



Section 16 Planning Application

Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years

Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

Planning Statement

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EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories (hereinafter referred to “the application site”). The application site has a total area of about 3,053m². The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

Part of the application site is subject to a previously application No. A/NE-TKLN/35 (hereinafter referred to as “the last approved application”) approved by the Board on 8.1.2021 for proposed temporary eating place, shop and services with ancillary office/store room and car park for a period of three years. The current application seeks to maintain the existing temporary eating place, shop and services with ancillary office and store room whilst introducing a public vehicle park in response to the growth of the Heung Yuen Wai area since the commissioning of passenger clearance of Liantang/Heung Yuen Wai Boundary Control Point (LT/HYW BCP) in January 2023, and the increasing daily needs of the local villages. The proposed use aims to optimise land use resources by not only maintaining the existing eating place and relevant ancillary facilities, but also introducing parking provision to alleviate the substantial parking demand in the area.

The application site falls within an area zoned “Village Type Development” (“V”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2, which was gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use can continue supporting the daily needs of the villagers and in support of the development of Tsung Yuen Ha village;*
- (b) The proposed use can help cater to the parking and retail demands brought by the opening of the LT/HYW BCP, as well as the Tsung Yuen Ha and the surrounding areas;*
- (c) The proposed use can optimise land resources by maintaining the existing eating place and relevant ancillary facilities whilst introducing parking provision at existing vacant flat land to alleviate the substantial parking demand in the area;*
- (d) The application site is subject to previous planning approvals for same/similar use;*
- (e) No substantial changes in planning circumstances except the additional public vehicle park and full compliance of approval planning conditions of the last approved application;*
- (f) Temporary nature would not jeopardize the planning intention of “V” zone;*
- (g) The proposed use at the application site is not incompatible with the surrounding area in terms of land uses;*

- (h) There will be no adverse effect on the landscape character of the area, as the surrounding landscape is expected to remain unchanged. The proposed use will utilize existing vacant land for parking without altering the overall setting;*
- (i) No adverse environmental impact as the current application involves changes of use for additional public vehicle park only;*
- (j) No adverse drainage impact as the on-site drainage facilities will be maintained and the Applicant will implement appropriate mitigation and management measures if necessary; and*
- (k) No setting of undesirable precedent as there are similar applications approved previously.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of three years.

行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作擬議臨時食肆、商店及服務行業連附屬辦公室、貯物室及公眾停車場（貨櫃車除外）（為期 3 年）以下簡稱「擬議用途」。該申請所涉及地點位於新界北區打鼓嶺松園下丈量約份第 78 約地段第 356 號（以下簡稱「申請地點」）。申請地點的面積約為 3,053 平方米。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點的部分土地先前於 2021 年 1 月 8 日獲城規會批給規劃申請許可（申請編號 A/NE-TKLN/35）（以下簡稱「先前規劃許可」）用作臨時食肆、商店及服務行業連附屬辦公室及貯物室，為期三年。是次申請旨在維持現有臨時食肆、商店及服務行業連附屬辦公室/貯物室、停車場，同時因應蓮塘 / 香園圍口岸於 2023 年 1 月通關後香園圍區的發展，以及當地鄉村日益增加的日常需要，增設公眾停車場。擬議用途旨在善用土地資源，除保留現時的食肆及相關配套設施外，亦會引入停車場設施，以紓緩該區龐大的泊車需求。

申請地點於 2016 年 5 月 13 日刊憲公佈的打鼓嶺北分區計劃大綱核准圖（編號：S/NE-TKLN/2）內被劃為「鄉村式發展」用途地帶。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途可繼續滿足村民的生活需求，並支持松園下村發展；
- (二) 擬議用途將有效地滿足開放香園圍口岸以及松園下村民和鄰近地區居民所帶來的龐大泊車和零售需求；
- (三) 擬議用途既可保留現有食肆及相關配套設施，亦可於現有空地提供車位，紓緩區內龐大的泊車需求，從而善用土地資源；
- (四) 申請地點與先前規劃許可屬於相同或類似用途；
- (五) 與先前規劃許可相比，除增加公眾停車場用途外，擬議用途的規劃細節沒有重大改變。申請人亦已完全履行先前規劃許可的附加條件；
- (六) 擬議用途的臨時性質不會妨礙落實大綱核准圖中「鄉村式發展」地帶的長遠規劃意向；
- (七) 申請地點的擬議用途與鄰近的鄉郊環境特質及附近土地用途並非不協調；
- (八) 不會對當地的景觀特徵造成不利影響，因為擬議用途將利用現有的空地進行停車，而不會改變整體環境；
- (九) 不會對環境造成不良影響，因為現時的申請只涉及更改用途以增設公眾停車場；
- (十) 不會對排水系統造成不良影響，因為原址的排水設施會予以維修，而申請人亦會在有需要時採取適當的緩解及管理措施；及
- (十一) 由於過往亦有類似的申請獲得批准，因此不會造成不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請作為期三年擬議用途。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling, North, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 The application site with a site area of about 3,053m² falls within an area zoned “Village Type Development” (“V”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As stipulated in (11)(b) of the covering Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicants wish to seek planning permission from the Board for the proposed use on a temporary basis of three years.
- 1.1.3 Prepared on behalf of Ho Nam Kai Tso, who is also the sole registered owner of the application site, and the manager who act as the responsible personal of the current application (hereafter collectively referred to as “the Applicant”), Man Chi Consultants and Construction Limited has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The application site, situated near the Liantang/Heung Yuen Wai Boundary Control Point (LT/HYW BCP) and the existing village area of Tsung Yuen Ha. Part of the application site is subject to a previously approved application No. A/NE-TKLN/35 (hereinafter referred to as “the last approved application”) approved by the Board on 8.1.2021 for proposed temporary eating place, shop and services with ancillary office/store room for a period of 3 years. All approval conditions for the last approved application have been duly complied with.
- 1.2.2 As the first “direct access to people and vehicles” BCP in Hong Kong, the LT/HYW BCP has gained a significant increase in popularity among travellers due to its convenience, resulting in a surge in parking demand in the surrounding areas. While a public car

park with 415 parking spaces is being provided at the LT/HYW BCP, it is observed that nearby car parks are fully utilised during weekends and public holidays, playing a crucial role in alleviating the substantial parking demand resulting from the continuous growth of the LT/HYW BCP and the Heung Yuen Wai area. In light of this, the Applicant has put forth a proposal to optimise available land use resources. The current application seeks to maintain the existing eating place and relevant ancillary facilities, whilst introducing parking provision at vacant flat land to alleviate the substantial parking demand in the area.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:

- (a) To continue allowing the Applicant to provide local amenities to the existing village and supporting the development of Tsung Yuen Ha village;*
- (b) To give an opportunity to the Applicant to utilise the application site for the proposed use under the circumstances that it would help meet the parking and retail demands arisen from the LT/HYW BCP as well as the local residents of Tsung Yuen Ha and the surrounding areas;*
- (c) To create a convenient one-stop location that offers parking provision and catering facilities to both visitors of the public vehicle park and local residents;*
- (d) To assist the neighbourhood in capturing on the opportunities arising from the development in the surrounding areas and support the growth of the Heung Yuen Wai area;*
- (e) To maximise land utilisation in an area with great locational advantage in terms of the proximity to the LT/HYW BCP and local villages; and*
- (f) To induce no adverse traffic, environmental, drainage nor infrastructural impacts on its surroundings.*

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site has an area of about 3,053m². The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots which the application site involves.
- 2.1.2 As shown in **Figure 1**, the application site is located to the north of the major village cluster of Tsung Yuen Ha in Ta Kwu Ling North, and adjacent to the LT/HYW BCP. This area, including the application site and Tsung Yuen Ha, has been released from the Frontier Closed Area (FCA) since 2016 but still in a rather remote location. Currently, the application site is accessible via franchised bus (Route No. 79K) and Green Minibus (Route No. 59K).
- 2.1.3 The application site is abutting a local track connecting Lin Ma Hang Road. It joins Ping Che Road in the south and Man Kam To Road in the west. Lin Ma Hang Road also links with Heung Yuen Wai Highway (HYWH) which commenced operation on 26.05.2019.
- 2.1.4 The application site is currently flat, with a single-storey temporary structure of about 3.5m in height, with a total floor area of about 200m². A temporary eating place, local provision store, ancillary office, store room is situated at the western portion of the application site, which is subject to planning approval under planning application No. A/NE-TKLN/35. **Illustration 1** indicates the current conditions of the application site.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is predominantly semi-rural in character. The application site is located to the north of the major village cluster of Tsung Yuen Ha and is just 150 meters away from the LT/HYW BCP, making it an ideal location to provide parking spaces, eating place, and shop and services that can effectively meet the growing parking and retail demands arising from the Heung Yuen Wai area.
- 2.2.2 To the immediate north and west of the application site is a nullah, known as the Heung Yuen Wai Stream (Kong You Stream). To the further north of the site are flat land operating as public vehicle park with valid planning permission under approved planning application No. A/NE-TKLN/75. A cluster of flat land are observed for the use as public vehicle park and shop and services, with valid planning permissions (i.e. A/NE-TKLN/53, A/NE-TKLN/57, A/NE-TKLN/58, A/NE-TKLN/67, A/NE-TKLN/70, A/NE-TKLN/75).
- 2.2.3 To the west of the site sees another flat land operating as public vehicle park with valid planning permission under approved planning application No. A/NE-TKLN/80, and the LT/HYW BCP is situated to the further west across Lin Ma Hang Road. To the immediate south of the site is a residential cluster of the village, i.e. Tsung Yuen Ha

Tsuen. **Illustration 2** indicates the surrounding areas of the application site.

2.3 Heung Yuen Wai Boundary Control Point

2.3.1 LT/HYW BCP is a key boundary control infrastructure between Hong Kong and Mainland China, providing direct access for both cargo and passenger. The LT/HYW BCP is designed to strengthen the cross-boundary transport connectivity by handling a daily capacity of 30,000 passengers and 17,850 vehicles to and from the Liangtang Port of Shenzhen. Furthermore, following the resumption of normal traveller clearance between Hong Kong and Mainland, the HYW BCP was fully commissioned to include passenger traffic in January 2023.

2.3.2 As the first "direct access to people and vehicles" BCP in Hong Kong, the LT/HYW BCP is complemented by a range of new alternative access options within the area, including the implementation of new public transport routes, the utilisation of the Heung Yuen Wai Highway by motorists, and the opening of a pedestrian subway connecting the LT/HYW BCP and Lin Ma Hang Road. The rising popularity of the LT/HYW BCP, along with the enhancements in access arrangements and traffic management measures, have created new opportunities to the surrounding areas and is expected to further catalyse the growth of the Heung Yuen Wai area.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The application site currently falls within an area zoned “V” on the Current OZP (**Figure 3** refers).

3.1.2 The planning intention of “V” zone is *“to designate both existing recognized villages and areas of land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board”*.

3.1.3 According to the Current OZP, ‘Public Vehicle Park (excluding container vehicle)’, ‘Eating Place’ and ‘Shop and Services’ are Column 2 uses within “V” zone, where planning permission from the Board is required. In this connection, the current application is herewith made to the Board for consideration of the proposed use on a temporary basis for a period of three years.

3.2 Development Strategy on Developing the New Territories North

3.2.1 A clear aspiration of developing New Territories North (NTN) was demonstrated under the Preliminary Feasibility Study on Developing the NTN in 2017. Further in 2021, it is proposed under the Northern Metropolis Development Strategy that the Heung Yuen Wai area will be part of the NTN New Town and a railway station along the Northern Link Eastward Extension is envisaged near the LT/HYW BCP to further enhance the transport connection with other development nodes in NTN. The Northern Metropolis Development Strategy has also proposed to study the feasibility of relocating the fresh food boundary-crossing and inspection facilities at the Man Kam To Control Point and the Sheung Shui Slaughterhouse to land adjacent to LT/HYW BCP. In view of all these upcoming proposals, the character of the Heung Yuen Wai area is anticipated to change significantly in the future.

3.3 Previous Planning Applications

3.3.1 Part of the application site is currently subject to a valid planning approval under planning application No. A/NE-TKLN/35 for proposed temporary eating place, local provision store, ancillary office/store room for a period of three years, approved by the Board on 8.1.2021. According to the approved scheme, there is a single-storey temporary structure (about 3.5 m in height) with a total floor area of about 200 m²

would be used for eating place (about 136 m²), shop and services (i.e. a local convenience store) (about 20 m²) and an ancillary office/store room (about 44 m² at the site.

- 3.3.2 All approval conditions of the last approved application have been duly complied with. **Table 1** concludes the compliance with planning conditions under the last approved application. **Appendix I** attaches the relevant discharge letters for the approval conditions.

Table 1: Compliance with Planning Approval Conditions under the Last Approved Application

Planning Approval Conditions		Discharged Date
(b)	the submission of a drainage proposal	23.12.2021
(c)	the provision of drainage facilities	28.6.2023
(d)	the submission of the design of septic tank and soakaway system and/or other wastewater treatment facilities	20.5.2022
(e)	the provision of septic tank and soakaway system and/or other wastewater treatment facilities	1.6.2023
(f)	the submission of proposals for water supplies for fire-fighting and fire service installations	8.6.2021
(g)	the implementation of the provision of water supplies for fire-fighting and fire service installations	28.6.2023

- 3.3.3 As compared with the last approved scheme under application No. A/NE-TKLN/35, the current scheme would involve changes of use by introducing additional public vehicle park. The proposed public vehicle park provides an additional 55 carparking spaces for private cars. To maintain the existing temporary eating place, local provision store, ancillary office, store room, the number of structures, the total floor area and the maximum building height would remain unchanged. The overall physical setting surrounding the application site are the same/similar as the last approved scheme.

3.4 Similar Planning Applications

- 3.4.1 There is an increasing parking demand surrounding the LT/HYW BCP. The Board in recent years has approved similar use on the Current OZP (**Table 2** refers).

Table 2: Similar Approved s.16 Applications on the Current OZP

Planning Application No.	Proposed Use	Decision Date
A/NE-TKLN/6	Temporary Retail Shop, Canteen and Ancillary Office for a Period of Three Years	13/04/2018
A/NE-TKLN/33	Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years	24/04/2020
A/NE-TKLN/35	Temporary Eating Place and Shop and Services with Ancillary Office/Store Room for a Period of Three Years	08/01/2021

Planning Application No.	Proposed Use	Decision Date
A/NE-TKLN/23	Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place, Shop and Services with Ancillary Car Park for a Period of Five Years	05/02/2021
A/NE-TKLN/37	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	28/05/2021
A/NE-TKLN/39	Temporary Retail Shop, Canteen and Ancillary Office for a Period of Three Years	28/05/2021
A/NE-TKLN/40	Temporary Shop and Services (Convenience Store) with Ancillary Site Office for a Period of Three Years	25/06/2021
A/NE-TKLN/53	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years	23/06/2023
A/NE-TKLN/50	Temporary Shop and Services (Convenience Store) for a Period of Three Years	14/07/2023
A/NE-TKLN/53	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	26/03/2023
A/NE-TKLN/57	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) for a Period of 3 Years	22/09/2023
A/NE-TKLN/58	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) for a Period of 3 Years	22/09/2023
A/NE-TKLN/67	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of Three Years	27/10/2023
A/NE-TKLN/68	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years	05/04/2024
A/NE-TKLN/70	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	27/10/2023
A/NE-TKLN/75	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years	15/03/2024
A/NE-TKLN/80	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of Three Years	15/03/2024

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. proposed eating place, local provision store, ancillary office, store room and public vehicle park (excluding container vehicle) for a temporary period of 3 years). The application site has an area of about 3,053m² (**Figure 2** refers).
- 4.1.2 In response to the growth of the Heung Yuen Wai area, there is an acute demand for carparking space, eating place and retails facilities. The proposed use would provide carparking spaces to meet the substantial demand, and at the same time, providing a seamless one-stop destination where essential goods and services are conveniently available alongside parking facilities. As a result, visitors to the proposed public vehicle park and local residents can fulfil their needs without the necessity of traveling to separate locations. This arrangement enhances accessibility and convenience for daily necessities, thereby assist the neighbourhood in capturing on the opportunities arising from the development of Tsung Yuen Ha Tsuen and support the growth of the Heung Yuen Wai area.
- 4.1.3 Following the previously approved application No. A/NE-TKLN/35, the existing single-storey building would be maintained for the use of eating place, local provision store, ancillary office, store room. The remaining portion of the application site would remain as flat land and a total of 60 parking spaces for private cars and 1 L/UL Bay for van-type LGVs are proposed at the application site. Out of the 60 parking space, 5 are reserved for staff. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3**.
- 4.1.4 The operation hours of the proposed public vehicle park are proposed to be 24 hours daily, from Monday to Sunday (including public holidays). A longer operation hour could provide greater flexibility to the cross-boundary travellers, thus help relieving the pressure from the existing Heung Yuen Wai Car Park. While the opening hours of the eating place and relevant ancillary facilities would be the same as that in the last approved application, from 9:00 a.m. to 9:00 p.m. daily, from Monday to Sunday (including public holidays). **Table 4** encapsulates a comparison of their major development parameters/items.
- 4.1.5 Given that all the approval conditions of the last approved application have been duly complied with and the existing drainage facilities and fire services installations approved under the previous application are being properly maintained on site; and considering the similar nature/operation of the proposed use and the overall physical setting surrounding the application site as in the last approved application, it is proposed to continue maintaining the fire services installations and drainage facilities at the application site during the approval period of the current application.

Table 3: Proposed Key Development Parameters

Items	Design Parameter(s) (About)
Total Site Area	About 3,053m ²
Covered Area	About 200m ² (About 6.5%)
Uncovered Area	About 2,853m ² (About 93.5%)
Proposed Use(s)	Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years
Structure No(s). <i>Eating Place, Local Provision Store, Ancillary Office, Store Room</i>	1 (1 storey)
Total Floor Area	About 200m ²
No. of Parking Spaces	60 (Private Car)
No. of L/UL Bay	1 (LGV)
Operation Hours of the Public Vehicle Park	24 hours (Monday to Sunday, including public holidays)
Opening Hours of the Eating Place, Local Provision Store, Ancillary Office, Store Room	From 9:00 a.m. to 9:00 p.m. (Monday to Sunday, including public holidays)
Ingress/Egress	About 7m wide

Table 4: Comparison of Major Parameters/Items of the Current Application and the Last Approved Application

Major Parameters/Items	Last Approved Application (No. A/NE-TKLN/35)	Current Application	Difference
Site Area	About 1,116.05m ²	About 3,053m ²	+1,936.95 m ²
Covered Area Uncovered Area	About 200m ² (About 11.9%) About 916.05m ² (About 82.1%)	About 200m ² (About 6.5%) About 2,853m ² (About 93.5%)	No Change +1,936.95m ²
Proposed uses(s)	Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room for a Temporary Period of 3 Years	Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years	Additional Public Vehicle Park (Excluding Container Vehicle)
No. of Structures	1	1	No Change
Total Floor Area	About 200m ²	About 200m ²	No Change
Car Parking Space	5 (Including 5 private car parking spaces)	60 (Including 55 private car parking spaces for visitor and 5 private car parking spaces for staff)	+55
L/UL Bay	1 (L/UL Bay for van-type LGV)	1 (L/UL Bay for van-type LGV)	No Change
Width of Ingress/Egress	6m	7m	+1m
Operation Hours of the Public Vehicle Park	N/A	24 hours (Monday to Sunday, including public holidays)	N/A
Opening Hours of the Eating Place, Local Provision Store, Ancillary Office, Store Room	From 9:00 a.m. to 9:00 p.m. daily	From 9:00 a.m. to 9:00 p.m. daily	No Change

4.2 Vehicular Access, Parking Arrangement and Traffic Management Measures

Vehicular Access

- 4.2.1 The ingress/egress of the application site is abutting a local road connecting to Lin Ma Hang Road. The width of the ingress/egress of the application site is about 7m wide.

Parking Arrangement

- 4.2.2 The proposed use will provide 60 parking spaces for private cars (including 5 nos. for staff and 55 nos. for visitors) and 1 loading/unloading bay serving the existing temporary eating place and local provision store, ancillary office and store room. The proposed public vehicle park is designed exclusively for private car use only with 55 parking spaces, which should be considered as a small size public vehicle park. The

application site is in close proximity to the LT/HYW BCP which allows a short walking distance for the cross-border travellers to reach to port after parking their vehicles.

4.2.3 **Figure 5** presents the swept path analysis and demonstrates that there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site. No queuing of vehicles along and the local track and Lin Ma Hang Road will be resulted under any circumstances. The parking arrangement has complied with the requirements as stipulated in the Hong Kong Planning Standards and Guidelines.

4.2.4 Given that the temporary eating place, local provision store, ancillary office, store room have been existed, the current application intends to maintain the existing uses. Considering that public transport services are conveniently accessible nearby, it is anticipated that the average trips for private cars and van-type LGVs for the existing uses in the current application will remain consistent with those observed in the last approved application.

4.2.5 A public vehicle park is proposed to serve visitors which are mostly cross border travellers. Most of the private cars would arrive the application site in early morning and leave at late night, impact on surrounding road network is anticipated to be low. The estimated average and peak trip rates generated from and attracted to the application site is shown in **Table 5**. If the current application is approved, only private cars and van-type LGVs will be permitted to parked/stored on or enter/exit the application site at any given time.

Table 5: Estimated Average and Peak Trip Rates Generated from and Attracted to the Application Site

	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Average Traffic Generation Rate at Peak Hours (pcu/hr)	Average Traffic Attraction Rate at Peak Hours (pcu/hr)
Private Car	2.33	2.33	16	20

Note 1: The opening hour of the proposed development is 24 hours

Note2: 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.

Traffic Management Measures

4.2.6 Appropriate management and control measures would be implemented to ensure there is no queuing of vehicles outside the application site. A gate will be provided at the ingress/egress at the application site so that only vehicles with prior appointment will be allowed to use the parking spaces at the application site.

4.2.7 To ensure the proposed use will not induce additional adverse traffic impact on the surrounding road network and affect pedestrian safety, traffic management measures are proposed at the application site, should the application be approved, including:

(a) Deployment of traffic controllers to regulate vehicle entry and exit from the

- application site, minimising any conflicts with road traffic;
- (b) When vehicles are anticipated to enter or leave the site, at least one traffic controller will be stationed at each entrance to facilitate the smooth movement of vehicles and pedestrians and prevent any clashes or congestion issues;
 - (c) Comprehensive guidelines and proper training will be provided to the patrol staff to ensure effective traffic management; and
 - (d) Installation of a pair of amber revolving lanterns at the site entrance, positioned at a height of approximately 2 meters from the ground level. These lanterns will remain operational throughout the site's operation hours.

4.3 Provision of Drainage Facilities

- 4.3.1 The drainage proposal of the previously approved application no. A/NE-TKLN/35 has been accepted by the Drainage Services Department (DSD) (**Appendix I** and **Appendix II** refers). The 225mm U-channel and catchpits (with trap and cover) provide adequate drainage facilities on the site. There has been no adverse drainage impact arising from the eating place, local provision store, ancillary office, storeroom. Considering the existing uses would be maintained, it is anticipated that there will be no adverse drainage impact, and the existing drainage would be well-maintained by the applicant during the approval period.
- 4.3.2 The application site area has been increased by 1,936.35m² to encompass the entire Lot 356 in D.D. 78. The remaining portion of Lot 356 is a vacant flat land (**Illustration 1** refers), and rainfall has drained naturally to the existing nullah at the northern boundary of the site, and no flooding issues have been reported. To accommodate the proposed use, additional peripheral channels will be constructed along the site boundary (Refer to **Figure 6**). The Applicant will submit a drainage proposal to DSD by way of approval condition, should the application be approved.

4.4 Environmental Considerations

- 4.4.1 The use for eating place, local provision store, ancillary office, store room have been approved by the board under planning application no. A/NE-TKL/35. There has been no environmental impacts or nuisance generated from the use and the applicant would continue to maintain good management and operations to ensure no adverse environmental impacts.
- 4.4.2 The proposed public vehicle park at the application site involves no parking of heavy goods vehicle or container truck, and the application is temporary in nature.
- 4.4.3 The Applicant commits to closely monitoring the proposed public vehicle park and implement management measures that no vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked/stored on the application site at any time; and no car washing, vehicle repairing, inspection, dismantling, paint spraying or other workshop activities will be allowed on the application site. A notice will be prominently displayed at the site to inform visitors of the operational arrangements for the proposed public vehicle park.

- 4.4.4 The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

5 PLANNING JUSTIFICATIONS

5.1 Continue Supporting the Daily Needs of the Villagers and In Support of the Development of Tsung Yuen Ha Village

5.1.1 The application site is located in Tsung Yuen Ha, Ta Kwu Ling North, near the border with Shenzhen. Being a restricted area before being released from the Frontier Closed Area, the Village and its surrounding areas have been a remote area with **a lack of catering facilities** to serve the dining needs and providing daily necessities to meet the demand of the local community. The eating place will continue to offer a dining alternative in the area to serve not only the villagers of Tsung Yuen Ha, but also villagers of other villages in the Heung Yuen Wai area.

5.1.2 The current application would continue to **meet villagers' requirement of the provision of a local provision store**. Considering the Village is located in a remote area, the villagers, in particular those elderly, having a local provision store operated by the Tso at the Village will be more convenient and time saving, so villagers can purchase certain range of basic goods without travelling far to Shan Shui or Fanling Town Centre. The current use can continue supporting the daily needs of the villagers and in support of the development of Tsung Yuen Ha village.

5.2 Catering the Parking and Retail Demands Arisen from the LT/HYW BCP, Tsung Yuen Ha and the Surrounding Areas

5.2.1 As the first "direct access to people and vehicles" BCP in Hong Kong, the LT/HYW BCP has gained a significant increase in popularity among travellers due to its convenience, resulting in a surge in parking demand in the surrounding areas. It is observed that nearby car parks are fully utilised during weekends and public holidays, playing a crucial role in alleviating the substantial parking demand resulting from the continuous growth of the LT/HYW BCP and the Heung Yuen Wai area. The development of the LT/HYW BCP, along with the enhancements in access arrangements and traffic management measures, has brought new opportunities to the surrounding areas and is expected to further catalyse the growth of the Heung Yuen Wai area.

5.2.2 In response to the anticipated growth of the Heung Yuen Wai area, there is a need to provide additional car parking spaces to accommodate the rising parking demands. The proposed use provides additional car parking spaces adjacent existing eating place and local provision store, creating a seamless one-stop destination where essential goods and services are conveniently available alongside parking facilities.

5.2.3 As a result, visitors to the public vehicle park and local residents can fulfil their needs without the necessity of traveling to separate locations. This arrangement enhances accessibility and convenience for daily necessities, thereby assist the neighbourhood in capturing on the opportunities arising from the development in the surrounding

areas and support the growth of the Heung Yuen Wai area.

5.3 Optimisation of Valuable Land Resources

5.3.1 Considering the full commissioning of the LT/HYW BCP and the clear aspiration to develop the NTN region, the application site, which falls within the Heung Yuen Wai Potential Development Area identified in the Preliminary Feasibility Study on Developing the NTN, is suitable for addressing the growing car parking demand and fulfilling the needs for shops and services in the area.

5.3.2 The proposed development takes full advantage of the location of the application site, situated north of the primary village cluster of Tsung Yuen Ha and in close proximity to the LT/HYW BCP, making it an ideal location to provide parking spaces, eating place and shop and services that can effectively meet the growing parking and retail demands arising from the Heung Yuen Wai area.

5.4 Application Site is Subject to Previous Planning Approvals for Same/Similar Use

5.4.1 The application site is subject to a previous planning approval for uses of the same/similar nature with the currently proposed use at the application site. The foregoing approved planning applications more or less imply the Board's recognition to allow certain degree of flexibility being given to uses including eating place, local provision store, ancillary office, store room within or surrounding the application site on a temporary basis regardless of the planning intention of "V" zone.

5.5 No Substantial Changes in Planning Circumstances Except the Additional Public Vehicle Park and Full Compliance of Approval Planning Conditions of the Last Approved Application

5.5.1 The nature of the current application in terms of approval period sought and proposed use is similar as that proposed in the last approved application, except the inclusion of additional public vehicle park. More importantly, there have been no substantial changes in the planning circumstances such as land-use zoning and the physical settings surrounding the application site when comparing with the last approved application. As such, no adverse planning implications by allowing the current application is likely to be anticipated. The Applicant has complied with all the planning conditions under last approved application within specified time limits (**Table 1** refers). In view of this, the current application shall be deemed capable of being considered favourably.

5.6 Temporary Nature Would Not Jeopardize its Planning Intention of "V" Zone

5.6.1 Notwithstanding the application site falls within an area zoned "V" on the Current OZP, the temporary nature of the current application will by no means jeopardize the long-term planning intention of "V" zone.

5.6.2 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of three years or less. The entire authority is always rested from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of “V” zone or any planned infrastructural development.

5.7 Not Incompatible with Surrounding Land Uses

5.7.1 Given that similar uses, including the temporary public vehicle park (private cars and light goods vehicles) and shop and services uses, are found in the surrounding areas and the proposed use is solely to be used to serve the needs of the visitors of the public vehicle park and local residents, it is considered not incompatible with the surrounding semi-rural environment, in terms of its geographical location and land use.

5.7.2 The proposed use for eating place, local provision store, ancillary office, store room has been existed, and is of low density with only one single-storey structure (3.5m) and a total GFA of 200m². Considering there has been no change regarding the bulk of the structure, no visual obstruction will be created to the area. The proposed development should be considered not incompatible with the surrounding area comprising of low rises village houses and temporary structures.

5.8 No Adverse Landscape, Traffic nor Environmental Impacts

5.8.1 Considering that the proposed use intends to maintain existing eating place, local provision store, ancillary office, store room as approved in the last approved application, and the proposed public vehicle park would utilize existing vacant flat land for parking without altering the overall setting. There will be no adverse effect on the landscape character of the area, as the surrounding landscape is expected to remain unchanged.

5.8.2 The current application proposes to maintain the existing uses of the temporary eating place, local provision store, ancillary office, and store room, which have been existing on the site. These uses continue to serve visitors and local villagers. Considering that public transport services are conveniently accessible nearby, it is anticipated that the average trips for private cars and van-type LGVs for the existing uses in the current application will remain consistent with those observed in the last approved application and no adverse traffic impact is anticipated.

5.8.3 The proposed public vehicle park is intended to serve visitors which are mostly cross border travellers. Most of the private cars would arrive the application site in early morning and leave at late night, impact on surrounding road network is anticipated to be low. The swept path analysis demonstrates that there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is

allowed throughout the application site. No queuing of vehicles along and the local track and Lin Ma Hang Road will be resulted under any circumstances. If the current application is approved, only private cars and van-type LGVs will be permitted to parked/stored on or enter/exit the application site at any given time. To ensure the proposed use will not induce additional adverse traffic impact on the surrounding road network and affect pedestrian safety, traffic management measures are proposed at the application site, should the application be approved. Therefore, it is not anticipated that the proposed use will result any significant additional and adverse traffic impacts on the area.

5.8.4 The current drainage system at the application site was adopted and implemented as for compliance with approval conditions on the submission and implementation of drainage proposal under the last approved application. As the current application site partially overlaps with the site boundary of the last approved application, the existing drainage proposal will be adopted and maintained. Additionally, new peripheral U-channels and drainage facilities will be constructed to accommodate the additional drainage needs. Since the application site is already paved and the current application intends to utilize existing vacant flat land for an additional public vehicle park, the overall physical setting remains unchanged. Therefore, no adverse drainage impact is anticipated from the proposed use.

5.8.5 The application site involves no parking of heavy goods vehicle or container truck, and the application is temporary in nature. The Applicant commits to closely monitoring the proposed public vehicle park and implement suitable management measures for better management; as well as to strictly follow EPD's latest "CoP" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

5.9 No setting of undesirable precedent

5.9.1 Considering similar applications were approved by the Board in the recent years, approval of the current application is **not** expected to set an undesirable precedent.

7 CONCLUSION

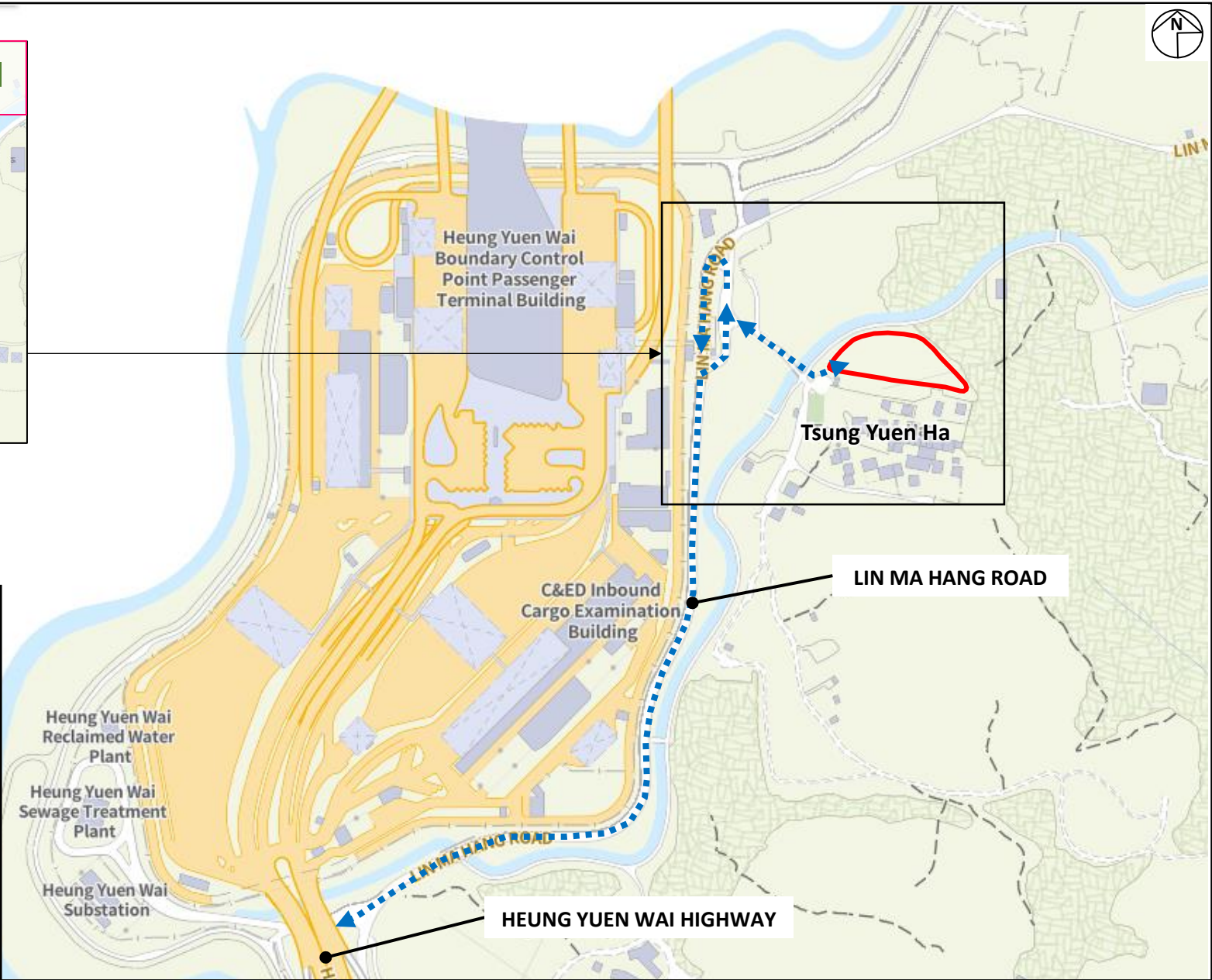
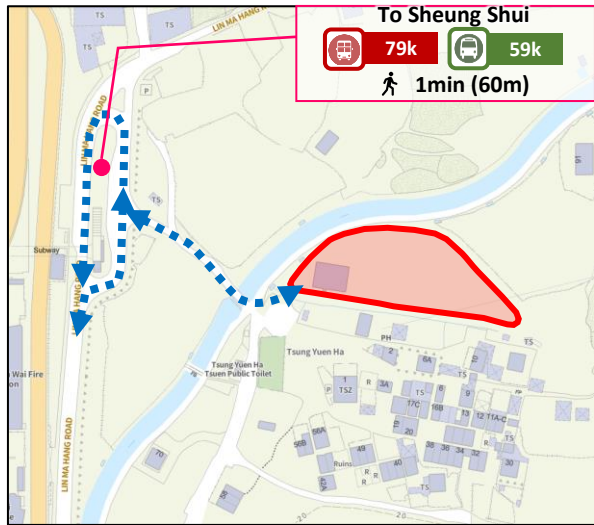
- 7.1.1 This Planning Statement is submitted to the Board in support of a planning application for **Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories. The application site has a total area of about 3,053m². The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 7.1.2 Part of the application site is subject to a previously application No. A/NE-TKLN/35 (hereinafter referred to as “the last approved application”) approved by the Board on 8.1.2021 for proposed temporary eating place, shop and services with ancillary office/store room and car park for a period of three years. The current application seeks to maintain the existing temporary eating place, shop and services with ancillary office and store room whilst introducing a public vehicle park in response to the growth of the Heung Yuen Wai area since the commissioning of passenger clearance of Liantang/Heung Yuen Wai Boundary Control Point (LT/HYW BCP) in January 2023, and the increasing daily needs of the local villages. The proposed use aims to optimise land use resources by not only maintaining the existing eating place and relevant ancillary facilities, but also introducing parking provision to alleviate the substantial parking demand in the area.
- 7.1.3 The application site falls within an area zoned “Village Type Development” (“V”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2, which was gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -
- (a) *The proposed use can continue supporting the daily needs of the villagers and in support of the development of Tsung Yuen Ha village;*
 - (b) *The proposed use can help cater to the parking and retail demands brought by the opening of the LT/HYW BCP, as well as the Tsung Yuen Ha and the surrounding areas;*
 - (c) *The proposed use can optimise land resources by maintaining the existing eating place and relevant ancillary facilities whilst introducing parking provision at existing vacant flat land to alleviate the substantial parking demand in the area;*
 - (d) *The application site is subject to previous planning approvals for same/similar use;*
 - (e) *No substantial changes in planning circumstances except the additional public vehicle park and full compliance of approval planning conditions of the last approved application;*
 - (f) *Temporary nature would not jeopardize the planning intention of “V” zone;*
 - (g) *The proposed use at the application site is not incompatible with the surrounding area in terms of land uses;*
 - (h) *There will be no adverse effect on the landscape character of the area, as the*

- surrounding landscape is expected to remain unchanged. The proposed use will utilize existing vacant land for parking without altering the overall setting;*
- (i) No adverse environmental impact as the current application involves changes of use for additional public vehicle park only;*
 - (j) No adverse drainage impact as the on-site drainage facilities will be maintained and the Applicant will implement appropriate mitigation and management measures if necessary; and*
 - (k) No setting of undesirable precedent as there are similar applications approved previously.*

7.1.4 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of three years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000131408_0001)
Figure 3	Extract of the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Figure 4	Indicative Layout Plan
Figure 5	Internal Vehicular Access, Parking Arrangement and Swept Path Analysis
Figure 6	Proposed Drainage Plan



LEGEND:

- The Application Site
 - Vehicular Access to/from the Application Site
 - Bus/Minibus Stop
 - Bus Route
 - Minibus Route
- (For Indicative Purposes Only)*

Project:
 Section 16 Planning Application for Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years at Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

Title:
 Location Plan

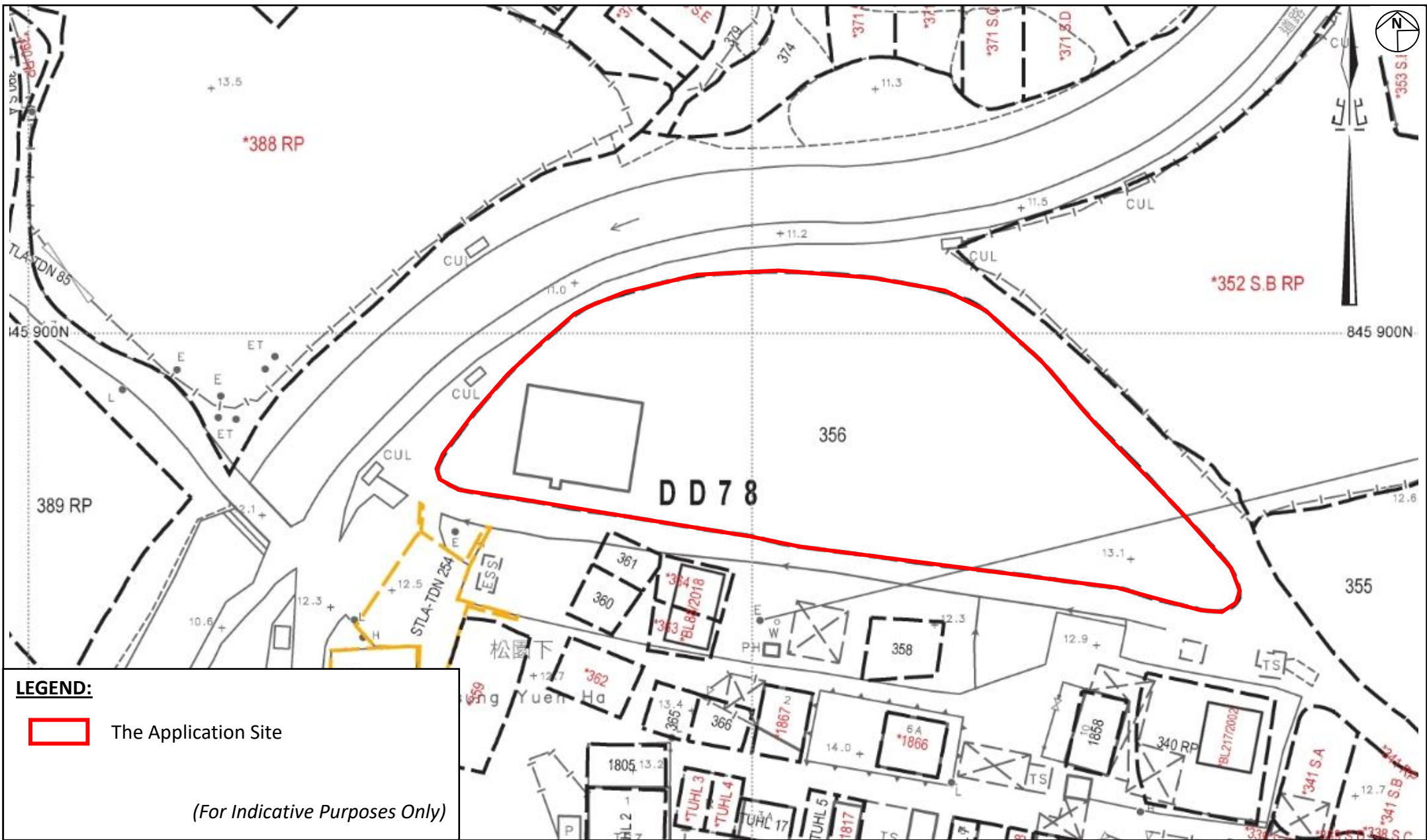
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LEGEND:

 The Application Site

(For Indicative Purposes Only)

Project:
 Section 16 Planning Application for Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years at Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

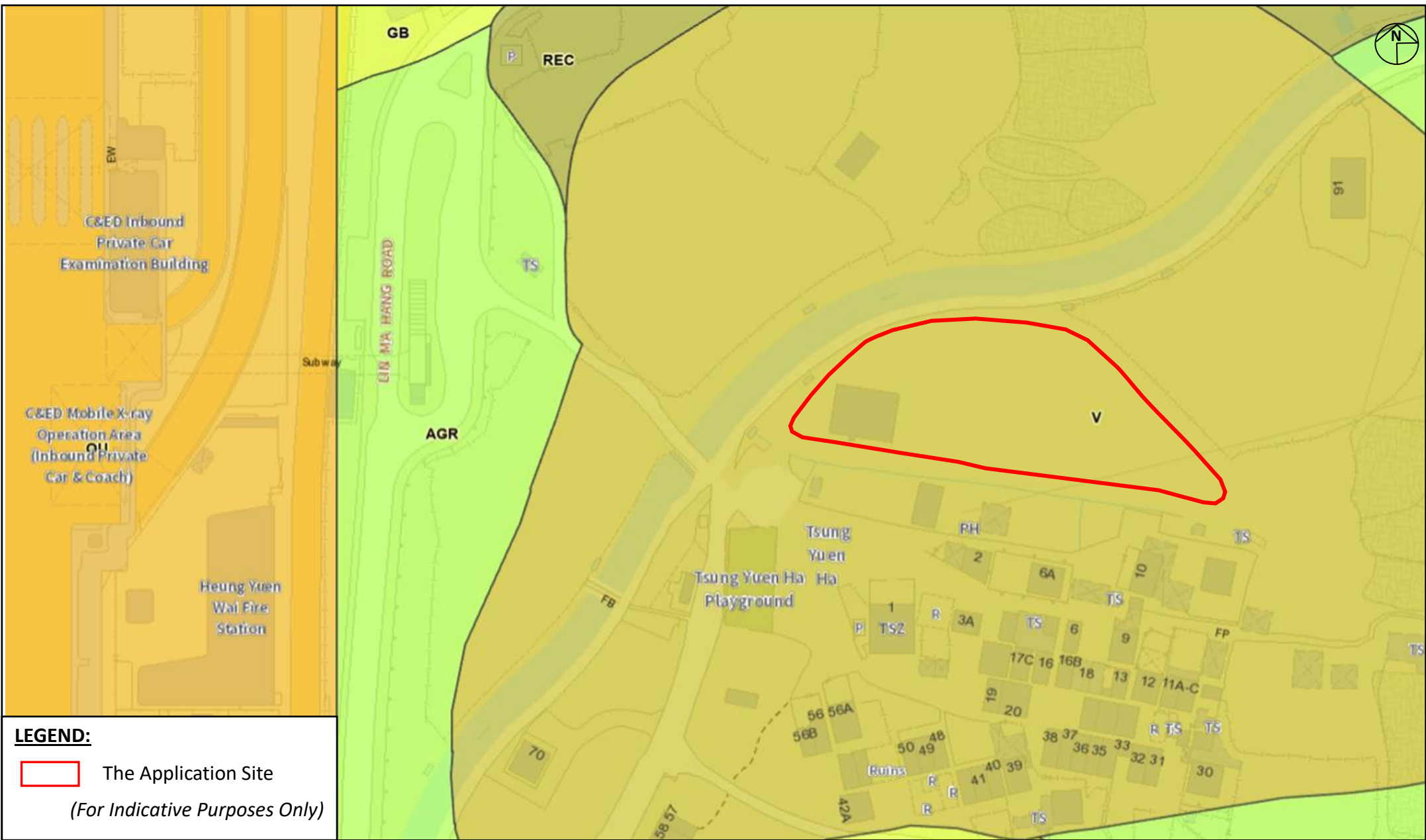
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 Extract of Lot Index Plan
 (No. ags_S00000131408_0001)

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 Aug 2024

Ref.: ADCL/PLG-10299/R001/F002

 **Man Chi**
 Consultants And Construction Limited



Project:
 Section 16 Planning Application for Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years at Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

Title:
 Extract of the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

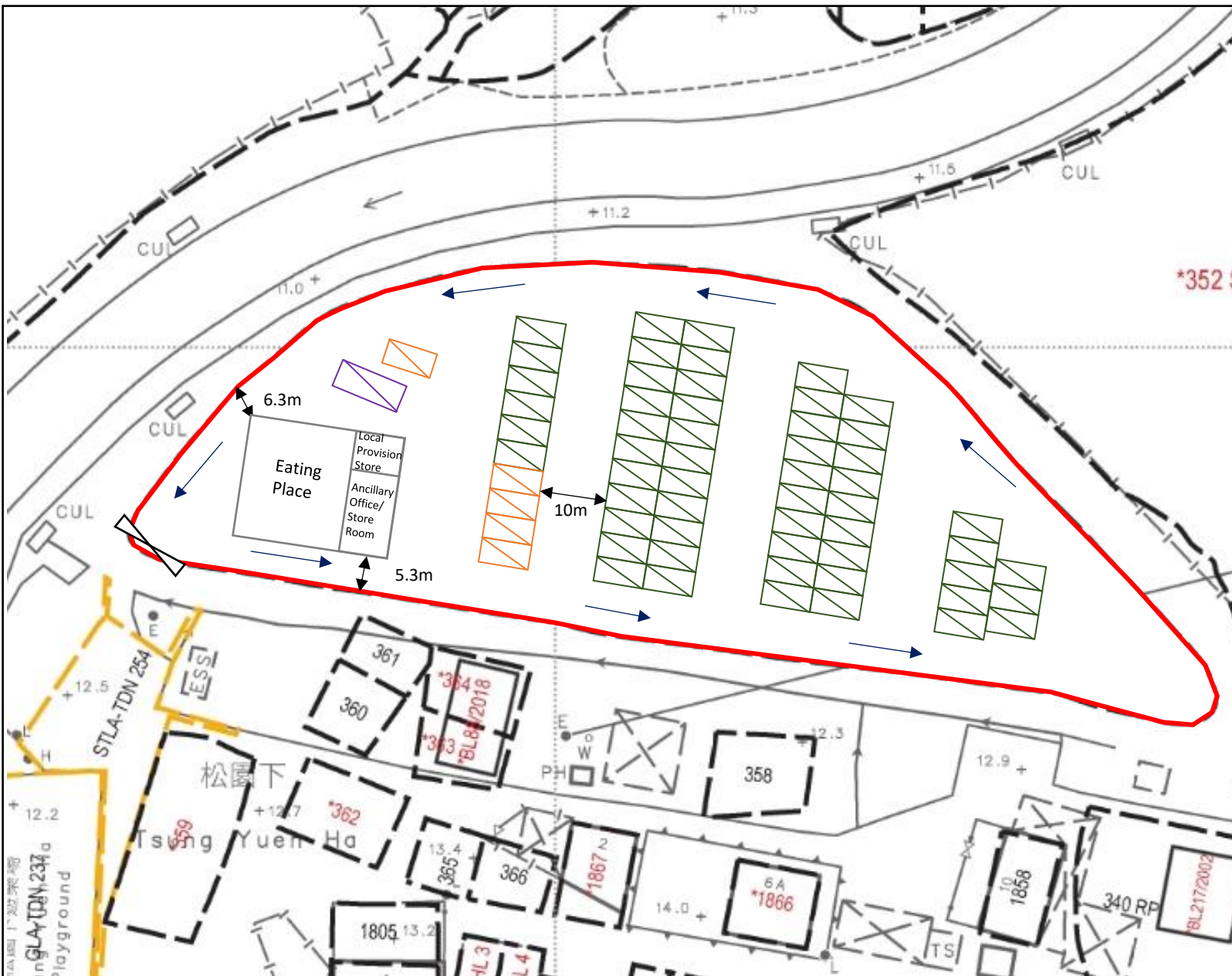
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Date:
 Aug 2024

Ref.: ADCL/PLG-10299/R001/F003

MC Man Chi
 Consultants And Construction Limited



- LEGEND:**
- The Application Site
 - Existing Eating Place, Local Provision Store, Ancillary Office, Store Room (1-storey)
 - Private Car Parking Space For Staff (5 no.)
 - Private Car Parking Space (55 nos.)
 - Loading/Unloading Bay for LGV (1 no.)
 - Ingress/Egress (about 7m)
 - ➔ Internal Vehicular Access

(For Indicative Purposes Only)

Project:
 Section 16 Planning Application for Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years at Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

Title:
 Indicative Layout Plan

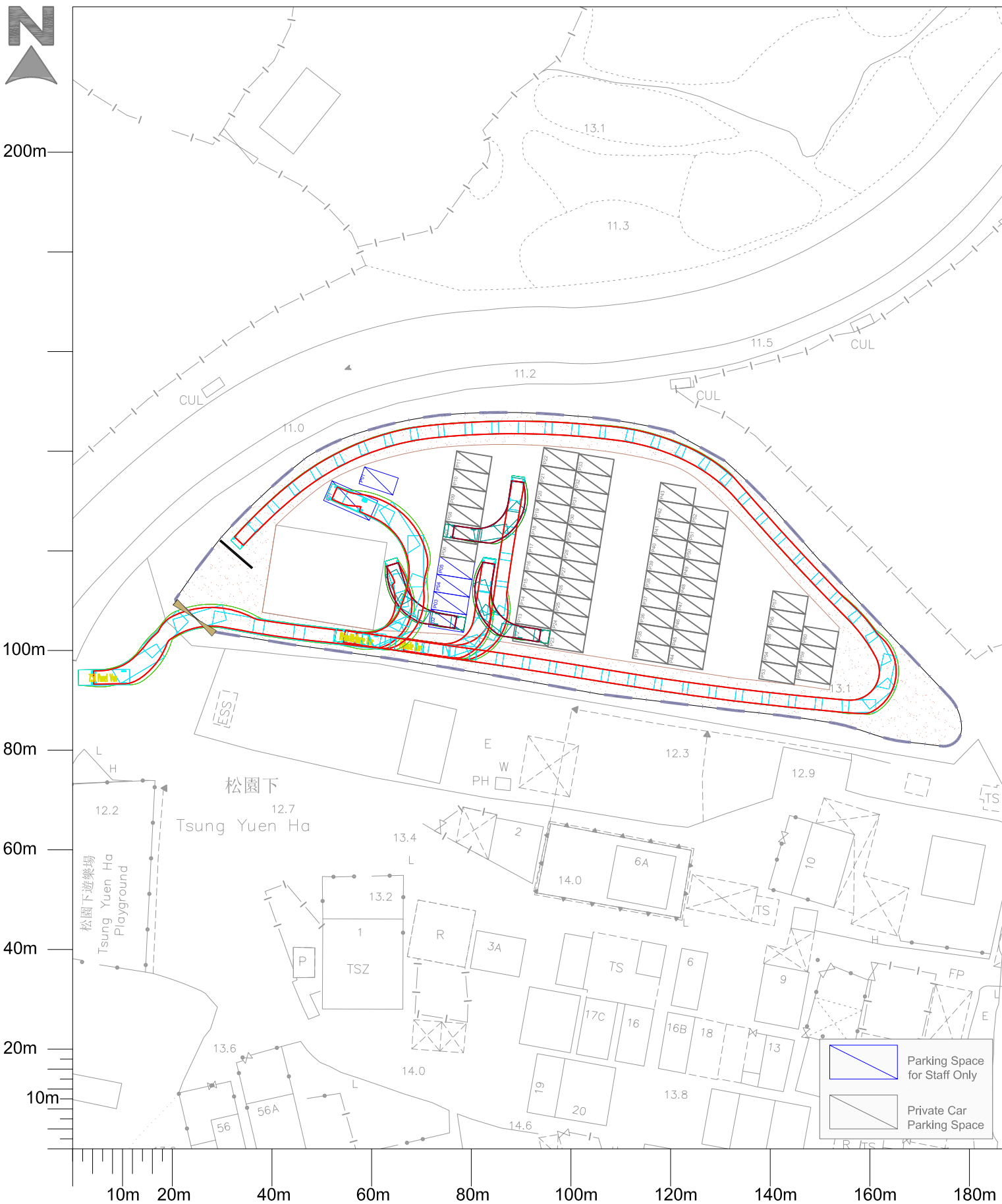
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 Aug 2024





PROPOSAL - S.16 Planning Application for Proposed Temporary Eating Place, Shop and Services with Ancillary Office/Store Room & Car Park for a Period of 3 Years at Lot 356 (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

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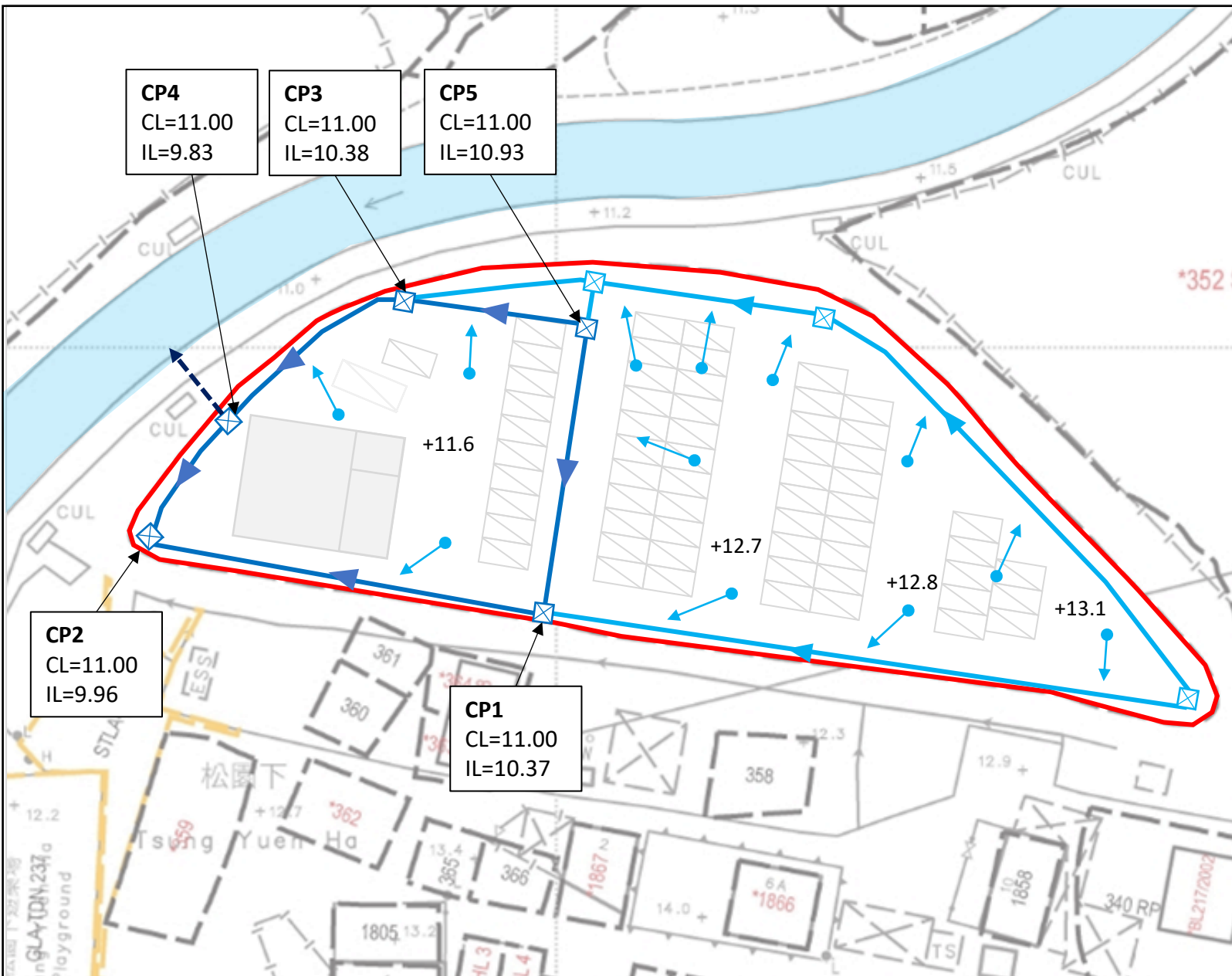
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Date - Jul 2024

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LEGEND:

- The Application Site
- Existing Structure
- +13.1 Meters above Principal Datum
- Rainfall Direction
- Existing Streamcourse
(Not to be disturbed during approval period)
- Existing U-Channel with Cast Iron Cover (min. 225mm in diameter)
(Already implemented since last planning approval)
- Existing Catchpit with Trap and Cover
(Already implemented since last planning approval)
- - - Existing 300mm Pipe
- Proposed U-Channel with Cast Iron Cover (min. 225mm in diameter)
- Proposed Catchpit with Trap and Cover

(For Indicative Purposes Only)

Project:
Section 16 Planning Application for Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years at Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

Title:
Proposed Drainage Plan

Ref.: ADCL/PLG-10299/R001/F006

Figure:
6

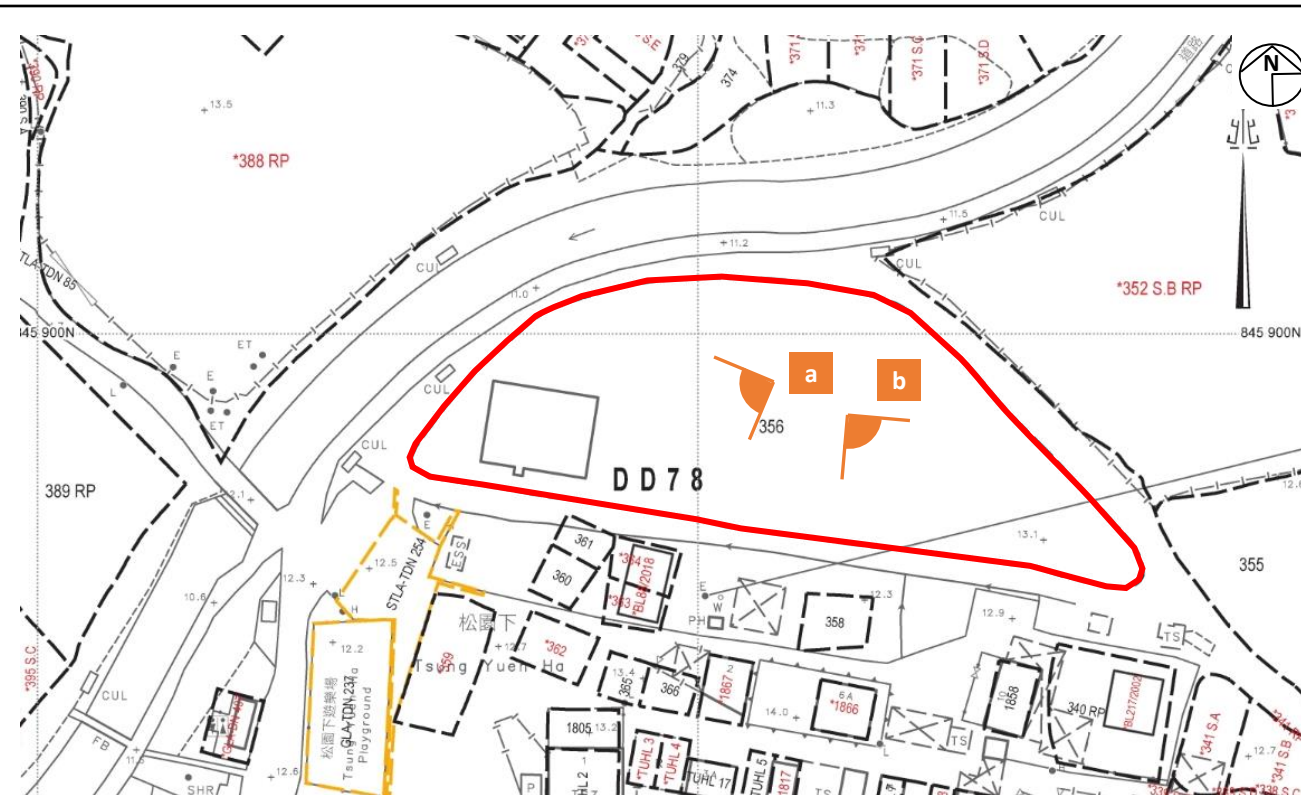
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Aug 2024



List of Illustrations

Illustration 1	Existing Condition of the Application Site
Illustration 2	Surrounding Areas of the Application Site



LEGEND:

- Site Boundary
- ◀ Viewpoints

(For Indicative Purposes Only)

Project:
 Section 16 Planning Application for Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years at Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

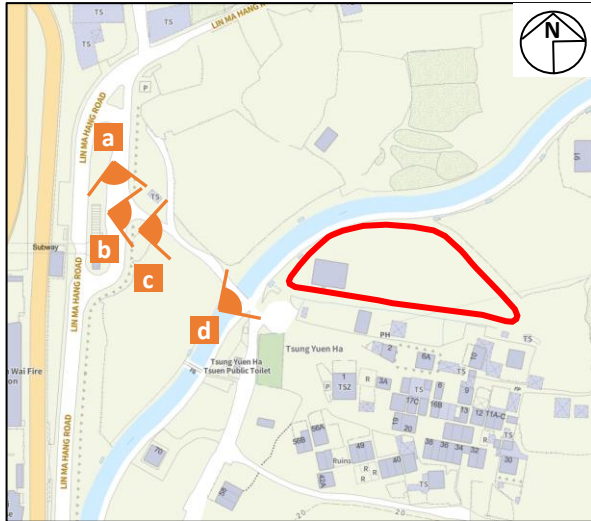
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 Existing Condition of the Application Site

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LEGEND:

- Site Boundary
- ◀ Viewpoints

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Eating Place, Local Provision Store, Ancillary Office, Store Room and Public Vehicle Park (Excluding Container Vehicle) for a Temporary Period of 3 Years at Lot No. 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

Title:

Surrounding Areas of the Application Site

Illustration:

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Date:
Aug 2024



Appendix I

Discharge Letters for Approval Conditions (b), (c), (d), (e), (f) and (g) of the Last Approved Application (No. A/NE-TKLN/35)

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

本函檔號 Your Reference :
本署檔號 Our Reference : () in TPB/A/NE-TKLN/35
電話號碼 Tel. No. : 2158 6372
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (2411 6565)

Man Chi Consultants and Construction Limited
1/F, Front Portion
134 Cheung Sha Wan Road
Sham Shui Po, Kowloon
(Attn.: Mr. LIT Ying-cheung Edward)

23 December 2021

Dear Mr. LIT,

**Proposed Temporary Eating Place, Shop and Services with Ancillary Office/
Store Room for a Period of 3 Years in "Village Type Development" Zone,
Lot 356 (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories**

(Compliance with Approval Condition (b) for Planning Application No. A/NE-TKLN/35)

I refer to your submission dated 24.8.2021 for compliance with approval condition (b) in relation to the submission of a drainage proposal under the captioned planning application. Interim replies were sent to you on 6.10.2021 and 18.11.2021.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Marcus CHENG; Tel. No.: 2300 1407) has been consulted and advised that approval condition (b) is considered complied with. His comments are attached at **Appendix I**.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours sincerely,

(Tony WU)
for and on behalf of
Director of Planning

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-TKLN/35
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

Man Chi Consultants and Construction Limited
1/F, Front Portion
134 Cheung Sha Wan Road
Sham Shui Po, Kowloon
(Attn.: Edward LIT)

By Post and Fax (2411 6565)

28 June 2023

Dear Sir/Madam,

**Proposed Temporary Eating Place, Shop and Services with Ancillary Office/
Store Room and Car Park for a Period of 3 Years
in "Village Type Development" Zone,
Lot 356 (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories
(Compliance with Approval Condition (c) for Planning Application No. A/NE-TKLN/35)**

I refer to your submission received on 6.6.2023 for compliance with approval condition (c) in relation to the provision of drainage facilities under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. LEE Wai Chung; Tel.: 2300 1274) has been consulted and considered that approval condition (c) has been complied with.

Should you have any queries related to planning, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

規 劃 署

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香港新界沙田上禾輦路一號
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來函檔號 Your Reference:
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Man Chi Consultants and Construction Ltd.
1/F, Front Portion
134 Cheung Sha Wan Road
Sham Shui Po, Kowloon
(Attn.: Lit Ying Cheung, Edward)

By Post and Fax (2411 6565)

20 May 2022

Dear Sir/Madam,

**Proposed Temporary Eating Place and Shop and Services with Ancillary Office/
Store Room for a Period of 3 Years in “Village Type Development” Zone,
Lot 356 (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North**

(Compliance with Approval Condition (d) for Planning Application No. A/NE-TKLN/35)

I refer to your submission dated 29.4.2022 for compliance with approval condition (d) in relation to the submission of the design of septic tank and soakaway system and/or other wastewater treatment facilities under the captioned planning application.

Director of Environmental Protection (Contact person: Ms. Trista LAU; Tel.: 2835 1152) has been consulted and considered that approval condition (d) has been complied with.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

規 劃 署

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1 Sheung Wo Che Road, Sha Tin,
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來函檔號 Your Reference:
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電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

Man Chi Consultants and Construction Limited
1/F, Front Portion
134 Cheung Sha Wan Road
Sham Shui Po, Kowloon
(Attn.: Edward LIT)

By Post and Fax (2411 6565)

1 June 2023

Dear Sir/Madam,

**Proposed Temporary Eating Place and Shop and Services with Ancillary Office/
Store Room for a Period of 3 Years
in "Village Type Development" Zone,
Lot 356 (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North
(Compliance with Approval Condition (e) for Planning Application No. A/NE-TKLN/35)**

I refer to your submission dated 18.5.2023 for compliance with approval condition (e) in relation to the 'provision of septic tank and soakaway system and/or other wastewater treatment facilities' under the captioned planning application.

Director of Environmental Protection (Contact person: Ms. Trista LAU; Tel.: 2835 1152) has been consulted and considered that approval condition (e) has been complied with.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

規 劃 署

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來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-TKLN/35
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

郵寄及傳真 (2428 5932)

實力消防防盜工程有限公司
新界葵涌葵豐徑 33-39 號
華豐工業中心第二期八字樓 L 座
(經辦人：李小姐)

李小姐：

擬在劃為「鄉村式發展」地帶的新界打鼓嶺北松園下
丈量約份第 78 約地段第 356 號(部分)
闢設臨時食肆、商店及服務行業連附屬辦公室/貯物室 (為期 3 年)

(履行規劃申請編號：A/NE-TKLN/35 的規劃許可附帶條件 (f) 項)

本署於二零二一年五月十二日收到你有關履行附帶條件 (f) 項所提交的消防裝置和滅火水源建議書。

消防處處長 (經辦人：徐廣耀先生；電話：2733 7735) 在審閱過你提交的資料後表示沒有意見，並認為規劃許可附帶條件 (f) 項已經履行。另外，他的建議也夾附在附件一 (只提供英文版本)。

請你儘快落實已批准的消防裝置和滅火水源建議以履行附帶條件 (g) 項。請你於落實有關建議後通知本署有關落實情況及提交相應的消防裝置及設備證書 (FS251) (一式三份)，以便安排視察落實情況。

如有任何疑問，請致電 2158 6241 與本署李韻玲女士聯絡。

規劃署署長

(朱霞芬女士



代行)

二零二一年六月八日

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
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Man Chi Consultants and Construction Limited
1/F, Front Portion
134 Cheung Sha Wan Road
Sham Shui Po, Kowloon
(Attn.: Edward LIT)

By Post and Fax (2411 6565)

28 June 2023

Dear Sir/Madam,

**Proposed Temporary Eating Place, Shop and Services with Ancillary Office/
Store Room and Car Park for a Period of 3 Years
in "Village Type Development" Zone,
Lot 356 (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories
(Compliance with Approval Condition (g) for Planning Application No. A/NE-TKLN/35)**

I refer to your submission received on 18.5.2023 for compliance with approval condition (g) in relation to the implementation of the provision of water supplies for fire-fighting and fire service installations under the captioned planning application.

Direct of Fire Services, Fire Services Department (Contact person: Mr. TANG Ning-chi; Tel.: 2733 7735) has been consulted and considered that approval condition (g) has been complied with.

Should you have any queries related to planning, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

Appendix II

Accepted Drainage Proposal under A/NE-TKL/35

LEGENDS:

- LOT BOUNDARY LINE
- 28.14 - EXISTING SPOT LEVEL (mPD)
- APPLICATION SITE
- Ø150 - PROPOSED Ø150 DI PIPE
- 225U - PROPOSED 225 U-CHANNEL WITH CAST IRON COVER (MIN. FALL 1:100)
- PROPOSED CATCHPIT WITH TRAP AND COVER
- EXISTING CATCHPIT
- EX.Ø300P - EXISTING Ø300mm PIPE (UNDER)

GENERAL NOTES:

1. ALL DRAINAGE PIPEWORK INSTALLATION SHALL CONFIRM TO ALL THE RELEVANT BRITISH STANDARD, BUILDING ORDINANCE, DSD REGULATIONS AND HONG KONG REGULATIONS.
2. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CED DETAILS AND B.D. REGULATIONS.
3. ALL DRAINAGE PIPEWORK SHALL BE TESTED AND WITH WITNESSED BEFORE BACKFILLING.
4. TESTING OF DRAIN WORKS SHOULD COMPLY WITH BUILDING (STANDARDS OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS AND LATINES) REGULATIONS (CAP.123 SUB. LEG. 173, 174, & 157)
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
6. CONCRETE PIPES AND FITTINGS TO BS 5911 D.I. PIPES AND FITTINGS TO BS 4772:1980.

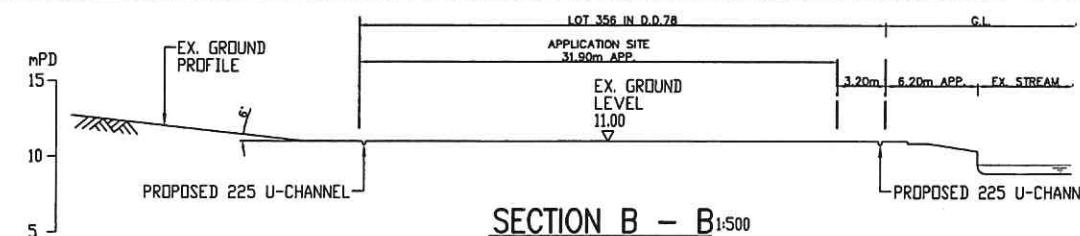
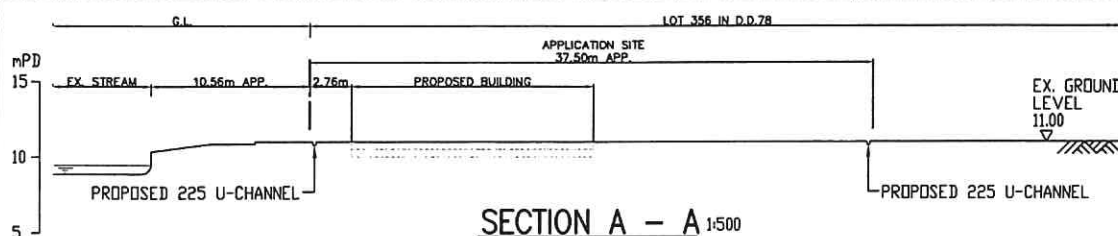
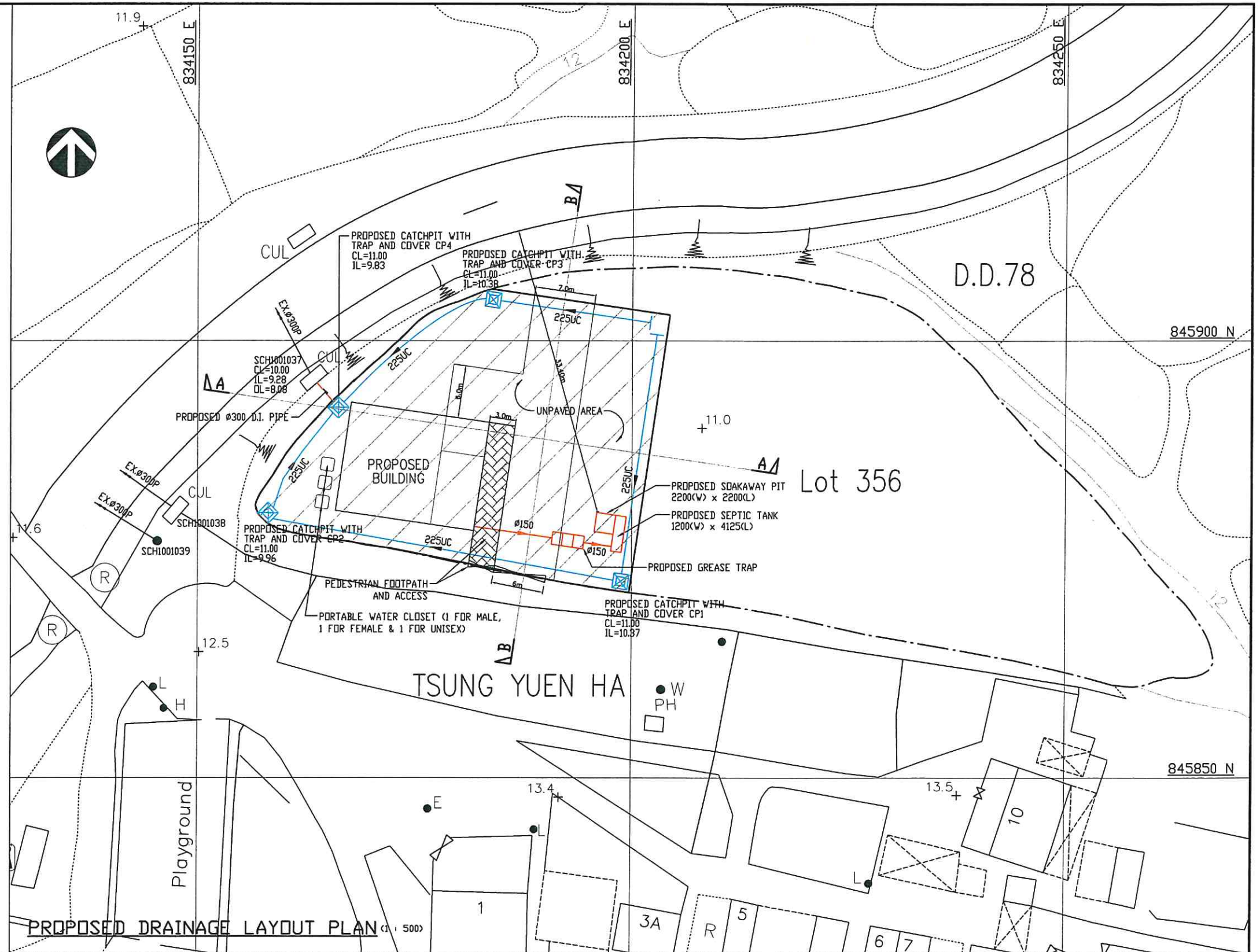
NOTES FOR CATCHPIT

1. ALL DIMENSION ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20D/20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2, OR BRUSHED FINISH AS DIRECTED.

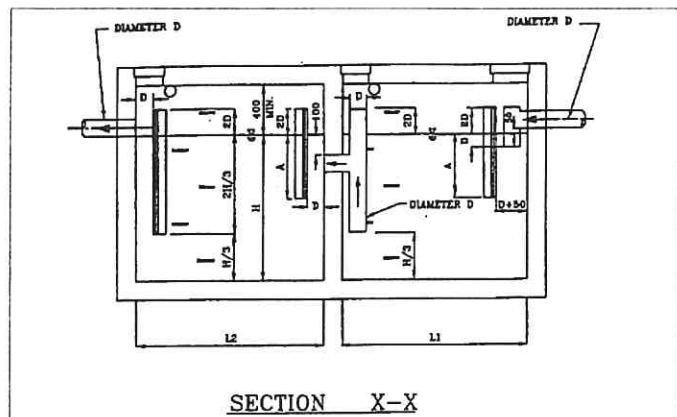
NOTES FOR U-CHANNEL

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. FOR DIMENSIONS OF CHANNEL SEE TABLE.
3. ALL CONCRETE SHALL BE GRADE 20/20.
4. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
5. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10 METRES.
6. 750-900 CHANNELS ARE REINFORCED.
7. 10 x x 50 UNLESS OTHERWISE SPECIFIED.

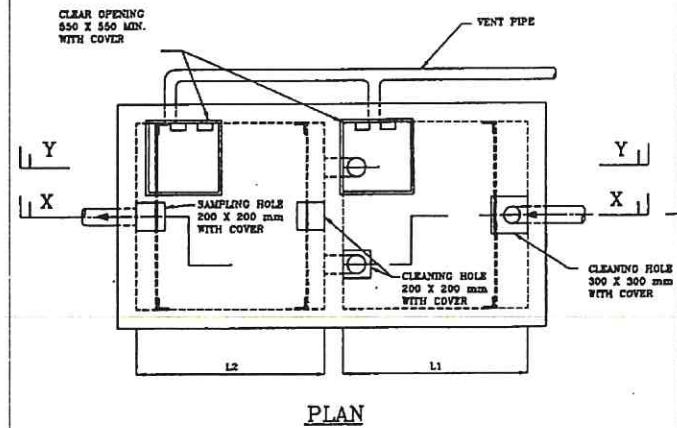
NOMINAL SIZE	T	B	REINFORCEMENT
225U	80	100	A252 MESH PLACED



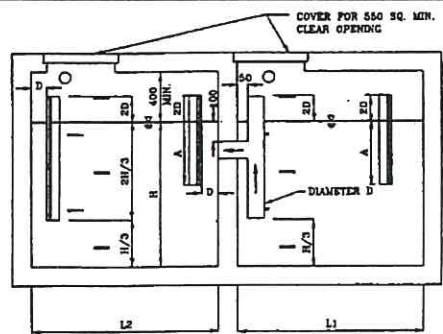
GEOTECHNICAL CONSULTANT :	PROJECT : Section 16 Planning Application for Proposed Temporary Eating Place, Local Provision Store, Ancillary Office and Store Room for a Period of Three Years at Lot 356 (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, N.T.	DRAWING TITLE : LAYOUT PLAN, NOTES AND SECTIONS	SCALE : AS SHOWN DATE : 11/08/2021 DRAWING NO. D-01	DRAWN BY : Ron CHECKED BY : REV. C
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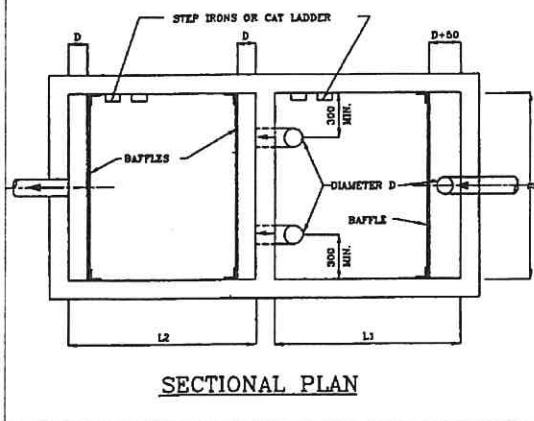
SECTION X-X



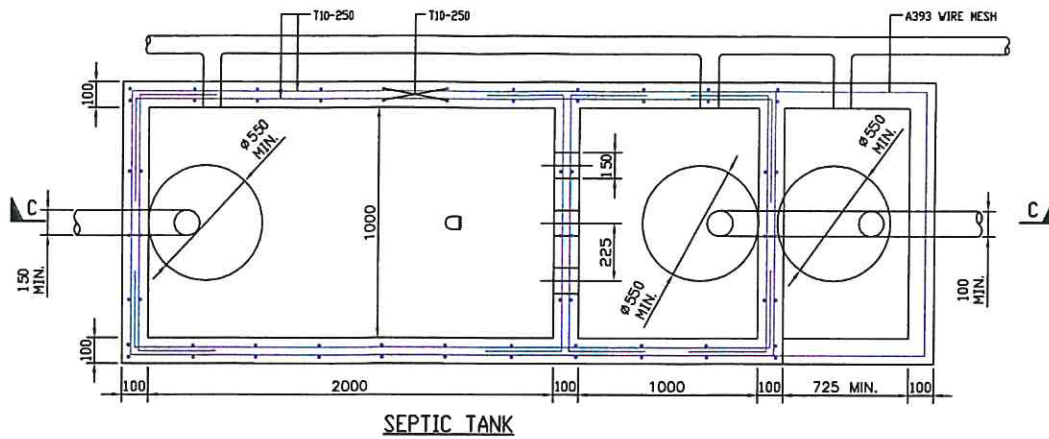
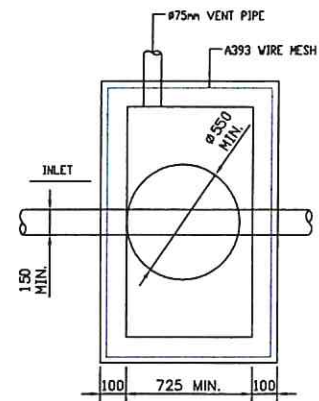
PLAN



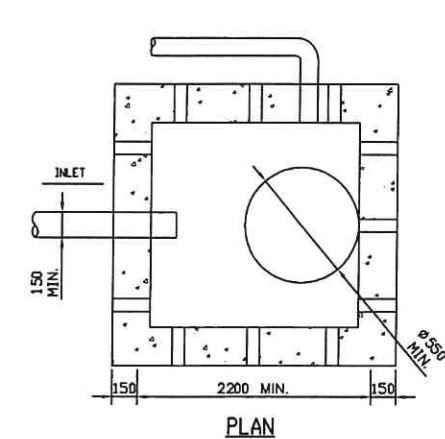
SECTION Y-Y



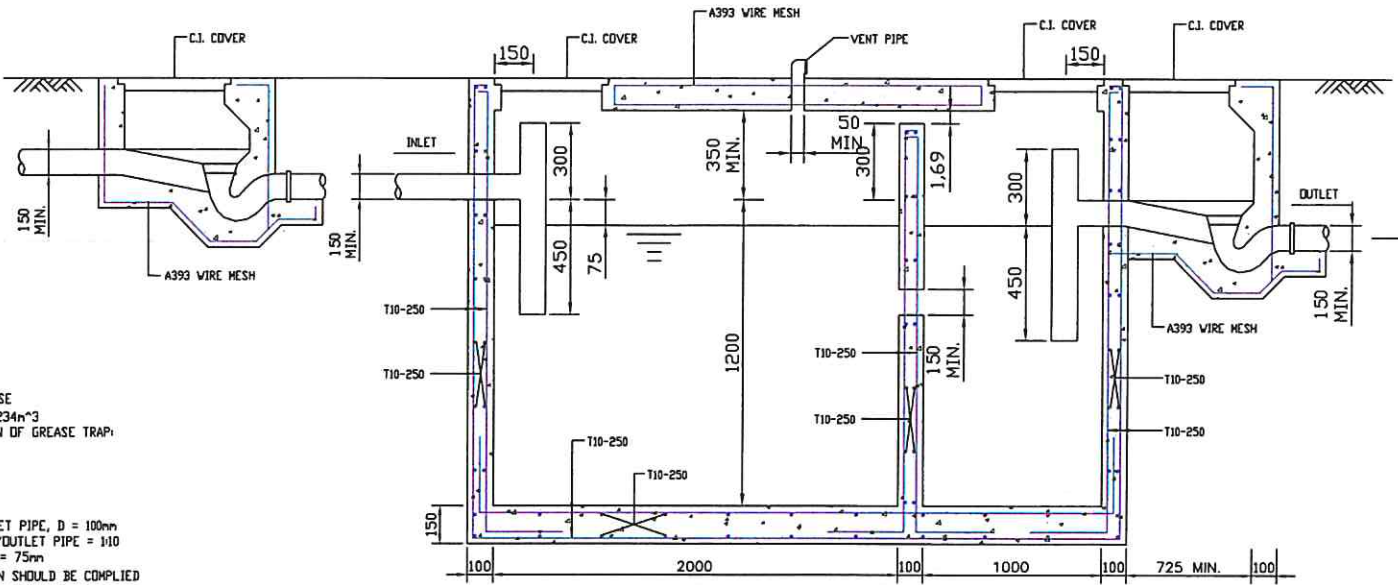
DETAILS OF A GREASE TRAP (N.T.S.)



SEPTIC TANK

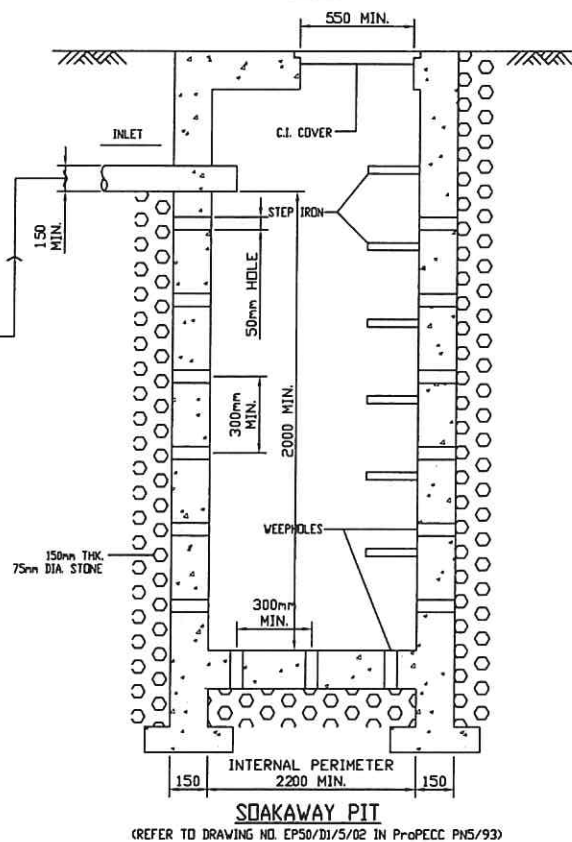


PLAN



SECTION A - A

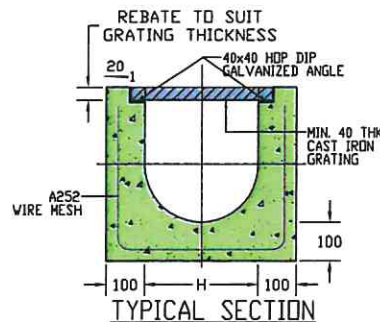
DETAILS OF SEPTIC TANK AND SOAKAWAY PIT (N.T.S.)



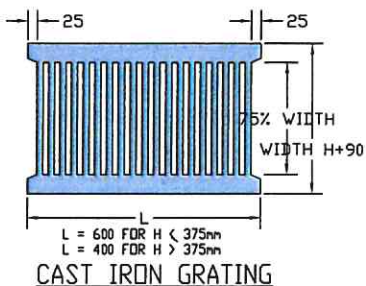
SOAKAWAY PIT

(REFER TO DRAWING NO. EP50/D1/5/02 IN ProPECC PMS/93)

MIN. REQUIRED GREASE TRAP VOLUME = $1.6234m^3$
 PROPOSED DIMENSION OF GREASE TRAP:
 L1 = 1000mm
 L2 = 1000mm
 A = 450mm
 B = 910mm
 H = 900mm
 DIA. OF INLET/OUTLET PIPE, D = 100mm
 GRADIENT OF INLET/OUTLET PIPE = 1/10
 DIA. OF VENT PIPE = 75mm
 NOTE: ALL DIMENSION SHOULD BE COMPLIED WITH THE MIN. REQUIRED VALUE UNLESS OTHERWISE STATED.



TYPICAL SECTION



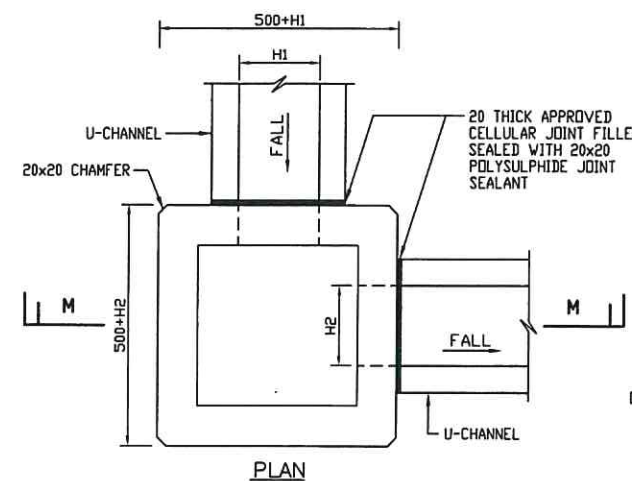
CAST IRON GRATING

U-CHANNEL WITH CAST IRON GRATING (N.T.S.)

(UP TO H OF 525)
 (DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

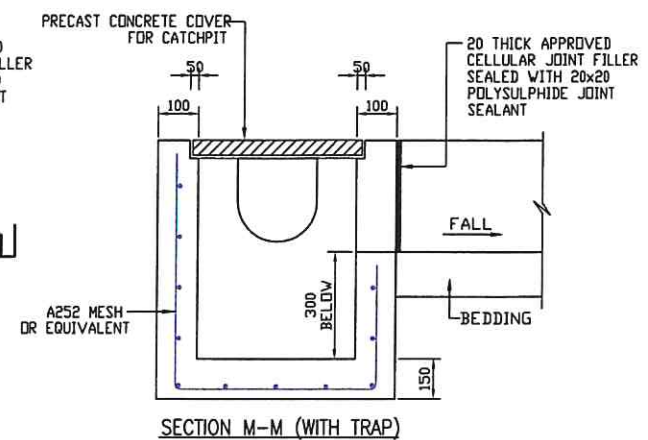
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HYD STD. DRG. NO. H3156.



PLAN

TYPICAL DETAILS OF CATCHPIT JOINING U-CHANNEL (N.T.S.)



SECTION M-M (WITH TRAP)

GEOTECHNICAL CONSULTANT :

PROJECT :
 Section 16 Planning Application for Proposed Temporary Eating Place, Local Provision Store, Ancillary Office and Store Room for a Period of Three Years at Lot 356 (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, N.T.

DRAWING TITLE :

DEATILS

SCALE : N.T.S.

DRAWN BY : Ron

DATE : 11/08/2021

CHECKED BY :

DRAWING NO. D-02

REV. C