

This document is received on 25 NOV 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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 Renewal
of Permission for such Temporary Use or Development***

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/cn/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 請在適當地地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-LFS/417
	Date Received 收到日期	25 NOV 2021

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

1. Name of Applicant 申請人姓名/名稱
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Wong Kwok Wing (黃國榮)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	Lots 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.
(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 2,200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 200 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	296 sq.m 平方米 <input checked="" 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 Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/ 10
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V") & 'Green Belt' ("GB")
(f) Current use(s) 現時用途	Vehicle park for private cars (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
17/11/2021 (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 18/11/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation 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	<input checked="" type="checkbox"/> year(s) 年	.....	3
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	.....	2,000	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	200	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	1	
Proposed domestic floor area 擬議住用樓面面積	.....	NA	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	200	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	200	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Rain shelter and electricity meter room (Not exceeding 4.5m, 1 storey)			
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	73 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

Proposed operating hours 擬議營運時間 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Tin Wah Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 52.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.375 m 米 <input checked="" type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

1. The proposed development is in line with the planning intention of the 'Village Type Development' ('V') zone which is primarily for the convenience of the villagers. ✓
2. Insufficient supply to meet exigent parking demand in Sha Kong Wai. ✓
3. The proposed development is primarily intended to resolve the parking demand of villagers in the vicinity and it will not bring new traffic to Sha Kong Wai because Sha Kong Wai is isolated.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' and 'R(C)' zone.
5. The proposed development is not the first of its kind in the 'Green Belt' zone. Similar planning permissions have been granted within the same 'Green Belt' zone such as A/YL-LFS/341 & 364.
6. The proposed development is compatible with the surrounding environment. ✓
7. The proposed filling of land is intended to fill the application site with concrete paving for the access of private cars. The proposed excavation of land is intended for the provision of 375mm surface U-channel along the site periphery.
8. Minimal traffic impact. ✓
9. Insignificant noise and environmental impacts. ✓
10. Similar public vehicle parks have been approved by the Town Planning Board in the 'V' zone such as A/YL-LFS/345 & 390.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private cars are allowed to park at the application site. No light goods vehicle, medium goods vehicle, heavy goods vehicle and container tractor/trailer will allow to access/park at the application site.
13. No car beauty, car repairing, spraying, dismantling or other workshop activity will be carried out at the application site.

8. Declaration 聲明

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

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

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

29/10/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.
Site area 地盤面積	2,200 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 296 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lau Fau Shan & Tsim. Bei Tsui Outline Zoning Plan No. S/YL-LFS/10
Zoning 地帶	'Village Type Development' ("V") & 'Green Belt' ("GB")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	200 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	9.09 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		73
	Private Car Parking Spaces 私家車車位 73 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

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

	<u>Chinese</u> 中文	<u>English</u> 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"/>
Proposed drainage plan, site plan & vehicular access plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at

Lots 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G. 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Annex 1 Drainage Assessment

1.1 Introduction

A. Site particulars

- 1.1.1 The application site is situated at Sha Kong Wai. (**Figure 1**) It possesses an area of approximately 2,200m².
- 1.1.2 The application site has been hard paved and occupied for parking of private car use.
- 1.1.3 Sha Kong Wai is an indigenous village. It is noted that village houses were found to the south and east of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The subject site has been hard paved and occupied an area of approximately 2,200m². It has a very gradient sloping from west to east from about +14.8mPD to +11.8mPD.
- 1.1.5 As demonstrated in the calculation in **Annex 1.3** hereunder, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 The level of the land to the west is progressively higher. The land to the south and east of the site is found lower than the application site. Although the land to the north of the site is found higher than the site, the flow of surface runoff is found flowing to the east instead of flowing onto the application site. A public drain is found to the southeast of the site. As such, an external catchment has been identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 According to recent site inspection, there is a public drain to the southeast of the

application site (**Figure 4**).

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the calculations below, it is determined that 375mm surface U-channel is required along the site periphery to intercept storm water generated at the application site. (**Figure 4**)
- 1.2.2 The collected surface runoff will be conveyed to public drain to the southeast of the application site via the proposed 375mm surface U-channel outside the application site. (**Figure 4**)
- 1.2.3 The calculations in **Annex 1.3** shows that the proposed 375mm surface U-channel has adequate capacity to cater for the surface runoff generated at the subject site.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (c) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Application Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 4,920m²;
- ii. The value of run-off co-efficient (k) is taken as 0.75 because the external catchment is totally unpaved.

$$\text{Difference in Land Datum} = 38.6\text{m} - 11.8\text{m} = 26.8\text{m}$$

$$L = 160\text{m}$$

$$\therefore \text{Average fall} = 26.8\text{m in } 160\text{m} \text{ or } 1\text{m in } 5.97\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [160 / (16.75^{0.2} \times 4,920^{0.1})]$$

$$t_c = 5.63 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 270 mm/hr

$$\text{By Rational Method, } Q = 0.75 \times 270 \times 4,920 / 3,600$$

$$\therefore Q = 276.75 \text{ l/s} = 16,605 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 375mm surface U-channel at gradient 1:20 and 1:45 is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the public drain to the southeast of the application site.

Annex 2 Minimal Traffic Impact

- 2.1 The application site is accessible via a well formed local track leading from Tin Wah Road. (**Figure 2**)
- 2.2 Neither light goods vehicle, medium goods vehicle, heavy goods vehicles as defined in the Road Traffic Ordinance nor container tractor/trailer will be allowed to enter the application site.
- 2.3 The estimated traffic generation of the proposed development is as follows:

Use	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	4.6	4.6	24	18

Note 1: The operation hour of the application site is 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays

Note 2: The pcu of private car are taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 In association with the intended parking purpose, adequate space for manoeuvring of vehicle would be provided. Referring to **Figure 3**, internal circulation path is provided which is adequate for internal movement. By virtue of the fact that the application site is directly linked to Tin Wah Road and Tin Ying Road with significant reserved capacity, the proposed development being applied would not aggravate the traffic condition in the vicinity.



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at Lots 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G. 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at Lots 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

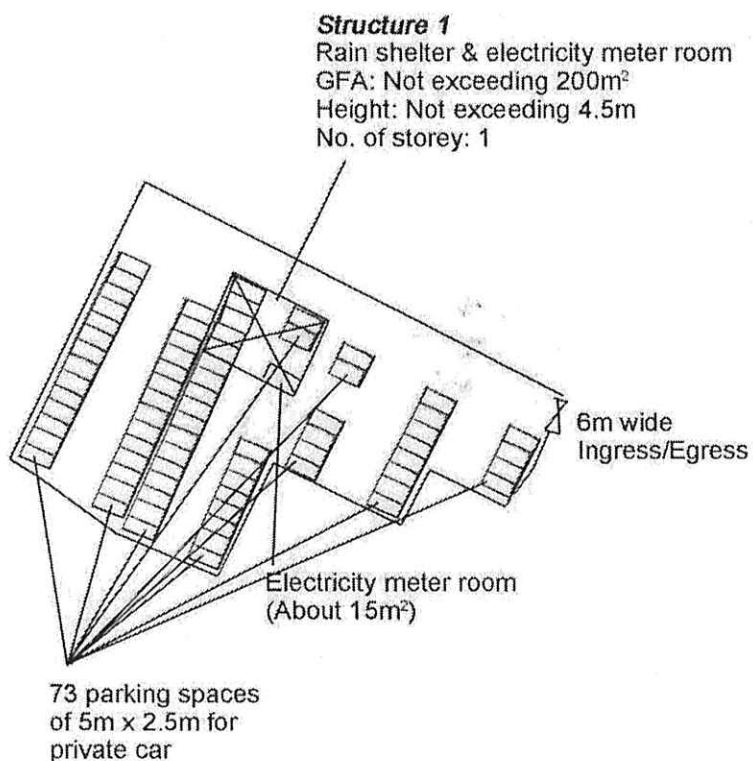
Figure 2

Remarks 備註:

→ Vehicular access leading from public road

Scale 比例:

1:2000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at Lots 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G. 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

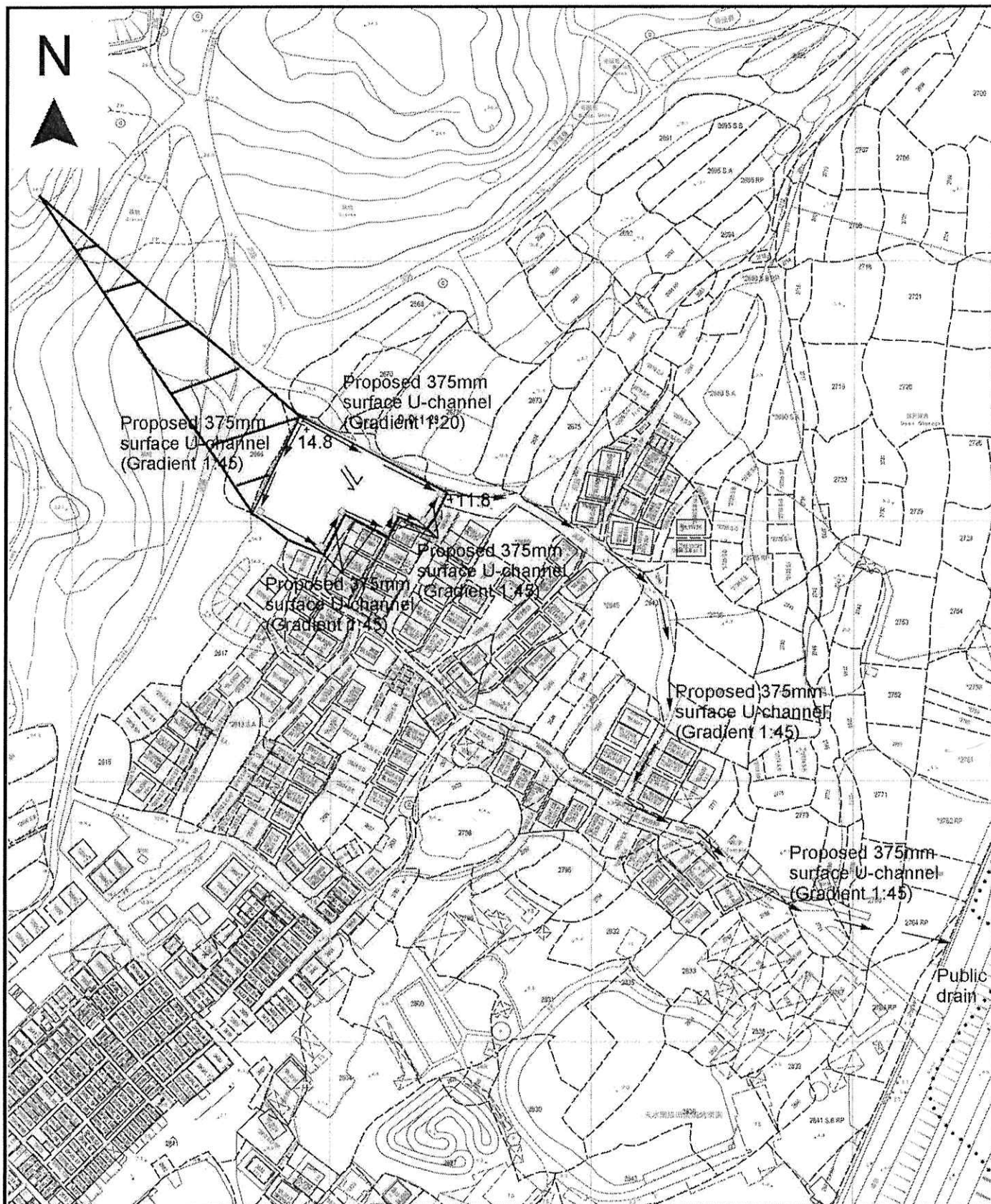
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at Lots 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:


Proposed Drainage Plan

Drawing No. 圖號:


Figure 4

Remarks 備註:

☐ Proposed catchpit

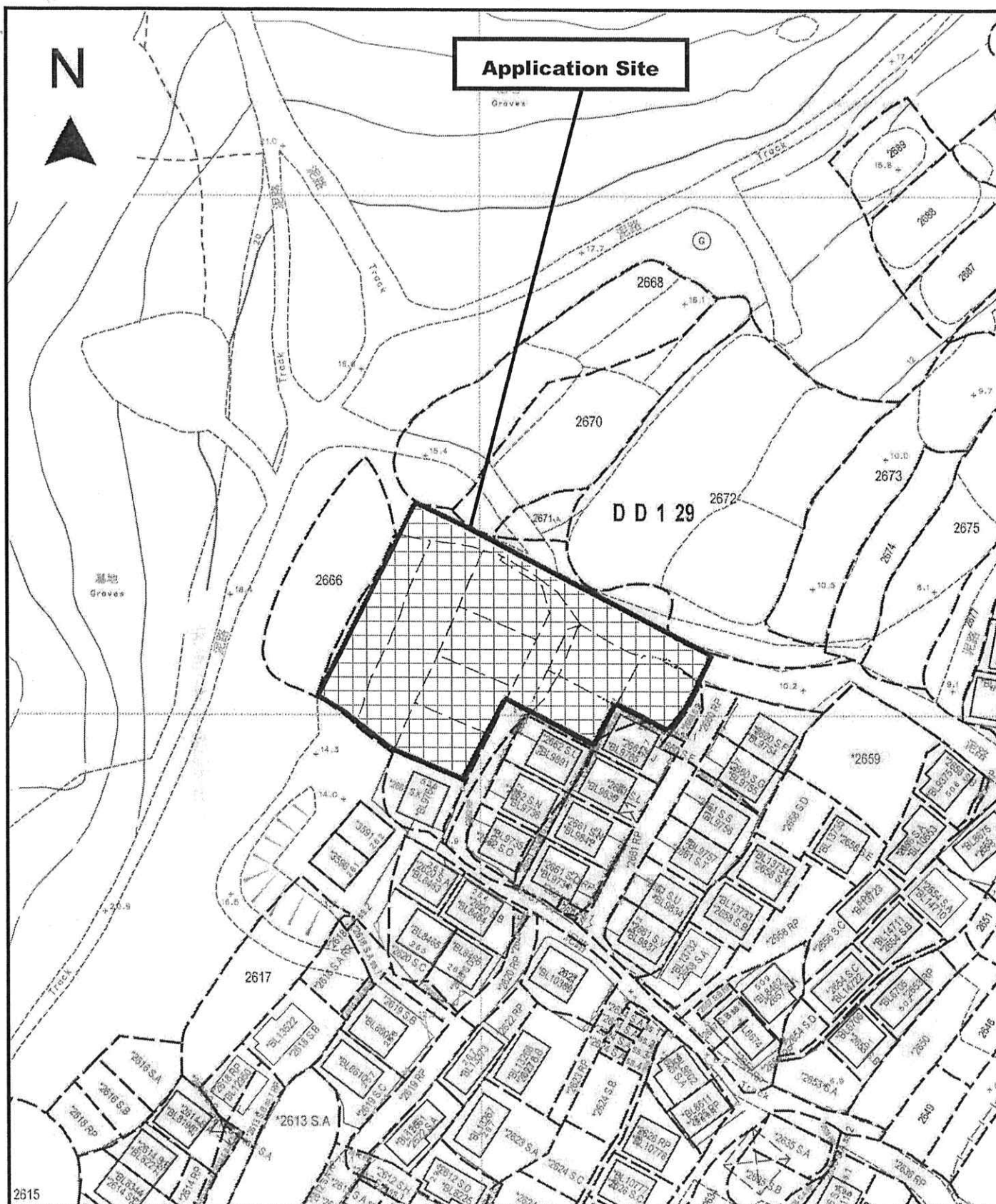
 Flow of surface runoff

+14.8 Level (in mPD)

 External catchment

Scale 比例:

1:2000



Project 項目名稱:

Drawing Title 圖目:

Drawing No. 圖號:

Remarks 備註:

Excavation of land is proposed for the provision of surface U-channel along application site periphery

Scale 比例:

Date: 29 November 2021

TPB Ref.: A/YL-LFS/417

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

We write to confirm that the address of the application site is as follows. Page 2 and 10 of the S.16-III application form, Annex 1 and Annex 2, Figure 1 to Figure 5 have been updated.

Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

The plan showing the area for land filling and excavation of land is attached in Figure 5.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Keith WONG) – By Email

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Wong Kwok Wing (黃國榮)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.
(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 2,200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 200 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	296 sq.m 平方米 <input checked="" type="checkbox"/> About 約

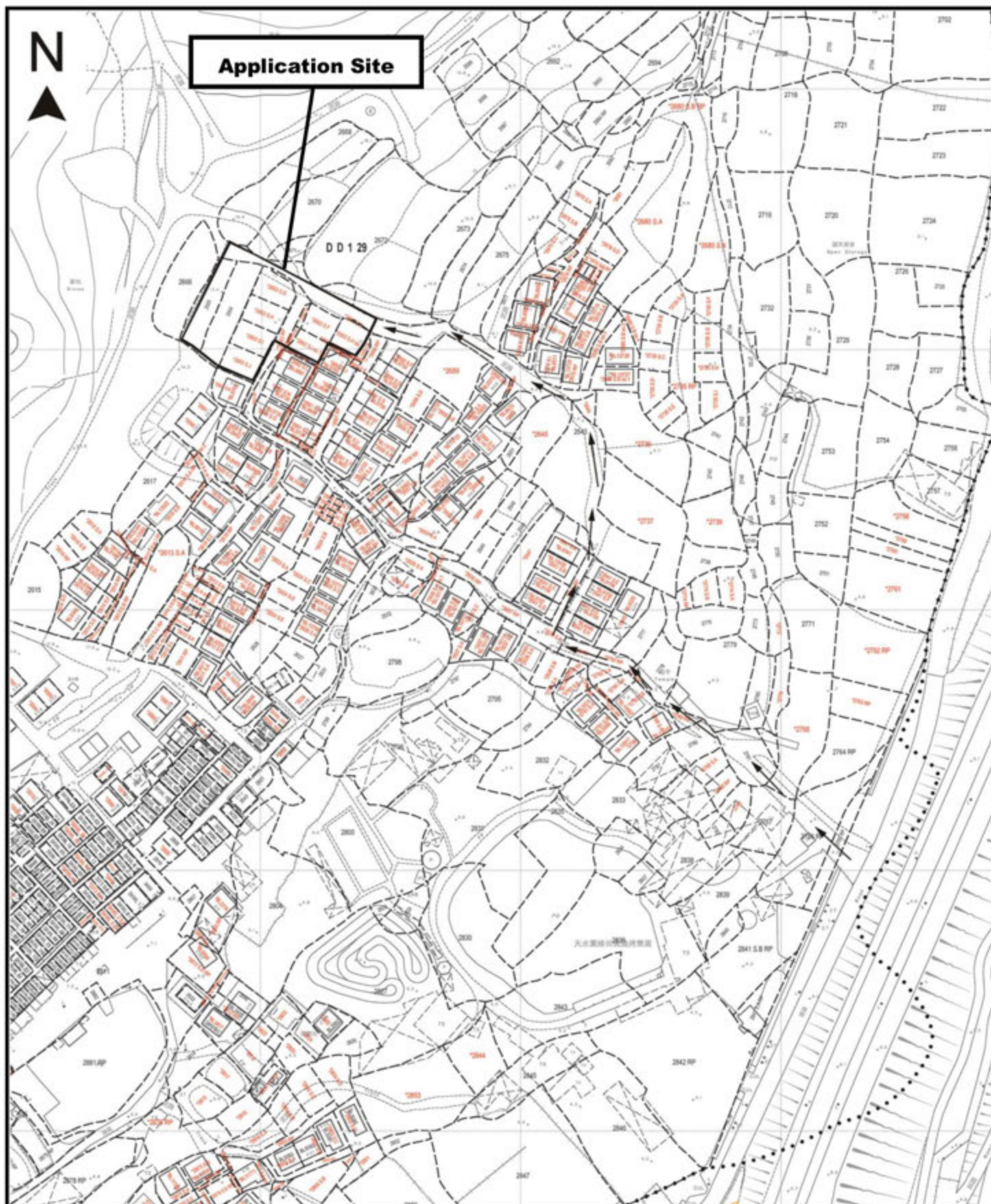
Gist of Application 申請摘要

(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	Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.
Site area 地盤面積	2,200 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 296 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10
Zoning 地帶	'Village Type Development' ("V") & 'Green Belt' ("GB")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land



<p>Project 項目名稱:</p> <p>Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Site Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 1</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
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Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

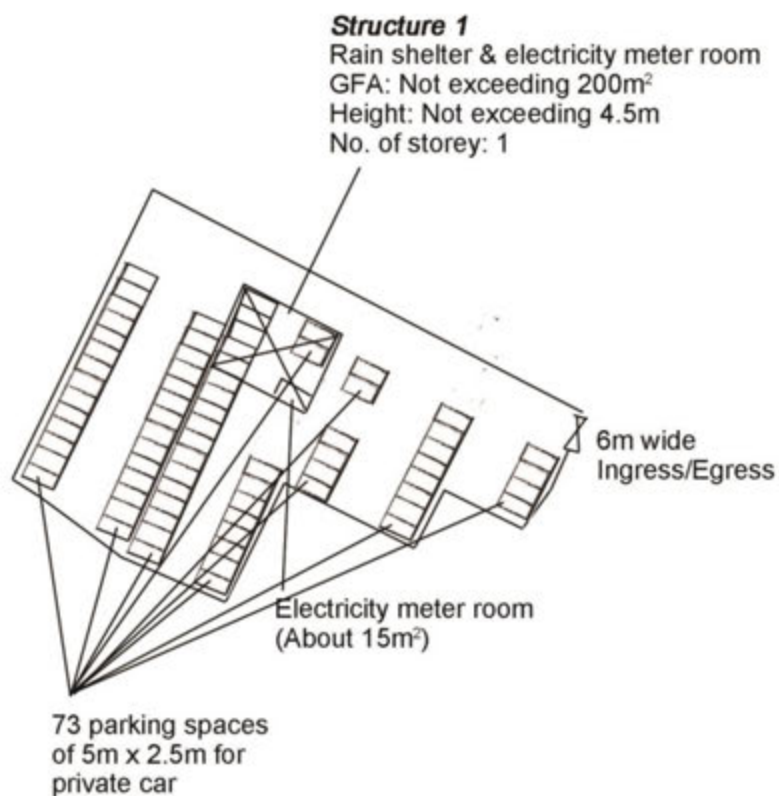
Figure 2

Remarks 備註:

→ Vehicular access leading from public road

Scale 比例:

1:2000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

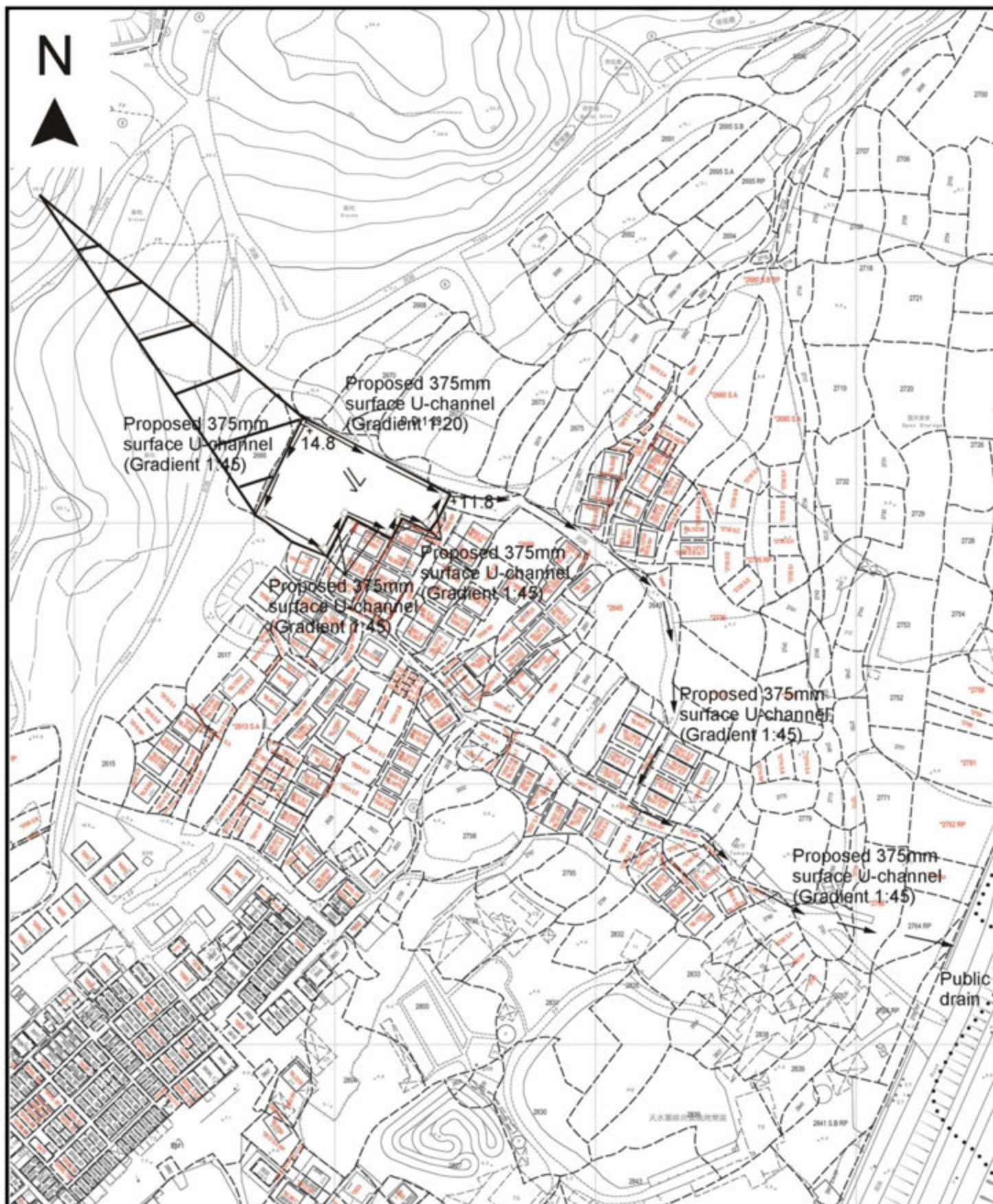
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

□ Proposed catchpit

⇐ Flow of surface runoff

+14.8 Level (in mPD)

▬ External catchment

Scale 比例:

1:2000

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land at

Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G. 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) & 2672 (Part) in D.D.129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Annex 1 Drainage Assessment

1.1 Introduction

A. Site particulars

- 1.1.1 The application site is situated at Sha Kong Wai. **(Figure 1)** It possesses an area of approximately 2,200m².
- 1.1.2 The application site has been hard paved and occupied for parking of private car use.
- 1.1.3 Sha Kong Wai is an indigenous village. It is noted that village houses were found to the south and east of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The subject site has been hard paved and occupied an area of approximately 2,200m². It has a very gradient sloping from west to east from about +14.8mPD to +11.8mPD.
- 1.1.5 As demonstrated in the calculation in **Annex 1.3** hereunder, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 The level of the land to the west is progressively higher. The land to the south and east of the site is found lower than the application site. Although the land to the north of the site is found higher than the site, the flow of surface runoff is ofund flowing to the east instead of flowing onto the application site. A public drain is found to the southeast of the site. As such, an external catchment has been identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 According to recent site inspection, there is a public drain to the southeast of the application site (**Figure 4**).

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the calculations below, it is determined that 375mm surface U-channel is required along the site periphery to intercept storm water generated at the application site. (**Figure 4**)
- 1.2.2 The collected surface runoff will be conveyed to public drain to the southeast of the application site via the proposed 375mm surface U-channel outside the application site. (**Figure 4**)
- 1.2.3 The calculations in **Annex 1.3** shows that the proposed 375mm surface U-channel has adequate capacity to cater for the surface runoff generated at the subject site.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (c) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Application Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 4,920m²;
- ii. The value of run-off co-efficient (k) is taken as 0.75 because the external catchment is totally unpaved.

$$\text{Difference in Land Datum} = 38.6\text{m} - 11.8\text{m} = 26.8\text{m}$$

$$L = 160\text{m}$$

$$\therefore \text{Average fall} = 26.8\text{m in } 160\text{m} \text{ or } 1\text{m in } 5.97\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [160 / (16.75^{0.2} \times 4,920^{0.1})]$$

$$t_c = 5.63 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 270 mm/hr

$$\text{By Rational Method, } Q = 0.75 \times 270 \times 4,920 / 3,600$$

$$\therefore Q = 276.75 \text{ l/s} = 16,605 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 375mm surface U-channel at gradient 1:20 and 1:45 is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the public drain to the southeast of the application site.

Annex 2 Minimal Traffic Impact

- 2.1 The application site is accessible via a well formed local track leading from Tin Wah Road. (**Figure 2**)
- 2.2 Neither light goods vehicle, medium goods vehicle, heavy goods vehicles as defined in the Road Traffic Ordinance nor container tractor/trailer will be allowed to enter the application site.
- 2.3 The estimated traffic generation of the proposed development is as follows:

Use	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	4.6	4.6	24	18

Note 1: The operation hour of the application site is 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays

Note 2: The pcu of private car are taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 In association with the intended parking purpose, adequate space for manoeuvring of vehicle would be provided. Referring to **Figure 3**, internal circulation path is provided which is adequate for internal movement. By virtue of the fact that the application site is directly linked to Tin Wah Road and Tin Ying Road with significant reserved capacity, the proposed development being applied would not aggravate the traffic condition in the vicinity.

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

Previous Planning Applications Covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/174	Proposed House (New Territories Exempted House -Small House)	GB & V	15.8.2008	(1), (3), (4), (6) & (7)
2	A/YL-LFS/175	Proposed House (New Territories Exempted House -Small House)	GB	15.8.2008	(1), (3), (4), (6) & (7)
3	A/YL-LFS/176	Proposed House (New Territories Exempted House -Small House)	GB	15.8.2008	(1), (3), (4), (6) & (7)
4	A/YL-LFS/177	Proposed House (New Territories Exempted House -Small House)	GB & V	15.8.2008	(1), (3), (4), (6) & (7)
5	A/YL-LFS/178	Proposed House (New Territories Exempted House -Small House)	GB & V	15.8.2008	(1), (3), (5), (6) & (7)
6	A/YL-LFS/179	Proposed House (New Territories Exempted House -Small House)	GB & V	15.8.2008	(1), (3), (4), (6) & (7)
7	A/YL-LFS/180	Proposed House (New Territories Exempted House -Small House)	GB & V	15.8.2008	(1), (3), (4), (6) & (7)
8	A/YL-LFS/191	House (New Territories Exempted House - Small House)	GB & V	10.7.2009	(1), (2), (3), (6) & (7)

Rejection Reasons

- (1) Not in line with the planning intention.
- (2) Land is still available within the “V” zone; failure to demonstrate why suitable sites cannot be identified within the “V” zone.
- (3) Not in line with TPB PG-No. 10.

- (4) Not comply with the Interim Criteria: more than 50% of the site and NTEH footprint outside “V” zone.
- (5) Not comply with the Interim Criteria: failure to demonstrate why suitable sites cannot be identified within the “V” zone.
- (6) Incompatible with the surrounding area.
- (7) Failure to demonstrate no adverse landscape impact.

**Similar s.16 Applications for Vehicle Park Use
within/straddling the “GB” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1.	A/YL-LFS/341	Proposed Temporary Public Vehicle Park for Private Cars (3 Years)	GB & O(1)	31.5.2019	1, 2, 6, 7, 8, 9, 10, 11, 13 & 14
2.	A/YL-LFS/364	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) (3 Years)	GB	26.6.2020	1, 3, 5, 6, 7, 8, 9, 11, 12, 13 & 14
3.	A/YL-LFS/372	Proposed Temporary Public Vehicle Park (Medium Goods Vehicle) (3 Years)	GB	6.11.2020	1, 4, 6, 7, 8, 9, 10, 11, 12, 13 & 14
4.	A/YL-LFS/375	Proposed Temporary Public Vehicle Park (Private Cars) (3 Years)	GB	4.12.2020	1, 2, 5, 6, 8, 9, 11, 12, 13 & 14
5.	A/YL-LFS/376	Proposed Temporary Public Vehicle Park (Private Cars) (3 Years)	GB	4.12.2020	1, 2, 5, 6, 8, 9, 10, 11, 12, 13 & 14
6.	A/YL-LFS/394	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles (3 Years)	V, R(A) & GB	14.5.2021	1, 3, 5, 6, 8, 9, 11, 12, 13 & 15,

Approval Conditions

1. No night-time operation.
2. No goods vehicle allowed to enter the Site.
3. No medium and heavy goods vehicles/only private cars and light goods vehicles allowed to be parked/stored on the Site.
4. No heavy goods vehicles allowed to be parked/stored on the Site.
5. Posting of notice to indicate the types of vehicles (not) allowed to be parked on or enter/exit the Site.
6. No vehicle without valid licence allowed to be parked/stored on the Site.
7. No queue back of vehicles to or reverse onto/from public roads allowed.
8. Submission and implementation of the (revised) drainage proposal.

9. Maintenance of implemented drainage facilities.
10. Maintenance of all the existing trees in good condition.
11. Submission and/or implementation of fire service installations proposal.
12. Provision of fencing.
13. Revocation clause.
14. Reinstatement clause.
15. No car beauty, car repairing, spraying, dismantling or other workshop activity allowed.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/50	Temporary Car, Lorry and Bulldozer Park (12 months)	V & GB	14.4.2000	1, 5, 7, 9, 10 & 11
2.	A/YL-LFS/118	Temporary Vehicle (Private Cars and Light Goods Vehicles) Park (3 Years)	GB	21.11.2003	1, 3, 6, 8, 10 & 11
3.	A/YL-LFS/357	Temporary Public Vehicle Park (Private Car, Medium Goods Vehicle, Heavy Goods Vehicle and Container Vehicle) (3 Years)	GB & O(1)	6.3.2020	1, 2, 4 & 11

Rejection Reasons

1. Not in line with the planning intention(s), and no strong planning justification for a departure.
2. Not in line with TPB PG-No. 10.
3. Not in line with TPB PG-No. 12B.
4. Not in line with TPB PG-No. 13E.
5. Incompatible with the surrounding area.
6. Failure to demonstrate no adverse landscape impact.
7. Failure to demonstrate the access arrangement is adequate.

8. Failure to demonstrate no adverse traffic impact.
9. Failure to demonstrate no adverse environmental impact.
10. Failure to demonstrate no adverse drainage impact.
11. Setting undesirable precedent.

**Similar s.16 Applications for Vehicle Park Use
entirely within the “V” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1.	A/YL-LFS/281	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles (3 Years)	V	22.1.2016	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15
2.	A/YL-LFS/309	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) (3 Years)	V	6.4.2018 (Revoked on 6.9.2020)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
3.	A/YL-LFS/310	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles (3 Years)	V	6.4.2018 (Revoked on 6.9.2020)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19
4.	A/YL-LFS/319	Temporary Public Vehicle Park (Private Car) (3 Years)	V	6.7.2018 (Revoked on 6.12.2020)	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19
5.	A/YL-LFS/327	Temporary Private Vehicle Park for Private Cars (3 Years)	V	5.10.2018	1, 2, 4, 7, 8, 9, 10, 13, 14, 15, 18, 19
6.	A/YL-LFS/345	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) (3 Years)	V	16.8.2019	1, 2, 3, 4, 6, 7, 10, 13, 14, 18, 19, 20, 21
7.	A/YL-LFS/388	Temporary Public Vehicle Park (Private Cars) (3 Years) and Filling of Land	V	16.4.2021	1, 2, 3, 7, 8, 9, 10, 19
8.	A/YL-LFS/390	Temporary Public Vehicle Park (Private Cars) (3 Years)	V	30.4.2021	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 19

Approval Conditions

1. No night time operation.
2. Only private cars and/or light goods vehicle under 5.5 tonnes/ no medium and heavy goods vehicles allowed to enter/be parked at the Site.
3. Posting of notice to indicate the types of vehicles (not) allowed to be parked on or enter/exit the Site.
4. No vehicle without valid licence allowed to be parked/stored at the Site.
5. Posting of notice to remind drivers on pedestrian safety on the access road to the site.
6. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity.
7. No vehicle is allowed to queue back to or reverse onto/from public road.
8. The submission of drainage proposal.
9. The implementation of drainage proposal.
10. The implemented/existing drainage facilities shall be maintained at all times.
11. The submission of (tree preservation and) landscape proposal.
12. The implementation of (tree preservation and) landscape proposal.
13. Provision of fencing/the existing fencing of the site shall be maintained at all times.
14. Revocation clause.
15. Reinstatement clause.
16. The submission of run-in/out proposal.
17. The implementation of run-in/out proposal.
18. The submission of fire service installations proposal.
19. The implementation of fire service installations proposal.
20. The existing trees and landscape planting within the site shall be maintained in good condition at all times.
21. The submission of a condition record of the existing drainage facilities.

有關：新界元朗沙江圍丈量約份第 129 約地段第 2661 號 W 分段第 1 小分段、第 2661 號 W 分段餘段、第 2662 號 F 分段、第 2662 號 G 分段(部分)、第 2662 號 H 分段第 1 小分段、第 2662 號 H 分段餘段、第 2662 號 I 分段第 1 小分段、第 2663 號 G 分段、第 2663 號 H 分段、第 2663 號 I 分段、第 2663 號 J 分段、第 2663 號 L 分段、第 2663 號 M 分段第 1 小分段、第 2663 號餘段(部分)、第 2664 號、第 2665 號(部分)及第 2672 號(部分)和毗連政府土地申請規劃許可作臨時公眾停車場(私家車)(為期 3 年)，
以及填土及挖土工程事宜

敬啟者：

本人陶連壽為沙江圍村代表，一向以來，村民對停車場的需求每每都是求過於供，而且，過往亦收到不少村民反映車位不足問題，有鑑於此，標題申請只涉及停泊私家車，方便村民之餘又不會構成噪音及環境影響。

本人絕對贊成標題規劃申請，希望貴會能體恤村民的需要，寬大批准標題地點作為期三年的公眾停車場(私家車)。

此致

城市規劃委員會

編號 A/YL-LFS/417

沙江圍村代表：

陶連壽

陶 連 壽

2021 年 12 月 15 日





長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
13 樓 1305-6 室

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

20th December 2021

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-LFS/417

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Green Belt (GB) zone

According to draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/10, the planning intention of GB zone is “*primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone*”. However, the filling land area is 100% of the total site. Although part of the development site falls within Village Type Development zone, the site is indeed largely within GB zone. The proposed development is not in line with the planning intention.

2. Undesirable precedent of “destroy first, apply later”

This site has been subject to land formation and vegetation clearance and some cars has been parked since 2016 (Figure 1-3). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment



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and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned". Therefore, this application should not be given any sympathetic consideration or it will set an undesirable precedent for similar cases in future.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association



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Figure 1-3 Vegetation clearance and land excavation could be spotted in the application site (marked in red) and some cars has been parked since 2016





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

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

Central Enforcement and Prosecution Section,
Planning Department,
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
(Email: ceppd@pland.gov.hk)

22nd December 2021.

By email only

Dear Sir/ Madam,

**Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling
and Excavation of Land
(A/YL-LFS/417)**

1. We refer to the captioned.
2. We urge the Board to look at an aerial photo taken in July 2021 which shows the application site and its surroundings (**Figure 1**).
3. We urge the Board to investigate with relevant parties/ authorities as to whether the site is now, partially or wholly, paved with concrete and whether it is now, partially or wholly, used as a car park already. We also urge the Board to investigate with relevant authorities as to whether any previous planning permission has been granted for car park use within the application site.
4. We also urge the Central Enforcement and Prosecution Section of the Planning Department to investigate this site and to see whether there are unauthorised activities/ uses.
5. We urge the Board to critically think whether the planning application system is an apply

first and develop later regime, and we also would like to remind the Board the following statement:

"The Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned," a spokesman for the Board said.¹

6. Please note that the site is largely within Green Belt (GB) zone and its planning intention is *'primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. **There is a general presumption against development within this zone**'²*. We also urge the Board to look at the size of the Village Type Development (V) zone in the locality and to consult relevant authorities as to whether there would still be vacant space in this V zone.

7. We urge the Board to reject this application as the proposed use is not in line with the planning intention of the GB zone and we urge the Central Enforcement and Prosecution Section to investigate the site. We also urge the Board to consider the potential cumulative impact of approving this application on the GB zone of concern as the approval would set a precedent for similar applications in the GB zone in this area.

8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

² https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_YL-LFS_10_e.pdf#nameddest=GB

Figure 1. Aerial photo (left) showing the site and its surroundings (approximate marked by the red circle); application site as shown in the gist (right).



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月22日星期三 1:43
收件者: tpbpd
主旨: A/YL-LFS/417 DD 129 Sha Kong Wai GB
附件: Sha Kong Wai - Google Maps.pdf

A/YL-LFS/417

Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) and 2672 (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Yuen Long

Site area : About 2,200sq.m Includes Government Land of about 296sq.m

Zoning : "Green Belt" and "VTD"

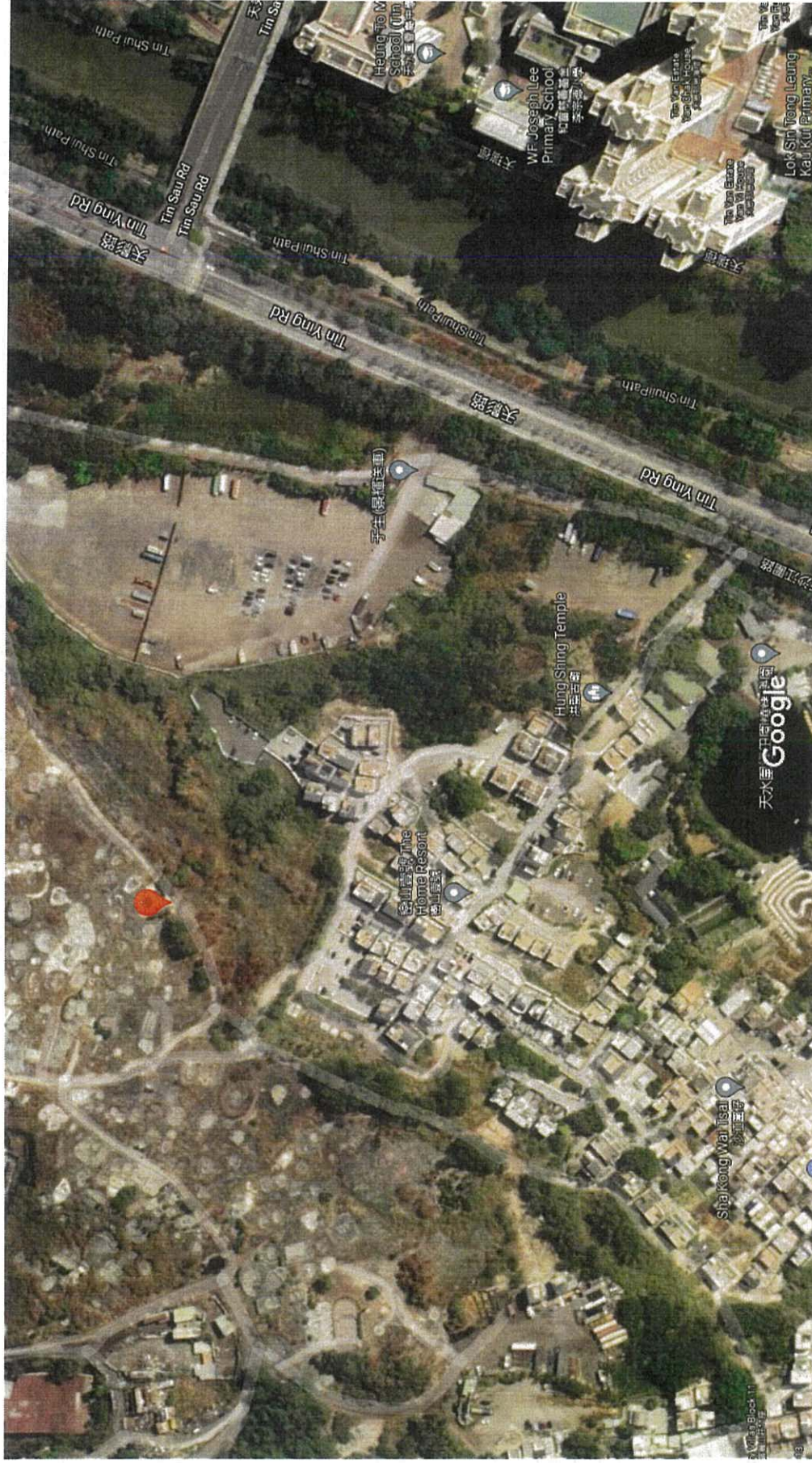
Applied use : 73 Vehicle Parking / **Filling and Excavation of Land**

Dear TPB Members,

Strong objections. The majority of the lots are GB zoning and 300sq.m of that is government land.

There is a very large vehicle parking area close by so no justification for another.

Mary Mulvihill



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

參考編號

Reference Number:

211211-132838-63831

提交限期

Deadline for submission:

24/12/2021

提交日期及時間

Date and time of submission:

11/12/2021 13:28:38

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/417

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong chi man

意見詳情

Details of the Comment :

反對綠化地興建停車場,現在該綠化地的停車場沒有申請仍然繼續營運,停車場更僭建上蓋及安裝太陽能設備謀利,嚴重違規。
請各政府部門發展局,地政署,屋宇署,規劃跟進違規事項。

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

參考編號

Reference Number:

211221-142536-96544

提交限期

Deadline for submission:

24/12/2021

提交日期及時間

Date and time of submission:

21/12/2021 14:25:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/417

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage use) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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;
 - (ii) no permission is given for occupation of the GL included in the Site (about 296m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed; and
 - (iii) should planning approval be given to the subject planning application, the lot owner(s) of the lots will need to immediately apply to his office for permitting the structures to be erected or to regularise any irregularities on site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Tin Wah Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Tin Wah Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) 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” to minimise any potential environmental nuisance;

- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the planning application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that (1) the invert levels of the proposed catchpits should be shown on the drainage plan for his consideration; (2) details for the connection to the existing drainage facilities should be provided; (3) standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit; (4) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities; (5) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and (6) the applicant should consult DLO/YL of LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (j) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed 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. The applicant shall note that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the 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. 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses that are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.