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A/TM-LTTY/487

A/TM-LTY/487

回應各部門的提問

As seen in our visit to the application site (the Site) on 3.7.2025, container vehicle and dangerous goods vehicles were seen parked within the Site. Please confirm if the proposed temporary public vehicle park under the subject application will involve parking of container vehicle and dangerous goods vehicle.

有關上述地段所停泊的重型貨車實為上手租客所有，非常多謝貴會的通知，我等已即時通知業權人要求有關人士盡快將有關車輛駛離上述申地地點，同時我等保證日後絕對不會准許重型車輛進入及停泊。

代理人 黃新和

07-07-2025

## A/TM-LTTY/487

### 回應地政處的提問

1. The application site ("the Site") comprises Old Schedule Agricultural Lot Nos. 3865 S.E, 3865 S.F, 3865 S.G ss.1 (Part), 3865 S.G RP (Part), 3865 RP and 3870 all in D.D. 124 ("the Lots") 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.
2. The following irregularities not covered by the subject planning application have been detected by this office:  
  
Unauthorised structure(s) within the Lots not covered by the planning application  
  
Our recent site inspection revealed that there are unauthorised structures within the Site not covered by the subject planning application. The Lots owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.
3. According to the Land Registry records, the Lots were in different ownerships. If the planning application is approved, the Lots owners shall apply to this office for Short Term Waivers (STWs) to permit the structures erected within the Lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STWs, if approved, will be subject to such terms and conditions including the payment of waiver fees and administrative fees as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered. LandsD reserves the right to take enforcement action against the Lots owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future.
4. The Site is accessible via Shun Tat Street via a strip of Government land and private lots. This office does not carry out maintenance works for the said Government land nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible

1-3項 我等同意地政處的提問，同時在是次申請如獲批准我等會向地政處提出 (STWs)的申請及交付有關費用

- 4 我等同意地政處提及的通行權問題及我等取得私人地段業權人同意給與我等通過其土地出入申請地點，而維修問題亦由我等負責包括政府土地上的維修費用亦由我等支付。

# A/TM-LTTY/487

## 回應消防署的提問

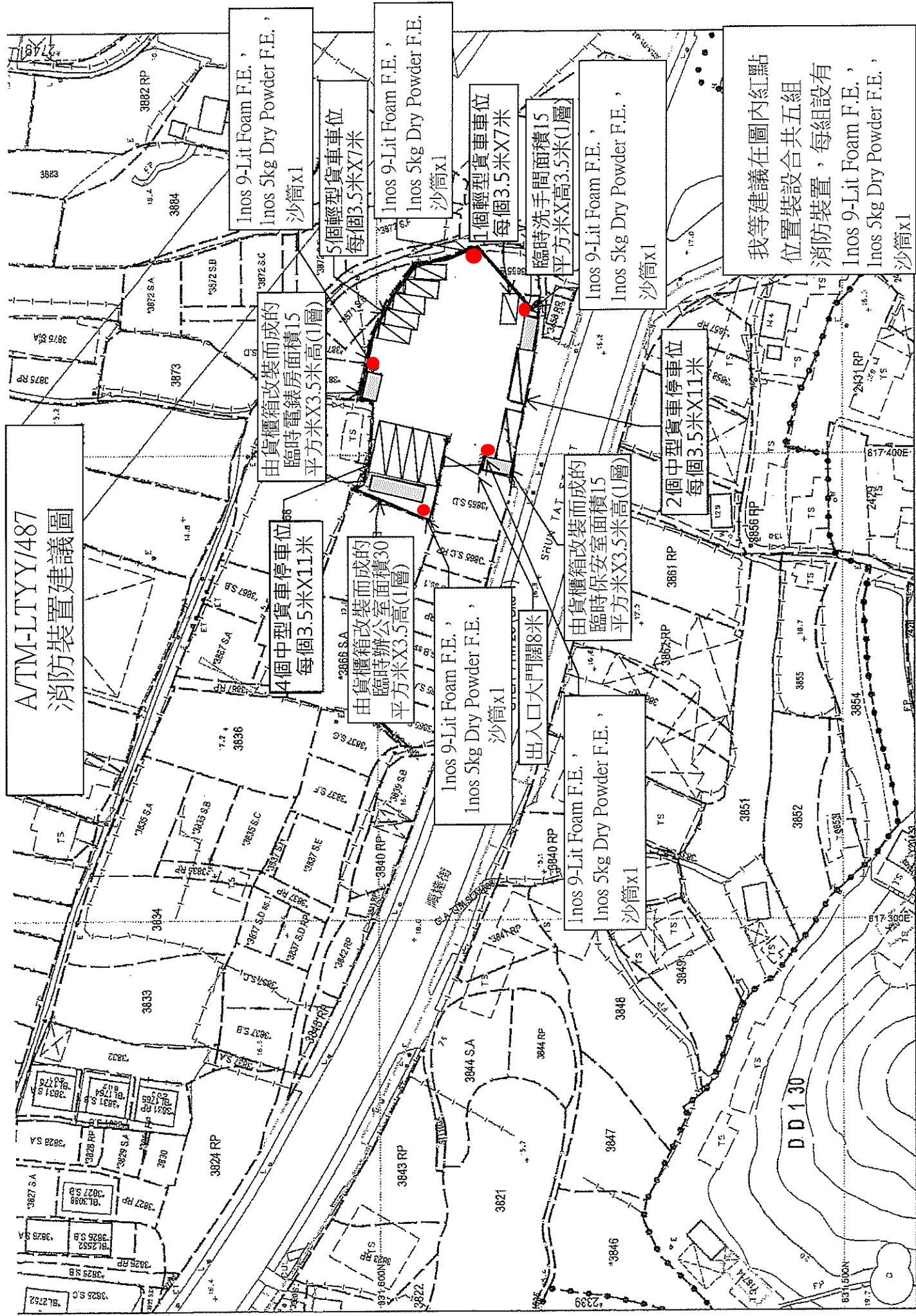
In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:

- i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
- ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.

However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

我等申請的停車場實為一般停車場，不會存放有危險物品及化學品的貨物，而有關的構築物全部為貨櫃箱改裝而成並不須要進行任何搭建工序。  
同時我等會提供一份新的消防建議圖給貴署審議。

# ATM-LTTY/487 消防裝置建議圖



# A/TM-LTTY/487

## 回應渠務署的提問

1. Please clarify whether Catchpit GP1 should be read as CP1 in the drainage proposal. Also, please advise the flow direction between GP1 and CP2.
  2. Please advise the ground level of the site and adjacent area for review.
  3. In general, the u-channel should be placed at the perimeter of the lot area. Please advise on how to catch the runoff of the area on the western side between CP3 and CP7. Otherwise, please consider to locate the u-channel at the perimeter of the lot area.
  4. Please clarify the catchpit CH1013728 should be read as SCH1013728. Please also provide I.L. of catchpit SCH1013728 for review.
  5. The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
  6. The applicant shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work, to avoid causing any damage, disturbance or obstruction to the existing sewers in the vicinity of the site. Any pipe blockage or damage arising from the development shall be made good at the cost of the applicant and to our satisfaction.
  7. The applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner at their own expense.
  8. Please advise the sewage disposal plan of the temporary toilet for review. Should the applicant choose to dispose of sewage of the proposed development through other means, views and comments from EPD should be sought.
- 1 有關GP1實為CP1，多謝貴署提醒，而有關流向會在新1份建議圖內列明  
2 會在新一份建議圖內列明。  
3 有關問題已在新一份建議圖內列明  
4 多謝提醒，有關井號實為SCH1013728  
5 我等同意貴署的要求，日後如有系統不足或失效時會即時作出修正，如因此產生排水系統故障的法律問題，我等同意進行維修工作及賠償責任。  
6 我等同意因是次開發所需的工程，而令至鄰近的政府設施損壞，渠道阻塞我等同意支付有關費用和承擔法律責任。  
7 我等同意因是次開發而產生的費用全部由申請人支付，包括場內及場外渠道工程費用。  
8 而有關場內洗手間我等將會建設1個環保化糞池(將會依照環保署的指引|建做，完成後會由工程師簽發完工證明書)

備註：早前提交給貴署的渠務建議，我等向村長提供建議，經其查看後回覆為不可行，因清水井SCH1013728位置實建在順達街行車路中心位置，以現時順達街的交通情況不可能完成接駁工程，因每天經順達街進入垃圾轉運站的車輛過多，有時垃圾車排隊進入轉運站的車輛過多，有時垃圾車排隊進入轉運站的車龍長達數公里，因此村長提議我等將排水工程改回排放至村內的天然排水渠，我等現將新的雨水排放放至村內的天然排水渠，我等現將新的雨水排放



## 回應運輸署的疑問

- a. Please specify the width of vehicular access on the layout plan.
- b. It is noted that the vehicles entering the proposed site will route through the private lot 3865 S.D and the unallocated and unleased government land adjacent to the footpath of Shun Tat Street. As these are not public roads or footpaths managed by this Office, any right-of-way of the proposed site is not guaranteed. The applicant is required to seek comments from the lot owners and relevant stakeholders for granting permission to access to the proposed site. Comments from relevant government departments should also be sought.
- c. Sufficient vehicle manoeuvring space should be reserved in the open area of the proposed site. Please ensure that no queuing and / or waiting of motor vehicles from the site onto Shun Tat Street would occur and no motor vehicles shall be permitted to reverse into and out of the site onto Shun Tat Street.
- d. Please supplement the swept paths showing the light goods vehicles (LGVs) and medium goods vehicles (MGVs) (i) entering the site from and leaving the site to Shun Tat Street via the private lot and the unallocated and unleased government land as stated in (a) above; (ii) manoeuvring within the open area of the site; and (iii) entering and leaving the LGV and MGV parking spaces. In particular, please clarify that LGVs and MGVs will not reverse out of the vehicular access of the site from the parking spaces as inferred from the layout plan.
- e. Please advise the number of vehicular and pedestrian trip generation and attraction by the subject site.
- f. Please clarify if any run-in / run-out will be provided at the public footpath for assessing the site. If affirmative, it should be designed and constructed by the applicant in compliance with HyD's standard and to the satisfaction of HyD.
- a 我等會在車輛出入模擬圖內加入通道呎吋以供貴署參考
- b 有關問題地政處亦已提出，我等已取得私人地段業權人的同意，同時申請獲批准，我等會向地政處作出申請。
- c 我等為月租車位，同時場內預留空間十分充足因此絕對不會產生排隊情況出現
- d 我等會提供新1份的車輛出入模擬圖，我等預留空間非常充足，絕對不會令至車輛出現倒車情況出現
- e 我等為月租車位，所有車位已被預定因此每日不多於12架次在早上7時至上午9時離開停車場，在晚上5時至晚上7時進入停車場。
- f 位於Lot3865S.D與順達街之間的行人路在做順達街時有關路政署的承建商已將有關行人路依照路政署的標準建做。
- (備註) 我等停車場只准許停泊中型貨車，及輕型貨車所有重型貨車及貨櫃車禁止進入及停泊。





A/TM-LTTY/487  
車輛流量評估

至：城市規劃委員會

本車場共有 6 個輕型貨車車位，及 6 個中型貨車車位，預計經常每天出入流量約為，

輕型貨車離開停車場預計流量

| 星期    | 時間           | 車輛架次 | 預計有      |
|-------|--------------|------|----------|
| 1 至 6 | 上午 7 時至 9 時前 | 車輛架次 | 預計有 6 架次 |

|        |      |          |
|--------|------|----------|
| 日 及 假期 | 車輛架次 | 預計有 0 架次 |
|--------|------|----------|

輕型貨車進入停車場預計流量

| 時間            |
|---------------|
| 下午 5 時至晚上 7 時 |

|          |
|----------|
| 預計有 6 架次 |
|----------|

|          |
|----------|
| 預計有 0 架次 |
|----------|

中型貨車離開停車場預計流量

| 星期    | 時間           | 車輛架次 | 預計有      |
|-------|--------------|------|----------|
| 1 至 6 | 上午 7 時至 9 時前 | 車輛架次 | 預計有 6 架次 |

|        |      |          |
|--------|------|----------|
| 日 及 假期 | 車輛架次 | 預計有 0 架次 |
|--------|------|----------|

中型貨車進入停車場預計流量

| 時間            |
|---------------|
| 下午 5 時至晚上 7 時 |

|          |
|----------|
| 預計有 6 架次 |
|----------|

|          |
|----------|
| 預計有 0 架次 |
|----------|

以上為我等停車場預計車輛流量計評估。

獲授權代理人 黃新和 簽署

04-07-2025

## 回應環保署的提問

Comments from Environmental Protection Department (Responsible Officer: Ms. Chloe FUNG (Contact no: 2835 1120)):

2. The applicant seeks planning permission for temporary public car park (light goods vehicles and medium goods vehicles) for a period of 5 years at the application site which falls within an area zoned "V" on the approved Lam Tei & Yick Yuen OZP.

3. Comparing to a previous application at the same Site for the same use (A/TM-LTTY/478), this application has a different development layout and one additional guard room, with a slightly increased GFA. The proposed temporary carpark will provide 6 nos. light goods vehicle and 6 nos. medium goods vehicle spaces, thus, will generate traffic of heavy vehicles.

4. According to PlanD's land use site survey, the approximate distance to the nearest residential building is 1.7m from the Site boundary. The local access road via Shun Tat Street is approximately 4m to the nearest residential building.

5. We have previously written to PlanD regarding the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the COP). By making reference to the information in the planning application document, the proposed development will generate traffic of heavy vehicles; and the subject site boundary is within 100m from the nearest residential building, and the subject heavy vehicle traffic is expected to travel along any access road within 50m from the nearest residential building. **We could not lend our support to the subject application from environmental planning perspective.**

6. However, if the application is approved by the TPB, the applicant should be advised to implement the relevant measures and requirements in the COP to minimise the potential environmental nuisance and handle the sewage generated by the proposed development.

2 申請地點現為V zone用途，申請停車場在第二欄內列明經向城市規劃委員會作出申請係有機會獲得批准。

3 因順達街在晚上非常清靜，因此經租戶建議我等增設一個看更防止車輛被盜竊。有關中型貨車的車主及輕型貨車車主全部為本村居民，未有停車場前他們的車輛晚上只能停泊在順達街，如泊進停車場亦不會增加交通流量。

4 有關鄰近1.7米的住宅實為申請地段3870業權人和家人居住，而Lot 3869號的住戶我等在申請前已經過村長代為資訊其意見，其亦不作出反對。

5 有關順達街的交通，在早上9時至下午3非常煩忙大部份都是輪候進入垃圾轉運站，而我等停車場內的車輛在早上8時前大部份已離開，而在下午5時後才陸續進入停車場，因此對順達街的交通影響十分輕微。同時車主亦為本村居民，因此絕對不會破壞自己居住的環境。

6 業權人及租戶全部為本村原居民，在使用停車場是都會小心在意絕對不會產生噪音及影響環境的事情發生。

在場內會增設一個洗手間，我等會依照環保署的指引[建設一個環保化糞池，以解決排污問題，建做期間會有專業工程師進行監管工作完工後亦會由工程師簽署合格證明書給貴署審議。