

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式接納收到  
申請的日期。

This document is received on 22 JUL 2024.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A14LK1M/1038 |
|                                 | Date Received<br>收到日期   | 22 JUL 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)

CHOI Fai Man  
蔡輝文

### 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)<br>詳細地址/地點/丈量約份及地段號碼(如適用) | Lot Nos. 19 S.A ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 RP in D.D. 109, Yuen Long, New Territories  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 2,005 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 45 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | ..... sq.m 平方米 <input type="checkbox"/> About 約   |



|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>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<br>涉及的土地用途地帶                           | "Village Type Development" ("V") and "Agriculture" ("AGR")   |
| (f) Current use(s)<br>現時用途   | Vacant<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|  |  |  |
|  |  |  |
|  |  |  |

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

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

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
26/06/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/07/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



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

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

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

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

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

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility 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 ..... 1,960 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 45 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

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 ..... 45 .....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 45 .....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)

Refer to Plan 3 .....

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 ..... 45 .....

Motorcycle Parking Spaces 電單車車位 ..... - .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... 5 .....

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<br>24 hours daily (including Sundays and public holidays)  |  |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | <p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br/>有一條現有車路。(請註明車路名稱(如適用))<br/>Shui Tau Road</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br/>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>  |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>擬議發展計劃是否包括現有建築物的改動?  | <p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情<br/>.....<br/>.....<br/>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>   |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | <p>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)<br/>(請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘<br/>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土<br/>Area of filling 填土面積 ..... 2,005 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br/>Depth of filling 填土厚度 ..... 0.5 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>  |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> | On environment 對環境                        | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| 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> |
|--|--|

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

Planning Manager

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

MRTPI, FRICS, RPS(GP)

Others 其他

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

11/07/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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

## Gist of Application 申請摘要

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

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

|  |  |
|--|--|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置/地址              | Lot Nos. 19 S.A ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 RP in D.D. 109, Yuen Long, New Territories   |
| Site area<br>地盤面積                      | 2,005 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)   |
| Plan<br>圖則                             | Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11   |
| Zoning<br>地帶                           | "Village Type Development" ("V") and "Agriculture" ("AGR")   |
| Type of Application<br>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<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><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<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and associated Filling of Land  |



|  |  |   |   |
|--|--|---|---|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率   |
|  | Domestic<br>住用   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                    |
|  | Non-domestic<br>非住用  | 45<br><input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.02<br><input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用   |   |   |
|  | Non-domestic<br>非住用  | 2   |   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | m 米<br><input type="checkbox"/> (Not more than 不多於)   |   |
|  |  | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                    |   |
|  | Non-domestic<br>非住用  | 3 m 米<br><input type="checkbox"/> (Not more than 不多於)   |   |
|  |  | 1 Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                  |   |
| (iv) Site coverage<br>上蓋面積   | 2.2 % <input checked="" type="checkbox"/> About 約  |   |   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 50  |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |   | 45<br>-<br>5<br>-<br>-<br>-   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 0   |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____  |   | -<br>-<br>-<br>-<br>-<br>-  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location Plan, Lot Index Plan, Plan showing proposed filling of land, Swept Path Analysis & Plan showing nearest public transport services |                          |                                     |
| <b>Reports 報告書</b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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 is on Lot Nos. 19 S.A ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 RP in D.D. 109, Yuen Long, New Territories.
2. The site area is about 2,005 m<sup>2</sup>. No Government Land is involved.
3. The application site falls partly within an area zoned "Village Type Development" ("V") and partly 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 Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility' 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 50 nos. of parking space for private cars and light goods vehicles are proposed at the site, including 19 nos. of parking space with Electric Vehicle charging facilities.
6. A total of 2 single storey temporary structures are proposed on site for office-cum-guardroom and storage uses. The gross floor area is about 45 m<sup>2</sup>.
7. Operation hours are 24-hours daily (including Sundays and public holidays).
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 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 19 號 A 分段第 1 小分段、第 19 號 A 分段第 2 小分段、第 19 號 A 分段第 3 小分段、第 19 號 A 分段第 4 小分段、第 19 號 A 分段餘段、第 19 號 B 分段、第 19 號 C 分段、第 19 號 D 分段、第 19 號 E 分段、第 19 號 F 分段、第 19 號 G 分段、第 19 號 H 分段及第 19 號餘段。
2. 申請地點的面積約 2,005 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》上部分劃為「鄉村式發展」地帶及部分劃為「農業」地帶。
4. 申請用途為「擬議臨時公眾停車場（貨櫃車除外）連附屬電動車充電設施（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 50 個私家車及輕型貨車泊位，包括 19 個泊位連電動車充電設施。
6. 申請地點擬議提供 2 個單層臨時構築物作辦公室暨保安室及儲物用途，總樓面面積約 45 平方米。
7. 營運時間為每日 24 小時（包括星期日及公眾假期）。
8. 申請用途預期不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. CHOI Fai Man (“the Applicant”) in support of the planning application for ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and associated Filling of Land’ (“the Proposed Development”) at Lot Nos. 19 S.A ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 RP 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 Nos. 19 S.A ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 RP in D.D. 109, Yuen Long, New Territories. The Site is adjacent to Shui Mei Tsuen and is accessible from Shui Tau Road leading to the ingress to its east.
3. The site area is about 2,005 m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

4. The Site falls partly within an area zoned “Village Type Development” (“V”) and partly 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. The planning intention of the “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
7. 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.

8. Provided that the structures of the Proposed Development are temporary in nature, 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” and “V” zones.

### Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):

| No.   | Use                            | Floor Area<br>(ab.) (m <sup>2</sup> ) | Covered Area<br>(ab.) (m <sup>2</sup> ) | Height<br>(ab.) (m) | No. of<br>storey |
|-------|--------------------------------|---------------------------------------|---|---------------------|------------------|
| 1     | Guardroom and Ancillary Office | 15                                    | 15                                      | 3                   | 1                |
| 2     | Container converted Storage    | 30                                    | 30                                      | 3                   | 1                |
| Total |                                | <b>45</b>                             | <b>45</b>                               |                     |                  |
|       |                                | <b>Plot Ratio</b>                     | <b>Site Coverage</b>                    |                     |                  |
|       |                                | 0.02                                  | 2.2%                                    |                     |                  |

10. The vehicle park serves to meet the parking demand of nearby village residents and operators. 45 and 5 nos. of parking space for private cars and light goods vehicles (LGV) are proposed at the Site respectively, including 19 nos. of parking spaces with Electric Vehicle (EV) charging facilities (**Plan 3**).
11. Operation hours are 24-hours daily, including Sundays and public holidays.
12. The entire site is proposed to be filled with soil and concrete of about 0.4 m and 0.1 m respectively (existing ground level at +3.6 mPD) (**Plan 5**) for the provision of solid ground for the erection of structures and vehicle manoeuvring.

### Similar Applications

13. There are 14 similar applications for vehicle park use approved by the Committee within or straddling the “AGR” or “V” zones 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/719    | Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years   | 22.1.2021        |
| A/YL-KTN/768    | Proposed Temporary Shop and Services (motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years | 25.6.2021        |



| Application No. | Applied Use   | Date of Approval |
|-----------------|---|------------------|
| A/YL-KTN/796    | Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years         | 24.12.2021       |
| A/YL-KTN/803    | Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years  | 14.1.2022        |
| 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/922    | Temporary Public Vehicle Park (excluding Container Truck) for a Period of 3 Years   | 28.7.2023        |
| A/YL-KTN/935    | Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years                 | 11.8.2023        |
| A/YL-KTN/927    | Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 Years  | 13.10.2023       |
| A/YL-KTN/961    | Temporary Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years and Filling of Land   | 5.4.2024         |

14. 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” or “V” zones; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
15. 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 Surroundings**

#### Visual and Landscape

16. The Proposed Development involves the erection of two single-storey temporary structures. 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

17. 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      | 3                      | 3                      |
| 10:00 – 11:00      | 4                      | 3                      |
| 11:00 – 12:00      | 1                      | 1                      |
| 12:00 – 13:00      | 3                      | 3                      |
| 13:00 – 14:00      | 1                      | 1                      |
| 14:00 – 15:00      | 3                      | 2                      |
| 15:00 – 16:00      | 2                      | 4                      |
| 16:00 – 17:00      | 3                      | 3                      |
| 17:00 – 18:00      | 1                      | 3                      |
| 18:00 – 19:00      | 4                      | 2                      |
| 19:00 – 20:00      | 3                      | 4                      |
| 20:00 – 08:00      | 5                      | 2                      |
| <b>Total Trips</b> | <b><u>35</u></b>       | <b><u>35</u></b>       |

18. 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.
19. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). 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.
20. Public transport services are available in the vicinity of the Site (about 450 m to the south). The walking time to the nearest Green Minibus Stop is about 6 minutes (**Plan 6**).

Drainage

21. 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

22. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Environment

23. 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



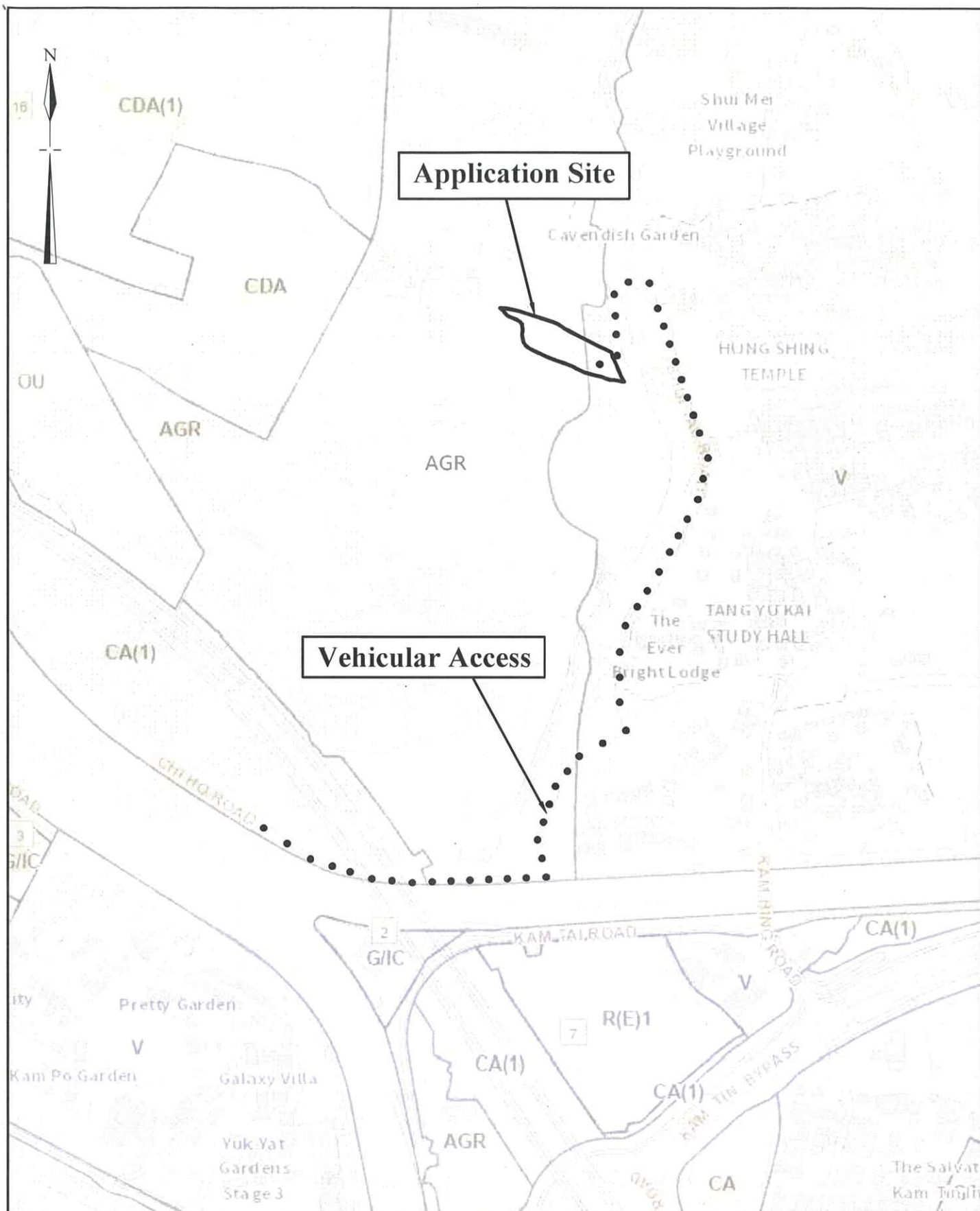
Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

24. 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**

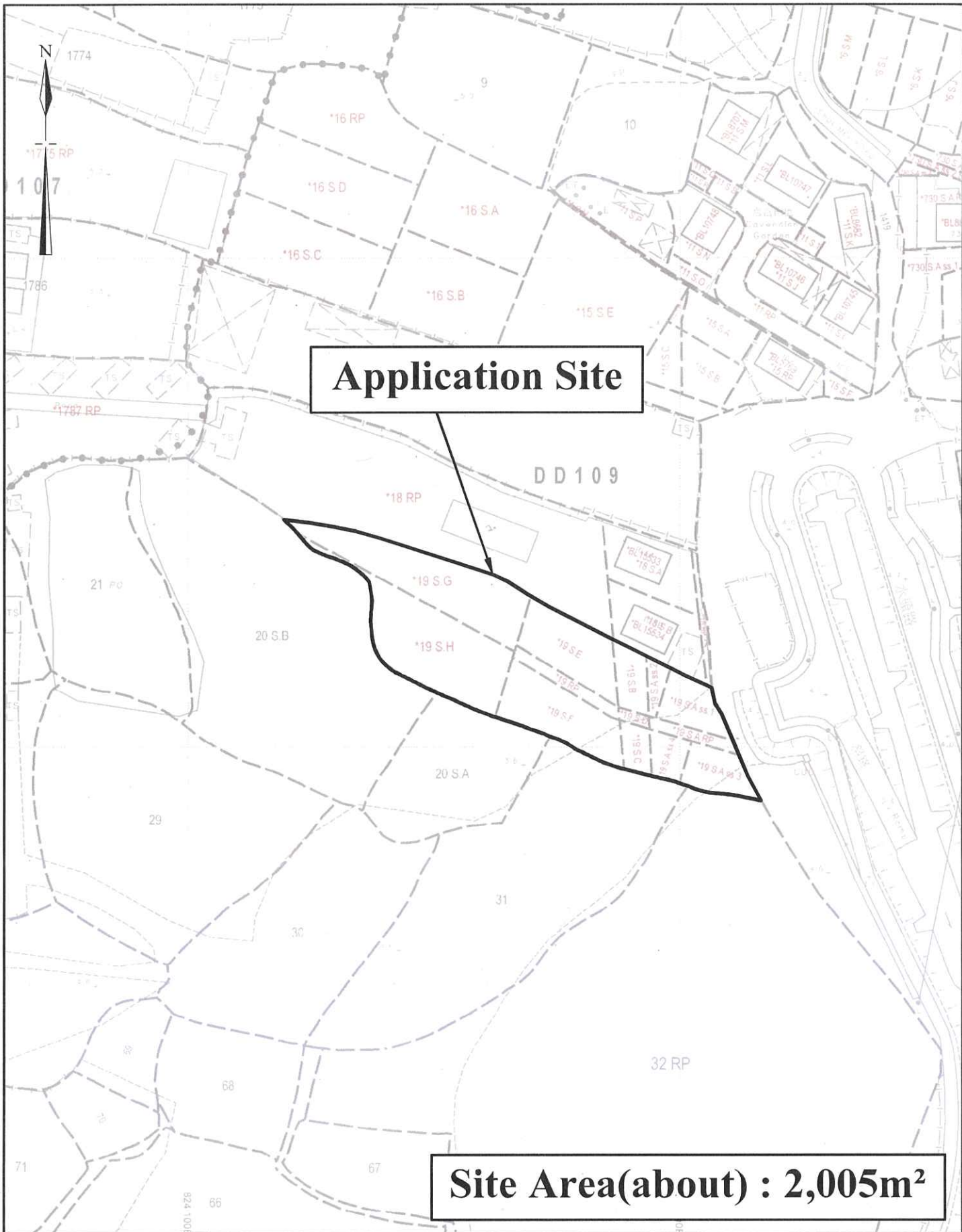
25. The Proposed Development serves to cater for the demand for parking spaces of nearby village residents and visitors and alleviate the problem of roadside illegal parking in the vicinity.
26. The Proposed Development is in line with the long-term policy objectives and plans as mentioned in the 2023 Policy Address, which is to promote the adoption of EVs and their associated supporting facilities and to increase the number of parking spaces with charging infrastructure by mid-2027 in Hong Kong.

- End -



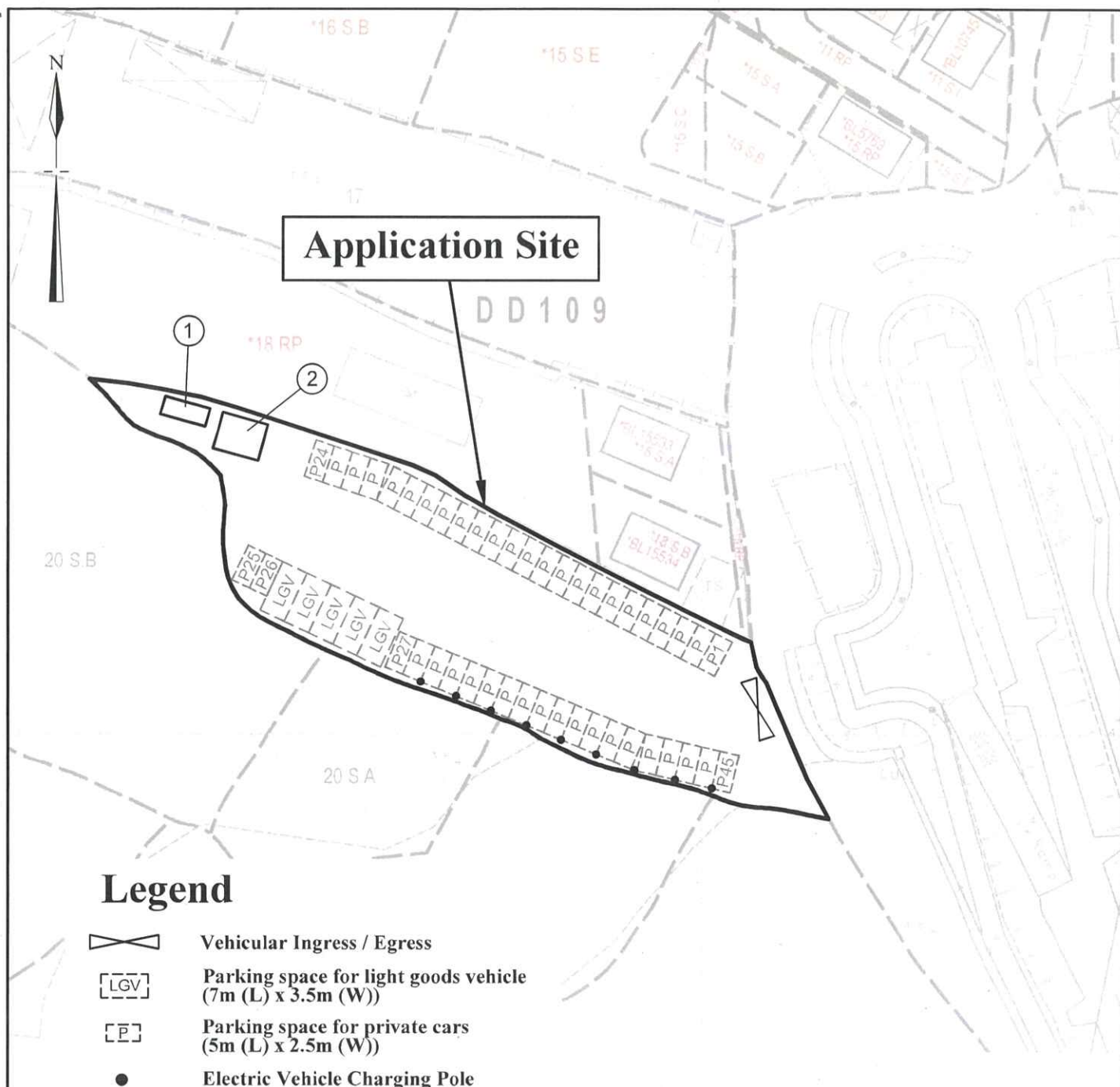
**Extract from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11**

|          |  |   |
|----------|--|---|
| N.T.S    | <b>Location Plan</b>   | <b>Goldrich Planners &amp; Surveyors Ltd.</b> |
| May 2024 | Lots 19 SA ss1, 19 SA ss2, 19 SA ss3, 19 SA ss4,<br>19 SA RP, 19 SB, 19 SC, 19 SD, 19 SE, 19 SF,<br>19 SG, 19 SH and 19 RP in D.D. 109 | <b>Plan 1</b><br>( P 24035 )                  |



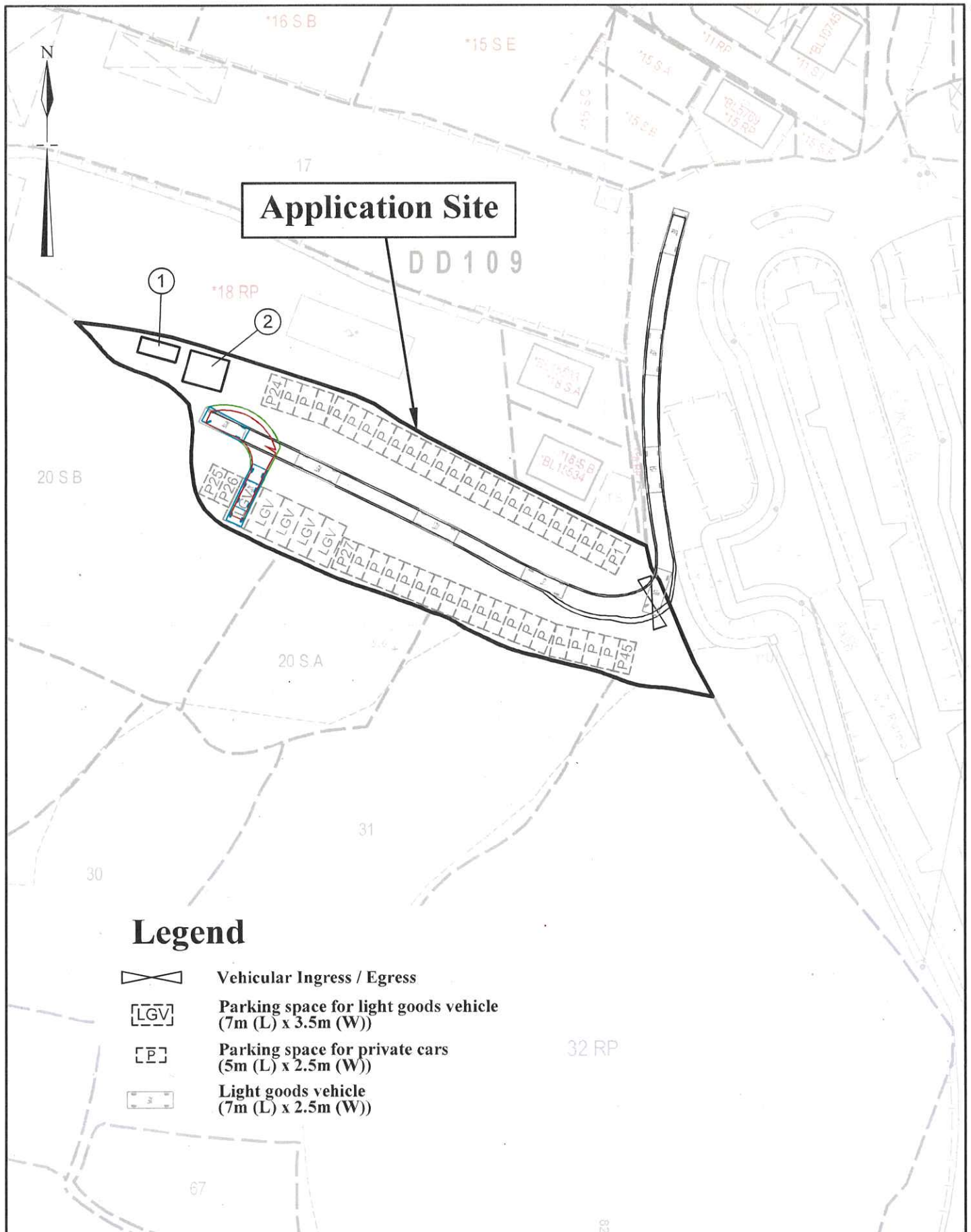
|          |  |                                    |
|----------|--|------------------------------------|
| 1:1000   | Lot Index Plan   | Goldrich Planners & Surveyors Ltd. |
| May 2024 | Lots 19 SA ss1, 19 SA ss2, 19 SA ss3, 19 SA ss4, 19 SA RP, 19 SB, 19 SC, 19 SD, 19 SE, 19 SF, 19 SG, 19 SH and 19 RP in D.D. 109 | Plan 2<br>( P 24035 )              |





| No.   | Uses                           | Floor Area (about) | Covered Area (about) | Storeys | Height |
|-------|--------------------------------|--------------------|----------------------|---------|--------|
| 1     | Guardroom and Ancillary Office | 15 m <sup>2</sup>  | 15 m <sup>2</sup>    | 1       | 3m     |
| 2     | Container converted Storage    | 30 m <sup>2</sup>  | 30 m <sup>2</sup>    | 1       | 3m     |
| Total |                                | 45 m <sup>2</sup>  | 45 m <sup>2</sup>    |         |        |

|          |  |                                    |
|----------|--|------------------------------------|
| 1:750    | <b>Layout Plan</b><br><br>Lots 19 SA ss1, 19 SA ss2, 19 SA ss3, 19 SA ss4, 19 SA RP, 19 SB, 19 SC, 19 SD, 19 SE, 19 SF, 19 SG, 19 SH and 19 RP in D.D. 109 | Goldrich Planners & Surveyors Ltd. |
| May 2024 |  | <b>Plan 3</b><br><b>( P24035 )</b> |



1:750

May 2024

### Swept Path Analysis

Lots 19 SA ss1, 19 SA ss2, 19 SA ss3, 19 SA ss4,  
19 SA RP, 19 SB, 19 SC, 19 SD, 19 SE, 19 SF,  
19 SG, 19 SH and 19 RP in D.D. 109

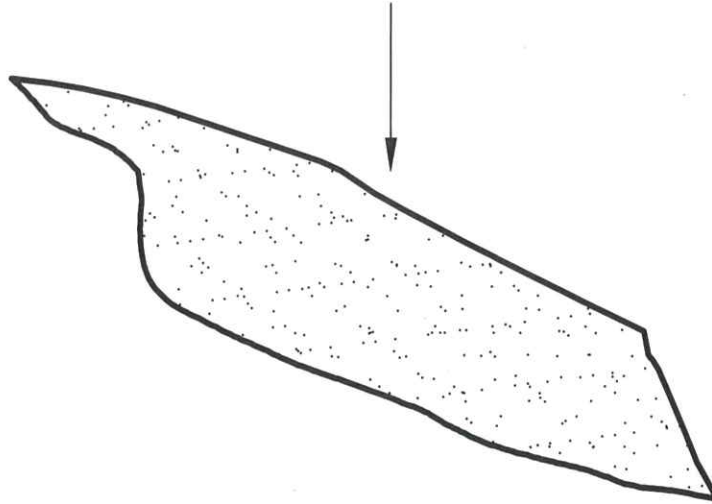
Goldrich Planners &  
Surveyors Ltd.

Plan 4  
( P24035 )



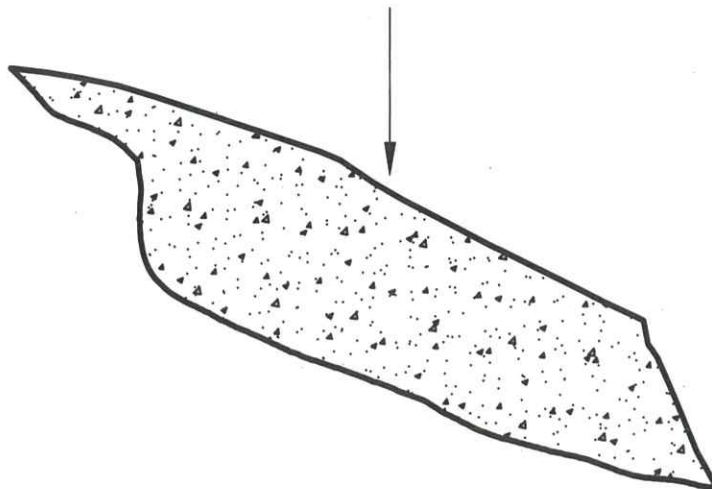
## Step 1

The site will be leveled off with soil  
at a depths of 0.4m (from 3.6mPD to 4.0mPD)



## Step 2

The site will be paved with concrete  
at a depth of 0.1m (from 4.0mPD to 4.1mPD)  
to provide waterproof surface for  
erection of structures and vehicle parking



N.T.S

June 2024

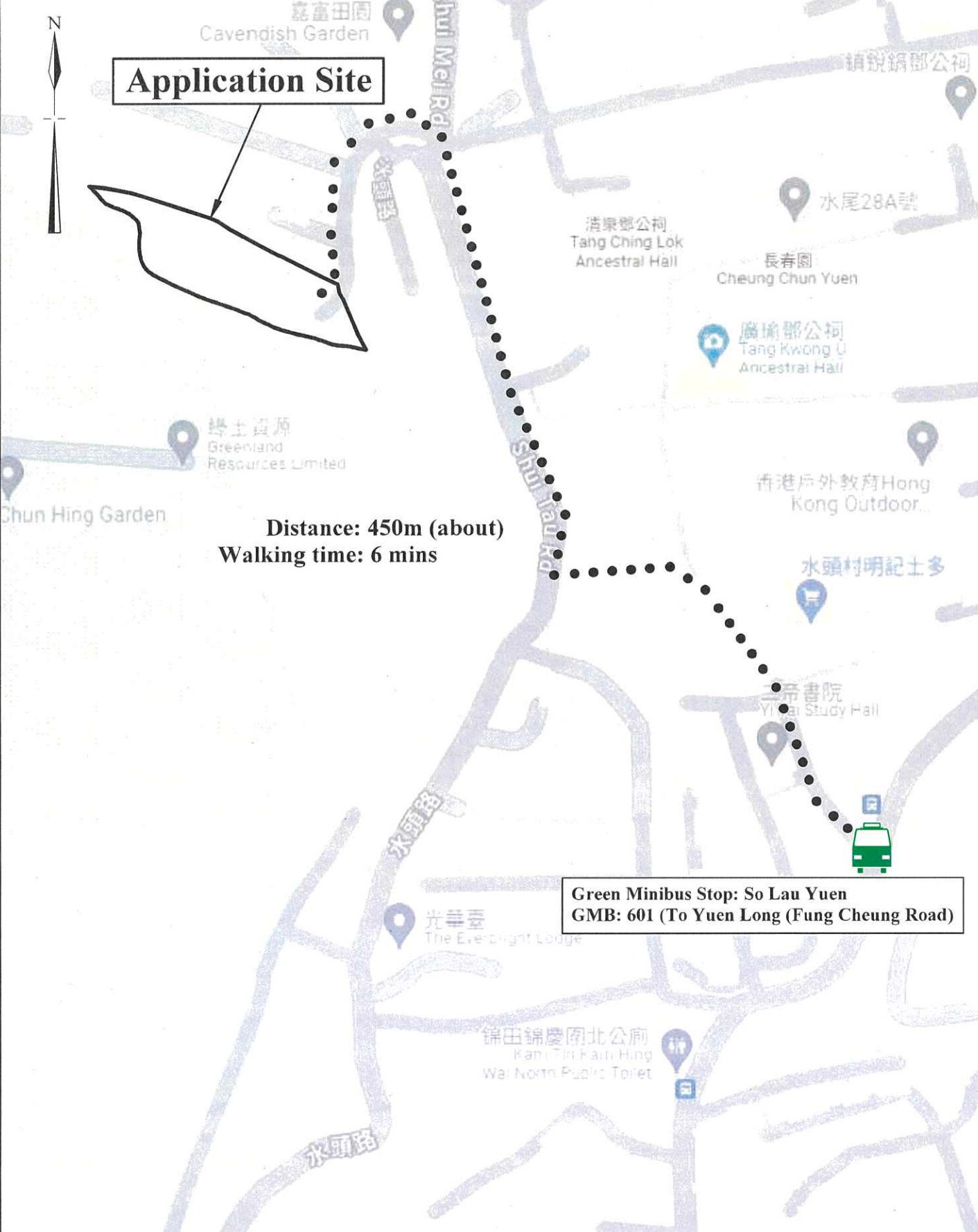
### **Plan Showing Filling of Land**

Lots 19 SA ss1, 19 SA ss2, 19 SA ss3, 19 SA ss4,  
19 SA RP, 19 SB, 19 SC, 19 SD, 19 SE, 19 SF,  
19 SG, 19 SH and 19 RP in D.D. 109

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 5  
( P 24035 )**





|                  |   |   |
|------------------|---|---|
| <b>N.T.S</b>     | <b>Plan Showing Nearest<br/>Public Transport Services</b>   | <b>Goldrich Planners &amp;<br/>Surveyors Ltd.</b> |
| <b>June 2024</b> | <b>Lots 19 SA ss1, 19 SA ss2, 19 SA ss3, 19 SA ss4,<br/>19 SA RP, 19 SB, 19 SC, 19 SD, 19 SE, 19 SF,<br/>19 SG, 19 SH and 19 RP in D.D. 109</b> | <b>Plan 6<br/>( P 24035 )</b>                     |

寄件者: Rich Gold  
寄件日期: 2024年08月15日星期四 10:38  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Olivia Lam Yan NG/PLAND  
主旨: S.16 Planning Application No. A/YL-KTN/1038 - Further Information  
附件: KTN1038\_P24035\_FI\_RtC\_15.8.2024.pdf  
類別: Internet Email

*Your Ref.: A/YL-KTN/1038*  
*Our Ref.: P24035/TL24430*

Dear Sir/Madam,

We refer to the captioned application.

We submit a set of further information in response to departmental comments conveyed by DPO/FSYLE, PlanD. Hard copy will be delivered to the Board.

Regards,  
Janice Tang

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1038

Our Ref.: P24035/TL24430

15 August 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 Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility’ for a Period of 3 Years and associated Filling of Land in “Village Type Development” and “Agriculture” zones,**

**Lot Nos. 19 S.A ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 RP in D.D. 109,**

**Yuen Long, New Territories**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

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



Francis LAU

Encl.

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN / Ms. Olivia NG)

*By E-mail only*



**Further Information for Planning Application No. A/YL-KTN/1038****Response-to-Comment****Comments from Environment and Ecology Bureau**

Contact person: Mr. Vincent FONG (Tel.: 2594 6507)

| <b>I.</b> | <b>Comments</b>   | <b>Responses</b>   |
|-----------|---|--|
| 1.        | To echo with the latest version of the Ch.8 of HKPSG about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, we suggest that the applicant comply with the relevant requirement of HKPSG, i.e., EV chargers with output power of not less than 7kW (i.e., medium chargers) should be equipped at all parking spaces for private cars, light goods vehicles and motorcycles of the subject site. | There is limited electricity supply within the Site. The amount of electricity is insufficient to support all parking spaces to be equipped with EV charging facilities. As such, only 19 nos. of parking spaces with EV charging facilities are proposed at the Site. |

- END -



寄件者: Rich Gold [REDACTED]  
寄件日期: 2024年09月09日星期一 17:56  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND  
主旨: S.16 Planning Application No. A/YL-KTN/1038 - Further Information  
附件: KTN1038\_P24035\_FI\_9.9.2024.pdf  
類別: Internet Email

*Your Ref.: A/YL-KTN/1038*  
*Our Ref.: P24035/TL24474*

Dear Sir/Madam,

Attached please find our further information for the captioned application. Hard copy will be delivered to the Board.

Regards,  
Janice Tang  
--



**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1038

Our Ref.: P24035/TL24474

9 September 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 Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility’ for a Period of 3 Years and associated Filling of Land in “Village Type Development” and “Agriculture” zones, Lot Nos. 19 S.A ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 RP in D.D. 109, Yuen Long, New Territories**

We would like to clarify that the proposed development mainly serves nearby residents of Shui Tau Tsuen, Shui Mei Tsuen and Kam Hing Wai, and operators in the vicinity (within 10 minutes walking distance to the Site).

Since part of the Site falls within the “V” zone of the OZP, which is primarily intended for development of Small Houses by indigenous villagers, the applicant undertakes to terminate the use of the proposed development and reinstate the Site if there are Small House applications approved within the Site.

We would also like to submit an updated layout plan (**Plan 3**) showing the proposed 19 nos. of parking spaces with EV charging facilities.

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



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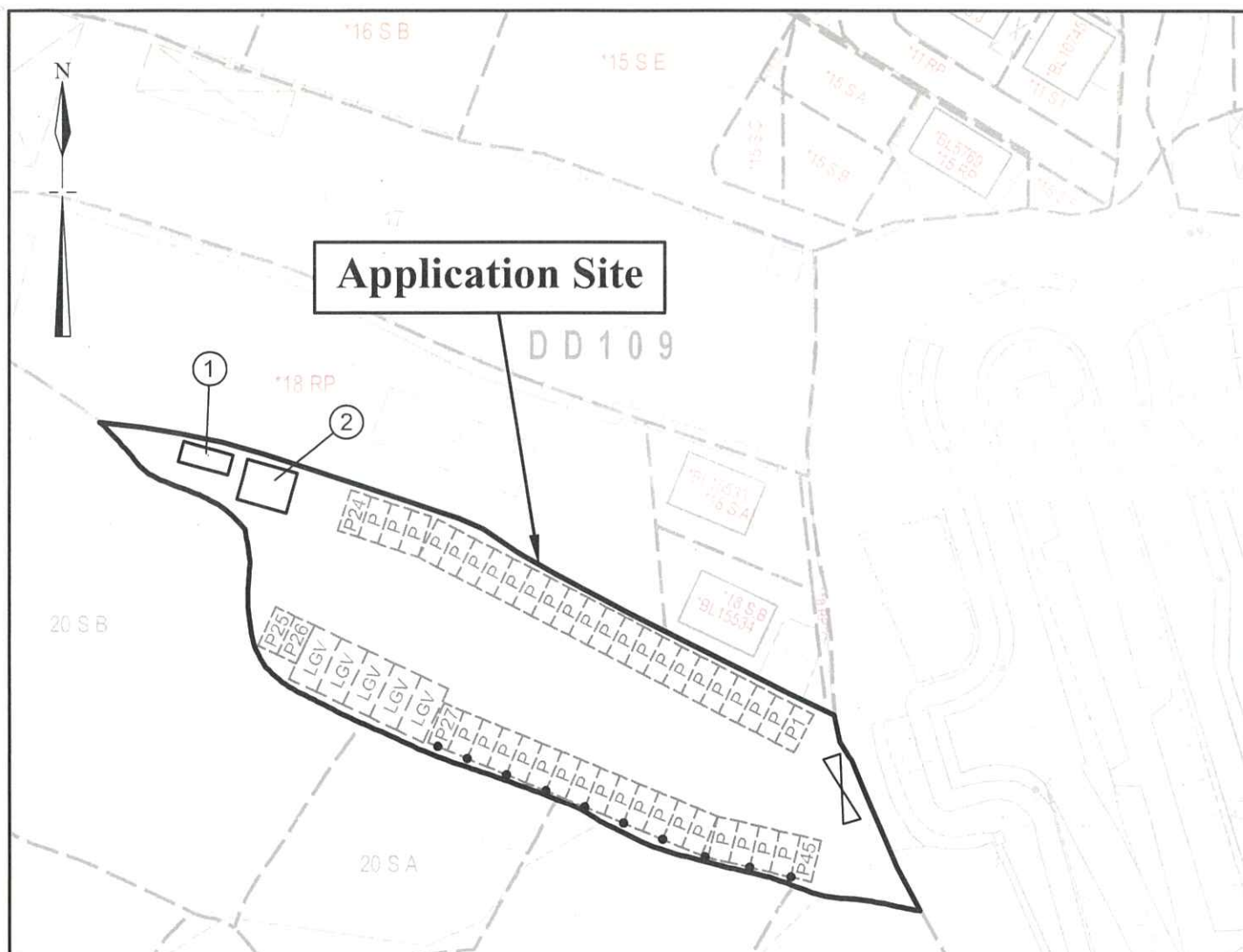
Francis Lau  
Encl.

c.c.





DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN)

*By e-mail only*



## Legend

-  Vehicular Ingress / Egress
-  Parking space for light goods vehicle (7m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Electric Vehicle Charging Pole

| No.   | Uses                           | Floor Area (about) | Covered Area (about) | Storeys | Height |
|-------|--------------------------------|--------------------|----------------------|---------|--------|
| 1     | Guardroom and Ancillary Office | 15 m <sup>2</sup>  | 15 m <sup>2</sup>    | 1       | 3m     |
| 2     | Container converted Storage    | 30 m <sup>2</sup>  | 30 m <sup>2</sup>    | 1       | 3m     |
| Total |                                | 45 m <sup>2</sup>  | 45 m <sup>2</sup>    |         |        |

1:750

## Layout Plan

Goldrich Planners & Surveyors Ltd.

May 2024

Lots 19 SA ss1, 19 SA ss2, 19 SA ss3, 19 SA ss4, 19 SA RP, 19 SB, 19 SC, 19 SD, 19 SE, 19 SF, 19 SG, 19 SH and 19 RP in D.D. 109

Plan 3  
( P24035 )





**Similar s.16 Applications within/straddling the Same “Agriculture” and “Village Type Development” Zones on the OZP in the Vicinity of the Site in the Past Five Years**

**Approved Applications**

| <b>Application No.</b> | <b>Use/Development</b>   | <b>Date of Consideration</b>         |
|------------------------|--|--------------------------------------|
| A/YL-KTN/717           | Proposed Temporary Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years  | 18.12.2020<br>[revoked on 18.3.2023] |
| A/YL-KTN/737           | Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years   | 18.12.2020<br>[revoked on 18.5.2021] |
| A/YL-KTN/768           | Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years                  | 25.6.2021<br>[revoked on 25.5.2024]  |
| A/YL-KTN/803           | Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years   | 14.1.2022                            |
| A/YL-KTN/816           | Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years and Filling of Land   | 18.2.2022                            |
| A/YL-KTN/935           | Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years | 11.8.2023                            |



**Government Departments' General Comments**

**1. Electric Vehicle (EV) Charging**

Comments of the Secretary for Environment and Ecology:

- it is noted that this application includes 19 out of 50 parking spaces (45 private car and 5 light goods vehicle parking spaces) that will be equipped with EV chargers;
- to echo with the latest version of Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG) about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, he suggests that the applicant comply with the relevant requirement of HKPSG, i.e., EV chargers with output power of not less than 7kW (i.e., medium chargers) should be equipped at all parking spaces for private car and light goods vehicle of the application site (the Site); and
- the Government aims to formulate a citywide green transformation roadmap and timetable for public buses and taxis in 2024, and provide support to realise the goal of introducing about 3,000 electric taxis by end-2027. A comprehensive quick charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. In this connection, he suggests that the applicant consider installing some quick chargers (e.g. with output power of 100kW or higher) at the Site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles.

**2. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the Site comprises Old Schedule Agricultural Lot Nos. 19 S.A. ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 RP all in D.D. 109 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; and
- there are Small House applications under processing within the Site.

**3. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application and no particular comment on the proposed EV charging facilities at the Site from environmental planning perspective; and



- there was no environmental complaint received against the Site in the past three years.

#### 4. **Traffic**

Comments of the Chief Highway Engineer/New Territories West, Highway Department:

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

#### 5. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- 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.

#### 6. **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 being provided to his satisfaction.

#### 7. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no objection from landscape planning perspective;
- the Site is located in a rural inland plain landscapes character comprising vacant lands, ponds, temporary structures, village houses and scattered tree groups. The proposed use is not incompatible with the landscape setting in the proximity; and
- based on the site photos in July 2024, the Site is vacant with temporary structures. No existing tree is observed within the Site. Significant adverse landscape impact arising from the proposed use is not anticipated.

#### 8. **District Officer's Comments**

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

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

## 9. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Chief Building Surveyor/New Territories West, Buildings Department.





**Recommended Advisory Clauses**

- (a) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (c) to note the comments of the Secretary for Environment and Ecology that:
  - to echo with the latest version of Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG) about electric vehicle (EV) charging facilities and to support the Government's policies in promoting the wider adoption of EVs, he suggests that the applicant comply with the relevant requirement of HKPSG, i.e., EV chargers with output power of not less than 7kW (i.e., medium chargers) should be equipped at all parking spaces for private car and light goods vehicle of the subject site; and
  - the Government aims to formulate a citywide green transformation roadmap and timetable for public buses and taxis in 2024, and provide support to realise the goal of introducing about 3,000 electric taxis by end-2027. A comprehensive quick charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. In this connection, he suggests that the applicant consider installing some quick chargers (e.g. with output power of 100kW or higher) at the Site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the lots owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - 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 maneuvering 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;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, the Highways Department (HyD) that:
- HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Chi Ho Road (i.e. Shui Tau Road and any local access road). Shui Tau Road is not maintained by HyD; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads or drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to (i) 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; (ii) meet the statutory requirements under relevant pollution control ordinances; and (iii) follow the relevant requirements set out in applicable Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23;
- (h) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, the Buildings Department (BD) that:
- it is noted that two structures are proposed. 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.





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

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From: [REDACTED]  
Sent: 2024-08-20 星期二 02:32:02  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject:

A/YL-KTN/1038

Lots 19 S.A. ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 R.P. in D.D.109 and Adjoining Government Land, Pak Wai Tsuen, Kam Tin

Site area: About 2,005sq.m

Zoning: "Agriculture" and "VTD"

Applied use: 50 Public Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Clearly the authorities are turning a blind eye to what is going on at this location. The lots are adjacent to those of Application 980 for extensive brownfield that has been deferred twice.

The intention is clearly an extension to this operation.

The applications should be considered together. TPB members have a duty to consider the impact of applications in an holistic manner and the combined impact on the district. Manipulation of the system via the piecemeal approach to disguise the true size of brownfield operations should not be tolerated.

Google maps show that all the lots have been stripped of vegetation ready to accommodate a very large brownfield operation.

Both applications should be rejected.

Mary Mulvihill

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From: [REDACTED]  
Sent: 2024-08-20 星期二 18:00:51  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: KFBG's comments on two planning applications  
Attachment: 240820 s16 KTN 1038.pdf;

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two 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

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

20th August 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with  
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
(A/YL-KTN/1038)**

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities for the status and history of the site, and also liaise with them as to whether any ongoing enforcement case is covering the application site first before making a decision.
3. We also urge that the Board should seriously calculate with relevant authorities as to how many sites under Agriculture (AGR) zone have been gradually turned into sites for non-agricultural uses over the past years through the approval of 'temporary' use(s).
4. We urge the Board to seriously consider whether or not this kind of trend should be continued, under the fact that now there is already a National Policy entitled 'Construction of Ecological Civilisation'.
5. Overall, we urge the Board to reject this application as it is not in line with the planning intention of the AGR zone.
6. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



