	0	0	0	0	0
F = 303*X2	2213	1919	2269	1976	2009
Td = 1+(0.5/(1+M))	1.37	1.37	1.37	1.37	1.37
Fc = 0.21*Td(1+0.2*X2)	0.71	0.65	0.72	0.66	0.67
Qe = K(F-Fc*Qc)	1635	1760	1842	1120	1475
Total In Sum =					2267 PCU
DFC = Design flow/Capacity = Q/Qe	0.17	0.50	0.40	0.05	0.23
DFC of Critical Approach =					0.50

LLA CONSULTANCY LIMITED			ROUNDBOUT CALCULATION			INITIALS	DATE
Job Proposed Temporary Private Car Park (Excluding Container Vehicles) for a Period of 3 Years at Lots 1497 S.B Title: ss.4 and 1497 S.B RP in D.D. 76, Hung Leng, Fanling, New Territories (Planning Application No. A/NE-TKL/47)			PROJECT NO.: 40938			PREPARED BY: SKL	May-24
J1 Sha Tau Kok Road / Heung Yuen Wai Highway			2024 Existing PM			CHECKED BY: SLN	May-24
			REFERENCE NO.:			REVIEWED BY: SLN	May-24

ARM	A	B	C	D	E
INPUT PARAMETERS:					
V = Approach half width (m)	4.00	3.30	4.00	3.90	3.70
E = Entry width (m)	9.90	7.80	9.80	7.70	7.70
L = Effective length of flare (m)	24.00	33.00	28.00	27.00	35.00
R = Entry radius (m)	60.00	40.00	40.00	44.00	27.00
D = Inscribed circle diameter (m)	50.00	50.00	50.00	50.00	50.00
A = Entry angle (degree)	35.00	35.00	35.00	35.00	10.00
Q = Entry flow (pcuh)	359	765	495	52	333
Qc = Circulating flow across entry (pcuh)	676	218	500	947	692
OUTPUT PARAMETERS:					
S = Sharpness of flare = 1.6(E-V)/L	0.39	0.21	0.33	0.23	0.18
K = 1-0.00347(A-30)+0.578/(RS-0.05)	1.02	1.01	1.01	1.01	1.08
X2 = V + ((E-V)/(1+2S))	7.30	6.33	7.49	6.52	6.63
M = EXP((D-60)/10)	0	0	0	0	0
F = 303*X2	2213	1919	2269	1976	2009
Td = 1+(0.5/(1+M))	1.37	1.37	1.37	1.37	1.37
Fc = 0.21*Td(1+0.2*X2)	0.71	0.65	0.72	0.66	0.67
Qe = K(F-Fc*Qc)	1762	1790	1924	1362	1674
Total In Sum =					2004 PCU
DFC = Design flow/Capacity = Q/Qe	0.20	0.43	0.26	0.04	0.20
DFC of Critical Approach =					0.43

LLA CONSULTANCY LIMITED			ROUNDAABOUT CALCULATION			INITIALS	DATE
Proposed Temporary Private Car Park (Excluding Container Vehicles) for a Period of 3 Years at Lots 1497 S.B ss.4 and 1497 S.B RP in D.D, 76, Hung Leng, Faraling, New Territories (Planning Application No. A/NE-TKL/747)			2024 Existing AM			PREPARED BY: SKL	May-24
J2			Sha Tau Kok Road / Ping Che Road			CHECKED BY: SLN	May-24
						REVIEWED BY: SLN	May-24

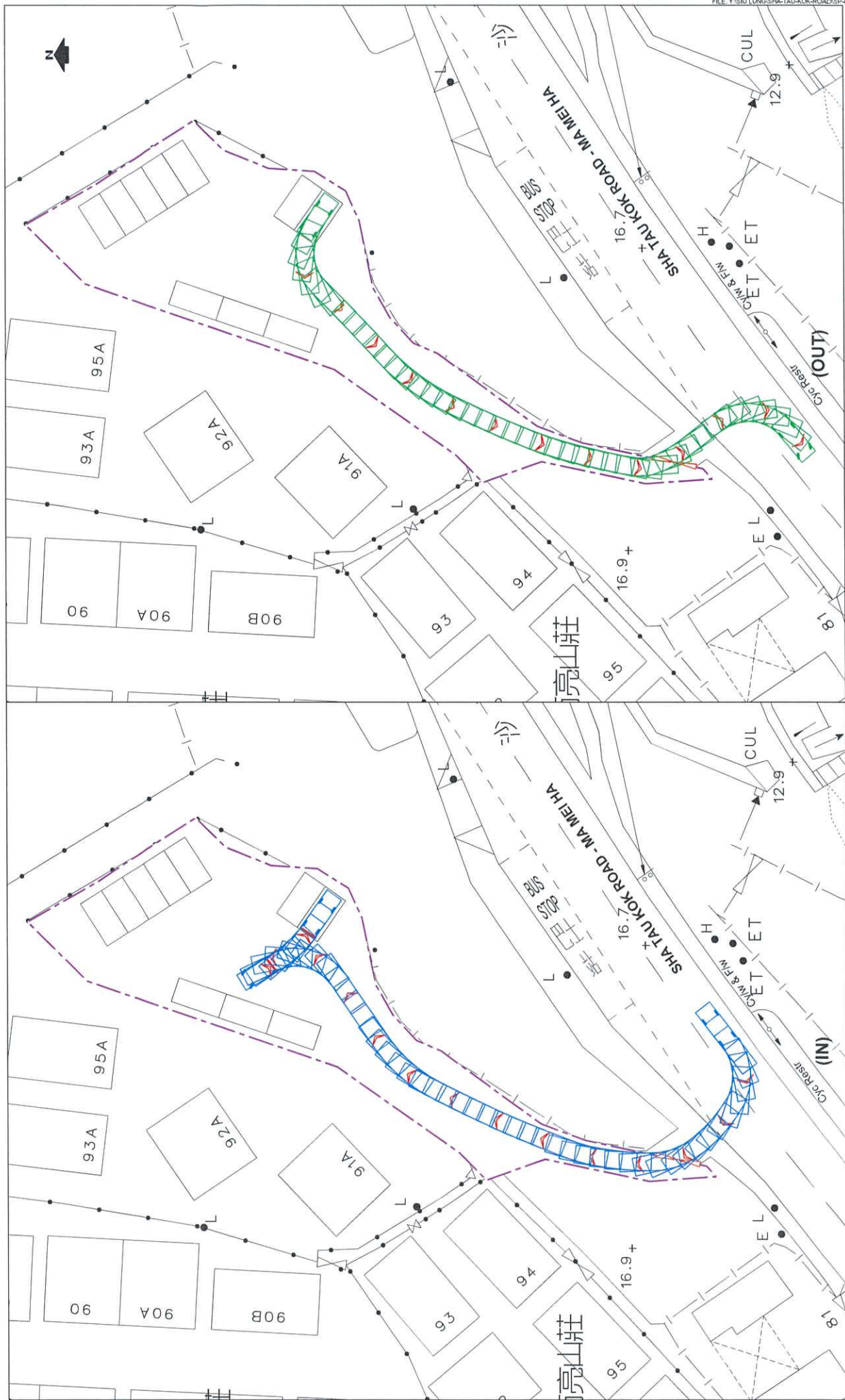
ARM	A	B	C
INPUT PARAMETERS:			
V = Approach half width (m)	7.40	7.30	4.10
E = Entry width (m)	8.20	7.90	8.10
L = Effective length of flare (m)	1.00	1.00	5.00
R = Entry radius (m)	75.00	60.00	40.00
D = Inscribed circle diameter (m)	53.00	53.00	53.00
A = Entry angle (degree)	10.00	15.00	10.00
Q = Entry flow (pcu/h)	708	869	629
Qc = Circulating flow across entry (pcu/h)	364	203	416
OUTPUT PARAMETERS:			
S = Sharpness of flare = 1.6(E-V)/L	1.28	0.96	1.28
K = 1-0.00347(A-30)-0.978(1/R-0.05)	1.11	1.08	1.09
X2 = V + ((E-V)/(1+2S))	7.62	7.51	5.22
M = EXP((D-60)/10)	0.50	0.50	0.50
F = 303*X2	2310	2274	1583
Td = 1+(0.5/(1+M))	1.33	1.33	1.33
Fc = 0.21*Td(1+0.2*X2)	0.71	0.70	0.57
Qe = K(F-Fc*Qc)	2269	2312	1471
DFC = Design flow/Capacity = Q/Qe	0.31	0.38	0.43

Total In Sum = 3189 PCU

DFC of Critical Approach = 0.43

Appendix 2

Swept Path Analysis



SWEPT PATH ANALYSIS - PC
(TO / FROM SHA TAU KOK ROAD SOUTHBOUND)

(SCALE 1:500 @ A4)

Appendix 3

Supporting Letter from Indigenous Inhabitant Representative

香港城市規劃委員會
北角渣華道 333 號
北角政府合署 15 樓

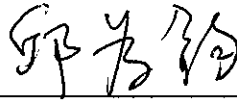
執事先生/女士:

新界粉嶺孔嶺
丈量約份第 76 約
地段第 1497 號 B 段第 4 小分段及第 1497 號 B 段餘段
申請規劃作為期三年的
「臨時私人停車場(不包括貨櫃車輛)」用途

得悉百勝管理有限公司正向城市規劃委員會作出規劃申請，將上述地段，申請用作為期三年的臨時私人停車場，以支援孔嶺百勝山莊居民，為他們提供私家車位。

本人非常樂見申請人作出上述的申請，認為該申請可協助解決村內車位嚴重不足的問題，非常符合本村的需要。因此，請 城市規劃委員會能接納是項申請。

粉嶺孔嶺 原居民代表



邱為鈞 謹啟

2023 年 12 月 11 日

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: NH/TPN/2595A/L09

14 June 2024

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

By Post and Fax (2877-0245)

Dear Sir/Madam,


**Planning Application for
A Temporary Private Vehicle Park (excluding Container Vehicles)
for a Period of Three Years
At Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76,
Hung Leng, Fanling, New Territories
(Planning Application No. A/NE-TKL/747)**

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" ("R-to-C") in responding to the government departmental comments for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.
RK/AL

C.C.

DPO/ ST, TP&N

(Attn.: Ms Sheren Lee By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

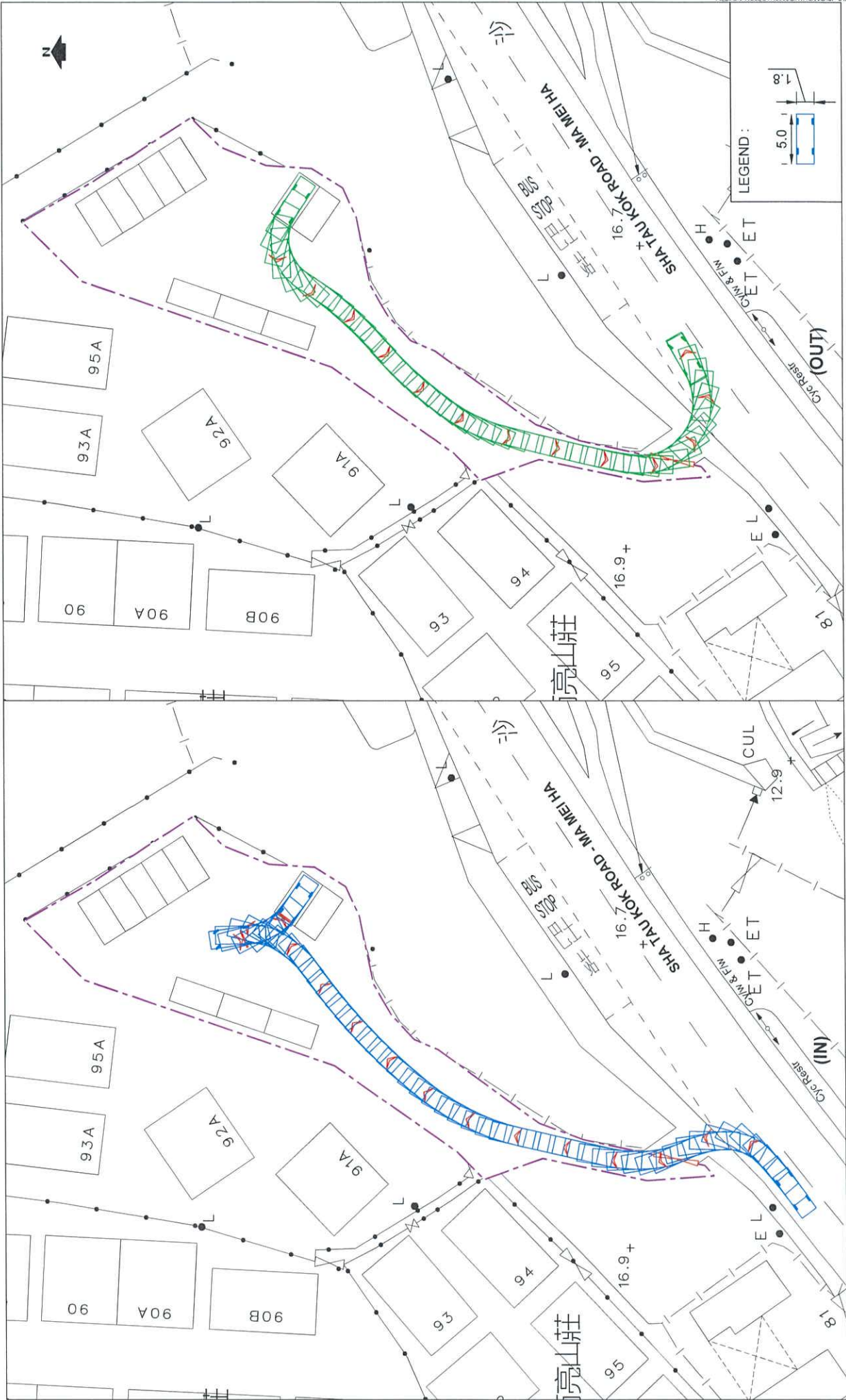


ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

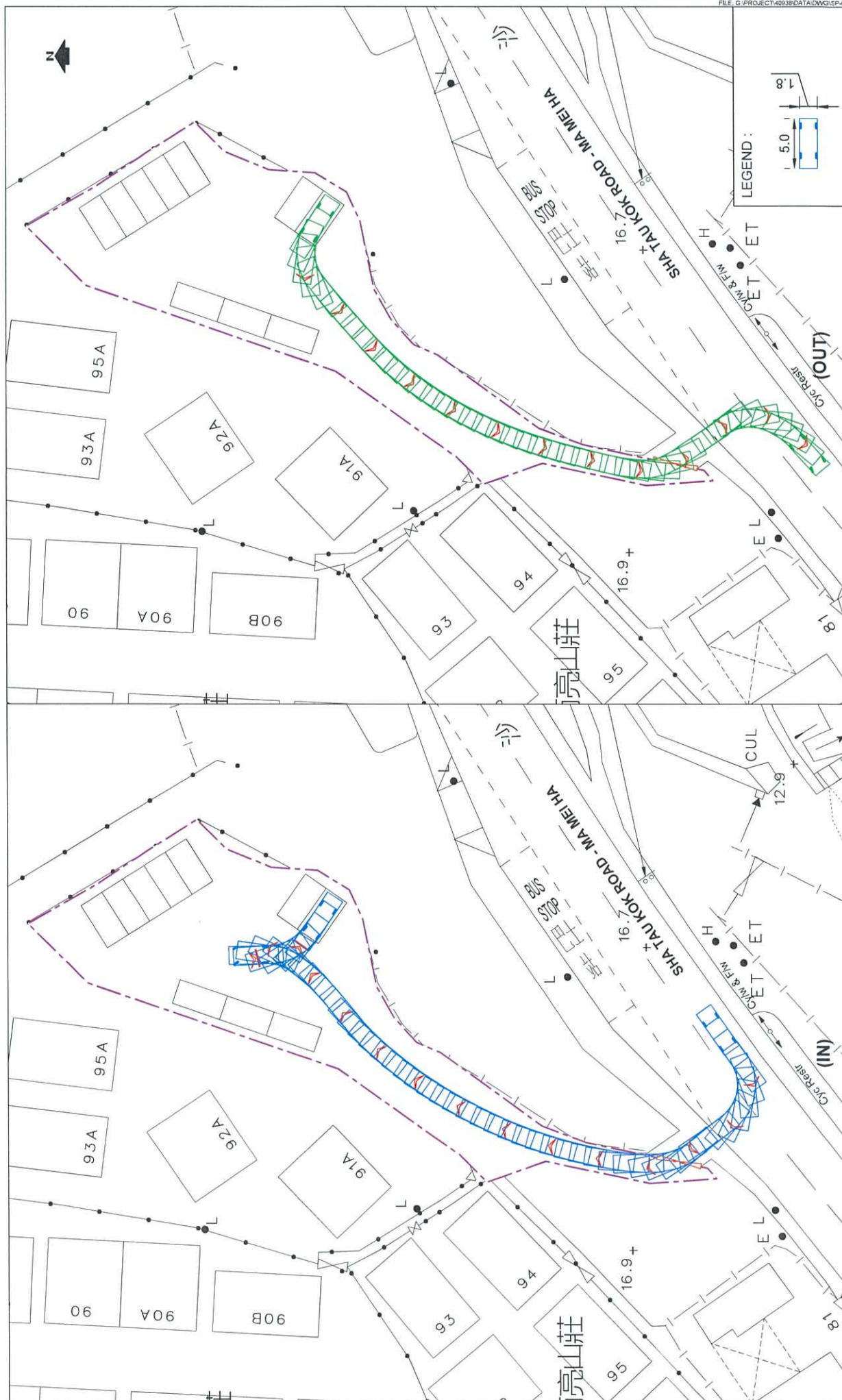
Response-to-Comments

	Departmental Comments	Responses																																																																														
	Transport Department (TD)																																																																															
(a)	<p><u>R-to-C Item (a)</u></p> <p>Please justify the estimated numbers of trips generated and attracted in each peak hour. Moreover, please also provide and justify the estimated numbers of trips generated and attracted in non-peak hours.</p>	<p>Please note that a trip generation and attraction survey is conducted at a nearby temporary open vehicle park (with 34 spaces) at Lot 1495 S.B RP in D.D. 76, Ng Uk Tsuen, Sha Tau Kok Road on 10 May 2024 during the AM peak (07:30 – 10:30) and PM peak (16:00 – 19:00) periods. The survey results are shown below.</p> <table><tr><th rowspan="2">Time</th><th colspan="3">No. of vehicles</th></tr><tr><th>IN</th><th>OUT</th><th>Total</th></tr><tr><td colspan="4"><u>AM Peak</u></td></tr><tr><td>07:30 – 08:30</td><td>0</td><td>15</td><td>15</td></tr><tr><td>08:30 – 09:30</td><td>0</td><td>7</td><td>7</td></tr><tr><td>09:30 – 10:30</td><td>6</td><td>3</td><td>9</td></tr><tr><td colspan="4"><u>PM Peak</u></td></tr><tr><td>16:00 – 17:00</td><td>0</td><td>4</td><td>4</td></tr><tr><td>17:00 – 18:00</td><td>5</td><td>6</td><td>11</td></tr><tr><td>18:00 – 19:00</td><td>13</td><td>3</td><td>16</td></tr></table> <p>The traffic generation and attraction of the proposed temporary vehicle park is estimated by the pro-rata method and the result is shown below.</p> <table><tr><th rowspan="2">Time</th><th colspan="3">No. of vehicles</th></tr><tr><th>IN</th><th>OUT</th><th>Total</th></tr><tr><td colspan="4"><u>AM Peak</u></td></tr><tr><td>07:30 – 08:30</td><td>0</td><td>4</td><td>4</td></tr><tr><td>08:30 – 09:30</td><td>0</td><td>2</td><td>2</td></tr><tr><td>09:30 – 10:30</td><td>2</td><td>1</td><td>3</td></tr><tr><td colspan="4"><u>PM Peak</u></td></tr><tr><td>16:00 – 17:00</td><td>0</td><td>2</td><td>2</td></tr><tr><td>17:00 – 18:00</td><td>2</td><td>2</td><td>4</td></tr><tr><td>18:00 – 19:00</td><td>4</td><td>1</td><td>5</td></tr></table>	Time	No. of vehicles			IN	OUT	Total	<u>AM Peak</u>				07:30 – 08:30	0	15	15	08:30 – 09:30	0	7	7	09:30 – 10:30	6	3	9	<u>PM Peak</u>				16:00 – 17:00	0	4	4	17:00 – 18:00	5	6	11	18:00 – 19:00	13	3	16	Time	No. of vehicles			IN	OUT	Total	<u>AM Peak</u>				07:30 – 08:30	0	4	4	08:30 – 09:30	0	2	2	09:30 – 10:30	2	1	3	<u>PM Peak</u>				16:00 – 17:00	0	2	2	17:00 – 18:00	2	2	4	18:00 – 19:00	4	1	5
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18:00 – 19:00	4	1	5																																																																													

(b)	<p><u>R-to-C Item (c)</u></p> <p>Please clarify the dimensions of vehicle used in the swept path analysis.</p>	<p>Please note that the dimensions of vehicle used in the swept path analysis is 5.0m x 1.8m. A legend is provided to indicate the vehicle dimension used in the swept path analysis and please refer to attached updated figures.</p>
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SWEPT PATH ANALYSIS - PC
(SCALE 1:500 @ A4)



SWEPT PATH ANALYSIS - PC
(TO / FROM SHA TAU KOK ROAD SOUTHBOUND)

(SCALE 1:500 @ A4)

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: NH/TPN/2595A/L10

2 July 2024

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

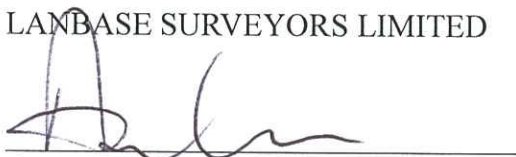
**Planning Application for
A Temporary Private Vehicle Park (excluding Container Vehicles)
for a Period of Three Years
At Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76,
Hung Leng, Fanling, New Territories
(Planning Application No. A/NE-TKL/747)**

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" ("R-to-C") in responding to the government departmental comments for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.
CK/AL

c.c.

DPO/ ST, TP&N

(Attn.: Ms Sheren Lee By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

	Departmental Comments	Responses
	Transport Department (TD)	
(a)	The Applicant should indicate the widths of the driveways inside the subject site.	Please note that the width of the driveways inside the subject site is about 3m. Please also note that the private car(s) can get access into the site through the same driveway previously under the same site condition. Please see the attached layout plan for reference.
(b)	The Applicant should provide a run-in/out on the footpath at the vehicular access. Comments for the run-in/out should be further sought from the Highways Department.	Noted. The Applicant would provide a run-in/out on the footpath at the vehicular access under the approval condition upon obtaining the planning permission. Comments from the highways Department would also be sought for the run-in/out proposal.

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :

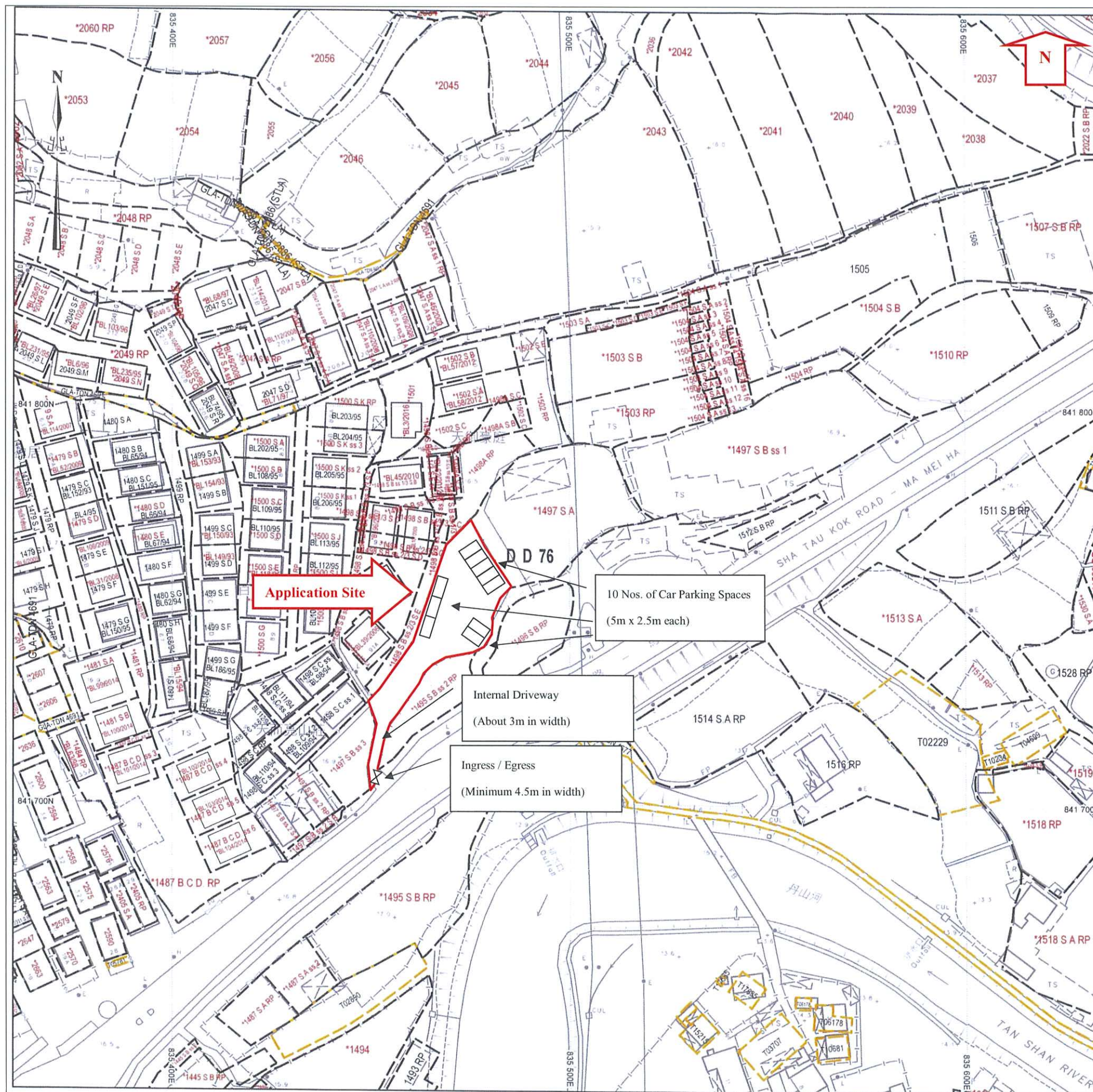
Lot Index Plan No. : ags_S00000119995_0001

District Survey Office : Lands Information Center

Date :17-Nov-2023

Reference No. : 3-SW-4B

For Identification Only



Our Ref.: NH/TPN/2595A/L11

4 July 2024

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Temporary Private Vehicle Park (excluding Container Vehicles)
for a Period of Three Years
At Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76,
Hung Leng, Fanling, New Territories
(Planning Application No. A/NE-TKL/747)**

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" ("R-to-C") in responding to the government departmental comments for the captioned planning application.

We would also like to further clarify that the site has already been paved with concrete of not more than 0.2m thickness for many years.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee

Encl.
CK/AL

c.c.

DPO/ ST, TP&N

(Attn.: Ms Sheren Lee By Email)

Response-to-Comments

	Departmental Comments	Responses
	Transport Department (TD)	
(a)	Please indicate the proposed run-in/out on the layout plan, and specify the its dimensions.	Please see the attached layout plan for reference.

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像境界。這些土地包括私人地段、政府撥地、短期租約地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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比例尺 SCALE 1:1 000



Reference No. : 3-SW-4B

For Identification Only

**Similar S.16 Application for Private Car Park
in the vicinity of the application site within the same “Agriculture” zone
in the Ping Che and Ta Kwu Ling Area**

Rejected Application

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/NE-TKL/646	Proposed Temporary Public Vehicle Park for a Period of 3 Years	6.11.2020	R1 & R2

Reasons for Rejection

- R1 The proposed development was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.

**Similar S.16 Applications for Private Car Park
in the vicinity of the application site across Sha Tau Kok Road – Ma Mei Ha
within “Agriculture” zone
in the Lung Yeuk Tau and Kwan Tei South Area**

Approved Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>
A/NE-LYT/749	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	25.6.2021
A/NE-LYT/741	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles, and Warehouse for Storage of Construction Materials for a Period of 3 Years	10.9.2021

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of Government. No right of access via Government land is granted to the Site; and
- it is noted that no structure is proposed in the application; and
- there is no Small House application falls within the Site.

2. Traffic

Comment of the Commission for Transport (C for T):

- Having reviewed the Further Information, he has no comment on the application;

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

- if the access of the Site is at Sha Tau Kok Road - Ma Mei Ha, the proposed access arrangement and the Traffic Impact Assessment for the run-in/out should be commented and approved by TD;
- the run-in/ out should be designed and constructed strictly in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
- adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.

3. Drainage

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation;
- the applicant should construct drain at their own cost to collect runoff water generated on site to existing stormwater system. No water should be discharged to Sha Tau Kok Road; and
- the Site is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/ disposal facilities for the proposed use.

4. 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;
- based on the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes and rural inland plains landscape character comprising village houses, farmlands, vegetated areas, open storages and clusters of trees. The proposed use is not incompatible with the surrounding landscape character; and
- according to site photos, the Site is vacant, paved and no tree is found within the Site. Significant adverse impact on existing landscape resources within the Site arising from the applied use is not anticipated.

5. Environmental

Comments of the Director of Environmental Protection (DEP):

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

6. Fire Safety

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

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

7. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Buildings Department; and
- (c) Commissioner of Police

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government. No right of access via Government land (GL) is granted to the Site;
- (b) to note the comments of the Director of Environmental Protection (DEP) that
 - (i) the applicant is advised to follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimize potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.
- (c) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road is not managed by Transport Department (TD). The applicant should seek comment from the responsible party;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) if the access of the Site is at Sha Tau Kok Road - Ma Mei Ha, the proposed access arrangement and the Traffic Impact Assessment for the run-in/out should be commented and approved by TD;
 - (ii) the run-in/ out should be designed and constructed strictly in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;

- the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct drains to collect runoff water generated on site to existing stormwater system at their own expense. No water should be discharged to Sha Tau Kok Road; and
 - (iii) the Site is in an area where public sewerage connection is available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

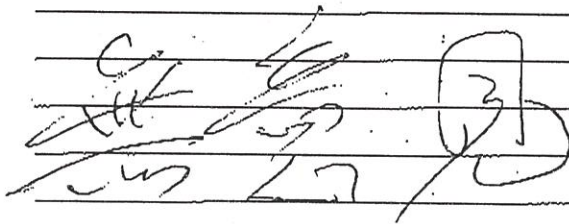
By e-mail : tpbpd@pland.gov.hk

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

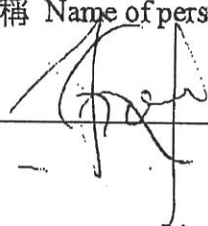
A/NE-TKL/747

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature  日期 Date 2024.2.7

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



A/NE-TKL/747 DD 76 Hung Leng Tsuen

21/02/2024 02:46

From:

To:

Sent by:

File Ref:

"tpbpd" <tpbpd@pland.gov.hk>, "budget" <budget@fstb.gov.hk>
tpbpd@pland.gov.hk

A/NE-TKL/747

Lots 1497 S.B ss.4 and 1497 S.B RP in D.D. 76, Hung Leng, Fanling

Site area: About 675sq.m

Zoning: "Agriculture" "VTD" and area shown as 'Road'

Applied use: 10 Vehicle Parking

Dear TPB Members,

742 was deferred and here is the other part of the puzzle. The applications should be considered together.

How come the smaller site is for 11 cars and this larger for only 10?

While it is not an element of the planning process, in view of the significant budget deficit being faced by the administration, this is a good time to question how, and if, the revenue from these village parking sites is being declared.

The tightening of declarations for public housing has resulted in some hundreds of units being surrendered. The government has been far too lax in monitoring abuse and the many operations that evade fiscal oversight. This has placed the burden of paying taxes on those individuals working in sectors where every dollar earned is declared.

FS should cast the net wider.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 9 November 2023 3:05 AM HKT
Subject: A/NE-TKL/742 DD 76 Hung Leng Tsuen

A/NE-TKL/742

Lot 1495 S.B ss.2 RP in D.D. 76, Hung Leng, Fanling

Site area: About 275.6sq.m

Zoning: "Agriculture"

Applied use: 11 Vehicle Parking

Dear TPB Members,

The site is an already developed parking lot. What members should question is why there is no application for the adjoining lot being used for a similar operation and also with no record of previous approval.

Is it being operated by the same person/company?

Mary Mulvihill

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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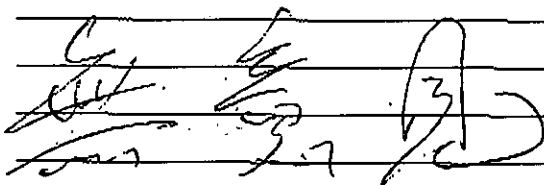
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/747 Received on 27/05/2024

意見詳情 (如有需要，請另頁說明)

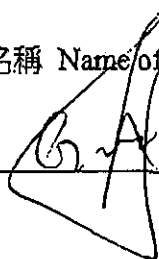
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2024.6.6