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寄件者: Kin Planning  
寄件日期: 2025年01月13日星期一 16:53  
收件者: William Shu Tai WONG/PLAND; tpbpd/PLAND  
副本: Jeffrey Kwok DeSPACE; Greg Lam  
主旨: Submission of Further Information (1) for Planning Application No. A/NE-STK/28  
附件: A\_NE-STK\_28 FI(1) final.pdf  
類別: Internet Email

Dear William,

In reference to Planning Application No. A/NE-STK/28, please find attached the requested further information for your review. Should you require any additional details or clarification, please do not hesitate to contact me.

Thank you for your attention, and I look forward to your feedback.

Regards,

**Kin Leung**



DeSPACE (International) Limited



Date: 10<sup>th</sup> January 2025  
Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

Pages: 2+ Attachment  
BY EMAIL  
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

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**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP  
(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW  
TERRITORIES**

**S16 Application No.: A/NE-STK/28 – Further Information (1)**

References are made to the email on 10<sup>th</sup> January 2025 from the Planning Department. In order to address the departmental comments, attached please find the table of response-to-comment (RtC) with **Appendix 1-** Replacement Pages of Planning Statement (P.7-8), **Appendix 2-** Revised Master Layout Plan, **Appendix 3-** Swept Path Analysis for your consideration.

Should you have any queries with this submission, please feel free to contact Mr. Kin Leung or Jeffrey Kwok at [redacted] or the undersigned at [redacted].

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**

  
Greg Lam



P.P.

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS IN "RECREATION (1)" ZONE IN LOT 233 S.B RP (PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES (Application No. A/NE-STK/28)**

**Response-to-Comment Table**

Departmental Comments		Responses
<b>10 January 2025 refers:</b> <b>Transport Department:</b>		
1	<b>The applicant should advise the width of the vehicular access points leading to the site and illustrate them on the layout plan;</b>	The proposed vehicular access is about 5m wide. Please refer to <b>Appendix 2</b> for the revised Master Layout Plan.
2	<b>The applicant should advise the proposed vehicular access is adequate for traffic to/from the development to join/leave the linked public road;</b>	The proposed vehicular access is about 5m wide which is considered sufficient to accommodate traffic to/from the development to join/leave the linked public road including the existing footpath located on the government land. The traffic to/from the development will not affect the vehicular movement of the existing bus bay. A retractable barrier gate will be provided at the run-in/out. The run-in/out design and construction will be provided at detailed design stage in compliance to the Highway Department's standards to the satisfaction of the Director of Highways. For further details, please refer to <b>Appendix 2</b> - revised Master Layout Plan.
3	<b>The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;</b>	Refer to <b>Appendix 3</b> - Swept Path Analysis. Maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces are demonstrated to be satisfactory.
4	<b>The proposed vehicular access road between Sha Tau Kok Road (Shek Chung Au) and the application site is not managed by TD. The applicant should seek comments from the responsible party.</b>	Noted. Comments from the responsible party will be sought.

## **Appendix 1**

### **Replacement Pages of Planning Statement (P.7-8)**



**Table 2:** Gist of Development Parameters of Application No. A/NE-STK/13

<b>Application No.</b>	<b>A/NE-STK/13</b>
Location	Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories
Site area	About 2,150m <sup>2</sup>
Plan	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
Applied use	Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years
No. of parking spaces	14 private car parking spaces (5m(L) x 2.5m(W)) 9 Coach parking spaces (12m(L) x 3.5m(W))
Planning Justification	PlanD considered the applied use <u>could be tolerated for a period of three years</u> . The proposed temporary public vehicle park would mainly <u>serve the visitors of the adjacent Sha Tau Kok Farm</u> , but there was no information in the applicant's submission that the general public would not be allowed to use the proposed public vehicle park.

This application is located 473m away from the site along the same road, this case has a larger scale of private vehicle parking space. The subject proposed public vehicle park is a humble scale should be justified.

## 4. Proposed Development

### 4.1 Development Proposal

As aforementioned in Section 2, the surrounding areas are rural in character with a temporary structure in the immediate east, a cluster of village houses in the south, vacant/unused land and fallow agricultural land in the east, the village proper of San Tsuen in the further west across Sha Tau Kok Road. The Application Site covers an area of about 230.5m<sup>2</sup> including 17.5m<sup>2</sup> of government land. The Development provides a total of 5 parking spaces for private cars (5m(L) x 2.5m(W) each) within the Application Site.

The public vehicle park's operation hours would be 24 hours daily (Including Public Holidays). Only private cars will be parked at the site. No medium goods vehicles and heavy good vehicles will be parked at the site. Container tractors are also not allowed at the site. Enter and exit of the car park will be through a gate opening along the Sha Tau Kok Road – Shek Chung Au with a width of about 6m. The following traffic management measures are proposed:

- Only private car as defined in the Road Traffic Ordinance will be allowed to be

- parked/stored on or enter/exit the Site;
- No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/ trailer will be permitted to park at the Site;
- A notice should be posted at the ingress/ egress point of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/stored on the Site;
- No car washing, vehicle repair or other workshop activities will be allowed on the Site; and
- Construct a proper ingress and egress for the Site according to HyD’s Standard and upon termination of the proposed temporary uses.

The key development parameters of the proposed development are summarized in Table below:

**Table 3: - Major Development Parameters**

<b>Development Parameters Table</b>	
<b>Proposed Use</b>	<b>Proposed Temporary Public Vehicle Park</b>
Site area	About 230.5m <sup>2</sup> (including 17.5m <sup>2</sup> of government land)
No. of parking spaces	<ul style="list-style-type: none"> <li>▪ 5 car parking space (5m(L) x 2.5m(W))</li> </ul>
Operation Hours	<ul style="list-style-type: none"> <li>▪ 24 hours daily (Including Public Holidays)</li> </ul>

## 5. Planning and Development Justifications

### 5.1 The Proposed Development would not jeopardize the long-term planning intention of the “REC(1)” zone

Based on the nearby similar approved cases in Table 1 and 2, it is considered that approval of the subject application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “REC(1)” zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

## **Appendix 2**




### **Revised Master Layout Plan**

**DRAWING TITLE:**  
Master Layout Plan

**DATE:**  
Jan 2025

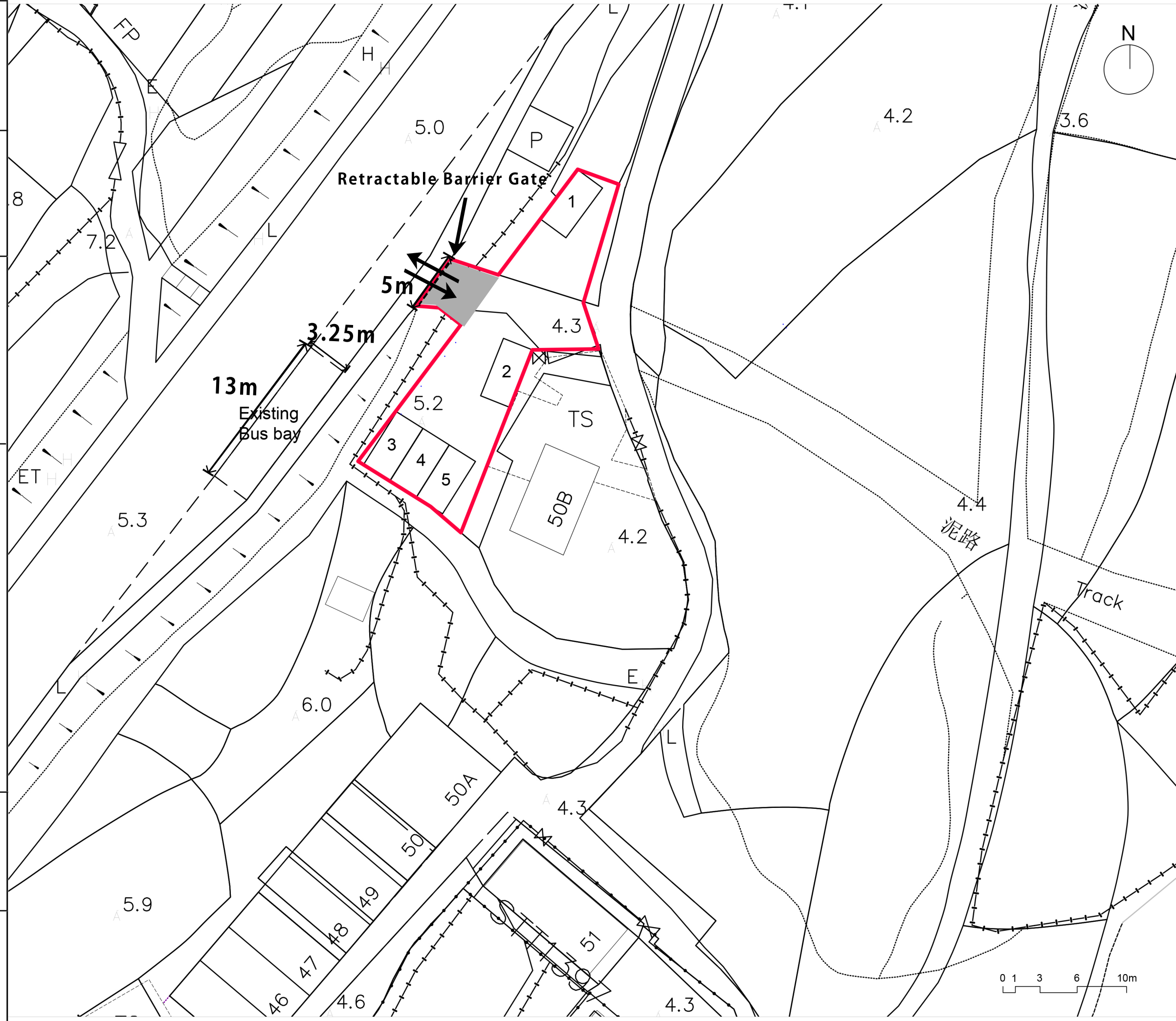
**LOCATION:**  
Lot No: 233 S.B RP (Part) in  
D.D. 41 and Adjoining  
Government Land,  
Sha Tau Kok,  
New Territories

**LEGEND:**

-  Site Boundary
-  Government Land
-  Parking Space  
(5m x 2.5m)

**DRAWING NUMBER:**  
Figure 3

**PREPARED BY:**  
 DeSPACE (International) Limited



## **Appendix 3**

### **Swept Path Analysis**





**FIGURE NO.:**  
Figure 4

**DRAWING TITLE:**  
Swept Path Analysis

**DATE:**  
Jan 2025

**LOCATION:**  
Lot 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories

**LEGEND:**

-  Swept Path IN
-  Swept Path OUT

**PREPARED BY:**



DeSPACE (International) Limited