

**Similar s.16 Applications for Temporary Private/Public Vehicle Park
within/partly within the “AGR” in the vicinity of the Application Site,
in the Ta Kwu Ling Area in the Past Five Years**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-TKL/747	Proposed Temporary Private Vehicle Park (Excluding Container Vehicles) for a Period of Three Years and Associated Filling of Land	19.7.2024
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 (revoked on 10.6.2023)
A/NE-LYT/827 [#]	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	19.7.2024

Remarks

[#] : Application Nos. A/NE-LYT/749 and A/NE-LYT/827 involve the same site.

Rejected Application

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

Rejection Reasons:

- 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 have caused adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- 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 the Site is already being used for the uses under application and no structure is proposed in the application.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application;
- taking into account the public comment regarding concerns about vehicles travelling across the nearby existing bus stop to the Site, approval conditions for the implementation and maintenance of traffic management measures as proposed by the applicants shall be imposed; and
- the vehicular access between the Site and Sha Tau Kok Road is not managed by the Transport Department (TD). The applicants should seek comment from the responsible party;

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

- the proposed access arrangement of the Site should be commented and approved by TD; and
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains.

3. Drainage

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicants to submit and implement a drainage proposal for the Site 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 rectify if they are found inadequate/ineffective during operation; and
- the Site is in an area where public sewerage connection is available.

4. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction.

5. Landscape

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

- no objection to the application from the landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe 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. According to the site photos taken on 27.10.2023 and 23.8.2024, the Site is vacant and hard paved with no sensitive landscape resources. A tree is observe at the periphery of the Site. Significant adverse impact on existing landscape resources within the Site arising from the proposed use is not anticipated.

6. Environment

Comments of the Director of Environmental Protection (DEP):

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

7. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- (c) District Officer (North), Home Affairs Department (DO(N), HAD).

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 Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road is not managed by the Transport Department (TD). The applicants should seek comment from the responsible party;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (d) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works, such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (e) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage system should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicants should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner 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. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (f) 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. The applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicants should also be advised on the following point:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;

- (ii) if any proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iii) if there is electric vehicle charging station involved, the applicants are reminded to make reference to the “Requirements for the Fireman’s Emergency Switch” issued by his department at **Appendix IVa**;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to minimise 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 are duly certified by an Authorised Person; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains inside the Site as shown on the plan (**Appendix IVb**) may be affected. The applicants are required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the site areas are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5 m 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 the diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of DWS. Rigid root barriers may be required if the clear distance between

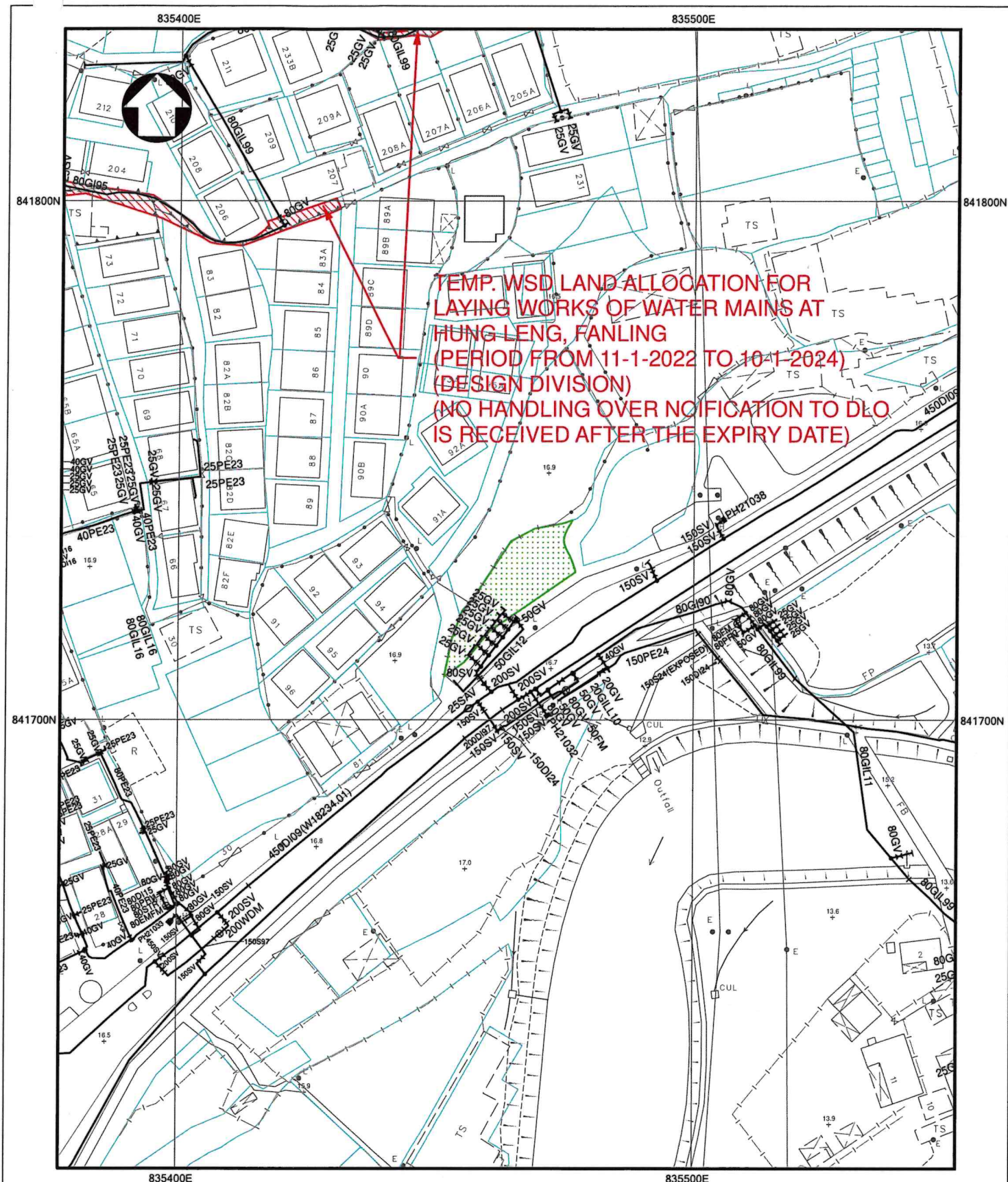
the proposed tree and the pipe is 2.5 m or less, and the barrier must extend below the invert level of the pipe;

- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 m around the cover of any valve or within a distance of 1 m from any hydrant outlet; and
- tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains.

Appendix

Requirements for the Fireman's Emergency Switch

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE



PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-SW-4B

FILE REF: (9) IN WSD/M/SP 3051/437/242S/14 PT.1

REF. CODE: 35W24M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department

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/772

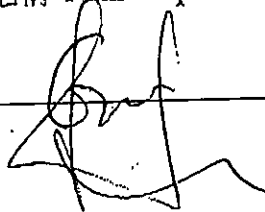
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

2024.8.27

From:
Sent: 2024-09-06 星期五 13:33:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Ref A/NE-TKL/772
Attachment: Reply slip to A_NE-TKL_772 (20240905).pdf

Dear Sir,

Please find attached our advice of support in relation to the above s16 planning application. Thank you.

Regards,
Yau Wai Kwan and
Ip Shui Sang

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

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To : Secretary, Town Planning Board

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

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

A/NE-TKL/772

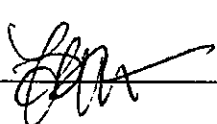
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成。本村私家車泊位嚴重缺乏。

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

簽署 Signature

 葉水生

日期 Date

邱為鈞、
葉水生
5/9/2024

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

From:

Sent:

2024-09-12 星期四 19:34:24

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

反對規劃申請 A/NE-TKL/772

反對以上申請

原因如下，該農地位置鄰近巴士站，停車場在非法經營期間，車輛經常剷上巴士站以及停泊巴士站內，對路人造成極大危險，如果該土地仍然成為停車場，非常容易對路人造成意外。

該土地在上次投訴後仍然非法經營停車場，以並未對土地擁有擁有人有任何處分，反而可以再度申請成為停車場，極度懷疑有私相授受之嫌，城規會應該為此而交代。

歡迎與我聯絡

葉添財

From:
Sent: 2024-09-12 星期四 23:18:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/772 DD 76 Hung Leng Tsuen

Dear TPB Members,

742 withdrawn, back with number of vehicles reduced to 7. The adjoining lot has since then been approved under 747.

Members should question why the two parking lots are not operated as one to achieve efficiencies in land use.

Mary Mulvihill

From:
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

2024年08月16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 16 AUG 2024
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

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

2401821

2417

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NZ-7KL/772
	Date Received 收到日期	16 AUG 2024

- 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 樓及新界沙田上禾輋路 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)

YIP TIN FAT 葉天發, YIP TIM FU 葉天富, YIP TIN KWAI 葉天貴

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)

PANG HING YEUN 彭慶餘

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)	D.D. 76 Lot 1495 S.B ss.2 RP, Hung Leng, Fanling, New Territories. 新界粉嶺孔嶺丈量約份第76約地段第1495號B分段第2小分段餘段
(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 275.6 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	S/NE-TKL/14 坪崙及打鼓嶺分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Temporary Private Car Park 臨時私人停車場 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 Car Park (Private Car and Light Goods Vehicle) (For a period of 3 years) 臨時私人停車場 (私家車及輕型貨車) (為期3年) (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) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 275.6sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 NAsq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 NA Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 NAsq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 NAsq.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) NA	
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 5 (5m x 2.5m) Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 2 (5m x 2.5m) 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 星期一至日全日24小時			
(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)) 沙頭角公路馬尾下段	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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？	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"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

1. 申請位置位于孔嶺村近沙頭角公路馬尾下段旁邊，申請位置現時為停車場。
2. 由於孔嶺村及附近的發展迅速，因而需要更多的車位給村民或附近居民使用，因此申請申請位置早於1997年已作為停車場。
3. 申請位置東北面為出入通道及露天倉，西北面為天御豪庭使用的屋苑停車場，西南面為天而亮山莊使用的屋苑停車場及東南面為沙頭角公路馬尾下。
4. 孔嶺村有六百幾戶居民，本身亦無公共停車場，除了村口近坪輦路可給村民泊車之外，並無其他地方可給村民泊車。
5. 孔嶺村東南面，沙頭角公路馬尾下段另外一邊的吳屋村，由於地理關係，該村並沒有車路可到達，該處的村民亦會使用孔嶺村的停車位，因此該地區的車位嚴重不足。
6. 申請位置雖然位于農業地界，但多年來並沒有相關活動，而且附近亦無任何農業活動。
7. 申請位置只有七個車位，五個私家車車位，另外兩個輕型貨車車位，其他類型車輛不得使用。
8. 申請位置為開放式停車場，並且不設時租，停車場只給予鄰近村民使用，外來車輛者不得使用。
9. 為了保障行人安全，我們會於申請位置當眼處增設警示牌，並會提醒駕駛者留意行人。
10. 申請位置不需要填土，不需要砍樹，對環境沒有太多影響。
11. 申請位置附近為屋苑停車場、屋宇、道路，因此申請位置作為停車場與附近景觀互相協調，而且只屬于小型發展，對環境影響相對性比較少。
12. 我們定必遵從貴署及有關部門的意見。

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

PANG HING YEUN

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

18/07/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	D.D. 76 Lot 1495 S.B ss.2 RP, Hung Leng, Fanling, New Territories. 新界粉嶺孔嶺丈量約份第76約地段第1495號B分段 第2小分段餘段
Site area 地盤面積	275.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱圖
Zoning 地帶	Agriculture 農業
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	Temporary Private Car Park (Private Car and Light Goods Vehicle) (For a period of 3 years) 臨時私人停車場 (私家車及輕型貨車) (為期3年)

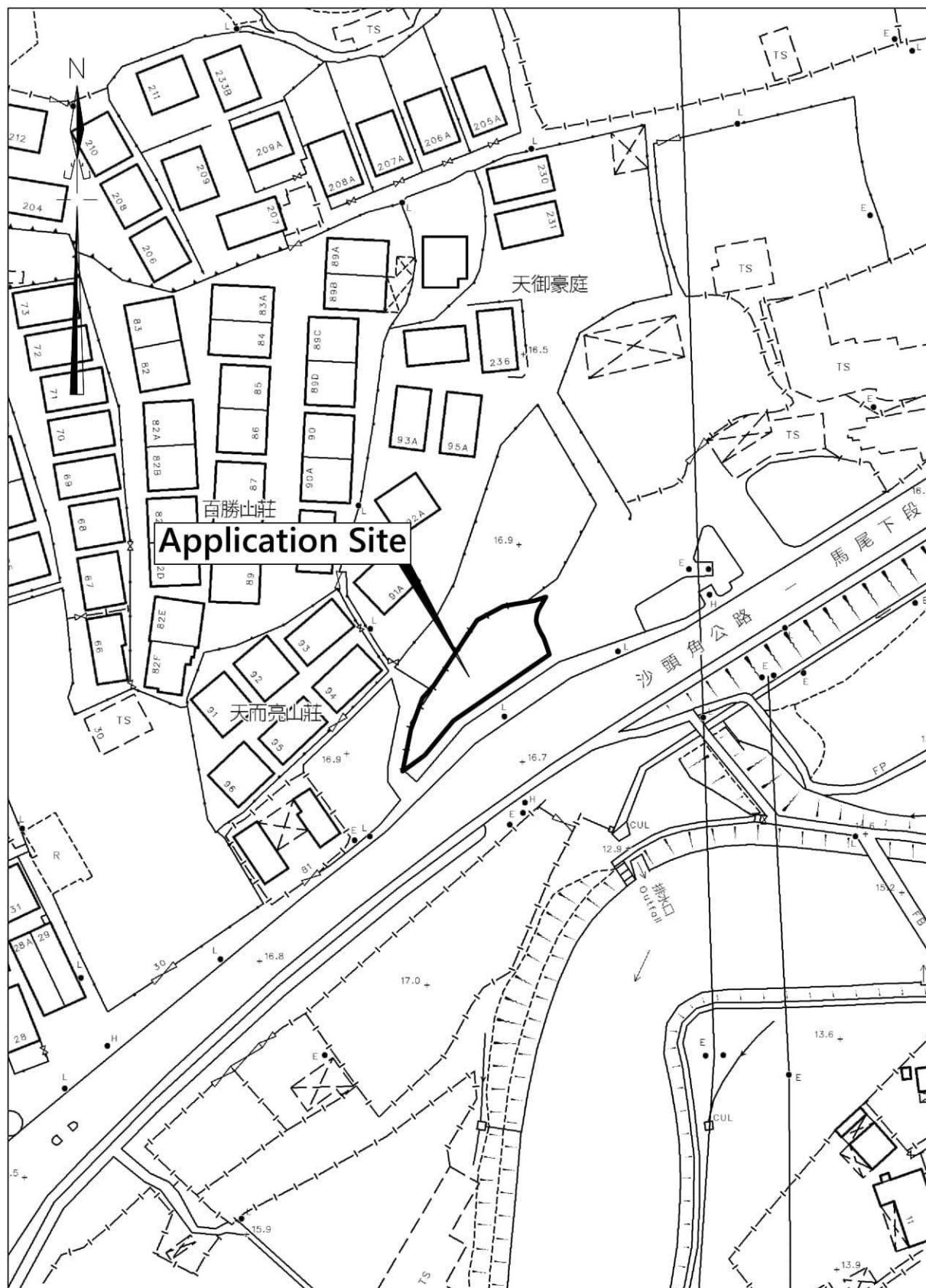
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input 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	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <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 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) <hr/> <hr/>		7 5 (5m x 2.5m) 2 (5m x 2.5m)
	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) <hr/> <hr/>		

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

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

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

LOCATION PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

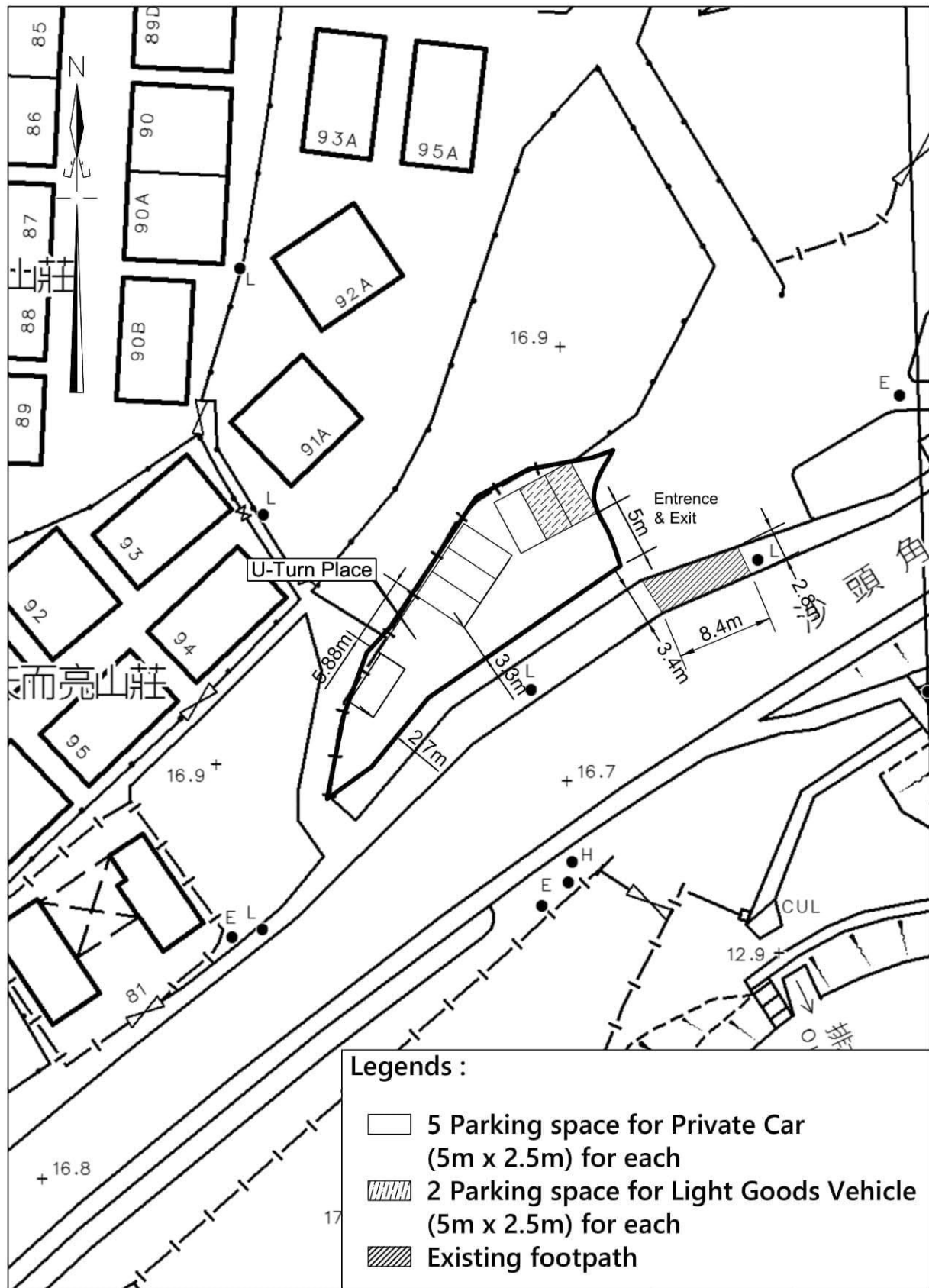
Scale :
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Survey Sheet No. :
3-SW-4B

Date :
13-07-2024

Figure No. :
LOP/01

LAYOUT PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

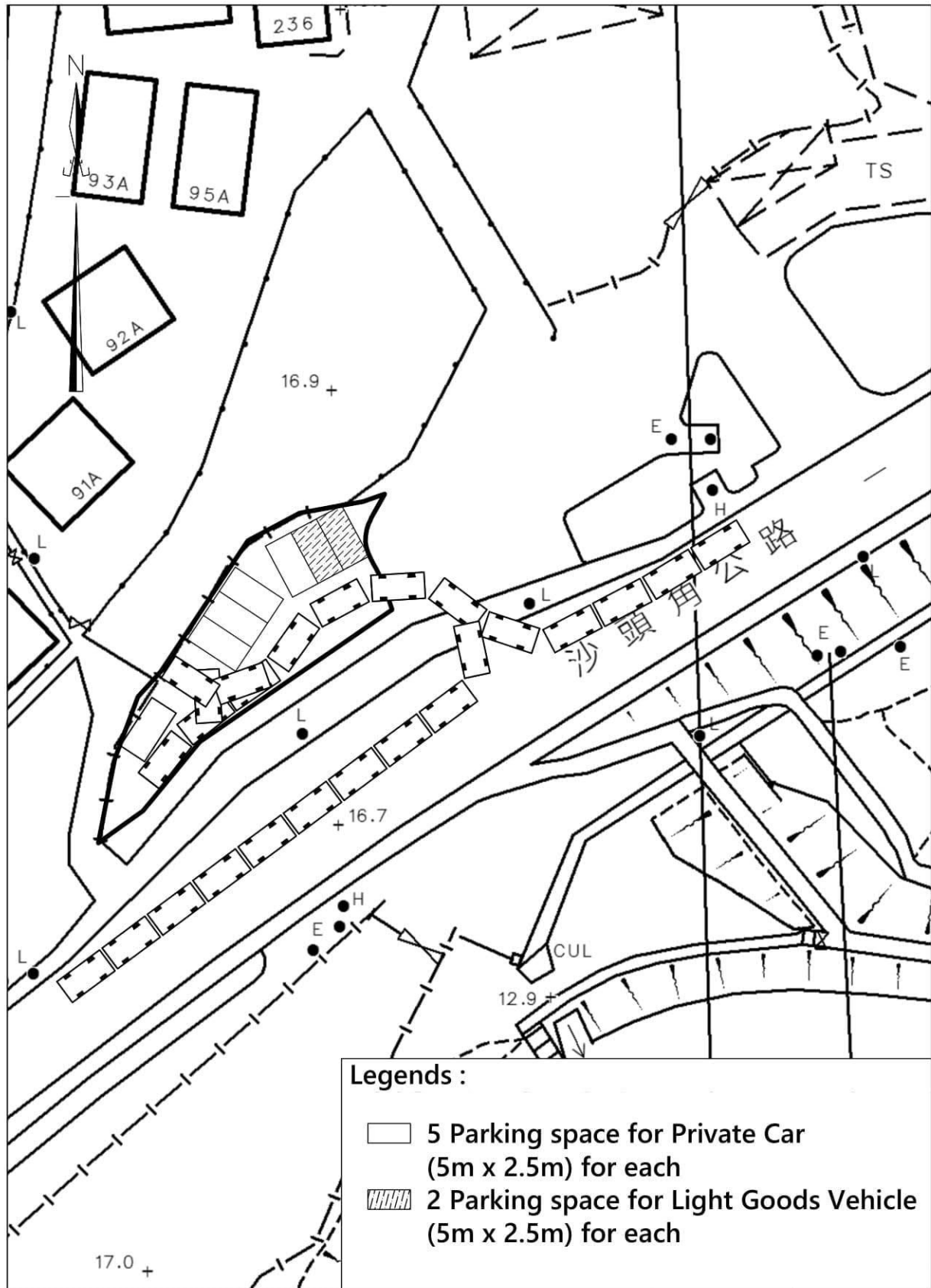
Scale :
1 : 500

Survey Sheet No. :	3-SW-4B
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Date :
13-07-2024

Figure No. :
LAP/01

ROUTING PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

Scale :

1 : 500

Survey Sheet No. :

3-SW-4B

Date :

13-07-2024

Figure No. :

RP/01

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

Timothy Wai Pui WU/PLAND

寄件者: pang hingyeun <[REDACTED]>
寄件日期: 2024年09月24日星期二 0:04
收件者: Timothy Wai Pui WU/PLAND
主旨: 回覆: Departmental Comments on A/NE-TKL/772 - Temporary Private Car Park
(Private Cars and Light Goods Vehicles) for a Period of 3 Years
附件: Reply to TD's comments.pdf

Dear Mr Wu,

Please find the enclosed documents which is reply to TD's comments.
Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

寄件者: Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>

寄件日期: 2024年9月19日 11:42

收件者: [REDACTED]

主旨: Departmental Comments on A/NE-TKL/772 - Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years

Dear Mr. Pang,

Application No. A/NE-TKL/772

Please find the following comments from the Transport Department.

1. 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;
2. The applicant shall use swept path analysis to demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site from/to Sha Tau Kok Road southbound, maneuvering within the subject site and into/out of the parking spaces. Continuous lines should be used in swept path analysis in Figure RP/OI to show the path of the outermost extremities on the lateral sides of the vehicle all along its movement. The type and dimensions of the vehicle used in swept path analysis should also be indicated;

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3. Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site. In particular, queuing of vehicles will cause adverse impact to bus operations at bus bay;
4. The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;
5. Physical separation should be used to block vehicles from entering and exiting the subject site at locations other than the proposed entrance; and
6. 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.

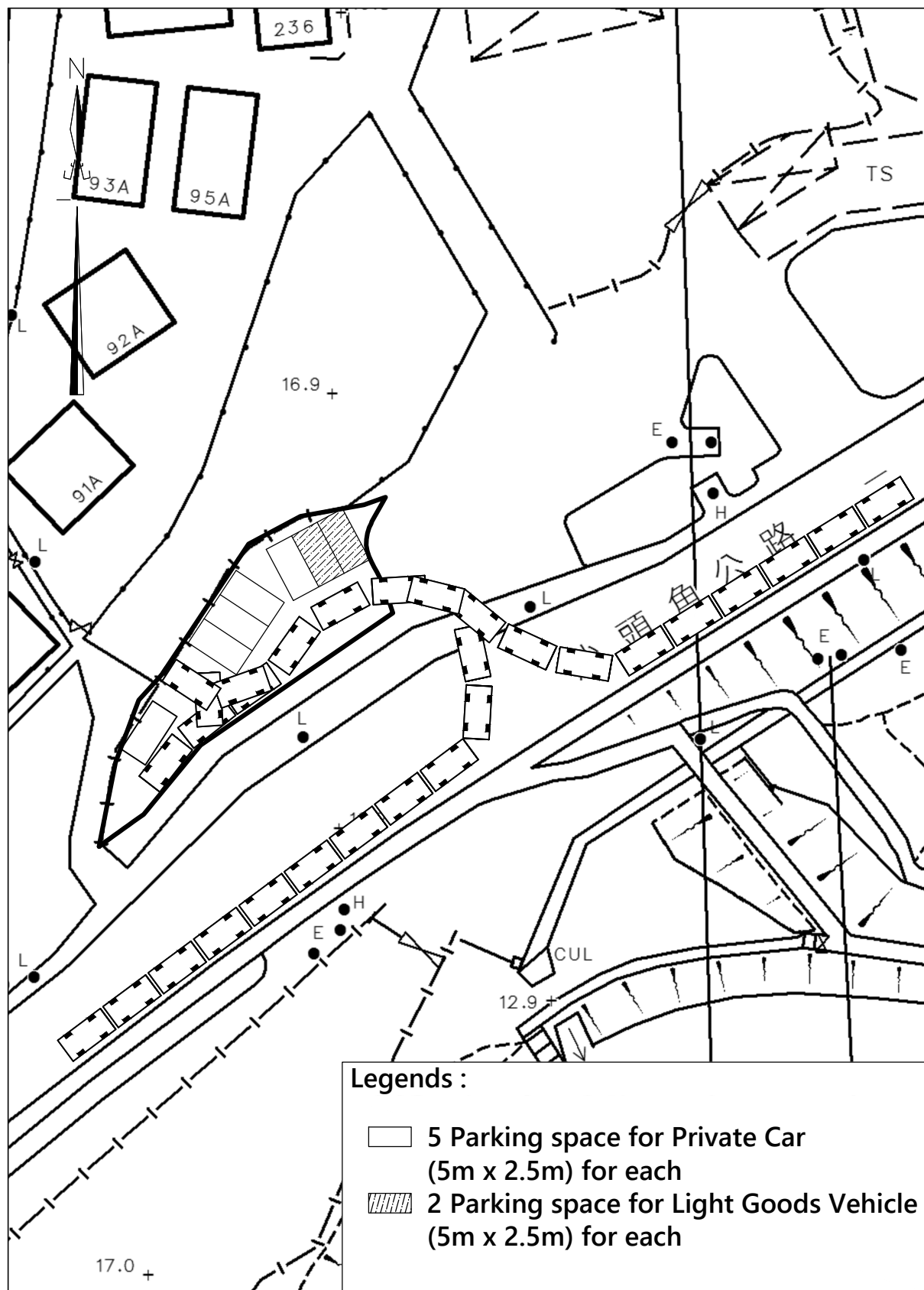
Thank you very much.

Regards,
Timothy WU
ATP/N6, PlanD
Tel: 2158-6031

We reply to TD' s comments

1. The Sha Tau Kok Road is not a busy route, and our parking lot has only 7 parking spaces, with approximately 5-10 vehicle trips in and out each day. The entrance to the application site is about 5 meters wide, while the entrance connecting to Sha Tau Kok Road is about 8.4 meters wide, providing sufficient width and ensuring that visibility will not be affected. It will not pose any impact on nearby traffic or pedestrians.
2. There is a turning area within the application site that is approximately 5.9 meters wide and 6.2 to 8.5 meters long, providing sufficient space for vehicles to turn around. We only park private cars and light vans, which are approximately 1.7 meters by 4.7 meters in size. Please refer to the attached diagram for the driving route.
3. There will be no gate constructed at the application site, and we only offer monthly rentals, so vehicles will not queue outside the premises and affect traffic.
4. We will install signs at the entrance and exit of the site to remind pedestrians and drivers, ensuring the safety of road users.
5. We will install a fence in areas outside the entrance and exit to prevent vehicles from entering the site from other locations.
6. We will seek comments from the responsible party.

ROUTING PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

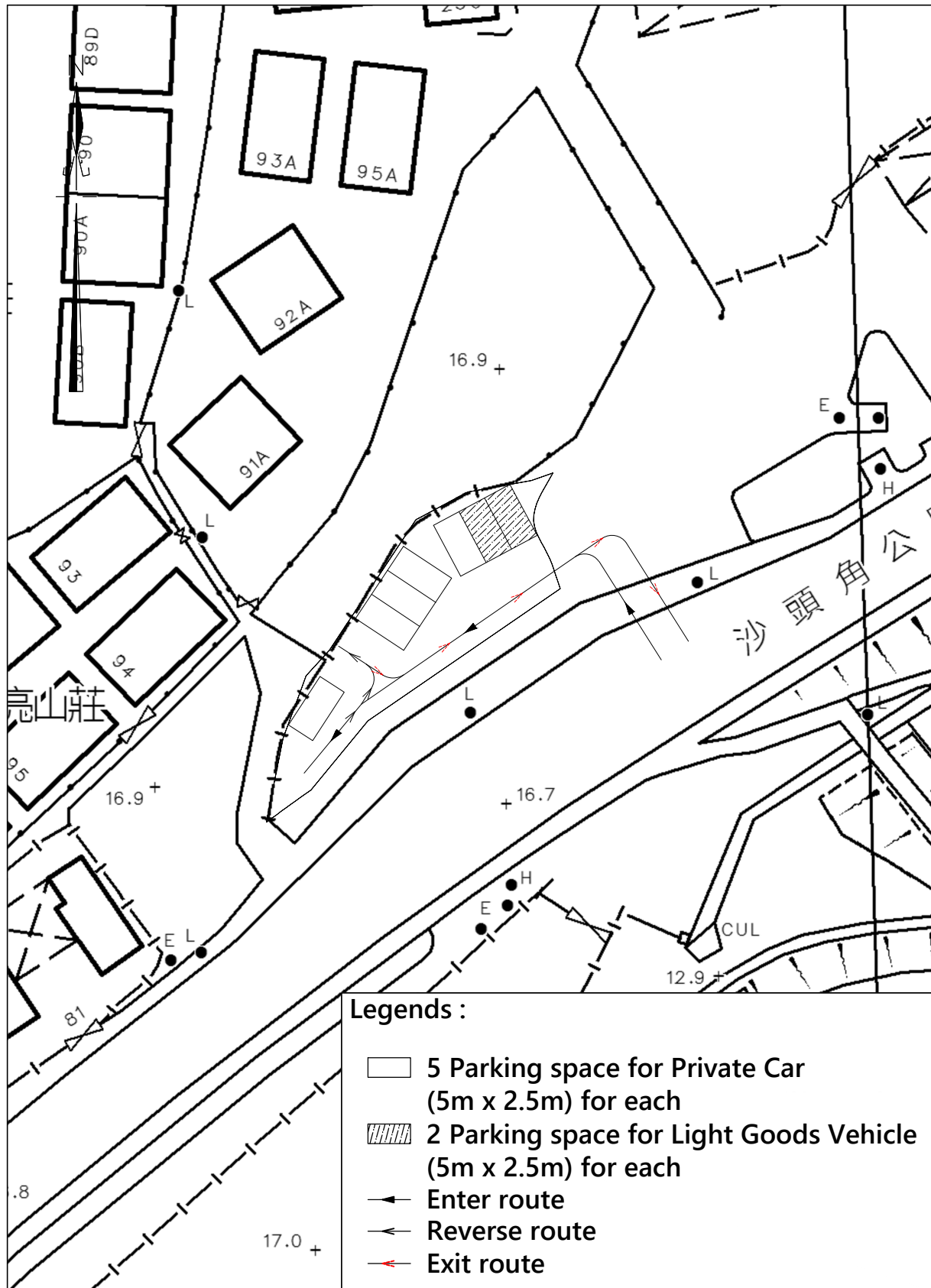
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Survey Sheet No. :	3-SW-4B
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Date :
19-09-2024

Figure No. :
RP/02

ROUTING PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

Scale :
1 : 500

Survey Sheet No. :
3-SW-4B

Date :
19-09-2024

Figure No. :
RP/03

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

Timothy Wai Pui WU/PLAND

寄件者: pang hingyeun <[REDACTED]>
寄件日期: 2024年10月20日星期日 22:59
收件者: Timothy Wai Pui WU/PLAND
主旨: 回覆: D.D. 76 Lot 1495 S.B ss.2 RP Access Plan
附件: TD's comments.pdf; D.D. 76 Lot 1495 S.B ss.2 RP-Model.pdf
類別: Internet Email

Dear Timothy,

Please find the enclosed document for your reference.
Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

寄件者: Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>
寄件日期: 2024 年 10 月 18 日 11:39
收件者: peter pang <[REDACTED]>; pang hingyeun <[REDACTED]>
主旨: Re: D.D. 76 Lot 1495 S.B ss.2 RP Access Plan

Dear Mr. Pang,

Please find the following comments from TD on your draft FI.

- All the three comments stated in my email dated 9 October 2024 have not been addressed. The applicant is reminded to provide the information/diagrams as mentioned in the comments. In particular, regarding the second comment, in swept path analysis, the outermost extremities of the vehicle (the outline/shape of the vehicle) at various moments all along its movement should be shown. Continuous lines of the path of the outermost extremities on the **lateral sides** (instead of the centre line shown in the diagram supplemented by the applicant) of the vehicle all along its movement should also be provided..
- The word "entrence" in the drawing should read "entrance".

Also, we should be grateful if relevant planning application number and the name of the government department that you are intended to respond could be explicitly stated in both your email and relevant attachment for easy reference, instead of a blank email with attachment only.

Thank you very much.

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

Regards,
Timothy WU
ATP/N6, PlanD
Tel: 2158-6031

We are reply to the TD' s comments.

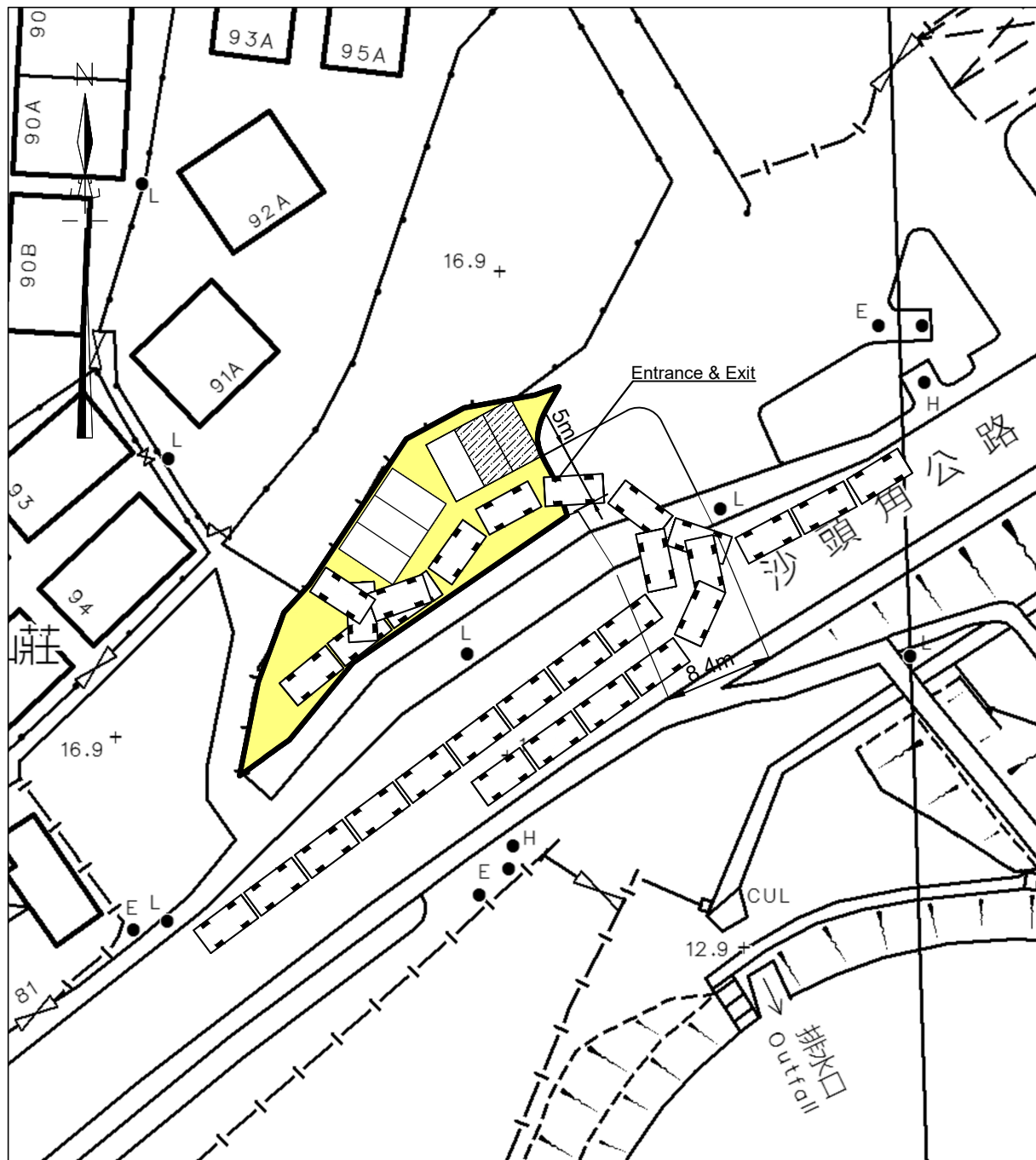
The application location has only six rental parking spaces, with an average of five to ten vehicle entries and exits per day. Moreover, Sha Tau Kok Road is not a busy route, so our traffic does not impact the nearby roads.

For the vehicle entry and exit paths, please refer to the attached diagram. To facilitate smoother operations within the site, we have decided to remove the last parking space.




We only allow private cars (私家車) and light goods vehicles (輕型貨 Van) to park; vehicles over 3.3 tons are not permitted. The dimensions of the parking spaces are 2.5 meters by 5 meters, which are sufficient for accommodating private cars and light goods vehicles.

The entrance to the application site from Sha Tau Kok Road has a width of approximately 8.4 meters, while our site entrance is about 5 meters wide, providing adequate space for satisfactory operations.

ACCESS PLAN



Legends :

-  5 Parking space for Private Car
(5m x 2.5m) for each
 2 Parking space for Light Goods Vehicle
(5m x 2.5m) for each
 Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

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Survey Sheet No. :	3-SW-4B
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Date :
13-10-2024

Figure No. :
AC/01

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

Timothy Wai Pui WU/PLAND

寄件者: pang hingyeun <[REDACTED]>
寄件日期: 2024年10月29日星期二 16:47
收件者: Timothy Wai Pui WU/PLAND; tpbpd/PLAND
主旨: Planning Application : A/NE-TKL/772
附件: Layout Plan.pdf; Access Plans.pdf

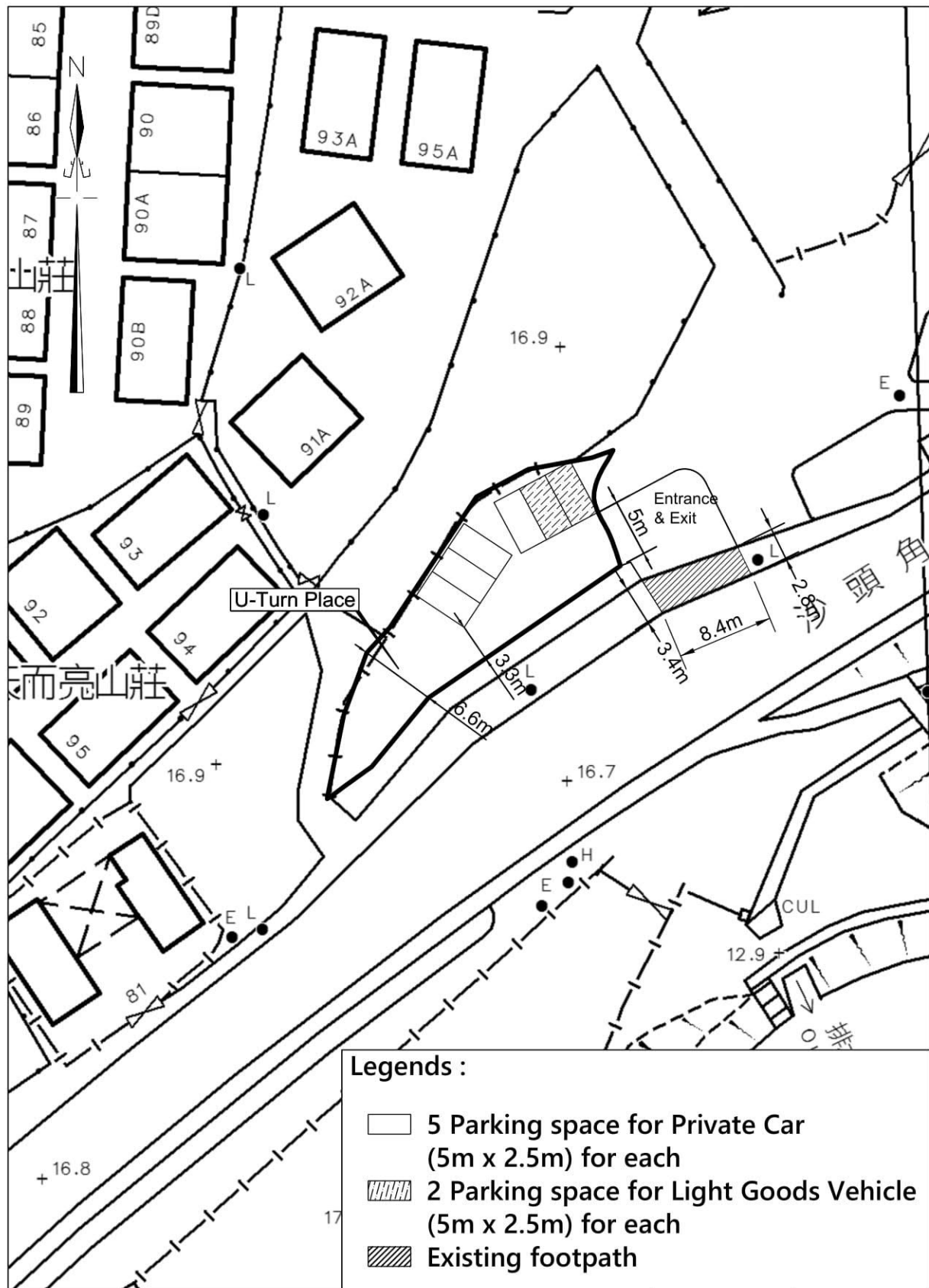
Dear Mr Wu,

Please find the enclosed Revised Layout Plan and Access Plans for reply TD's comments.
Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

LAYOUT PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

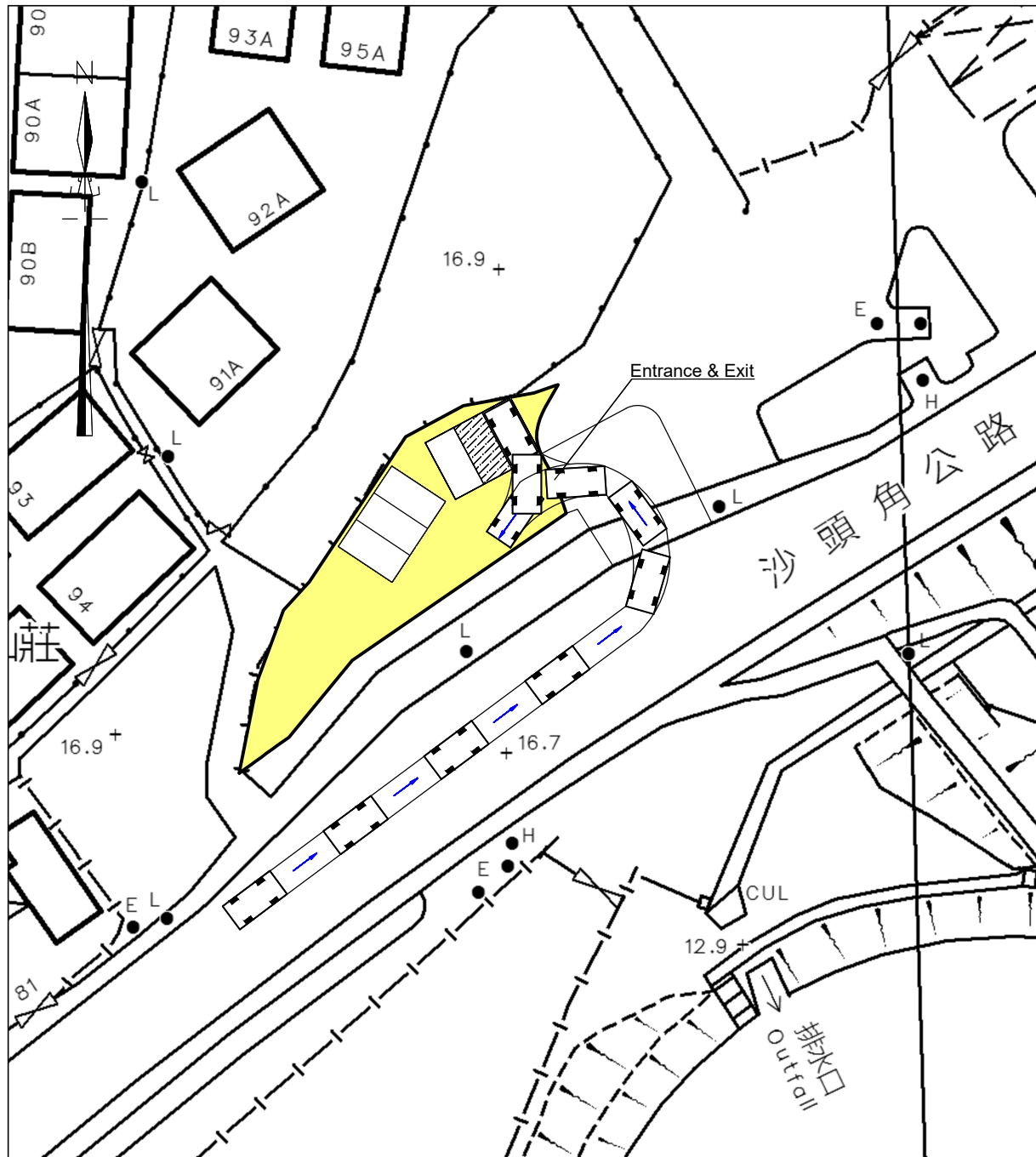
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Survey Sheet No. :	3-SW-4B
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


Date :
14-10-2024

Figure No. :
LAP/01

ACCESS PLAN



Legends :

-  5 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

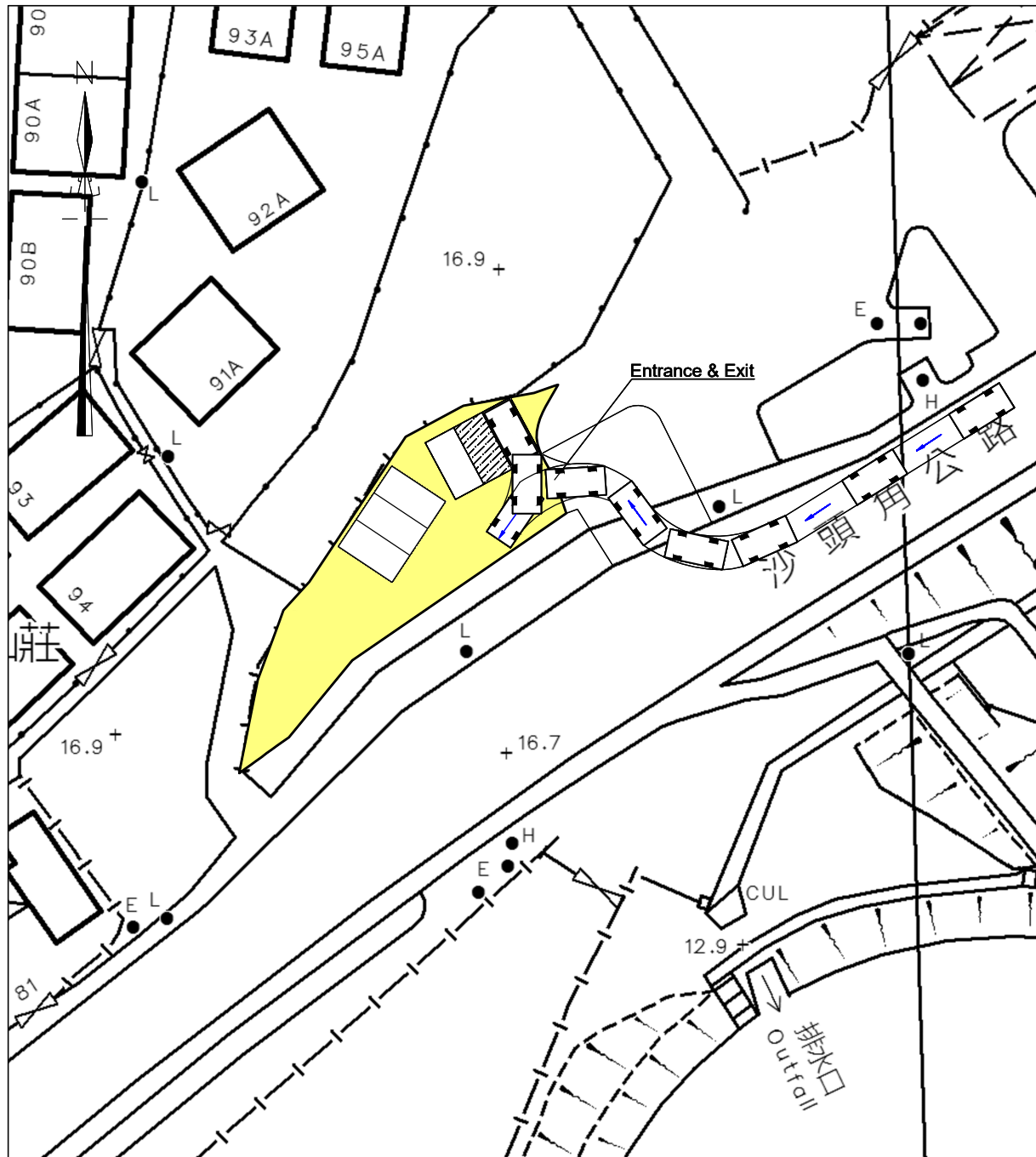
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/10

ACCESS PLAN



Legends :

-  5 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

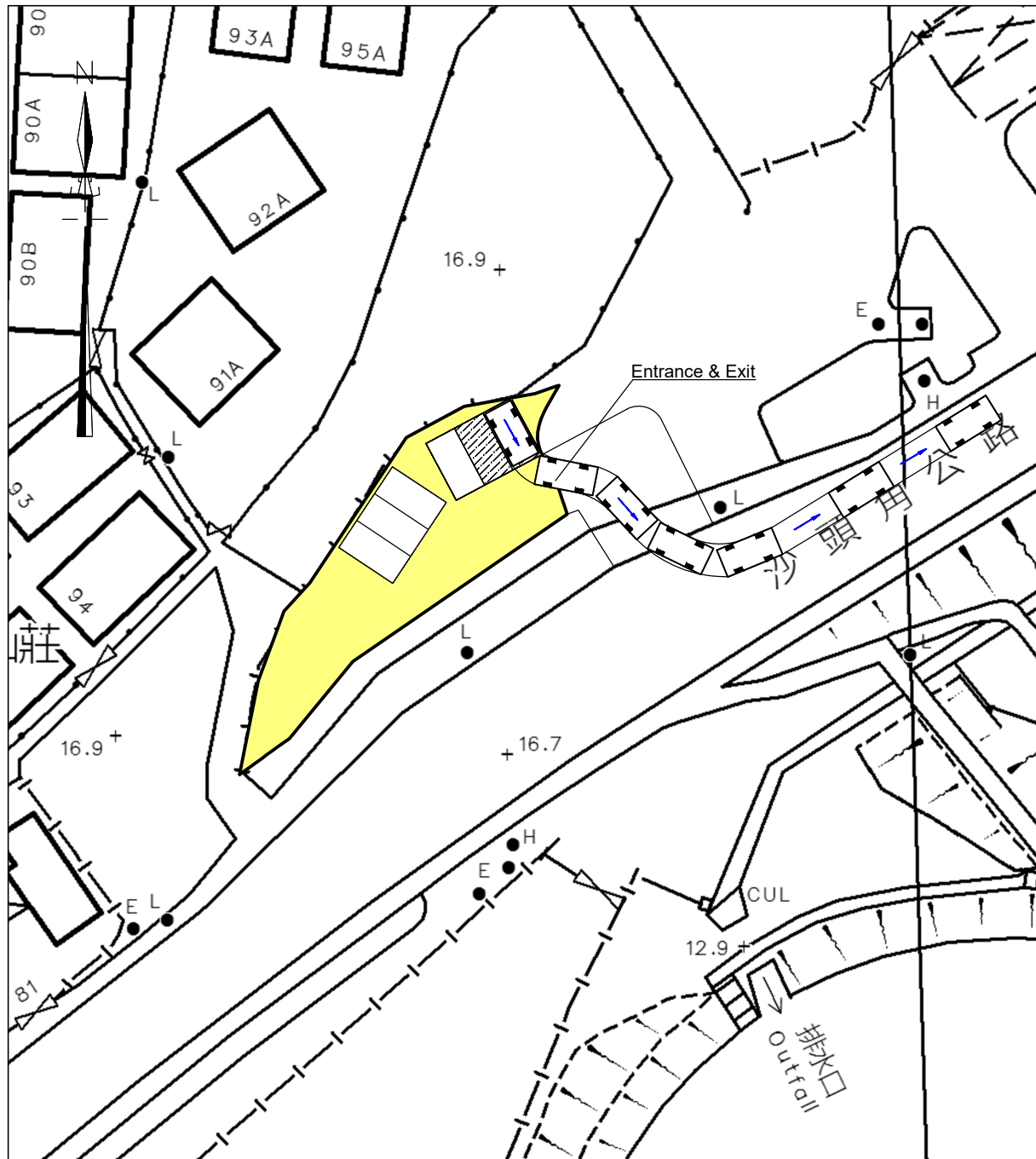
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3-SW-4B




Date :
24-10-2024

Figure No. :
AC/11

ACCESS PLAN



Legends :

-  5 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

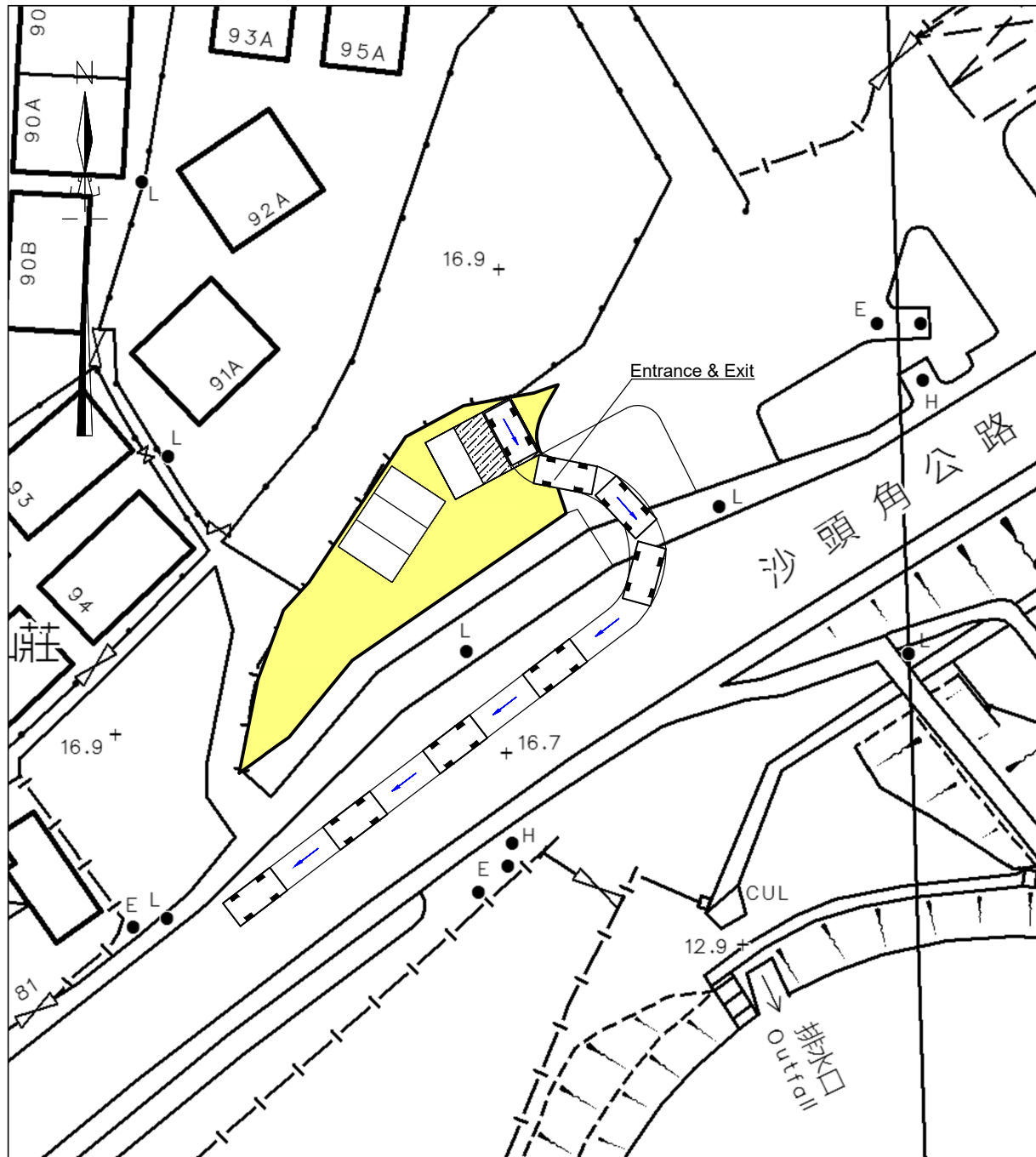
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/12

ACCESS PLAN



Legends :

-  5 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

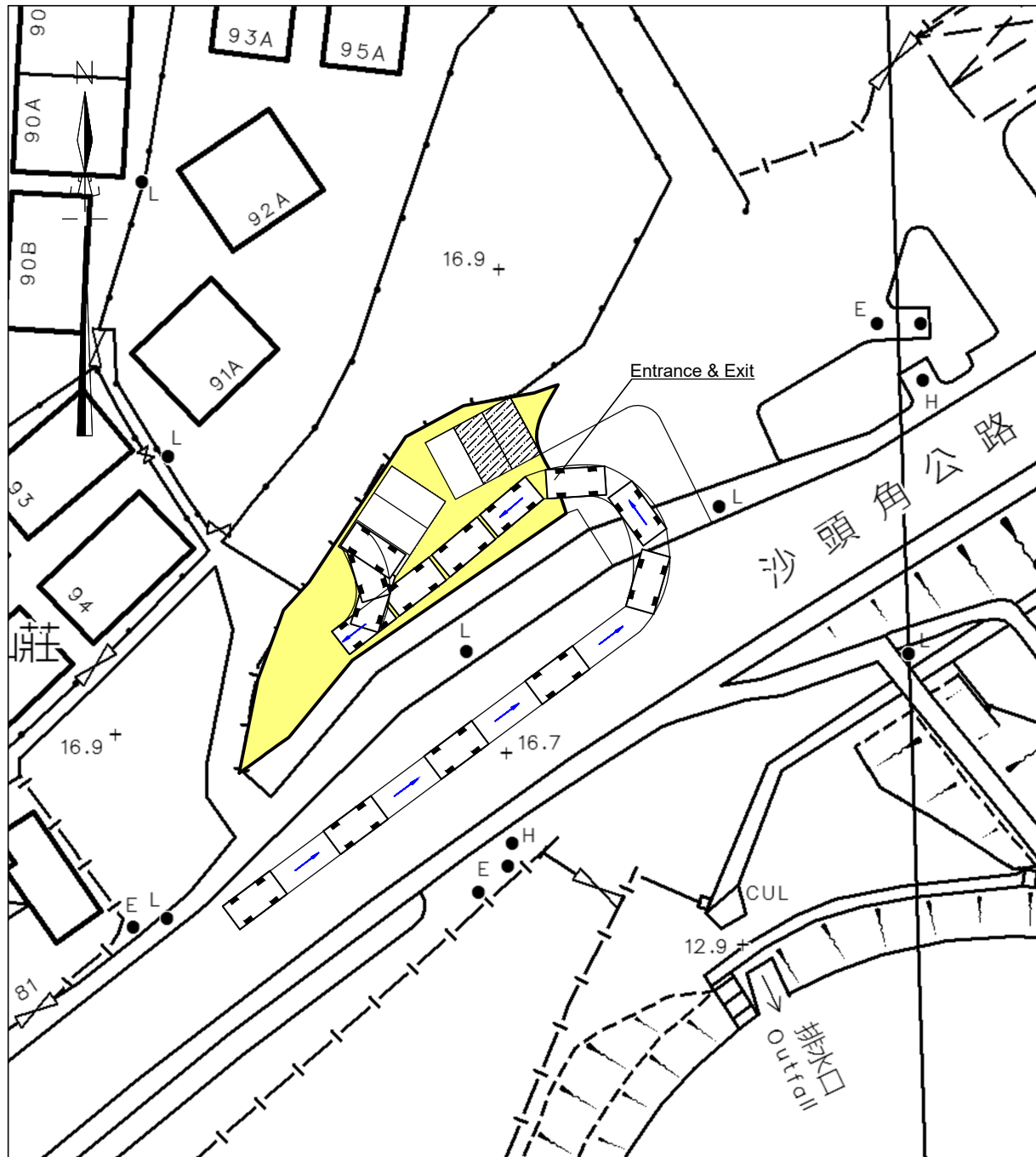
Scale :
1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/13

ACCESS PLAN



Legends :

- 5 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

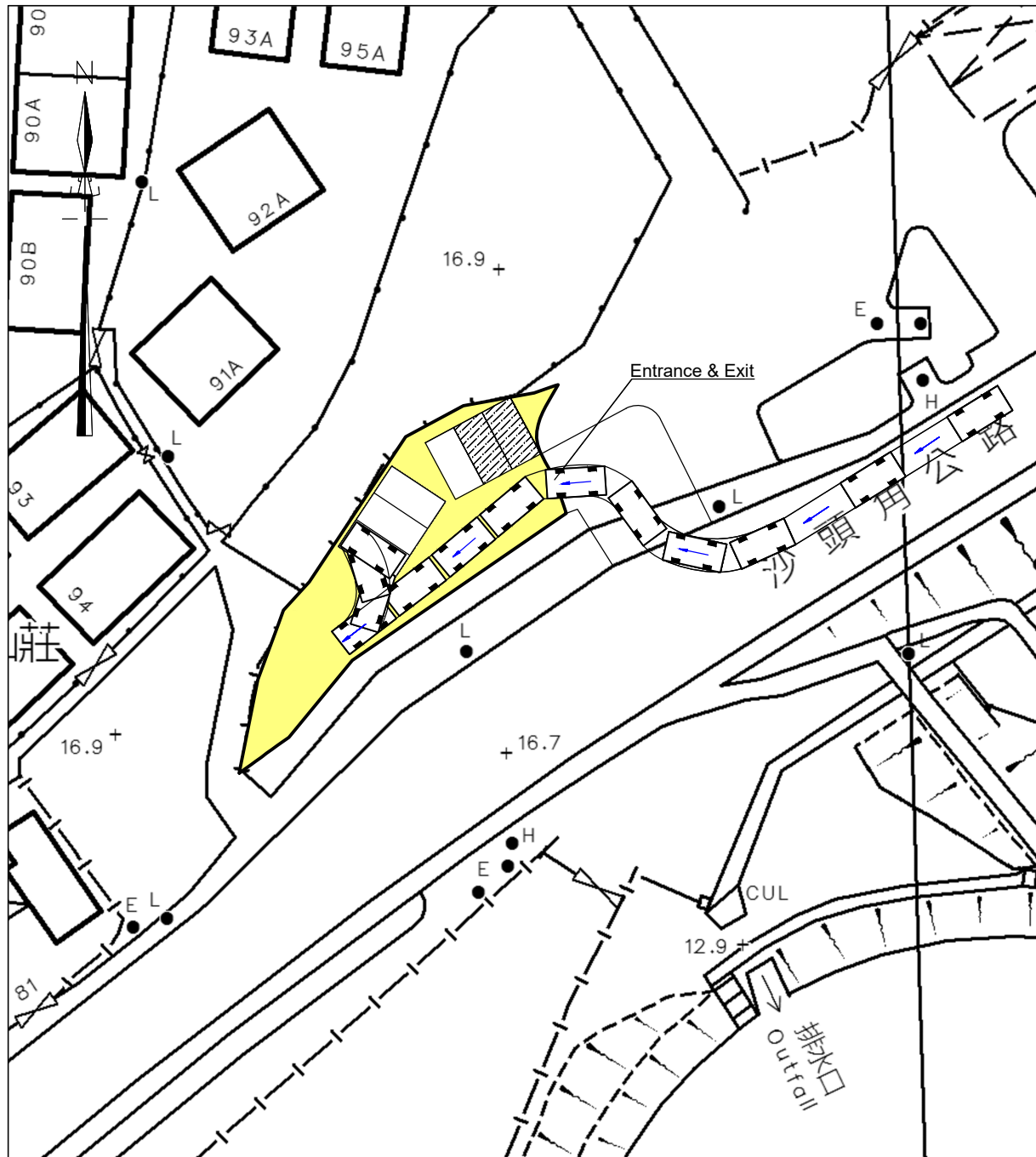
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/14

ACCESS PLAN



Legends :

-  5 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

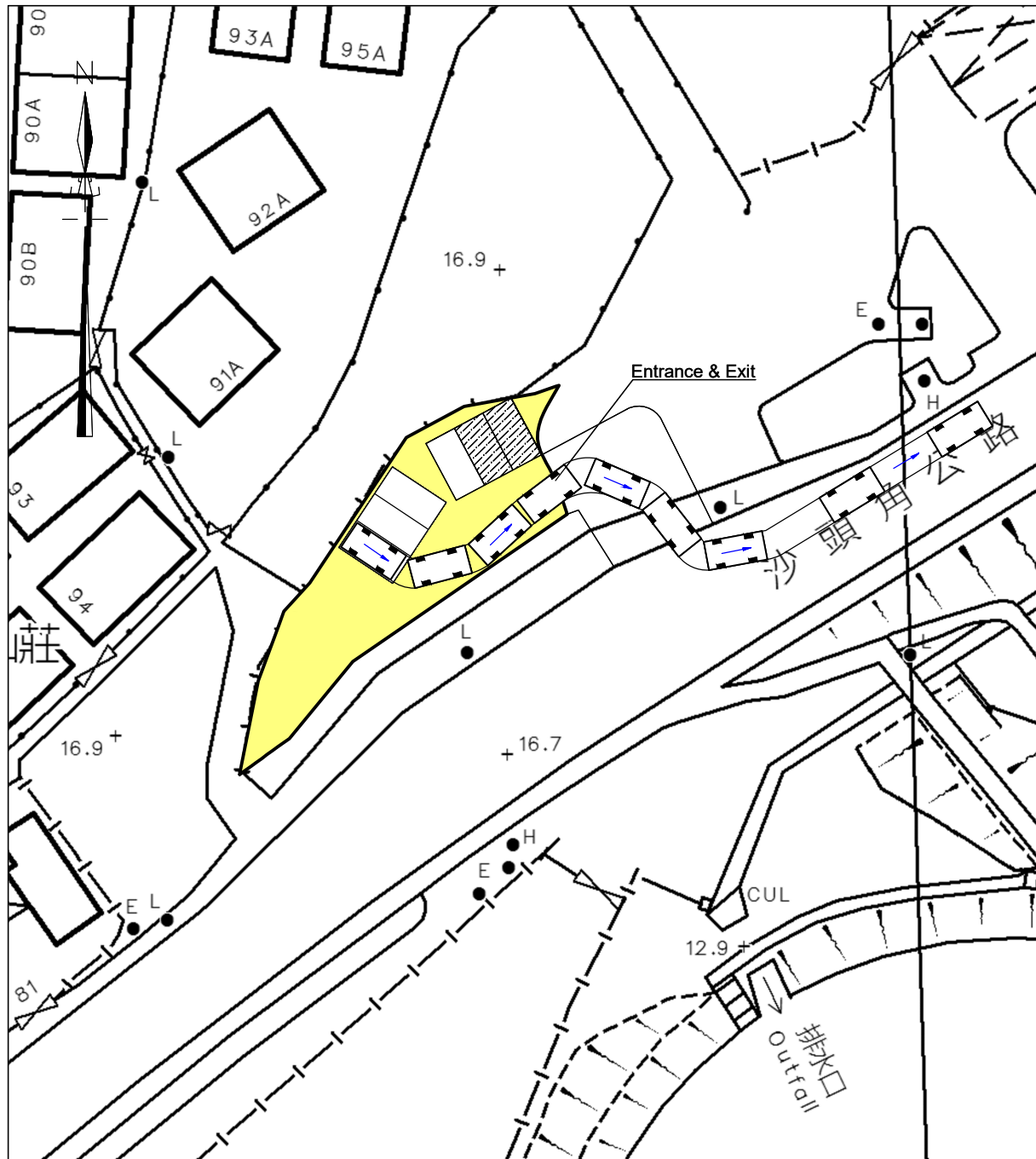
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Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/15

ACCESS PLAN



Legends :

- 5 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

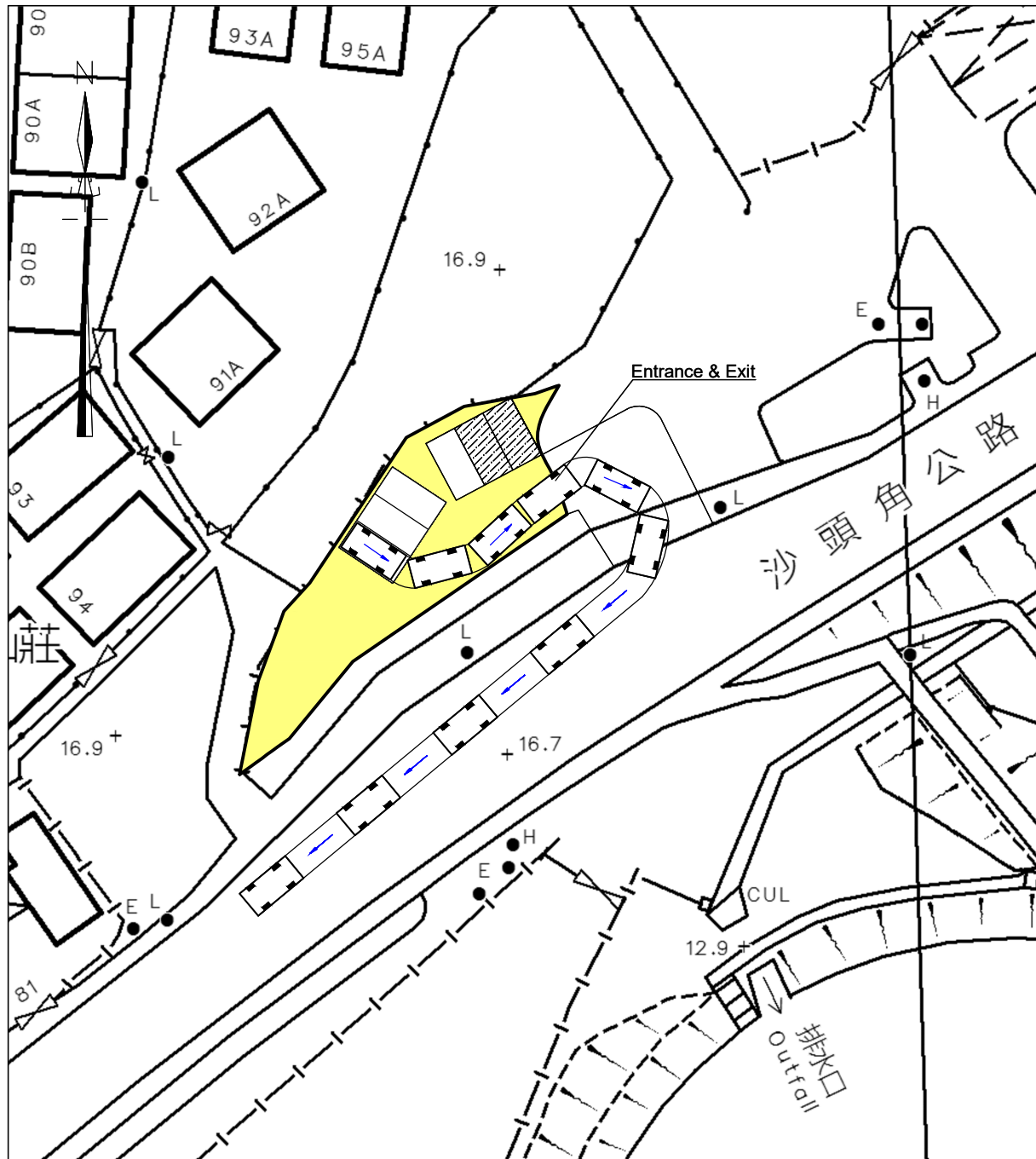
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1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/16

ACCESS PLAN



Legends :

- 5 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

Scale :
1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/17

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

Timothy Wai Pui WU/PLAND

寄件者: pang hingyeun <[REDACTED]>
寄件日期: 2024年11月06日星期三 16:17
收件者: Timothy Wai Pui WU/PLAND
主旨: 回覆: Planning Application : A/NE-TKL/772
附件: Plans.pdf

Dear Mr Wu,

Please find the enclosed revised plan for reply TD's comments.
Thank You !

Regards,
H.Y.Pang

從 [Outlook](#)傳送

寄件者: Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>
寄件日期: 2024 年 11 月 5 日 18:14
收件者: pang hingyeun <[REDACTED]>; tpbpd/PLAND <tpbpd@pland.gov.hk>
副本: Katie Yuet Yee LEUNG/PLAND <[REDACTED]>
主旨: Re: Planning Application : A/NE-TKL/772

Dear Mr. Pang,

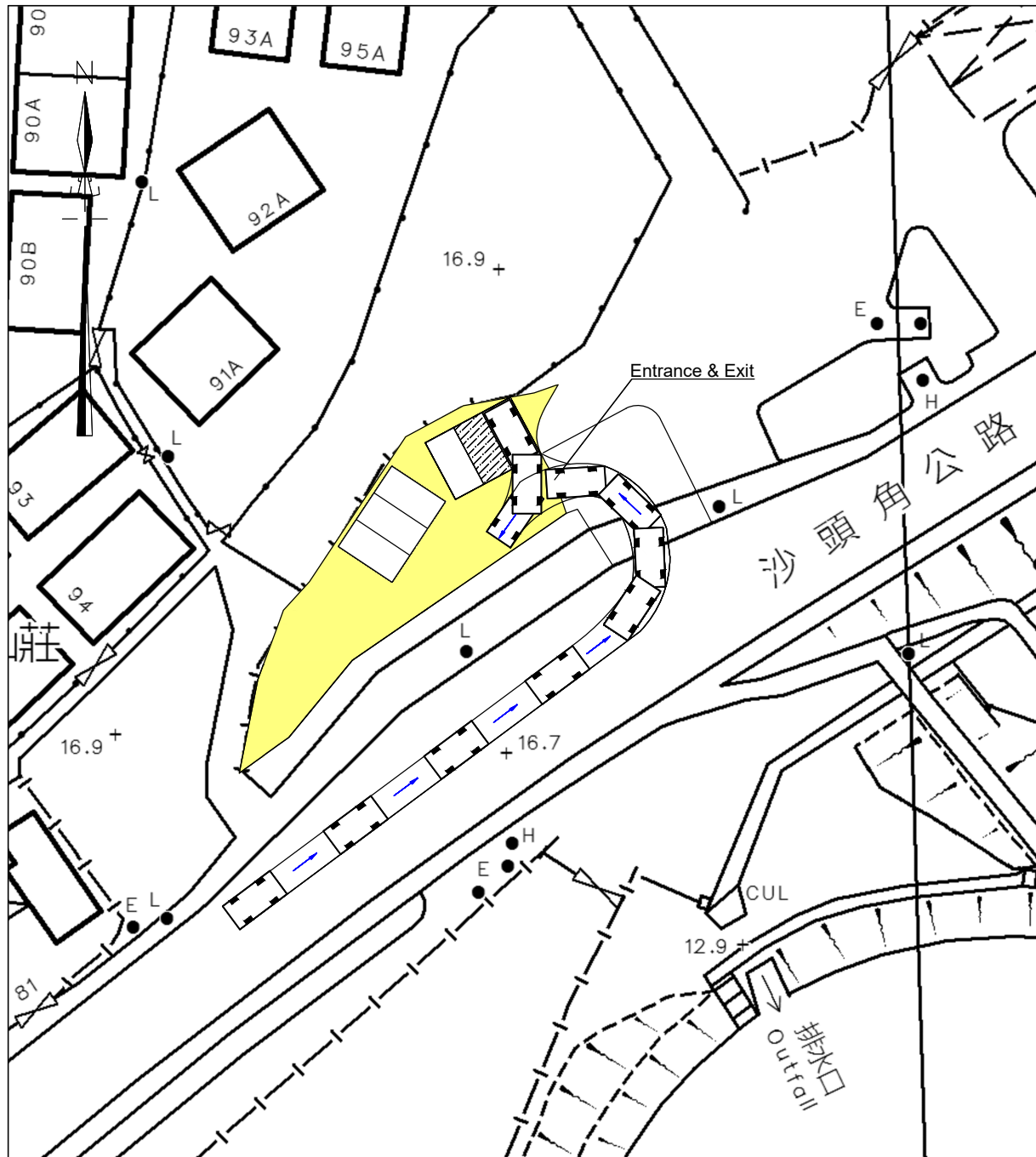
Please find the following comments from TD.

- The applicant should observe that Sha Tau Kok Road is a two-way road and the vehicle used in swept path analysis should travel in the correct lane in each bound.
- The outline of the vehicle at different moments should be shown in an overlapping manner during all the turning movements.

Thank you very much.

Regards,
Timothy WU
ATP/N6, PlanD
Tel: 2158-6031

ACCESS PLAN



Legends :

- 5 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

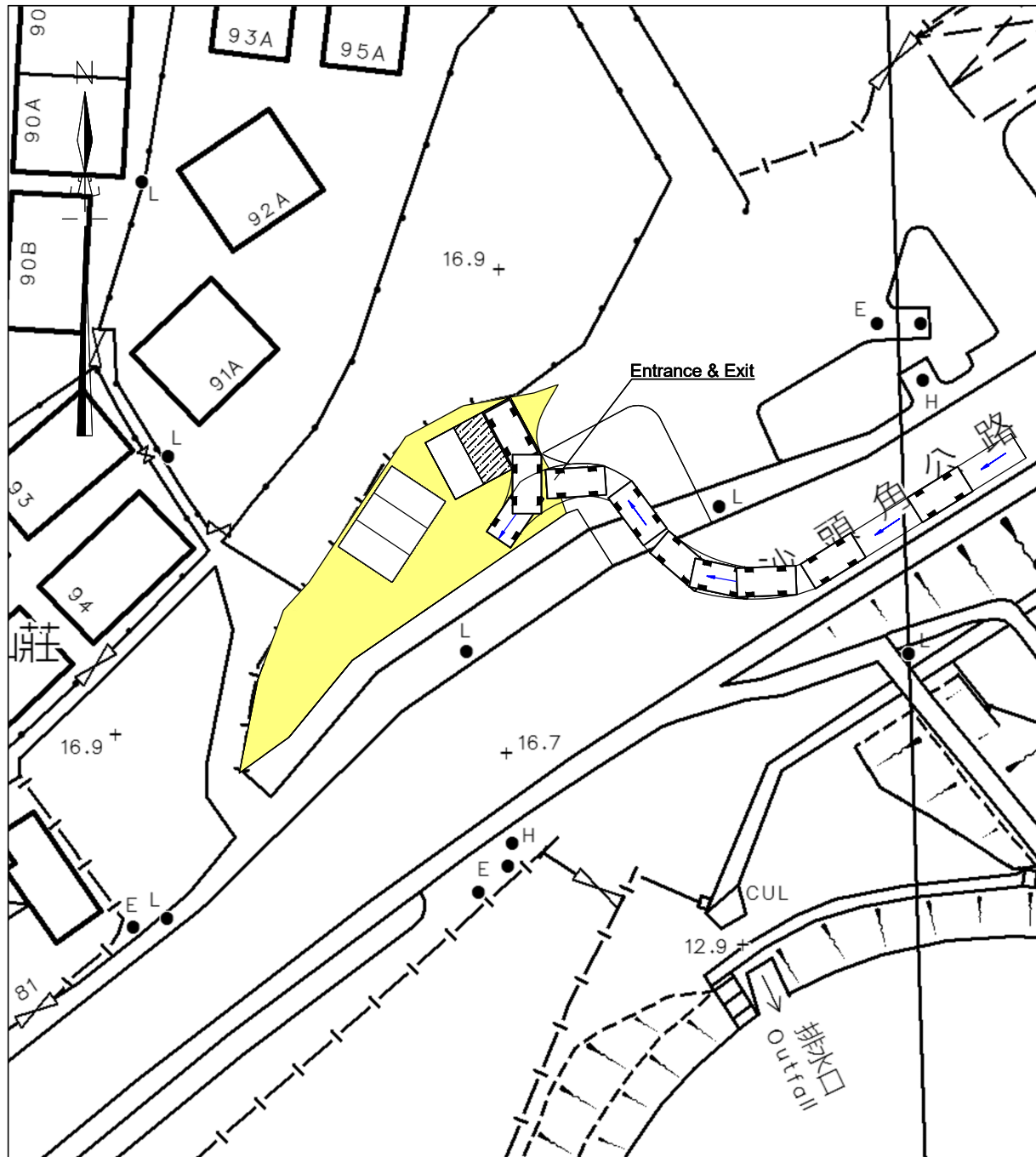
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Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/10

ACCESS PLAN



Legends :

- 5 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

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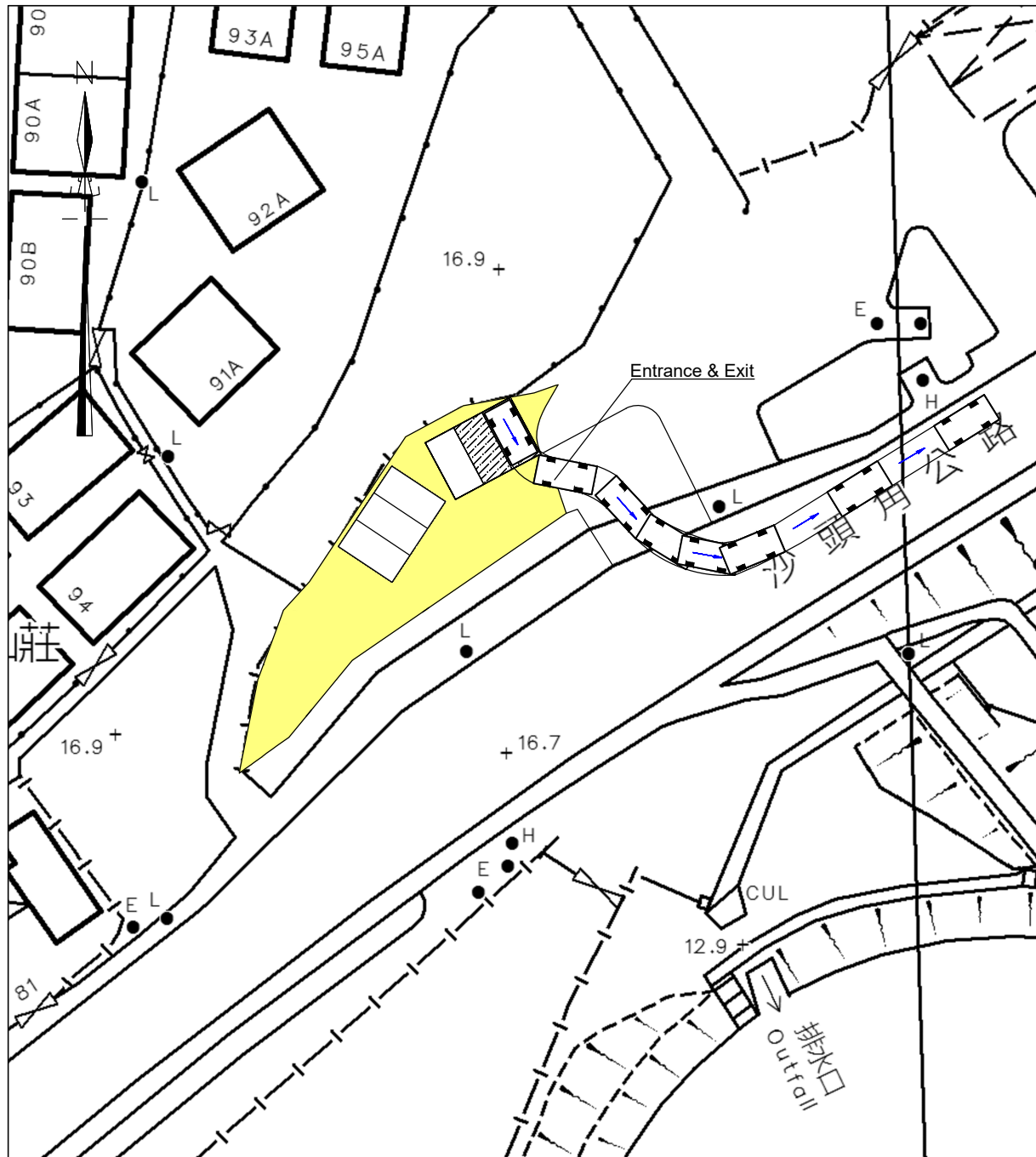
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1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/11

ACCESS PLAN



Legends :

- 5 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

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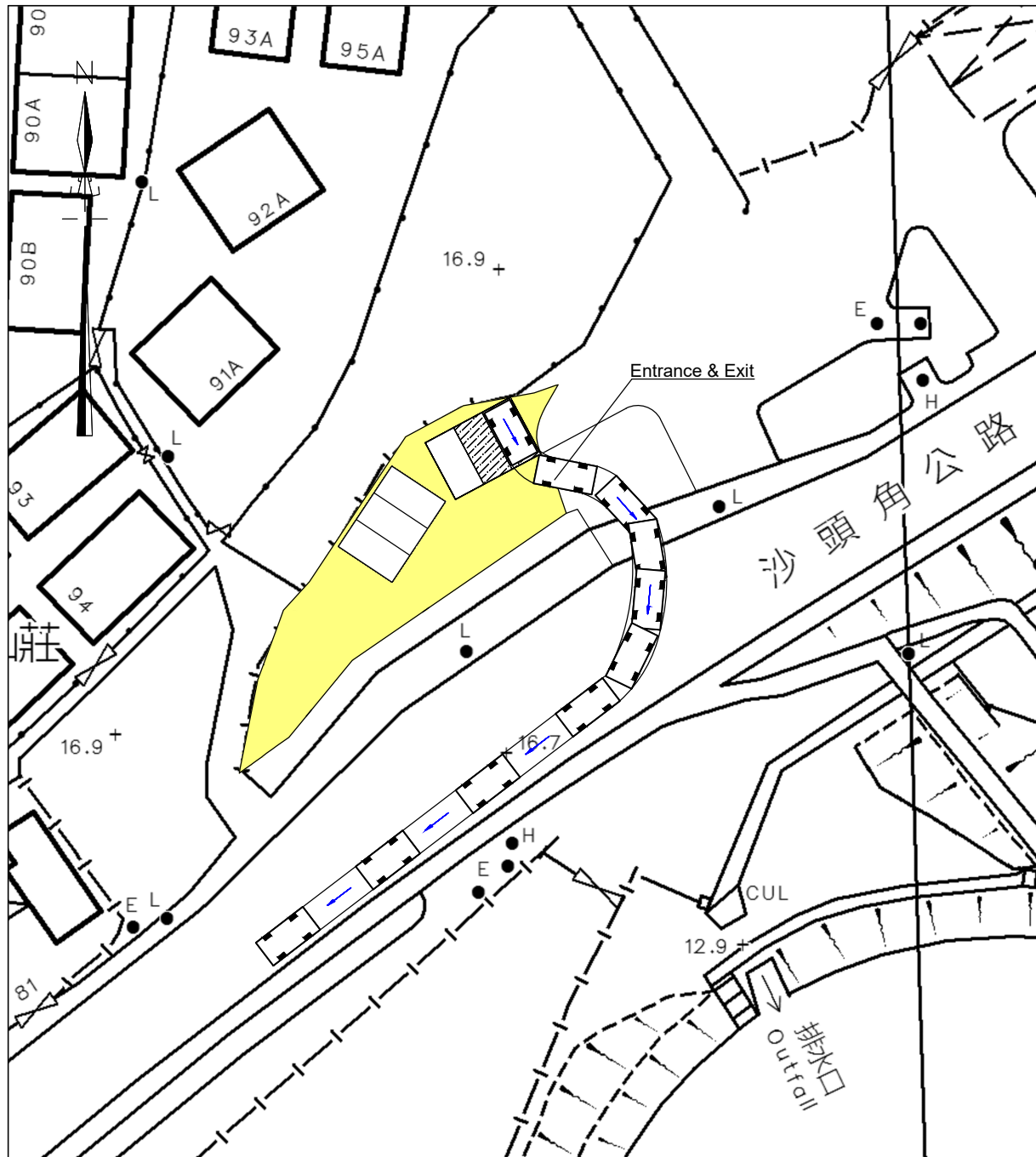
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/12

ACCESS PLAN



Legends :

-  5 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

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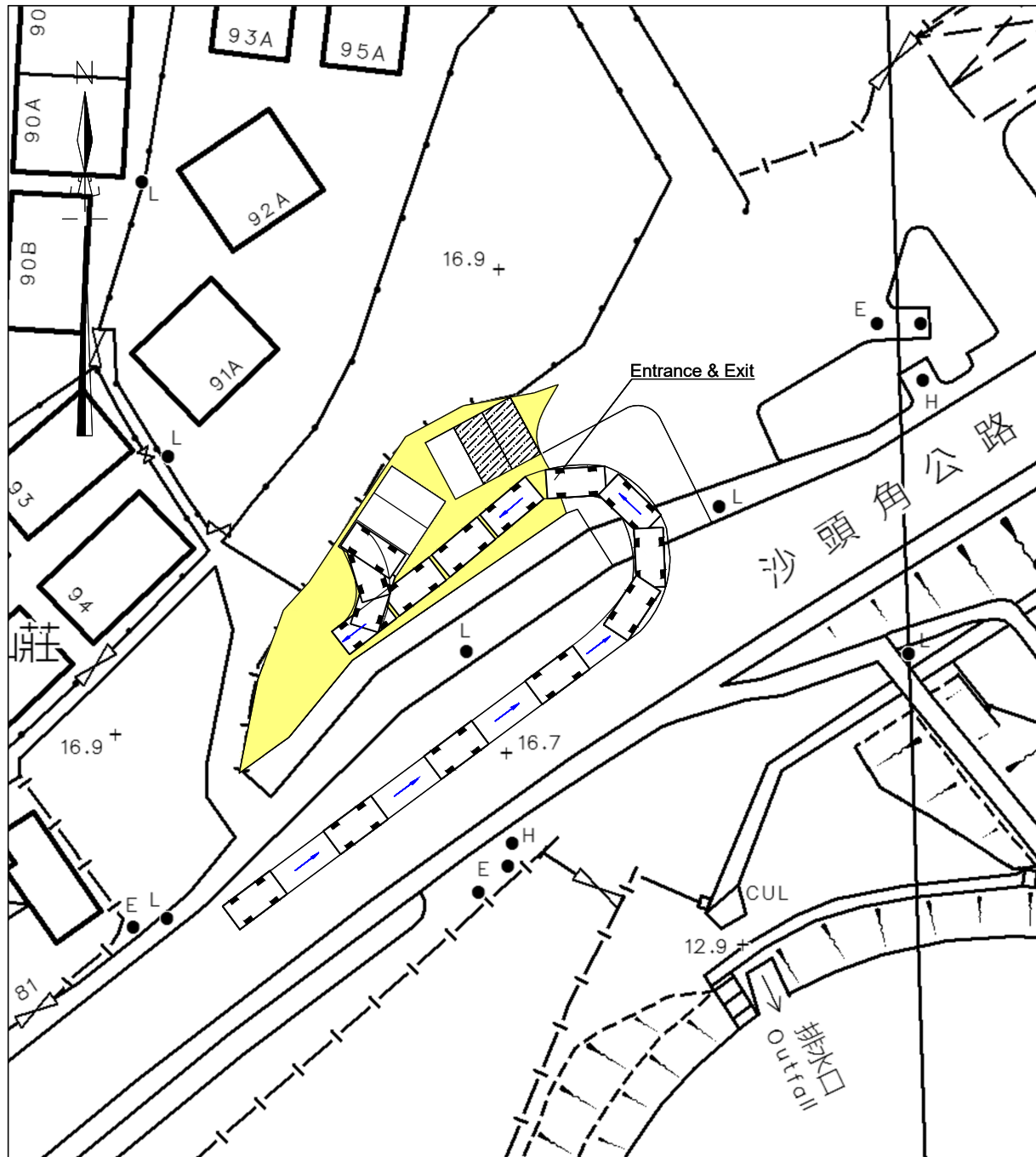
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/13

ACCESS PLAN



Legends :

-  5 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

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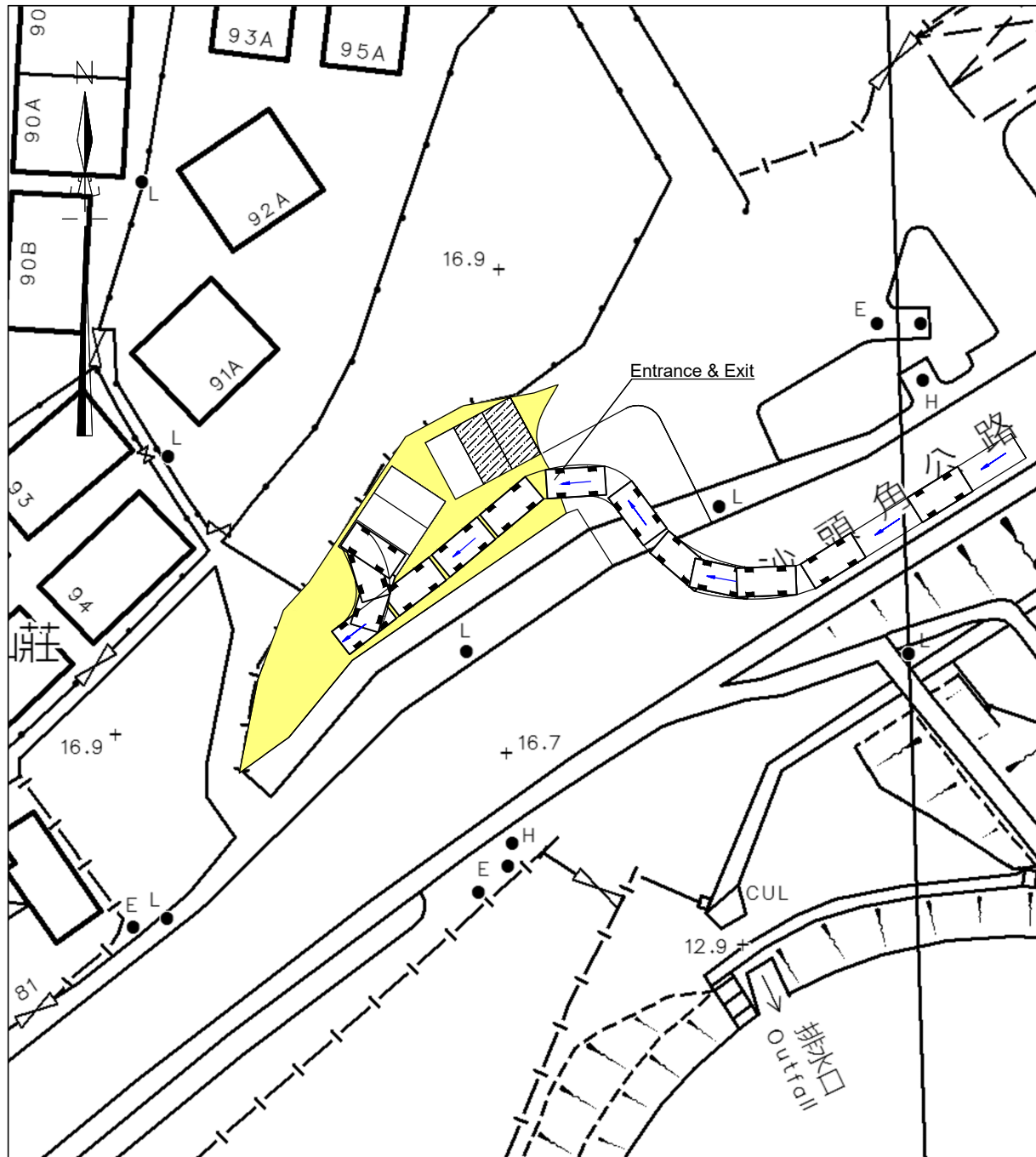
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1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/14

ACCESS PLAN



Legends :

- 5 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

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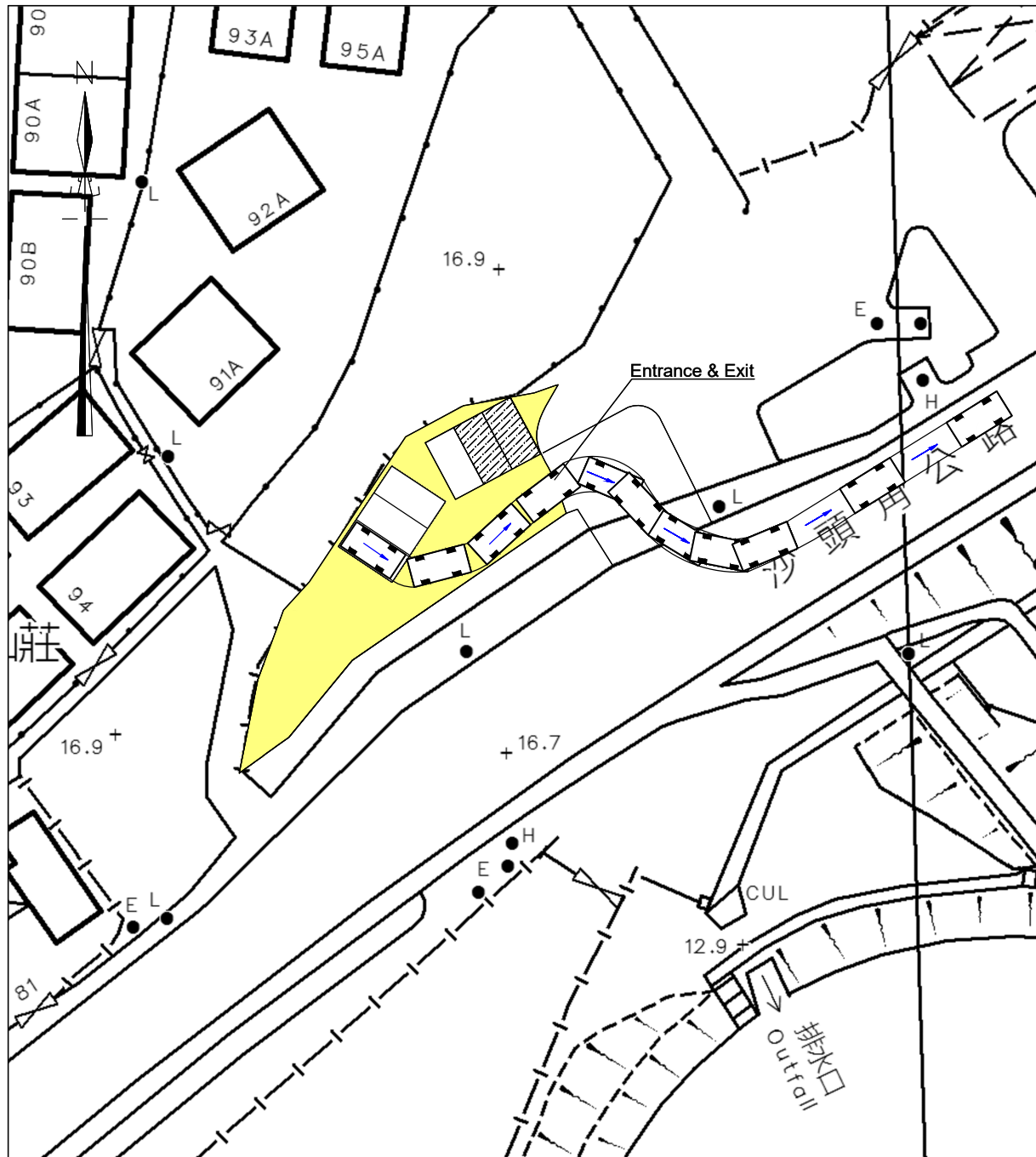
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/15

ACCESS PLAN



Legends :

-  5 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

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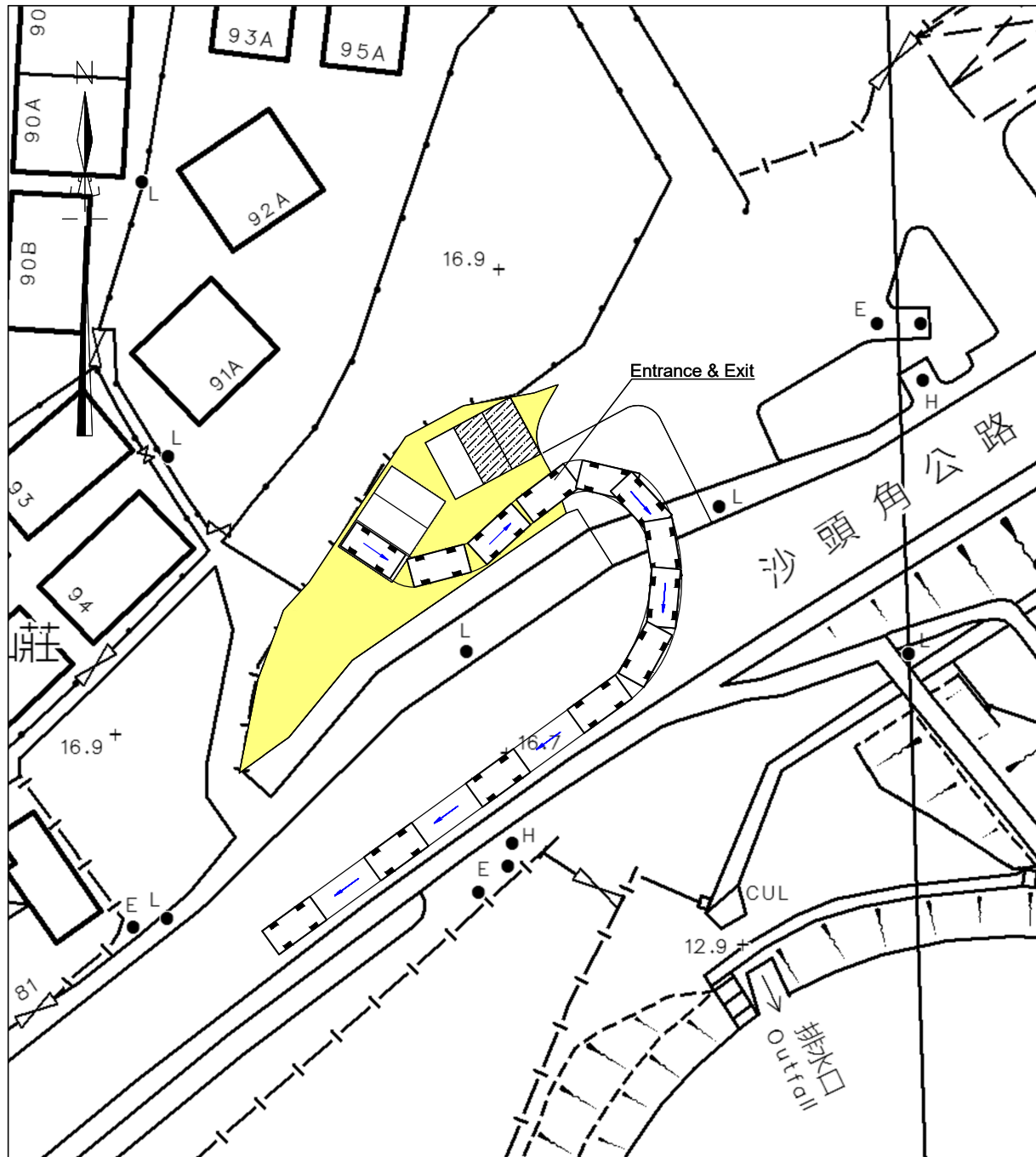
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1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/16

ACCESS PLAN



Legends :

- 5 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

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Scale :
1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/17

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

Timothy Wai Pui WU/PLAND

寄件者: peter pang <[REDACTED]>
寄件日期: 2024年11月26日星期二 17:33
收件者: Timothy Wai Pui WU/PLAND
主旨: D.D. 76 Lot 1495 S.B ss.2 RP
附件: Plans (2).pdf; P.5 D.D. 76 Lot 1495 S.B ss.2 RR.pdf; P.11 D.D. 76 Lot 1495 S.B ss.2 RP.pdf; FILLING PLAN D.D. 76 Lot 1495 S.B ss.2 RP.pdf; P.6 D.D. 76 Lot 1495 S.B ss.2 RP.pdf; P.8 D.D. 76 Lot 1495 S.B ss.2 RP (1).pdf

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 Car Park (Private Car and Light Goods Vehicle) (For a period of 3 years) 臨時私人停車場 (私家車及輕型貨車) (為期3年) (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) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積275.6.....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積NA.....sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目NA..... Proposed domestic floor area 擬議住用樓面面積NA.....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積NA.....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積NA.....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) NA.....	
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4 (5m x 2.5m)..... Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位2 (5m x 2.5m)..... 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

星期一至日全日24小時

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>沙頭角公路馬尾下段</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
<p>(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。)</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</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><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</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 275.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input 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>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>		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"/>
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"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

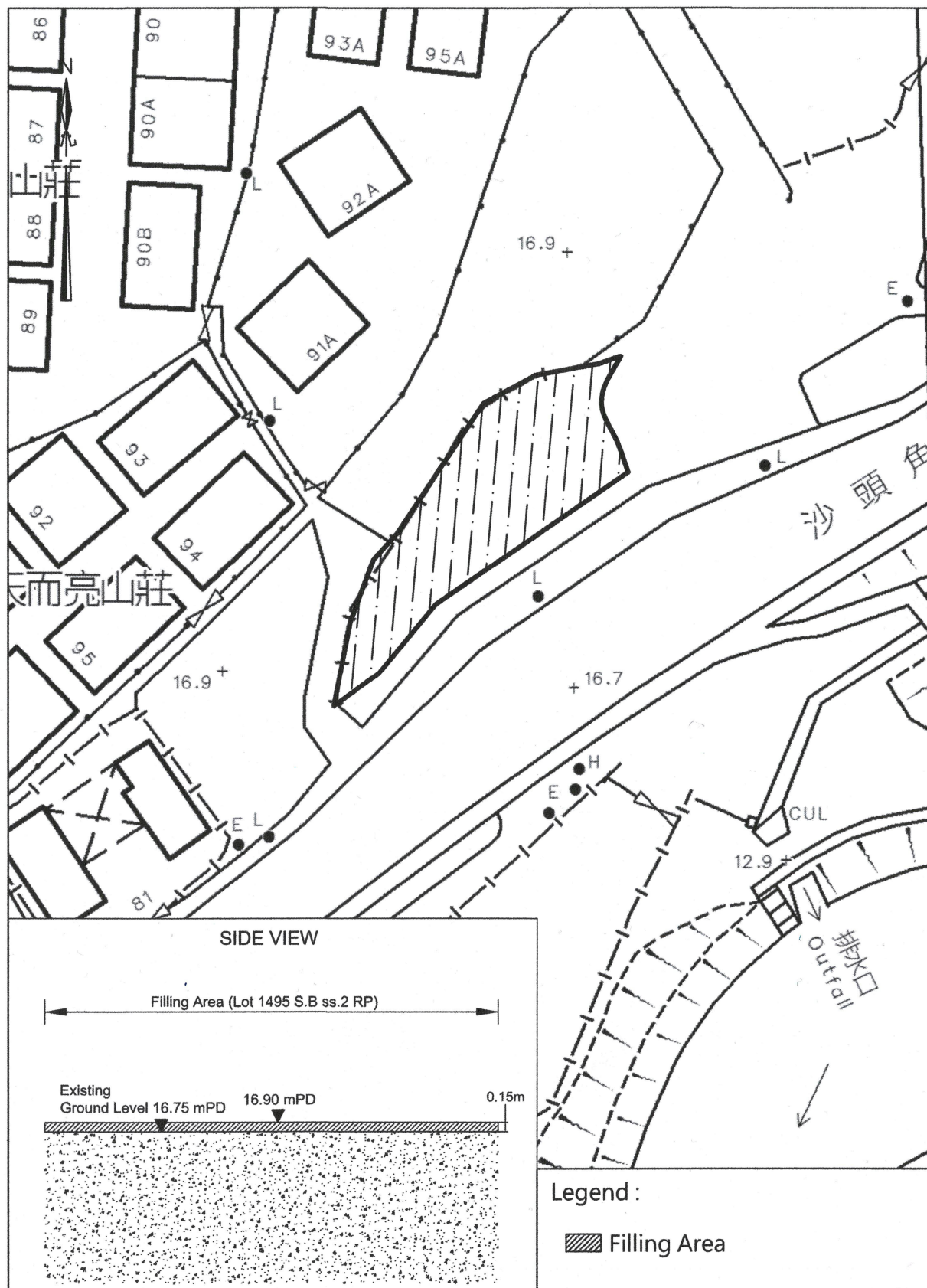
7. Justifications 理由

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）。

1. 申請位置位于孔嶺村近沙頭角公路馬尾下段旁邊，申請位置現時為停車場。
2. 由於孔嶺村及附近的發展迅速，因而需要更多的車位給村民或附近居民使用，因此申請申請位置早於1997年已作為停車場。
3. 申請位置東北面為出入通道及露天倉，西北面為天御豪庭使用的屋苑停車場，西南面為天而亮山莊使用的屋苑停車場及東南面為沙頭角公路馬尾下。
4. 孔嶺村有六百幾戶居民，本身亦無公共停車場，除了村口近坪輦路可給村民泊車之外，並無其他地方可給村民泊車。
5. 孔嶺村東南面，沙頭角公路馬尾下段另外一邊的吳屋村，由於地理關係，該村並沒有車路可到達，該處的村民亦會使用孔嶺村的停車位，因此該地區的車位嚴重不足。
6. 申請位置雖然位于農業地界，但多年來並沒有相關活動，而且附近亦無任何農業活動。
7. 申請位置只有六個車位，四個私家車車位，另外兩個輕型貨車車位，其他類型車輛不得使用。
8. 申請位置為開放式停車場，並且不設時租，停車場只給予鄰近村民使用，外來車輛者不得使用。
9. 為了保障行人安全，我們會於申請位置當眼處增設警示牌，並會提醒駕駛者留意行人。
10. 申請位置地面早年比對出路面稍為低，而申請位置之前已有填土約0.15m的瀝青，現時申請位置已不再需要填土。
11. 申請位置附近為屋苑停車場、屋宇、道路，因此申請位置作為停車場與附近景觀互相協調，而且只屬於小型發展，對環境影響相對性比較少。
12. 我們定必遵從貴署及有關部門的意見。

(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		6
	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) _____ _____		4 (5m x 2.5m) 2 (5m x 2.5m)
	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) _____ _____		

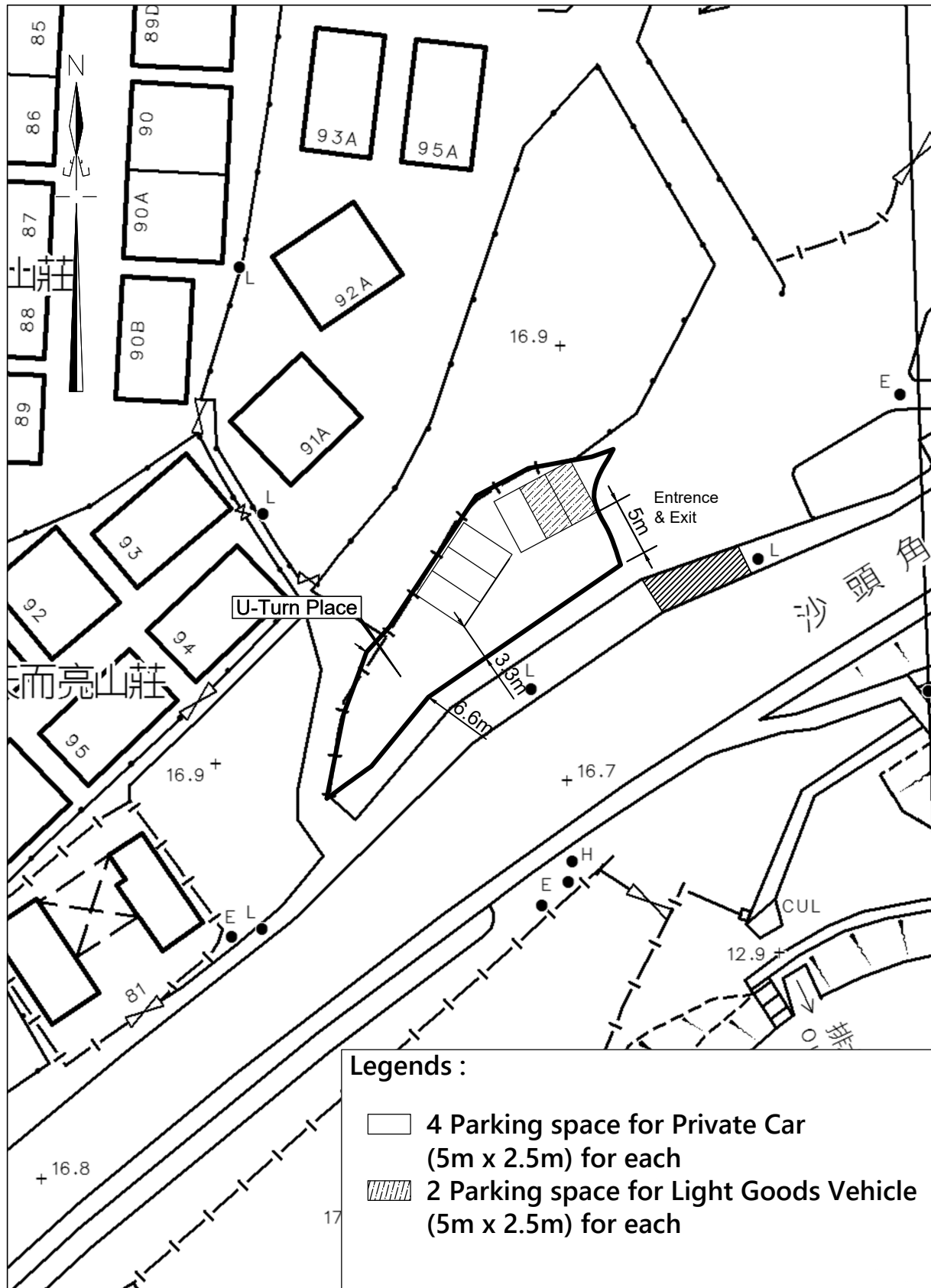
FILLING PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 500
Survey Sheet No. : 3-SW-4B
Date : November 2024

LAYOUT PLAN



Legends :

- 4 Parking space for Private Car
(5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle
(5m x 2.5m) for each

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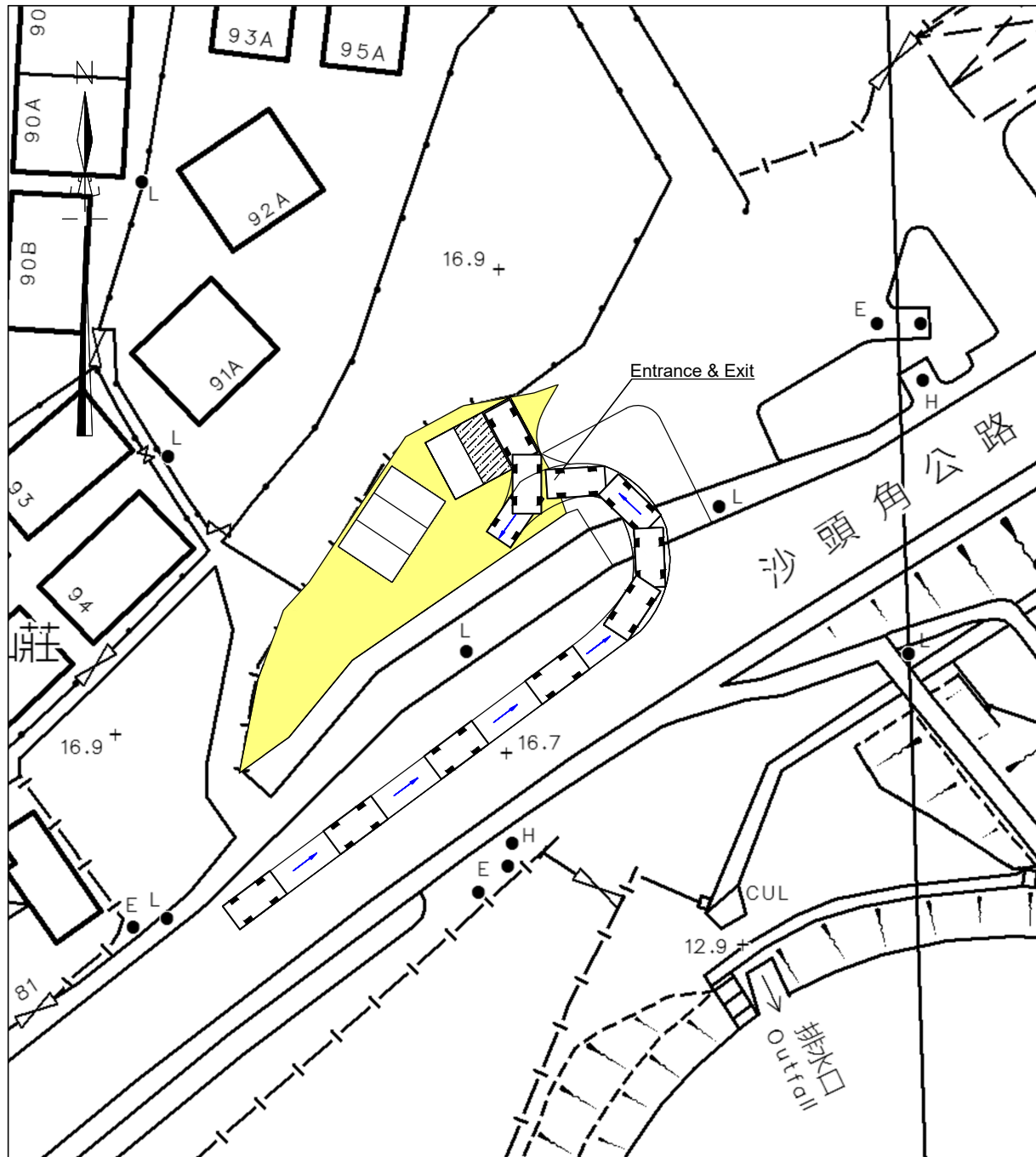
Scale :
1 : 500

Survey Sheet No. :
3-SW-4B

Date :
23-10-2023

Figure No. :
LAP/01

ACCESS PLAN



Legends :

- 4 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

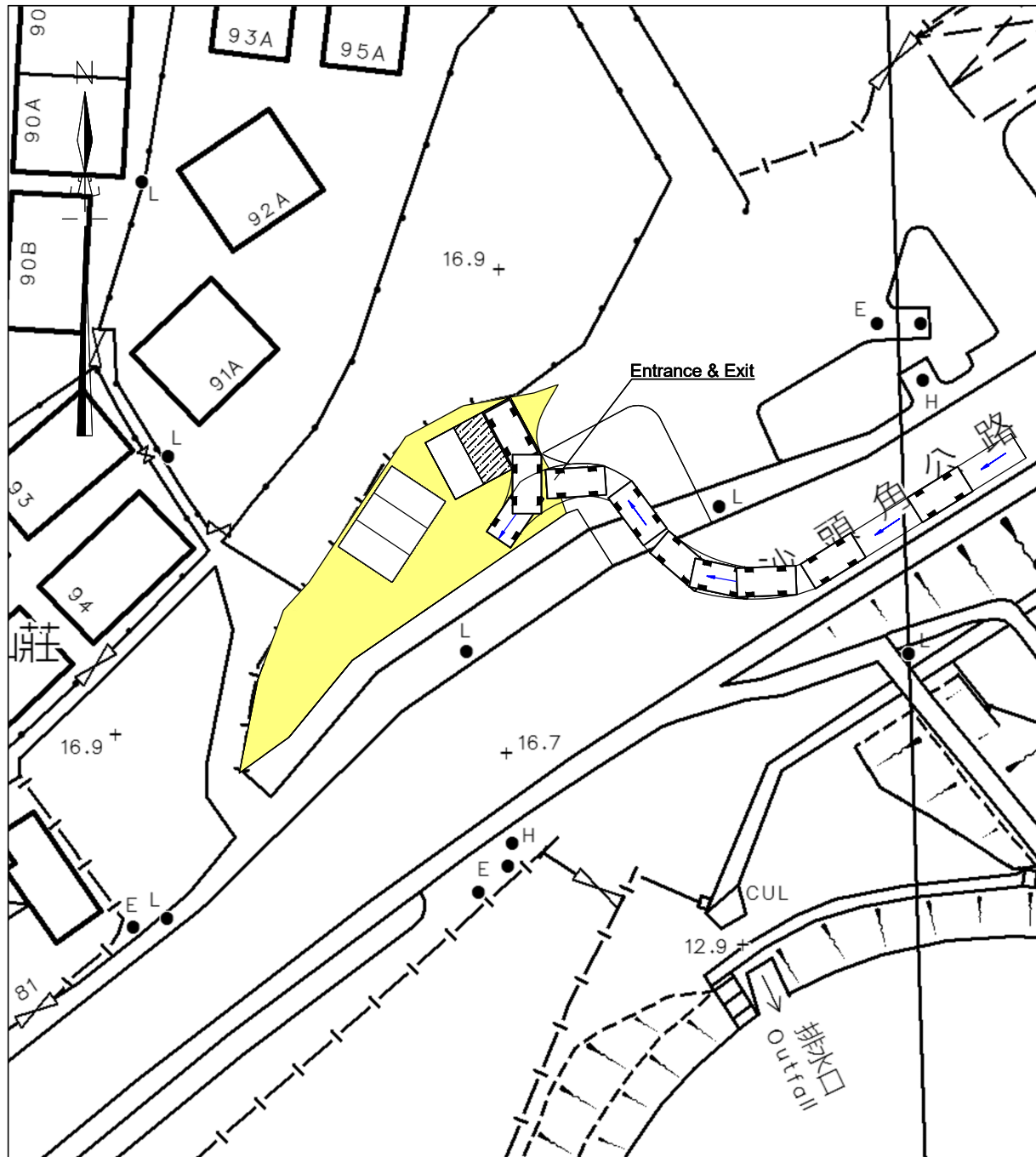
Scale :
1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/10

ACCESS PLAN



Legends :

- 4 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

卓 弘 測 量 服 務 公 司
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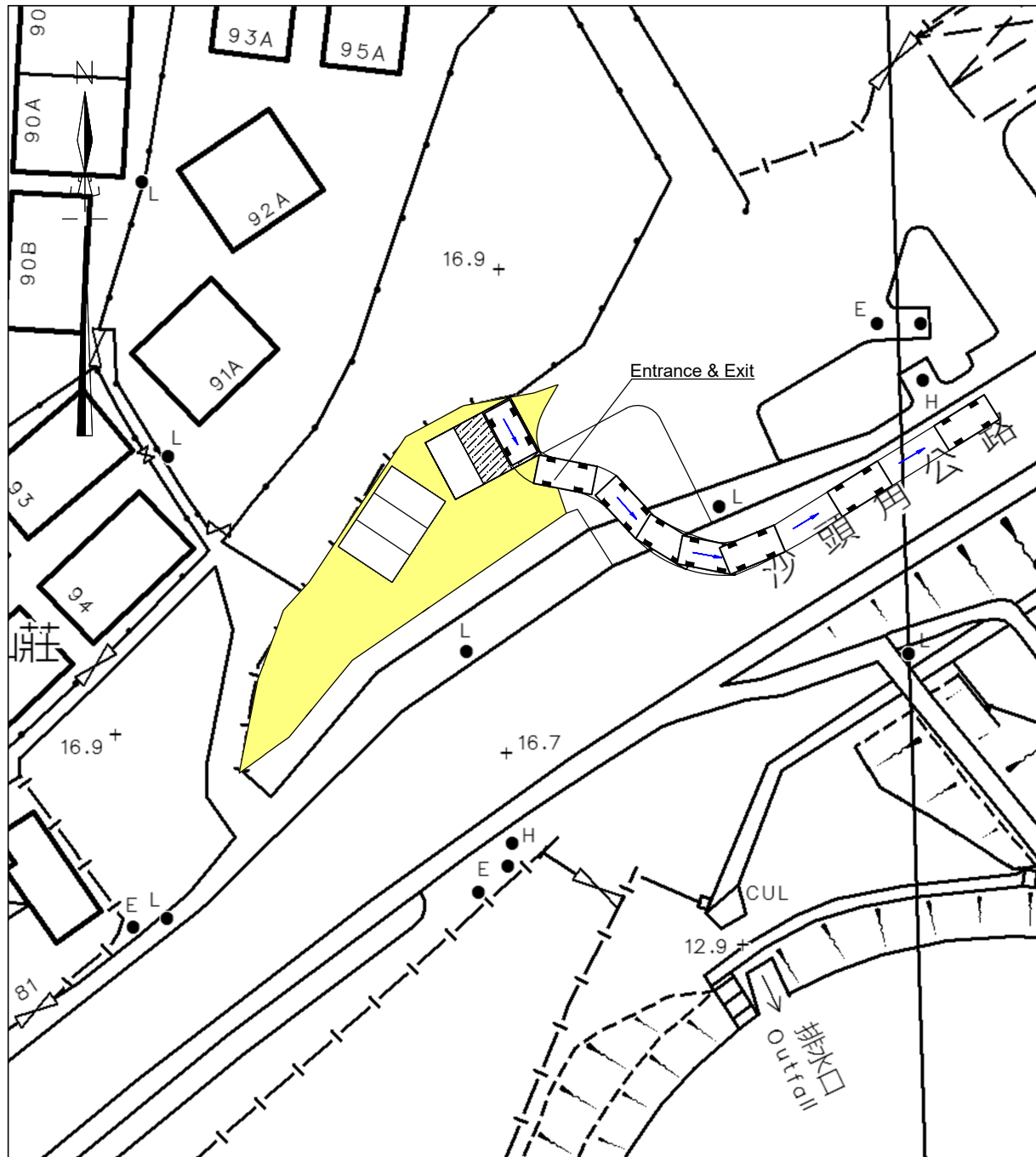
Scale :
1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/11

ACCESS PLAN



Legends :

- 4 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

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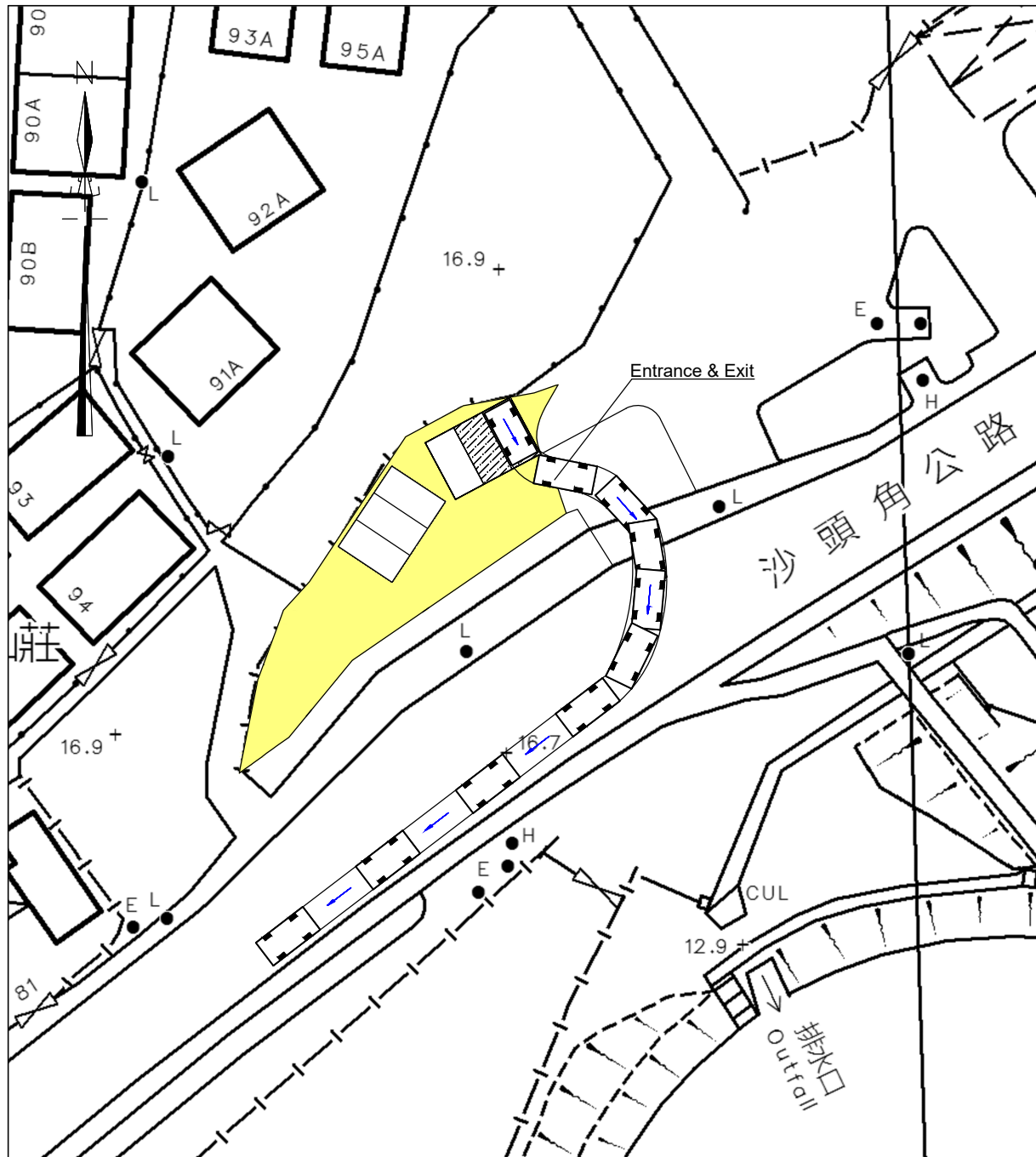
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Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/12

ACCESS PLAN



Legends :

- 4 Parking space for Private Car (5m x 2.5m) for each
- 2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
- Vehicle Access

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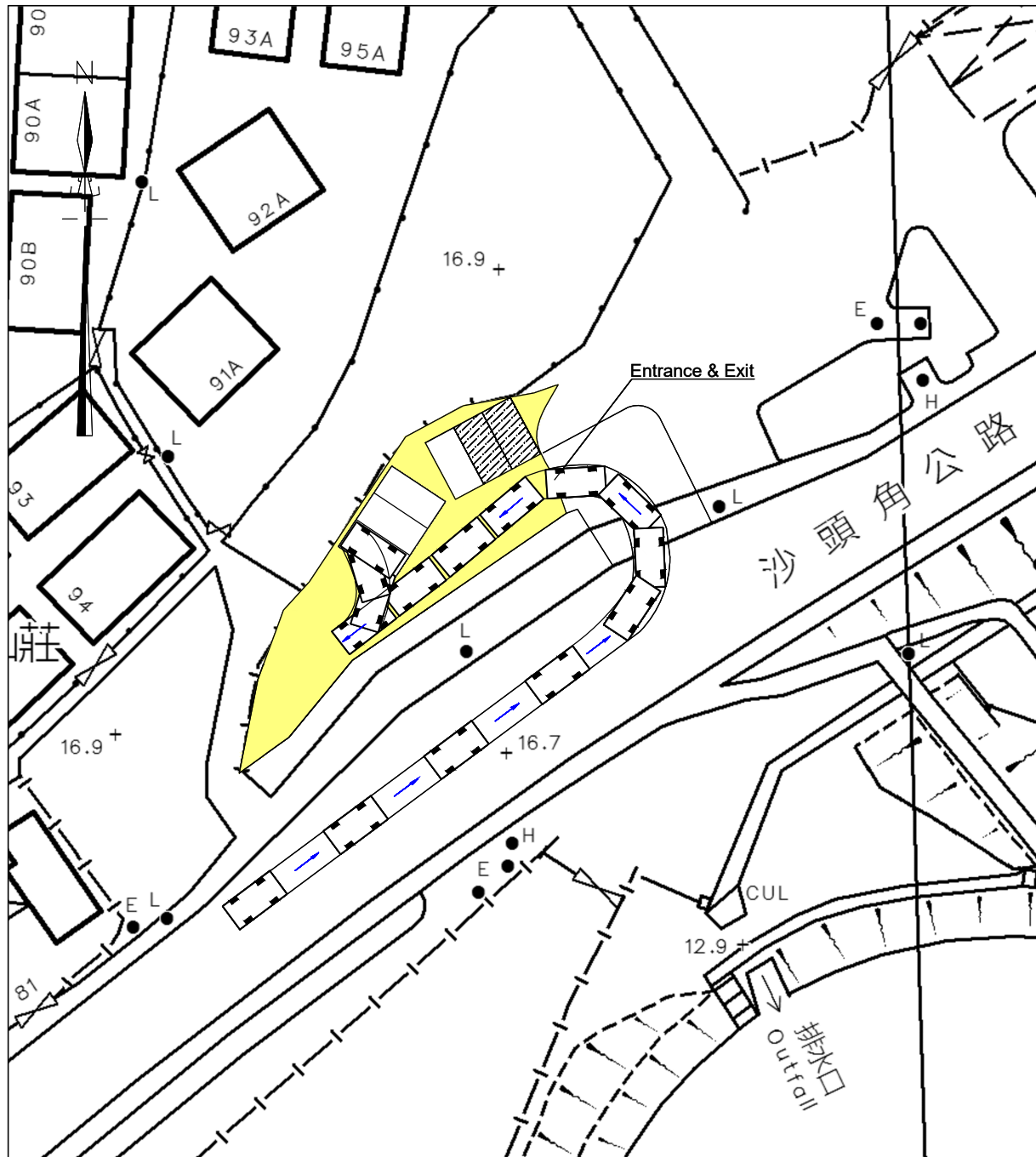
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/13

ACCESS PLAN



Legends :

-  4 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

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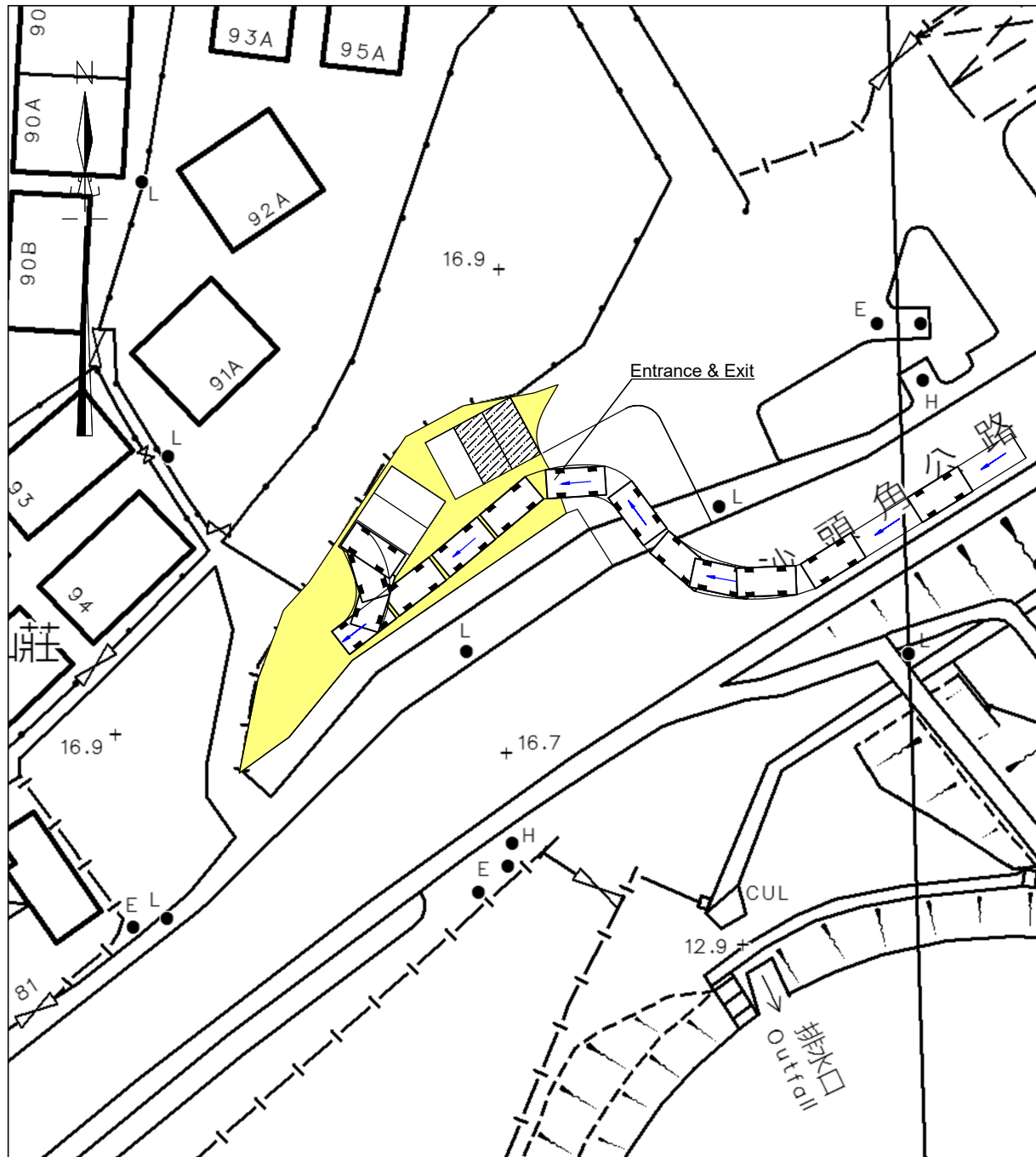
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/14

ACCESS PLAN



Legends :

-  4 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

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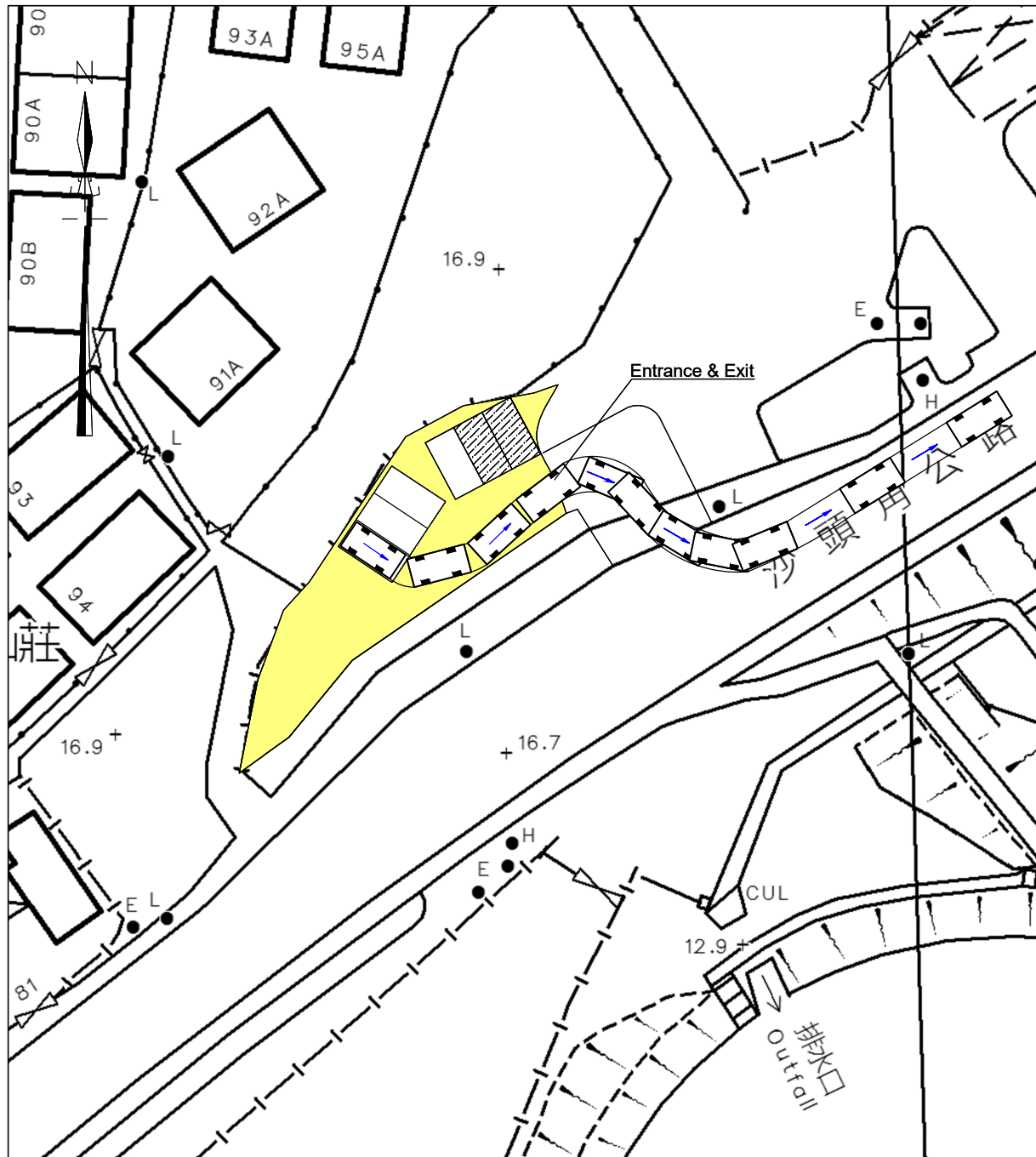
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/15

ACCESS PLAN



Legends :

-  4 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

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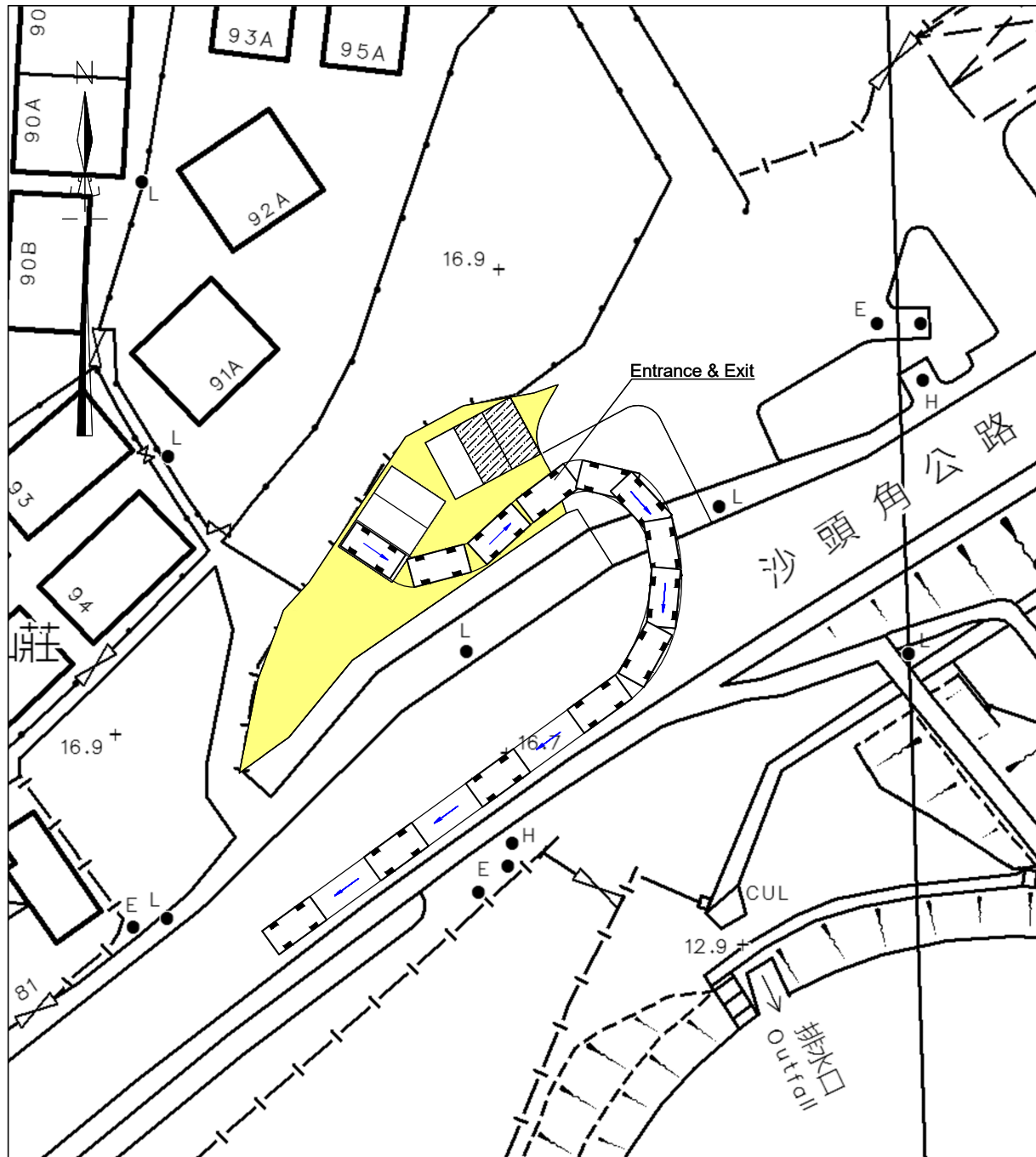
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Survey Sheet No. :
3-SW-4B




Date :
24-10-2024

Figure No. :
AC/16

ACCESS PLAN



Legends :

-  4 Parking space for Private Car (5m x 2.5m) for each
-  2 Parking space for Light Goods Vehicle (5m x 2.5m) for each
-  Vehicle Access

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Scale :
1 : 500

Survey Sheet No. :
3-SW-4B

Date :
24-10-2024

Figure No. :
AC/17