

2022年 6月 2 日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式處理收到
申請的資料

This document is received on 20 JUN 2022
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/en/plan_application/apply.html

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A17L-LFS/429 |
| | Date Received 收到日期 | 20 JUN 2022 |

- 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 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, 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 1,484 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 NA 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) | Nil sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|---|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 |
| (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 | Public vehicle park (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) |
| | | |
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(Please use separate sheets if the space of any box above is insufficient. 如以上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) |
| | | |
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(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
18/5/2022 (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 19/5/2022 (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 (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 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | NA |
| Proposed domestic floor area 擬議住用樓面面積 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | NAsq.m <input 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) NA | |
| 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 34 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 | |

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| 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 <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) | |
| | No 否 | <input type="checkbox"/> | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
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| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

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

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其中請的資料。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 nearby village houses.
3. The application site is subject to a previous planning permission since 2018. The application site has been occupied for carpark use since 2018 due to its proximity to nearby village houses.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' zone.
5. The applicant will comply with the planning conditions to be imposed by the Town Planning Board because he has obtained a long lease from the land owners.
6. The proposed development is compatible with the surrounding environment.
7. Similar planning applications have been approved by the Town Planning Board in the nearby 'Village Type Development' zone such as A/YL-LFS/345 & 390.
8. Minimal traffic impact
9. Insignificant noise and environmental impacts especially that the carpark will not be operated during sensitive hours.
10. The applicant will provide surface U-channel at the application site and he has submitted a drainage proposal.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private car will be accepted to park at the application site.
13. No workshop activity will be carried out at the application site.
14. The operation hours of the proposed development is 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays.

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) ☐ 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

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

20/5/2022

(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

- 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。
- 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。
- 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 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T. |
| Site area 地盤面積 | 1,484-sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 |
| Zoning 地帶 | 'Village Type Development' ("V") |
| Type of Application 申請類別 | <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <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 |

| | | | |
|--|---|---|---|
| (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 | 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 |
| (ii) No. of block 幢數 | Domestic 住用 | NA | |
| | Non-domestic 非住用 | NA | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | NA | <input type="checkbox"/> m 米 (Not more than 不多於) |
| | | NA | <input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) |
| | Non-domestic 非住用 | NA | <input type="checkbox"/> m 米 (Not more than 不多於) |
| | | NA | <input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | NA % <input type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 34 |
| | Private Car Parking Spaces 私家車車位 34 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 | | |
| (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 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 | | |
|---|--------------------------|-------------------------------------|
| | 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"/> |
| Proposed drainage plan, site plan, location 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"/> |
| Estimated traffic generation & drainage proposal | | |
| 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
at
Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, 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. It possesses an area of approximately 1,484m².
- 1.1.2 The application site has been hard paved. It is intended for private parking of private cars.
- 1.1.3 Sha Kong Wai is an indigenous village. It is noted that village houses were found to the north and west of the application site. A recreation use is 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 1,484m². It has a very gentle gradient sloping from southwest to northeast from about +6.5mPD to +6.1mPD.
- 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 north is progressively higher. However, the land to the north is mostly occupied by small house of which drainage facilities are in place. The level of the land to the east, south and west is lower than the application site.
- 1.1.7 As such, no external catchment has been identified.

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

- 1.1.8 According to recent site inspection, there is a natural drain to the south of the application site (Figure 1). The surface runoff collected at the application site will be dissipated to the said natural drain via the proposed 375mm surface

U-channel outside the application site.

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 which is made of concrete is required along the site periphery to intercept storm water generated at the application site. **(Figure 1)**
- 1.2.2 The collected surface runoff will be conveyed to natural drain to the south of the application site via the proposed 375mm surface U-channel outside the application site. **(Figure 1)**
- 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 1,484m²;
- ii. The value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 6.5\text{m} - 6.1\text{m} = 0.4\text{m}$$

$$L = 50\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 50\text{m} \text{ or } 1\text{m in } 125\text{m}$$

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

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

$$t_c = 0.14465 [50 / (0.8^{0.2} \times 1,484^{0.1})]$$

$$t_c = 3.64 \text{ minutes}$$

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 300 mm/hr

$$\text{By Rational Method, } Q = 1 \times 300 \times 5,000 / 3,600$$

$$\therefore Q = 123.67 \text{ l/s} = 7,420 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel at gradient 1:200 is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the natural drain to the south of the application site via the proposed 375mm surface U-channel.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is served by a paved vehicular access leading from Tin Wah Road. (Figure 2)
- 2.2 The application site will be opened for parking of private cars only. No vehicle exceeding other than private car will be allowed to enter the site. Also, vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to park at the application site.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

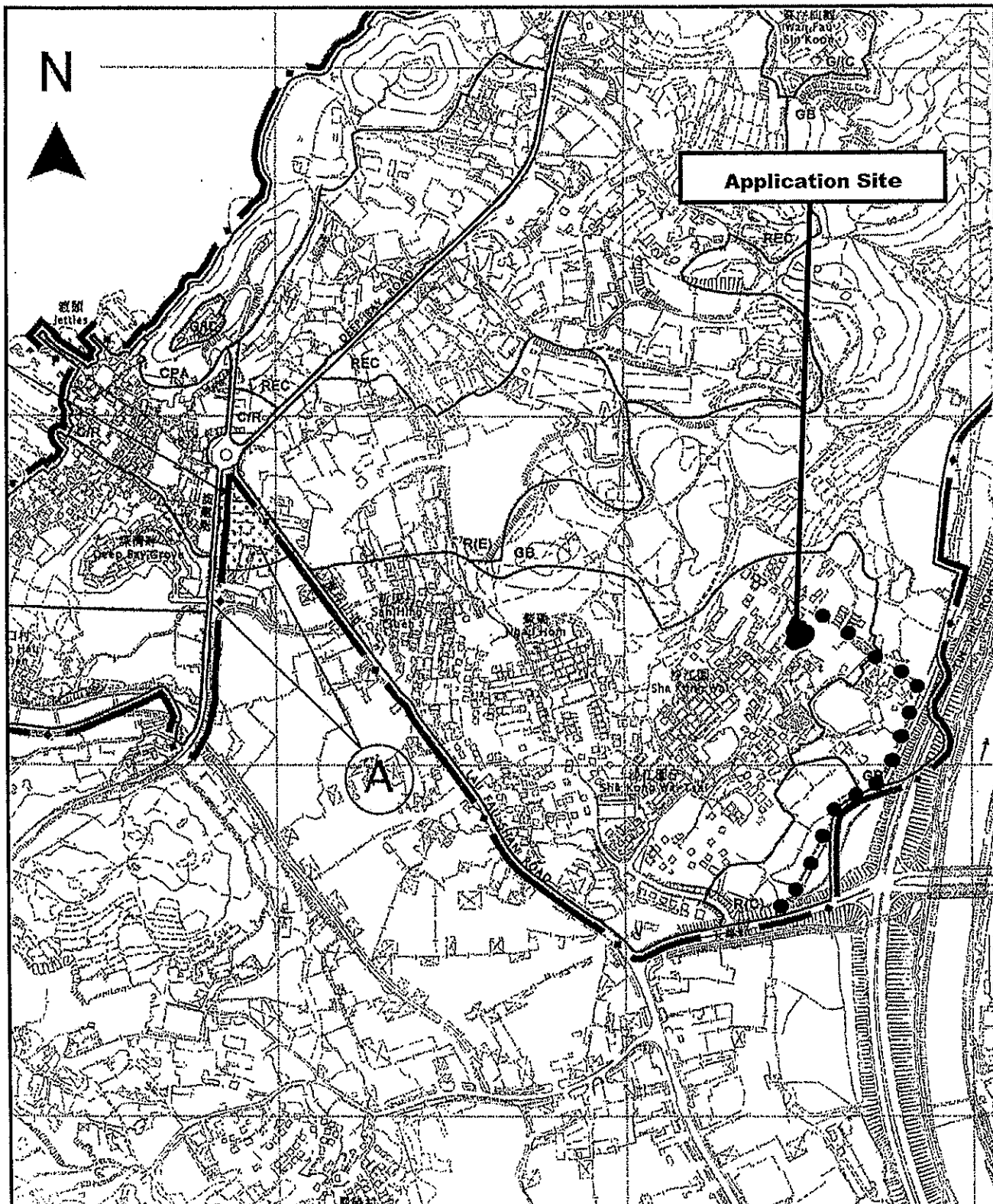
| Type of Vehicle | <u>Average</u> Traffic Generation Rate (pcu/hr) | <u>Average</u> Traffic Attraction Rate (pcu/hr) | Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr) | Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr) |
|-----------------|---|---|---|---|
| Private car | 2.1 | 2.1 | 14 | 10 |

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. daily including Sundays and public holidays;

Note 2: The pcu of private car is 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 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the area especially that the proposed development would provide only 34 parking spaces. More, the carpark at the application site has been existed for a long time to serve the residents of "The Home Resort".



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖名:

Location Plan

Drawing No. 圖號:

Figure 2

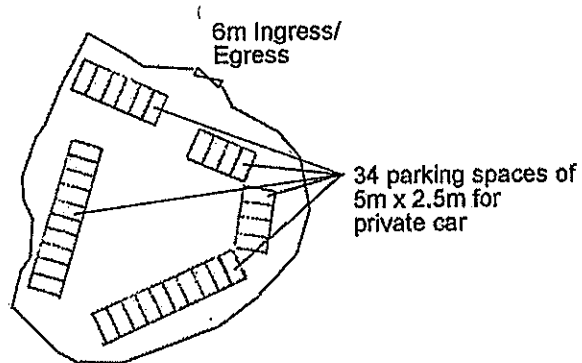
Remarks 備註:

● ● Vehicular access leading from Tin Wah Road

Scale 比例:

1:7500

N



Project 项目名称:

Proposed Temporary Public Vehicle
Park for Private Cars for a Period of 3
Years at Lots 2632, 2634 (Part), 2796
(Part), 2797 (Part) & 2798 (Part) in D.D.
129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

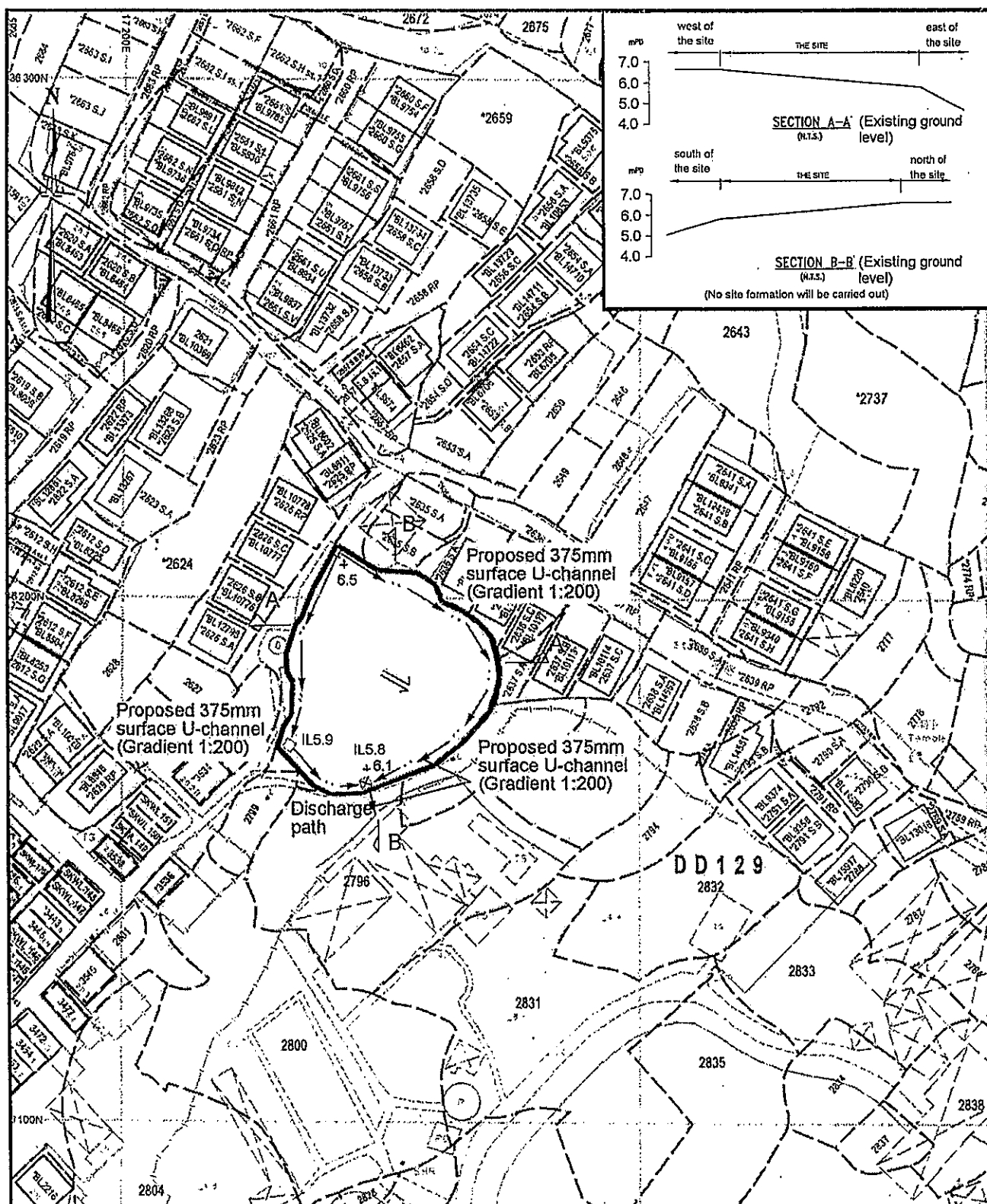
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, 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

Level (in mPD)

☒ Catchpit with sand trap

Scale 比例:

1:1000

Date: 1 July 2022

TPB Ref.: A/YL-LFS/429

By Email

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

Dear Sirs,

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years, Filling of Land and Filling of Pond at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T.

This letter intends to supersede our letter dated 30.6.2022.

We write to apply for the filling of land and filling of pond together with the proposed private vehicle park for private cars at the captioned site. As such, we have updated page 5, 6 and 10 of the S.16-III application form, Annex 1 and 2 and Figure 1 to Figure 6 in the attachment for your further processing of the captioned application.

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

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Angel CHEUNG) – By Email

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, Filling of Land and Filling of Pond |
| | (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 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | NA |
| Proposed domestic floor area 擬議住用樓面面積 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | NAsq.m <input 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)

NA

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 | 34 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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 760 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 1.2 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 724 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 type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> | | |

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 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T. |
| Site area 地盤面積 | 1,484 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 |
| Zoning 地帶 | 'Village Type Development' ("V") |
| 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, Filling of Land and Filling of Pond |

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years, Filling of Land and Filling of Pond at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, 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. It possesses an area of approximately 1,484m².
- 1.1.2 The application site has been hard paved. It is intended for public parking of private cars.
- 1.1.3 Sha Kong Wai is an indigenous village. It is noted that village houses were found to the north and west of the application site. A recreation use is 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 1,484m². It has a very gentle gradient sloping from southwest to northeast from about +6.5mPD to +6.1mPD.
- 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 north is progressively higher. However, the land to the north is mostly occupied by small house of which drainage facilities are in place. The level of the land to the east, south and west is lower than the application site.
- 1.1.7 As such, no external catchment has been identified.

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

- 1.1.8 According to recent site inspection, there is a natural drain to the south of the application site (**Figure 1**). The surface runoff collected at the application site will be dissipated to the said natural drain via the proposed 375mm surface

U-channel outside the application site.

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 which is made of concrete is required along the site periphery to intercept storm water generated at the application site. **(Figure 1)**
- 1.2.2 The collected surface runoff will be conveyed to natural drain to the south of the application site via the proposed 375mm surface U-channel outside the application site. **(Figure 1)**
- 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 1,484m²;
- ii. The value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 6.5\text{m} - 6.1\text{m} = 0.4\text{m}$$

$$L = 50\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 50\text{m} \text{ or } 1\text{m in } 125\text{m}$$

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

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

$$t_c = 0.14465 [50 / (0.8^{0.2} \times 1,484^{0.1})]$$

$$t_c = 3.64 \text{ minutes}$$

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 300 mm/hr

$$\text{By Rational Method, } Q = 1 \times 300 \times 5,000 / 3,600$$

$$\therefore Q = 123.67 \text{ l/s} = 7,420 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 375mm surface U-channel at gradient 1:200 is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the natural drain to the south of the application site via the proposed 375mm surface U-channel.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is served by a paved vehicular access leading from Tin Wah Road. (**Figure 2**)
- 2.2 The application site will be opened for parking of private cars only. No vehicle exceeding other than private car will be allowed to enter the site. Also, vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to park at the application site.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

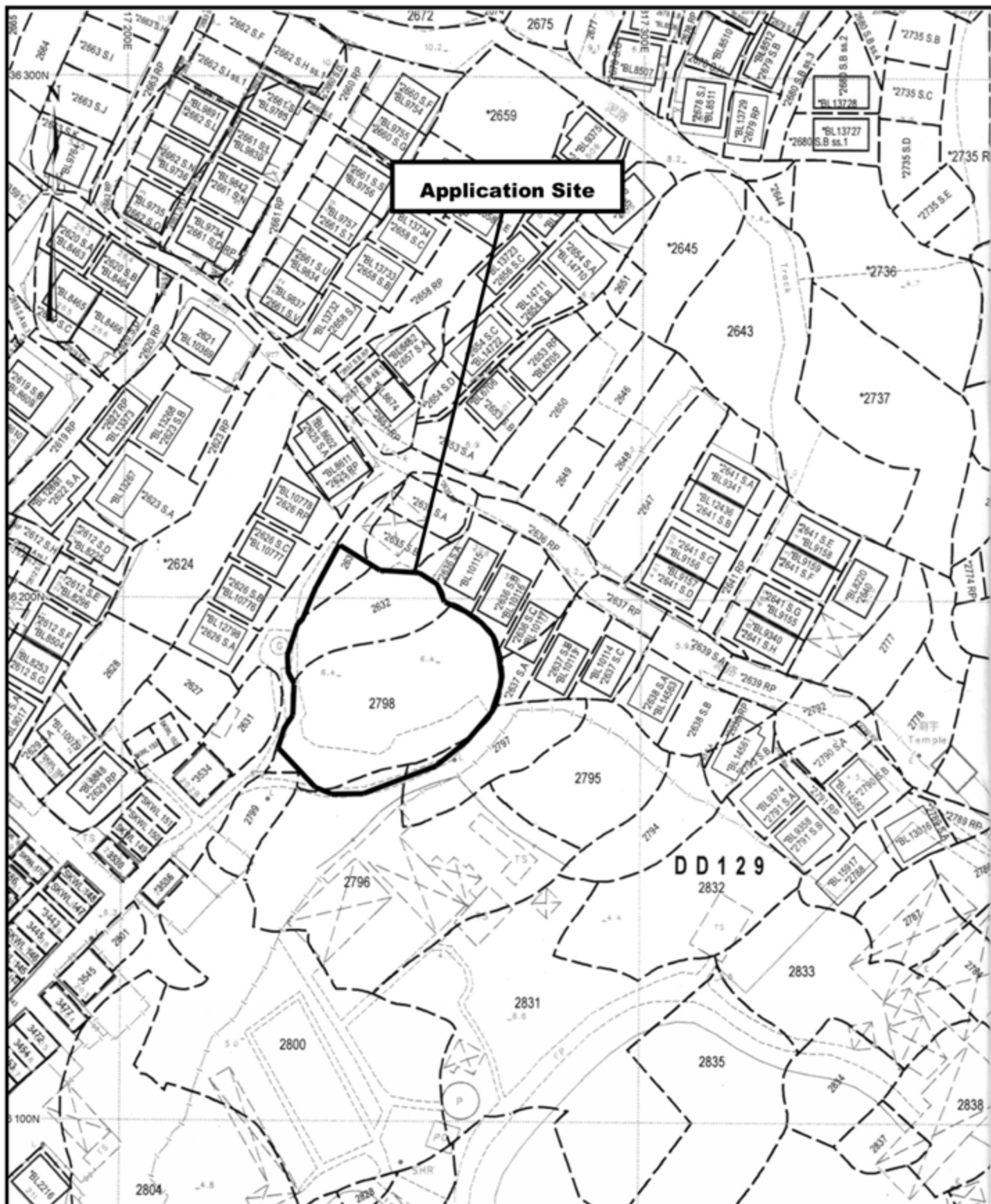
| Type of Vehicle | <u>Average</u> Traffic Generation Rate (pcu/hr) | <u>Average</u> Traffic Attraction Rate (pcu/hr) | Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr) | Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr) |
|-----------------|---|---|---|---|
| Private car | 2.1 | 2.1 | 14 | 10 |

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. daily including Sundays and public holidays;

Note 2: The pcu of private car is 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 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the area especially that the proposed development would provide only 34 parking spaces. More, the carpark at the application site has been existed for a long time to serve the residents of “The Home Resort”.



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years, Filling of Land and Filling of Pond at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

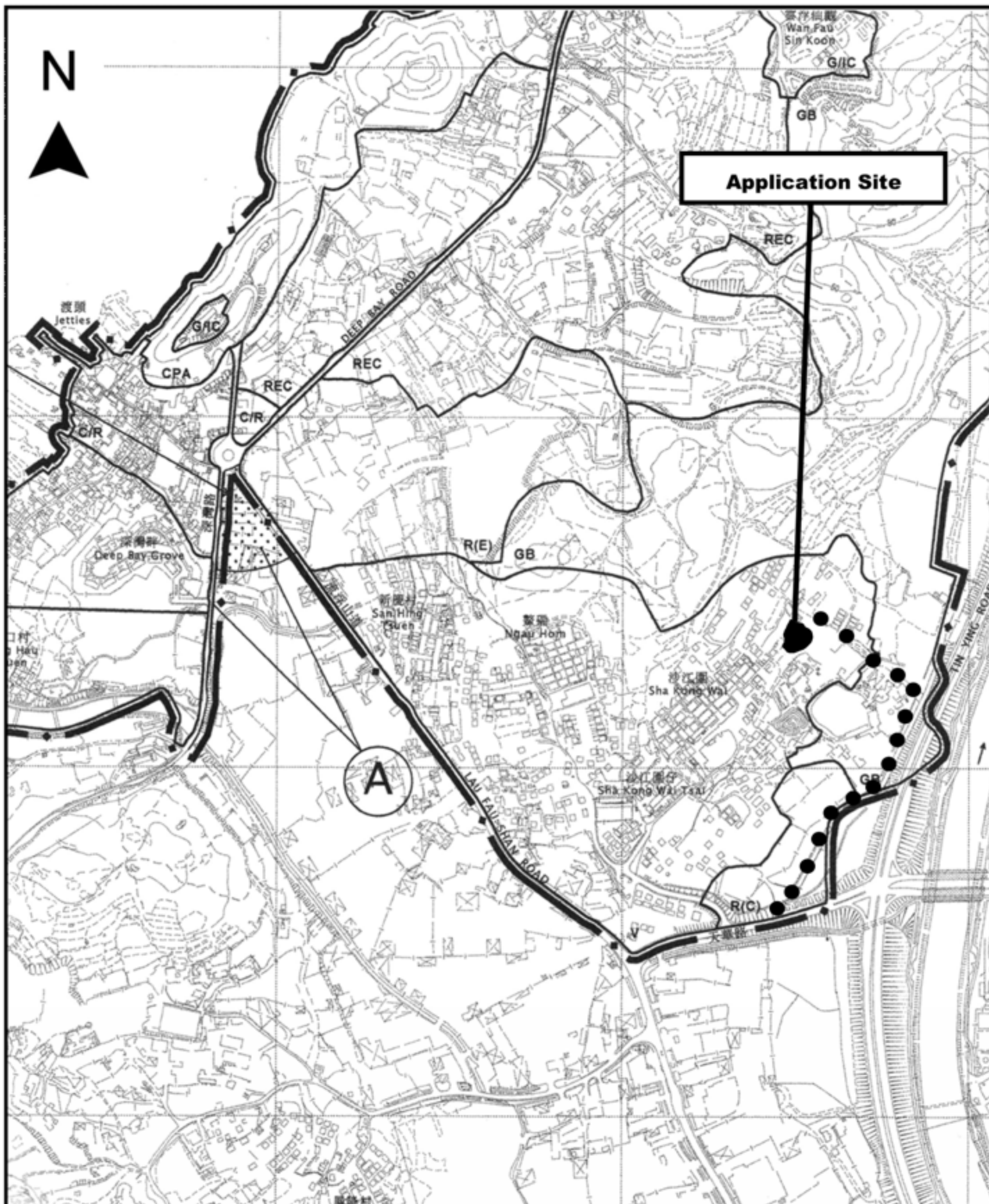
Drawing No. 圖號:

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, Filling of Land and Filling of Pond at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

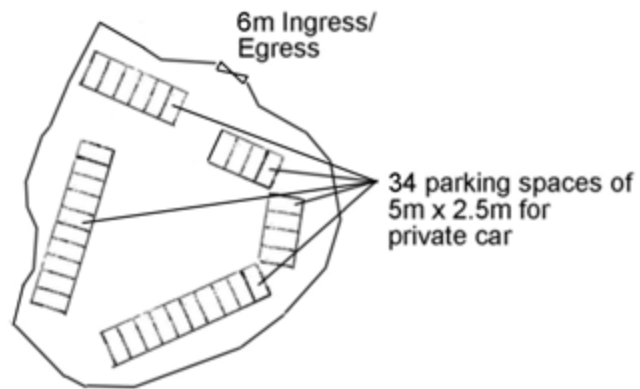
Figure 2

Remarks 備註:

● ● Vehicular access leading from Tin Wah Road

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years, Filling of Land and Filling of Pond at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

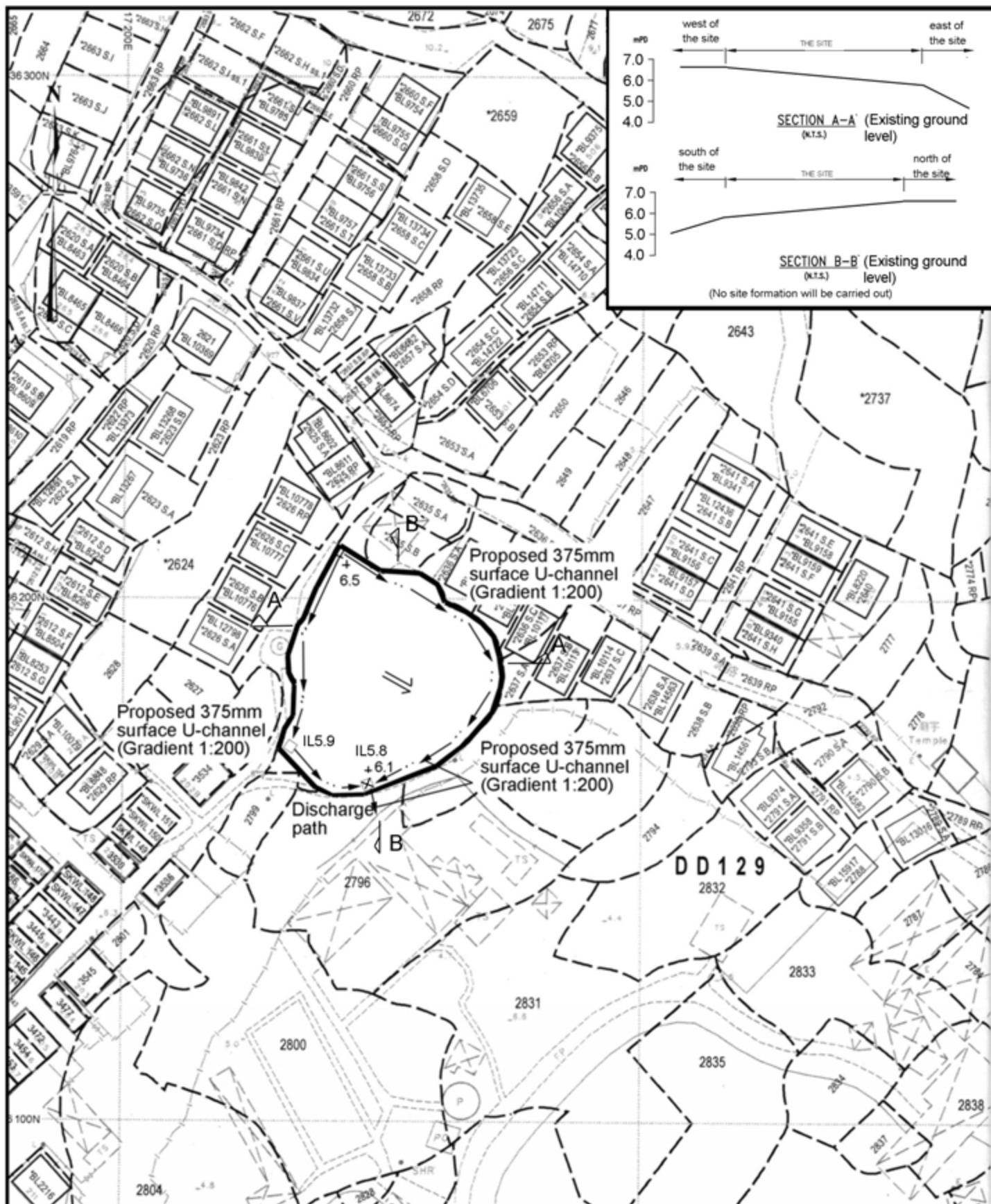
Drawing No. 圖號:

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, Filling of Land and Filling of Pond at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

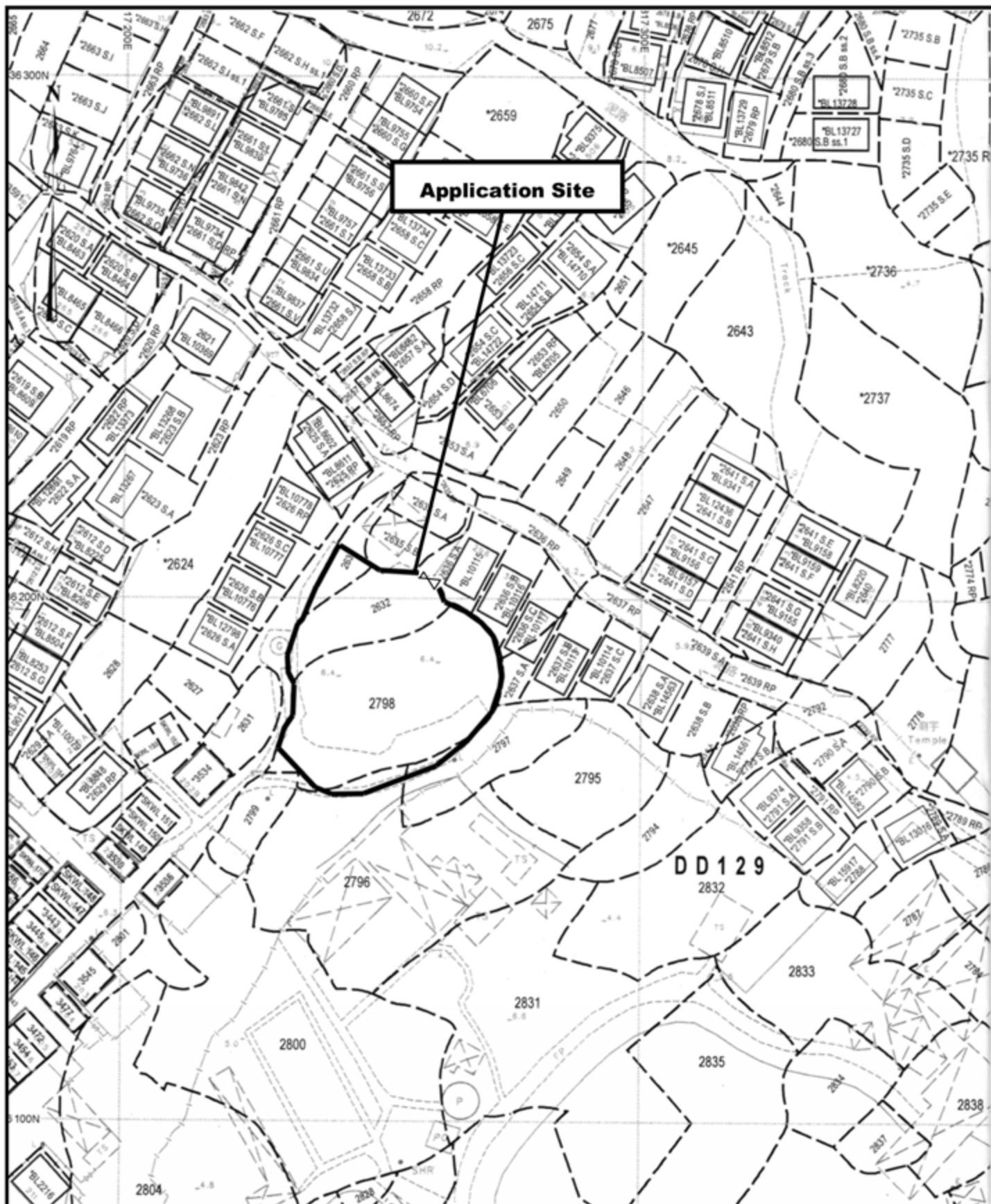
Figure 4

Remarks 備註:

- ☐ Proposed catchpit
- Flow of surface runoff
- ± 6.1 Level (in mPD)
- ☒ Catchpit with sand trap

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years, Filling of Land and Filling of Pond at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Site Fencing Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

- Proposed site fencing
- ⋈ Ingress/Egress

Scale 比例:

1:1000

Total: 1 page

Date: 4 July 2022

TPB Ref.: A/YL-LFS/429

By Email

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

Dear Sirs,

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 5 Years, Filling of Land and Filling of Pond at Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) & 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long, N.T.

We write to update the period of the proposed use from 3 Years to 5 years at the captioned site.

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: Ms. Angel CHEUNG) – By Email

Previous s.16 Applications covering the Application Site

Approved Applications

| | <u>Application No.</u> | <u>Applied Use(s)/Development(s)</u> | <u>Zoning(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> |
|---|-------------------------------|--|-------------------------|---|
| 1 | A/YL-LFS/39 | Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses | GB & V | 14.5.1999 |
| 2 | A/YL-LFS/327 | Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years | V | 5.10.2018 (Revoked on 5.1.2021) |

**Similar s.16 Applications
within the same “Residential (Group E)” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan
in the past 5 years**

Approved Applications

| | <u>Application No.</u> | <u>Applied Use(s)/Development(s)</u> | <u>Zoning(s)</u> | <u>Date of Consideration</u> |
|---|-------------------------------|--|-------------------------|-------------------------------------|
| 1 | A/YL-LFS/309 | Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | V | 6.4.2018 (Revoked on 6.9.2020) |
| 2 | A/YL-LFS/310 | Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years | V | 6.4.2018 (Revoked on 6.9.2020) |
| 3 | A/YL-LFS/319 | Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years | V | 6.7.2018 (Revoked on 6.12.2020) |
| 4 | A/YL-LFS/345 | Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | V | 16.8.2019 |
| 5 | A/YL-LFS/388 | Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land | V | 16.4.2021 |
| 6 | A/YL-LFS/390 | Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years | V | 30.4.2021 |
| 7 | A/YL-LFS/394 | Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years and Filling of Land | V, R(A) & GB | 14.5.2021 |
| 8 | A/YL-LFS/427 | Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years | V | 29.7.2022 |

Government Departments' General Comments

1. Land Administration

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

- (a) It is noted that no structure is proposed at the Site.
- (b) There is no Small House application approved or under processing at the Site.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the applied use does not involve operation of heavy vehicles.
- (b) There is no substantiated environmental complaint pertaining to the Site received in the past 3 years.

3. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

4. Fire Safety

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

He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.

5. District Officer's Comments

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

His office has not received any feedback from locals.

6. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (e) Project Manager (West), CEDD (PM(W), CEDD);
- (f) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (g) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- (h) Commissioner of Police (C of P); and
- (i) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would unlikely be given to any further application;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. 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;
- (e) 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 with Tin Wah Road;
- (f) 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;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:-
 - (i) since the current application involved filling of land and pond, please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the adjacent sites, and demonstrate filling of land will have no adverse impact to the adjacent land. It is noted before filling of land the Site is at low level with ponds which can be act as retention area for overland flow;
 - (ii) please indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
 - (iii) the channel/watercourse, to which the applicant proposed to discharge the stormwater from the Site was not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer/Yuen Long (DO/YL) should be consulted;

- (iv) please demonstrate with hydraulic calculation that the proposed discharge channel/watercourse have sufficient capacity to cater for the additional flow generated from the Site with consideration of the consequence of filling of land and ponds, i.e. the effect of lost of retention of overland flow at the pond;
 - (v) further to (iii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;
 - (vi) cross sections showing the proposed ground levels of the Site with respect to adjacent area should be given;
 - (vii) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
 - (viii) standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit/sand trap;
 - (ix) where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (x) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (xi) 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;
- (h) 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 the Fire Services 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;
- (i) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that if found applicable, necessary submission(s) of the site formation works shall be provided to the Buildings Department (BD) for approval as required under the provisions of the Buildings Ordinance (BO); and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, BD (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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). 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 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.

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

參考編號

Reference Number:

220725-162304-51021

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

25/07/2022 16:23:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/429

「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，郊區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。

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



A/YL-LFS/429 DD 129 Sha Kong Wai
26/07/2022 01:48

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

Dear TPB Members,

327 was approved 5 Oct 2018

REVOKED ON 5.1.2021:

As the applicant had failed to comply with conditions (e), (f) & (j) satisfactorily by 5.1.2021, the planning permission for the subject application had already been revoked on the same date. Drainage and fire services not complied with.

That was one and a half years ago but operation has been allowed to continue and now back with an application for 34 vehicles.

So another reward for failure to fulfill regulations in our, we are told, rule by law society?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 12 September 2018 1:41 AM CST
Subject: A/YL-LFS/327 DD 129 Sha Kong Wai

A/YL-LFS/327
Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) and 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long
Site area :About 1,484m²²
Zoning : "VTD"
Applied Use : 24 Vehicle Parking

Dear TPB Members,

It is unacceptable that 60+sqmts, the size of many 3-bedroom family units for sale these days, is being devoted to parking a single vehicle. This large site could be used for some form of temporary recreational or open space use. I note that many years ago it was used as a BBQ site.

Moreover the site is zoned for residential use so the long term use as parking facilities will have a cumulative and negative impact on the quality of the land and environs.

TPB members should recognize the part they have been playing a role in the proliferation of brownfield sites and degradation of the countryside via their far too liberal approval of that most inefficient land use, at grade parking. Vehicles should be parked underground, in custom built high rise towers or on the ground floor of 2,100sqft Net houses or villa developments.

If parking is indeed required it should be provided in stacked facilities, see attached, thereby freeing up land for other uses. Moreover this parking is for a private residential complex so is in essence a commercial activity. Please question TD on the ramifications with regard to guidelines and the requisite permit for such uses.

As land owners and government departments are reluctant to move forward then TPB should provide impetus by rejecting these plans.

Mary Mulvihill