

2023年 8月 2 9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確認收到
申請的日期。

This document is received on 29 AUG 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION

A/YL-TT/612

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT / 612
	Date Received 收到日期	28 AUG 2023

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

1. Name of Applicant 申請人姓名/名稱

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

CHING Mei Sung 程美送

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 49 (Part), 417 (Part), 418, 419, 420 (Part) and 431 (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, 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 3,274 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 323 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tai Tong Outline Zoning Plan No.: S/YL-TT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(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)

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
14/08/2023 (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/08/2023 (DD/MM/YYYY)^{*}
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one "✓".

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。

For Type (v) application 供第(v)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(i) For Type (i) application 供第(i)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 3,274 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.1	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 10 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 9	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米 (主水平基準上)	<input type="checkbox"/> About 約
	..... 2.8 - 3.5 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

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

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總
 樓面面積)

☒ other(s) 其他

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B2	COVERED PARKING SPACE	20 m ² (ABOUT)	20 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B3	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B4	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B5	COVERED PARKING SPACE	97 m ² (ABOUT)	97 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B6	SITE OFFICE	COVERED BY B7	COVERED BY B7	2.8 m (ABOUT)(1-STORY)
B7	COVERED PARKING SPACE	70 m ² (ABOUT)	70 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B8	STORAGE OF TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B9	COVERED PARKING SPACE	50 m ² (ABOUT)	50 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
TOTAL		323 m ² (ABOUT)	323 m ² (ABOUT)	

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B2	COVERED PARKING SPACE	20 m ² (ABOUT)	20 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B3	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B4	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
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TOTAL		323 m ² (ABOUT)	323 m ² (ABOUT)	

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

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

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

Existing

.....

.....

.....

.....

.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Tai Tong Road via Shui Tsiu San Tsuen Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 60</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 4</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p> <p><input checked="" type="checkbox"/></p>

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

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

如需要的話，請另頁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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input 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</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

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

Please refer to the supplementary statement.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

Michael WONG

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

R-Riches Property Consultants Limited



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

Date 日期

16/08/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 49 (Part), 417(Part), 418, 419, 420 (Part) and 431 (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	3,274 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	N/A sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. : S/YL-TT/19		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	323 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	9	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2.8 - 3.5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	10 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	64
	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)	60 (PC) / 4 (LGV) / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/ / / / / /

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing the land status of the application site,		
Layout plan (direction of vehicle), Swept path analysis, Accepted drainage and FSIs proposal of previous application		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 49 (Part), 417 (Part), 418, 419, 420 (Part) and 431 (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories* (the Site) for 'Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years' (proposed development) (Plan 1).
- 1.2 The applicant has been operating the applied use at portion of the Site with valid planning permission since 2020. In view of the increasing demand for private car parking spaces in recent years, the applicant would like to incorporate the northern portion of Lot 49 in D.D. 117 into the Site to serve more locals living in Shui Tsiu San Tsuen.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") on the Draft Tai Tong Outline Zoning Plan No.: S/YL-TT/19. According to the Notes of the OZP, 'public vehicle park (excluding container vehicle)' use is a column two use within the "V" zone, which requires planning permission from the Board (Plan 2).
- 2.2 The applied use is intended to support the daily lives of nearby residents, as well as to minimise illegal on-street parking along Shui Tsiu San Tsuen Road. The proposed development is considered not incompatible with the surrounding area, which are predominated by village houses. Furthermore, several similar S.16 planning applications for the same use were approved by the Board within the same "V" zone, therefore, approval of the current application would not set undesirable precedent within the "V" zone and in line with the Board's previous decisions.
- 2.3 The Site is also the subject of a previous application (No. A/YL-TT/488) for the same use submitted by the same applicant, which was approved by the Board on a temporary basis of 5 years in 2020. When compared with the previous application, the site area, covered area, GFA, number of structures and parking spaces are slightly increased to meet the operational need, while the building height of structures remain unchanged. The applicant has shown effort to comply with approval condition of the previous application, details are shown at Table 1 below:

Table 1 – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-TT/488		Date of Compliance
(e)	The submission of a run-in/out proposal	21/12/2020
(f)	The implementation of the run/in-out proposal	Not yet complied with
(g)	The submission of a drainage proposal	12/4/2021
(h)	The implementation of the drainage proposal	Not yet complied with
(j)	The submission of a fire service installations (FSIs) proposal	12/3/2020
(k)	The implementation of the FSIs proposal	26/7/2021

- 2.5 The applicant has complied with majority of the planning approval conditions of the previous application No. A/YL-TT/488. However, regarding the approval conditions (f) and (h), the applicant encountered difficulties in identifying suitable contactors for the implementation works. The applicant has submitted the accepted drainage and FSIs proposals of the previous application No. A/YL-TT/488 to support the current application (Appendices I and II).

3) Development Proposal

- 3.1 The Site occupied an area of 3,274 m² (about)(Plan 3). The operation hours of Site are 24-hours daily, including public holiday. A total of nine 1-storey structures are provided at the Site for covered parking spaces, site office, storage of tools and guardroom with total GFA of 323 m² (about) (Plan 4). The site office and guardroom are intended to provide indoor space for administrative staff and security guard to support the daily operation of the Site. It is estimated the Site would be able to accommodate 4 staff. Details of development parameters are shown at Table 2 below:

Table 2 – Major Development Parameters

Application Site Area	3,274 m ² (about)
Covered Area	323 m ² (about)
Uncovered Area	2,951 m ² (about)
Plot Ratio	0.1 (about)
Site Coverage	10% (about)
Number of Structure	9
Total GFA	323 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	323 m ² (about)

Building Height	2.8 m to 3.5m (about)
No. of Storey	1

- 3.2 The Site is assessable from Tai Tong Road via Shui Tsiu San Tsuen Road (Plan 1). A total of 64 parking spaces are provided at the Site, details are shown below:

Table 3 – Parking Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	60
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	4

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will queue back to or reverse onto/from the Site to the local access (Plans 5 and 6). A notice will be posted at a prominent location at the Site to indicated that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period.
- 3.4 Furthermore, no vehicle without valid licensed issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development is minimal (as shown at Table 4 below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	25	0	2	32
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	15	20	2	0	37
Traffic trip per hour (average)(10:00 – 17:00)	10	10	1	1	22

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department

(EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will follow the 'Professional Persons Environmental Consultative Committee Practice Notes' for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted drainage and FSIs proposal of the previous application No. A/YL-TT/488, to mitigate any potential adverse impact arising from the proposed development (Appendices I and II).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'.

R-riches Property Consultants Limited

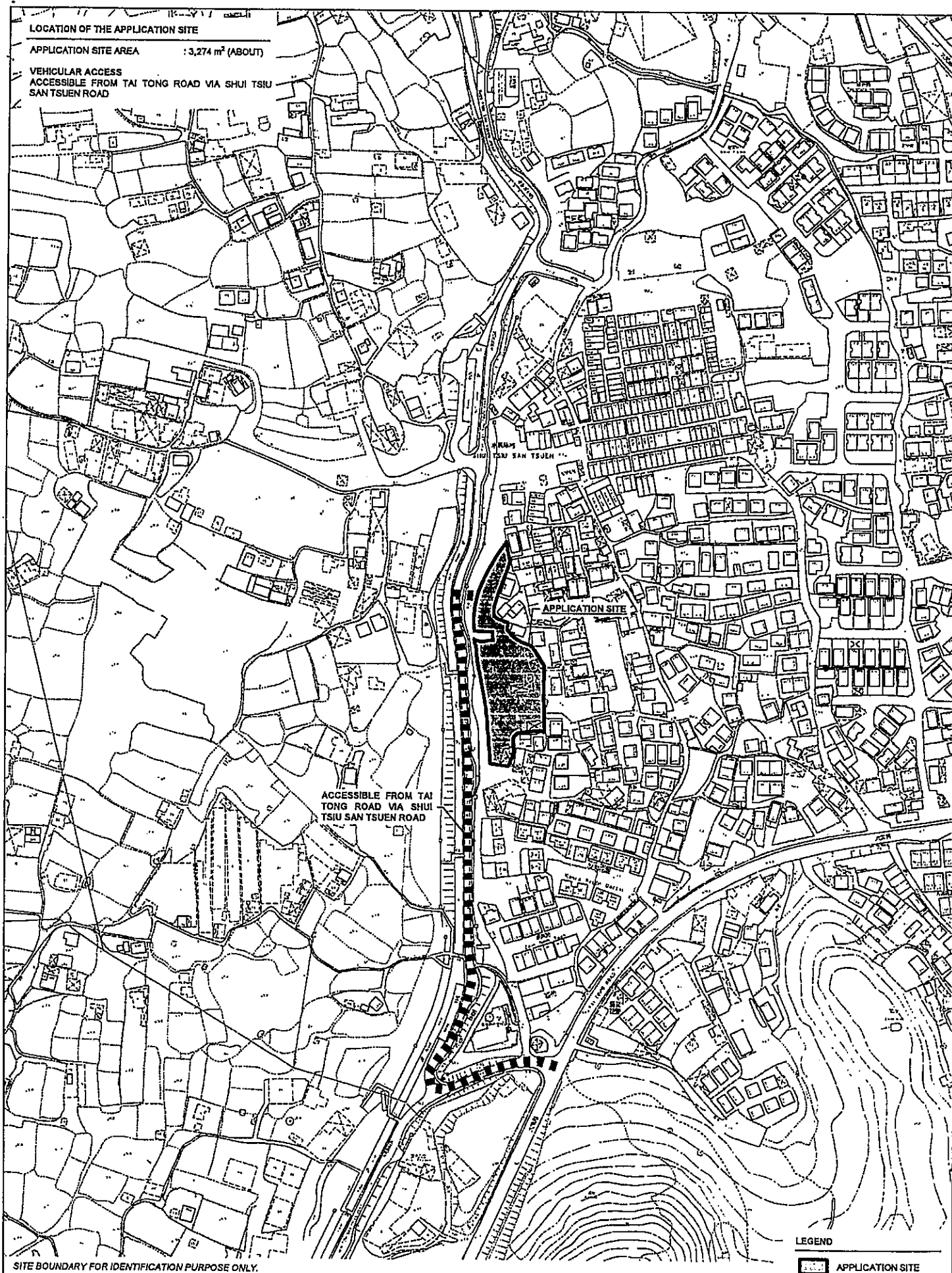
August 2023

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Layout Plan (Direction of Vehicle)
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	The Accepted Drainage Proposal of Previous Application No. A/YL-TT/488
Appendix II	The Accepted FSIs Proposal of Previous Application No. A/YL-TT/488



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
APPLICATION SITE

<p>PLANNING CONSULTANT</p> <p>R-Riches Property Consultants Ltd.</p>	<p>PROJECT</p> <p>PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS</p>	<p>ADDRESS</p> <p>VARIOUS LOTS IN D.D. 117, SHUI TSUI SAN TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES</p>	<p>SCALE</p> <p>1:3000 @ A4</p> <p>DRAWN BY</p> <p>MN</p> <p>DATE</p> <p>10.8.2023</p> <p>REVIEWED BY</p> <p>DATE</p>	<p>TITLE</p> <p>LOCATION PLAN</p> <p>DWG NO.</p> <p>PLAN 1</p> <p>VER.</p> <p>001</p>	<p>NORTH</p>
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,274 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT TAI TONG OZP
PLAN NO. : SYL-TT/19

ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT"

R(D)

SAN TSUEN ROAD

水蕉新村
Shui-Tsiu
San Tsuen

APPLICATION SITE

TAI TONG

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE
PARK (EXCLUDING CONTAINER VEHICLE) FOR
A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 117, SHUI TSU SAN
TSUEN, TAI TONG, YUEN LONG, NEW
TERRITORIES

SCALE
1:3000 @ A4

DRAWN BY
MN

DATE
10.8.2023

REVISED BY

DATE

TITLE

ZONING PLAN

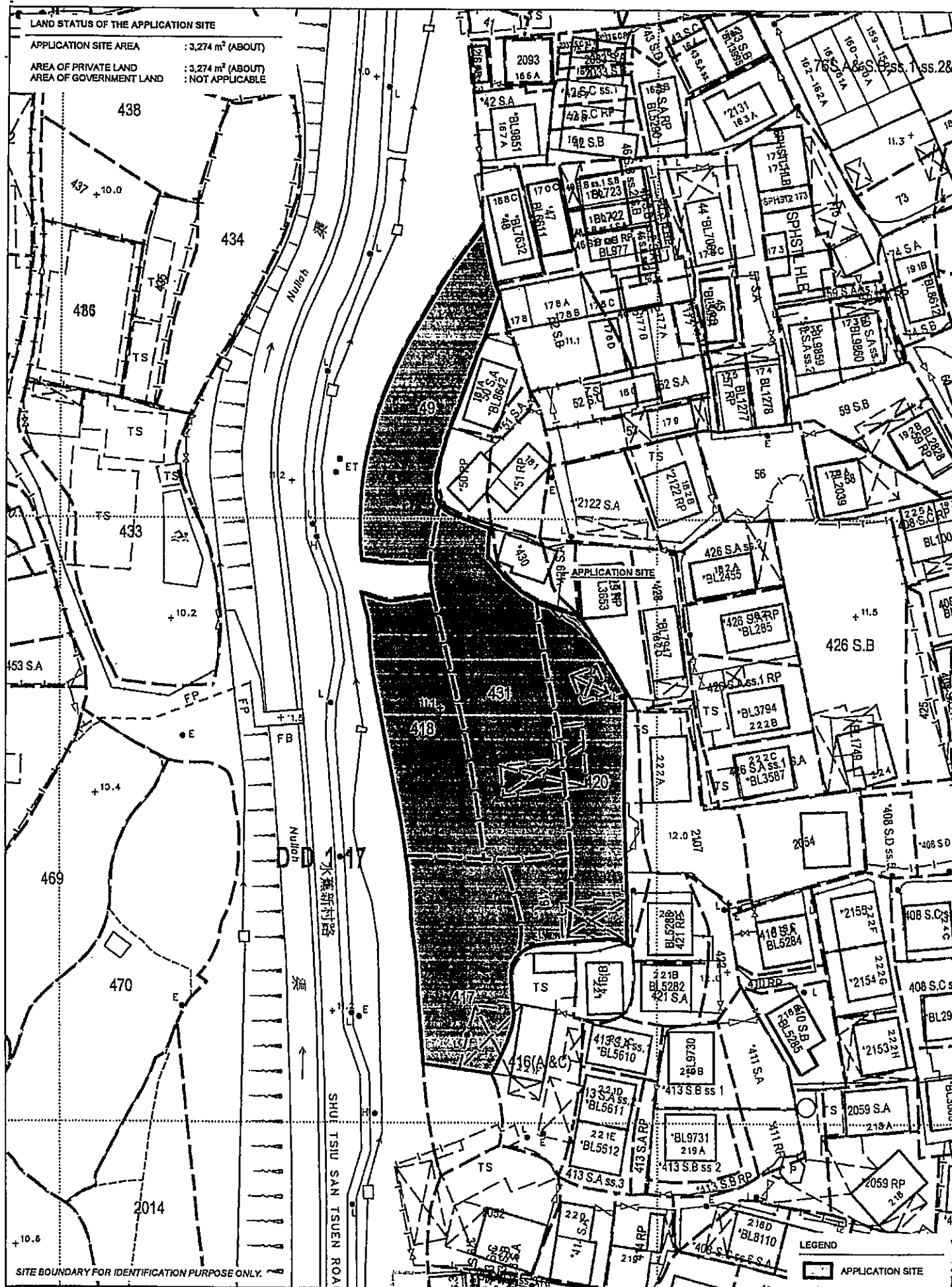
DWG NO.
PLAN 2

VER.
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LAND STATUS OF THE APPLICATION SITE

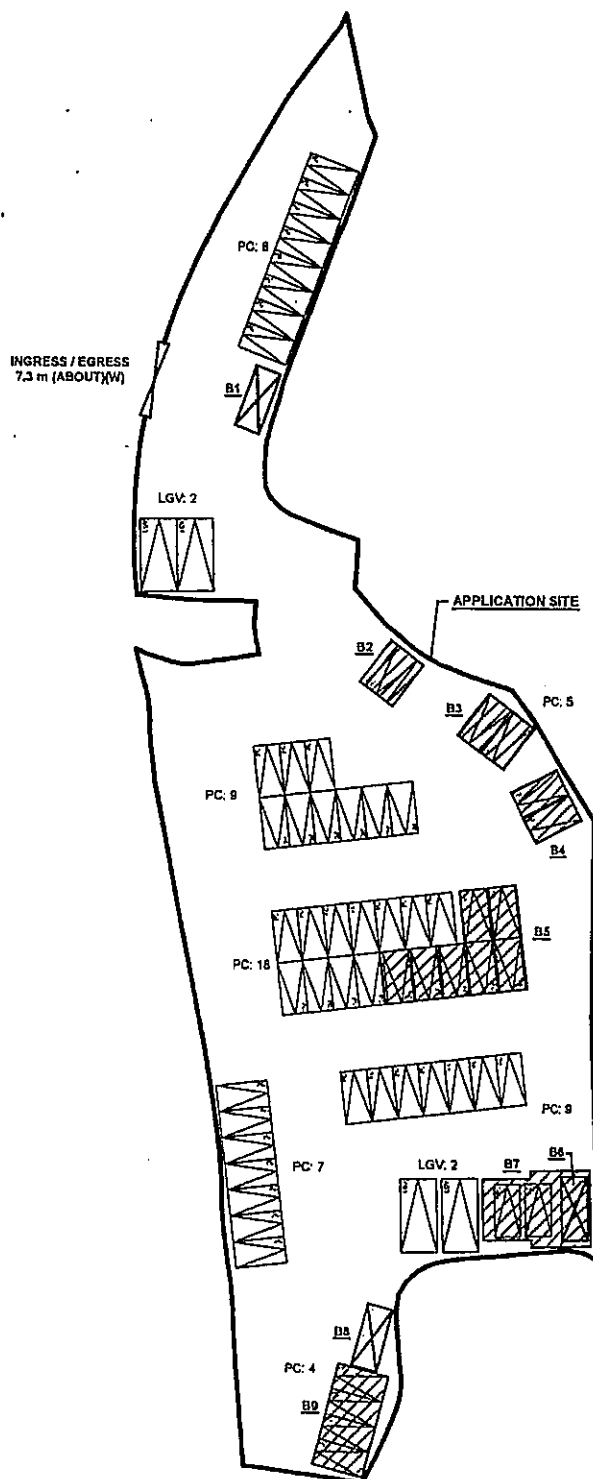
APPLICATION SITE AREA : 3,274 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,274 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,274 m ²	(ABOUT)
COVERED AREA	: 323 m ²	(ABOUT)
UNCOVERED AREA	: 2,951 m ²	(ABOUT)
PLOT RATIO	: 0.1	(ABOUT)
SITE COVERAGE	: 10 %	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 323 m ²	(ABOUT)
TOTAL GFA	: 323 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (1-STOREY)
B2	COVERED PARKING SPACE	20 m ² (ABOUT)	20 m ² (ABOUT)	2.8 m (ABOUT) (1-STOREY)
B3	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT) (1-STOREY)
B4	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT) (1-STOREY)
B5	COVERED PARKING SPACE	97 m ² (ABOUT)	97 m ² (ABOUT)	2.8 m (ABOUT) (1-STOREY)
B6	SITE OFFICE	COVERED BY B7	COVERED BY B7	2.8 m (ABOUT) (1-STOREY)
B7	COVERED PARKING SPACE	70 m ² (ABOUT)	70 m ² (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B8	STORAGE OF TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (1-STOREY)
B9	COVERED PARKING SPACE	50 m ² (ABOUT)	50 m ² (ABOUT)	2.8 m (ABOUT) (1-STOREY)
TOTAL		323 m ² (ABOUT)	323 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 60
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 117, SHUI TSUI SAN TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1:700 @ A4

DRAWN BY
MN

REVIEWED BY

DATE
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DATE

TITLE
LAYOUT PLAN

DWG NO.
PLAN 4

VOL.
001



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,274 m ²	(ABOUT)
COVERED AREA	: 323 m ²	(ABOUT)
UNCOVERED AREA	: 2,951 m ²	(ABOUT)
PLOT RATIO	: 0.1	(ABOUT)
SITE COVERAGE	: 10 %	(ABOUT)
NO. OF STRUCTURE	: 9	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 323 m ²	(ABOUT)
TOTAL GFA	: 323 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)

STRUCTURE

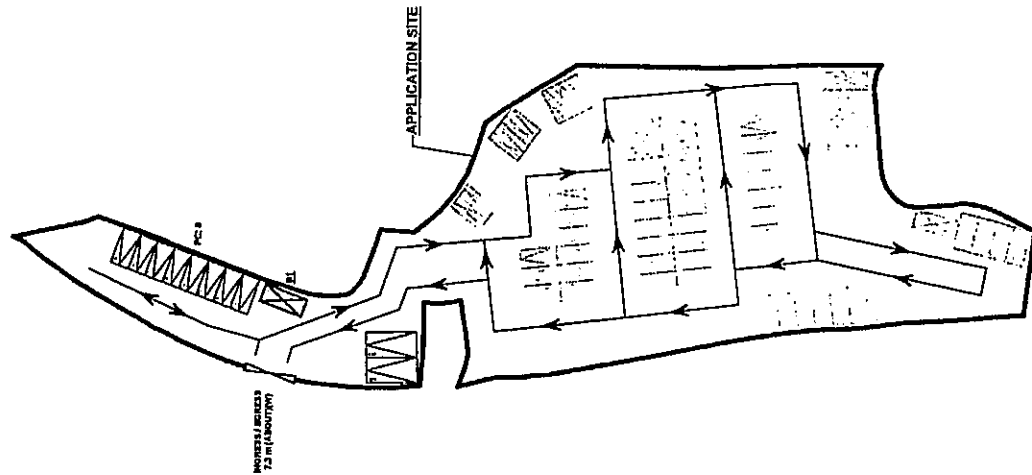
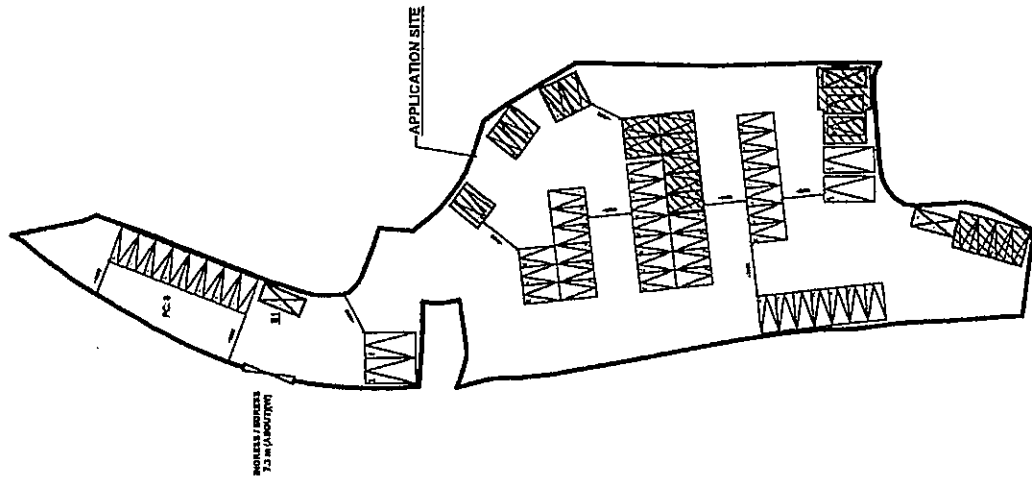
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GFA

BUILDING HEIGHT

B1	GUARDROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (1-STORY)
B2	COVERED PARKING SPACE	20 m ² (ABOUT)	20 m ² (ABOUT)	2.8 m (ABOUT) (1-STORY)
B3	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT) (1-STORY)
B4	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT) (1-STORY)
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TOTAL		323 m ² (ABOUT)	323 m ² (ABOUT)	



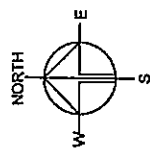
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 60
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

APPLICATION SITE	STRUCTURE (ENCLOSED)
STRUCTURE (ENCLOSED)	STRUCTURE (CANOPY)
STRUCTURE (CANOPY)	PARKING SPACE (PC)
PARKING SPACE (PC)	PARKING SPACE (GV)
PARKING SPACE (GV)	INGRESS / EGRESS

DIRECTION OF TRAFFIC



PLANNING CONSULTANT



PROPOSED
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 117, SHUI
TSIU SAN TSUEN, TAI TONG,
YUEN LONG, NEW TERRITORIES

SCALE

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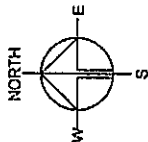
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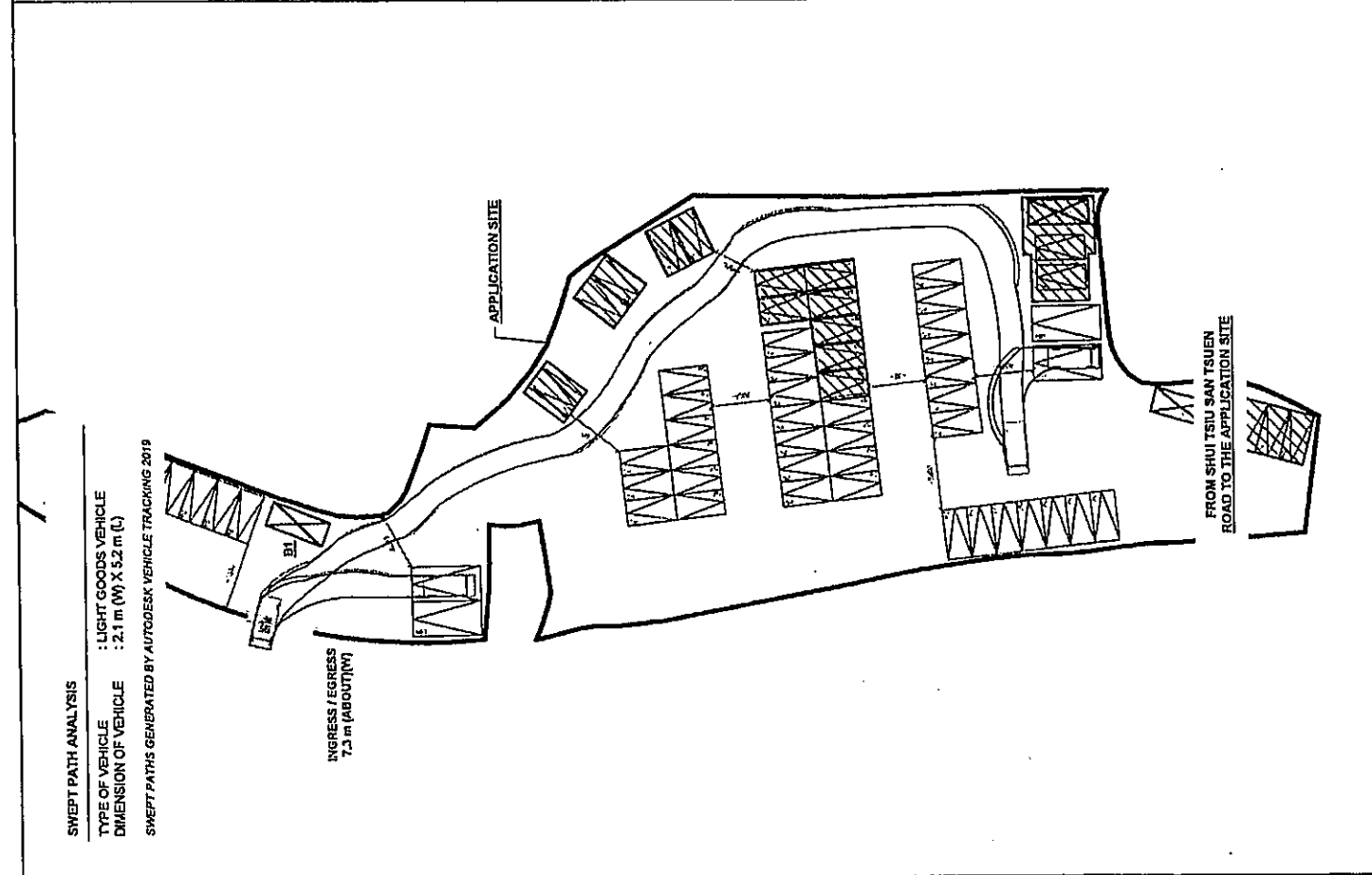
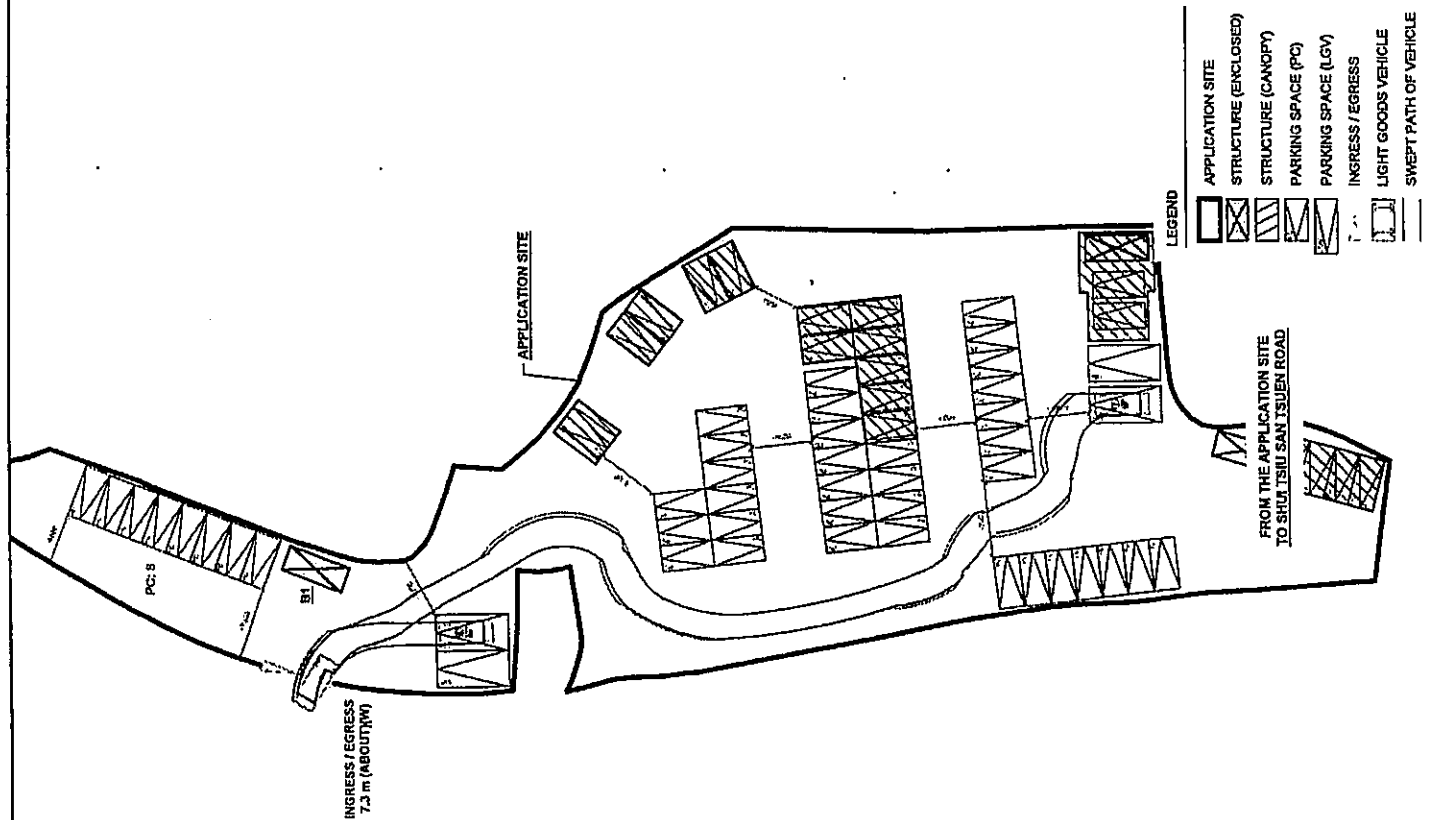


R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 117, SHUI
TSUI SAN TSUEN, TAI TONG,
TUEN LUNG, NEW TERRORIES

SCALE 1:700 @ A4	DATE 11.8.2023
REVISION MIN	DATE
APPROVED BY	DATE
DRAWN BY	DATE
SWEPT PATH ANALYSIS	
PLAN NO.	001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 3.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2323 3662) & Post
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference DD117Lots49(Pt)&VL
本署檔號 Our Reference () in TPB/A/YL-TT/488
電話號碼 Tel. No.: 2158 6296
傳真機號碼 Fax No.: 2489 9711

12 April 2021

R-riches Property Consultants Limited

[REDACTED]
(Attn.: Ms. Grace WONG)

Dear Ms. WONG,

Compliance with Approval Condition (g)
Planning Application No. A/YL-TT/488

I refer to your submission received on 5.3.2021 for compliance with the captioned approval condition on the submission of a drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **APPENDIX**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. Bill C H CHAN (Tel: 2781 4107) of DSD.

Yours sincerely,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

Internal

CTP/TPB (2)

KKN/hw

Our Ref.: DD117Lots49(Pt)&VL
Your ref.: A/YL-TT/488

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

By Email

5 March 2020

Dear Sir,

Compliance with Approval Condition (g)

**Proposed Temporary Public Vehicle Park (excluding container vehicle)
For a Period of 5 Years in "Village Type Development" Zone, Lots 49 (Part),
417 (Part), 418, 419, 420 (Part) in D.D. 117, Tai Tong, Yuen Long**

(S.16 Planning Application No. A/YL-TT/488)

We are writing to submit a revised drainage proposal (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG

cc DPO/TMYLW, PlanD

(Attn.: Ms. Hillary WONG

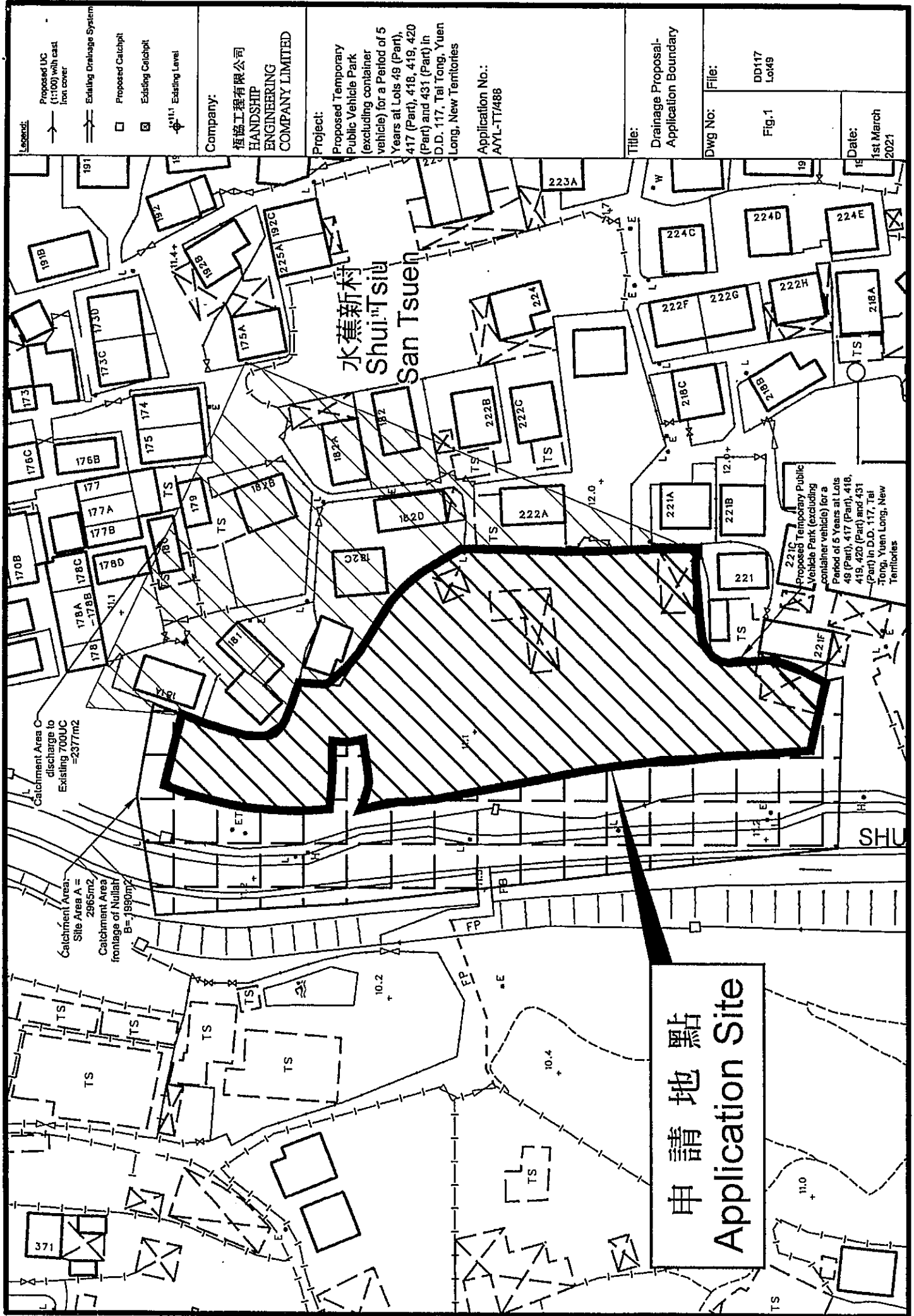
email: hhlwong@pland.gov.hk)



(852)

(852)





Company: HANDSHIP ENGINEERING LIMITED COMPANY
 Project : Proposed Temporary Public Vehicle Park (excluding container vehicle)
 Date: 1/3/2021
 Location: Lot 49 (Part), 417 (Part), 418, 419, 420 (Part) and 431 (Part) in D.D. 117

Calculation for channels:

Catchment Area of site

Proposed Site Catchment Area (Captioned Site)

Area A	=	2965	m ²				
	=	0.002965	km ²				
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr x 0.002965 km ²
	=	0.195764	m ³ /s				
	=	11746	liter/min				

Outside Catchment Area (Frontage of Nullah)

Area B	=	1990	m ²				
	=	0.00199	km ²				
Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr x 0.00199 km ²
	=	0.034576	m ³ /s				
	=	2075	liter/min				
Total Peak runoff in m ³ /s (A+B)	=	0.23034	m ³ /s				
	=	13820	liter/min				

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 375UC will be suitable for proposed site

Catchment Area collected by existing 700UC

Area C	=	2377	m ²				
	=	0.002377	km ²				
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr x 0.002377 km ²
	=	0.156941	m ³ /s				
	=	9416	liter/min				
Total Peak runoff in m ³ /s (A+B+C)	=	0.387282	m ³ /s				
	=	23237	liter/min				

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 450UC will be suitable for connection between CP7 to Existing CP

Existing 600UC can cater additional surface runoff

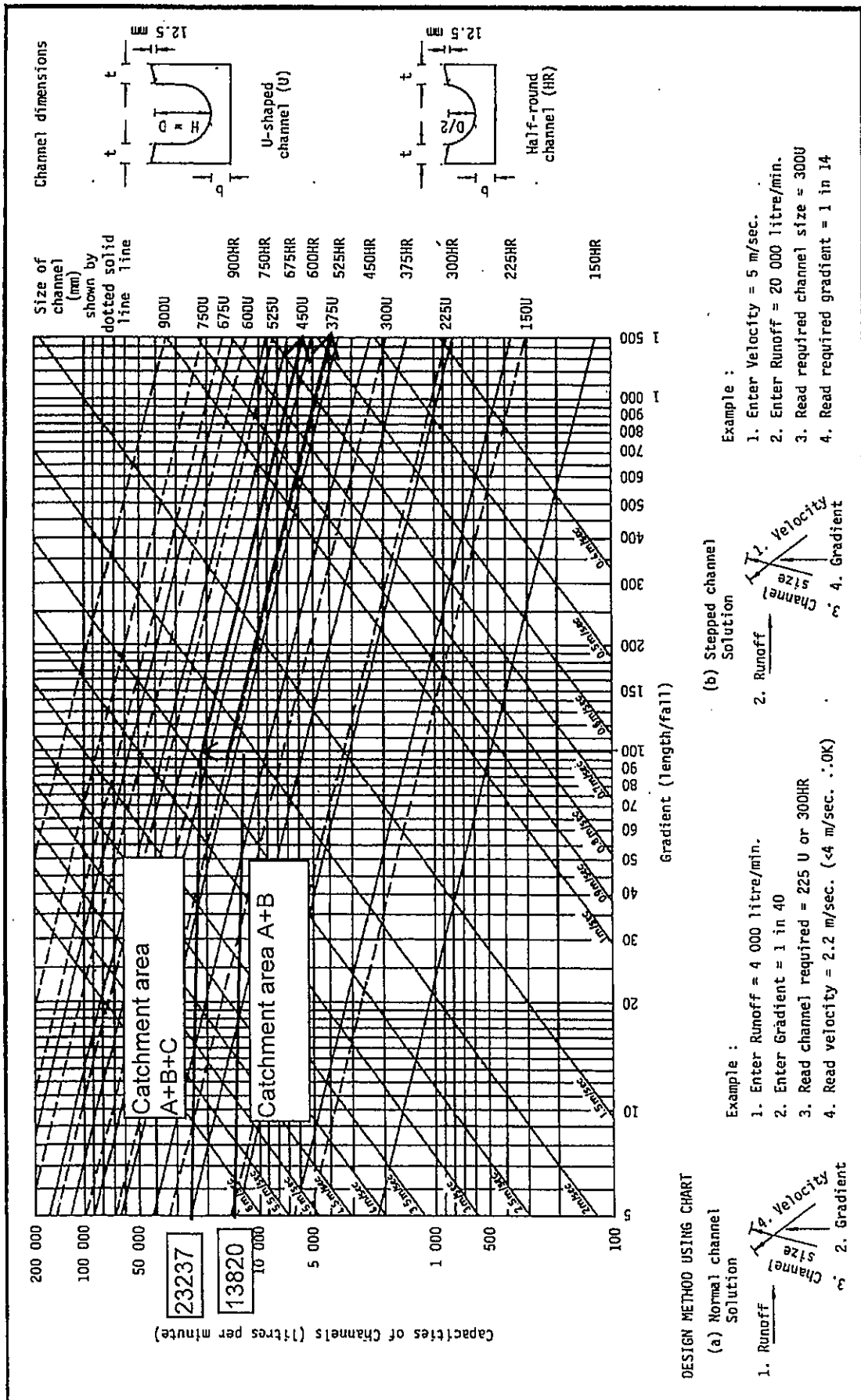


Figure 8.7 - Chart for the Rapid Design of Channels

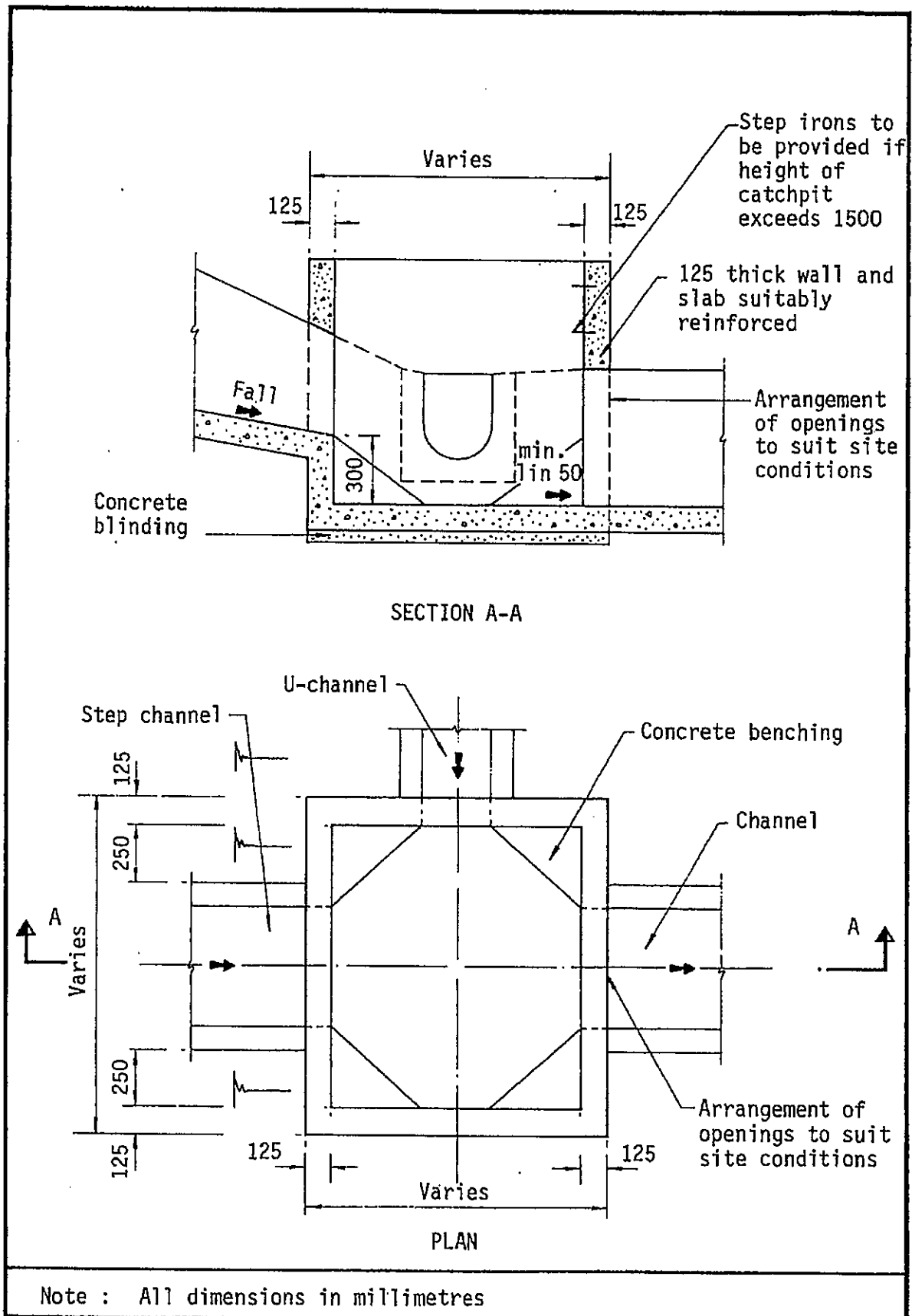
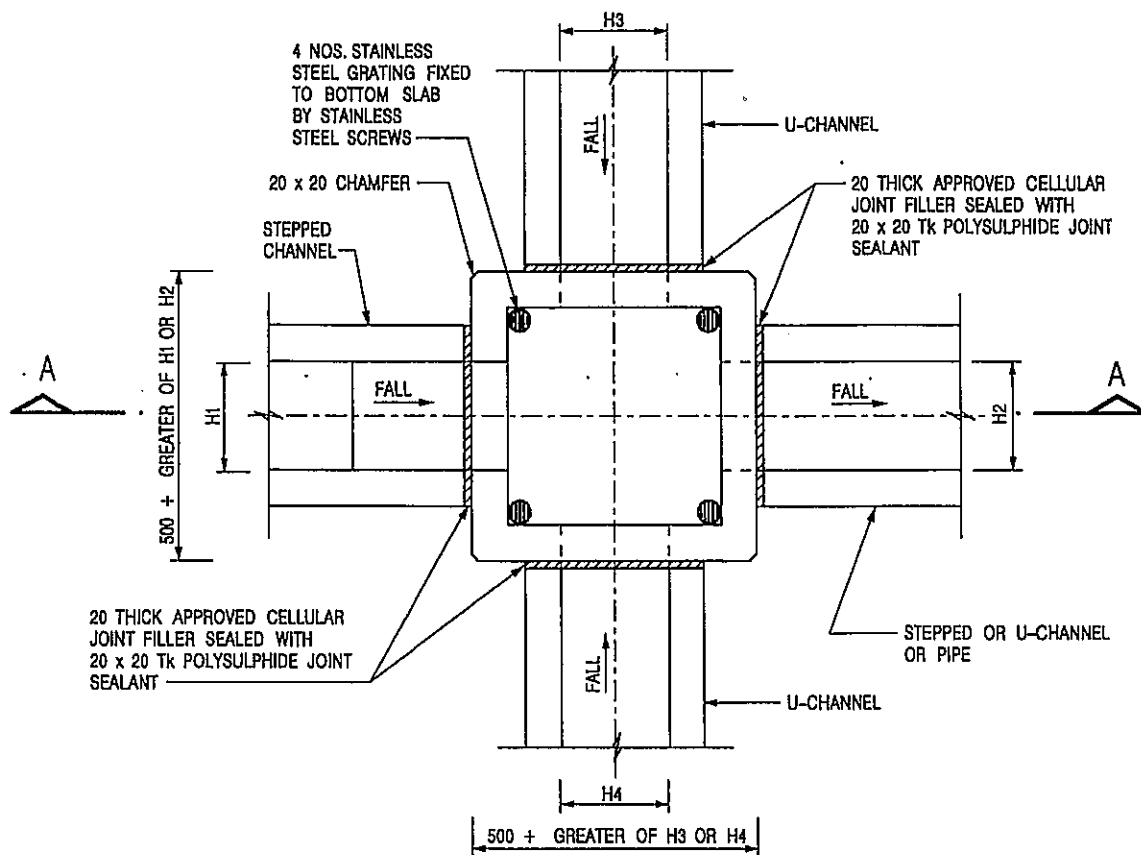
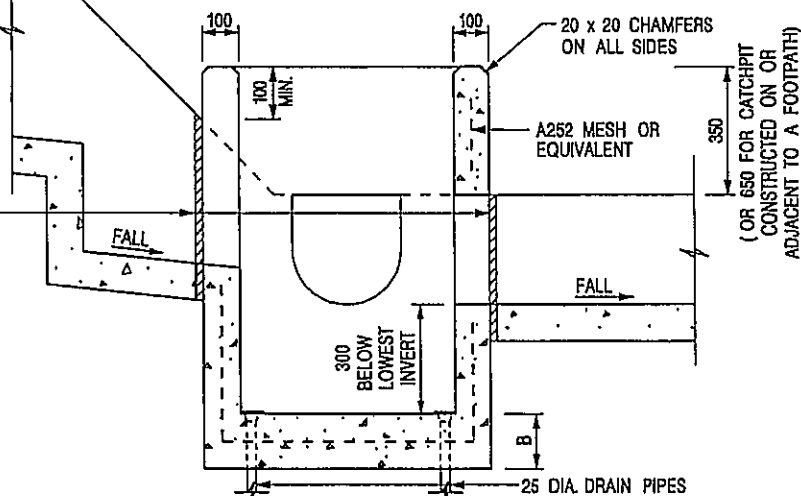


Figure 8.10 - Typical Details of Catchpits



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 TK POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



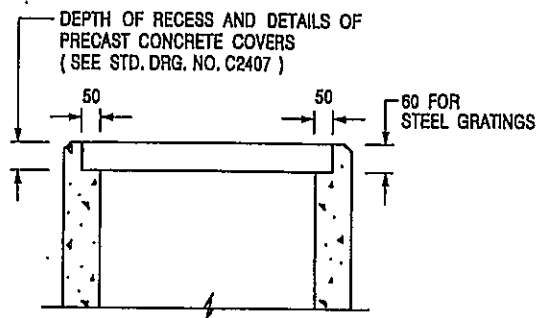
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 mm STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



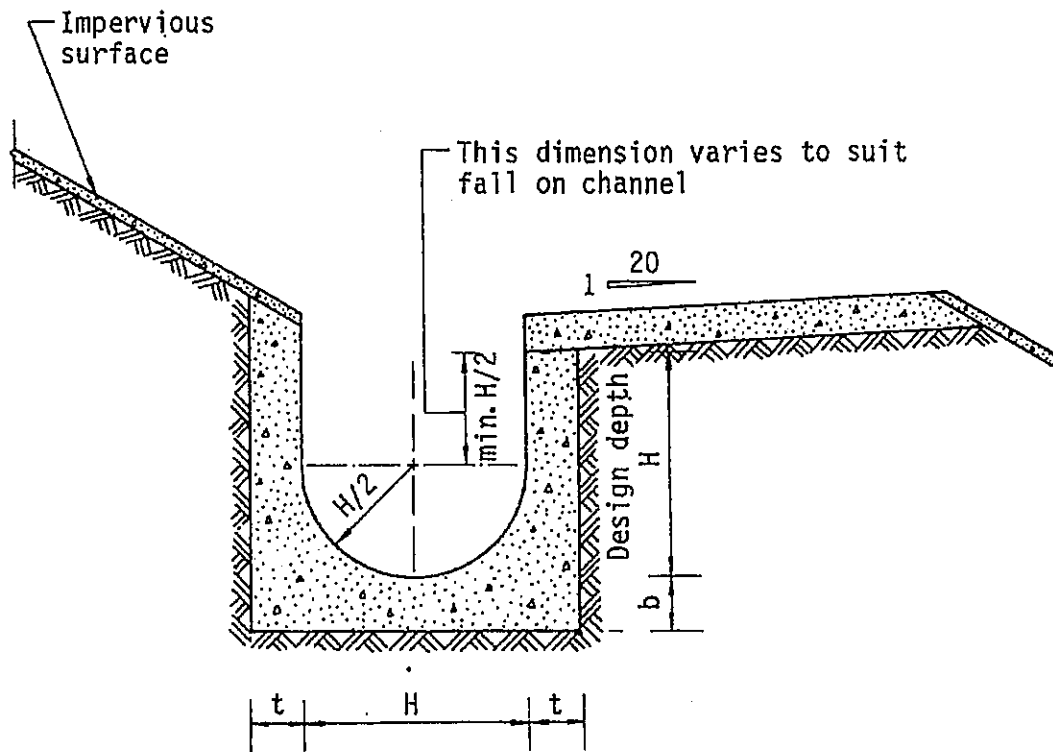
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

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屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



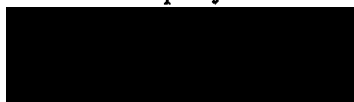
By Fax (2323 3662) & Post
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/488
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

12 March 2020

R-riches Property Consultants Limited



(Attn.: Mr. Matthew NG)

Dear Sir,

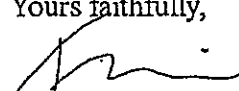
Compliance with Approval Condition (j)
Planning Application No. A/YL-TT/488

I refer to your submission received on 14.2.2020 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed advisory departmental comments at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed advisory departmental comments at **Appendix**.

Should you have any queries on the departmental comments, please contact Mr. YEN Chung-ming (Tel: 2733 7737) of the Fire Services Department or the undersigned.

Yours faithfully,


(Ms Floria TSANG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS

(Attn.: Mr. YEN Chung-ming)

(Ref: Email correspondence dated 5.3.2020)

Internal

CTP/TPB (2)

FT/WA/wa

Your ref.: A/YL-TT/488

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

14 February 2020

Dear Sir,

Compliance with Approval Condition (j)

**Temporary Public Vehicle Park (excluding container vehicle)
For a Period of 5 Years in "Village Type Development" Zone, Lots 49 (Part),
417 (Part), 418, 419, 420 (Part) in D.D. 117, Tai Tong, Yuen Long**

(Application No. A/YL-TT/488)

We are writing to submit a fire service installations (FSIs) proposal (Appendix I) for compliance with approval condition (j) of the subject application, i.e. the submission of FSIs proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG

cc DPO/TMYLW (Attn.: Ms. Charis LEUNG

email: cwyleung@pland.gov.hk)



R-Riches
Property Consultants Ltd.

A
T
F

(852)
(852)

M
E

DEVELOPMENT PARAMETERS

APPLICATION SITE	: 2,965m ² (ABOUT)
COVERED AREA	: 306.3m ² (ABOUT)
UNCOVERED AREA	: 2,658.7m ² (ABOUT)
NO. OF STRUCTURE	: 8
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 306.3m ² (ABOUT)
BUILDING HEIGHT	: 2.8m - 3.5m (ABOUT)
NO. OF STOREY	: 1

INGRESS / EGRESS
7.3m (ABOUT)

APPLICATION SITE

FIRE SERVICE INSTALLATIONS





(FE) 10 X 4.5KG GAS TYPE FIRE EXTINGUISHER

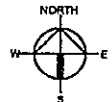
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CANOPY*	20m ² (ABOUT)	20m ² (ABOUT)	2.8m (ABOUT)
B2	CANOPY*	27.5m ² (ABOUT)	27.5m ² (ABOUT)	2.8m (ABOUT)
B3	CANOPY*	27.5m ² (ABOUT)	27.5m ² (ABOUT)	2.8m (ABOUT)
B4	CANOPY*	96.5m ² (ABOUT)	96.5m ² (ABOUT)	2.8m (ABOUT)
B5	SITE OFFICE	N/A	N/A	3m (ABOUT)
B6	CANOPY*	69.5m ² (ABOUT)	69.5m ² (ABOUT)	3.5m (ABOUT)
B7	STORAGE OF TOOLS	15.3m ² (ABOUT)	15.3m ² (ABOUT)	3.5m (ABOUT)
B8	CANOPY*	50m ² (ABOUT)	50m ² (ABOUT)	2.8m (ABOUT)
TOTAL		306.3m ² (ABOUT)	306.3m ² (ABOUT)	

*STRUCTURE B5 - SITE OFFICE IS UNDER STRUCTURE B6 - CANOPY

*STRUCTURES B1 TO B4, B6 AND B8 ARE CANOPY FOR CAR PARKING SPACE

LEGEND

-  STRUCTURE (CONTAINER)
-  STRUCTURE (CANOPY)
-  INGRESS / EGRESS
-  4.5KG GAS TYPE FIRE EXTINGUISHER

Drawing No. P04	Ver. D1	Drawing Title FSLs PROPOSAL	
Project PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS		Scale of AM 1 : 600	
LOT 49 (PART) AND VARIOUS LOTS IN D.D. 117, TAI TONG, YUEN LONG, NEW TERRITORIES		Drawn Date 13.2.2020	
		Revised Date	



盈卓物業
顧問有限公司

Our Ref. : DD117 Lot 49 & VL
Your Ref. : TPB/A/YL-TT/612

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

By Email

7 September 2023

Dear Sir,

Supplementary Information

**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in
"Village Type Development" Zone, Various Lots in D.D. 117, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/612)

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

- (i) The applicant has submitted the accepted run-in/out proposal of the previous application No. A/YL-TT/488 to support the current application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Danny NG

email: dhhng@pland.gov.hk)



[REDACTED]

[REDACTED]



(852) [REDACTED]
(852) [REDACTED]



(852) [REDACTED]

[REDACTED]

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2323 3662) & Post
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference DD117Lot49(Part)&VL
本署檔號 Our Reference () in TPB/A/YL-TT/488
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

21 December 2020

R-riches Property Consultants Limited



(Attn.: Mr. Matthew NG)

Dear Sir,

Compliance with Approval Condition (e)
Planning Application No. A/YL-TT/488

I refer to your submission dated 23.11.2020 for compliance with the captioned approval condition on the submission of a run-in/out proposal. The Highways Department (HyD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. YIM Tak Yiu (Tel: 2762 4937) of HyD or the undersigned.

Yours faithfully,

(Ms. Floria TSANG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CHE/NTW, HyD (Attn: Mr. Tak Yiu YIM and Mr. SHIH Yung Chi) (Ref: email dated 10.12.2020)

Internal

CTP/TPB (2)

FT/HW/hw

Our Ref.: DD117Lot49(Part)&VL
Your ref.: TPB/A/YL-TT/488

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

By Email

23 November 2020

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years in
“Village Type Development” Zone, Lots 49 (Part), 417 (Part), 418, 419, 420 (Part) and 431
(Part) in D.D. 117, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/488)

We are writing to submit a letter to response to Chief Highway Engineer/ New Territories West, Highways Department (**Appendix I**) and a run-un/out proposal (**Appendix II**) for compliance with approval condition (e) of the subject application, i.e. the submission of a run-in/out proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG

cc DPO/TMYLW (Attn.: Ms. Hilary WONG email: hhlwong@pland.gov.hk)



[REDACTED]
[REDACTED]



(852) [REDACTED]
(852) [REDACTED]



(852) [REDACTED]
[REDACTED]

**Compliance with Approval Condition (e) -
Submission of a Run-in/out Proposal
Proposed Temporary Public Vehicle Park (excluding
container vehicle) for a Period of 5 years at
Lots 49 (Part), 417 (Part), 418, 419, 420 (Part) and 431
(Part) in D.D. 117, Tai Tong, Yuen Long, New Territories
(Application No. A/YL-TT/488)**

Date: 14th February 2020

1. Introduction

Planning Application (No. A/YL-TT/488) for Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 years at 49 (Part), 417 (Part), 418, 419, 420 (Part) and 431 (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories was received by the Town Planning Board on 08.11.2019. The purpose of this submission of a run-in/out proposal is to comply with approval condition (e): “Submission of a modification work proposal if the existing public footpath and associated street furniture at the proposed entrance of the Site “.

1.1 The objective of this proposal are as follows:

- To review the existing run-in/out conditions
- To suggest the design of the run-in/out with reference to Highways Standard Drawings
- To demonstrate the procedures of construction in accordance with requirements of relevant Government guidelines/practices

2. Location of the Application Site and Existing Conditions of the Run In/Out

2.1 The Application Site is situated on the eastern side of SHUI TSUI SAN TSUEN ROAD. It is situated approximately 8m to the eastern of SHUI TSUI SAN TSUEN ROAD and 2.8km to the south of MTR LONG PING STATION (**Appendix 1** shows the location of the Application Site).

2.2 The existing situation of the location of the proposed run-in/out is located at the eastern side of the Application Site, about 7.3 metres wide and is hard paved with concrete. It is approximately 900mm higher than the level of SHUI TSUI SAN TSUEN ROAD (Site Plan and Photos of the existing run-in/out in **Appendices 2 and 3** respectively).

3. The Proposal

3.1 The run-in/out will be constructed with concrete (Building Department’s Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 (“the Practice Notes”): “Design

and Construction of Run-in and Run-out on Public Road” specified that “*where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete*”). The design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. 1113C and 1114B (**Appendices 4 and 5**). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.

- 3.2 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.

4. Construction Procedures

The following construction procedures will be adopted:



- (1) Checking with relevant authorities for the utilities services underneath the proposed run-in/out.



- (2) Excavation of the run-in/out after making arrangements for any utilities diversion.



- (3) Laying of Spare PVC Duck



- (4) Concrete paving



(5) Concrete paving



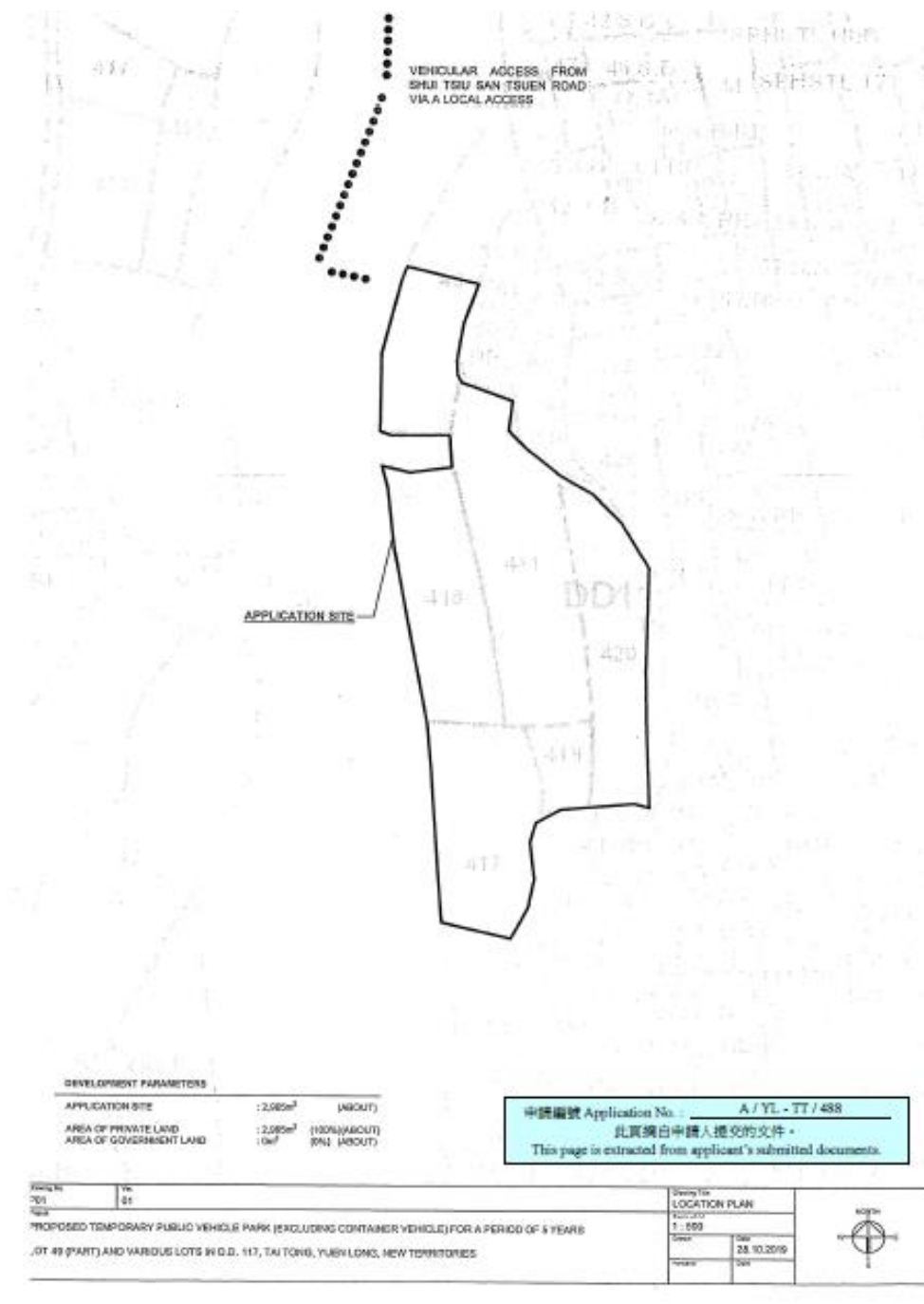
(6) Spare PVC ducts marked on the footway thus C↑D

5. Conclusion

To comply with approval condition (e) of the Planning Application (No. A/YL-TT/488), the Applicant respectfully submits this run-in/out proposal and will commit to construct the run-in/out at the ingress/egress of the Application Site and ensure the design and construction process are appropriate in terms of safety. The Applicant will provide his best effort from hindering vehicular and pedestrian traffic adjoining the Application Site when carrying out maintenance work.

13.11.2020

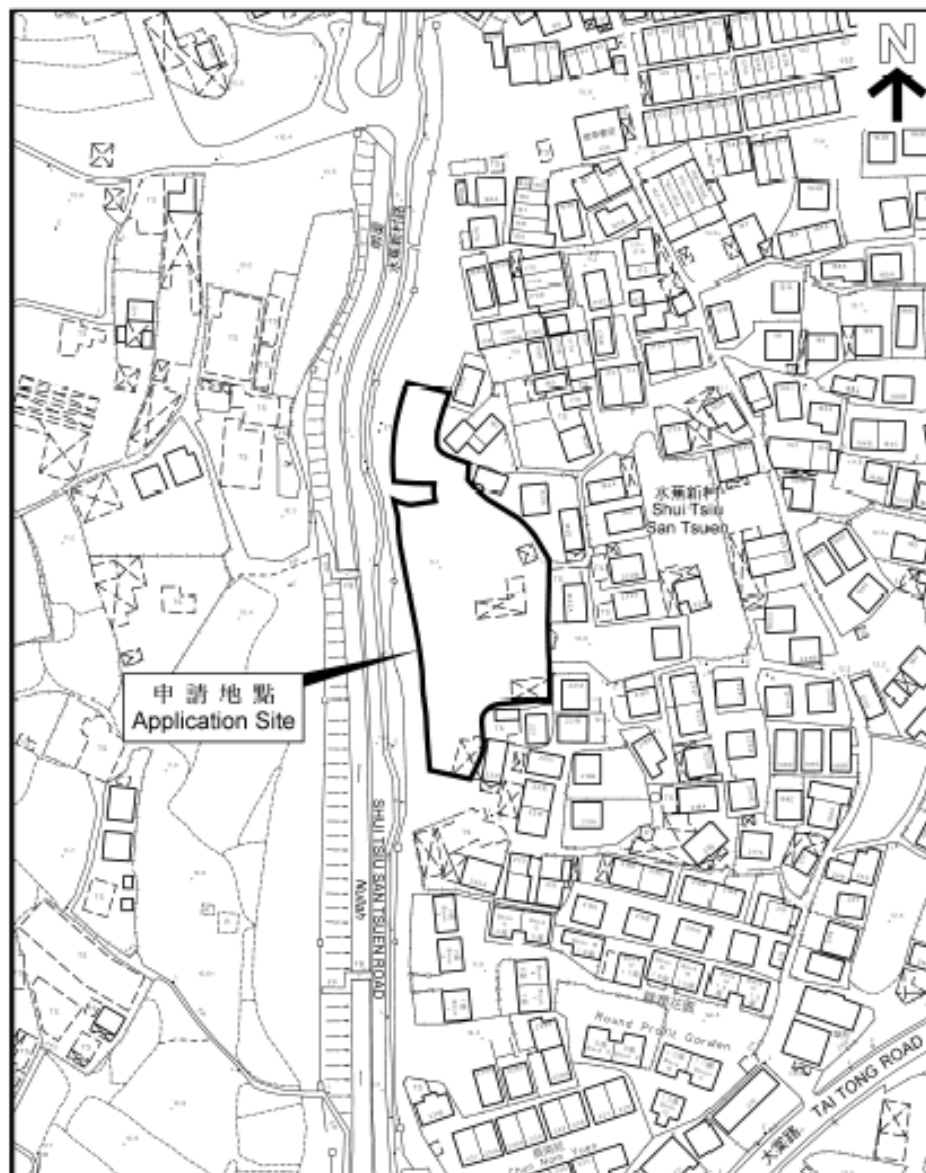
Appendix 1



Location Plan

Appendix 2

A/YL-TT/488



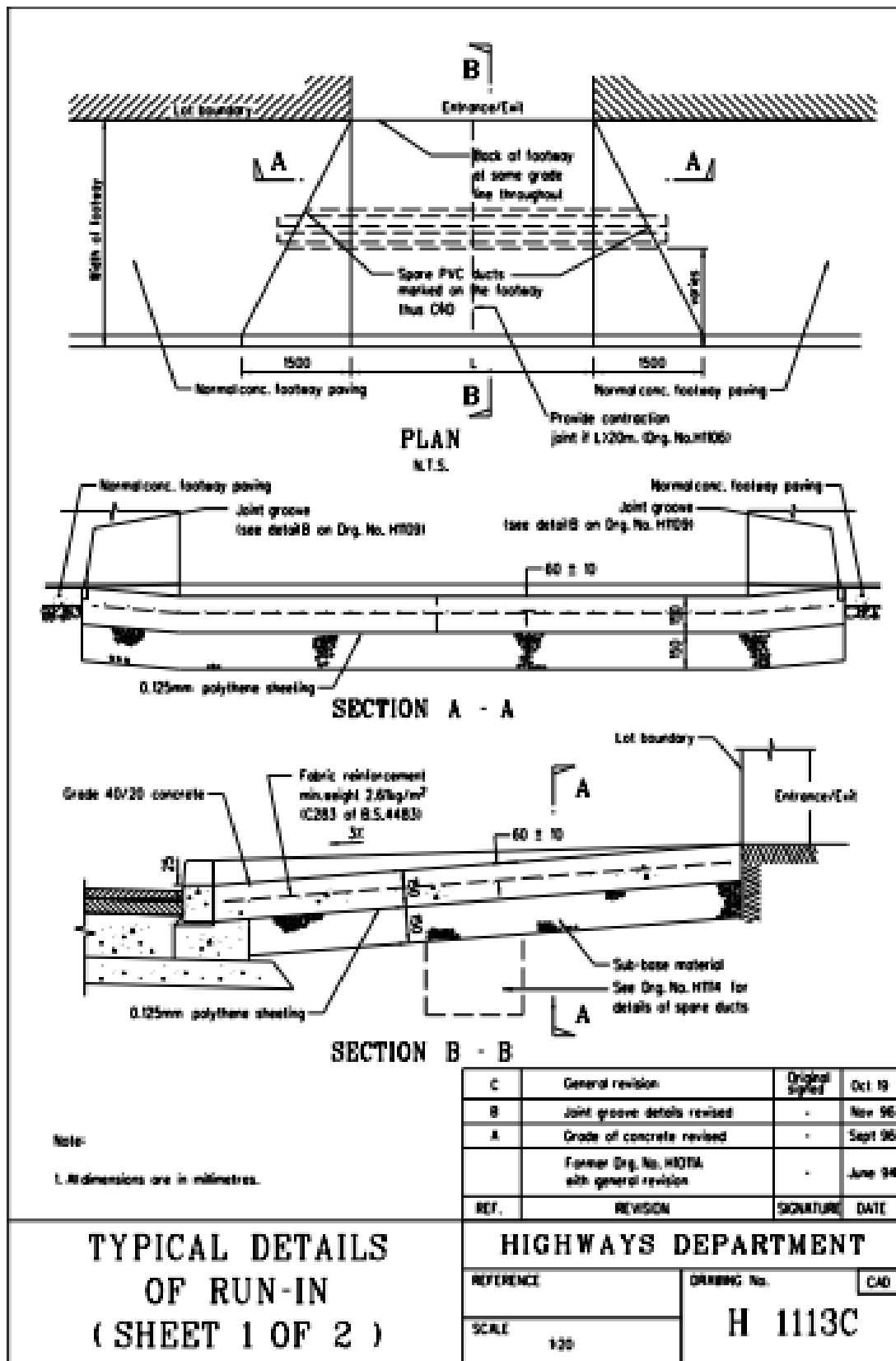
Site Plan

Appendix 3

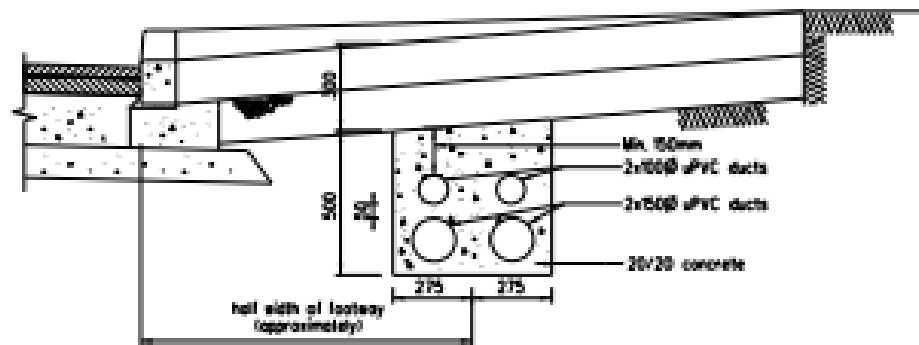


Photos of Existing Run-in/Out

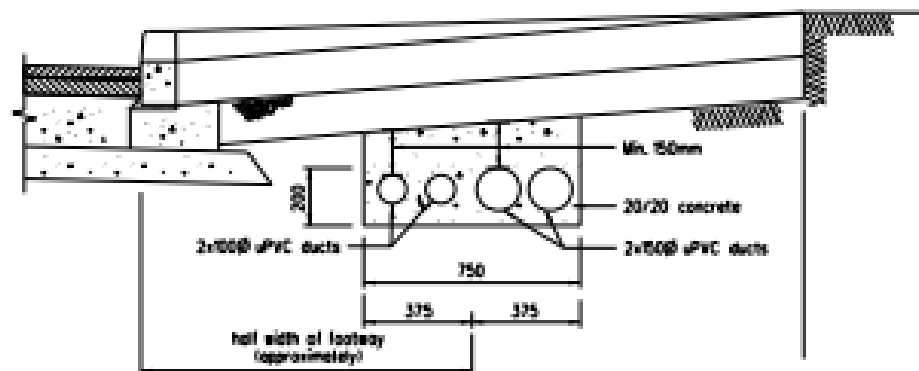
Appendix 4



Appendix 5



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of APC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus C&G.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Org. No. HEMA with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

**TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)**

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114B



盈卓物業
顧問有限公司

Our Ref.: DD117 Lot 49 & VL
Your Ref.: TPB/A/YL-TT/612

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

By Email

18 October 2023

Dear Sir,

1st Further Information

**Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in “Village Type Development” Zone,
Various Lots in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/612)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

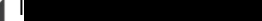
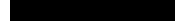
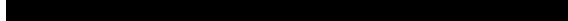
For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Ms. Ophelia WONG
(Attn.: Mr. Danny NG

email: ocmwong@pland.gov.hk)
email: dhhng@pland.gov.hk)



Responses-to-Comments

**Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in “Village Type Development” Zone,
Various Lots in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/612)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Fire Services		
(a)	Please be informed that comment on the FSI proposal cannot be given due to the layout in FSI proposal was not tally with the updated layout plan.	Noted. A revised fire service installations proposal for the subject application is provided by the applicant (Plan 1).

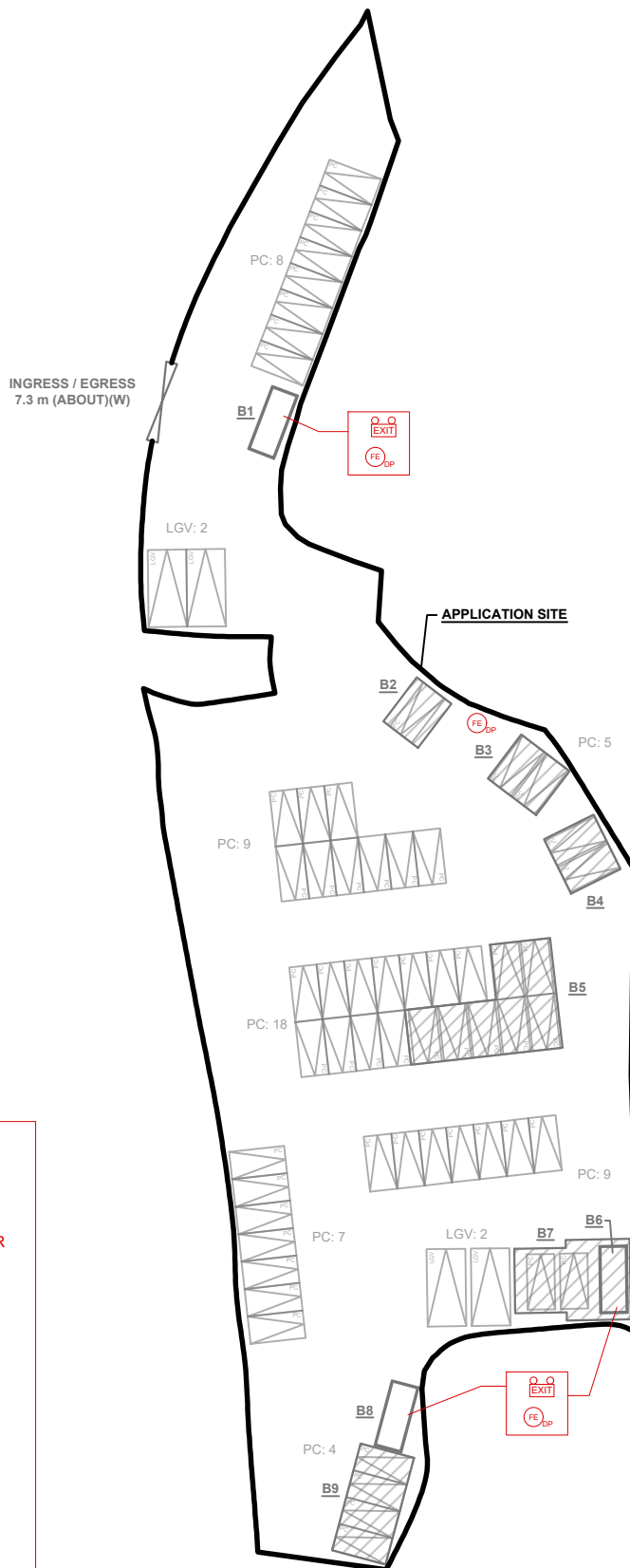
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,274 m ²	(ABOUT)
COVERED AREA	: 323 m ²	(ABOUT)
UNCOVERED AREA	: 2,951 m ²	(ABOUT)
PLOT RATIO	: 0.1	(ABOUT)
SITE COVERAGE	: 10 %	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 323 m ²	(ABOUT)
TOTAL GFA	: 323 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 60
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LGV PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B2	COVERED PARKING SPACE	20 m ² (ABOUT)	20 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B3	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B4	COVERED PARKING SPACE	28 m ² (ABOUT)	28 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B5	COVERED PARKING SPACE	97 m ² (ABOUT)	97 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B6	SITE OFFICE	COVERED BY B7	COVERED BY B7	2.8 m (ABOUT)(1-STOREY)
B7	COVERED PARKING SPACE	70 m ² (ABOUT)	70 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	STORAGE OF TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B9	COVERED PARKING SPACE	50 m ² (ABOUT)	50 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		323 m ² (ABOUT)	323 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- EXIT SIGN AND EMERGENCY LIGHT
- 5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 117, SHUI TSUI SAN TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 700 @ A4

DRAWN BY
MN

DATE
13.10.2023

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.
PLAN 1

VER.
001



Previous Application covering the Site

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-TT/488	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	3.1.2020	(1), (2), (3), (4), (5), (6), (7)

Approval Conditions

- (1) Only private cars to be entered/be parked.
- (2) No vehicle without valid licenses to be parked/stored.
- (3) No open storage, vehicle repairing, dismantling or other workshop activities are allowed.
- (4) No vehicle queue back/reverse movement onto/from public road.
- (5) Submission and implementation of run-in/out proposal.
- (6) Submission and implementation of drainage proposal.
- (7) Submission and implementation of fire service installations proposal.

**Similar Applications within/straddling the subject “V” Zone
on the Tai Tong OZP since 2020**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/492*	Temporary Public Vehicle Park (Private Cars) and Electric Vehicle Charging Station with Ancillary Shroff for a Period of 3 Years	18.9.2020 [Revoked on 18.8.2022]
2	A/YL-TT/559	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	12.8.2022
3	A/YL-TT/569	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	14.10.2022
4	A/YL-TT/604*	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 Years	22.9.2023
5	A/YL-TT/611	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	13.10.2023

* straddling the “Residential (Group D)” zone

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

(a) Comments of the Commissioner for Transport:

- no adverse comment on the application; and
- the local track and footpath leading to the Site is not under her purview.

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

- no adverse comment on the application; and
- a run-in/out should be constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.

3. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- no substantiated environmental complaint concerning the Site was received in the past three years.

4. Drainage

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

- based on the submitted drainage proposal, apparently the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL-TT/488; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TT/488 and the submission of records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

Comments of the Director of Fire Services:

No objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction and the submitted FSIs proposal is considered acceptable.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

7. District Officer's Comments

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

His office has not received any comment from the village representatives in the vicinity.

8. Other Departments

Director of Agriculture, Fisheries and Conservation, Chief Engineer/Construction, Water Supplies Department and Commissioner of Police have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) 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; and
 - (ii) the lots owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public road;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:

adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (g) to note the comments of the Director of Fire Services that:
 - (i) the installation/ maintenance/ modification/ repair work of fire service installations shall be undertaken by a 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 him; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal

submission of general building plans; and

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:

- (i) 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;
- (ii) 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 the Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use;
- (iv) for UBW erected on leased land, enforcement action may be taken by his department 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;
- (v) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-TT/612 DD 117 Tai Tong

29/09/2023 03:20

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/YL-TT/612

Lots 49 (Part), 417 (Part), 418, 419, 420 (Part) and 431 (Part) in D.D. 117, Tai Tong, Yuen Long

Site area : About 3,274sq.m

Zoning : "VTD"

Applied use : 64 Vehicle Parking / **5 Years**

Dear TPB Members,

Many extensions of time recorded, it is not clear if conditions for 488 were eventually fulfilled.

Now back with a larger operation so members should ensure that all the boxes are ticked.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 10 December 2019 3:01 AM CST

Subject: A/YL-TT/488 DD 117 Tai Tong

A/YL-TT/488

Lots 49 (Part), 417 (Part), 418, 419, 420 (Part) and 431 (Part) in D.D. 117, Tai Tong, Yuen Long

Site area : About 2,965sq.m

Zoning : "VTD"

Applied use : 47 Vehicle Parking **5 Years**

Dear TPB Members,

Google Maps shows that this is a well established parking for container and other vehicles. In fact the application itself is testament to this as 47 vehicles on almost 3,000sq.mts works out at 60sq.mts per vehicle, a larger footprint than most family homes.

This is a village that appears to have ZERO community facilities.

Villagers should park their cars at car ports on the ground floor of their spacious 2,100sq.ft residences.

If additional parking is required then a compact stacked system could accommodate many cars on a much smaller site and the rest of the site devoted to recreational and community use.

Members must not legitimize an unapproved and inefficient land use.

Mary Mulvihill