



DeSPACE (International) Limited

Date: 17th December 2024

BY EMAIL

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

Dear Sir/Madam,

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

**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**

SUPPLEMENTARY INFORMATION (1)

The captioned submitted S16 application refers. Attached please find revised Cover Letter, p.7,8,9,10 and Figure 3 of the submitted Supplementary Planning Statement to supersede the relevant page.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey KWOK and Mr. Kin LEUNG at 2493-3626 or the undersigned at 3590-6333.

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


p.p. Greg Lam





Date: 10th December 2024

BY HAND

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

Dear Sir/Madam,

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

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FOR THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER
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(PART) IN D.D. 41 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW
TERRITORIES**

DeSPACE(International) Limited acts on behalf of the Applicant, Ho Pak Hei to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years on a site currently zoned as "Recreation (1)" ("REC(1)") within the approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 (the OZP).

Please find the enclosed the following documents in support of the application for departmental circulation and distribution to members of the TPB:

- [1] 1 signed original copy of Section 16 Application Form including Particulars of Applicant and Authorized Agent;
- [2] 4 hard copies of the Supplementary Planning Statement;
- [3] An Authorization Letter signed by the Applicant; and
- [4] 1 copy of proof of Land Ownership provided by the Applicant.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey KWOK and Mr. Kin LEUNG at 2493-3626 or the undersigned at 3590-6333.

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

Greg Lam



P.P. Greg Lam

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

Application No.	A/NE-STK/13
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 ²
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 230.5m² including 17.5m² 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 7:00 am to 11:00 pm daily. 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

Development Parameters Table	
Proposed Use	Proposed Temporary Public Vehicle Park
Site area	About 230.5m ² (including 17.5m ² of government land)
No. of parking spaces	<ul style="list-style-type: none"> ▪ 5 car parking space (5m(L) x 2.5m(W))
Operation Hours	<ul style="list-style-type: none"> ▪ 7:00 am to 11:00 pm daily

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.

5.2 Increasing Demand for Private Car Parking Spaces in the Vicinity

Existing public transport services from Sheung Shui MTR Station in the vicinity are shown below:

Mode	Route No.	Origin - Destination	Frequency
Scheduled Green Minibus	55K	Sheung Shui Station – Sha Tau Kok	4-10 minutes
Franchised Bus	78K	Tai Ping Bus Terminus – Sha Tau Kok Bus Terminus	15-20 minutes
	78S	Sheung Shui BBI – Sheung Shui Terminus – Sha Tau Kok Bus Terminus	60-135 minutes

In June 2022, the opening up of Sha Tau Kok to the public has boosted tourism in the area, attracting a significant number of visitors. This increase in tourist activities has led to a higher demand for parking facilities in the region.

There are only three routes which have stops along Sha Tau Kok Road - Shek Chung Au, while no scheduled green minibus provides direct access to the inner villages and recreational developments near the application site such as Sha Tau Kok Farm, Sha Tau Kok Wu Shek Kok Tin Hau Temple and Wadakiyama Plantation.

As the public transport service to the surrounding village clusters and recreational developments is limited, private car is the major transportation mode, creating high demand for car parking spaces. Villagers and tourists are in shortage of proper car parking spaces. In this connection, the proposed temporary public vehicle park could address some of the local demand arising from the enhanced tourism.

5.3 Optimisation of Valuable Land Resources

The proposed development takes full advantage of the location of the application site, situated north of the primary village cluster of San Tsuen and several recreational developments, making it an ideal location to provide parking spaces that can effectively meet the growing parking demands arising from the Sha Tau Kok Opening-up Plan and the surrounding residents.

5.4 Similar Approved Application in the Vicinity

As shown in Section 3.3, there are Two (2) approved planning cases in the vicinity and one (1) approved planning cases in “AGR” zone within the same OZP in 2024. The proposed Temporary Public Vehicle Park (excluding container vehicle) were considered not incompatible with the surrounding areas. With a similar land use nature, it is expected that the Application Site for the proposed temporary public vehicle park is compatible and a suitable use in the surrounding.

5.5 No Insurmountable Traffic Impacts

The application site is accessible from Sha Tau Kok Road - Shek Chung Au. The proposed use, will unlikely result in any traffic impacts to the surroundings. A smooth maneuvering of vehicles to/from Sha Tau Kok Road - Shek Chung Au along the local access and within the Application site will be ensured.

Adequate space for maneuvering of vehicle would be provided within the application site and no queuing up of vehicles would be expected along Sha Tau Kok Road - Shek Chung Au. The negligible increase in traffic would not aggravate the traffic condition of Sha Tau Kok Road - Shek Chung Au and its nearby road networks.

5.6 No Insurmountable Visual Impacts

The application site currently sits vacant. The proposed temporary use aims to utilize the application site with no additional structures. The existing greenery would be maintained and no change to landscape setting is anticipated. With natural terrain acting as a buffer zone, no visual impact is anticipated.

5.7 No Insurmountable Landscape Impacts

The Site was hard paved with existing structure observed nearby. The site is fenced off from the adjacent temporary structure. No trees were found near the Site. The site is situated in an area of rural landscape character predominately by village house, vegetated area and cluster of trees. The proposed development will unlikely result in significant adverse landscape impact on existing landscape resources within the site.

5.8 No Insurmountable Environmental Impacts

While the proposal includes existing public sewage connection in the vicinity of the Site, the proposed development will connect to the public sewer and all sewage would be discharged through public sewer. No significant sewage impact will be caused to the surrounding areas.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

5.9 No Insurmountable Drainage Impacts

Given, the site is in an area where public drainage connection is available along Sha Tau Kok Road, drainage channels system may be constructed if necessary, and connected with the existing public drainer in the vicinity to ensure that the proposed development will not cause any adverse drainage impact to the adjacent area

DRAWING TITLE:

Master Layout Plan

DATE:

Dec 2024

LOCATION:

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

LEGEND:

- Site Boundary
- 1 Parking Space
(5m x 2.5m)

DRAWING NUMBER:

Figure 3

PREPARED BY:

