

This document is received on 6 DEC 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-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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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/TL-TYST/1249
	Date Received 收到日期	- 6 DEC 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Wong Tsz Lok (黃子樂)

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1562 RP (Part) in D.D.121, Shan Ha Tsuen, 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 1797 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/I4
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development"
(f) Current use(s) 現時用途	Vacant land with vacant structures (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

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

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
27/10/2023 (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 06/12/2023 (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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park (Private cars and Light Goods Vehicles) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 1737 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 60 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 60 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 60 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Site office and toilet (not exceeding 3.5m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 28 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 6 spaces of 7m x 3.5m
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	.....

Proposed operating hours 擬議營運時間 7:00 to 23:00 from Mondays to Sundays including public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／ 有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Shan Ha Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</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>

[illegible]

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

Please refer to Appendix 1 Planning Justification.

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

Wong Tsz Lok

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

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

Date 日期

20 Oct 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。

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	Lot 1562 RP (Part) in D.D.121, Shan Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	1797 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	Village Type Development
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private cars and Light Goods Vehicles) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	60 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.033 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	3.34 % <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		34
	Private Car Parking Spaces 私家車車位 28 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 6 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) _____ _____		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	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"/>
Site plan, proposed vehicular access plan, proposed drainage plan, proposed fire service installations plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation and Drainage proposal		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Town Planning Board Secretariat
15/F, North Point Government Office
333 Java Road
North Point, Hong Kong

Authorisation Letter

S.16 Planning Application at Lot 1562 RP (Part) in D.D.121,
Shan Ha Tsuen, Yuen Long, New Territories

Dear Sir/Madam,

This letter serves as an authorization for Mr YIP Tsz Laam, Luke to act as the authorised person on behalf of the applicant, Mr WONG Tsz Lok, in relation to the Section 16 Planning Application matter at the subject site for the proposed temporary public vehicle park (private cars and light goods vehicles) for a period of 3 years.

By signature below, the applicant certify that the foregoing statements are true and correct.

Mr WONG Tsz Lok



The Applicant's Signature

13.11.2023

Date

I certify that I am authorised by the applicant to file this Planning Application and submit, herewith, this authorisation.

Best regards,

Luke Yip

Direct Line: [REDACTED]

Fax: [REDACTED]

[REDACTED]
[REDACTED]

S.16 Planning Application for Proposed Temporary Public Vehicle Park (Private cars and Light Goods Vehicles) for a Period of 3 Years

Planning Justification

The applicant seeks planning permission to use the application site for temporary public vehicle park for private cars and light goods vehicles for a period of 3 years, on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (the OZP) at Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories. The site is easily accessible from Shan Ha Road (refer to Figure 1). There will be a temporary structure with a total floor area of no exceeding 60m² and heights of not more than 3.5m within the site for site office, electricity meter room and toilet uses. 28 private car parking spaces and 6 light goods vehicle parking spaces will be provided within the site, as shown in Figure 2. The opening hour of the proposed development is restricted to 7:00 to 23:00 daily.

The proposed development aligns with the planning intention of the “Village Type Development” (“V”) zone, which aims to primarily serve the convenience of the villagers. There is an urgent need for parking in Shan Ha Tsuen, the current supply is inadequate. Public Vehicle Park (excluding container vehicle) is a Column 2 use in the “V” zone.

The surrounding areas are predominantly composed of village houses and residential houses intermixed with open storage, warehouses, workshops, car services, car parks and some vacant land. Hence, the proposed development is compatible with the surrounding environment.

The Town Planning Board (TPB) has approved similar planning applications in the nearby “V” zone, such as A/YL-TYST/855, A/YL-TYST/1018, A/YL-TYST/1043, etc. Adequate mitigation measures, i.e. submission of a proposed drainage plan and a proposed fire service installations plan, are provided to minimise nuisance to the existing environment (as seen in Figures 3 and 4). Traffic, noise and environmental impacts are insignificant (as indicated in Annexes 1 and 2).

Sufficient manoeuvring space will be provided within the Site. Only private cars and light goods vehicles will be allowed to park at the application site. The application site will not be designated for any kind of workshop activity.

In light of the aforesaid evidences furnished in the justification, the subject planning application deserves favourable consideration by the TPB since it highly intended to meet the parking demand for nearby villagers.

Estimated Traffic Generation

The application site can be accessed via a local track leading from Shan Ha Road to its northwest (Figure 1). The site area is about 1797m². The opening hour of the proposed development is restricted to 7:00 to 23:00 daily. The morning peak is defined as 7:00 to 9:00, while the afternoon peak is 17:00 to 19:00.

The application site will be exclusively available for parking of private car and light goods vehicle. Medium, heavy goods vehicle and container tractor/trailer are not allowed to enter the site. Only vehicle with valid licences issued under Traffic Regulations are permitted to park at the application site.

The estimated average traffic generation and traffic generation rate at peak hours area as follow:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	1.75	1.75	5.25	5.25
Light Goods Vehicle	0.375	0.375	1.5	1.5
Total	2.125	2.125	6.75	6.75

According to the estimation above, the proposed development is not expected to generate a significant amount of traffic. The limited size and nature of the proposed development means that it would not impact the traffic conditions in the area.

Drainage Proposal

1. Existing Site Conditions

- 1.1 The application site (the Site) has an area of about 1797m² which is paved and fenced.
- 1.2 The Site will be proposed as a temporary public vehicle park. The surrounding area consists mainly of village houses and residential houses intermixed with open storage, warehouses, workshops, car services, car parks and some vacant land.

2. Level and gradient of the application site and the proposed surface channel

- 2.1 The highest and the lowest points of the site are in the southeastern (about +10.1mPD) and the northwestern (about +9.6mPD) parts of the Site respectively.

3. Catchment area of the proposed drainage provision at the Site

- 3.1 As shown in Figure 3, the land to surrounding the Site is at or about at the same level as the Site. An internal catchment has been identified and is shown in Figure 3.

4. Details of the existing drainage facilities to accept the surface runoff collected from the Site

- 4.1 As shown in Figure 3, a public inlet SIH1001328 is located to the northwest of the Site. Surface runoff collected from the Site would be dissipated to the aforesaid public inlet.

5. Runoff Estimation

Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3600$$

Assuming that:

The area of the entire catchment is approximately 1797m²; (Figure 3)

Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 10.1 - 9.6 = 0.5\text{m}$$

$$L = 60\text{m}$$

$$\therefore \text{Average fall} = 0.5\text{m in } 60\text{m or } 1\text{m in } 120\text{m}$$

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

$$\begin{aligned}\text{Time of Concentration } (t_c) &= 0.14465 [L/(H^{0.2} \times A^{0.1})] \\ t_c &= 0.14465 [60/(0.83^{0.2} \times 1797^{0.1})] \\ t_c &= 4.26 \text{ minutes}\end{aligned}$$

With reference to the Intensity-Duration-Frequency Curves provided in the aforesaid manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 340mm/hr

$$\begin{aligned}\text{By Rational Method, } Q_1 &= 1 \times 340 \times 1797 / 3600 \\ \therefore Q_1 &= 169.72 \text{ l/s} = 10183 \text{ l/min} = 0.169 \text{ m}^3/\text{s}\end{aligned}$$

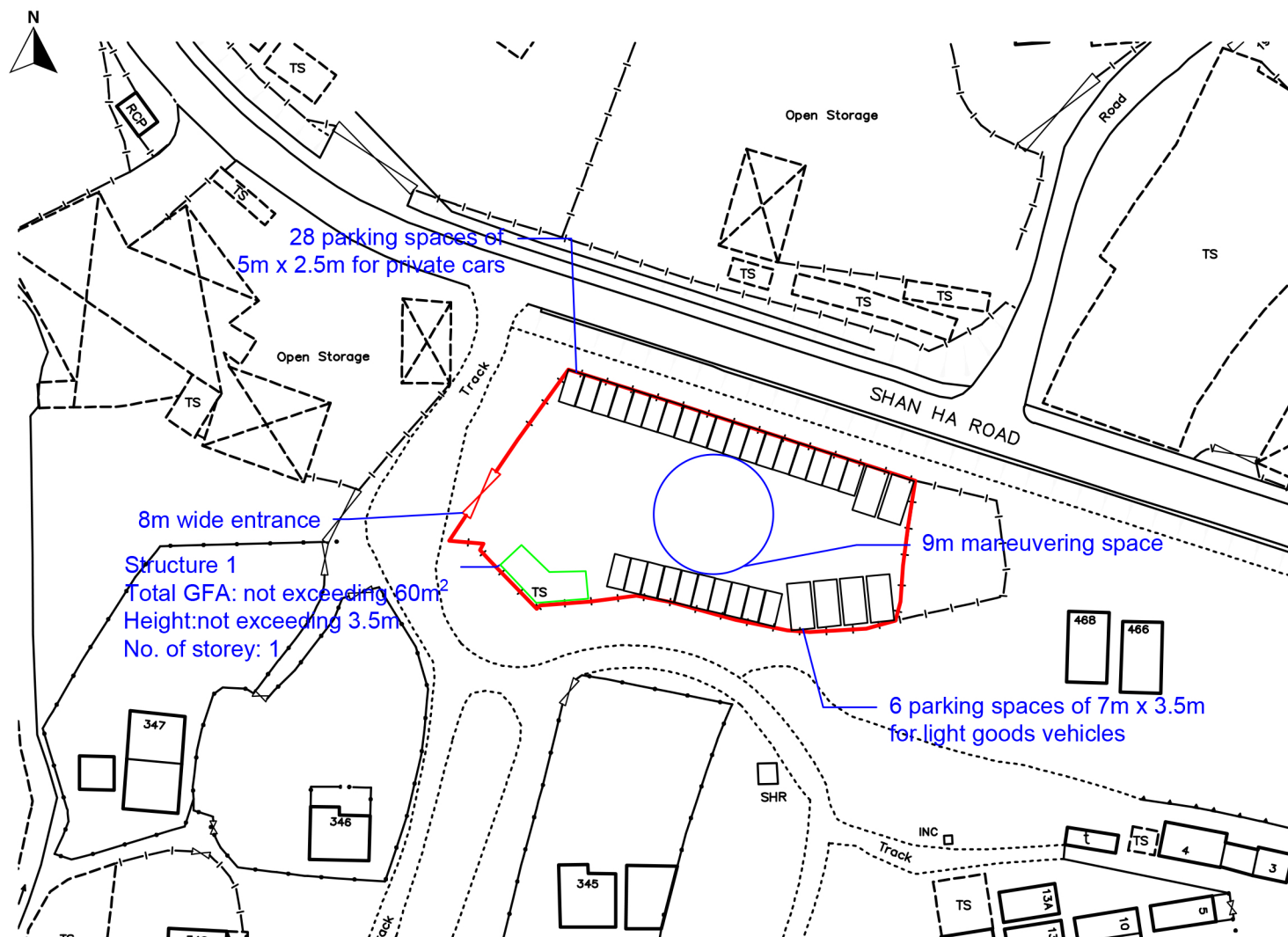
In accordance with the Chart or the Rapid Design of Channels in “Geotechnical manual for Slopes”, for an approximate gradient of about 1:100 in order to follow the gradient of the Site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the Site and adjacent land.

6. Proposed Drainage Facilities

- 6.1 Subject to the calculations in Section 5 above, it is determined that proposed 375mm concrete surface U-channel at gradient of about 1:100 along the site periphery is adequate to intercept storm water passing through and generated at the Site (Figure 3).
- 6.2 The collected stormwater will then be discharged to the existing public inlet SIH1001328 to the immediate northwest of the Site. Sand Trap or alike will be provided at the terminal catchpit before the stormwater is discharged to the public drainage.
- 6.3 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense. Also, sand trap and surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 6.4 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the

accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.

- (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
- (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
- (d) Some openings will be provided at the toe of site hoarding so as to allow unobstructed flow of surface runoff from adjacent area.



Legend

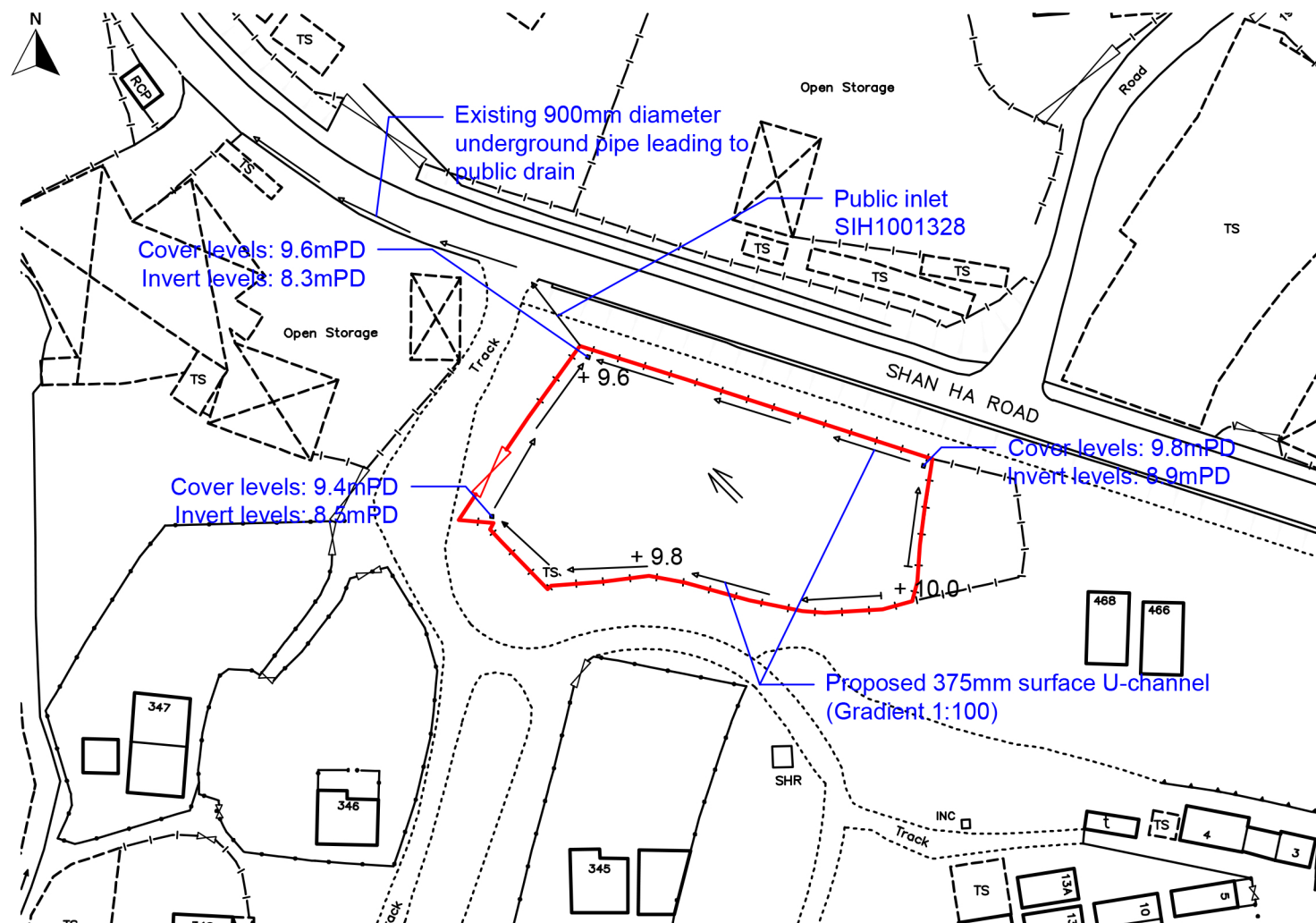
- Site Boundary
- Covered Structure(s)
- Private car parking spaces
- LGV parking spaces

Drawing Title: Proposed Layout Plan 1:1000

Drawing No.: Figure 2

Project: Proposed Temporary Public Vehicle Park (Private cars and Light Goods Vehicles) for a Period of 3 Years at Lot 1562 RP (Part) in D.D.121, Shan Ha Tsuen, Yuen Long, New Territories

Remarks: 2023.10.13 (ver. 1)



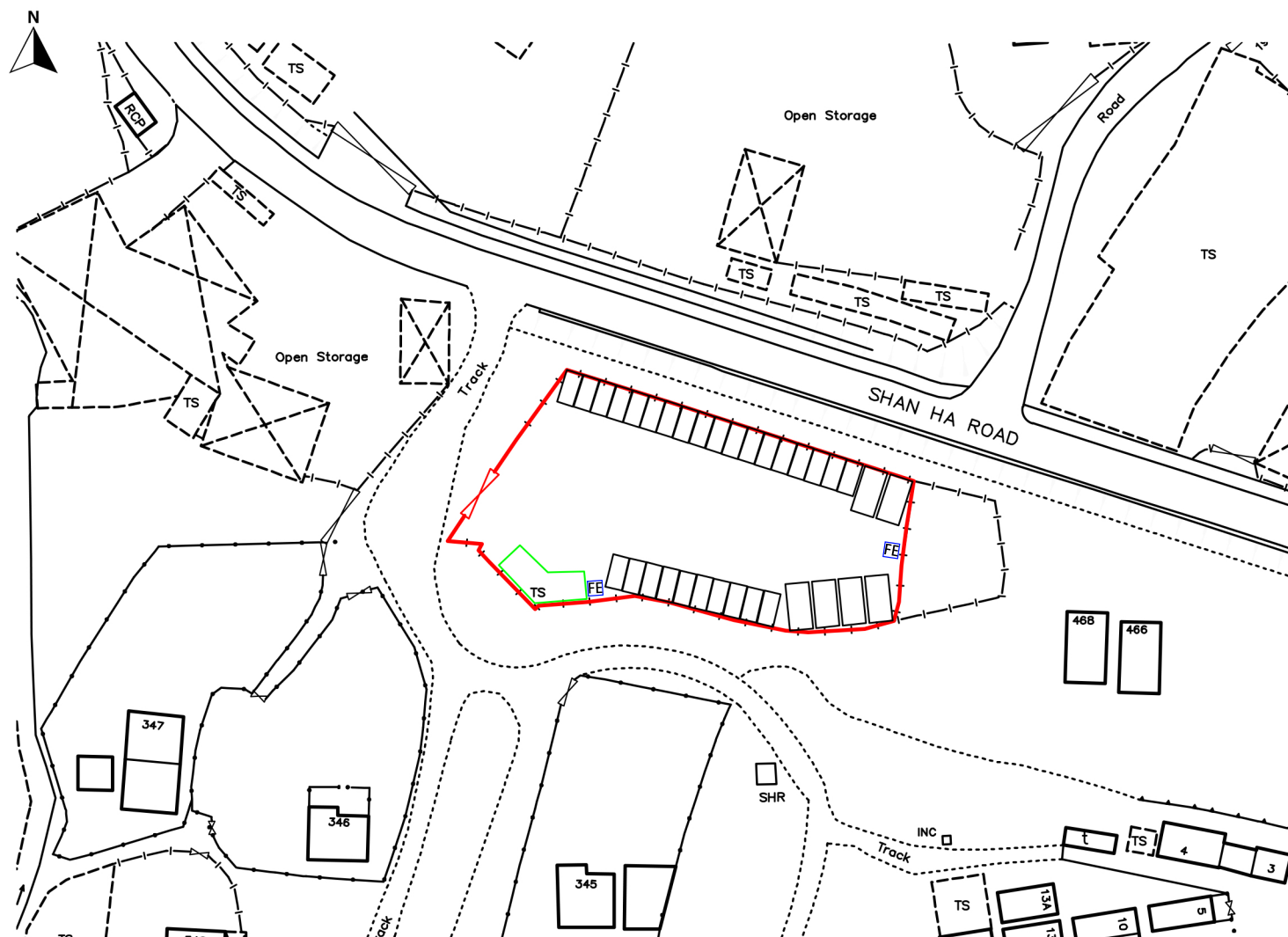
- Legend**
- Site Boundary
 - +10.0** Spot Height
 - Flow of Surface Runoff
 - Catchpit with Sand Traps

Drawing Title: Proposed Drainage Plan 1:1000

Drawing No.: Figure 3

Project: Proposed Temporary Public Vehicle Park (Private cars and Light Goods Vehicles) for a Period of 3 Years at Lot 1562 RP (Part) in D.D.121, Shan Ha Tsuen, Yuen Long, New Territories

Remarks: 2023.10.13 (ver. 1)



Legend

- Site Boundary
- Covered Structure(s)
- FE 4.5kg Dry Powder Type Fire Extinguisher

Drawing Title: Proposed Fire Service Installations Plan 1:1000

Drawing No.: Figure 4

Project: Proposed Temporary Public Vehicle Park (Private cars and Light Goods Vehicles) for a Period of 3 Years at Lot 1562 RP (Part) in D.D.121, Shan Ha Tsuen, Yuen Long, New Territories

Remarks: 2023.10.13 (ver. 1)

Town Planning Board Secretariat
15/F, North Point Government Office
333 Java Road
North Point, Hong Kong

2 FEB 2024

Further Information

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)
for a Period of 3 Years at Lot 1562 RP (Part) in D.D.121,
Shan Ha Tsuen, Yuen Long, New Territories
(S.16 Planning Application No. A/YL-TYST/1249)

Dear Sir/Madam,

I refer to the captioned application submitted to the Town Planning Board on 13.11.2023, and the subsequent comment from Planning Department (PlanD).

In response to PlanD's comment, due to a dispute between the former tenant and the landowner, the progress of the clearance has been delayed. However, I would like to assure you that the landowner has already taken steps to address the issue. We apologize for any inconvenience caused. The applicant is committed to assisting with the clearance and reinstatement before the Chinese New Year. We appreciate your understanding and patience in this matter. The applicant also guarantees that the above issues will not recur in the proposed temporary public vehicle park.

If you have any questions or concerns regarding this matter, please do not hesitate to contact the undersigned.

Best regards,
Luke Yip
Town Planner

Direct Line:

Fax:

[Redacted signature block]

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/974	Proposed Temporary Shop and Services (Convenience Stores) for a Period of 3 Years	16.8.2019 [revoked on 16.11.2021]
2	A/YL-TYST/1134	Proposed Temporary Shop and Services for a Period of 3 Years	28.1.2022 [revoked on 28.7.2023]

**Similar Applications within the “V” Zone
on the Tong Yan San Tsuen OZP since 2019**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1018	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	18.9.2020
2	A/YL-TYST/1043	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicle and Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020
3	A/YL-TYST/1161	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	29.7.2022
4	A/YL-TYST/1222	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Shop and Services for a Period of 3 Years	28.7.2023
5	A/YL-TYST/1228	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle and Shop and Services (Real Estate Agency) for a Period of 3 Years	11.8.2023

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- 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 (C for T):

- no adverse comment from traffic engineering perspective for the proposed 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 (CHE/NTW, HyD):

No comment on the application from highways maintenance point of view.

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Drainage

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

- no objection in principle to the proposed development from the public drainage point of view; and
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, conditions requiring the submission, implementation and maintenance of a revised drainage proposal 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 (D of FS):

- 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 to his department.

6. Building Matters

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structure 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 (DO(YL), HAD):

His office did not receive any feedback from locals.

8. Other Departments

Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Electrical and Mechanical Services (DEMS), Commissioner of Police (C of P) and Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) 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) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. fuel filling) not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot 1562 RP in D.D. 121 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by his department. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW boundary and layout of structures to be built on site. All STWs affected will have to be terminated upon land resumption and the site will be cleared in accordance with the Civil Engineering and Development Department's (CEDD) scheduled programme;
- (d) to note the comments of the Commissioner for Transport (C for T) 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 shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

the access road connecting the Site with Shan Ha Road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site with Shan Ha Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) 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 general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and his technical comments on the submitted drainage proposal

that:

- (i) the legend of the proposed catchpit is not clearly shown on the drainage plan and should be reviewed;
 - (ii) catchpit(s) should be provided at all changes in direction and at intersections;
 - (iii) the applicant should advise the size and gradient of the proposed drainage facility connecting from the terminal manhole to the existing public inlet (SI-1001328) on the drainage plan. Its connection details should also be provided for comments;
 - (iv) the ground to the south of the Site is significantly higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation;
 - (v) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
 - (vi) standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
 - (vii) the applicant should confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the Site and its details should be provided for comments;
 - (viii) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc; and
 - (ix) DLO/YL, LandsD should be consulted and consent from the relevant owners should be sought for any drainage works to be carried out outside your lot boundary before commencement of the drainage works;
- (h) to note the comments of the Director of Fire Services (D of FS) 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 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
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) 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 Regulation 19(3) of the B(P)R at

building plan submission stage;

- (iii) if the existing structure is 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 under the application;
- (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (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 Authorised 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 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-TYST/1249 DD 121 Shan Ha Tsuen

03/01/2024 03:17

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-TYST/1249

Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long

Site area: About 1,797sq.m

Zoning: "VTD"

Applied Use: 34 Vehicle Parking

Dear TPB Members,

837 and 885 were withdrawn. They were followed by applications for part of the site for use as Convenience store, 974 Revoked and 1134 failed to fulfil conditions.

The site appears to be used for heavy vehicle parking and open storage.

Members should request aerial images to determine the actual operation.

Mary Mulvihill

From:

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

Date: Thursday, 7 February 2019 1:15 AM HKT

Subject: Re: A/YL-TYST/885 DD 121 Shan Ha Tsuen

Dear TPB Members,

The objective of this application, now almost one year old, appears to be to draw out the process while the unapproved use, including parking for very long vehicles as can be seen on Google Maps, continues to operate.

How much longer will members tolerate abuse of process?

Mary Mulvihill

From:

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

Sent: Wednesday, March 21, 2018 2:23:46 AM

Subject: A/YL-TYST/885 DD 121 Shan Ha Tsuen

A/YL-TYST/885

Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long

Site area : About 1,746m²

Zoning : "VTD"

Applied Use : 30 Vehicle Parking

Dear TPB Members,

It is time to review this most inefficient form of land use, or abuse being a better term. Now that humans are forced to live in nano flats it is no longer tolerable that hundreds of hectares of land be devoted to parking vehicles. In this case 50sqmts per vehicle, twice the size of many residential units on the market. How about providing temporary container homes on the site?

The development that appears to be an ongoing unapproved brownfield use, is not in line with the planning intention of 'VTD' zone, to provide residential units or "Agriculture". There is no strong planning justification in the submission to merit a departure from the planning intentions, even on a temporary basis.

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit. Moreover utilization of stacked facilities would free up a lot of village land for community use such as football pitches and basketball courts, amenities sadly lacking all over NT.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.

Mary Mulvihill

From:

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

Date: Wednesday, 26 April 2017 1:58 AM HKT

Subject: A/YL-TYST/837 Shan Ha Tsuen

A/YL-TYST/837

Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long

Site area : About 3,210 m²

Zoning : "VTD"

Applied Use : Public 54 Vehicle Park

Dear TPB Members,

It is not clear if this applicant is to legitimize an existing illegal current usage.

Apart from being an inappropriate use of land zoned for residential, these car parks are a most inefficient land use and should not be encouraged.

Car parking should be accommodated underground or in purpose built high rise facilities with industrial lifts and other amenities. As for village residents, their 2,100sqft homes can easily accommodate parking on the ground floor, as is common practice all over the world.

Approval would set an undesirable precedent of inappropriate land use and the creation of brownfield sites for what are often shady activities.

Mary Mulvihill