

2022年 5月 2 4日

Appendix I

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收訖及
申請的日期。

24 MAY 2022

This document is received on
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

2201140 4/s by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-PH 1922
	Date Received 收到日期	24 MAY 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

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

Chief Force Limited

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)

Top Bright Consultants Ltd.

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 163(Part), 164(Part), 165(Part) and 166(Part) in DD108, Fan Kam Road, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 834 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 Nil 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	Pat Heung Outline Zoning Plan No. SYL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Temporary Private Car Park (Private Cars Only) (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。

☒ is not a "current land owner"³.
並不是「現行土地擁有人」³。

☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵的同意。

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 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. 如上述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
29/4/2022 (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 30/4/2022 (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，或有關係的鄉事委員會[&]

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

Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land

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

(b) Effective period of permission applied for
 申請的許可有效期

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	834	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	Nil	sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	Nil	
Proposed domestic floor area 擬議住用樓面面積	Nil	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Nil	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Nil	sq.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)

Please refer to Figure 5 of the Supplementary Planning Statement

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	11 (2.5m x 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)	Nil

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)	Nil

Proposed operating hours 擬議營運時間 24 hours daily			
(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)) Fan Kam 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, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 834 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 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"/>

	<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>NA</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>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。

Please refer to Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

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

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

Signature
簽署

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

Adam Chow

Assistant Town Planner

Name in Block Letters
姓名 (請以正楷填寫)

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
代表

Top Bright Consultants Limited

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

Date 日期

3/5/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 163(Part), 164(Part), 165(Part) and 166(Part) in DD108, Fan Kam Road, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	834 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	Pat Heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	"Residential (Group D)" ("R(D)")
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 <u>3</u> <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	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	Nil	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil m 米 <input type="checkbox"/> (Not more than 不多於)	
		Nil Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	Nil m 米 <input type="checkbox"/> (Not more than 不多於)	
		Nil Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	Nil % <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		11
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		11 Nil Nil Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		Nil
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		Nil Nil Nil Nil Nil Nil

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing General Area, Extract from Pat Heung Outline Zoning Plan No. S/YL-PH/11, Area for Filling of Land		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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


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

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Private Vehicle Park (Private Cars Only)
for a Period of 3 years and Associated Filling of Land
in “Residential (Group D)” Zone at Lots 163(Part),
164(Part), 165(Part) and 166(Part) in DD108,
Fan Kam Road, Pat Heung, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:
Chief Force Limited

Planning Consultant:
 Top Bright Consultants Ltd.

May, 2022

Executive Summary

This application is prepared on behalf of the Applicant to seek planning permission from the Town Planning Board (the "Board") for temporary private vehicle park (private cars only) for a period of 3 years and associated filling of land (the "Proposed Development") at Lots 163(Part), 164(Part), 165(Part) and 166(Part) in DD108, Fan Kam Road, Pat Heung, Yuen Long, New Territories (the "Application Site").

The Application Site, with an area of approximately 834 square metres, is currently being used for private vehicle park. Part of the Application Site is the subject of 2 previous applications. The last application (No. A/YL-PH/852) for private car park was approved by the Board on 18.9.2020 for a period of 3 years until 18.9.2023. All approval conditions of the last application were complied with. The current applicant is the same applicant of the last application. Compared with the last application (No. A/YL-PH/852), the use and operation under the current application remain unchanged while the site area and number of parking space are increased to meet the operational need.

The Application Site falls within "Residential (Group D)" ("R(D)") zone on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 gazetted on 27.10.2006. The Proposed Development is not listed under Column 1 or 2 of the Schedule of Use of the "R(D)" zone. As a result, application for temporary use or development not exceeding a period of three years requires planning permission upon application to the Board. Owing to the lack of incentive for residential development in area zoned "R(D)", and prevalence of open storage, port back-up and workshop activities in the subject area, the owners of the Application Site have no immediate plan to redevelop their property for residential purposes.

In recent years, there is an increasing demand of car parking in rural New Territories mainly due to most land owners are more conscious about the restrictions of land uses under various government regulations. About 11 parking spaces will be provided in the Application Site for nearby residents and visitors. No structure will be erected at the Application Site. The proposed hours of operation at the Application Site are 24 hours daily.

The justifications of this application are: genuine demand for residents during the pandemic; in line with the planning intention; site with previous planning approval; compliance with previous approval conditions; importance of proposed facility; environmental improvement; better management of the application site; community support; limitation of existing public transport options; compatible with surrounding land uses; no adverse environmental, air, noise, visual and traffic impacts on surrounding areas; and approval of similar applications. The Applicant respectfully requests the Board to approve this application for a period of 3 years.

行政摘要

這宗規劃申請乃代表申請人向城市規劃委員會(“城規會”)呈交，擬議在新界元朗八鄉粉錦路丈量約份第108約地段第163號(部份)、第164號(部份)、第165號(部份)及第166號(部份) (“申請地點”)，用作臨時私人停車場(只限私家車)為期三年和相關填土工程(“擬議發展”)。

申請地點的面積約為 834 平方米，目前被申請人用作私人停車場。部分申請地點過往涉及 2 宗規劃申請。最近一次規劃許可(申請編號：A/YL-PH/852)於 2020 年 9 月 18 日獲城規會批准用作私人停車場，為期三年，直至 2023 年 9 月 18 日。最近一次申請的所有規劃許可條件均已履行。當前申請人與上次申請的申請人相同。與上次申請 (No. A/YL-PH/852) 比較，申請用途和營運維持不變，惟增加了申請地點面積和停車位數量，以滿足營運需要。

申請地點座落於八鄉分區計劃大綱圖編號S/YL-PH/11中的“住宅(丁類)”地帶。根據大綱圖的規定，申請用途並非屬第一欄或第二欄的用途，但臨時不超過三年的用途可向城規會提出申請。基於缺乏作住宅發展的誘因及申請地點毗鄰地方已廣泛用作露天存放、港口後勤及工場用途，申請地點的現行土地擁有人並沒有計劃把申請地點用作住宅發展。

近年，因很多業主在不同政府條例下對土地用途的限制更為注意，新界鄉郊對停車場的需求亦不斷增加。申請地點將為附近的居民及訪客提供約 11 個停車位，並不會構建任何構築物。申請地點的營運時間是每天 24 小時。

這宗規劃申請的理由為：附近的居民在新冠肺炎流行期間對泊車位有殷切的需求；符合規劃意向；申請地點之前已獲得規劃許可；已完全履行規劃許可附帶條件；現有設施有一定的重要性；提升環境質素；更好地利用土地資源；社區支持；現有公共交通選擇的限制；與附近土地用途協調；對附近環境、空氣、噪音、視覺、交通不會構成影響；以及同類申請已獲規劃許可。因此，申請人懇請城規會批准有關申請三年的臨時用途。

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SUMMARY OF APPLICATION

Applicant:	Chief Force Limited
Proposed Use:	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land
Existing Use:	Temporary Private Car Park (Private Cars Only)
Location	Lots 163(Part), 164(Part), 165(Part) and 166(Part) in DD108, Fan Kam Road, Pat Heung, Yuen Long, New Territories
Site Area:	Private Land: 834 square metres Government Land: Nil Total: 834 square metres
Lease:	Block Government Lease demised as agriculture land
Development Proposal:	No. of Parking Spaces for Private Cars: 11
Statutory Plan:	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 gazetted on 27.10.2006
Zoning:	"Residential (Group D)" ("R(D)")
Town Planning Board Guidelines:	Nil
Previous Applications:	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years approved by the Town Planning Board on 18.9.2020 Temporary open storage of construction materials (iron frames) for a Period of 12 months rejected by the Town Planning Board on 13.11.1998

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Chief Force Limited (the "Applicant") to seek planning permission from the Town Planning Board (the "Board") for temporary private vehicle park (private cars only) for a period of 3 years and associated filling of land (the "Proposed Development") at Lots 163(Part), 164(Part), 165(Part) and 166(Part) in DD108, Fan Kam Road, Pat Heung, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site falls within "Residential (Group D)" ("R(D)") zone on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 gazetted on 27.10.2006. The Proposed Development is not listed under Column 1 or 2 of the Schedule of Use of the "R(D)" zone. As a result, application for temporary use or development not exceeding a period of three years requires planning permission upon application to the Board.
- 1.03 The Application Site, with an area of approximately 834 square metres, is currently being used for private vehicle park. Part of the Application Site is the subject of 2 previous applications. The last application (No. A/YL-PH/852) for private car park was approved by the Board on 18.9.2020 for a period of 3 years until 18.9.2023. All approval conditions of the last application were complied with. The current applicant is the same applicant of the last application. Compared with the last application (No. A/YL-PH/852), the use and operation under the current application remain unchanged while the site area and number of parking space are increased to regularize an unauthorized filling of land and meet the operational need.
- 1.04 On 18.1.2022, the Applicant received a warning letter from the Planning Department alleging the unauthorized filling of land on the Application Site. According to the Approved Pat Heung OZP, any filling of land shall not be undertaken without the permission from the Board under section 16 of the Town Planning Ordinance. Filling of land is necessary for private car park, which can pave the uneven ground to avoid potential risks from uneven and sunken road surfaces. In this planning application, filling of land is comprised to regularize the unauthorized use. The application area has included the area being warned by the Planning Authority except the Government Land.
- 1.05 In the rural area of New Territories, residential developments in area zoned for "R(D)" are being inactive for years due to the lack of incentive, as the plot ratio (0.2) and maximum building height (2 storeys, 6m) are being restricted by the Government for this type of housing development. There is no known programme for permanent development at this part of "R(D)" zone. Most area zoned "R(D)" is either vacant or being transformed into various types of temporary uses, such as open storage yards, temporary structures for domestic and workshop uses, village houses, organic farm, vacant farms and fallow agricultural land.
- 1.06 The temporary uses generate additional parking needs to the area, meanwhile the planning authority has a tighter enforcement standard on parking of vehicles in the residential related zones like "Village Type Development" ("V") and "R(D)". There is an increasing trend in the number of applications for the parking of vehicle use. In view of the genuine need for using the Application Site for the proposed use and the approved vehicle park in the immediate vicinity is not operated, the Application Site is considered suitable for the proposed development with increased parking spaces on a temporary basis. The proposed use can also improve and manage the environment better compare to open storage use and fallow agricultural land.
- 1.07 Given the strike of the Pandemic since January 2020, Hong Kong residents have been facing several rounds of lockdown. MTR Corporation and bus companies reduced the frequency of some railway lines and cut bus services. To reduce the opportunities for facing others, people prefer driving instead of taking public transport. An increase in driving private vehicles directly increases the demand of the parking spaces. The proposed use is important for daily lives in rural areas, especially during the Pandemic.

- 1.08 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated at the southeast of Fan Kam Road, Pat Heung, Yuen Long, New Territories. It is situated at the fringe of some open storage yards, temporary structures for domestic and workshop uses, village houses and the conservation area. Figure 1 shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of approximately 834 square metres and is in an irregular shape. It is currently flat and vacant. Please refer to Site Plan at Figure 2.

Surrounding Land Uses

- 2.03 The Application Site is situated within an area that is intermixed with residential dwellings/structures, open storage yards, port back-up use, orchards and vacant/unused land owing to its close proximity to Fan Kam Road. A cluster of residential dwellings/structures are identified to the east, south and north of the Application Site. The nearest village, Ta Shek Wu is located approximately 500 metres north of the Site. To the north of the Application Site is a temporary open storage of containers for storing sauces with canteen approved under Application No. A/YL-PH/742). To the further west of the Application Site is Fan Kam Road and a temporary public vehicle park (private cars only) with ancillary site office (approved under Application No. A/YL-PH/849). To the southwest is a temporary open storage yard (approved under Application No. A/YL-PH/801). A stream and orchards are located further southwest of the Application Site. Figure 3 shows the existing land use surrounding the Application Site.

Access

- 2.04 The Application Site connects to Fan Kam Road via a local track with a 6-meter wide ingress/egress point. Meanwhile, Fan Kam Road leads out to the strategic road network.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 163(Part), 164(Part), 165(Part) and 166(Part) in DD108, Fan Kan Road, Pat Heung, Yuen Long, New Territories which demised as agricultural land. A plan showing the configuration of the lots is at Figure 2.
- 3.02 The subject lots are held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.

4. PLANNING CONTEXT

Statutory Plan

- 4.01 According to the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11, the Application Site falls within the "R(D)" zone. An extract of the OZP is attached at Figure 4.
- 4.02 As stated in the Notes accompanying the OZP, the planning intention of the R(D)" zone is "for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to the planning permission from the Town Planning Board." The Remarks of the statutory Notes of the "R(D)" zone specify that any filling of land shall not be undertaken without the permission from the TPB under section 16 of the Town Planning Ordinance.
- 4.03 In accordance with the Notes attached to the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.

Previous Applications

- 4.04 Part of the Application Site is subject of 2 previous planning applications (Application Nos. A/YL-PH/240 and 852). The last application for private car park was approved by the Board on 18.9.2020 for a period of 3 years until 18.9.2023. All the approval conditions of this planning permission had been complied with. Details are shown as follows:

Application No.	Applied Use	Approval Date	Decision
A/YL-PH/852	Temporary private car park for a period of 3 years	18.9.2020	Approved
A/YL-PH/240	Temporary open storage of construction materials (iron frames) for a period of 12 months	13.11.1998	Rejected

Similar Applications

- 4.05 There are 10 similar applications for various parking uses have been approved in the same "R(D)" zone. All the approved similar applications were for temporary public car park without medium goods vehicles/ container vehicles, while the rejected applications involved lorry/ coach/ heavy vehicles/ tractor/ container vehicles. Details are summarised as follows:

Application No.	Date of Approval	Approved Uses	Length of Planning Permission
A/YL-PH/849	4.9.2020	Proposed Temporary Public Vehicle Park (Private Cars only) with Ancillary Site Office for a Period of 3 Years	3 Years
A/YL-PH/745	28.7.2017	Proposed Temporary Public Car Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	3 Years
A/YL-PH/725	5.2.2016	Proposed Temporary Public Car Park for a Period of 3 Years	3 Years
A/YL-PH/702	31.10.2014	Proposed Temporary Public Car Park for a Period of 3 Years	3 Years

A/YL-PH/661	15.3.2013	Temporary Public Car Park for a Period of 3 Years	3 Years
A/YL-PH/604	29.1.2010	Temporary Public Car Park for a Period of 3 Years	3 Years
A/YL-PH/501	29.7.2005	Proposed Temporary Public Car Park for a Period of 3 Years	3 Years
A/YL-PH/413	25.10.2002	Proposed Public Car Park	3 Years
A/YL-PH/385	2.12.2001	Proposed Public Car Park	3 Years
A/YL-PH/150	5.12.1997	Temporary Public Car Park for a Period of 12 Months	12 Months

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks the Board's permission to use the Application Site for temporary private vehicle park (private cars only) for a period of 3 years and associated filling of land, which is the same use as the last approved application (No. A/YL-PH/852) with the same applicant.
- 5.02 The proposed use mainly includes a private vehicle park used by the visitors and villagers/residents living at premises adjoining the Application Site. No workshop, construction or vehicle repair activities will be carried out on the premises. Also, no structure is proposed in this application. The associated filling of land will be not exceeding 0.2m (see Figure 6).

Site Layout and Design

- 5.03 As illustrated on the Layout Plan in Figure 5, the Application Site will provide 11 parking spaces for private cars. The vehicles are parked along the boundary of the Application Site (each parking space is 2.5m x 5m in dimension). Sufficient space will be provided in the middle portion of the Application Site for manoeuvring of vehicles. As the site boundary of the last application is irregular, it cannot make good use of the space for parking. The Applicant has obtained the land owners' consent to use the adjoining land for parking of vehicles under the current application. The site boundary of the current application is extended to the boundary wall of the residential dwellings nearby to accommodate more parking spaces and provide a safer and wider parking environment for the vehicles and drivers. A comparison of the current and the last application (No. A/YL-PH/852) is as follows:

Table 5.1: Differences between the Current and Last Application (No. A/YL-PH/852)

	Previous Application (No. A/YL-PH/852)	Current Application	Difference
Applied Uses	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	Include Filling of Land
Application Area	About 442 sq.m. (including Nil sq. m. Government land)	About 834 sq.m. (including Nil sq. m. Government land)	+392 sq.m.
Total Floor Area	-	-	-
No. of Structures	-	-	-
Parking Spaces	9 for private cars	11 for private cars	+ 2 private car parking spaces
Operation Hours	24 hours.Monday to Sunday	24 hours.Monday to Sunday	

- 5.04 Compared with the last application (No. A/YL-PH/852), the use and operation under the current application remain unchanged while the site area and number of parking space are increased to meet the operational need and filling of land is undertaken.
- 5.05 The Application Site will not be fenced off as the area and adjoining land have long been used by the nearby residents as passive local open space. The existing vehicle ingress/egress is about 6-meter wide and located at the west of the Application Site, which is connected to Fan Kam Road via a local track.

Site Operation

- 5.06 The Application Site is located very close to a local community and has long been used by the villagers/residents living in the vicinity as well as their visitors for parking purpose. There is no need for any security measures (such as guard house/office) for the proposed use and the hours of operation are 24 hours daily.

Drainage Proposal

- 5.07 The Application Site is currently served by drainage facilities that were constructed for the previous application (No. A/YL-PH/852). These facilities have already received approval from the Drainage Services Department under the last approved planning application. These drainage facilities will be maintained by the Applicant.

Fire Services Installations

- 5.08 The Applicant has provided the fire services installations on site under previous planning approval (No. A/YL-PH/852) and it was considered satisfactory by Fire Services Department. These installations will be maintained for the current application.

Environmental Considerations

- 5.09 The following measures will be adopted to minimize any potential impact on surrounding areas:
- (a) Prohibiting noise generating activities, such as workshop, vehicle breaking or repair, on the Application Site; and
 - (b) Providing drainage facilities around the Application Site.

6. JUSTIFICATIONS

Genuine Demand for Residents during the Pandemic

- 6.01 During the current pandemic, the residents have raised awareness on personal hygiene and safety. According to the Statistics from the Research Office of the Legislative Council, the usage of public transport recorded a drop of around 40% year-on-year in public transport as hundreds of thousands of workers and students stayed home and social gatherings were avoided. The epidemic took a heavy toll on the transport sector, with transactions for railways, franchised buses and mini buses down 20-30%. As a social reflection, the nearby residents withstand from using public transport, which the usage of private cars soared in the past years. Private cars are being parked on the local track and caused traffic issues.
- 6.02 Since the approval of last application, there is a trend of increasing use of private vehicles by adjoining residents. The Applicant was requested by the residents to increase the no. of parking spaces to meet the genuine need.
- 6.03 The proposed development aims to facilitate the visitors and drivers from the neighbourhood, which includes the residents from the north and east side of the

Application Site. The application deserves sympathetic consideration by the Board under such epidemic situation.

In Line with the Planning Intention

- 6.04 The Proposed Development falls within "R(D)" zone on the Approved Pat Heung OZP No. S/YL-PH/11 gazetted on 27.10.2006. The planning intention of the "R(D)" zone is "for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to the planning permission from the Board." The Proposed Development is not listed under Column 1 or 2 of the Schedule of Use of the "R(D)" zone. The purpose of the Proposed Development is to support the residential developments nearby, which is similar to the planning intention of "R(D)" zone to facilitate and attract low-rise, low-density residential developments constructed in the "R(D)" zone. Although it is not exactly in line with the planning intention of the "R(D)" zone, there is no known programme for permanent development at this part of the "R(D)" zone. It is considered that approval of the application in a temporary basis would not jeopardise the long-term planning intention of the "R(D)" zone.

Site with Previous Planning Approval

- 6.05 The Board previously approved the same use on the Application Site on 18.9.2020. The Board's decision to approve the previous application on the same site and a number of similar applications in the vicinity indicates that the Proposed Development is acceptable within the "R(D)" zone. The land use and planning circumstance for the current application remain unchanged since the previous planning application was approved.

Compliance with Previous Approval Conditions

- 6.06 All approval conditions of the previous planning application (No. A/YL-PH/852) had been complied with, including the submission of the drainage and fire services installations proposal, and the provision of drainage facilities and fire service installations. As the required site improvement works had already been implemented and approved by the relevant Government departments, indicating the Applicant's determination in operating the proposed development in a lawful manner, favourable consideration may be given by the Board to this application.

Importance of Proposed Facility

- 6.07 A proper private vehicle park is highly in need by the residents and villagers nearby, especially it is located in an area without comprehensive public transport support. To the west of the Application Site is a temporary public vehicle park (private cars only) with ancillary site office (approved under Application No. A/YL-PH/849), but it is not operated. The proposed vehicle park on the Application Site with its proximity to the residential dwellings and Ta Shek Wu Tsuen providing 11 parking spaces for private cars, make it an important and essential facility for the residents and villagers as their choices are limited.

Environmental Improvement

- 6.08 The Application Site was occupied by abandoned mud land in the past. According to the villagers' description, pest problem was getting much more serious than before in the Application Site. Apart from the pest problem, the uneven and sunken ground causes safety issue. The Proposed Development with associated filling of land can help mitigating the above issues. The use of the land to meet the daily transportation need is considered a better utilisation of the scarce land resources. It is no doubt that the Proposed Development is compatible with and can enhance the environment to the adjoining residential settlements compare to open storage use and fallow mud land.

Better Management of the Application Site

- 6.09 As the site boundary of the last application is irregular, it cannot make good use of the space for parking and vehicle manoeuvring. The Applicant has obtained the land owners' consent to use the adjoining land. The site boundary of the current application is extended to the boundary wall of the residential dwellings nearby to accommodate more parking spaces and provide a safer and wider parking environment for the vehicles and drivers. Sufficient space will be provided within the Application Site for manoeuvring of vehicles.

Community Support

- 6.10 The land owners are willing to lend their land for operating as the proposed use and the Proposed Development is welcomed by the local population. The Proposed Development provides 11 parking spaces to meet the daily transportation need, which can be considered as a community use. Reducing the time for waiting and travelling by the public transport means having more time with their families and staff. The quality of life can be finally enhanced.

Limitation of Existing Public Transport Options

- 6.11 The public transport option currently available at Fan Kam Road is the bus route, 77K, which operates from 6:00am to 11:30pm with a time interval of 20 minutes. 77K has 42 stops and the total trip duration for this route is approximately 89 minutes. Other means of public transportation is not available. Residents are suffering from the long travelling time and limited operation time of 77K, hence private cars became a more preferred option. This application deserves sympathetic consideration by the Board in relieving the stress of the residents.

Compatible with Surrounding Land Uses

- 6.12 The Proposed Development is compatible with the surrounding land uses that are predominantly open storage and port back-up uses, particularly the open storage yards to the west and south of the Application Site. To the further south and north of the Application Site also consists of an organic farm and rural workshops. As the land uses adjacent to the Application Site are residential related, the Proposed Development is considered appropriate to serve the nearby residents.

No Adverse Impacts on Surrounding Areas

- 6.13 Owing to the nature and the limited scale (only 11 private car parking spaces) of the Proposed Development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Environmental

The Proposed Development is complied with the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (Rev. Aug. 2005) as:

Air and Noise

- (a) Only 11 parking spaces would be provided in the Application Site, which is already an existing parking site for the residents. No further impacts would be done.

Noise

- (b) The residential cluster to the north and east are surrounded by their own erection of 2.5m corrugated metal fencing to minimize the noise nuisance, and the Application Site will be used by the nearby residents as a parking site.

Visual

- (c) The regularization of the parking use would not further create any eyesore to the surrounding areas.

Drainage

- (d) There has been no history of flooding at the Application Site. The Applicant will provide periphery drainage channels on the Application Site to the satisfaction of Drainage Services Department. Therefore, no adverse drainage impacts are anticipated.

No Adverse Traffic Impact

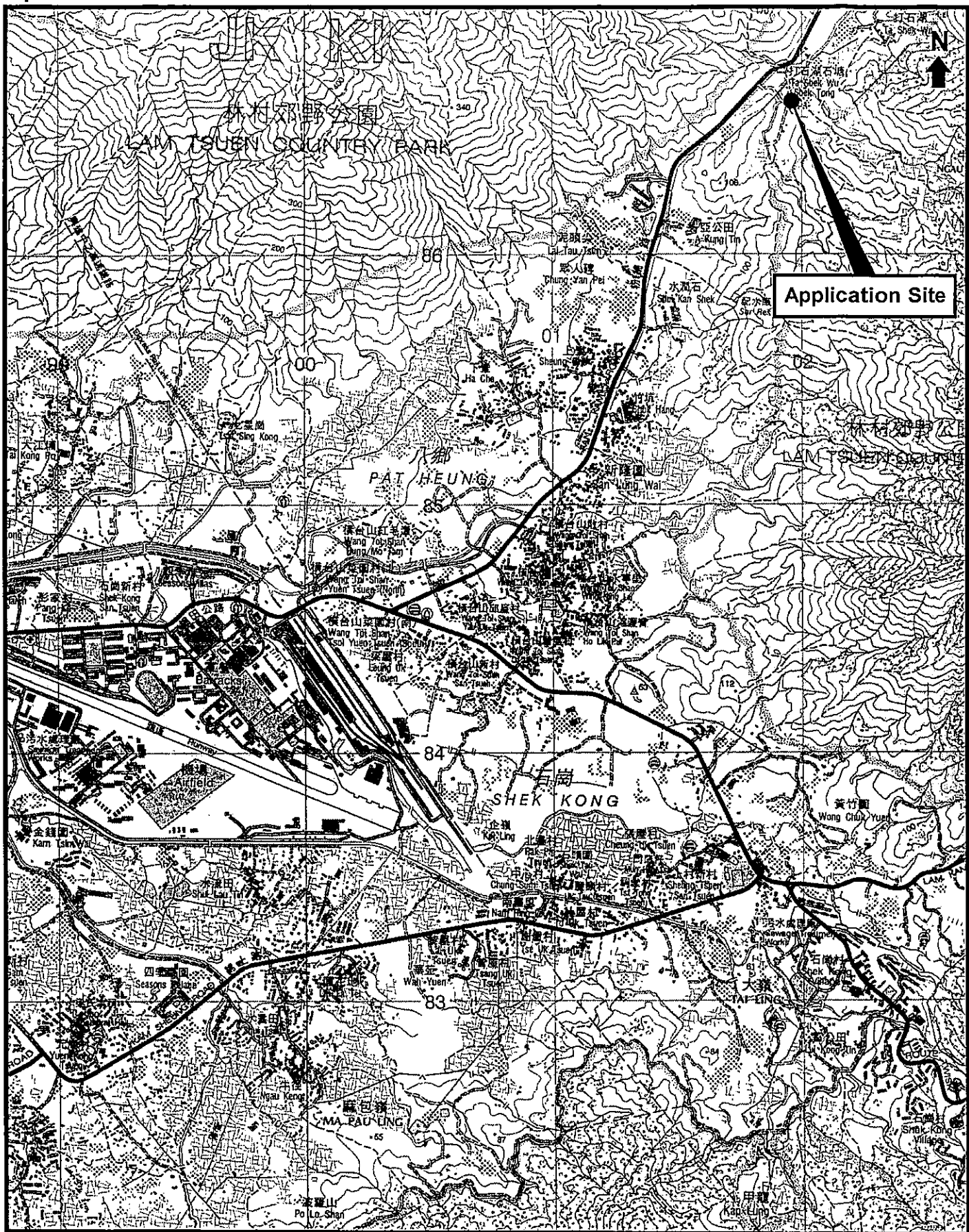
- 6.14 The Proposed Development, with only 11 spaces for parking of private cars, is not a high traffic generating use. The frequency of vehicular trips to and from the Application Site is estimated to be around 11 trips per day, concentrated in the early morning and evening. Since the private cars have already been parking at the Application Site for some time and the existing road has already been enduring the traffic generated from the Application Site, the existing traffic condition is considered acceptable from traffic point of view. The Transport Department did not have any adverse comments on the Proposed Development under the last application (No. A/YL-PH/852). It is not anticipated that the Proposed Development under the current application, which is of the same use as the last application with only two more parking spaces, will generate adverse traffic impact on the surrounding areas.

Approval of Similar Applications

- 6.15 The recent approvals of similar applications within the same "R(D)" zone (as mentioned in Paragraph 4.05) indicates that the Application Site is suitable for the proposed use.

7. CONCLUSION

- 7.01 With the limited availability of public transport, it is clear that the Ta Shek Wu area is not an easily reachable area. The surrounding villagers/residents and visitors have a genuine demand for travelling by private cars. Moreover, it is reasonable to predict that in the foreseeable future that the pandemic will remain as a new normality. The anxiety of the residents and visitors in using public transport should not be neglected.
- 7.02 The Proposed Development offers a temporary solution to meet the demand for parking in the Ta Shek Wu area and meeting the statutory planning restrictions. Temporary uses such as the Proposed Development would not frustrate the long-term planning intention of the area, and instead, efficiently utilize scarce land resources and help alleviate the shortage of suitable sites for private car parking. In this regard, the Application Site is considered suitable for the proposed use in terms of its physical characteristics, location and surrounding land uses.
- 7.03 The Proposed Development is for regularizing a temporary private vehicle park and meeting the operational need, which does not involve any additional noise generating, visually intrusive or environmental detrimental activities, and would not have any additional impact on the local traffic.
- 7.04 As there is only a minor change in development parameters since the previous temporary approval and the Applicant had made genuine effort to comply with all the approval conditions, together with the reasons detailed in the previous sections, the Applicant respectfully requests that the Board give sympathetic consideration and approve this application for a period of 3 years.



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 6

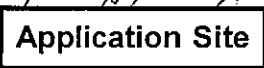
Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 11.4.2022



Top Bright Consultants Ltd.

Extracted from Lot Index Plan
No. 6-NE-5A

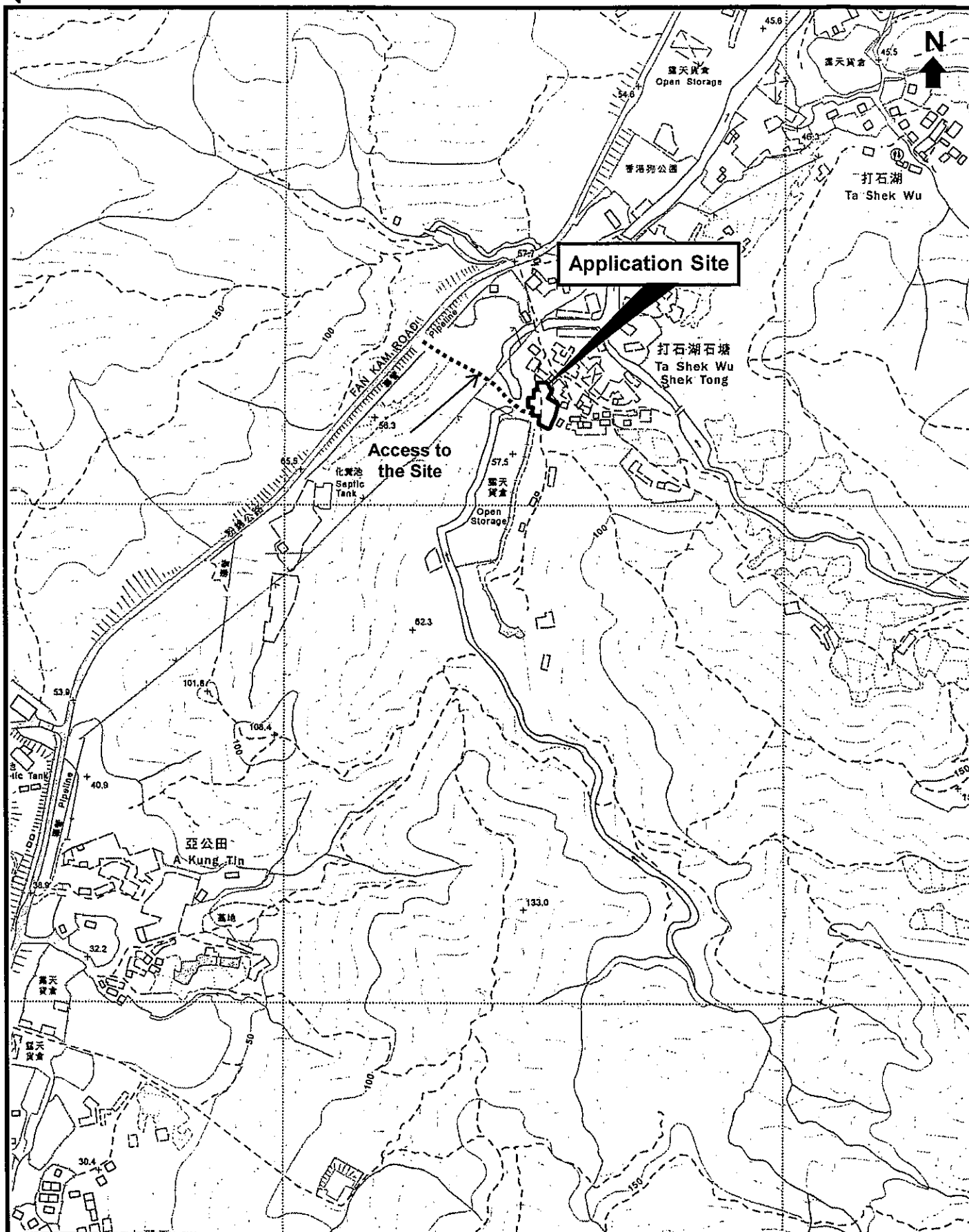
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 11.4.2022



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
6-NE-B

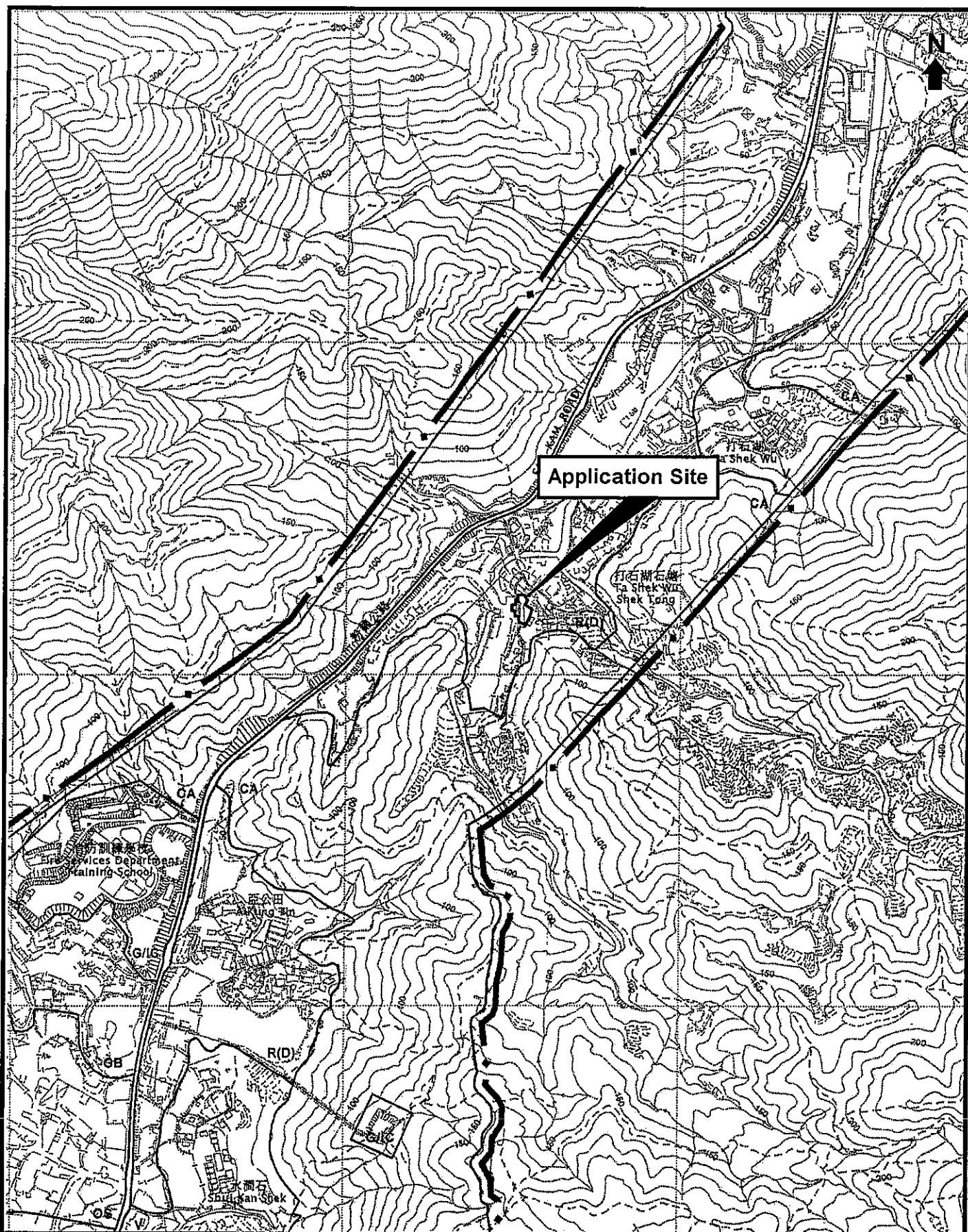
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 11.4.2022



Extract from Pat Heung Outline Zoning Plan
No. S/YL-PH/11 gazetted on 27.10.2006

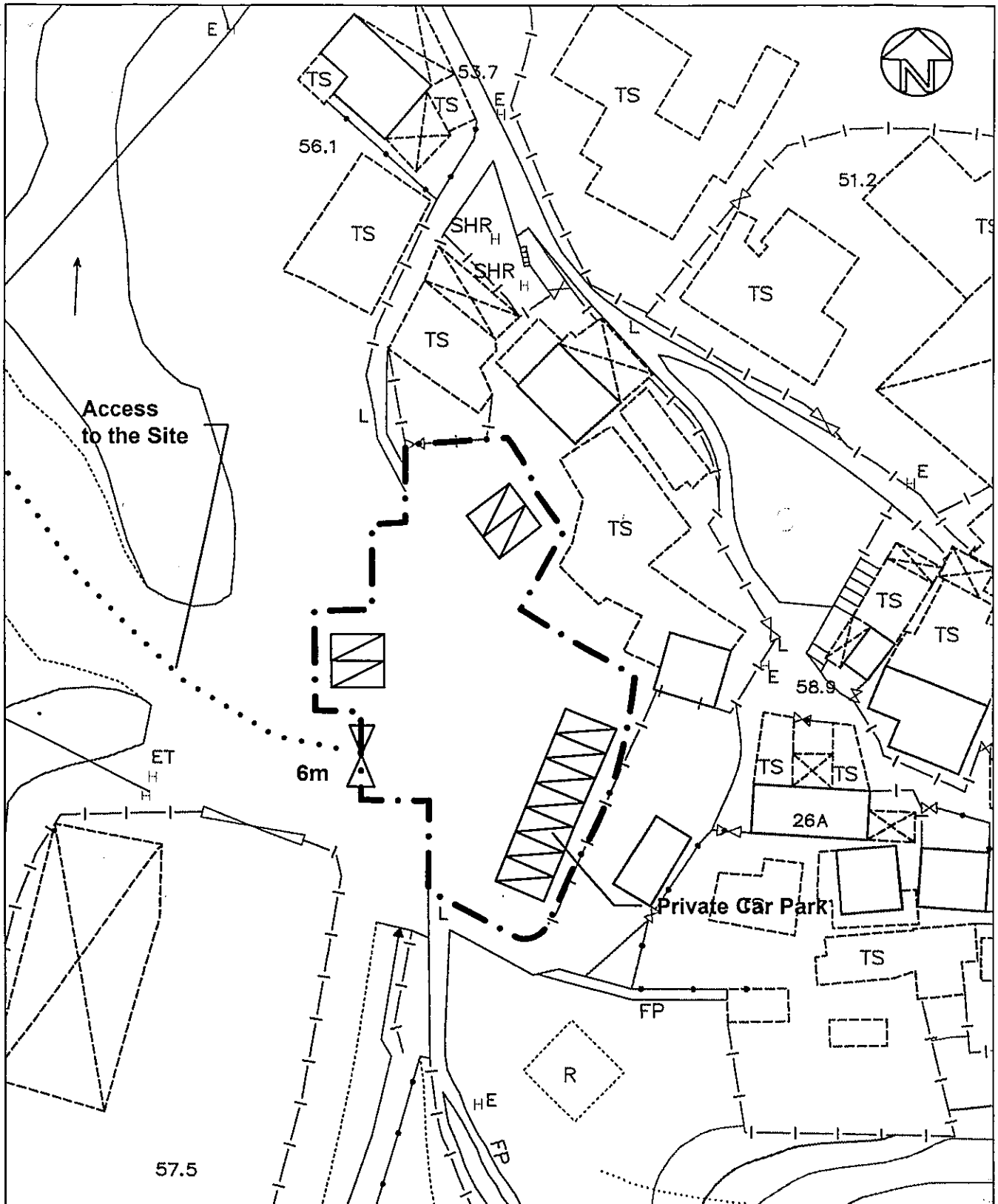
 Top Bright Consultants Ltd.

Scale 1 : 7 500

FIGURE 4

For Identification Purpose

Date: 11.4.2022



LEGEND:

- Application Site (Area = about 834 sq.m.)
- ▢ Private Car Park 2.5m x 5m (11 nos.)



Top Bright Consultants Ltd.

Drawing No. :TB/22/762/05

Layout Plan

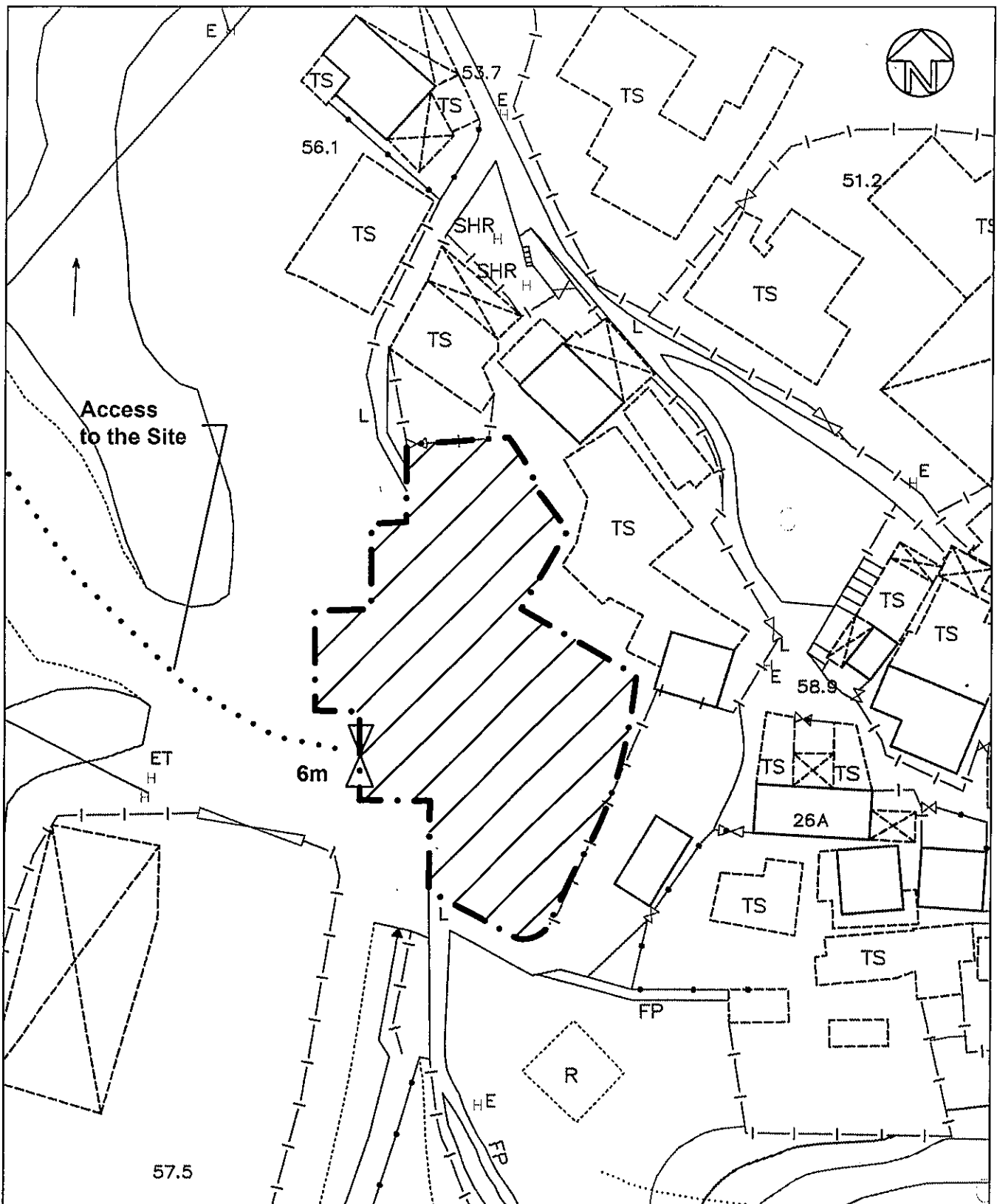
Various Lots in DD108,
Fan Kam Road, Pat Heung, Yuen Long, N.T.

FIGURE 5



FOR IDENTIFICATION PURPOSE

Date: 11.4.2022

Scale: 1 : 500 (A4)



LEGEND:

-  Application Site (Area = about 834 sq.m.)
-  Area for Filling of Land (about 834 sq.m., not exceeding 0.2m)



Top Bright Consultants Ltd.

Drawing No. :TB/22/762/06

Area for Filling of Land

Various Lots in DD108,
Fan Kam Road, Pat Heung, Yuen Long, N.T.

FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 11.4.2022

Scale: 1 : 500 (A4)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-PH/922

Our Ref.: 22/762/L02

July 5, 2022

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

By Email

Dear Sir/Madam,

**Temporary Private Vehicle Park (Private Cars Only)
for a Period of 3 years and Associated Filling of Land in "Residential (Group D)" Zone
at Lots 163(Part), 164(Part), 165(Part) and 166(Part) in DD108,
Fan Kam Road, Pat Heung, Yuen Long, New Territories
(Application No. A/YL-PH/922)**

We refer to comments from Transport Department, Drainage Services Department and Agriculture, Fisheries and Conservation Department dated 29.6.2022 and would like to submit herewith our responses (see the attachment) for your consideration and onward circulation.

We would like to clarify that the Application Site is located on a hilly area at about 57mPD. The associated filling of land will be not exceeding 0.2m.

Should you have any queries or require further information, please feel free to contact the undersigned

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Chief Force Limited (the Applicant)

In response to the comments of the Departments, we write to provide Further Information for the captioned applications as follows:

Comments from Transport Department

(a) The applicant should justify the proposed parking and loading/ unloading considering the commute of staff/ visitors and logistics;

The Application Site will provide 11 private cars parking spaces to serve the villagers/residents living in the vicinity as well as their visitors. No loading/unloading spaces will be provided in the Application Site.

The Application Site is situated within an area that is intermixed with residential dwellings/structures. The nearest village, Ta Shek Wu is located approximately 500 metres north of the Site. Due to the lack of the public transport option available at the Application Site, the villagers/ residents have been using the site for parking for years. The only public transport option available at the Application Site, Fan Kam Road is the bus route, 77K, which operates from 6:00am to 11:30pm with a time interval of 20 minutes. Residents are suffering from the long travelling time and limited operation time of 77K, hence private cars became a more preferred option.

During the current pandemic, the residents and visitors have raised awareness on personal hygiene and safety. They withstand from using public transport, which the usage of private cars soared in the past years. Since the approval of last application, there is a trend of increasing use of private vehicles by adjoining residents. Apart from the Application Site, there are no approved private vehicle park operating at the vicinity. The Applicant was requested by the residents to increase the number of parking spaces to meet the genuine need.

Compared with the last approved application (No. A/YL-PH/852), the use and operation under the current application remain unchanged while the number of parking space is slightly increased from 9 to 11 to meet the need.

The local villagers/ residents are already commuting in/out of the area on a daily basis for years, hence the Application will not generate additional significant traffic affecting Fan Kam Road and the local access.

Please see below for the hourly trip generation:

Time (Operation Hours)	Estimated Trip Generation By Local Villagers and Visitors (Out)	Estimated Trip Generation By Local Villagers and Visitors (In)	Total
00:00 – 7:00	1	0	1
7:00 – 10:00	4	2	6
10:00 – 16:00	2	2	4
16:00 – 20:00	2	4	6
20:00 – 00:00	2	3	5

(b) The applicant should demonstrate the smooth manoeuvring of vehicles to/ from Fan Kam Road, along the local access and within the site;

Please see Appendix A.

(c) The applicant should note the local access between Fan Kam Road and the site is not managed by this Department

Noted.

Comments from Drainage Services Department

(a) Submit records of existing drainage facilities.

Please see Appendix B.

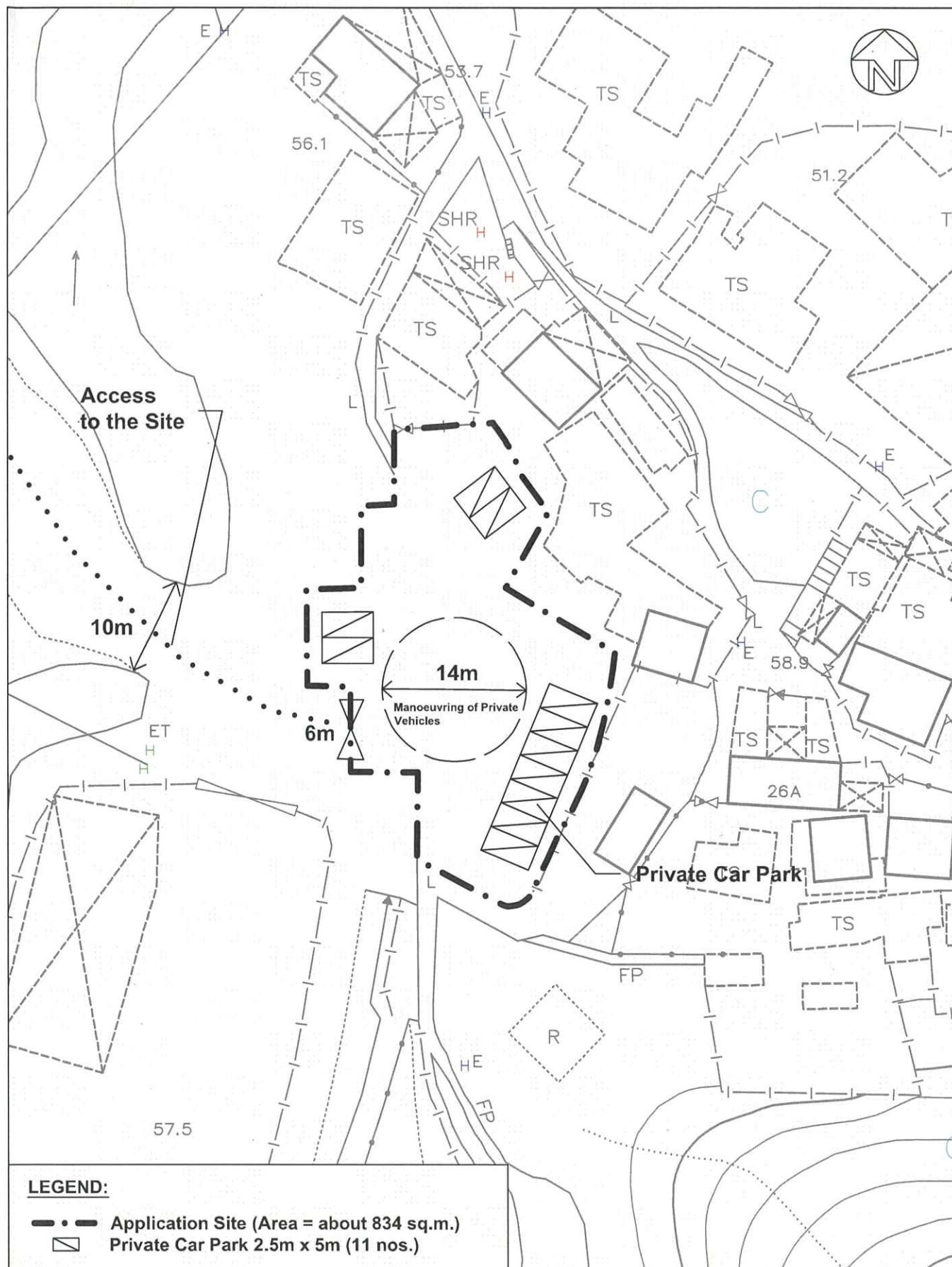
Comments from Agriculture, Fisheries and Conservation Department

(a) The applicant should clarify if any measures would be adopted to avoid polluting the nearby natural stream during land filling activities

The applicant ensures necessary measures (e.g. use fencing and traffic cones to delineate the deposition area) will be adopted for easy identification of the specific deposition area (Application Site) to prevent depositors from carrying out land filling activities outside the specified area.

Hoardings will be set up to prevent kicking up the dust or debris to the stream nearby. The land filling materials will be covered up and stored on the vehicles in accordance with the requirement of the regulation.

Land filling materials including asphalt will be used. No construction waste will be allowed for land filling. The land filling work will only be undergone on non-rainy days to ensure the land filling materials can be compacted in a short period of time. No surface run-off with land filling materials will be expected.



Top Bright Consultants Ltd.

Drawing No. :TB/22/762/07

Access PlanVarious Lots in DD108,
Fan Kam Road, Pat Heung, Yuen Long, N.T.**FIGURE 7**

FOR IDENTIFICATION PURPOSE

Date: 5.7.2022

Scale: 1 : 500 (A4)

Drainage Plan (Application No. A/YL-PH/852)

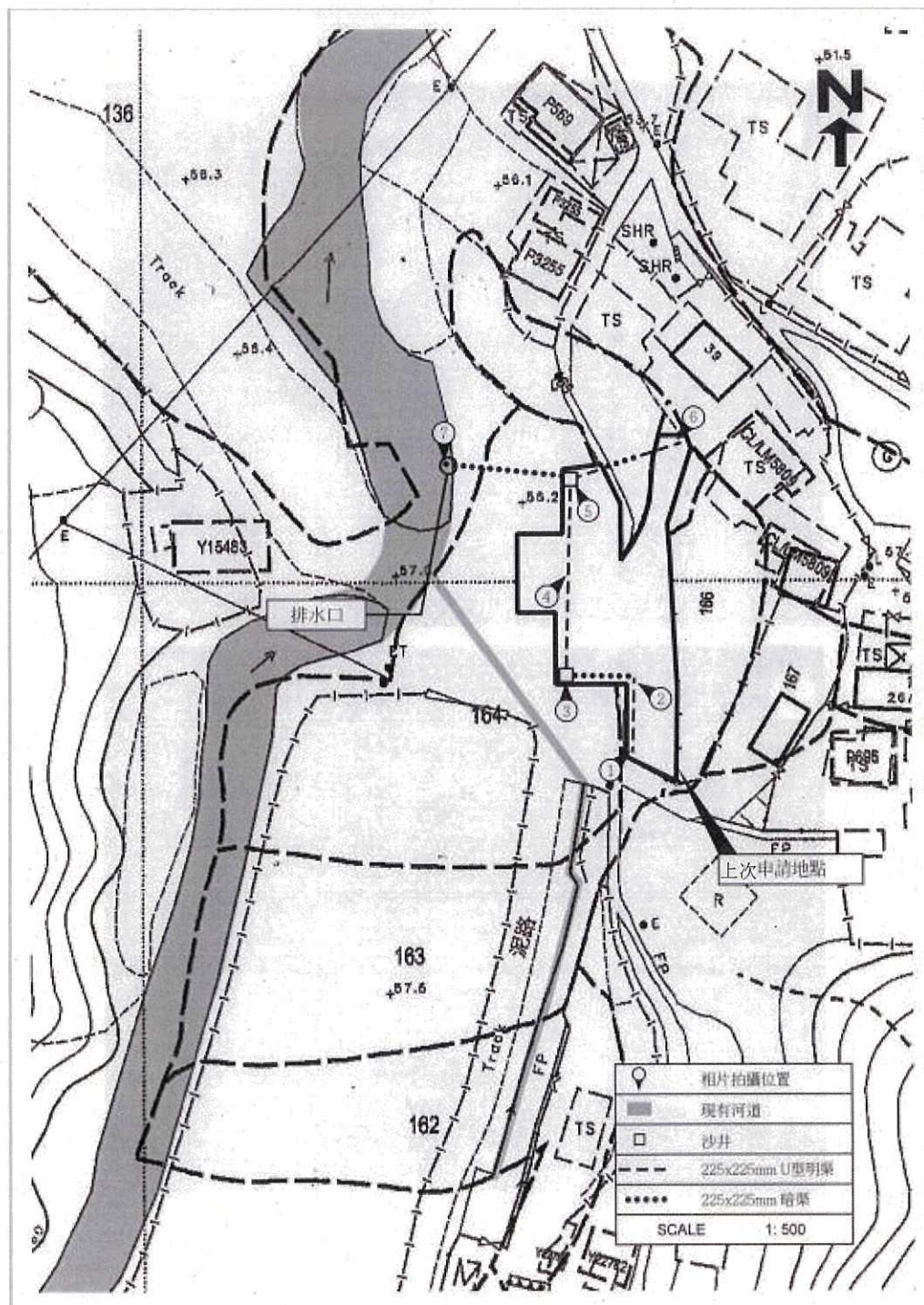




Photo 1



Photo 2



Photo 3

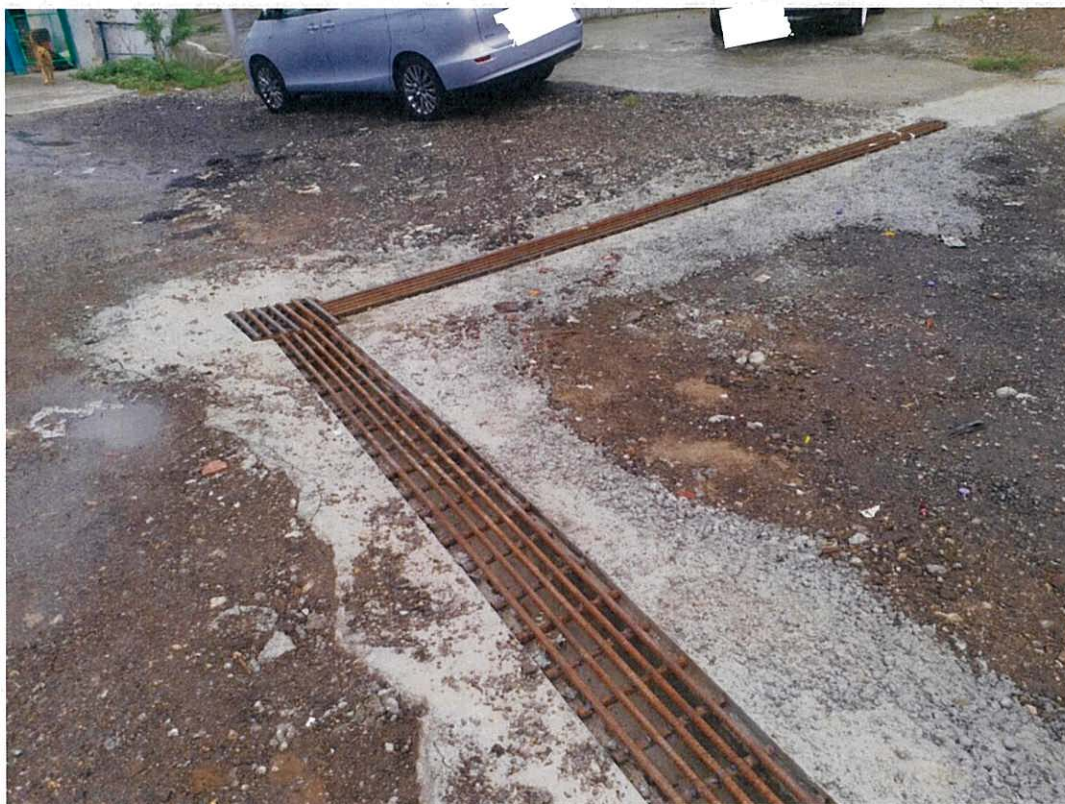


Photo 4



Photo 5

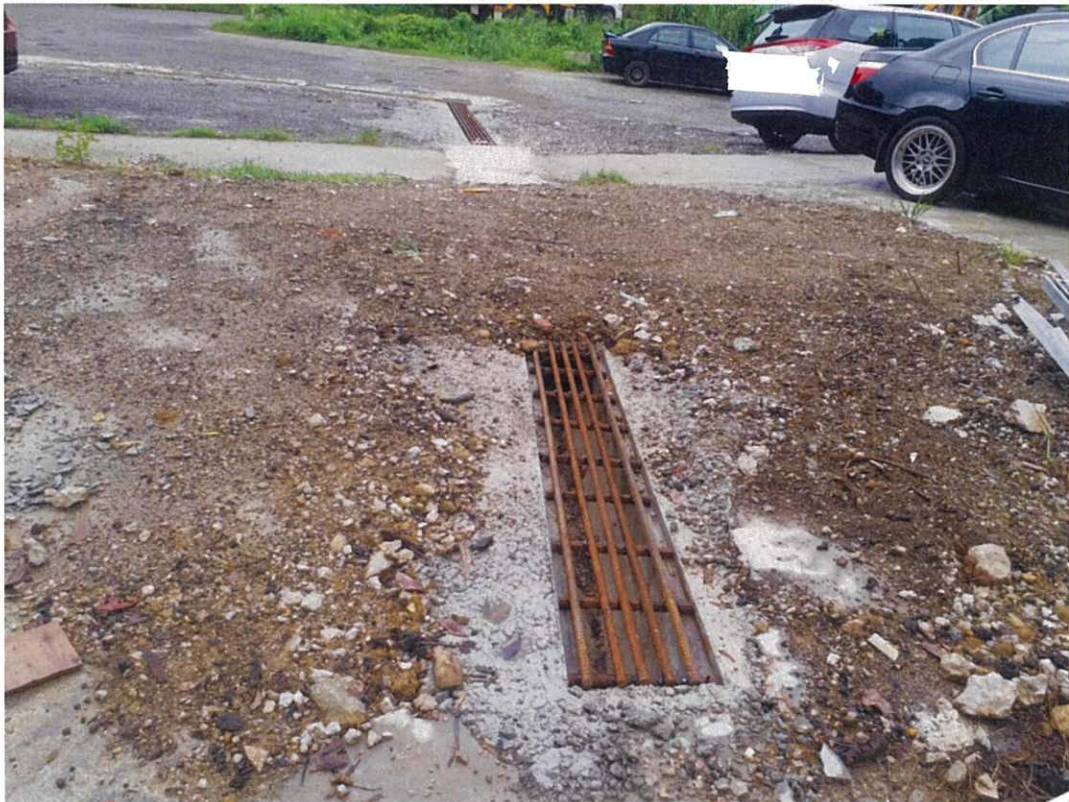


Photo 6



Photo 7



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-PH/922

Our Ref.: 22/762/L03

July 7, 2022

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

By Email

Dear Sir/Madam,


**Temporary Private Vehicle Park (Private Cars Only)
for a Period of 3 years and Associated Filling of Land in "Residential (Group D)" Zone
at Lots 163(Part), 164(Part), 165(Part) and 166(Part) in DD108,
Fan Kam Road, Pat Heung, Yuen Long, New Territories
(Application No. A/YL-PH/922)**

With reference to the call this morning, we would like to clarify that the Application Site is located on a hilly area at about 57mPD. The associated filling of land will not exceed 0.2m. The Application Site will be landfilled from about 57mPD to about 57.2mPD.

Asphalt concrete will be used for land filling. It can generate less road noise and provide smooth surface for safe and comfortable driving. The ground at the Application Site is uneven and sunken. The Proposed Development with associated filling of land can level the ground and help mitigating this issue. Moreover, no dust/ debris will be easily kicked up after land filling.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Chief Force Limited (the Applicant)

Previous s.16 Applications covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-PH/852	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	18.9.2020

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-PH/240	Temporary Open Storage of Construction Materials (Iron Frames) for a Period of 12 Months	13.11.1998	(1) to (4)

Rejection Reasons

- (1) The development is not in line with the planning intention for the area.
- (2) The development is not compatible with the nearby village houses.
- (3) Approval of the application would set an undesirable precedent.
- (4) Insufficient information in the submission to demonstrate that the development would not have adverse drainage impact on the surrounding areas and that proper vehicular access road could be provided.

Similar s.16 Applications within the “R(D)” Zone in the vicinity of the Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-PH/745	Proposed Temporary Public Car Park for Private Cars and Light Goods Vehicle for a Period of 3 Years	28.7.2017 [Revoked on 28.8.2019]
A/YL-PH/849	Proposed Temporary Public Vehicle Park (Private Cars only) with Ancillary Site Office for a Period of 3 Years	4.9.2020
A/YL-PH/862	Proposed Temporary Vehicle Park and Office for a Period of 3 Years	18.12.2020

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-PH/836	Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	15.5.2020	(1)

Rejection Reason

- (1) The proposed development, involving the parking of medium goods vehicles, is considered not in line with the planning intention for the area.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- based on the FI submitted by the applicant (**Appendix Ia**), he is supportive of the planning application from traffic engineering perspective to meet public demand of car parking spaces.

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

- no objection to the application.

3. Drainage

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

- no objection to the application;
- according to the submission (**Appendix I**), the applicant would maintain the same drainage facilities as those implemented under the previous application (No. A/YL-PH/852). In FI submitted by the applicant (**Appendix Ia**), the photos had demonstrated that the existing drainage facilities of the subject development had been maintained satisfactorily; and
- should the application be approved, the applicant is required to maintain the drainage facilities at all times during the planning approval period.

4. Fire Safety

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

- no in-principle objection to the application subject to the FSIs being provided to his satisfaction; and
- the submitted FSIs proposal in **Appendix I** is considered acceptable. Should the application be approved, the applicant is required to implement the FSIs to his

satisfaction.

5. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

6. **Nature Conservation**

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

- based on the FI submitted by the applicant (**Appendix Ia**), he notes that necessary measures will be adopted during land filling activities and has no further comment on the application.

7. **Environment**

Comments of the Director of Environmental Protection (DEP):

- there is no environmental complaint concerning the Site received by DEP in the past three years; and
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP.

8. **District Officer’s Comments**

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

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

9. **Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Director of Electrical and Mechanical Services (DEMS); the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owners of the Site;
- (b) 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 prior approval of the Government;
 - within the Site, a private lot (Lot 164 in D.D. 108) is covered by Short Term Waiver (STW) No. 3983 permitted for “Temporary Open Storage of Excavators, Loaders and Construction Materials”; and
 - should planning approval be given to the planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structure to be erected or regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications 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 will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - his department does not and will not maintain any access connecting the Site and Fan Kam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary

uses and Open Storage Sites” issued by DEP;

(f) to note the comments of the Director of Fire Services (D of FS) that:

- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; and

(g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- existing water mains will be affected as shown on **Plan A-2**. The cost of any necessary diversion shall be borne by the proposed development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 meters from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on **Plan A-2**; and
- government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

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

參考編號

Reference Number:

220602-152338-58050

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

02/06/2022 15:23:38

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/922

「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。



鄧鎔耀區議員辦事處

敬啟者：

支持及贊成有關 A/YL-PH/922 規劃申請事項



本人得悉新界元朗八鄉打石湖村內有人申請發展臨時私人停車場(只限私家車)用途(申請編號：A/YL-PH/922)，本人十分支持及贊成有關申請。

本人辦事處不時會收到打石湖村村民反映，指村中缺乏足夠的泊車位，而上述的申請用途可以為打石湖村的居民提供必需的代步汽車泊位，減少附近違法泊車的情況，並紓緩因為違法泊車而造成交通堵塞問題。因此本人希望有關部門可以批准此規劃申請，以惠及地區居民。

此致
城市規劃委員會

元朗(八鄉北)區議員



鄧鎔耀 謹啟

2022年05月31日

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



A/YL-PH/922 DD 108 Fan Kam Road

19/06/2022 03:46

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

1 attachment



Fan Kam Rd - Google Maps.pdf

A/YL-PH/922

Lots 163 (Part), 164 (Part), 165 (Part) and 166 (Part) in D.D. 108, Fan Kam Road, Pat Heung

Site area : About 834sq m

Zoning : "Res (Group D)"

Applied use: 11 Vehicle Parking

Dear TPB Members,

Perhaps members could question why an additional 400sq.mts is required to park merely two additional vehicles?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 25 August 2020 3:28 AM CST
Subject: A/YL-PH/852 DD 108 Fan Kam Road

A/YL-PH/852

Lots 163 (Part), 164 (Part) and 166 (Part) in D.D. 108, Fan Kam Road, Pat Heung

Site area : About 442sq m

Zoning : "Res (Group D)"

Applied use: 9 Vehicle Parking

Dear TPB Members,

Another private car park, in the middle of nowhere? The intention is clearly to legitimize existing brownfield use.

The site is close to CA zoning so there is no justification to approve brownfield activities.

This application should be consider in tandem with 849 as they are similar in nature and location.

Mary Mulvihill