

This document is received on 26 JUL 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/711
	Date Received 收到日期	26 JUL 2021

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

1. Name of Applicant 申請人姓名/名稱	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
梁北強 (LEUNG PAK KEUNG)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
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)	新界大埔汀角 Lot 725RP (PART) & Government Land in D.D. 29
(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 1008 sq.m 平方米 About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 153 sq.m 平方米 About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	汀角分區計劃大綱 S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	空置 (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 18 JUN 2021 (DD/MM/YYYY), this application involves a total of 4 "current land owner(s)"[#].
根據土地註冊處截至 2021 年 06 月 18 日的記錄，這宗申請共牽涉 4 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 4 "current land owner(s)"#

已通知 4 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)
4	Lot 725RP in D.D.29, Tai Po.	17/06/2021 掛號 17/06/2021 掛號 17/06/2021 掛號 17/06/2021 掛號

(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**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時村民私家車停車場

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

(b) Effective period of
permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 1008 sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 sq.m ☐ 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 ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 sq.m ☐ About 約

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

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 28個

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 一星期七天，每日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)) <u>山寮路</u>	
	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，請另頁表示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	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.

現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1 目前山寮路一帶被非法佔用及非法泊車，情況非常嚴重！已惡化到無法正常出入，尤其是每天晚上居民放工後，大量居民因無處停泊車輛，被迫把車輛停泊在山寮路馬路上，進一步縮窄本來已十分狹窄的山寮路路面使用範圍，總之目前來講，山寮路根本無法正常出入，堵塞相當嚴重，人車爭路險象環生，非常擔心遲早造成人命損傷事故！

2 山寮路是汀角村東面大量居民及山寮村村民的唯一出入通道，任憑車輛長期停泊在馬路上，非常嚴重阻塞汀角村居民及山寮村村民正常進出汀角路，所以有眾多受影響人士要求城規會重劃土地用途，滿足附近居民的泊車需求。

3 有鑑於此，申請人聯合一批附近土地的業主，促使他們同意共同提供已荒廢土地給有需要的居民作泊車用途，解決長久以來積累的交通問題，緩解山寮路被非法大量泊車的壓力，減低胡亂泊車對居民造成的滋擾，改善山寮路路面險象環生的狀況，恢復該路段的正常出入，滿足村內居民泊車的需要。由於土地現時用途劃作「農業」，故需要取得城規會批准規劃許可。

4 申請地點營業時間為一星期七日，每日廿四小時，只可泊私家車。

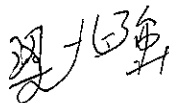
5 申請人認為城規會是時候解決汀角村東面居民及山寮村村民於山寮路非法泊車的問題了，大量居民因為沒有地方泊車而被迫非法霸佔山寮路泊車，城規會不能再充耳不聞，不能再無視相關的規劃失當！應儘快把大量居民的車輛規劃有序安排到私人地方泊車，而不是繼續讓大量居民無處泊車或隨處胡亂泊車。山寮路是4-50年前的規劃，而該處過去1-20年增加了大量居民及數以百計車輛，但相關規劃一直沒有與時俱進。希望城規會委員能實地視察，避免紙上談兵脫離實際評審！早日恢復山寮路正常道路的使用權予公眾人士，最後申請人再促請城規會委員特別注意以下事實核心，由於該處大量居民日常無處泊車，被迫長期非法霸佔山寮路路面來泊車，致使山寮路長期無法提供正常道路出入，連小巴(20C)因堵塞而經常誤時誤點。希望城規會把握今次的申請契機(避免附近土地的業主拒絕為附近居民提供私人土地泊車用途的幫助，換句話說，如果附近土地的業主不提供他們的私人土地予附近居民泊車，附近居民將被迫把山寮路改劃為“停車場”，這是那裡的客觀狀況，委員需備悉。)，立即規劃合適地帶予居民泊車，還本區居民安居樂業的生活空間！

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 an application to the Board 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

.....
LEUNG PAK KEUNG

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 JUN 2021

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界大埔汀角 Lot 725RP (PART) & Government Land in D.D. 29
Site area 地盤面積	1008 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 153 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	汀角分區計劃大綱 S/NE-TK/19
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時村民私家車停車場

(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 block 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 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)		28
	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)		

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

	Chinese 中文	English 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 checked="" 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 type="checkbox"/>
.....		
.....		
<u>Reports 報告書</u>		
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。

S.16 Planning Application for Proposed Temporary Car Park(Private Cars Only) for a Period of 3 Years in Lot 725RP(Part) & Government Land in D.D.29, Ting Kok, Tai Po.



Location Plan

Lot 725RP (Part) & Government Land
in D.D.29, Ting Kok, Tai Po.



APPLICATION SITE

18 JUN 2021



Planning Application No. A/NE-TK/711 Proposed Temporary Car Park (Private Cars Only) for a Period of 3 Years Lot 725 RP (Part) in D.D. 29 and Adjoining Government Land, Ting Kok, Tai Po, New Territories 09/01/2021 11:54 AM

From: Pak Keung Leun <[REDACTED]>

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

Cc: [REDACTED]

1 Attachment



停車場佈局圖.725RP,GL.20210901.A3.pdf

致城市規劃委員會秘書處：

本人收到 貴署於24/08/2021回覆的部門意見，現提交修正圖則，懇請 貴會接納及予以批准，謝謝垂注。

梁北強 謹上

S.16 Planning Application for Proposed Temporary Car Park(Private Cars Only) for a Period of 3 Years in Lot 725RP(Part) & Government Land in D.D.29, Ting Kok, Tai Po.





Planning Application No. A/NE-TK/711 Proposed Temporary Car Park (Private Cars Only) for a Period of 3 Years Lot 725 RP (Part) in D.D. 29 and Adjoining Government Land, Ting Kok, Tai Po, New Territories 409/02/2021 10:32 AM

From: Pak Keung Leun [REDACTED]

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
[REDACTED]

1 Attachment



停車場17號車位號徑圖.725RP,GL.20210901.pdf

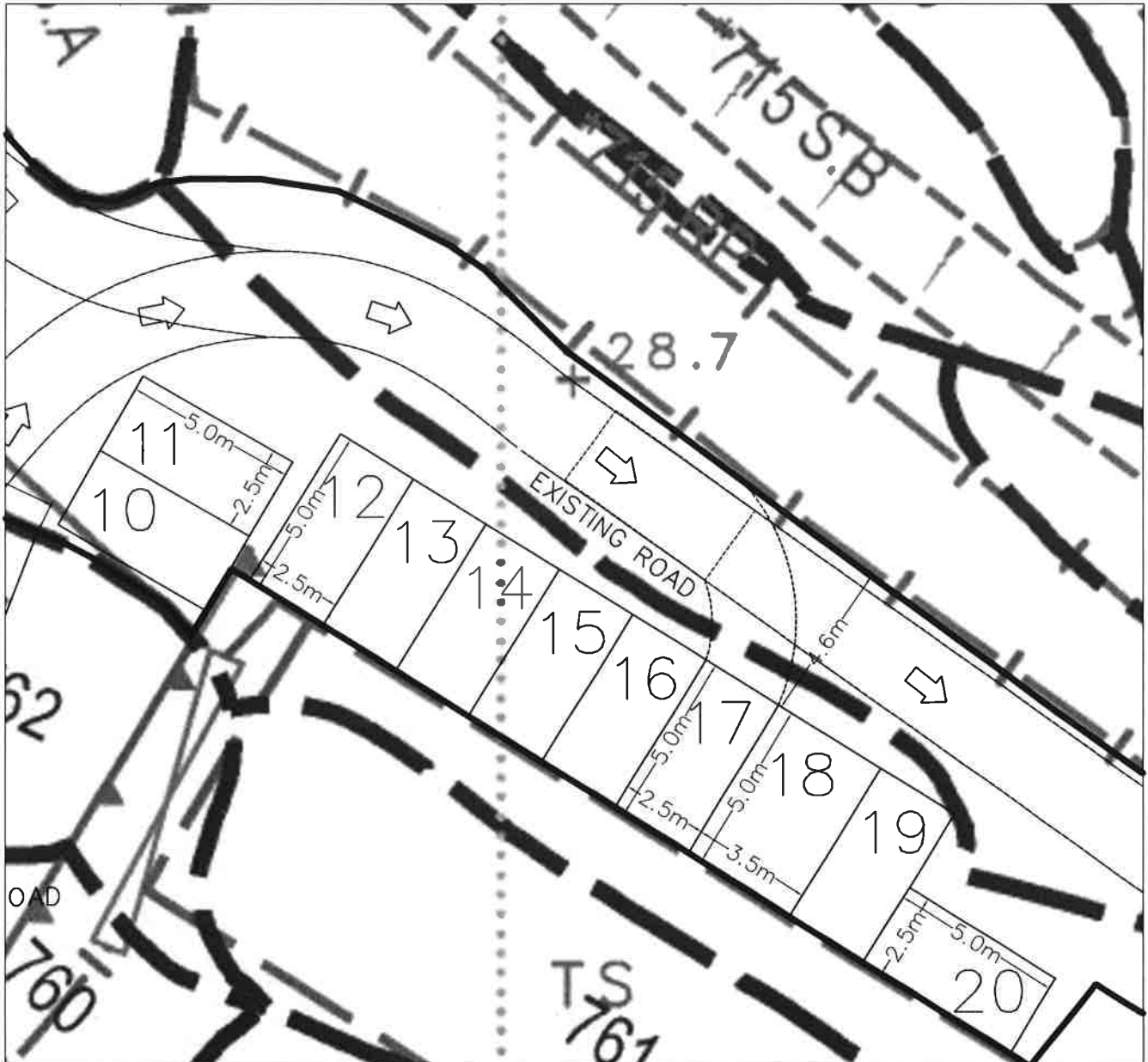
致城市規劃委員會秘書處：

本人收到 貴署於01/09/2021回覆的部門意見，現提交相關圖則，懇請 貴會接納及予以批准，謝謝垂注。

梁北強 謹上

Vehicle Turning Path of the Proposed Parking Space No.17

Lot 725RP (Part) & Government Land
in D.D.29, Ting Kok, Tai Po.



01 SEP 2021

敬啟者：

本人一直致力為改善山寮路路面的交通狀況，希望能徹底根治解決車輛違泊問題【附件(1): 2020/07/31 大報報導】，因而聯合村民懇請他們提供土地予附近居民停泊車輛，期望能善用土地，盡最大可能規劃並提供更多的車位，以杜絕違泊車輛堵塞山寮路所引致的種種交通問題，使各村民可安全行經山寮路進出家園。

由於可申請停車場土地的地形環境長而窄狹，本人已盡最大可能在兼顧車位數量同時增加種植帶以美化環境，本人現根據 貴署於 17/09/2021 及 18/11/2021 來函的意見提交修訂的美化環境報告【附件(2)】：

- 1.1 在申請範圍內邊的部份可行空間預留 600mm 闊的位置種植樹木垂榕柱【附件(3)】，以締做一幅植物圍牆融合周邊環境，減低停車位對四周的視覺影響，並非常有效地阻隔沿馬路邊界的視線；
- 1.2 由於需要預留足夠的空間作行車通道，其餘範圍將會於鐵絲網腳底種植本港常見的攀緣植物加以美化，植物名稱：炮仗花，間距：每隔約 2.5 米種植一棵 600mm 高的炮仗花。東北面鐵絲網外已有大量原生植物，炮仗花攀緣植物依附在鐵絲網上生長，可有效遮蔽鐵絲網，減低其外觀影響，更有效融合周邊環境，亦不會影響車輛行駛視線。
- 1.3 是次申請停車場目的是盡可能為村民提供更多的車位，在不再減少車位規劃的情況下，車位 2-10, 12-20, 24-28 的路段範圍由於受地形所限，無法撥出更多空間以種植樹木，因而安排炮仗花攀緣植物依附在鐵絲網上生長，儘可能美化停車位置。
- 1.4 申請人承諾於城規會批准申請後會正式向 貴會提交排水系統的專業建議，以確保停車位及種植帶不會重疊，從而造成抵觸。
- 1.5 一般停車場申請個案申請人均需要以鐵絲網分隔申請範圍，現場所見的細葉榕在申請地界範圍以外，分隔鐵絲網足以保護細葉榕免被車輛或行人碰撞，並確保細葉榕有足夠及健康的生長空間。

懇請貴署接納，並予以批准是次城規申請，好讓村民得以合法泊車，改善山寮路路面的交通狀況。謝謝。

此 致

致城市規劃委員會秘書處

梁北強 謹上

二零二一年十一月二十三日

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大 報

T-POST

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SOCIETY / COLUMNIST / EDUCATION / CULTURE / HISTORY

31 JUL 2020

#009



山寮村 違例泊車 嚴重

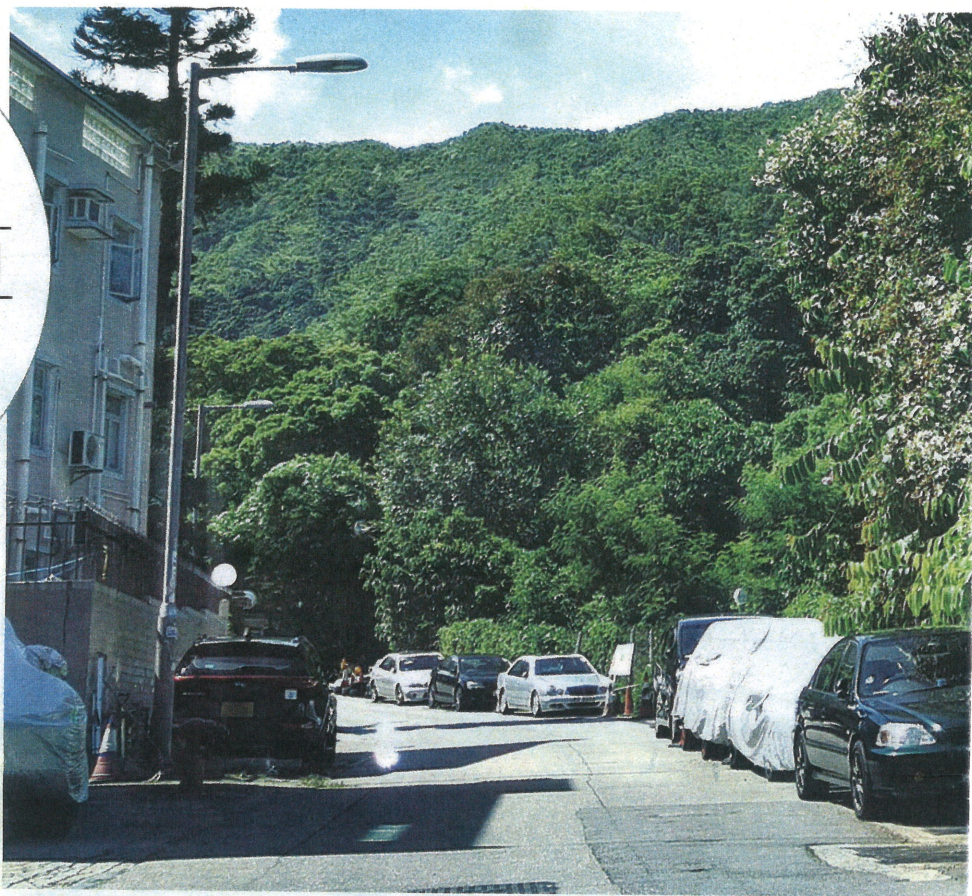
違例泊車問題，在大埔區愈趨嚴重，近日，大埔鄉事委員會接到很多求助個案，其中山寮村的違例泊車嚴重情況，已達阻礙行車程度。違泊於山寮路兩側車輛，除阻礙村民駕車回家，又阻礙救護車及大型消防車入村救火，更甚者，就連山寮專線小巴也因塞路問題，導致小巴司機不想駕駛山寮專線。山寮村原居民代表梁北強曾向警方求助，可惜無補於事，最後只能向「大埔鄉事委員會」求助，希望得到幫助，改善有關難題。

山寮村 違例泊車 嚴重

違例泊車問題，在大埔區愈趨嚴重，近日，「大埔鄉事委員會」接到很多求助個案，其中山寮村的違例泊車嚴重情況，已達阻礙行車程度。違泊於山寮路兩側車輛，除阻礙村民駕車回家，又阻礙救護車及大型消防車入村救人，更甚者，就連山寮專線小巴也因塞路問題，導致小巴司機不想駕駛山寮專線。山寮村原居民代表梁北強曾向警方求助，可惜無補於事，最後只能向「大埔鄉事委員會」求助，希望得到幫助，改善有關難題。



救護車被塞不能上山



山寮路兩旁泊滿車子

接到山寮村原居民代表梁北強求助消息，本報記者近日先到山寮村了解塞車情況。觀察了數天，記者發現，無論日與夜，上山寮村頂的窄窄道路，兩旁均泊滿車輛，當中有稍泊一陣便離開的，也有泊大半天也不動一下的，更甚者，愈近山寮村頂，愈見很多廢置汽車停泊，換言之，這類車子根本不會離開。大埔鄉事委員會林奕權主席、汀角路民生關注組劉志成主席為此親到山寮村、與山寮原居民代表梁北強及汀角村原居民代表李潤喜及汀角村居民代表羅天送開了一次諮詢會，就有關事宜商議解決方法。

救護消防車輛寸步難行

甫提違例泊車一事，梁北強已大吐苦水：「我住在山寮村最高位置，每天駕車回家，都會給泊在兩旁的汽車阻塞，有一天，車子給塞在一個位置動不了，我只好向警方求助，警方卻對我說：『既然泊的車動不到，我們便找拖車來把你的車拖走！』氣得我……，沒有辦法，我又行不到上山，只好到兒子家暫住，快到家門也歸不得，真箇莫奈何。」

山寮村頂位於八仙嶺正峰下，每日皆有爬山客到此登正峰。梁北強與李潤喜對於正峰的陡峭度非常了解。李潤喜告訴本報記者：「很多爬山者都看輕了正峰登山的難

度，很多人爬到一半已體力不支，不上不下，便要報警求助，但是，試過太多次，救護車與消防車被泊在上山兩側的車子塞着，完全上不到山寮村頂。」違泊影響到救人，茲事體大也。

山寮路有一條專線小巴線，由汀角路山寮路口一直往上駛，至中段有一個凹位，是山寮專線小巴總站，小巴可在此轉彎駛下山。梁北強記得，有一次，有一架救護車要上山，但有一輛 20C 小巴也要下山，當時很多車泊在山寮路兩側，專線小巴司機為讓救護車上山救人，便把車先泊入凹位內，救護車過後，小巴司機才開車下山，誰知扭轉時為避車子，小巴稍稍溜後，一溜竟撞入村民家的圍牆門，最後，小巴要賠幾千元給村民作賠償。梁北強說：「你們問問 20C 的小巴司機，這條山寮的專線小巴，沒有一個司機不埋怨，沒有人樂意做這條專線，前後左右，不是避車便是避人，也真難為了司機，幸好，小巴公司為了老人家和孩子仍肯保持山寮專線，他們很有良心，惟是長此下去，問題始終要解決。」近大半年，山寮路兩邊泊滿車，連行人路也泊滿，警察又不能分秒來趕車抄牌，令村民非常煩惱。

興建停車場不獲批

本來，山寮村村民已同意，大家並「夾」了一塊地興建



停車場。這塊地山寮路小巴總站附近，可以泊數十輛車子。村民曾向政府規劃處提出建議，但不獲批准。理由是擬建停車場之外是集水區，又有綠化林，一涉及綠化林，問題便複雜了，搬一塊石也要環評（環保評估）。

梁北強與李潤喜對政府反對之決定大感不解。「建停車場合法泊車也不支持，政府似在鼓勵市民違例泊車，山寮路本身已沒有行人路，但整條村住了幾千人，居民出入，沒有理由人車共用一條路吧！太危險了。」劉志成主席對山寮路違例泊車問題是了解的。「約六年前，我們就有關問題，已在區議會提出，希望能在山寮村建行人路。」

沒有行人路，兩邊泊滿車，建了行人路，車子又沒有位泊，矛盾實在大。林奕權主席實地觀察環境後，認為政府一定要正視及盡快解決此問題。「首先泊車者應要守法，尊重村民，其實泊車集中一邊，道路仍可通車，如今兩邊泊滿車輛，對住在山寮路一帶的村民影響嚴重；遇到有爬山客發生意外，救護車也未能以最快時間上山救人，問題一定愈生愈大。我希望政府首先把泊滿兩邊的違例車子問題解決，興建停車場是個好提議，希望政府為此認真評估可行性，這是民生大事，不可以輕視。」

撰文：徐捷
攝影：李彤昕



村民欲建之停車場地皮，因不獲政府批准暫成荒地。



（左起）李潤喜、梁北強、林奕權主席、劉志成主席認真討論如何解決山寮村違例泊車問題。

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● 垂榕柱



Previous Applications

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/629	Temporary Car Park (Private Cars only) for a Period of 3 Years	9.2.2018	R1 – R3
A/NE-TK/674	Temporary Car Park (Private Cars only) for a Period of 3 Years	22.5.2020 (on review)	R1 – R3
A/NE-TK/689	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.11.2020	R1 – R4

Rejection Reasons

- R1. The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone. There was no strong planning justification in the submission for a departure from the planning intention of “AGR” zone, even on a temporary basis.
- R2. The applicant failed to demonstrate in the submission that the development would not result in adverse landscape impact to the area.
- R3. The approval of the application, even on a temporary basis, would set an undesirable precedent for other similar applications in the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the landscape character of the area.
- R4. The applicant failed to demonstrate in the submission that the proposed car park layout was feasible from traffic engineering point of view.

Similar Application

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/693	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	20.11.2020	R1 – R4

Rejection Reasons

- R1. The proposed use was not in line with the planning intention of the “Agriculture” (“AGR”). There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2. The applicant failed to demonstrate in the submission that the proposed car park layout was feasible from traffic engineering point of view.
- R3. The applicant failed to demonstrate in the submission that the development would not result in adverse landscape impact to the area.
- R4. The approval of the application, even on a temporary basis, would set an undesirable precedent for other similar applications in the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the landscape character of the area.

tpbpd@pland.gov.hk

寄件者: WONG, Suet Mei <[REDACTED]>
寄件日期: 2021年08月20日星期五 16:53
收件者: tpbpd
副本: Chuan Woo
主旨: HKBWS's comments on the planning application for the proposed Temporary Car Park (Private Cars Only) for a Period of 3 Years at Ting Kok, Tai Po (A/NE-TK/711)
附件: 20210824_TingKok_VehiclePark_A_NE_TK_711_HKBWS.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Car Park (Private Cars Only) for a Period of 3 Years at Ting Kok, Tai Po (A/NE-TK/711) is attached.

Thank you.

Best Regards,

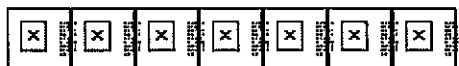
Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

Hong Kong Bird Watching Society | 香港觀鳥會

[REDACTED]

[REDACTED]



Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

20 August 2021

Dear Sir/Madam,

**Comments on the planning application for the Proposed Temporary Car Park
(Private Cars Only) for a Period of 3 Years at Ting Kok, Tai Po (A/NE-TK/711)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the “Agriculture” (AGR) zoning

The application site is located within the AGR zone, where the planning intention is “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”. However, the construction and operation of the proposed carpark would lead to a direct loss of arable agricultural land in the Ting Kok Village area, which is not in line with the planning intention of AGR zone. We, therefore, we urge the Town Planning Board (the Board) to **reject** this application.

2 The Town Planning Board should not encourage “develop first, apply later”

- 2.1 Three Enforcement Notices (Case no. E/NE-TK/091, E/NE-TK/096 and E/NE-TK/118) for the unauthorized development of land filling and car parking was issued at the application site on 5 October 2015, 21 December 2015 and 1 February 2018 respectively.
- 2.2 From Google Earth aerial photographs, landscape changes such as vegetation clearance, land filling and car parking were seen between 2015 and 2017 (Figure 1). We consider that this is “develop first, apply later”. We are concerned the

approval of the current application would further legitimize the current misuse of the AGR zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that “*the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.*”¹ We urge the Board to reject this application.

3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “develop first, apply later” within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

² http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,

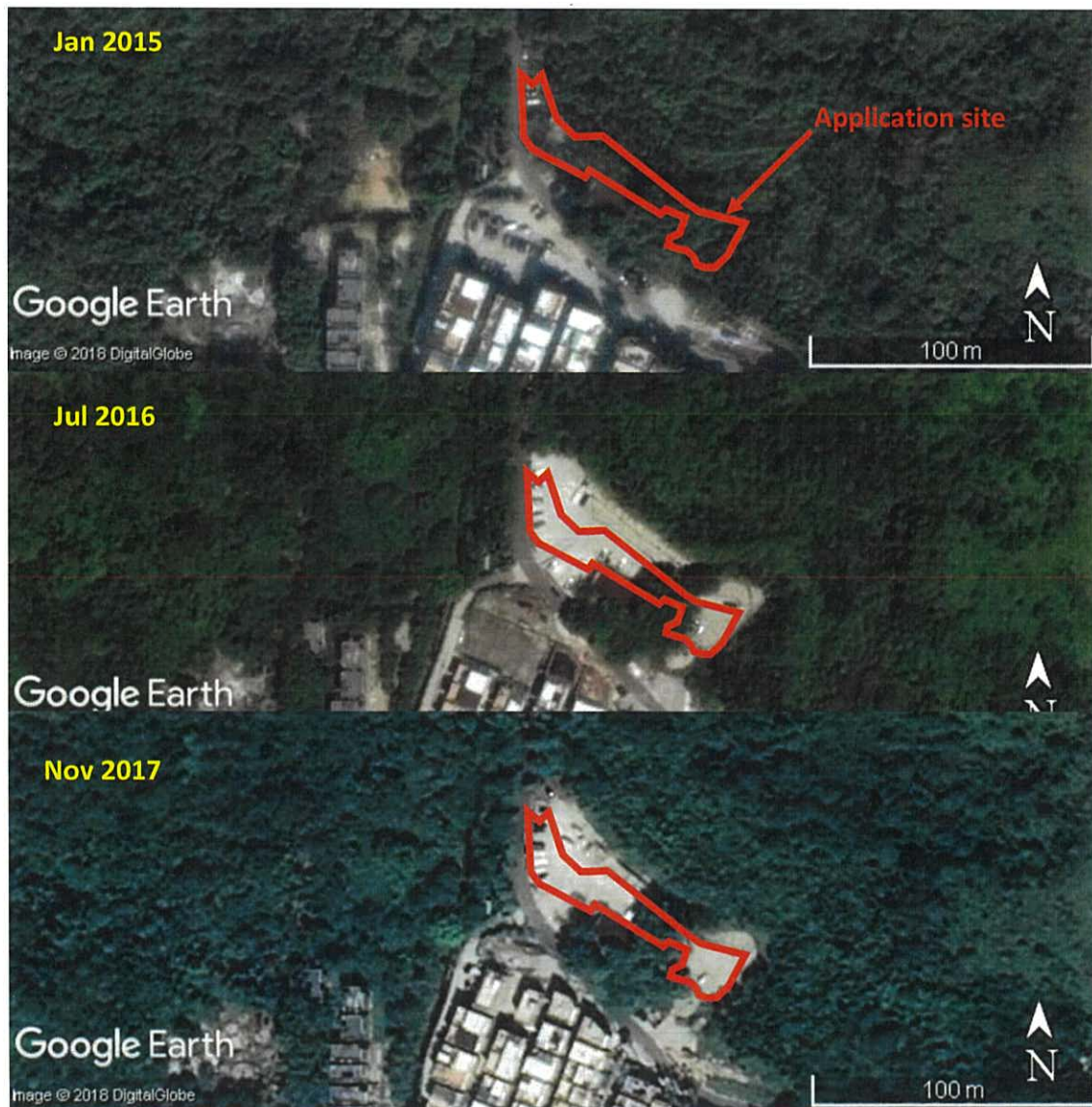
A handwritten signature in black ink, appearing to read 'Suet Mei', written in a cursive style.

Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

Figure 1. Google Earth aerial photographs showing the landscape changes such as vegetation clearance, land filling and car parking at the application site. The carpark seems to be in operation in 2016 and 2017. We consider that this is “develop first, apply later”. The approval of this application will set an undesirable precedent to the future similar applications associated with “develop first, apply later” within the AGR zone, and thus nullifying the statutory planning control mechanism.



5-2

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

210823-145548-89063

提交限期**Deadline for submission:**

24/08/2021

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

23/08/2021 14:55:48

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

A/NE-TK/711

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

先生 Mr. LAM KA HING

意見詳情**Details of the Comment :**

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

寄件者: [REDACTED]
寄件日期: 2021年08月22日星期日 4:18
收件者: tpbpd
主旨: A/NE-TK/711 DD 29 Ting Kok Village

A/NE-TK/711

Lots 725 RP (Part) in D.D. 29 and adjoining Government Land, Ting Kok, Tai Po
Site area : About 1,008sq.m Includes Government Land of about 153sq.m
Zoning : "Agriculture"
Applied use : 28 Vehicle Parking

Dear TPB Members,

Some tweaking of the peripheries to include government land.

There is absolutely no justification for approval.. The images provided with the paper for 689 clearly indicate DESTROY TO BUILD activity as the vegetation and trees have been incrementally removed.

Part of the site used for open storage without approval and subject to planning enforcement.
The Site was also the subject of a previous enforcement case (No. E/NETK/118) against unauthorized development involving parking of vehicles. EN and Reinstatement Notice were issued on 1.2.2018 and 19.11.2018 respectively.

The intention is obviously to open up the other side of Shan Liu Road for development.

Members must again reject the application and inquire into progress on the enforcement action particularly with regard to abuse of PUBLIC LAND.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, October 12, 2020 4:09:42 AM
Subject: A/NE-TK/689 DD 29 Ting Kok Village

A/NE-TK/689

Lots 725 RP (Part) and 762 (Part) in D.D. 29, Ting Kok, Tai Po
Site area : About 937sq.m
Zoning : "Agriculture"
Applied use : 34 Vehicle Parking

Dear TPB Members,

The Incredible Shrinking Car Park, now 44 vehicles to be squeezed onto a much smaller footprint.

On 22 May 2020 there was a long discussion re review of application 674.

Members generally agreed that the subject application should not be approved for reasons that the proposed development was not in line with the planning intention of the "AGR" zone and the applicant had not provided strong planning justification in the submission for a departure from the planning intention of "AGR" zone and to demonstrate that the proposed development would not result in adverse landscape impact on the area. Besides, approval of the application would set an undesirable precedent for other similar applications in the "AGR" zone and the cumulative effect would result in a general degradation of the landscape character of the area.

Clearly in such a short time frame there can be no changes in circumstances that would warrant a change of direction.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, September 19, 2019 2:27:25 AM
Subject: A/NE-TK/674 DD 29 Ting Kok Village

Dear TPB Members,

This is the same plan as 629 with a slightly smaller footprint and provision for 68 vehicles.

When the previous application was discussed on 9 Feb 2018

PlanD) had reservations on the application as **vegetation had been cleared** within and outside the site prior to submission of the application. Approval of the application would set an undesirable precedent and the cumulative effect would result in degradation of landscape character and cause adverse landscape impact on the area.

It appears that even more vegetation has been removed in the interim as there are now only a few trees and bushes left on the site. The remainder of the site has been stripped. This is a blatant DESTROY TO BUILD application.

While there is extensive development to the left of Shan Liu Road, the right side is relatively green. The green panorama must be retained.

Members should again reject the application.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 9, 2018 2:26:25 AM
Subject: A/NE-TK/629 DD 29 Ting Kok Village

A/NE-TK/629

Lots 725 RP (Part), 762 (Part), 722 S.A (Part), 722 RP (Part), 727 (Part) and 763 RP in D.D. 29 and Adjoining Government Land, Ting Kok Village, Tai Po

Site area : 2,006m² Includes Government Land of about 693.7m²

Zoning "Agriculture"

Applied Use : 70 Vehicle Parking

Dear TPB Members,

Happy New Year

The development was not in line with the planning intention of the "Agriculture" ("AGR") zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended 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 to merit a departure from such planning intention, even on a temporary basis.

The applied development is not compatible with the surrounding land uses which are predominantly agricultural and green belt in nature..Moreover one third of the site is government land.

The applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding habitat.

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the Site consists of Lot 725 RP in D.D. 29 and a piece of adjoining unallocated Government land. The private lot is held under the Block Government Lease demised for agricultural purpose. No structure shall be erected on the lot without the prior approval from LandsD. Neither occupation nor works of any kind is allowed on the Government land without the prior approval from LandsD;
 - (ii) the proposed ingress/egress are partly on unallocated Government land. The maintenance and management responsibility of the said Government land should be sorted out with the relevant Government departments, prior to making use of it for the proposed ingress/egress. It is also noted that the proposed ingress/egress falls on the adjoining Lot 762. The applicant should sort out the relevant issues with the lot owner concerned;
 - (iii) the applicant is required to submit an application for short term tenancy (STT) in respect of the piece of Government land included under the planning application. Should the Board approve the application, LandsD will consider the STT application. However, there is no guarantee at this stage that the STT application would be approved. If the STT application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of rental fee and administrative fee as considered appropriate;
 - (iv) should the application be approved by the Board, the lot owner is also required to submit an application for short term waiver (STW) to LandsD if he wishes to erect any structures on the lot. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate; and
 - (v) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site” to minimize any potential environmental nuisance;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- (i) the proposed plantings should be planted at-grade with enough space to facilitate sustainable tree growth. Tree protection measure to mitigate potential impact on the proposed trees should be provided; and
 - (ii) approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there are no existing DSD maintained public stormwater drains available for connection in the vicinity of this area. The applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
 - (ii) for works to be undertaken outside the lot boundary, prior consent and agreement form LandsD and/or relevant private lot owners should be sought; and
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked.