

This document is received on 12 JUN 2023
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-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF YL-KTN
THE TOWN PLANNING ORDINANCE
(CAP.131) 2301482
30/5
by hand

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2301482 30/5 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/PL-KTN 1927
	Date Received 收到日期	12 JUN 2023

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

1. Name of Applicant 申請人姓名/名稱

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

黎國民

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 Ltd. 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 1324 R.P. (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 1,683 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(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 at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
27/05/2023 (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 29/05/2023 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (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) (請用圖則顯示有關土地/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)
	(b) Intended use/development 有意進行的用途/發展

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度											
	<table border="1"> <thead> <tr> <th data-bbox="507 1384 794 1503">Name/type of installation 裝置名稱/種類</th> <th data-bbox="798 1384 962 1503">Number of provision 數量</th> <th data-bbox="965 1384 1455 1503">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td data-bbox="507 1503 794 1630"></td> <td data-bbox="798 1503 962 1630"></td> <td data-bbox="965 1503 1455 1630"></td> </tr> <tr> <td data-bbox="507 1630 794 1758"></td> <td data-bbox="798 1630 962 1758"></td> <td data-bbox="965 1630 1455 1758"></td> </tr> <tr> <td data-bbox="507 1758 794 1877"></td> <td data-bbox="798 1758 962 1877"></td> <td data-bbox="965 1758 1455 1877"></td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)								
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)												

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 Years

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
Proposed plot ratio 擬議地積比率 ☐ About 約
Proposed site coverage 擬議上蓋面積 % ☐ About 約
Proposed no. of blocks 擬議座數
Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☒ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Internal road and parking spaces

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late-2023

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>A local track connecting to Kong Tai Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>21</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u>22</u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>22</u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u> </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <u> </u></p> <p>Coach Spaces 旅遊巴車位 <u> </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u> </u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u> </u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／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 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1.683 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1.0 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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>	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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

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

Please refer to Appendix 1 for details.

11. Declaration 聲明

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

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

Signature
簽署

LAU TAK FRANCIS

Name in Block Letters
姓名（請以正楷填寫）

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

PLANNING MANAGER

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 & SURVEYORS LTD.

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

Date 日期

29/05/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1324 R.P. (Part) in D.D. 109, Yuen Long, New Territories		
Site area 地盤面積	1,683	sq. m 平方米 <input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(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)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	43
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	21 22
	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 (Plan 1), Lot Index Plan (Plan 2) and Plan showing the area of the site to be filled and paved (Plan 4)		
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。

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Executive Summary

1. The application site is on Lot 1324 R.P. (Part) in D.D. 109, Yuen Long, New Territories.
2. The site falls within the "Village Type Development" ("V") zone under the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10.
3. The applied use is "Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)" for a Period of 5 Years
4. The area of the site is about 1,683 m². No Government Land is involved.
5. 21 parking spaces for private cars and 22 parking spaces for light goods vehicles are proposed on site.
6. Operating hours are 24 hours daily including Sundays and public holidays.
7. The proposed development caters for the huge demand of parking spaces of residents in vicinity and reduces 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 1324 號餘段(部分)。
2. 申請地點處於錦田北分區計劃大綱草圖編號 S/YL-KTN/10 下的「鄉村式發展」地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車及輕型貨車)」用途，為期五年。
4. 申請面積為大約 1,683 平方米。不涉及任何政府土地。
5. 申請地點擬議提供 21 個私家車車位及 22 個輕型貨車車位。
6. 營運時間為每天 24 小時包括星期日及公眾假期。
7. 該申請能滿足大量附近居民的車位需求並減少路邊違例泊車。

Justifications

1. Applied Use

The applied use is “Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)” for a Period of 5 Years.

2. Location

The site is on Lot 1324 R.P. (Part) in D.D. 109, Yuen Long, New Territories. Please refer to Plan 2 for details.

3. Site Area

The area of the site is about 1,683 m². No Government Land is involved. Please refer to Plan 2 for details.

4. Development Parameters

(a) Operation Hours

The proposed development will operate 24 hours daily including Sundays public holidays.

(b) Mode of Operation

21 parking spaces for private cars and 22 parking spaces for light goods vehicles are proposed on site. No vehicles exceeding 5.5 tonnes including medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3 for details.

(c) Filling of Land

The site will be filled with soil of about 0.9m (from 7.1mPD to 8.0mPD) and paved with concrete of about 0.1m (from 8.0mPD to 8.1mPD) to provide a suitable level and surface for vehicle parking. The site falls within the “Village Type Development” (“V”) zone under the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10, filling of land is permitted without application to the Town Planning Board.

5. Planning Context

(a) Town Planning Zoning

The site falls within the "Village Type Development" ("V") zone under the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10.

The planning intention of the "V" zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Public Vehicle Park use is commercial uses which serves the needs of the villagers and in support of the village development. This use may be permitted on application to the Town Planning Board.

6. No Adverse Impact

(a) Visual

The proposed public vehicle park is compatible with the surrounding environment. Numbers of 1-storey structures are in the vicinity. No significant adverse visual impact is anticipated resulting from the proposed use.

(b) Traffic

Please refer to Layout Plan at Plan 3. A total of 43 nos. of parking spaces are proposed on site. About half (22 numbers) are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 5.5 tonnes will not be allowed to enter the site.

The site is accessible by a local track connecting to Kong Tai Road. The Trip generation and attraction rates are estimated as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
21:00-07:00	0	0	0	0
07:00-08:00	1	1	0	0
08:00-09:00	1	1	0	0
09:00-10:00	1	1	0	0
10:00-11:00	1	1	0	0
11:00-12:00	1	1	1	1
12:00-13:00	1	1	2	2
13:00-14:00	1	1	2	2
14:00-15:00	0	0	1	1
15:00-16:00	1	1	0	0
16:00-17:00	0	0	1	1
17:00-18:00	1	1	1	1
18:00-19:00	1	1	2	2
19:00-20:00	1	1	1	1
20:00-21:00	0	0	0	0
Total:	<u>11</u>	<u>11</u>	<u>11</u>	<u>11</u>

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local track and Kong Tai Road.

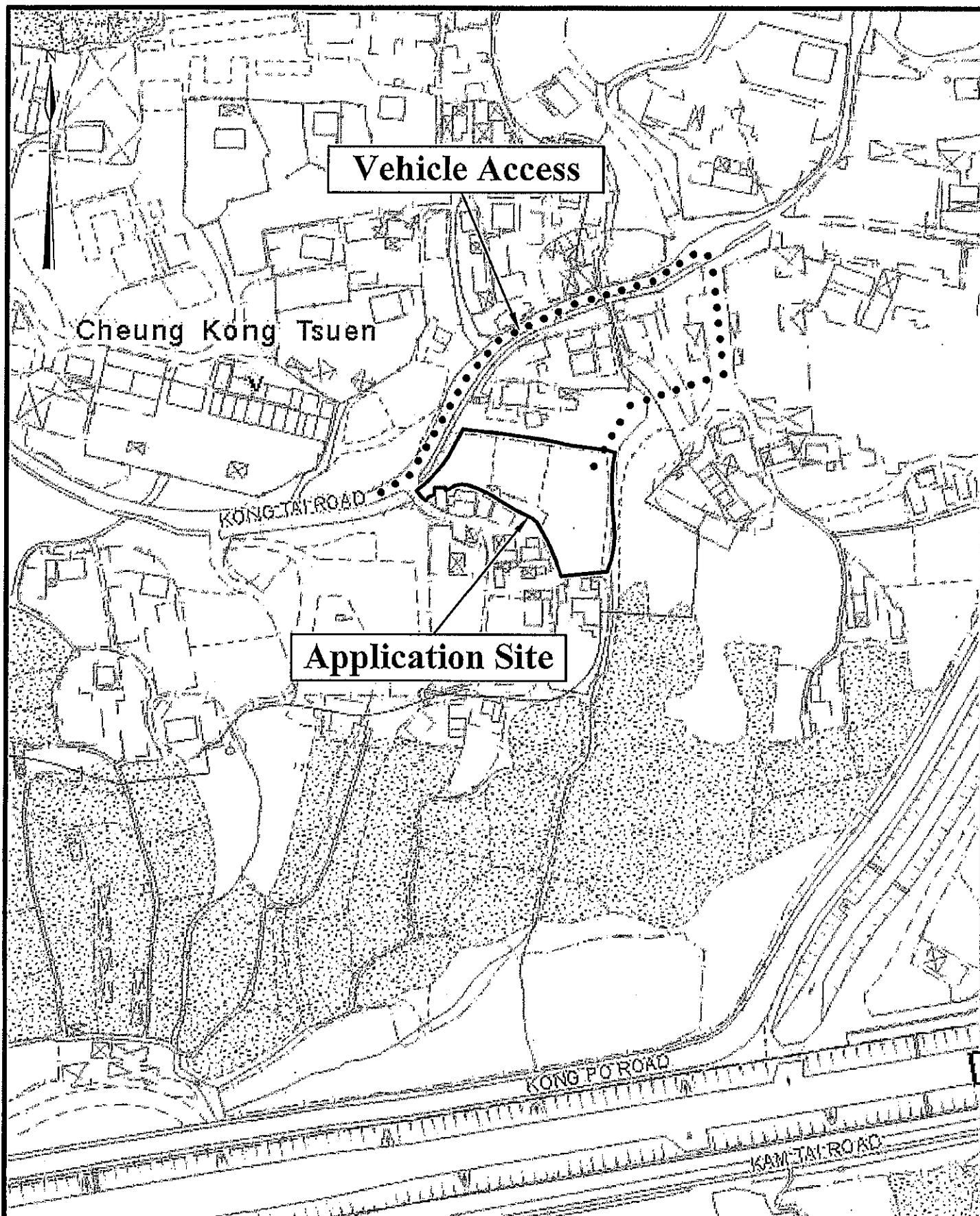
(c) Drainage

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

7. **Planning Gain**

The villagers nearby currently severe shortage of vehicle parking spaces for private cars and light goods vehicles. Roadside illegal parking near the application site is common. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.

- End -



Extracted from Drafted Kam Tin North Outline Zoning Plan No. S/YL-KTN/10

Not to Scale

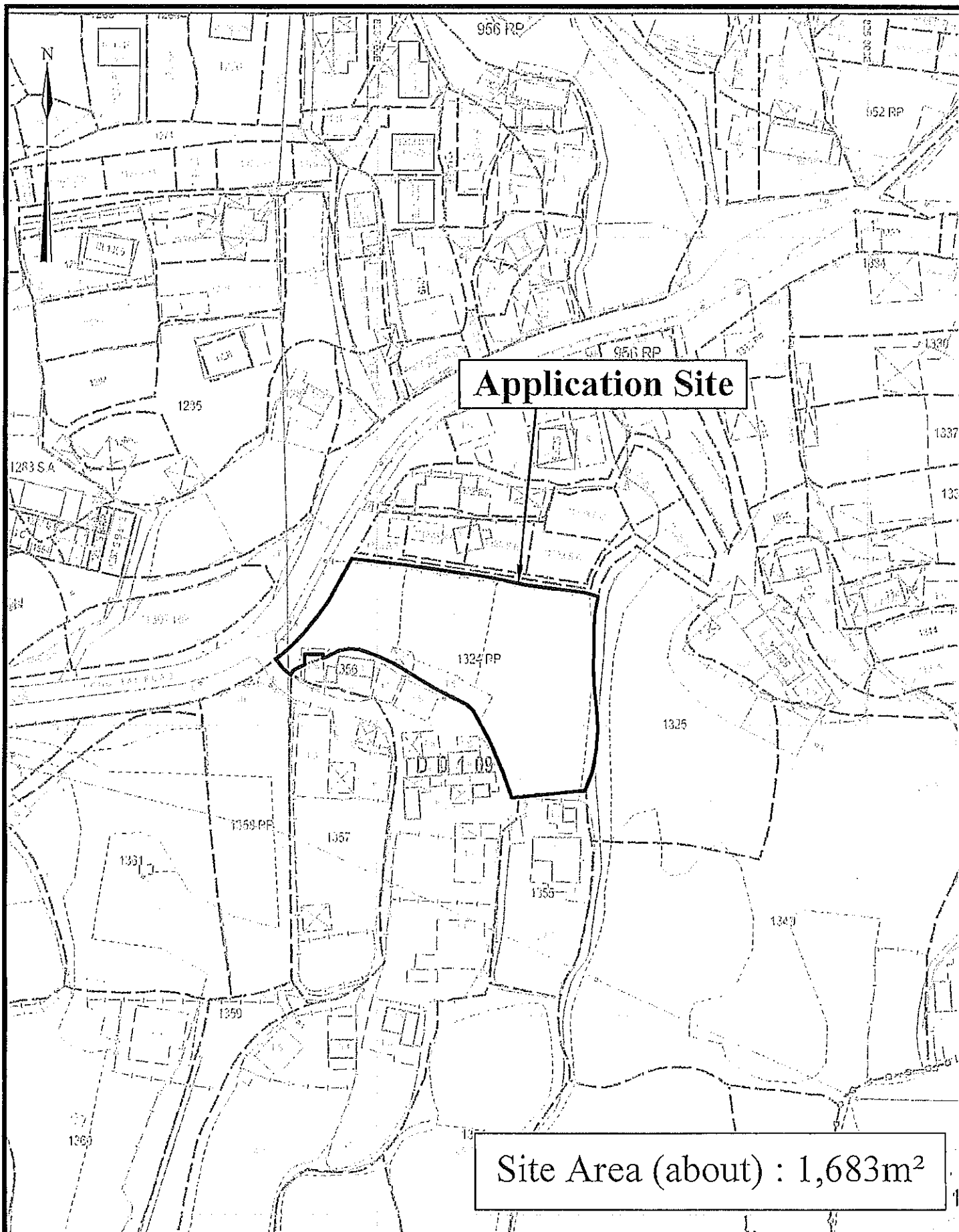
Location Plan

Goldrich Planners &
Surveyors Ltd.

May 2023

Lot No. 1324 R.P. (part) in D. D. 109
Yuen Long, New Territories

Plan 1
(P 22082)



Application Site

Site Area (about) : 1,683m²

1:1000

Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

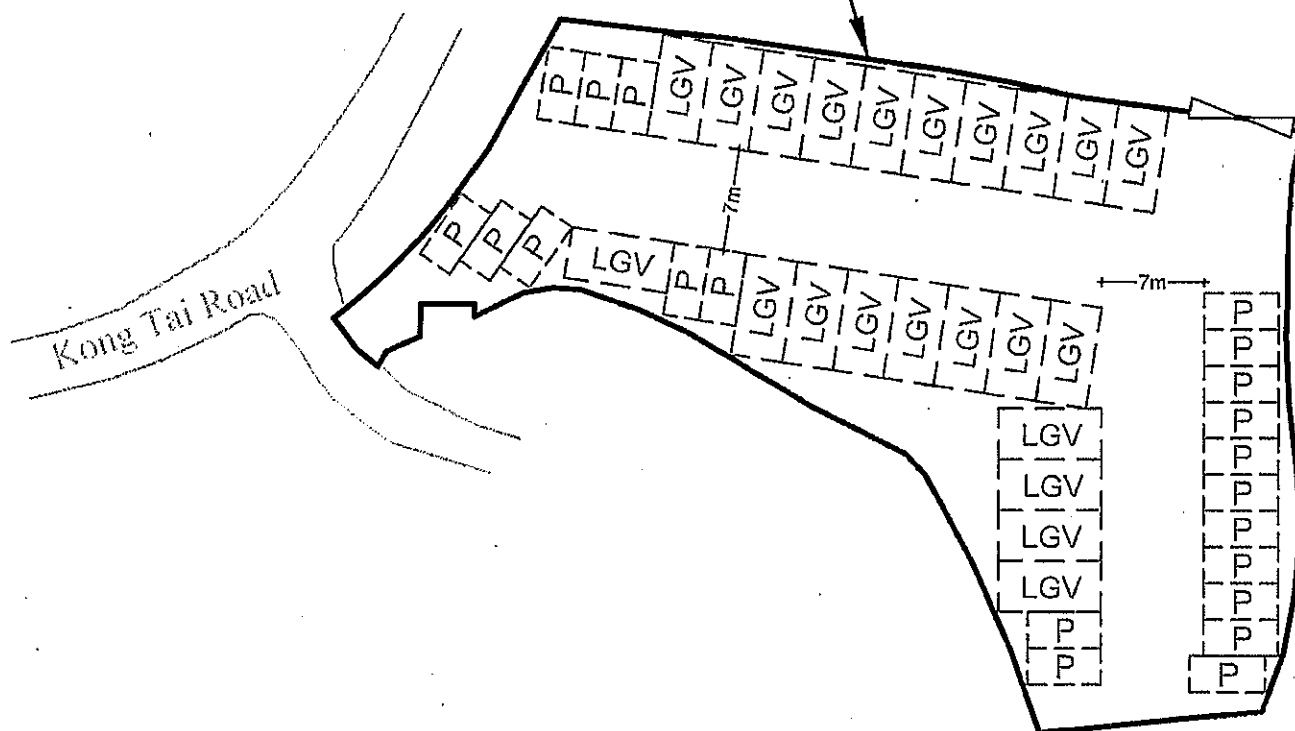
May 2023

**Lot No. 1324 R.P. (part) in D. D. 109
Yuen Long, New Territories**

**Plan 2
(P 22082)**



Application Site



LEGEND

[P] 21 x Parking space for private cars
(5m (L) x 2.5(W))

[LGV] 22 x Parking space for light goods vehicles
(7m (L) x 3.5(W))

Site Area (about) : 1,683m²

1:500

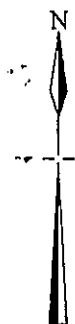
Layout Plan

Goldrich Planners &
Surveyors Ltd.

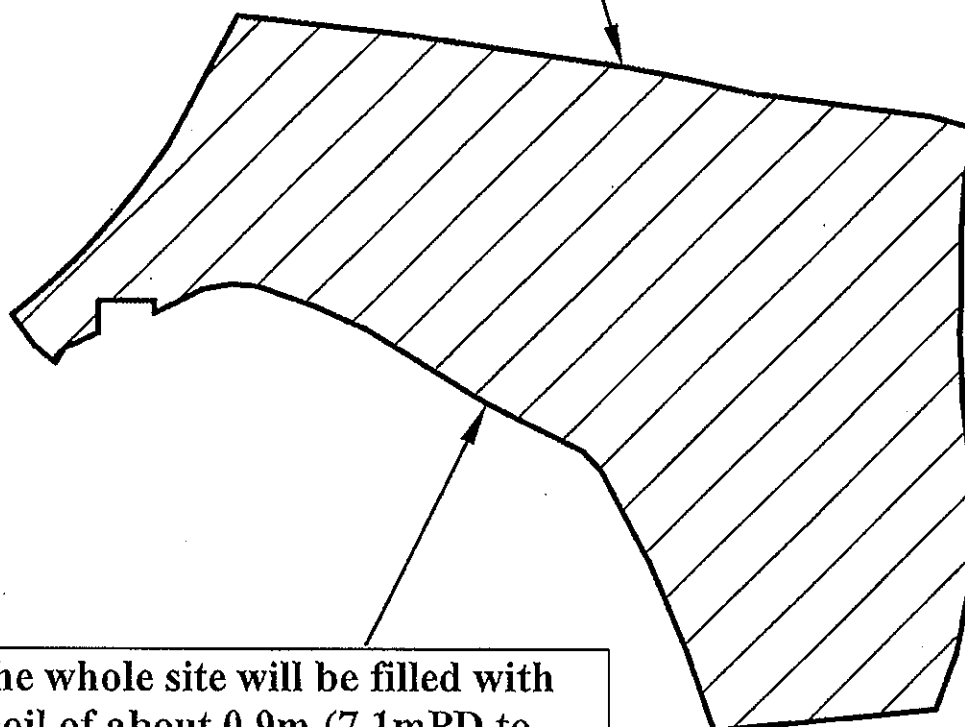
May 2023

Lot 1324 R.P. (Part) in D. D. 109
Yuen Long, New Territories

Plan 3
(P 22082)



Application Site



The whole site will be filled with soil of about 0.9m (7.1mPD to 8.0mPD) and paved with concrete of about 0.1m (8.0mPD to 8.1mPD) to provide a suitable level and surface for vehicle parking.

Site Area (about) : 1,683m²

1:500

Plan showing the area of the site
to be filled and paved

Goldrich Planners &
Surveyors Ltd.

May 2023

Lot 1324 R.P. (Part) in D. D. 109
Yuen Long, New Territories

Plan 4
(P 22082)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/927

Our Ref.: TL23387 / P22082

23 August 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S.16 Application for
Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)
for a Period of 5 Years
Lot 1324 R.P. (Part) in D.D. 109, Yuen Long, New Territories**

We would like to submit further information to respond to the comments from departments.

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



Francis Lau

Encl.

Comments from the Transport Department dated 26.6.2023

Contact Person: Mr. Phil Cai, Tel: 2399 2421

	Comments	Responses
(a)	Given the size of the public vehicle park, the applicant should provide a traffic impact assessment due to the proposed development with consideration of adjacent roads and junctions.	<p>A survey was conducted on 14.8.2023. Please refer to the plan showing the traffic flow at nearby junctions (Plan 6). It shows that the existing traffic flow is low.</p> <p>Please refer to the estimated traffic flows at Justifications (Appendix I). The expected traffic flows induced by the proposed development is low.</p> <p>It is anticipated that the traffic impact to the adjacent roads and junctions is insignificant.</p>
(b)	The applicant should demonstrate the smooth manoeuvring of vehicles to/ from Chi Ho Road, along the local access and within the site;	There are sufficient passing-by along Kong Tai Road. Please refer to the plan showing the width and the existing passing-by along Kong Tai Road (Plan 7) and Swept Path Analysis (Plan 8.1 and 8.2) for details.
(c)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Please refer to the plan showing the nearest public transport services (Plan 9) for details.
(d)	The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	Noted.

Your Ref.: A/YL-KTN/927

Our Ref.: P22082

Comments from the Agriculture, Fisheries and Conservation Department dated 4.7.2023

Contact Person: Ms. Wong Cheuk Ling, Tel: 2150 6933

Comment	Response
As the subject site would encroach into existing stream along its eastern boundary, the proposed development will pose direct impact on the streams while stream and watercourse should be preserved as far as possible from nature conservation perspective.	The existing stream along the eastern boundary will be preserved as far as possible from nature conservation perspective.

Your Ref.: A/YL-KTN/927

Our Ref.: P22082

Comments from the Lands Department dated 11.7.2023

Contact Person: Mr. Leung Wang Fai, Tel: 2443 3285

Comment	Response
LandsD has reservation on the planning application since there are unauthorised building works and/or uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owners should rectify/regularise the lease breaches as demanded by LandsD.	The unauthorised building works on the private lot has been removed.

Your Ref.: A/YL-KTN/927

Our Ref.: P22082

Comments from the Fire Services Department dated 3.7.2023

Contact Person: Mr. Wong Ho Yin, Tel: 2733 7737

	Comments	Responses
	In consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:	-
i.	The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and	Please refer to Fire Service Installations Proposal (Plan 5) for details.
ii.	The location of proposed FSIs to be installed should be clearly marked on the layout plans.	Please refer to Fire Service Installations Proposal (Plan 5) for details.

Comments from Public Comments

Comment	Response
<p>1. Misleading or unrealistic site layout plan: The entrance/exit of site is not linked to Kong Ta Road but is opened at the North East corner which is immediately adjacent to Lot 1323 S.D in DD 109. In other words, vehicles will trespass Lot 1323 S.D and other private Lots in DD 109 to get into or out of the proposed carpark. Therefore, the site layout design cannot be put into practice or at the expense of the owners' on Lot 1323 S.D and other private Lots in DD 109. It is doubtful that GoldRich Planners & Surveyors Ltd. really has a site study in designing the site layout.</p>	<p>Please refer to the attached photographs showing the local track from Kong Tai Road to the site. This track is an existing local track. Consents from the registered owners of the related lots will be obtained when necessary.</p>

Justifications

1. Applied Use

The applied use is “Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)” for a Period of 5 Years.

2. Location

The site is on Lot 1324 R.P. (Part) in D.D. 109, Yuen Long, New Territories. Please refer to Plan 2 for details.

3. Site Area

The area of the site is about 1,683 m². No Government Land is involved. Please refer to Plan 2 for details.

4. Development Parameters

(a) Operation Hours

The proposed development will operate 24 hours daily including Sundays public holidays.

(b) Mode of Operation

21 parking spaces for private cars and 22 parking spaces for light goods vehicles are proposed on site. No vehicles exceeding 5.5 tonnes including medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3 for details.

(c) Filling of Land

The site will be filled with soil of about 0.9m (from 7.1mPD to 8.0mPD) and paved with concrete of about 0.1m (from 8.0mPD to 8.1mPD) to provide a suitable level and surface for vehicle parking. The site falls within the “Village Type Development” (“V”) zone under the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10, filling of land is permitted without application to the Town Planning Board.

5. Planning Context

(a) Town Planning Zoning

The site falls within the “Village Type Development” (“V”) zone under the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10.

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Public Vehicle Park use is commercial uses which serves the needs of the villagers and in support of the village development. This use may be permitted on application to the Town Planning Board.

6. No Adverse Impact

(a) Visual

The proposed public vehicle park is compatible with the surrounding environment. Numbers of 1-storey structures are in the vicinity. No significant adverse visual impact is anticipated resulting from the proposed use.

(b) Traffic

Please refer to Layout Plan at Plan 3. A total of 43 nos. of parking spaces are proposed on site. About half (22 numbers) are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 5.5 tonnes will not be allowed to enter the site.

The site is accessible by a local track connecting to Kong Tai Road. The Trip generation and attraction rates are estimated as follow:

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21:00-07:00	0	0	0	0
07:00-08:00	1	1	0	0
08:00-09:00	1	1	0	0
09:00-10:00	1	1	0	0
10:00-11:00	1	1	0	0
11:00-12:00	1	1	1	1
12:00-13:00	1	1	2	2
13:00-14:00	1	1	2	2
14:00-15:00	0	0	1	1
15:00-16:00	1	1	0	0
16:00-17:00	0	0	1	1
17:00-18:00	1	1	1	1
18:00-19:00	1	1	2	2
19:00-20:00	1	1	1	1
20:00-21:00	0	0	0	0
Total:	<u>11</u>	<u>11</u>	<u>11</u>	<u>11</u>

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local track and Kong Tai Road.

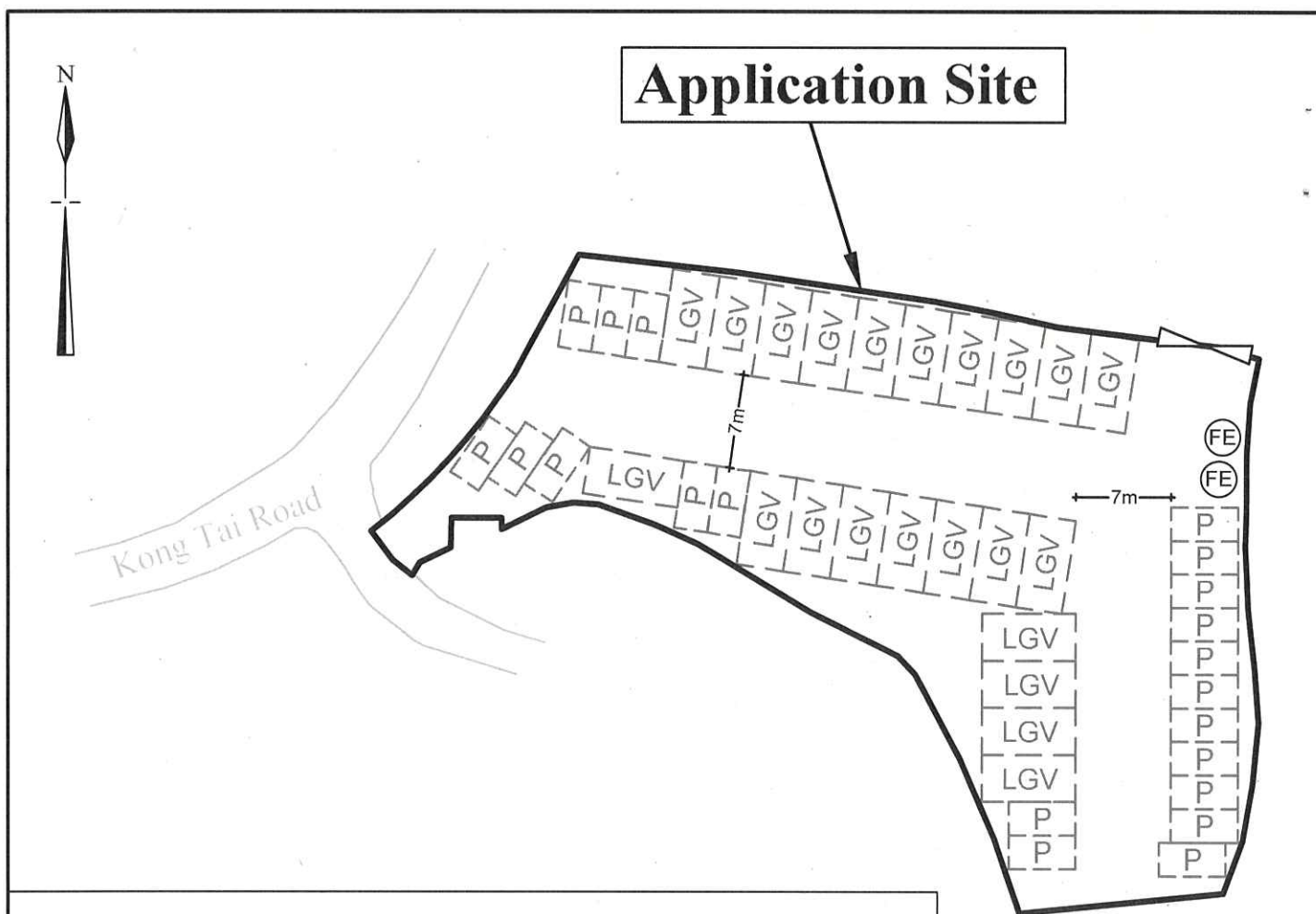
(c) Drainage

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

7. Planning Gain

The villagers nearby currently severe shortage of vehicle parking spaces for private cars and light goods vehicles. Roadside illegal parking near the application site is common. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.

- End -



FS NOTES

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

F.S. Legend:

(FE) 5.0kg CO2 Gas type Fire Extinguisher x2

LEGEND

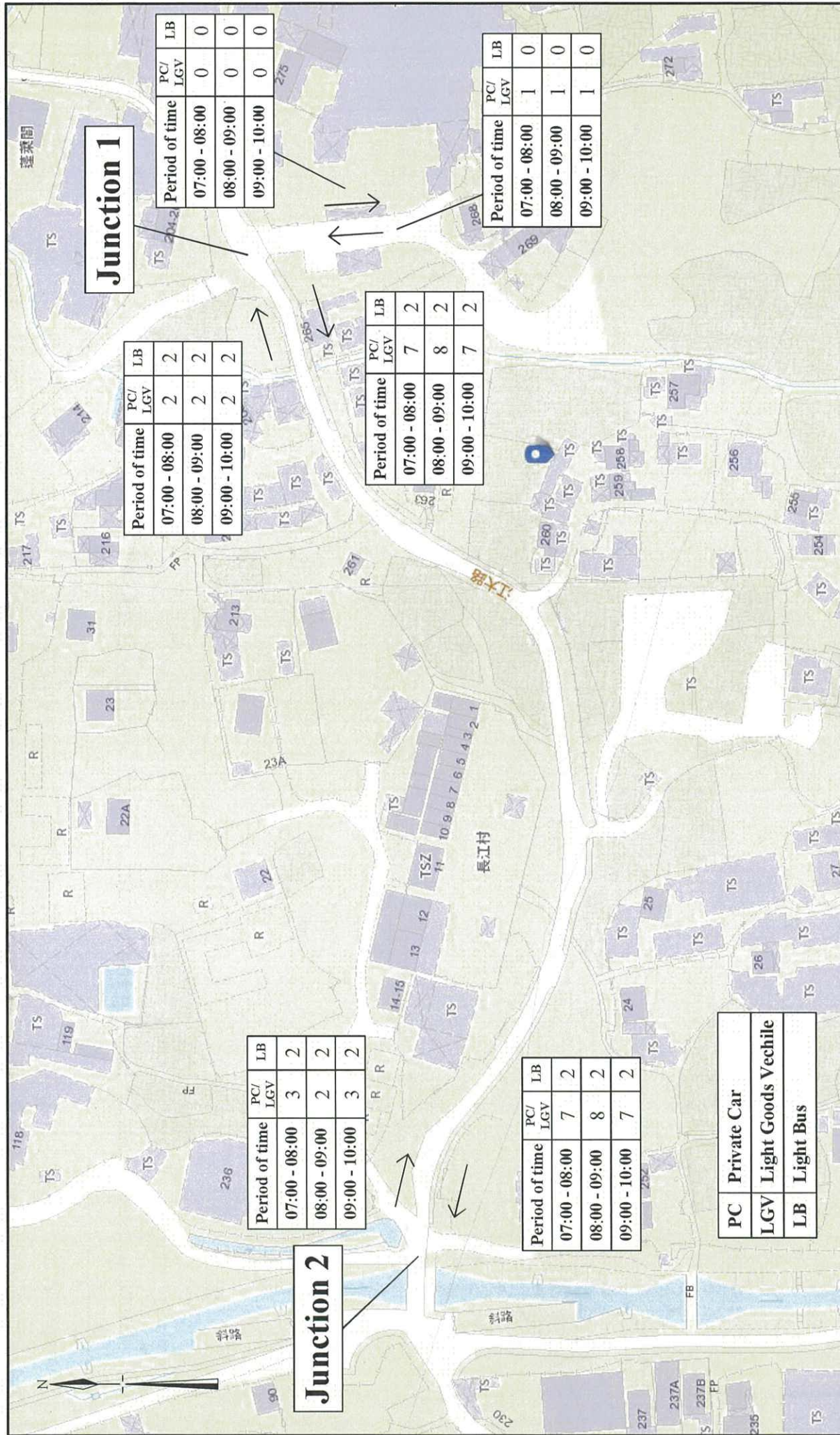
[P] 21 x Parking space for private cars
(5m (L) x 2.5(W))

[LGV] 22 x Parking space for light goods vehicles
(7m (L) x 3.5(W))

Site Area (about) : 1,683m²

1:500	Fire Services Installation Proposal	Goldrich Planners & Surveyors Ltd.
August 2023		Plan 5 (P 22082)

Lot 1324 R.P. (Part) in D. D. 109
Yuen Long, New Territories



Plan Showing the Traffic Flow at Nearby Junctions

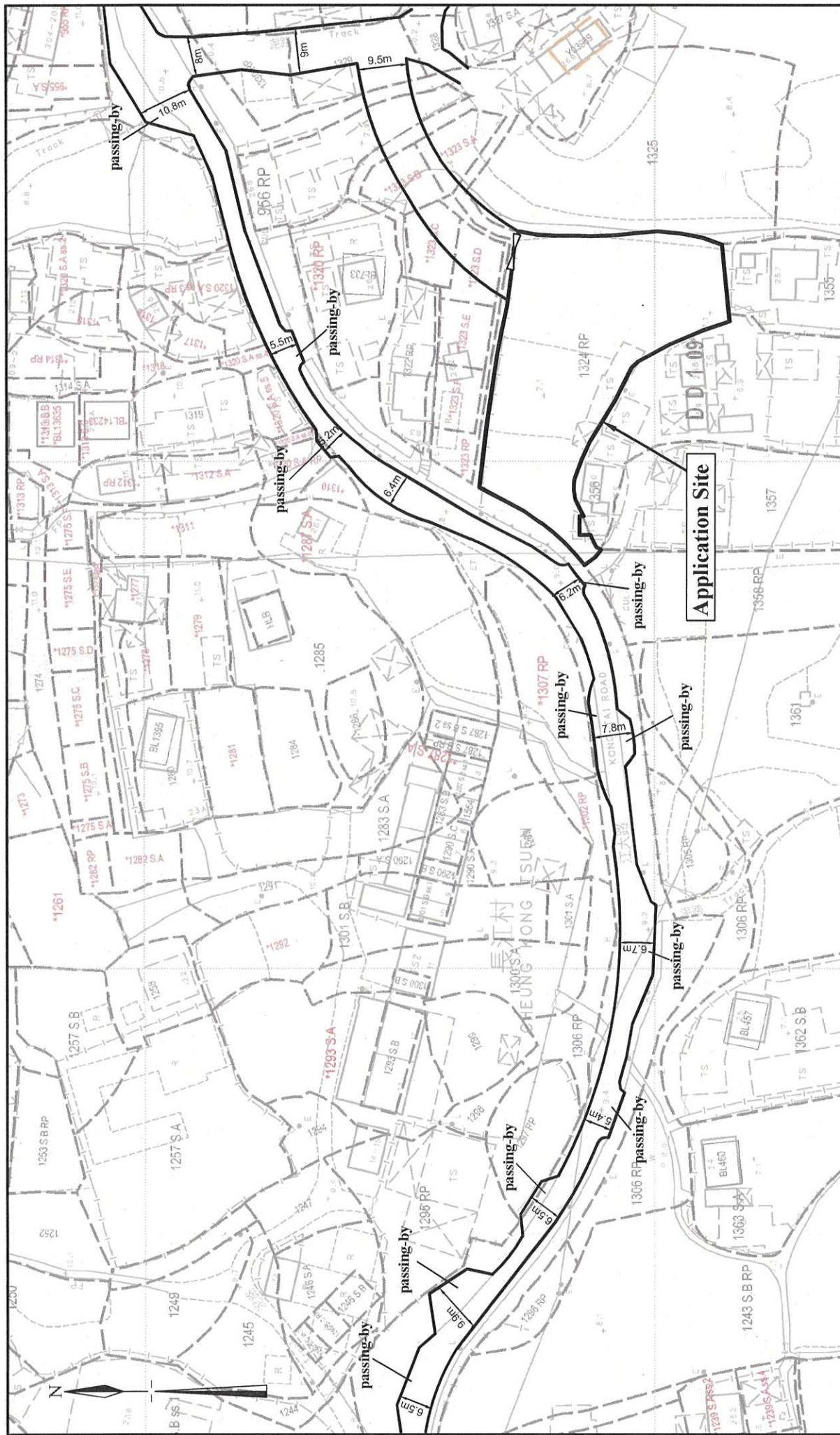
Lot No. 1324 R.P. in D. D. 109
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 6
(P 22082)

N.T.S

August 2023



Goldrich Planners & Surveyors Ltd.	Plan Showing the Width and the Existing Passing-by along Kong Tai Road		1:1000
Plan 7 (P 22082)	Lot No. 1324 R.P. in D. D. 109 Yuen Long, New Territories		August 2023



1:1000 (A3)

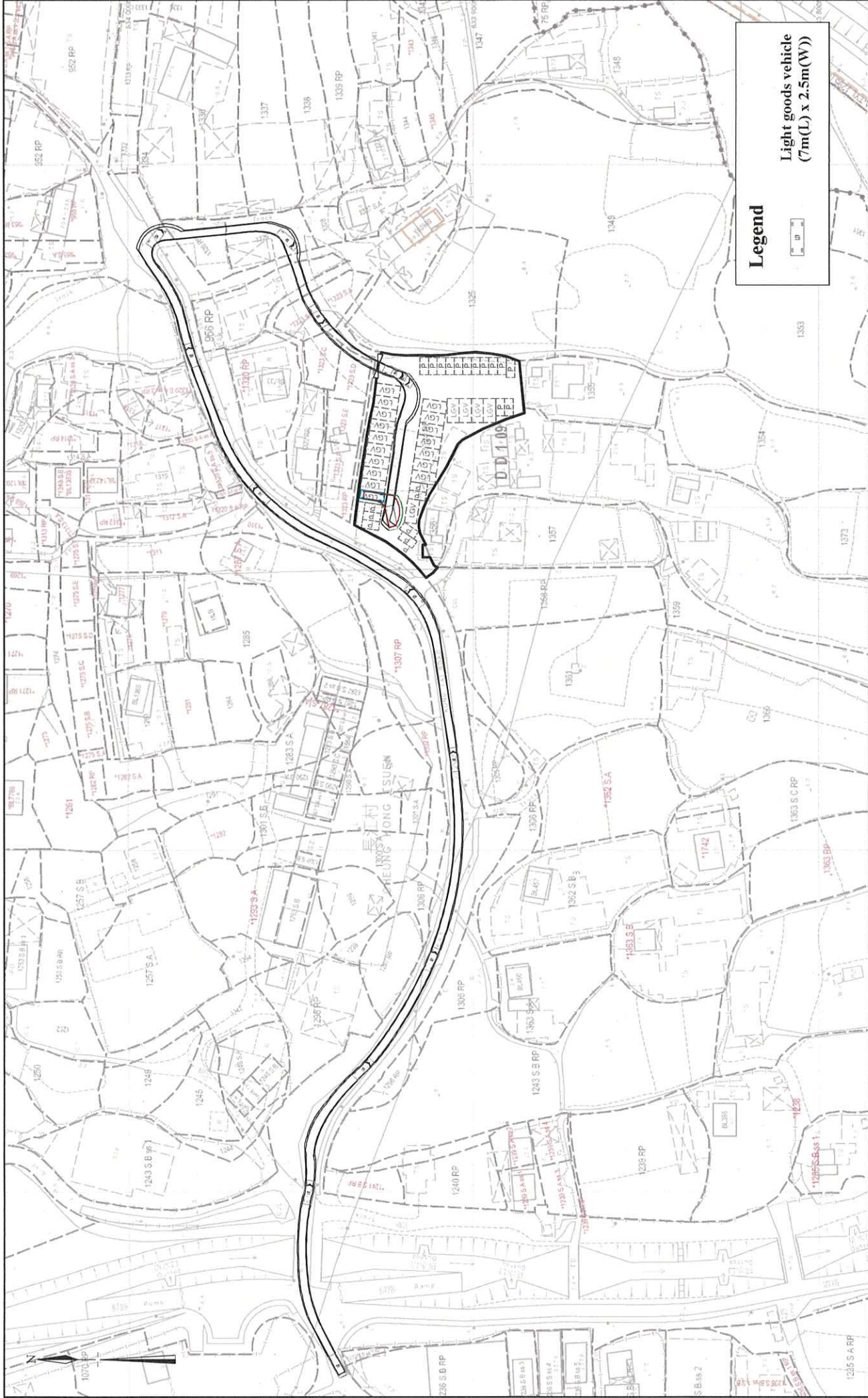
August 2023

Swept Path Analysis Along the Access and Within the Site

Lot No. 1324 R.P. (part) in D. D. 109
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 8.1
(P 22082)



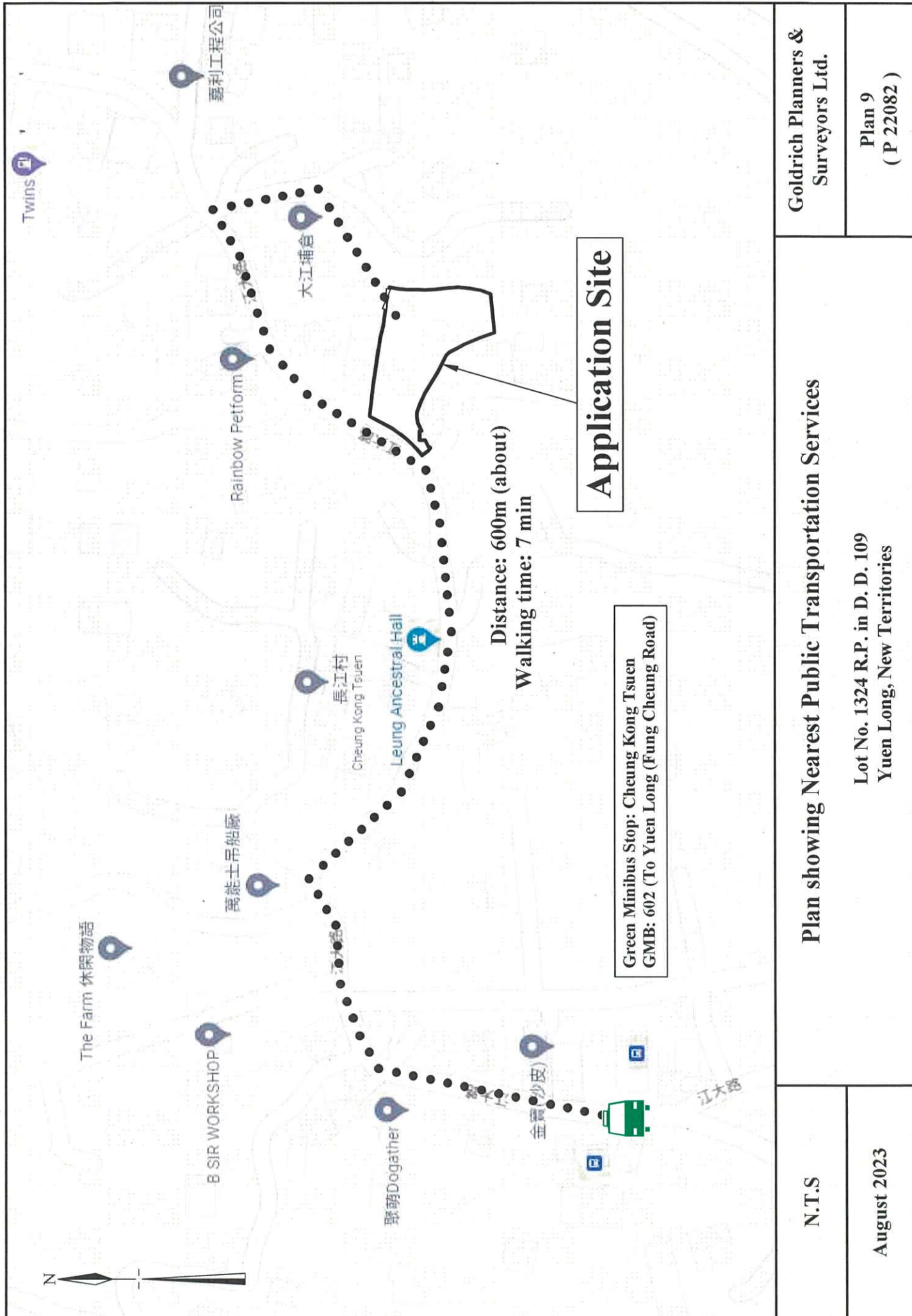
**Swept Path Analysis Along the
Access and Within the Site**
Lot No. 1324 R.P. (part) in D. D. 109
Yuen Long, New Territories

1:1000 (A3)

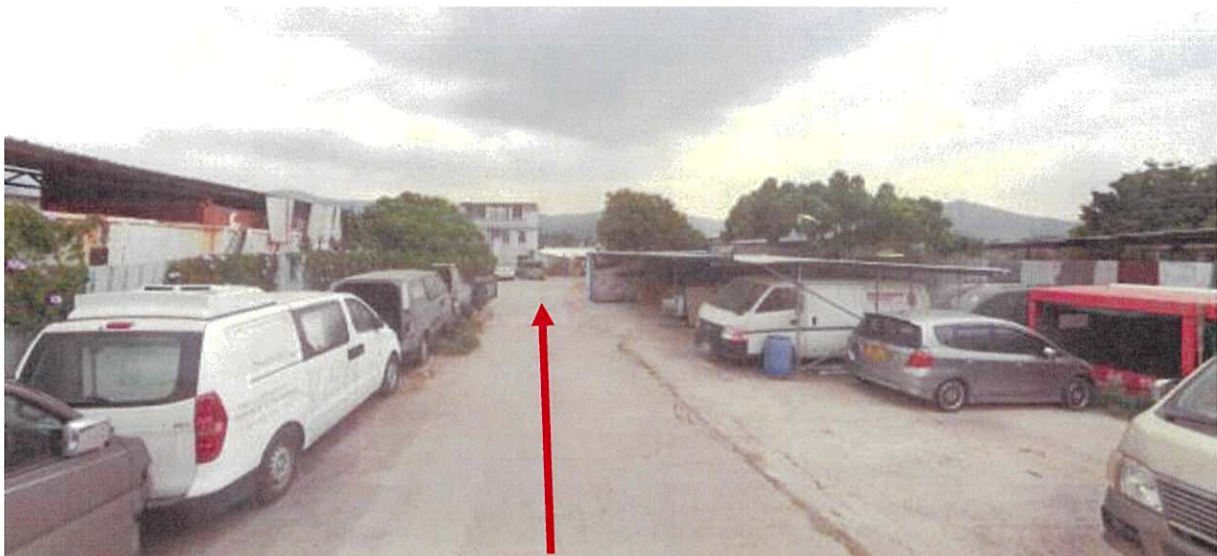
August 2023

**Goldrich Planners &
Surveyors Ltd.**

**Plan 8.2
(P 42082)**



Photographs showing the local track from Kong Tai Road to the Site



Your Ref.: A/YL-KTN/927

Our Ref.: P22082



GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/927

Our Ref.: TL23414 / P22082

14 September 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S.16 Application for
Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)
for a Period of 5 Years
Lot 1324 R.P. (Part) in D.D. 109, Yuen Long, New Territories**

We would like to submit further information to respond to the comment from Agriculture, Fisheries and Conservation Department.

The unauthorised building works on the private lot has been removed. Please refer to the attached photographs 5 and 6 for details.

The ground level of the site is uneven. The site needs to be leveled off to provide a flat surface for vehicle parking. We submit an updated plan showing the area of the site to be filled and paved (Plan 4a).

We would like to clarify that the applicant did not and will not conduct any tree felling within the site.

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


Francis Lau

Encl.

Your Ref.: A/YL-KTN/927

Our Ref.: P22082

Comments from the Agriculture, Fisheries and Conservation Department dated 12.9.2023

Contact Person: Ms. Wong Cheuk Ling, Tel: 2150 6933

Comment	Response
The applicant shall clarify if the existing stream would be encroached by the proposed development, if affirmative, existing ecological conditions of the stream should be evaluated and the impacts should be assessed.	The applicant is aware of the existing stream. The proposed development does not encroach on the existing stream. Please refer to the attached photographs 1 to 4 for details.

Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 4

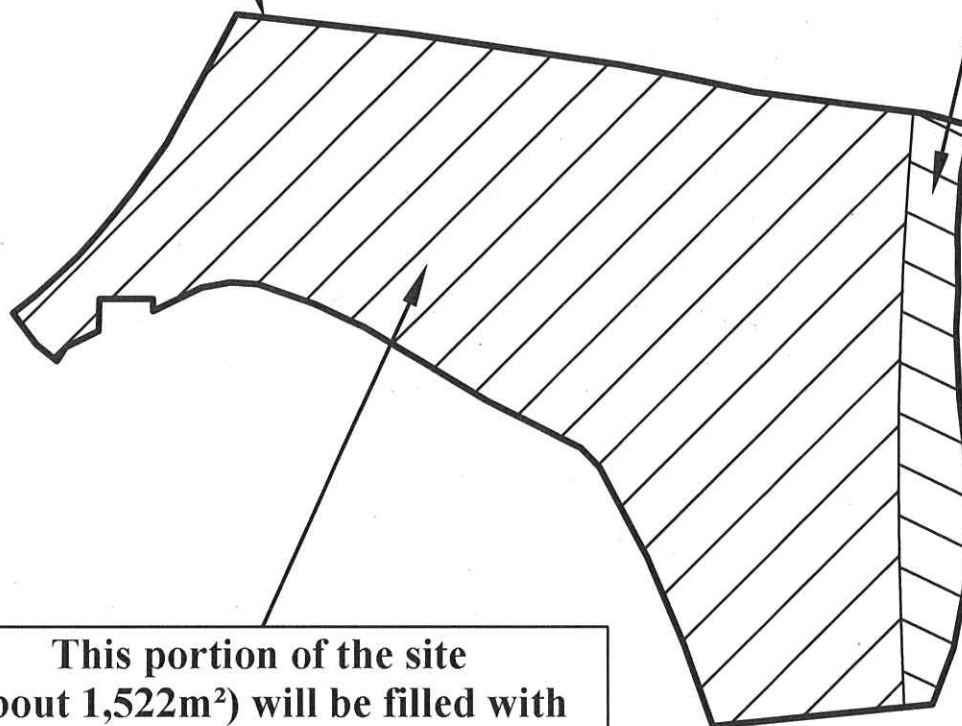


Photograph 5





Application Site



This portion of the site
(about 161m²) will be filled with
soil of about 0.5m
(6.9mPD to 7.4mPD) to level off the
site and paved with concrete of
about 0.1m (7.4mPD to 7.5mPD) to
provide a suitable level and surface
for vehicle parking.

This portion of the site
(about 1,522m²) will be filled with
soil of about 0.3m
(7.1mPD to 7.4mPD) to level off the
site and paved with concrete of
about 0.1m (7.4mPD to 7.5mPD) to
provide a suitable level and surface
for vehicle parking.

Site Area (about) : 1,683m²

1:500

Plan showing the area of the site
to be filled and paved

Goldrich Planners &
Surveyors Ltd.

September 2023

Lot 1324 R.P. (Part) in D. D. 109
Yuen Long, New Territories

Plan 4a
(P 22082)

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/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 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1.683 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.4 - 0.6 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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(尚可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Justifications

1. Applied Use

The applied use is “Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)” for a Period of 5 Years.

2. Location

The site is on Lot 1324 R.P. (Part) in D.D. 109, Yuen Long, New Territories. Please refer to Plan 2 for details.

3. Site Area

The area of the site is about 1,683 m². No Government Land is involved. Please refer to Plan 2 for details.

4. Development Parameters

(a) Operation Hours

The proposed development will operate 24 hours daily including Sundays public holidays.

(b) Mode of Operation

21 parking spaces for private cars and 22 parking spaces for light goods vehicles are proposed on site. No vehicles exceeding 5.5 tonnes including medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3 for details.

(c) Filling of Land

The eastern portion of the site (about 161m²) will be filled with soil of about 0.5m (from 6.9mPD to 7.4mPD) to level off the site and paved with concrete of about 0.1m (from 7.4mPD to 7.5mPD). The western portion of the site (about 1,522m²) will be filled with soil of about 0.3m (from 7.1mPD to 7.4mPD) to level off the site and paved with concrete of about 0.1m (from 7.4mPD to 7.5mPD). The filling of land provides a suitable level and surface for vehicle parking. Please refer to Plan 4a for details. The site falls within the “Village Type Development” (“V”) zone under the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10, filling of land is permitted without application to the Town Planning Board.

Similar s.16 Applications within or straddling the same “V” Zone in the vicinity of the Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/584	Proposed Temporary Public Car Park (Excluding Container Vehicle) for a Period of 5 Years	9.2.2018 [Revoked on 19.7.2018]
A/YL-KTN/612	Proposed Temporary Public Car Park (Excluding Container Vehicle) for a Period of 5 Years	2.11.2018 [Revoked on 2.10.2021]
A/YL-KTN/633	Proposed Temporary Public Car Park (Excluding Container Vehicle) for a Period of 5 Years	1.11.2019 [Revoked on 1.10.2023]

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;
- the application site (the Site) comprises an 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; and
- there is no Small House application approved or under processing at the Site.

2. Traffic

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint concerning the Site received in the past 3 years.

4. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the proposed development to the satisfaction of his department.

5. Fire Safety

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

- no objection in-principle to the application subject to the fire service installations being provided to his satisfaction; and
- the FSIs proposal in **Appendix Ia** is considered acceptable.

6. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from nature conservation perspective.

7. Landscape

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

- no objection to the application from landscape planning perspective; and
- the Site falls within “Village Type Development” zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed temporary use is anticipated.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no comment on the application under the Buildings Ordinance as no proposed building works are noted.

9. 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.

10. Other Departments

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

- the Project Manager (West), Civil Engineering and Development Department;
- the Chief Engineer/Construction, Water Supplies Department;
- the Director of Electrical and Mechanical Services; and
- the Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, 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, Highways Department (CHE/NTW, HyD) that:
 - Kong Tai Road is not and shall not be maintained by his office; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - 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; and
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - the installation/ maintenance/ modification/ repair work of fire service installations (FSIs) shall be undertaken by an Registered FSI 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 the D of FS.

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



A/YL-KTN/927 DD 109, Cheung Kong Tsuen, Yuen Long
09/07/2023 05:45

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-KTN/927

Lot 1324 RP (Part) in D.D. 109, Cheung Kong Tsuen, Yuen Long

Site area : About 1,683sq.m

Zoning: "VTD"

Applied use: 43 Vehicle Parking / 5 Years

Der TPB Members,

Objections. In 2018 Application 612 for 115 Vehicle Parking was approved.
Conditions were not fulfilled and approval was revoked.

This site is adjacent. The intention appears to be to clear vegetation and trees to increase the brownfield footprint.

Members should check aerial images and seek clarification with regard to the status of the original parking – very large for such a small village.

Mary Mulvihill

2

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

230709-114211-73426

提交限期**Deadline for submission:**

11/07/2023

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

09/07/2023 11:42:11

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

A/YL-KTN/927

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

先生 Mr. NG WAI MAN

意見詳情**Details of the Comment :**

1. Misleading or unrealistic site layout plan: The entrance/exit of site is not linked to Kong Ta Road but is opened at the North East corner which is immediately adjacent to Lot 1323 S.D in DD 109. In other words, vehicles will trespass Lot 1323 S.D and other private Lots in DD 109 to get into or out of the proposed carpark. Therefore, the site layout design cannot be put into practice or at the expense of the owners' on Lot 1323 S.D and other private Lots in DD 109. It is doubtful that GoldRich Planners & Surveyors Ltd. really has a site study in designing the site layout.
2. Risk of flooding: Lots 1324 RP (partial) in DD109 is not suitable for vehicle parking because it is low land on which the vehicles parked will be damaged by flooding during heavy rainstorms. If site formation will be made to raise the ground level of the lot, the risk of flooding to the surrounding areas [REDACTED] will be raised.