

This document is received on - 3 JUN 2024  
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](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](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

2401041

20.4.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-TPST/1271
	Date Received 收到日期	- 3 JUN 2024

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構)
Tang Wai San Tong (鄧維新堂)

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

<b>3. Application Site 申請地點</b>	
(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 1578 (Part) in D.D. 121 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 2,740 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 40 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 45 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V")
(f) Current use(s) 現時用途	Vacant  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立法法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

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	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years and Excavation of Land  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2,700 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	40 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 40 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 40 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
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	81 spaces of 5m x 2.5m
Motorecycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 7:00a.m. to 1:00p.m. from Mondays to Sundays including public holidays																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p>Vehicular access leading from Shan Ha Road</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>																														
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....113.85 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....0.45 m 米 <input checked="" type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>	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"/>
On environment 對環境	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"/>																													

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

**7. Justifications 理由**

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

1. The proposed development is in line with the planning intention of the 'Village Type Development' ("V") zone which is primarily for the convenience of the villagers.
2. Insufficient supply to meet exigent parking demand in Shan Ha Tsuen.
3. The application site is owned by Ancestral Hall ("Tso Tong") so that it is complicated to make use of the application site for other developments.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' zone.
5. The application is vacant for a long time. The approval for public vehicle park would benefit the villagers.
6. The proposed development is compatible with the surrounding environment.
7. Similar planning applications have been approved by the Town Planning Board in the 'Village Type Development' zone such as A/YL-TYST/1228.
8. Minimal traffic impact
9. Insignificant noise and environmental impacts.
10. The applicant will provide surface U-channel and fire service installations should the Town Planning Board see fits.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. No light goods vehicle, medium goods vehicle, heavy goods vehicle and container tractor/trailer will allow to access/park at the application site.



**8. Declaration 聲明**

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

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

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



Applicant 申請人 /  Authorised Agent 獲授權代理人

Consultant

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員  
專業資格

- HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /  
 HKIS 香港測量師學會 /  HKIE 香港工程師學會 /  
 HKILA 香港園境師學會 /  HKIUD 香港城市設計學會  
 RPP 註冊專業規劃師

Others 其他 .....

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

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

Date 日期

24/4/2024

(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**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

### Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1578 (Part) in D.D. 121 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	2,740 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 45 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
Zoning 地帶	'Village Type Development' ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years and Excavation of Land

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	40 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.014 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		1.46 %	<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		81
	Private Car Parking Spaces 私家車車位		81
Motorcycle Parking Spaces 電單車車位		0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0	
Others (Please Specify) 其他 (請列明)			
NA			
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			0
Taxi Spaces 的士車位			0
Coach Spaces 旅遊巴車位			0
Light Goods Vehicle Spaces 輕型貨車車位			0
Medium Goods Vehicle Spaces 中型貨車車位			0
Heavy Goods Vehicle Spaces 重型貨車車位			0
Others (Please Specify) 其他 (請列明)			
NA			

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan and location plan		
Proposed excavation plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

**Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years and Excavation of Land at Lot 1578 (Part) in D.D. 121 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.**

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**Annex 1 DRAINAGE PROPOSAL**

**1.1 Existing Situation**

**A. Site particulars**

1.1.1 The application site had been paved and occupied an area of about 2,740m<sup>2</sup>.

1.1.2 The application site will be occupied for public vehicle park for private car.

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

1.1.3 The lowest point of the site is at the northwestern part which is about +10.0mPD. The highest point of the site is at the southeastern part which is about +9.4mPD.

**C. Catchment area of the proposed drainage provision at the application site**

1.1.4 According to **Figure 4**, it is noted that the land to surrounding the application site commands a lower level or about the same level as the application site except to the west. As such, no external catchment is identified.

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

1.1.5 As shown in **Figure 4**, a public drain (i.e. 600mm surface channel) is found along the vehicular access abutting the site.

**1.2 Runoff Estimation**

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

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

Assuming that:

- i. The area of the entire catchment is approximately 2,740m<sup>2</sup>; (**Figure 4**)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 10.0\text{m} - 9.4\text{m} = 0.6\text{m}$$

$$L = 80\text{m}$$

$$\therefore \text{Average fall} = 0.6\text{m in } 80\text{m} \text{ or } 1\text{m in } 133.33\text{m}$$

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

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

$$t_c = 0.14465 [ 80 / (0.75^{0.2} \times 2,740^{0.1}) ]$$

$$t_c = 5.55 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 275mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 275 \times 2,740 / 3,600$$

$$\therefore Q_1 = 209.31 \text{ l/s} = 12,558.33 \text{ l/min} = 0.21\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 450mm surface U-channel at 1:180 and 1:200 gradient is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

### **1.3 Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 450mm concrete surface U-channel at gradient of about 1:180 and 1:200 is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged to the public drain abutting the site via the terminal catchpit with sand trap.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense. Also, surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 Sand trap or alike will be provided at the terminal catchpit to avoid the addition of load into public drainage.
- 1.3.5 All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.

- 1.3.6 For the drainage works outside the jurisdiction of the applicant, the applicant will seek the consent of land owners or District Lands Office/Yuen Long for works outside application site prior to the commencement of works.
- 1.3.7 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- 1.3.8 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. 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) Adequate gap, say 100mm, will be reserved at the toe of the site hoarding to allow free flowing of surface runoff to and from the application site.

## Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a vehicular track leading from Shan Ha Road. In view of that the proposed development is target for the nearby residents and villagers, no new vehicle will be attracted to the application site in particular of the geographical location of Shan Ha Tsuen which is not close to other settlements.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	3.75	3.75	36	28

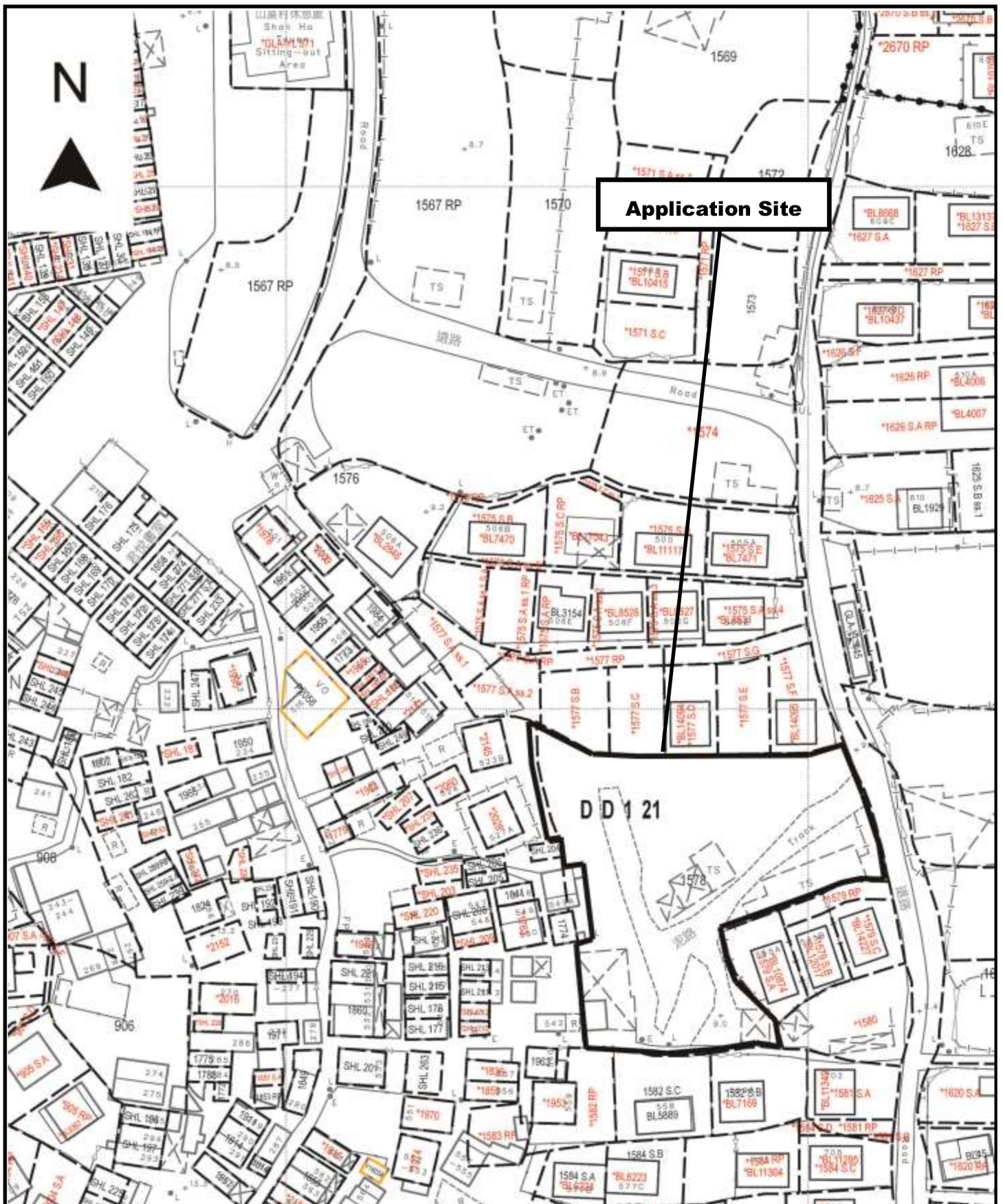
Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. at all days including Sundays and public holidays.

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

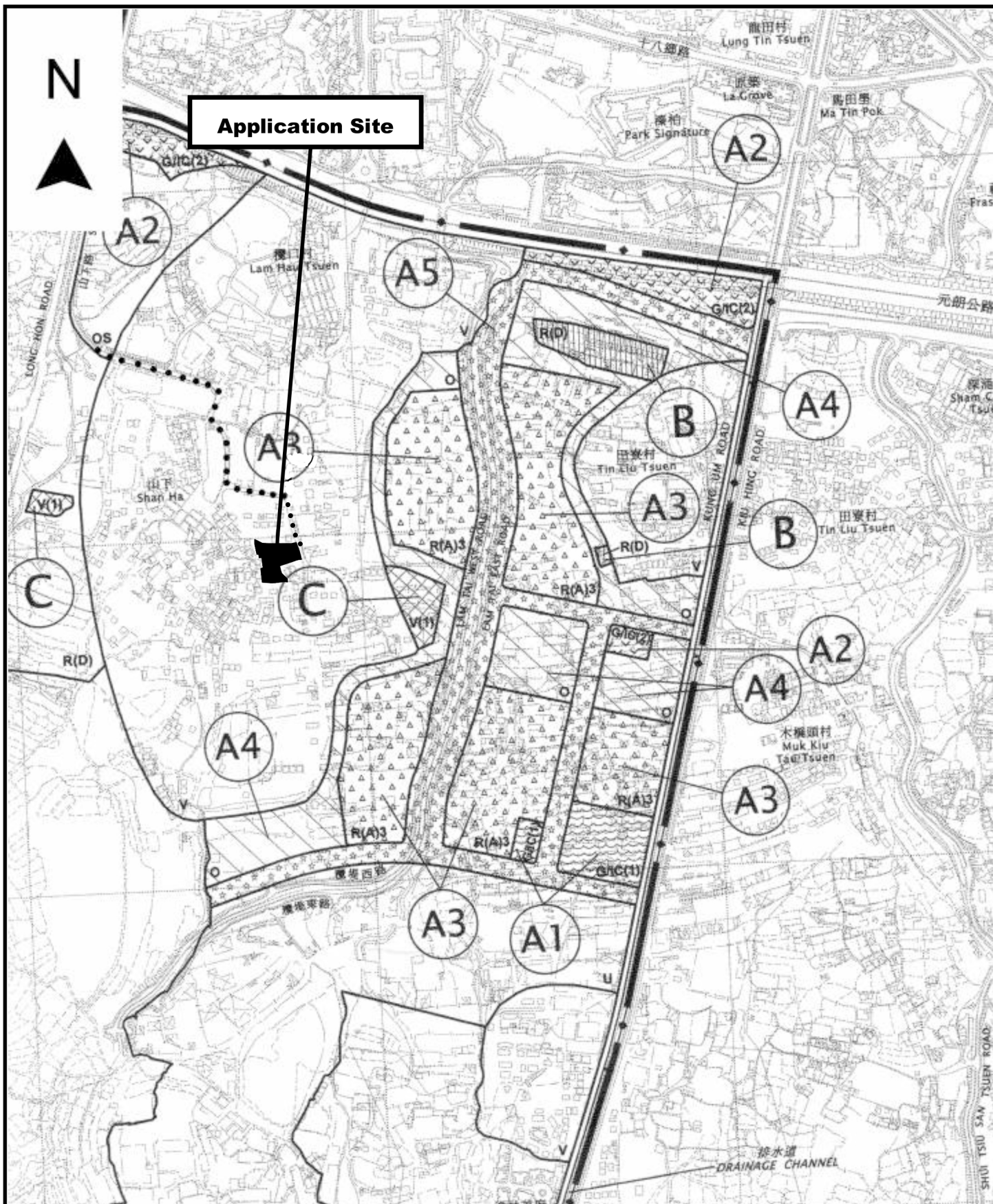
Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Shan Ha Road and nearby road networks.



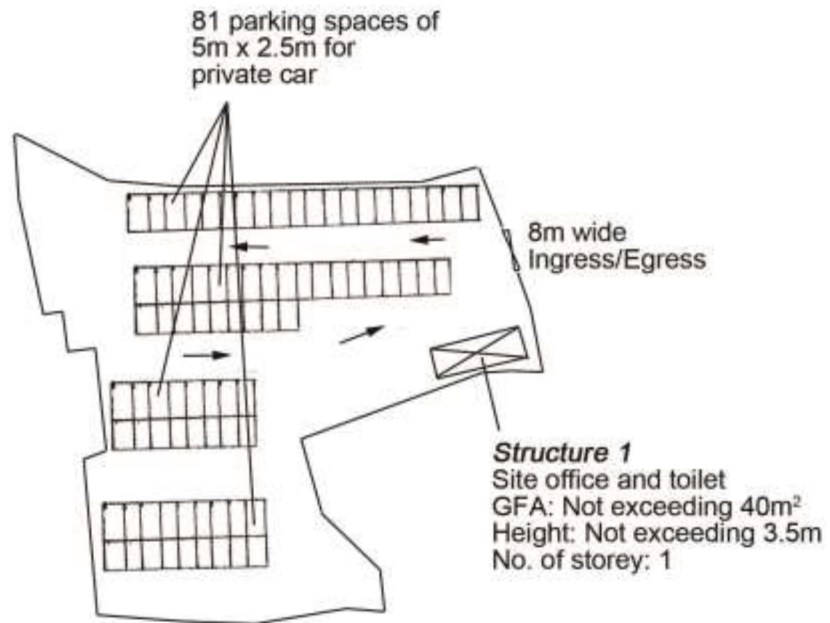


<p>Project 項目名稱:</p> <p>Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 1578 (Part) in D.D. 121 &amp; Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Site Plan</p>	<p>Remarks 備註:</p>
<p>Drawing No. 圖號:</p> <p>Figure 1</p>		<p>Scale 比例:</p> <p>1:1000</p>



<p>Project 項目名稱:</p> <p>Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 1578 (Part) in D.D. 121 &amp; Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Location Plan</p>	<p>Remarks 備註:</p> <p>••• Vehicular access leading to the application site from Shan Ha Road</p>
	<p>Drawing No. 圖號:</p> <p>Figure 2</p>	<p>Scale 比例:</p> <p>1:7500</p>

N



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 1578 (Part) in D.D. 121 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

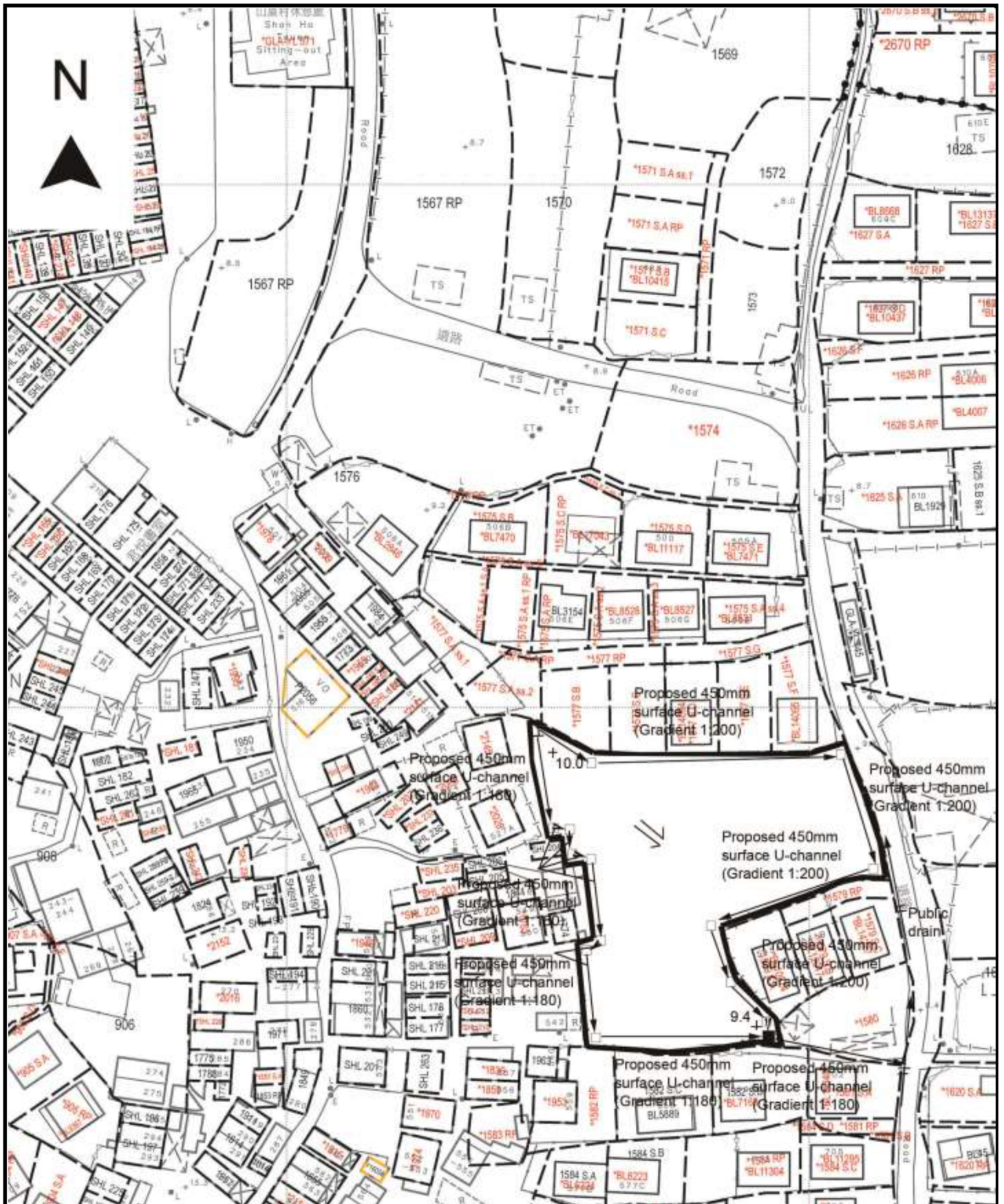
Remarks 備註:

Drawing No. 圖號:

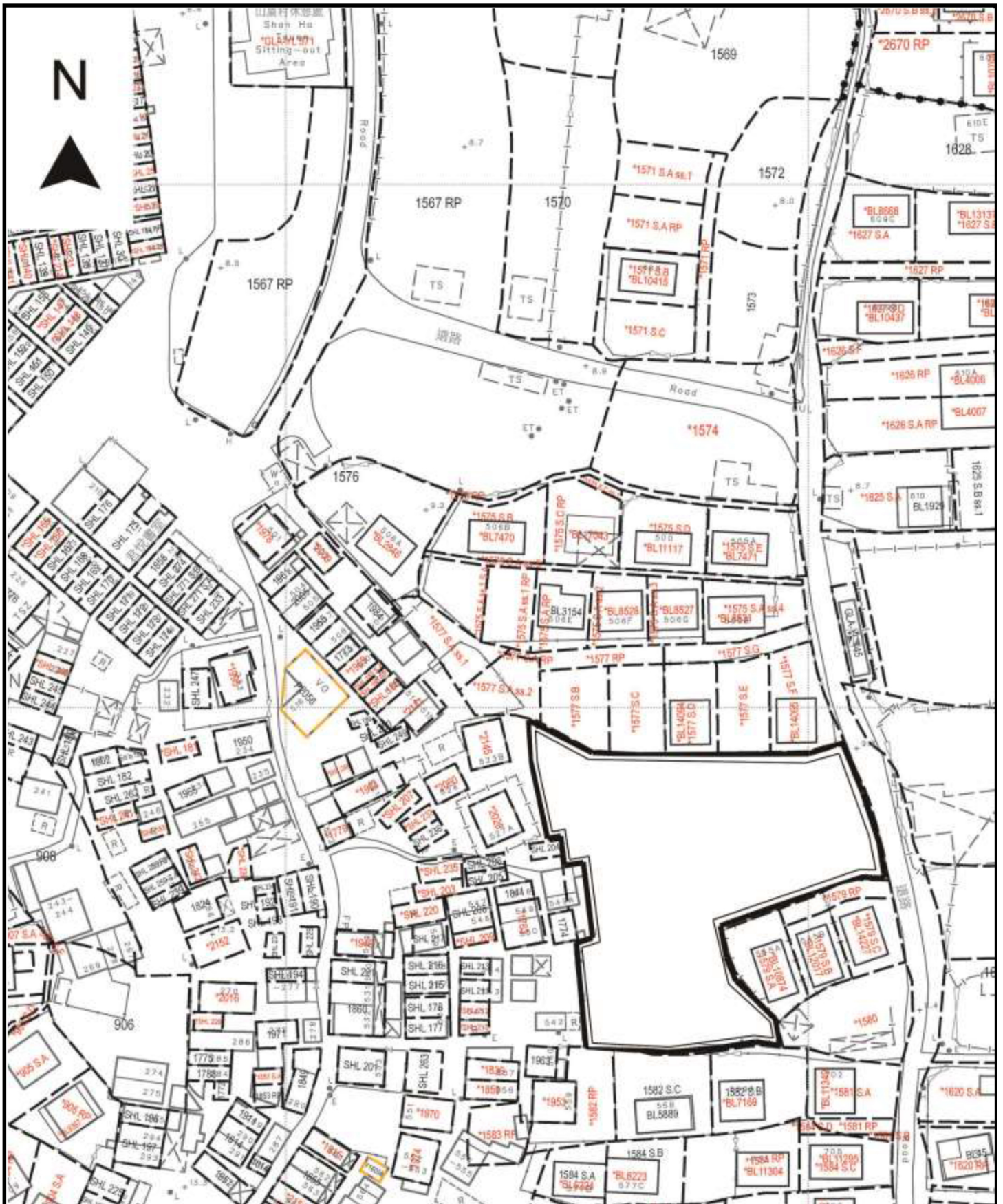
Figure 3

Scale 比例:

1:1000



<p>Project 項目名稱:          Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 1578 (Part) in D.D. 121 &amp; Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:          Proposed Drainage Plan</p>	<p>Remarks 備註:          †10.0 Level (in mPD)          □ Proposed catchpit          ■ Catchpit with sand trap          ⇐ Flow of surface runoff</p>
	<p>Drawing No. 圖號:          Figure 4</p>	<p>Scale 比例:          1:1000</p>



<p>Project 項目名稱:</p> <p>Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 1578 (Part) in D.D. 121 &amp; Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Proposed Excavation Plan</p>	<p>Remarks 備註:</p> <p>—— Proposed excavation of land of 450mm along the site periphery for the provision of surface channel</p>
	<p>Drawing No. 圖號:</p> <p>Figure 5</p>	<p>Scale 比例:</p> <p>1:1000</p>

Date: 18 July 2024

TPB Ref.: A/YL-TYST/1271

By Email

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

Dear Sir,

**Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years and Excavation of Land at Lot 1578 (Part) in D.D. 121 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.**

In order to address the public comments concerning the access to adjoining houses and security concern, the applicant is glad to provide a fencing plan to fence off the application site. We wish to draw your attention that the applicant will set back the site fencing at the southwestern part of the site to maintain the existing access for public use.

The applicant will demolish the existing structures at the application site and apply for short term waiver for the proposed structures. He will also apply to DLO/YL for short term tenancy for the occupation of adjoining Government land.

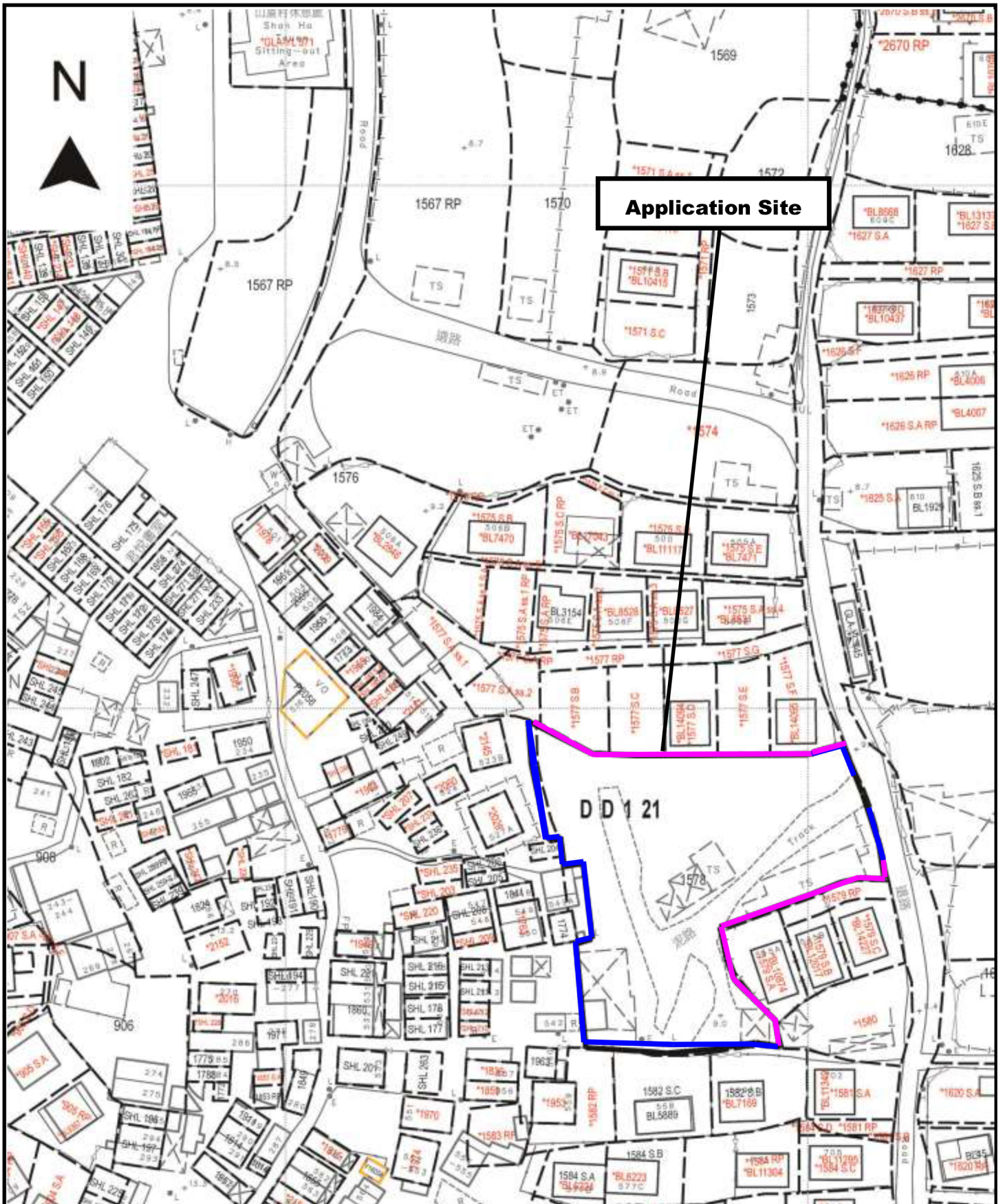
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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



<p>Project 項目名稱:</p> <p>Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 1578 (Part) in D.D. 121 &amp; Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Fencing Plan</p>	<p>Remarks 備註:</p> <ul style="list-style-type: none"> <li><span style="color: magenta;">—</span> Existing fencing</li> <li><span style="color: blue;">—</span> Proposed fencing location</li> </ul>
	<p>Drawing No. 圖號:</p> <p>Figure 6</p>	<p>Scale 比例:</p> <p>1:1000</p>

Date: 22 July 2024

TPB Ref.: A/YL-TYST/1271

By Email

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

Dear Sir,

**Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years and Excavation of Land at Lot 1578 (Part) in D.D. 121 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.**

This letter intends to supersede our letter dated 22.7.2024.

We write further to our letter dated 18.7.2024. The applicant would also maintain the existing access to the adjacent village houses and the proposed site fencing would not block the existing access to the adjacent village houses.

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

Yours faithfully,



Patrick Tsui

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



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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
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
6	A/YL-TYST/1249	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	15.3.2024

**Government Departments' General Comments**

**1. Traffic**

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

No adverse comment on the application.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

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

**3. Drainage**

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

- (a) no objection in principle to the application from a drainage point of view; and
- (b) should the application be approved by the Town Planning Board (the Board), approval 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.

**4. Water Supply**

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

- (a) no objection to the application; and
- (b) existing water mains will be affected (**Plan A-2**).

**5. Fire Safety**

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

No objection in principle to the application subject to fire service installations being provided to his satisfaction.

**6. Building Matters**

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

- (a) no objection to the application;
- (b) as there is no record of approval granted by the Building Authority (BA) 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; and
- (c) it is noted that one structure is proposed in the application. 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 unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## **7. District Officer's Comments**

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

His office has not received any feedback from locals.

## **8. Other Departments**

The following departments has no comment on the application:

- Director of Agriculture, Fisheries and Conservation (DAFC);
- 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).

**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) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lot 1578 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; and
  - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the local track and footpath leading to the Site is not under her purview;
  - (ii) 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
  - (iii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) 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;
- (e) 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;
- (f) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and his specific comments on the submitted drainage proposal that:
  - (i) the ground to the east, west and south of the Site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation. The said +10.9mPD at the northwest of the Site does not match with our available record. The level of the Site should be checked accordingly;

- (ii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
  - (iii) the applicant should advise and indicate the type, size and gradient of the existing public drain for discharge the stormwater from the Site on the drainage plan;
  - (iv) the existing public drain, to which the applicant proposed to discharge the stormwater from the Site was not maintained by his office. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long) should be consulted. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant to avoid blockage of the system;
  - (v) further to (iv) above, since there is no record of the said discharge path, site photos should be provided to demonstrate its presence and existing condition;
  - (vi) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan;
  - (vii) referring to paragraph 1.3.8 (d) of the drainage proposal, a 100mm gap will be provided at the toe of the hoarding. Its details should be provided on the drainage plan for review;
  - (viii) standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
  - (ix) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - (x) his department shall not maintain all such drains and manholes proposed to be laid within private lots adjacent to the development. The Authorised Person has to confirm the future maintenance responsibilities of such drains and manholes;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any necessary diversion shall be borne by the proposed development;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for his staff or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
  - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are

anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;

- (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (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) 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
  - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

## 參考編號

Reference Number:

240627-163941-06231

## 提交限期

Deadline for submission:

02/07/2024

## 提交日期及時間

Date and time of submission:

27/06/2024 16:39:41

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1271

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung Siu Kei

## 意見詳情

Details of the Comment :

我是山下村原居民，正為城規會考慮批准在新界元朗山下村興建臨時停車場一事，提出反對。

1. 該臨時停車場範圍包含的政府地，是附近村民出入通道。如該臨時停車場申請獲得批准，必然阻塞此村民出入通道，造成不便。請不要剝削村民的權益。
2. 在持續暴雨下，這臨時停車場填高的部分有機會令附近地方出現水浸。
3. 萬一停車場發生火警，將危及附近居民的安全。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

240626-205706-57072

**提交限期****Deadline for submission:**

02/07/2024

**提交日期及時間****Date and time of submission:**

26/06/2024 20:57:06

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-TYST/1271

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Cheung Siu Chung

**意見詳情****Details of the Comment :**

現就新界元朗山下村丈量約份第121約地段第1578號(部分)和毗連政府土地  
(申請編號：A/YL-TYST/1271) 提出意見

我正為城市規劃委員會即將在我家側批准興建停車場一事，提出堅決反對。理由如下：

首先，由於將興建的停車場緊貼我家的圍牆，如果停車場發生火警，將波及我家，造成性命及財產損失。到時，由誰負責？

其次，停車場的興建將會影響我家原有的圍牆系統。由於將興建的停車場緊貼我家的圍牆，本人甚為擔心因車場填高處隨時為不法分子越過圍牆入屋盜竊的途徑，給我的家庭安全造成巨大的威脅。

再者，自我爸興建丁屋30多年來，一直使用該政府地作出入口通道。停車場的興建包括我家圍牆對出的政府地，而停車場會阻塞我家的主要出入兩旁的其中一條通道。萬一附近發生火災，我們將沒有逃生路徑，勢必會造成嚴重的人命傷亡。

另外，我擔心停車場的興建會影響到當地的排水系統，加劇水浸的問題。近來香港開始受極端天氣影響，暴雨天氣時，停車場填高的部份將令附近地方受嚴重的水浸困擾。

本人誠摯請求城市規劃委員會能夠審慎考慮，停止批准在我家附近興建停車場，或建議興建停車場的人士，更改原訂的圖則，以不影響居民生活為首要考慮因素。

在此，本人再次強烈要求城市規劃委員會能夠採納上述意見，謝謝。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

240626-212144-43462

**提交限期****Deadline for submission:**

02/07/2024

**提交日期及時間****Date and time of submission:**

26/06/2024 21:21:44

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-TYST/1271

**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss CHEUNG WING YEE

**意見詳情****Details of the Comment :**

我正為城市規劃委員會即將在新界元朗山下村丈量約份第121約地段第1578號(部分)和毗連政府土地興建停車場一事，提出反對。理由如下：

1. 該停車場除了私人地段外，還包括部分政府土地，該政府土地成為附近村民出入通道，已經有數十年了。另外，此地也是附近小孩玩耍的地方。如果興建了此停車場，村民便不能由該政府土地出入，造成村民的不便。為了一個停車場，剝削村民出入之便利，實屬無理。
2. 如果停車場發生火警，將波及附近居民。
3. 造成水浸。當暴雨來臨時，停車場墊高的部分會造成附近地方水浸。
4. 興建停車場會造成空氣污染。

基於以上理由，我十分反對在該地興建停車場。  
希望城規會考慮上述理由，不批准該地興建停車場。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

240627-150300-13529

**提交限期****Deadline for submission:**

02/07/2024

**提交日期及時間****Date and time of submission:**

27/06/2024 15:03:00

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-TYST/1271

**「提意見人」姓名/名稱****Name of person making this comment:**

女士 Ms. cheung wing han

**意見詳情****Details of the Comment :**

我是山下村原居民，正為城規會考慮批准該申請，提出強烈反對。

1. 其中該擬建停車場位置部份貼近民居，多年來它是附近村民出入之通道。批准興建停車場，會阻塞村民出入通道，造成極大的不便。
2. 停車場填高的部分，特別是近年極端氣豪雨情況下容易造成附近水浸，影响住在附近村民。
3. 如果停車場發生火災，將危及附近居民的安全。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1271

意見詳情 (如有需要，請另頁說明)

城市規劃委員會執事先生：

本人為山下村的原居民。我正為貴委員會即將在我家側批准興建停車場一事提出鄭重的投訴，並堅決反對。

第一，停車場的興建將會影響我家原有的圍牆系統。由於將興建的停車場緊貼我家的圍牆，本人甚為擔心因車場填高處隨時為不法分子越過圍牆入屋盜竊的途徑，給我的家庭安全造成巨大的威脅。

第二，由於將興建的停車場緊貼我家的圍牆，如果停車場發生火警（時有發生），將波及我家，造成性命及財產損失。到時，性命及財產的損失，由誰負責？

第三，自我興建丁屋 30 多年來，一直使用該政府地作出入通道。停車場的興建包括我家圍牆對出的政府地，而停車場會阻塞我家的主要出入兩旁的其中一條通道。萬一附近發生火災，我們將沒有逃生路徑，勢必會造成嚴重的人命傷亡。（見另頁）

「提意見人」姓名/名稱 Name of person/company making this comment 張啟玉

簽署 Signature

*Kai*

日期 Date

26-6-2024



第四，我擔心停車場的興建會影響到當地的排水系統，加劇水浸的問題。近來香港開始受極端天氣影響，暴雨天氣時，停車場填高的部份將令附近地方受嚴重的水浸困擾。

本人誠摯請求城市規劃委員會能夠審慎考慮，停止批准在我家附近興建停車場，或建議興建停車場的人士，更改原訂的圖則，以不影響居民生活為首要考慮因素。

在此，本人再次強烈要求 貴委員會能夠採納上述意見，謝謝。

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

## 參考編號

Reference Number:

240630-145430-55972

## 提交限期

Deadline for submission:

02/07/2024

## 提交日期及時間

Date and time of submission:

30/06/2024 14:54:30

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1271

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YIP WAI NING

## 意見詳情

Details of the Comment :

敬啟者：

您好，

本人是規劃申請編號A/YL-TYST/1271地段側旁的 的住戶。現就此次規劃作出建議論述：

首先，本人一家現居住的 ，是此次停車場規劃最首當其衝的一戶，希望主事此次規劃的負責人及申請方能聆聽住戶意見及建議。

原則上不反對此地方改建私家車停車場以便利村民、但由於場地龐大及直接貼近本地地下住戶、如處理不好噪音、燈害、廢氣、監察鏡頭……等問題，或將對住戶造成嚴重滋擾問題。

現建議如下：

- 1.在 地下整條大L位作出一定距離的隔離帶及圍網，此基於保安及要維修外欄原因。
- 2.在 地下整條大L位請不要泊車、此基於汽車廢氣、夜晚噪音、及車頭尾燈射入住戶原因。
- 3.在 地下整條大L位請不要豎立照明燈柱、此基於晚上燈光會射入住戶原因。
- 4.在 地下整條大L位請不要豎立監察鏡頭組樁柱、此基於會拍到住戶地方私隱原因。
- 5.懇請不要砍伐此地方僅要的幾棵樹木。

僅此建議、敬望垂注！

感謝！

住戶上

30/06/2024

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**From:**  
**Sent:** 2024-07-01 星期一 03:32:01  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TYST/1271 DD 121 Shan Ha Tsuen

A/YL-TYST/1271

Lot 1578 (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen

Site area: About 2,740sq.m Includes Government Land of about 45sq.m

Zoning: "VTD"

Applied use: 81 Public Vehicle Park / **Excavation of Land**

Dear TPB Members,

Question the true intention of the application. Shan Ha Tsuen has abundant parking lots and they are more accessible to local residents.

This site is already paved and is surrounded by brownfield operations. The intended operation is therefore brownfield use, not compatible with the zoning.

I would remind member yet again that in response to a number of JR rulings, you have a duty to make independent inquiries into applications to effectively evaluate the sincerity of the applicant.

Mary Mulvihill