

Previous s.16 Application covering the Application Site (the Site)

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/812	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	18.2.2022 [revoked on 18.11.2023]

Similar s.16 Application within the “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/961	Temporary Vehicle Park (Excluding Container Vehicles) for a Period of Three Years and Filling of Land	5.4.2024

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- 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 the Government.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no environmental complaint received against the Site in the past three years; and
- detailed advisory comments are at **Appendix IV**.

3. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highway Department (CHE/NTW, HyD):

- no adverse comment on the application from highways maintenance perspective.

4. Drainage

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

- no in-principle objection to the application from the public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the applicant the submission of a drainage proposal and the implementation and maintenance the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. **Fire Safety**

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

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided to the satisfaction of the D of FS; and
- the submitted FSIs proposal is considered acceptable.

6. **Landscape**

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

- no objection from landscape planning perspective;
- the Site is located in a rural inland plains landscapes character comprising vacant lands, farmland, scattered temporary structures and tree groups. The proposed use is not incompatible with the landscape setting in the proximity; and
- based on the site photos in June 2024, the Site is fenced-off and hard paved. No existing tree is observed within the Site. According to the applicant, no vegetation clearance and tree felling will be carried out at the Site. Significant adverse landscape impact arising from the proposed use is not anticipated.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any local's comment on the application and he has no particular comment on the application.

8. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the Commissioner for Transport (C for T) that:
 - the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, the Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. the local access road and the adjoining section of Kong Tai Road). The relevant department will provide comments to the applicant, if any. There is only a small section of Kong Tai Road junction with Chi Ho Road, is being maintained by his Office; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads or drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period; and
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (f) to note the comments of the Chief Building Surveyor/New Territories West, the Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

Appendix V of RNTPC
Paper No. A/YL-KTN/1025

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/YL-KTN/1025

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對這項申請，因這地方沒有一條行車的道路，
而且很多村民出入，而申請停車場會有很多車輛出入，
會很危險，所以本人極力反對這申請。

謝謝！

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

簽署 Signature 江元嬌 日期 Date 8-7-2024

From: [REDACTED]
Sent: 2024-07-10 星期三 02:47:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1025 DD 109, Cheung Kong Tsuen, Yuen Long

A/YL-KTN/1025

Lot 1020 (Part) in D.D. 109, Cheung Kong Tsuen, Yuen Long

Site area : About 1,647 sq. m

Zoning : "Agriculture"

Applied use : Hobby Farm / 38 Private Vehicle Parking / **Filling of Land**

Dear TPB Members,

So 812 was yet another fake Hobby Farm application. Conditions not fulfilled because the intention was always to fill in the site for brownfield operation. Members should request aerial images of the site to ascertain how much had been filled in.

"The proposed development can cater for the huge demand of parking spaces for nearby village residents and reduce roadside illegal parking". But the lot is some distance from the village so the intention is clearly some form of open storage.

Members have a duty to question the real intention of the operator.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 16 January 2022 2:57 AM HKT
Subject: A/YL-KTN/812 DD 109, Cheung Kong Tsuen, Yuen Long

A/YL-KTN/812 D.D. 109, Cheung Kong Tsuen, Yuen Long

Lot 1020 (Part) in D.D. 109, Cheung Kong Tsuen, Yuen Long

Site area : About 1,647 sq. m

Zoning : "Agriculture"

Applied use : Hobby Farm / 3 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

One thing all these 'Hobby Farms' have in common is that contrary to statements like 'promote agricultural activity' and 'promote green living', they actually manage to cover a high percentage of the sites in concrete and parking.

A proper farm is almost 100% under cultivation with access to crops usually via narrow paths on the periphery of the lots.

President Xi has mandated that China be self-sufficient in food production so how come all these 'patriots' out in NT instead of cultivating crops are busy slathering concrete over arable land?

Members should not encourage them by approving these applications.

Mary Mulvihill

3

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

參考編號

Reference Number:

240712-185153-28378

提交限期

Deadline for submission:

12/07/2024

提交日期及時間

Date and time of submission:

12/07/2024 18:51:53

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/1025

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Raymond NG

意見詳情

Details of the Comment :

The entrance of the access road to the site in Government Land where is linked to Kong Tai Road. The applicant enjoys using Government Land to facilitate his private business.

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

4

From: [REDACTED]
Sent: 2024-07-12 星期五 16:30:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on four planning applications
Attachment: KTN 1025.pdf; 240712 s16

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

12th July, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) for a
Period of 3 Years and Associated Filling of Land
(A/YL-KTN/1025)**

1. We refer to the captioned.
2. There was an approved application involving filling of land covering the current site but was revoked. We urge the Board to investigate with relevant authorities as to whether the previous applicant would need to restore the site (e.g., to restore the site back to the status before land filling); if yes, whether such a restoration has been carried out.
3. We would like the Board to also investigate the current site status with relevant authorities and to investigate whether there is ongoing enforcement case covering the application site before making a decision.
4. We object to this application as it is unlikely to be in line with the planning intention of the Agriculture zone. We urge the Board to reject this application.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

2024年 6月 1 2日

此文件在 收到・城市規劃委員會
與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 12 JUN 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.

Appendix I of RNTPC
Paper No. A/YL-KTN/1025

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-K7M/1025
	Date Received 收到日期	12 JUN 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

黎國民
LAI Kwok Man

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)

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 1020 (Part) in D.D. 109, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,647 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 0 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) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at08/05/2024..... (DD/MM/YYYY), this application involves a total of1..... "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) of1..... "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)
1	Lot No. 1020 in D.D. 109	04/06/2024

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

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

Proposed Temporary Private Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land

(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 1,647sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 0sq.m ☐About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 0

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 0sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積 0sq.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)

Refer to Plan 3 and Appendix I

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 32

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 6

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 24 hours daily (including public holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) Kong Tai Road via a local access	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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／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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,647 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" 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 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>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。

Refer to Appendix I

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

LAU Tak Francis

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

MRTPI, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners and Surveyors Limited



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

Date 日期

5/6/2024

(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	Lot No. 1020 (Part) in D.D. 109, Yuen Long, New Territories
Site area 地盤面積	1,647 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Private Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <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	0	
(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	0 % <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		38
	Private Car Parking Spaces 私家車車位		32
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		6
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位		
	Coach Spaces 旅遊巴車位		
	Light Goods Vehicle Spaces 輕型貨車車位		
	Medium Goods Vehicle Spaces 中型貨車車位		
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Lot Index Plan, Plan showing existing filling of land, Swept Path Analysis, Plan showing public transport services & FSI Proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Executive Summary

1. The application site (the Site) is on Lot No. 1020 (Part) in D.D. 109, Yuen Long, New Territories.
2. The site area is about 1,647 m². No Government Land is involved.
3. The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is 'Proposed Temporary Private Vehicle Park (Excluding Container Vehicle)' for a period of 3 years and associated Filling of Land. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 38 nos. of parking space for private cars and light goods vehicles are proposed at the Site.
6. Operation hours are 24-hour daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.
8. The proposed development can cater for the huge demand of parking spaces for nearby village residents and reduce roadside illegal parking.

行政摘要

1. 申請地點位於新界元朗丈量約份第 109 約地段第 1020 號（部分）。
2. 申請地點的面積約 1,647 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時私人停車場（貨櫃車除外）」，為期 3 年，並進行相關填土工程。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點擬議提供合共 38 個私家車及輕型貨車泊位。
6. 營運時間為每日 24 小時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。
8. 擬議發展能滿足附近村民對車位的重大需求，並可減少路邊違例泊車情況。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. LAI Kwok Man (“the Applicant”) in support of the planning application for ‘Proposed Temporary Private Vehicle Park (Excluding Container Vehicles) for a period of 3 years and associated Filling of Land’ (“the Proposed Development”) at Lot No. 1020 (Part) in D.D. 109, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 1020 (Part) in D.D. 109, Yuen Long, New Territories. The Site is accessible from Kong Tai Road via a local track leading to the ingress to its west.
3. The site area is about 1,647 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
7. Given that no structures will be erected in the Proposed Development, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The vehicle park serves to meet the parking demand of nearby village residents and operators. 32 and 6 nos. of parking space for private cars and light goods vehicles (LGV) are proposed at the Site respectively (**Plan 3**). Only registered car owners are allowed to park at the Site.
9. Operation hours are 24 hours daily, including Sundays and public holidays.
10. The entire site was filled with concrete of about 0.1 m in depth (existing ground level at +11.0 mPD) (**Plan 4**). The application serves to regularise the existing filling of land within the Site. The Applicant undertakes to reinstate the Site upon expiry of the planning approval.

Previous Application

11. The Site is the subject of a previous application no. A/YL-KTN/812 approved by the Rural and New Town Planning Committee (“the Committee”) in 2022 for the use of place of recreation, sports or culture (hobby farm) with ancillary facilities and filling of land submitted by the same applicant.
12. The previous application was approved mainly on considerations that the proposed development would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with the surrounding land uses; and no adverse comments from relevant departments.
13. Given that the planning context of adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the previous application.

Similar Applications

14. There are 7 similar applications for vehicle park use approved by the Committee within the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/694	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years	20.3.2020
A/YL-KTN/710	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years	10.7.2020
A/YL-KTN/816	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years and Filling of Land	18.2.2022
A/YL-KTN/827	Renewal of Planning Approval for Temporary Private Car Park for Medium Goods Vehicles and Storage of Construction Materials for a Period of 3 Years	20.5.2022
A/YL-KTN/888	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years	17.3.2023
A/YL-KTN/915	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years	23.6.2023
A/YL-KTN/961	Temporary Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years and Filling of Land	5.4.2024

15. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the SurroundingsVisual and Landscape

17. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses mainly comprising warehouses, parking of vehicles, hobby farms, residential dwellings and agricultural land. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

18. The daily trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
08:00 – 09:00	2	4
09:00 – 10:00	4	3
10:00 – 11:00	4	3
11:00 – 12:00	1	2
12:00 – 13:00	1	1
13:00 – 14:00	1	1
14:00 – 15:00	1	1
15:00 – 16:00	1	1
16:00 – 17:00	2	2
17:00 – 18:00	2	4
18:00 – 19:00	3	4
19:00 – 20:00	3	2
20:00 – 08:00	5	2
Total Trips	<u>30</u>	<u>30</u>

19. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
20. A 7.5m-wide vehicular access is provided to the west of the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the Site.
21. Public transport services are available in the vicinity of the Site (about 160 m to the south). The walking time to the nearest Green Minibus Bus Terminus is about 2 minutes (**Plan 6**).

Drainage

22. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the proposal is accepted by the Drainage Services Department.

Fire Safety

23. The Applicant has submitted a layout plan incorporated with the proposed fire service installations (FSI) (**Plan 7**). The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

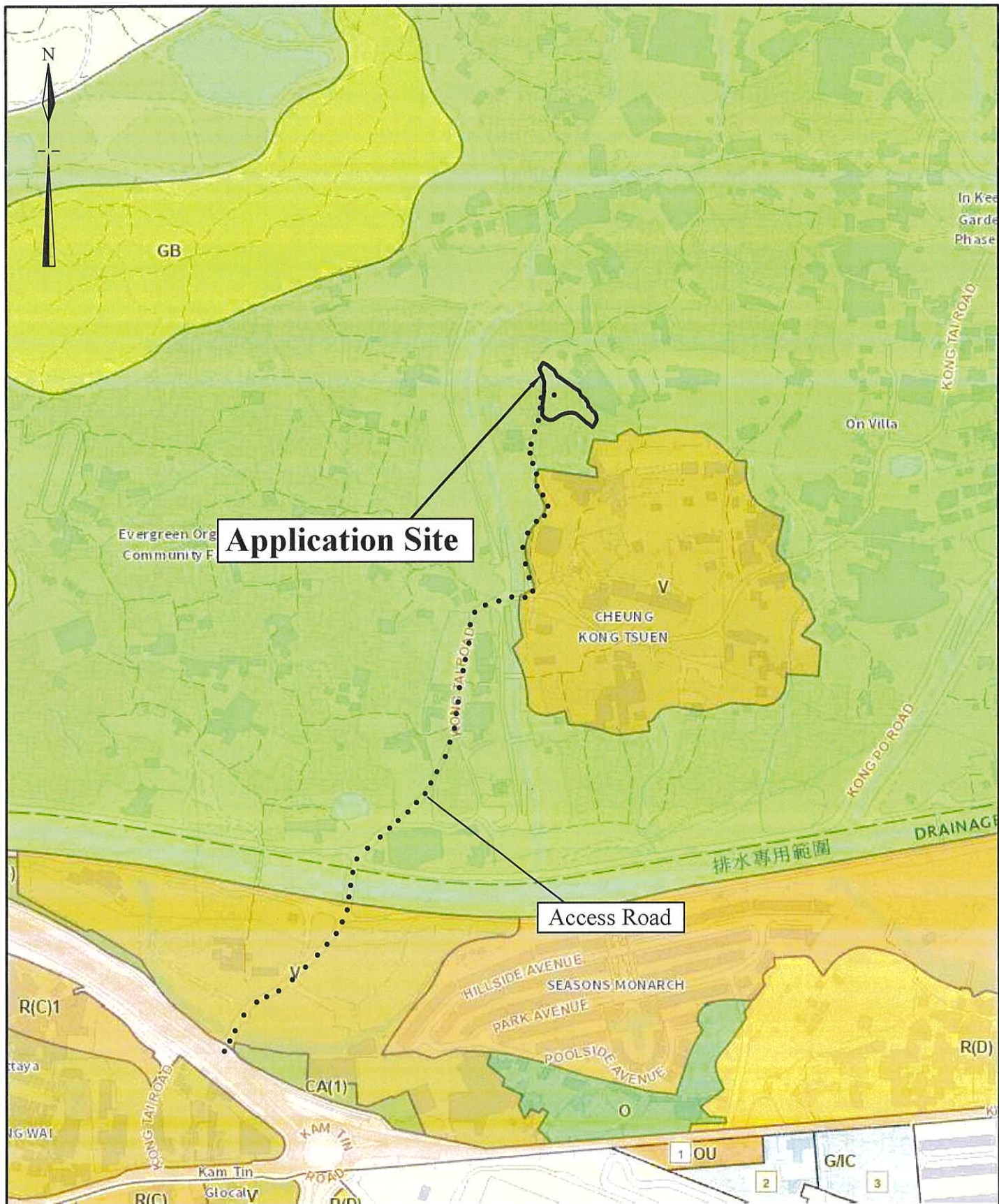
Environment

24. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. The Proposed Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Planning Gain

26. The Proposed Development serves to cater for the demand for parking spaces of nearby village residents and alleviate the problem of roadside illegal parking in the vicinity.

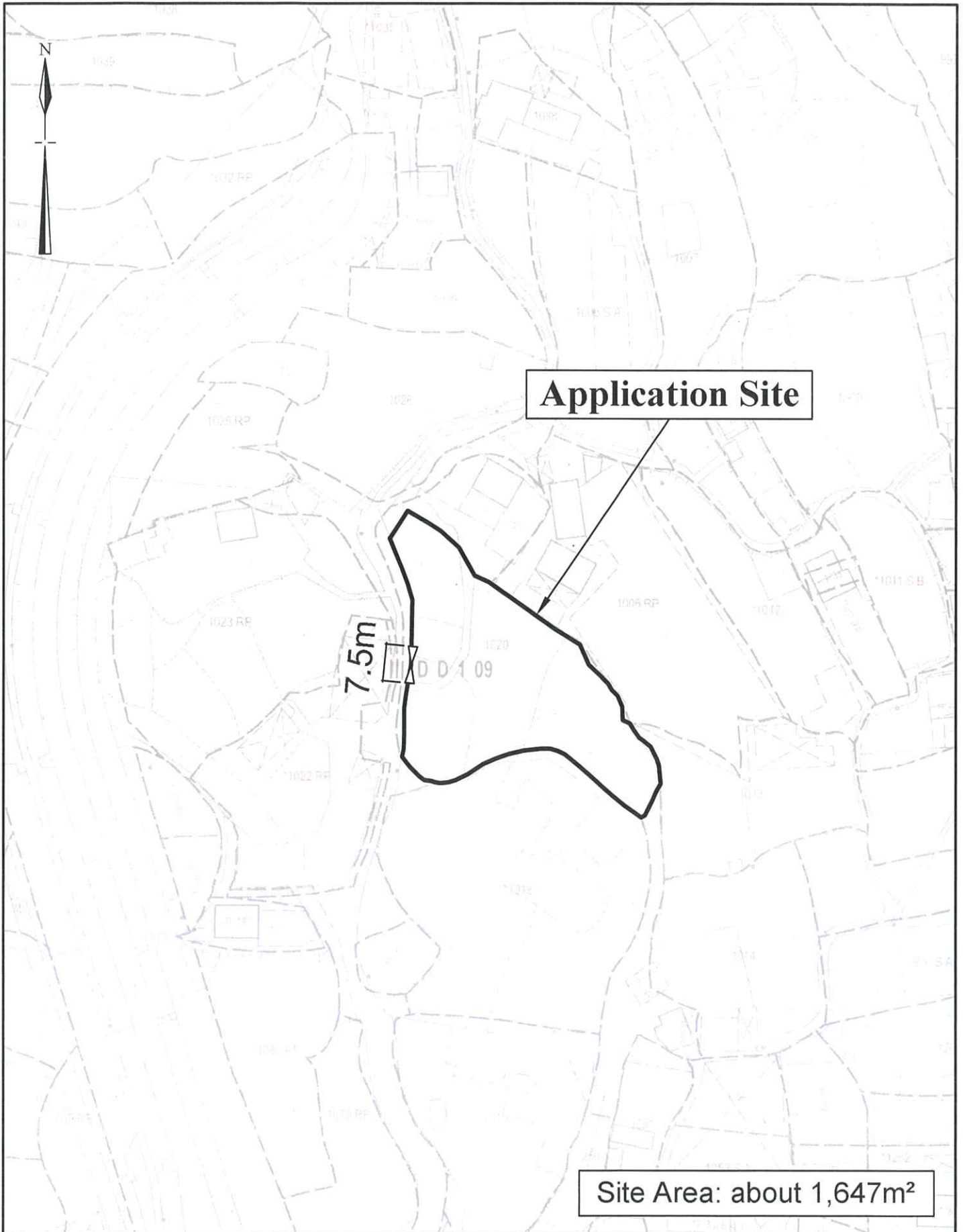
- End -



Extracted from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

Not to scale	Location Plan	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 1 (P 21024)

Lot 1020 (Part) in D. D.109
Yuen Long, New Territories



1 : 1000 (A4)

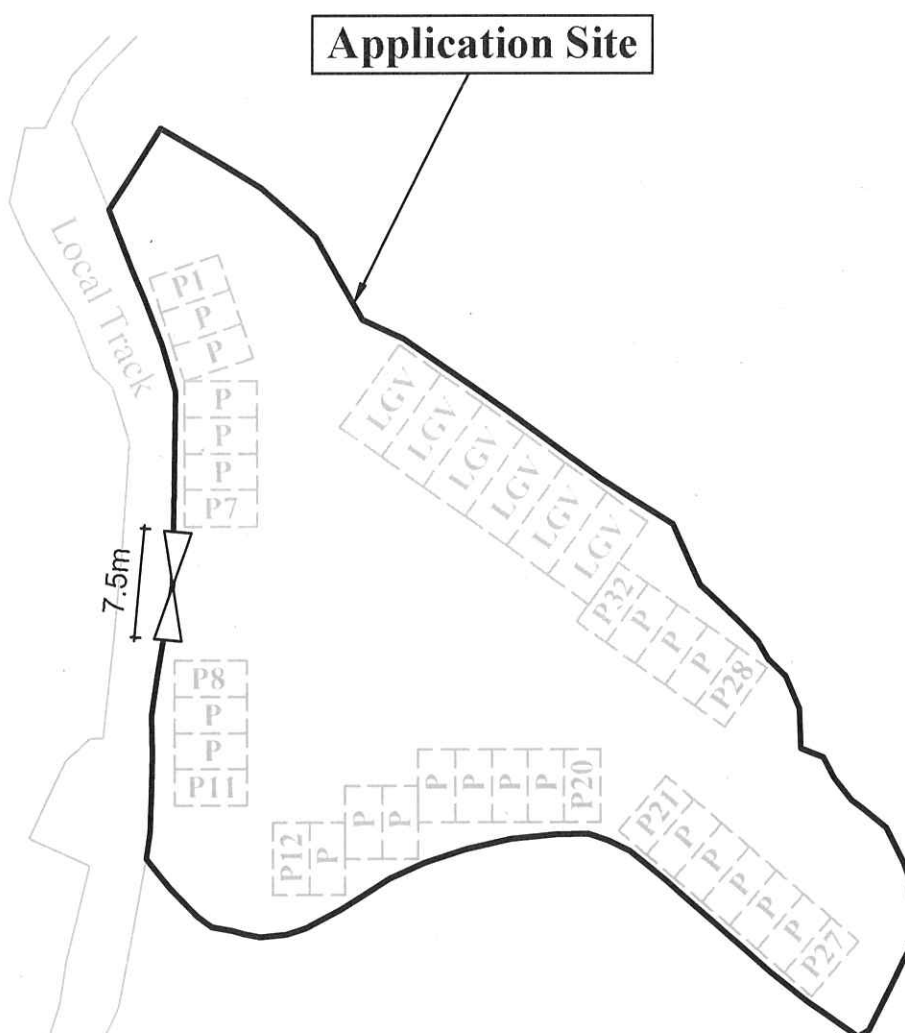
March 2024

Lot Index Plan

Lot 1020 (part) in D.D.109
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 2
(P 21024)



Site Area (about): 1,647 m²

Legend



Vehicular Ingress / Egress



Parking space for private cars (5m (L) x 2.5(W))



Parking space for light goods vehicles (7m (L) x 3.5(W))

1 : 500 (A4)

Layout Plan

Goldrich Planners &
Surveyors Ltd.

April 2024

Lot 1020 (part) in D.D.109
Yuen Long, New Territories

Plan 3
(P 21024)



Paved Area (about): 1,647 m²

1 : 500 (A4)

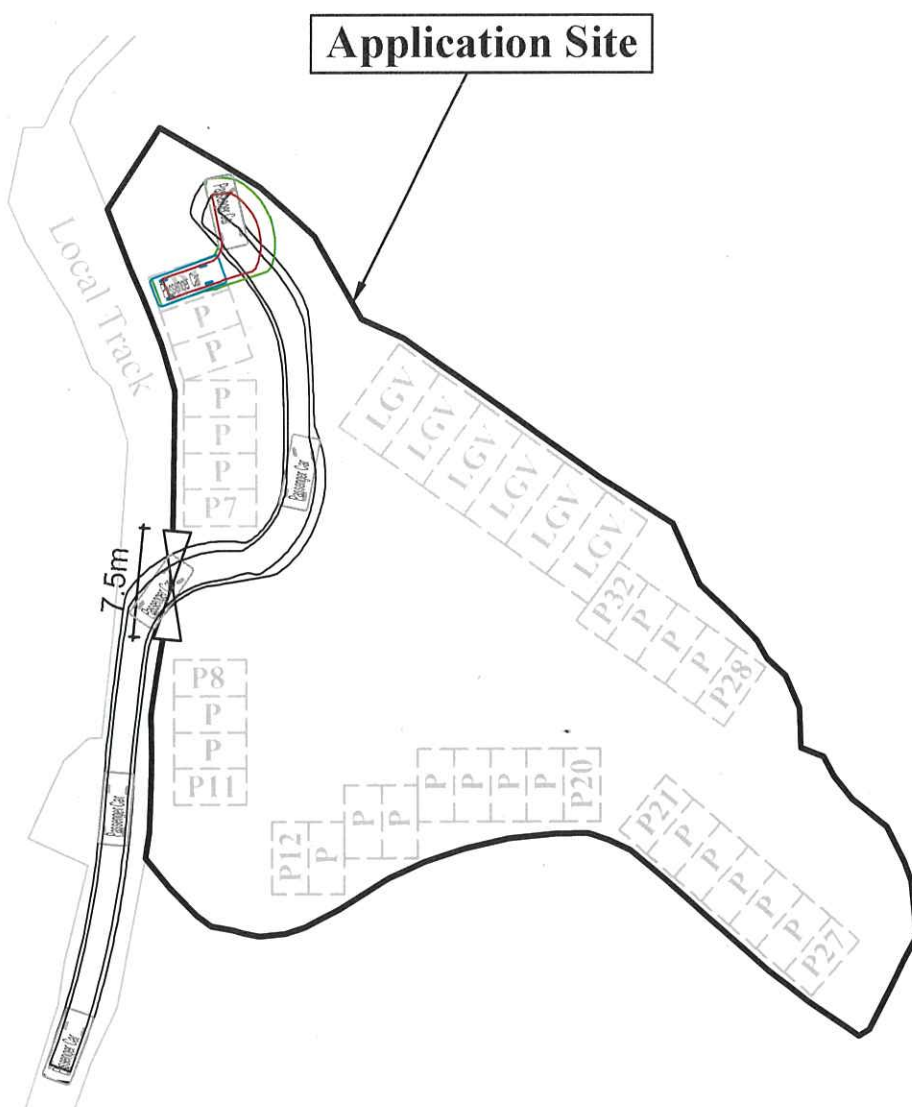
Plan showing Existing Filling of Land

**Goldrich Planners &
Surveyors Ltd.**

March 2024

Lot 1020 (part) in D.D.109
Yuen Long, New Territories

**Plan 4
(P 21024)**



Site Area (about): 1,647 m²

Legend



Vehicular Ingress / Egress



Parking space for private cars (5m (L) x 2.5(W))



Parking space for light goods vehicles (7m (L) x 3.5(W))



Parking space for private cars (5m (L) x 2(W))

1 : 500 (A4)

Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

April 2024

Lot 1020 (part) in D.D.109
Yuen Long, New Territories

Plan 5
(P 21024)



1 : 500 (A4)

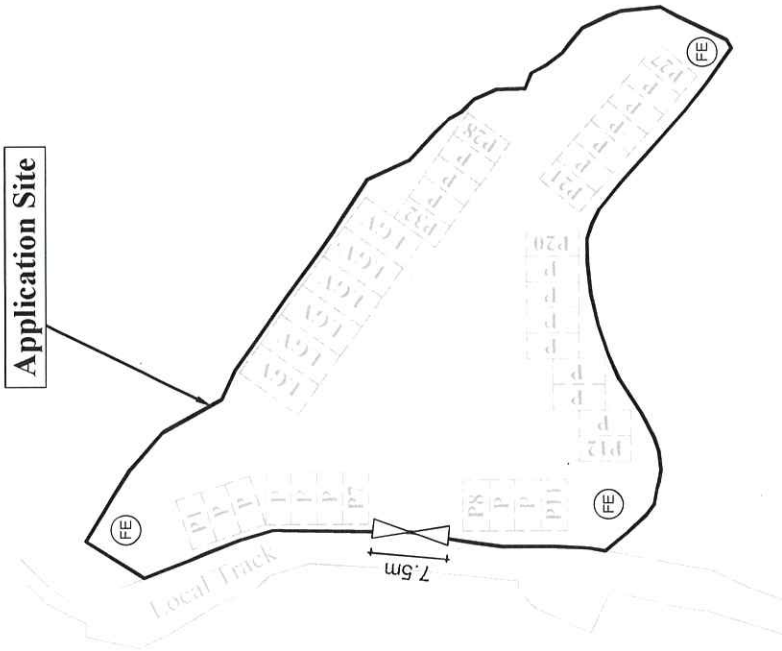
**Plan showing Nearby
Public Transport Services**

**Goldrich Planners &
Surveyors Ltd.**

March 2024

Lot 1020 (part) in D.D.109
Yuen Long, New Territories

**Plan 6
(P 21024)**



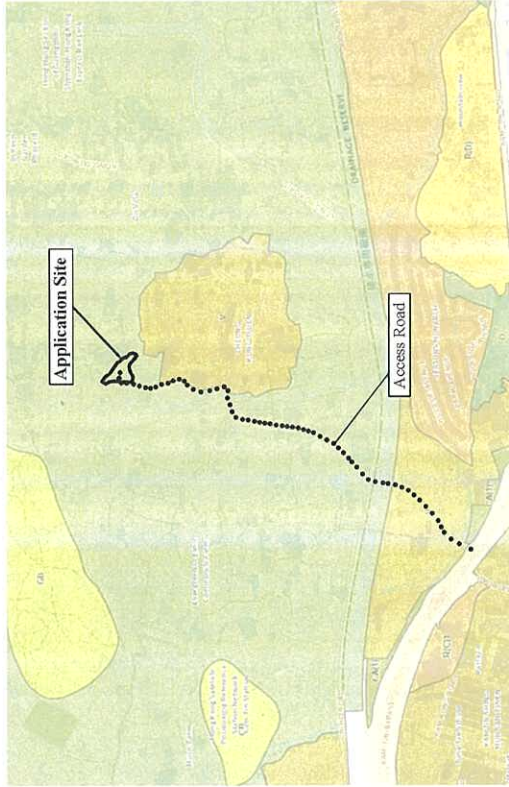
Site Area (about): 1,647 m²

FS NOTES:

- (i) Portable hand-operated approved appliances shall be provided as required by occupancy.

Legend

- Vehicular Ingress / Egress
- Parking space for private cars (5m (L) x 2.5(W))
- Parking space for light goods vehicles (7m (L) x 3.5(W))
- 5.0kg CO2 Gas type Fire Extinguisher x3



Location Plan

(N.T.S)

1:500 (A3)

April 2024

Fire Service Installations Proposal

Lot 1020 (part) in D.D.109
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 7
(P 21024)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1025

Our Ref.: P21024/TL24366

17 July 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**‘Proposed Temporary Private Vehicle Park (Excluding Container Vehicle)’
for a Period of 3 Years in “Agriculture” zone,
Lot No. 1020 (Part) in D.D. 109, Yuen Long, New Territories
(S.16 Planning Application No. A/YL-KTN/1025)**

We write to submit FI in response to comments for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Mr. David CHENG/ Ms. Olivia NG) *By E-mail only*

Further Information for Planning Application No. A/YL-KTN/1025**Response-to-Comment****Comments from the Planning Department****Contact Person: Mr. David CHENG (Tel: 3168 4046)**

I.	Comments	Responses
1.	The applicant should elaborate justifications for villagers' need/demand for having car park at the site.	There are no public transport services within the vicinity. Most of the residents living in the surrounding areas/villages are dependent on their cars for daily commute. There are insufficient parking spaces to cater for their demand. As such, there is a huge demand of parking spaces for nearby village residents. The vehicle park can also help to alleviate illegal parking in the nearby area.
2.	The applicant should also clarify whether the previously approved hobby farm (under A/YL-KTN/812, by the same applicant) had ever been implemented, and justifications for failing to comply with the approval conditions under A/YL-KTN/812.	The previously approved hobby farm had not been implemented. The applicant had made efforts to comply with the approval conditions but was unable to comply in time. He understands the situation and commits that he will make efforts to comply with the approval conditions after planning approval has been granted from the Board under the current application.

- END -

Appendix Ib of RNTPC
Paper No. A/YL-KTN/1025

寄件者:
寄件日期: 2024年07月23日星期二 10:48
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: S.16 Planning Application No. A/YL-KTN/1025 - Further Information
附件: KTN1025_P21024_FI_20240723_RtC.pdf

類別: Internet Email

Your Ref.: A/YL-KTN/1025
Our Ref.: P21024/TL24375

Dear Sir/Madam,

We refer to the captioned application.

We submit a set of further information in response to departmental comments. Hard copy will be delivered to the Board.

Regards,
Janice Tang

--

Goldrich Planners and Surveyors Ltd.

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1025

Our Ref.: P21024/TL24375

23 July 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**‘Proposed Temporary Private Vehicle Park (Excluding Container Vehicle)’
for a Period of 3 Years in “Agriculture” zone,
Lot No. 1020 (Part) in D.D. 109, Yuen Long, New Territories
(S.16 Planning Application No. A/YL-KTN/1025)**

We write to submit FI in response to comments for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU
Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Mr. David CHENG)

By E-mail only

Further Information for Planning Application No. A/YL-KTN/1025**Response-to-Comment****Comments from the Planning Department****Contact Person: Mr. David CHENG (Tel: 3168 4046)**

I.	Comments	Responses
1.	As per the application form submitted by the applicant, the application site (the Site) is proposed for “temporary PRIVATE vehicle park (excluding container vehicles) for a period of 3 years and associated filling of land”. However, according to the planning statement, the proposed use serves to meet the parking demand of nearby villagers. Besides, the scale of the proposed use, which includes 32 private car parking spaces and 6 light goods vehicle parking spaces, it appears more likely a public vehicle park rather than a private one. Please clarify whether the proposed use should be temporary PRIVATE or PUBLIC vehicle park.	The proposed vehicle park will not be opened to the public. It would serve residents within Cheung Kong Tsuen and Tai Kong Po, and agricultural activities’ operators in the vicinity (within 10 minutes walking distance) only. Only registered car owners are allowed to park at the site. As such, the proposed use is temporary private vehicle park. 32 private car parking spaces and 6 light goods vehicle parking spaces are proposed at the site as there is a huge demand of parking spaces for nearby residents.
2.	The intended users of the vehicle park should be specified, particularly the specific area(s) or village(s) in the vicinity. Please also clarify/rectify the mentioned “operators” in para. 8 of the planning statement and delete if deemed appropriate.	The proposed development would serve residents within Cheung Kong Tsuen and Tai Kong Po, and the agricultural activities’ operators in the vicinity (within 10 minutes walking distance) only.
3.	Please elaborate the registration method(s) and operation procedure of the vehicle park, as the para. 8 of the planning statement mentioned “only registered car owners are allowed to park at the Site”.	Residents (i.e. Cheung Kong Tsuen and Tai Kong Po) who want to park their cars in the proposed vehicle park will need to register with the applicant. Only cars with prior registration will be allowed to park at the vehicle park. There will be staff to check whether the vehicles parked at the site have been registered or not. Unregistered vehicles will be asked to leave.

4.	Referring to your R-to-C dated 17.7.2024, please elaborate the efforts made by the applicant to comply with the approval conditions for the previous planning application no. A/YL-KTN/812.	The consultant has been preparing relevant drainage and FSI proposals for the previous planning application no. A/YL-KTN/812. However, the final versions of the proposals were not completed due to the drainage proposal was still in progress and the internal layout of the structures has not been confirmed.
5.	Furthermore, the applicant should comply with the approval conditions instead of just stating “will make efforts” to comply with the approval conditions after the approval of the planning application.	Noted. The applicant undertakes to comply with the approval conditions after the approval of the planning application.

- END -