

2021年12月8日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

- 8 DEC 2021

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A145K/352
	Date Received 收到日期	- 8 DEC 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/lpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/lpb/>)。亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

TANG Kam Chak (鄧甘澤)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 136 RP (Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 680 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 20 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu & Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V").
(f) Current use(s) 現時用途	Vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另頁說明)

- ☐ has notified..... "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
10/11/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/11/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	660sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	20sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構造物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 20sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 20sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure 1: Site office (Not exceeding 3m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	24 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間

24 hours from Mondays to Sundays including public holidays

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Vehicular access leading from Kiu Hung Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>																														
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)</p>																																
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 680 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 to 1.5 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 33.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.3 m 米 <input checked="" type="checkbox"/> About 約</p>																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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

7. Justifications 理由

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


1. The proposed development is in line with the planning intention of the 'Village Type Development' ("V") zone which is primarily for the convenience of the villagers.
2. Insufficient supply to meet exigent parking demand in Hung Uk Tsuen.
3. The application site is deemed an extension of the existing public vehicle park with planning permission. The proposed public vehicle park is intended to meet the parking supply of Hung Uk Tsuen.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' zone.
5. The application site didn't subject to previous planning application.
6. The proposed development is compatible with the surrounding environment.
7. Similar planning applications have been approved by the Town Planning Board in the nearby 'Village Type Development' zone such as A/HSK/194.
8. Minimal traffic impact
9. Insignificant noise and environmental impacts.
10. The applicant will provide surface U-channel at the application site.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private car will be accepted to park at the application site.
13. No workshop activity will be carried out at the application site.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

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

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

Date 日期

19/11/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 136 RP (Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.
Site area 地盤面積	680 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	'Village Type Development' ('V')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	20 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.029 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	2.94 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		24
	Private Car Parking Spaces 私家車車位 24 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

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

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

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

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land
at
Lots 136 RP (Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site had been paved and occupied an area of about 680m².
- 1.1.2 The application site is intended for public vehicle park. The cluster of village houses was mainly found to the south and north of the application site. There is a similar public vehicle park to the immediate east of the application site. A playground is found to the west of the application site.

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

- 1.1.3 After filling of land, the gradient will sloping from northwest to southeast from about +5.5mPD to +5.1mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 According to Figure 5, it is noted that the land to the north of the site commands a higher level than the application site. However, a 750mm surface U-channel is found along the northern and eastern site periphery so that it captures surface runoff from the north and east. Also, two village houses were found to the immediate north of the application site.
- 1.1.5 An existing water course is found to the immediate south of the application site. It is directly linked with the public 750mm diameter drainage pipe (SWD1020286) through catchpit (SCH1006844).
- 1.1.6 All in all, there is no external catchment being identified.

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

- 1.1.7 An existing water course is found to the immediate south of the application site. It is directly linked with the public 750mm diameter drainage pipe (SWD1020286) through catchpit (SCH1006844).

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment is approximately 680m²; (Figure 5)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 5.5\text{m} - 5.1\text{m} = 0.4\text{m}$$

$$L = 45\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 45\text{m} \text{ or } 1\text{m in } 112.5\text{m}$$

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

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

$$t_c = 0.14465 [45 / (0.89^{0.2} \times 680^{0.1})]$$

$$t_c = 3.47 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 300 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 300 \times 680 / 3,600$$

$$\therefore Q_1 = 56.67 \text{ l/s} = 3,400 \text{ l/min} = 0.06\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 300mm surface U-channel at 1:120 & 1:160 gradient is considered adequate to dissipate all the stormwater accrued by the application.

1.2 Proposed Drainage Facilities

- 1.2.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm concrete surface U-channel at gradient of about 1:120 & 1:160 along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 5). Sand trap will be provided at the terminal catchpit.
- 1.2.2 The collected stormwater will then be discharged to the existing open channel which is directly linked with the public 750mm diameter drainage pipe (SWD1020286)

through catchpit (SCH1006844).

- 1.2.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The applicant will seek the consent of land owner and District Lands Office/Yuen Long for drainage works outside the site boundary prior to the commencement of works.
- 1.2.5 All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Some opening will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Kiu Hung Road. Having mentioned that the site is intended for parking of private car and it would be only cater for the parking demand of the villagers of Hung Uk Tsuen, traffic generated by the proposed development is not significant because of the limited size of the site.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

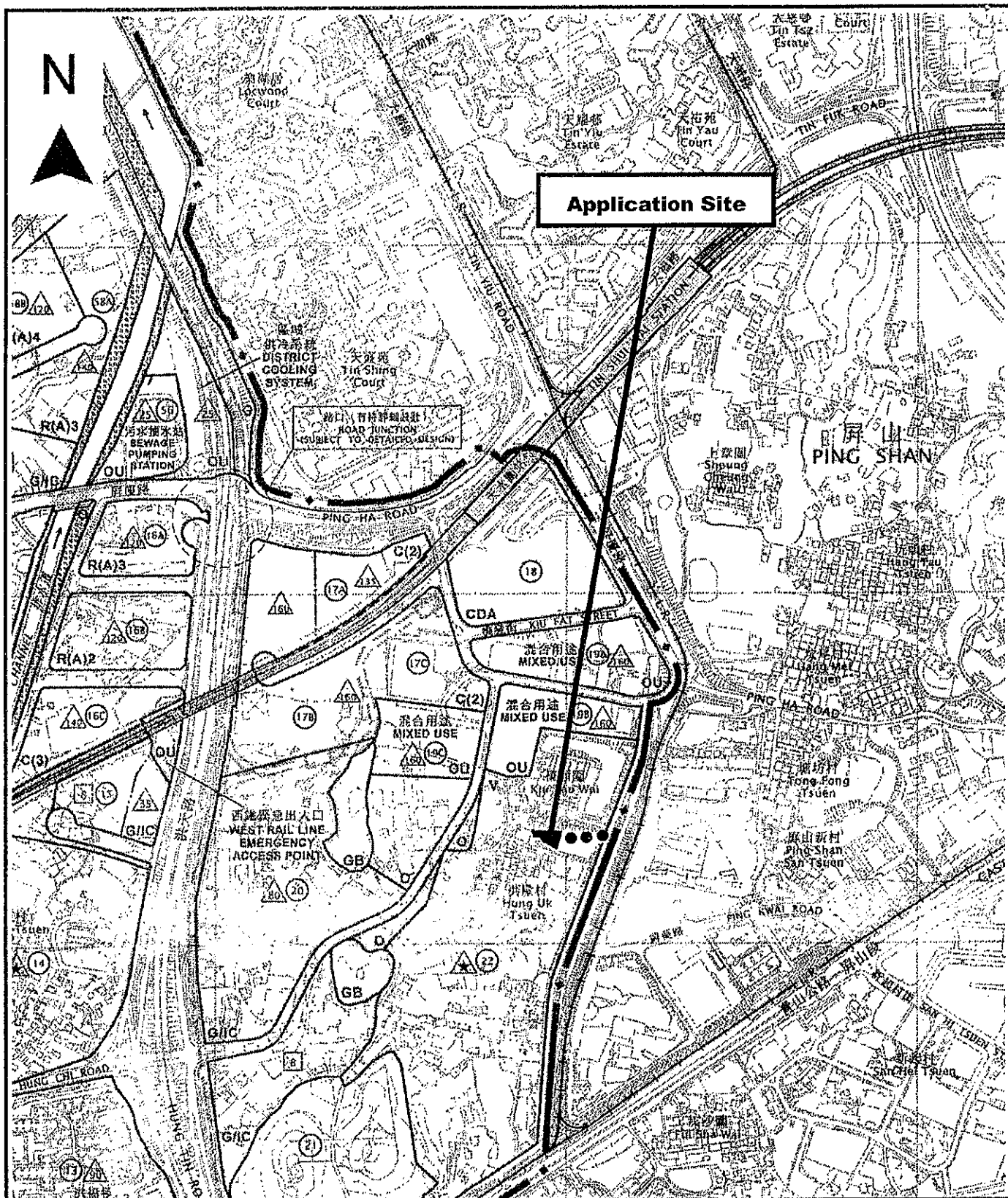
	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	1	1	7	5

Note 1: The opening hour of the proposed development is 24 hours from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is assumed as 1; &

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

- 2.3 In association with the intended parking purpose, adequate space for manoeuvring within the application site would be provided. Referring to **Figure 3**, internal circulation path is provided which is adequate for internal movement. By virtue of the fact that the application site is directly linked to Kiu Hung Road with significant reserved capacity, the proposed development being applied would not aggravate the traffic condition in the vicinity.



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

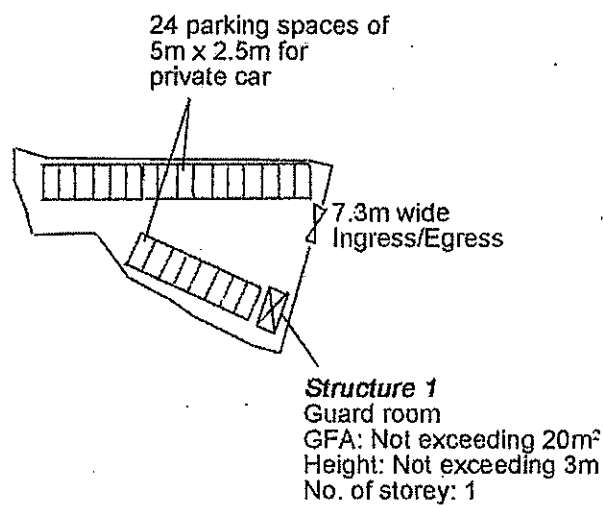
Remarks 備註:

●●● Vehicular access leading from Kiu Hung Road

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Public Vehicle
Park for Private Car for a Period of 3
Years with Filling and Excavation of
Land at Lots 136 RP (Part) & 137 RP
(Part) in D.D. 127, Ping Shan, Yuen
Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

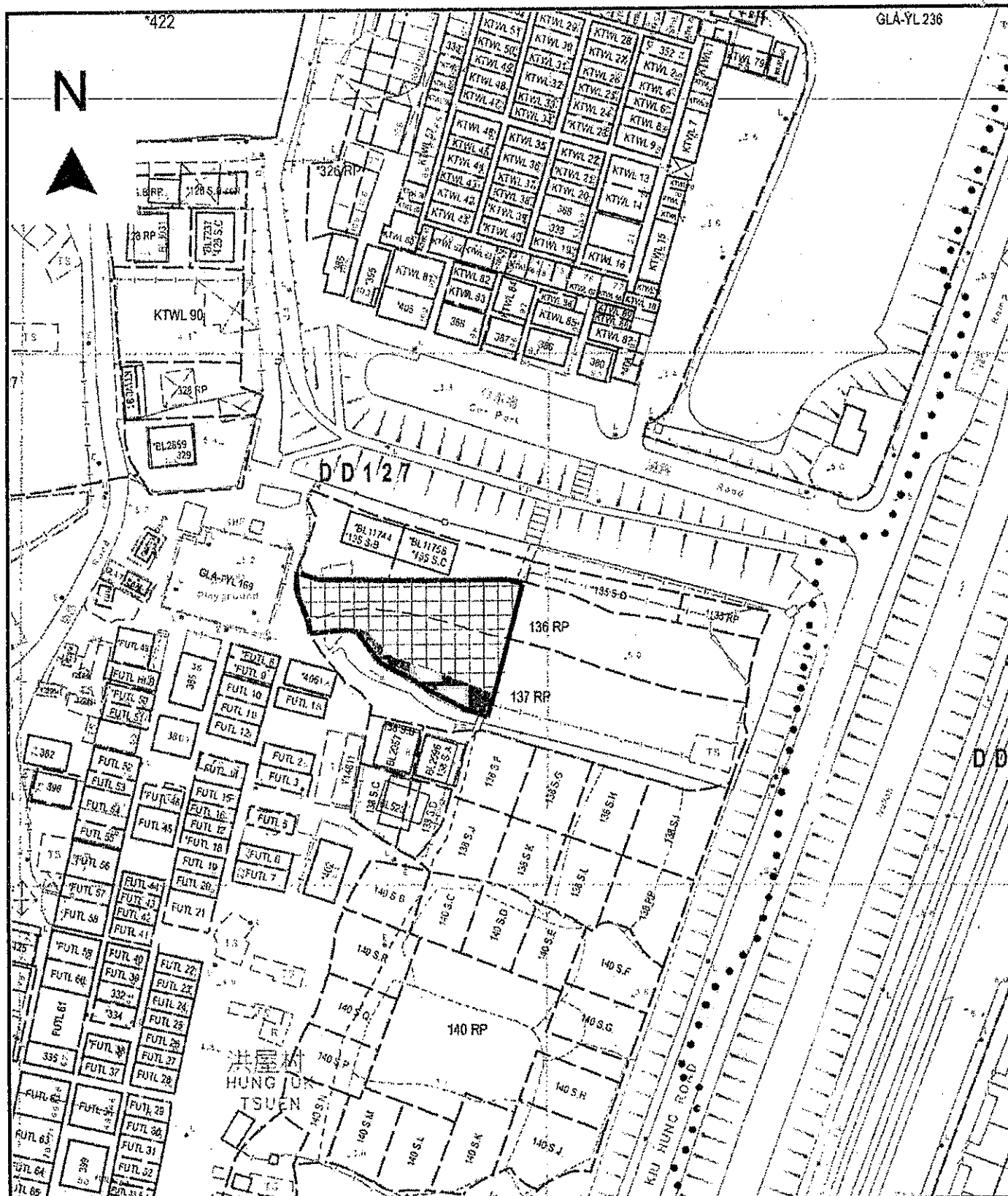
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:



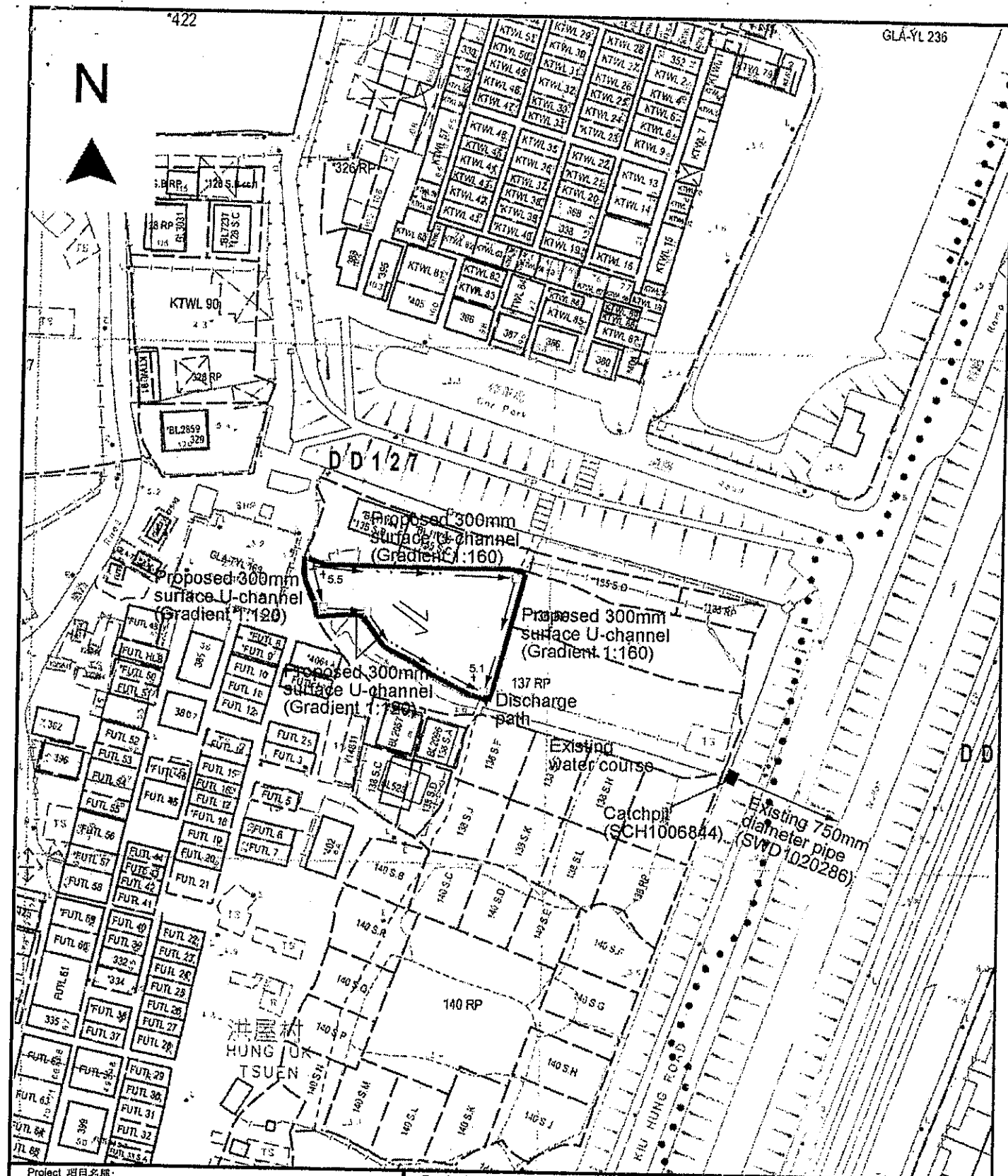
Proposed filling of land by concrete (10cm thick)



Proposed filling of slope by concrete (up to 1.5m thick)

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

☐ Proposed catchpit

Flow of surface runoff

+5.5 Level (in mPD)

Scale 比例:

1:1000

Total: 2 pages

Date: 15 December 2021

TPB Ref.: A/HSK/352

By Email

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

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.

We write to confirm that the vehicular access of the subject application will pass through Lot 136 RP in D.D.127 which forms part of the site of planning permission No. A/HSK/194. The applicant of the current application is the same as the planning permission No. A/HSK/194. Despite of this, the applicant will submit an owner's consent for using Lot 136 RP in D.D.127 for vehicular access to the subject application site.

The cross section showing the existing ground level and the proposed ground level after land filling is shown in Figure 6.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] [REDACTED] at your convenience.

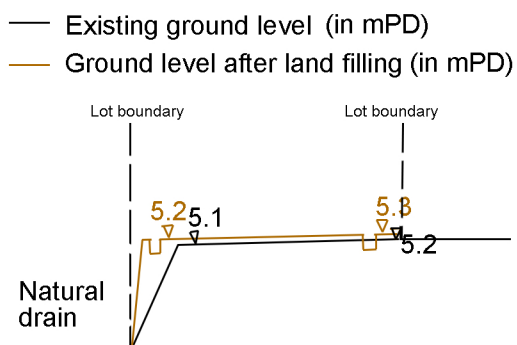
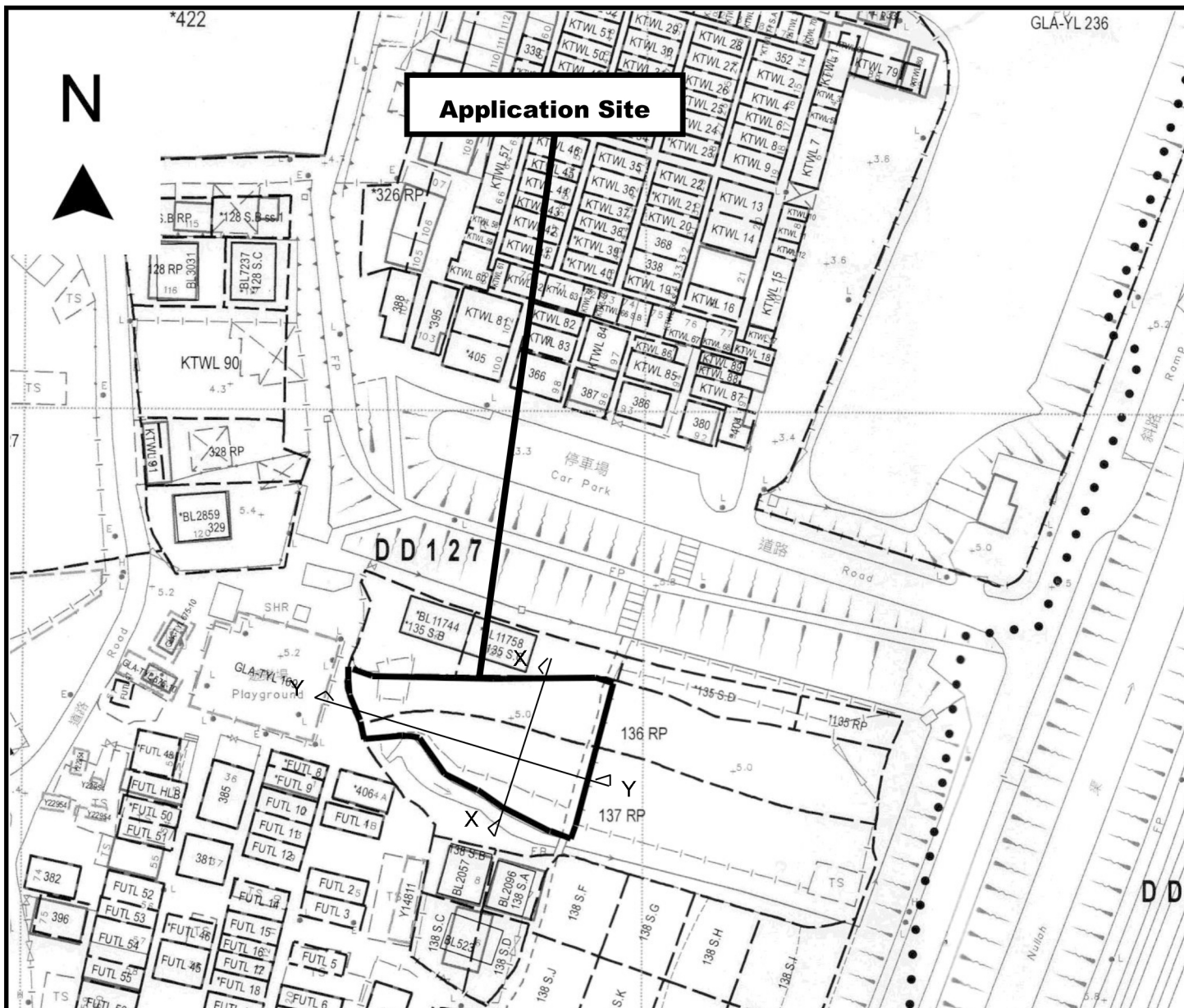
Yours faithfully,



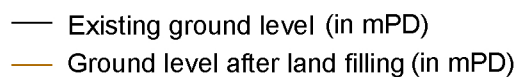
Patrick Tsui



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



Section X-X (Not to scale)



Section Y-Y (Not to scale)

Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Cross Section of the Application Site

Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

1:1000

Total: 5 pages

Date: 28 February 2022

TPB Ref.: A/HSK/352

By Email

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

Dear Sir,

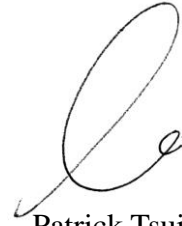
Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land at Lots 136 RP (Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.

We refer to the comments of the CE/MN, DSD. Our response is shown in the following:

CE/MN, DSD's comments	Applicant's response
1. The site boundary shown on Figure 1 is not correct. The lot shall include the natural stream.	Noted. There is a natural stream in Lot 137 RP in D.D.127 but it does not form part of the current application site.
2. The applicant is required to demonstrate with calculation the existing 750mm diameter pipe which the surface runoff discharging to shall have sufficient capacity. Attention should be drawn that overland flow from adjacent lots are also collect by this pipe and should be included in the checking.	Noted. Please see the calculation in Annex 1.
3. The applicant is required to maintain the natural stream within the lot and ensure clearance works to be done when required to ensure the flow is not obstructed.	Noted and will do.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui



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

Annex 1.1 Drainage Calculation for the Subject Site

1.1.1 Runoff Estimation

Rational method is adopted for estimating the designed run-off

$$Q_1 = k \times i \times A / 3,600$$

Assuming that:

- A catchment has been identified in **Figure 1**. The area of the catchment is approximately 21,390m²; (**Figure 1**)
- It is assumed that the value of run-off co-efficient (k) is taken as 0.75 as part of the catchment is unpaved.

	Catchment
Difference in Land Datum	= 9.5m – 3.5m = 6m
L	= 275m
∴ Average fall	= 6m in 275m or 1m in 45.83m

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

	Catchment
Time of Concentration (t _c)	= 0.14465 [L/(H ^{0.2} × A ^{0.1})] = 0.14465 [275/ (2.18 ^{0.2} × 21,390 ^{0.1})] = 12.56 minutes

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 215mm/hr respectively for catchment.

	Catchment
By Rational Method, Q₁	= 0.7 × 215 × 21,390 / 3,600 = 53,653.25 l/min = 0.894 m ³ /s

Annex 1.2 Capacity Calculation for the Existing 750mm diameter underground pipe Leading to the Public Drain

1.2.1 Capacity of the proposed 750mm surface U-channel

Manning's Formula is adopted for estimating the maximum capacity of the existing 750mm diameter underground pipe

$$Q_2 = A \times R^{2/3} \times S^{1/2} / n$$

Assuming that:

- i. Gradient (S) of the pipe is taken as 1:100;
- ii. Manning's roughness coefficient (n) is taken as 0.015 for concrete pipe;
- iii. $R = A/P$; &

By Manning's Formula:

$$\begin{aligned} Q_2 &= 0.441788 \times (0.1875)^{2/3} \times (0.01)^{1/2} / 0.015 \\ &= 0.964842 \text{m}^3/\text{s} \end{aligned}$$

The estimated peak runoff of catchment (Q_1) is $0.894 \text{m}^3/\text{s}$ but the estimated maximum capacity of the proposed 750mm surface U-channel is (Q_2) $0.964 \text{m}^3/\text{s}$. That is to say the existing 750mm diameter underground pipe has spare capacity to cater for the stormwater generated at catchment including the application site.

The map displays a complex network of land parcels and infrastructure. A thick black line delineates the catchment area for a 750mm diameter underground pipe. The catchment area is primarily located in the central and right-hand portions of the map, encompassing several residential blocks and industrial sites. The map includes various labels for land parcels, roads, and infrastructure, such as 'KIU HUNG ROAD', 'KIU HUNG ROAD', and 'KIU HUNG ROAD'. The map also shows various buildings, including factories and residential blocks, and includes labels for different types of land use and infrastructure.

Scale 1:1000

Total: 2 pages

Date: 1 March 2022

TPB Ref.: A/HSK/352

By Email

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

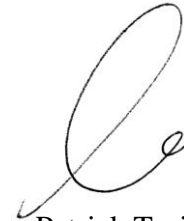
Dear Sir,

**Proposed Temporary Public Vehicle Park for Private Car for a
Period of 3 Years with Filling and Excavation of Land at Lots 136 RP
(Part) & 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long, N.T.**

The consent letter for Lot 136 in D.D.127 for allowing the vehicle passing through the above-mentioned Lot to the application site is attached herewith for the consideration of the Town Planning Board.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui



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

日期：2022 年 1 月 6 日

城市規劃委員會

香港北角

渣華道 333 號

北角政府合署 15 樓

同意書

本人

身份證號碼

鄧慶業
鄧達平
鄧啓康
鄧志學
鄧德建
鄧偉祥

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

為 DD127 地段第 136 號餘段的註冊業主，現謹此同意規劃申請 A/HSK/352 的申

請人鄧甘澤先生使用上述地段作車輛出入的用途。

簽署

**Similar S.16 Applications for Public Vehicle Park
within/partly within “Village Type Development” Zone
in the vicinity of the application site
in the Hung Shui Kiu & Ha Tsuen Area**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/36	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	12.1.2018 (Revoked on 12.2.2019)
A/HSK/194	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	13.12.2019

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

參考編號

Reference Number:

211221-141915-54890

提交限期

Deadline for submission:

07/01/2022

提交日期及時間

Date and time of submission:

21/12/2021 14:19:15

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/352

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

敬啟者：城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：lpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

強烈反對，理由如下：①申請人霸佔官地用來做停車場的出入口，你們要繼續鼓勵他們犯法嗎？你們要再次支持申請霸佔官地嗎？②停車場附近有很多小孩和老人家出入，那麼車輛進出會很危險，造成交通意外發生，若造成人命傷亡誰來負責？③申請地點極之接近民居，造成嚴重的空氣、噪音和光污染，破壞鄉村對面的環境，村民如不安居樂業，誰該地點的大坑渠，近年發生過嚴重水浸，你們(城規處)和政府有關部門，應該好好解決村民的水浸問題，而不是令在村水浸的危險增加，威脅村民生命財產的安全。

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

簽署 Signature

日期 Date

29/12/21

寄件日期: 2021年12月29日星期三 14:58
收件者: tpbpd@pland.gov.hk
主旨: 反對申請，檔案編號A/HSK/352
附件: image0.png; image1.png; image2.png; image3.png; 未命名的附件 00102.txt

反對更改土地用途作為臨時停車場的申請，申請編號 A/HSK/352,申請者違法地拆毀了行人路鐵欄，未經申請僭建了一條行車天橋，亦非法霸佔官地，敬請城規會不要與犯法者同流合污，若你們批准他的申請，即是支持和鼓勵申請者繼續犯法，你們亦有責任舉報犯法的人，將這些罪行轉介唔有關部門跟進，希望你們能終止他們的申請。這申請地點極之貼近民居，這農地轉為停車場，大大破壞了鄉村舒適寧靜的環境，製造了空氣噪音和光污染等問題，令村民的生活受到很大的困擾，而且申請地點附近有很多小孩和老人家出入，增加汽車流量好容易發生交通意外，若有人命傷亡誰來負責？此外，申請地點內有一條坑渠，近年發生過嚴重的水浸，你們應首先處理村內的水浸排污問題，以免村民的生命財產受到威脅，基於以上理由，本人強烈反對以上檔案的申請。









寄件日期: 2021年12月29日星期三 23:00
收件者: tpbpd@pland.gov.hk
主旨: [Possible SPAM] 反對更改土地用途

反對檔案編號 A/HSK/352,申請人做出多項犯法行為,例如拆毀洪天路的行人路鐵欄、非法霸佔官地和在官地上僭建行車天橋,對駕駛者及道路使用者構成生命安全重大威脅,若發生交通意外造成人命傷亡由誰來負責?請你們不要再繼續支持申請人犯法,亦希望你們可以將申請人的違法行為轉介有關部門跟進,取消及終止這個申請

從我的 iPhone 傳送

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

參考編號

Reference Number:

220103-105716-95948

提交限期

Deadline for submission:

07/01/2022

提交日期及時間

Date and time of submission:

03/01/2022 10:57:16

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/352

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 鄧麗儀

意見詳情

Details of the Comment :

申請人做出多項犯法行為，為達到經濟利益不擇手段，例如私自拆毀行人路鐵欄、非法霸佔官地和未經申請僭建一條行車鐵橋，這些是非常自私和罔顧生命安全的行為，若發生交通意外引致人命傷亡由誰來負責？請你們取消以上申請，不要與申請者同流合污，鼓勵申請人繼續犯法！此外，申請人也做出極不負責任的行為，例如圍封及收窄村內的排水渠，令水浸風險倍增，當夏天雨季來臨情況就不堪設想，村民都提心吊膽。這停車場與村民住的地方不足一米，造成噪音空氣和光污染，破壞了村民舒適寧靜的生活。太貼近民居的停車場，亦很容易發生交通意外，太多小孩和老人家出入，他們實在感到很困擾，敬請你們不要批准這個申請，令村民可以安居樂業。

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

參考編號

Reference Number:

220103-121224-16166

提交限期

Deadline for submission:

07/01/2022

提交日期及時間

Date and time of submission:

03/01/2022 12:12:24

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/352

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧

意見詳情

Details of the Comment :

這個停車場建設太接近民居，就這距離來說不到一米已經是公園和民居，特別是小朋友和老人家甚至乎一些小動物也經常會在哪裏聚集。停車場建設在這麼近的距離不但會對附近的居民和附近的使用者短期會增加潛在風險，長期甚至乎會對身體造成傷害不論身心。他們早期已經有用強力照明燈長期照亮的習慣，已經對光污染造成一定的影響，然而他們還要擴大範圍，這不但會對附近的人老人家比較早睡的人更加難以入眠，車輛造成的噪音和塵埃物更加會有傷害健康的風險。作為私人盈利的場主，為了一己利益而對附近造成這麼大的問題和傷害這是十分自私和無良的行為，希望城規會不會容許這行動成功進行。

寄件日期: 2021年12月31日星期五 22:03
收件者: tpbpd@pland.gov.hk
主旨: 本人反對作停車場申請，檔案編號A/HSK/352

- 上址建停車場破壞了鄉郊寧靜舒適環境，發出噪音，令附近居民晚間難以入睡
- 在雨季的時候這裏常有水浸，他們把這裏本來的低窪地區填高了幾呎，在水浸的時候附近水位更高，波及附近的居民生命財產受到嚴重威脅
- 他們圍封了這村的坑渠，在夏天大雨的時候造成水浸，讓居住在這裏的村民，造成生命威脅及財產損失，你們若批出他們作停車場，等如不顧村民的生死
- 他們安裝強力射燈造成光害，影響附近居民睡眠。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

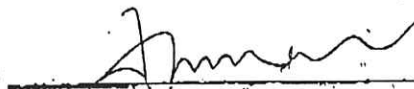
Details of the Comment (use separate sheet if necessary)

強烈反對，因為申請人違法拆毀行人路/鐵欄，而且霸佔當地做停車場的出入口。停車場附近有很多小坡，長者出入，亦有村民在那裡散步，以為忍那麼多車駛過迎停車場，會容易造成交通阻礙或有意外發生。加上申請地十分接近民居，每有造成嚴重的空氣、噪音和受污染，破壞鄉村一貫寧靜舒適的生活環境。近年，申請地附近發生過嚴重水浸事故，破壞房屋，好村民生活及受水浸困擾的問題，保障村民的生活和財產。

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

Imma Tang

簽署 Signature



日期 Date

29/12/21

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角匯萃道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

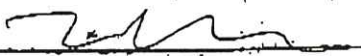
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

強烈反對。原有停車場和在中請中停車位是相連為了增加可出租車位建了一條村民行路出入5呎小路霸佔當地拆除鐵欄做外來車輛出入，屏山和洪屋村只有一條人車路出入對外交通道路無法負荷太多外來車輛出入村民步行單車輪椅出入大大增加危險性。特別是停車場旁邊是村民去水渠主要渠道需要定期清除塞物，更嚴重的是停車場位是數戶村民居住了50多年居民建了停車場後附近村民日夜受到人車噪音、塵沙聲影響車輛放出熱量廢氣，村民飽受情緒精神影響，生活受到極大影響，請貴處代村民保持村民環境，正常生活環境。祝工作順利，身體健康！

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

簽署 Signature



日期 Date 2-1-2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：lpdpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

對於有關規劃本人強烈反對，理由如下：
1) 該大型停車場極度接近民居，(不足5米)，產生大量噪音和光污染。
2) 有關停車場已經涉及霸佔官地(把安全圍欄及政府保障行人設施擅自拆除，已經觸犯相關法規，~~應~~彼請城規會考慮有關人士違法情況，不能予以助長。
3) 此地輸出入口一直是村民老人小孩平日散步運動之地，現在的停車場出入口，已對他們生命存在很大危險，日後倘被城規批准改建，後果不敢設想。

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

Lesley Tsang

簽署 Signature

Tsang

日期 Date

1/1/2022

敬啟者：城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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To : Secretary, Town Planning Board

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對更改土地作停車場編號 A/HSK/352 1/ 他們為了騰出更多的停車位作為盈利，把原有的去水渠道收窄，以供停車場使用，導致渠道容易淤塞水浸 2/ 他們圍封了洪屋村去水的主要渠道，造成淤塞，在雨季的時候造成嚴重水浸，令居住在低窪地區的村民，造成生命威脅及財產損失，如果你們批出他們作停車場等同漠視居民生命財產於不顧。

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

Kwok Tang

簽署 Signature

Tang

日期 Date

30-12-2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：lpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

強烈反對之理由如下：申請地系非留貼近民居，造成嚴重的空氣及噪音污染，破壞鄉村性靜環境；②停車場附近有很多長者及孩童出入，過多車輛出入，容易造成交通意外。③近年附近發生過嚴重水浸，水浸問題，有關政府部門應該積極解決有關水浸及渠(首)溢(淹)問題，而加強視察，批出臨時停車場申請，令有關問題更加劇化，非常反對有關申請。

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

Mandy

簽署 Signature



日期 Date

1/1/2022

啟城市規劃委員會秘書：

專人送遞或郵遞：香港北角道第333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人強烈反對申請人建停車場：在村內圍板封路封渠砍樹
影響村民日常出入生活和健康，村中一條主要路被全封，老
人靠不能坐輪椅出入連救護也會影響，兩村維一條主要水
渠被圍板全圍封難清理，此渠大雨經常水漫，另外停車場太
近民居只得幾尺距離，還有嘅一牆之隔，煙火廢氣噪音影響
環境村民健康，不能接受，同時申請人霸佔官地拆毀鐵欄做
車場出入口，對行人小童造成極危險，希望貴處嚴謹處理，
謝謝。

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

簽署 Signature

鄧偉文

日期 Date

2/1/2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：lpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對上址編號 A/HSK/352 作停車場 ① 因為他們安裝射火燈造成光污染，嚴重影響鄰近居民晚間睡眠 ② 破壞了鄉村的寧靜清幽環境，發出噪音影響鄰近居民日常生活及睡眠 ③ 上址本來是低窪地區，偶有水浸，他們為了興建停車場，把原本的地填高了幾呎，在雨季的時間令到鄰近的村屋水浸水位更高，令居民的生命財產受到更嚴重的傷害。若你們沒有調查清楚，就批出他們作停車場，等同縱容犯法者將農地非法填高。

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

Kam Tang

簽署 Signature

Tang

日期 Date

28/12/2024

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對，反對。現有停車場經常超租車位給村外人，造成日夜人車嘈雜，噪音嘈吵等問題，給村民帶來長期生活影響，精神受到情緒影響。如再擴大停車場車位為了個人收入把村民出外小路被封板，新建停車場位置是全村的主水渠位，食環處定期清除渠中塞物，做左停車場後，就無法進入清除渠中塞物，到時水漫入屋，找誰人負責，加上屋宇和洪屋村只有一条單程車路出入，該路是外來泊車必經路段，行經單程車路，危險性高在根本該停車場位，十分不適合做商業停車場供外來車用。

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

簽署 Signature

日期 Date 1-1-2022

意見詳情（附件一）：

- 1) 申請人（村霸）強行封閉洪屋村及橋頭圍之百多年通道，阻礙兩村村民往來，並圍封洪屋村及橋頭圍之引水道，政府無法清理河道引至水浸危險，經多次村民衝突及報警求助，政府並無阻止行動；
- 2) 申請地點太近民居，嚴重影響附近村民之安寧；
- 3) 24 小時之汽車出入及排出之廢氣嚴重影響村民健康，及破壞村民之寧靜環境；
- 4) 政府經橋頭圍停車場設有 14 個停車位，本村村民不足百戶，不需要加設 52 個停車位的停車場；
- 5) 申請人（村霸）強行拆去橋洪路之欄河霸佔官地收租，經村民投訴多個部門，地政署已多次拒絕申請人申請短期租約，至今仍無停止運作，嚴重破壞橋頭圍和洪屋村之村民安寧，停車場汽車 24 小時進出多次意外危及村民之安全，村民惶恐度日；
- 6) 村霸封閉渠務署之沙井進出橋洪路，渠務署無法進入沙井清理沙石垃圾等引至水浸。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角滙華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

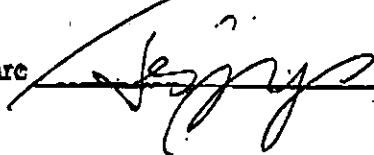
Details of the Comment (use separate sheet if necessary)

本人是珠屋村村代表，就上述申請編號 A/HSK/352，提出反對。
理由是该地是唯一直水位置，一旦再填海，會嚴重影響
附近民居水浸，居民已多次報警處理，並經民政事務處跟
進，並應結果，雖指責居民，否決上述申請，交辦。

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

鄧子光

簽署 Signature



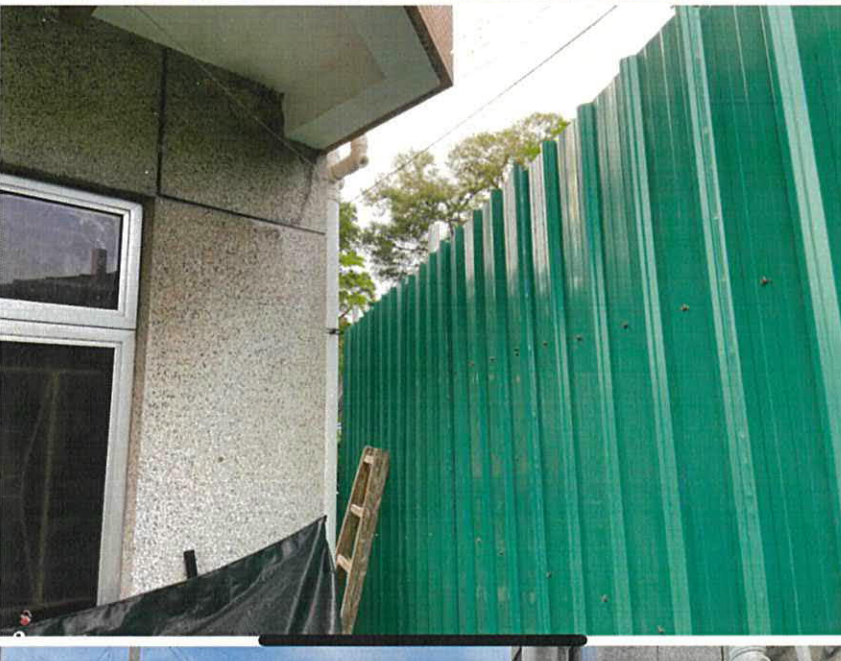
日期 Date

4-1-2022

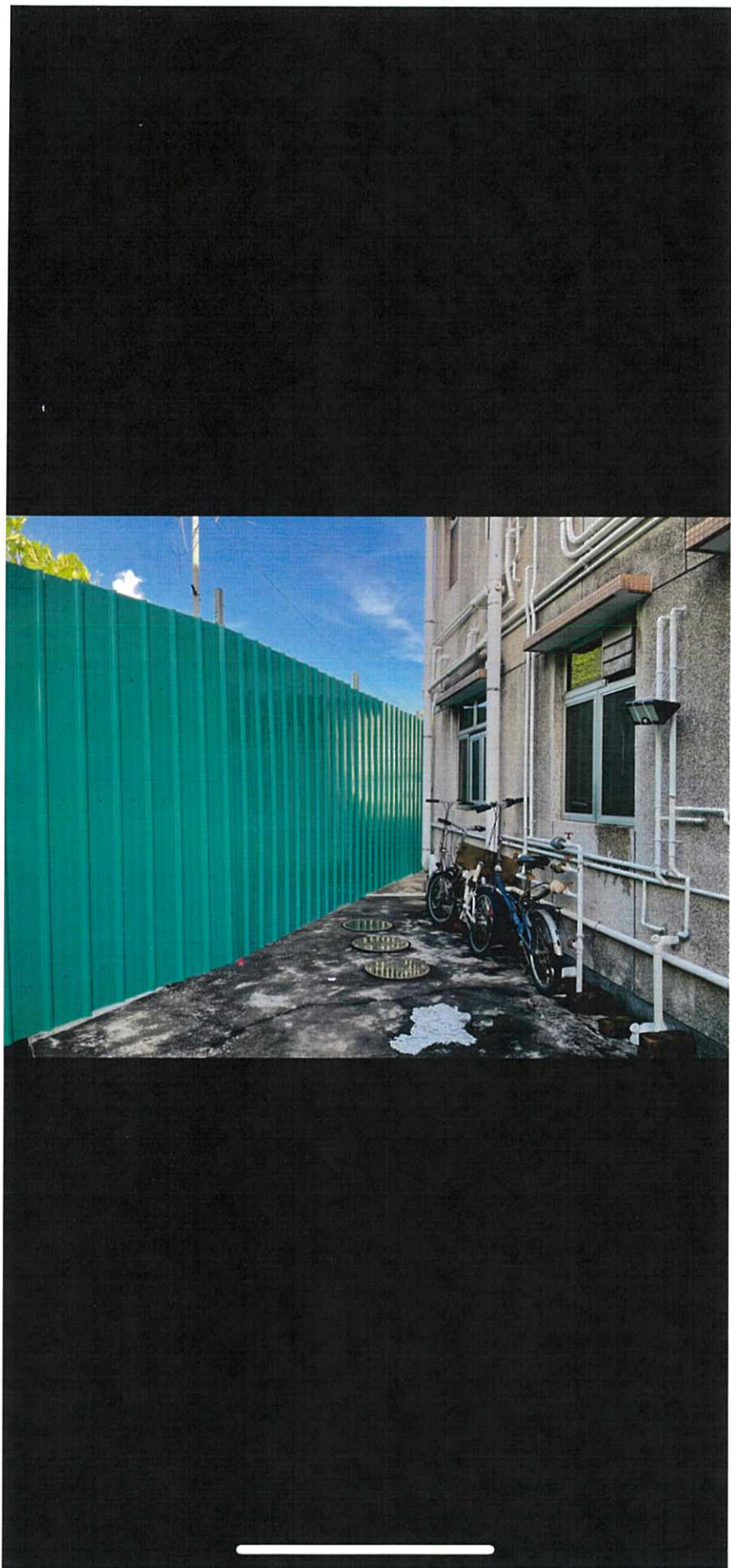
寄件日期: 2022年01月04日星期二 12:52
收件者: tpbpd@pland.gov.hk
主旨: 反對檔案編號：A/HSK/352申請

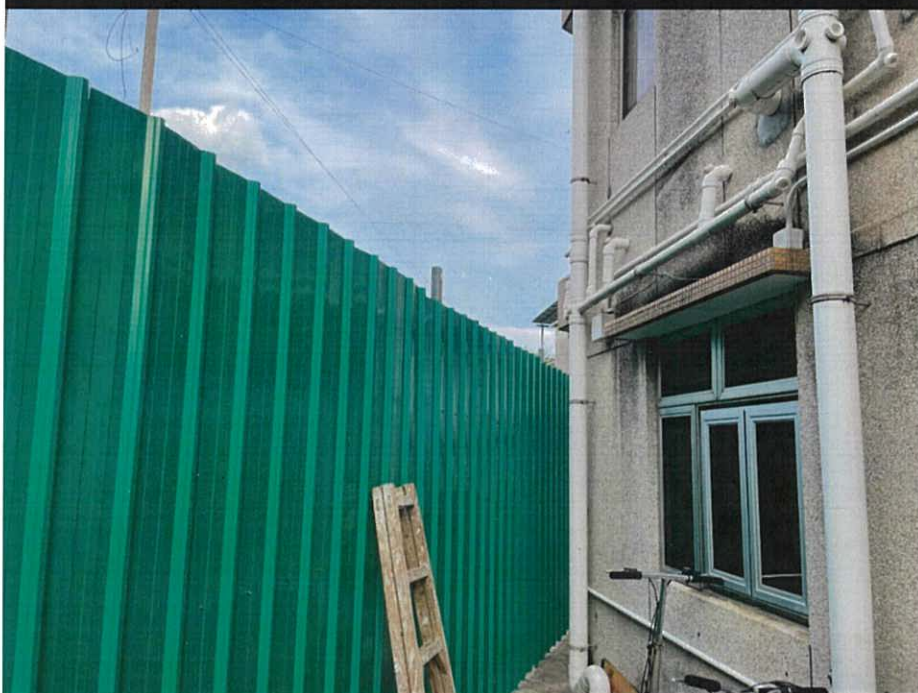
強烈反對，申請編號：A/HSK/352 的申請，申請者未經城規會的批准，已經私自圍封土地作為停車場用途，圍封板極之貼近民居，行人通道只有一尺距離，老人家、步行架、輪椅和救護員用的擔架都通不過，當發生火警及村民需要醫療救援時，情況就不堪設想，申請人竟然為咗私利，阻塞村內主要救援通道，威脅村民的生命安全。此外，申請人亦圍封村內的排水渠，令到民政事務署，不能清除排水渠的雜草及阻塞物，令到水浸的機會大大增加，若發生水浸造成人命財產傷亡由誰來負責？所以懇請城規會不批准他們的申請！

19:36













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

參考編號

Reference Number:

220105-030152-92243

提交限期

Deadline for submission:

07/01/2022

提交日期及時間

Date and time of submission:

05/01/2022 03:01:52

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/352

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lai Ying Tang

意見詳情

Details of the Comment :

本人反對作臨時停車場申請，檔案編號A/HSK/352

- 這裏建停車場破壞了鄉村寧靜環境，影響居民晚間休息
- 因為村裏的排水道要經過這地方，如果建停車場會影響去水，造成村裏水浸
- 這裏經常有老人家和小朋友出入，增加車輛流量造成危險
- 他們安裝了強力射燈，在晚間影響居民入睡
- 他們把原本的低地的農田填高，作停車場影響生態環境，造成其他地方水浸
- 非法拆卸政府圍欄，違規建築天橋供車輛出入，及霸佔官地

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/HSK/352 DD 127 Hung Uk Tsuen, Ping Shan

05/01/2022 02:45

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

2 attachments



Stacked cars.jpg Hung Uk Tsuen - Google Maps.pdf

A/HSK/352

Lots 136 RP (Part) and 137 RP (Part) in D.D. 127, Hung Uk Tsuen, Ping Shan

Site area : About 680sq.m

Zoning : "VTD"

Applied use : 24 Vehicle Parking

Dear TPB Members,

Strong objections. According to Google Maps the site is covered in trees. If they have been chopped down recently this should be looked into.

There is an existing parking lot next to the site. If additional parking is required then stacked parking could be provided at this site.

It is unacceptable that large swathes of NT are devoted to nothing more useful than parking cars and the authorities take no steps to reduce the footprint by mandating stacked facilities.

Mary Mulvihill





RECEIVED 05/01/2022 11:42
(FAX)

2022/01/05 11:42 bw

敬啟者：

規劃申請編號：A/HSK/352

關於有人在本村以南村界範圍內向 DD127LOT136RP,137RP 申請擴建臨時公眾停車場，本村村民等強力反對，原因如下：

- 1) 申請人(村霸)在上述地段近橋洪路非法破壞路政署欄河進入停車場，並未獲得路政署之批准，政府視而不見；
- 2) 申請人(村霸)多次向地政署申請短期租約遭地政署拒絕，但仍霸佔政府地出租車位，地政署並無執法，申請人至今仍無停止運作；
- 3) 申請的二十四個車位太貼近居民，24 小時之汽車進出排出之廢氣及噪音嚴重影響村民之健康及寧靜環境；
- 4) 申請人(村霸)封閉渠務署之沙井並非法搭橋進出橋洪路，渠務署無法進入沙井清理沙石垃圾等引至水浸，渠務署拒絕執法；
- 5) 上述停車場 28 架車輛 24 小時進出多次已經危及村民安全，若再加多 24 個車位，村民更加惶恐度日；
- 6) 申請地段已有多棵果樹，若砍伐果樹會嚴重破壞附近綠化環境；
- 7) 申請人(村霸)強行封閉洪屋村及橋頭圍之百多年通道，阻礙兩村村民往來，並圍封洪屋村及橋頭圍之引水道，政府無法清理河道引至水浸危險，兩村村民經多次報警求助，政府並無執法阻止，若再有衝突，後果不堪設想。

希政府順從民意，拒絕申請人之申請，村民等得以安居，有賴德政之賜也。

2022/01/05 11:43 bw

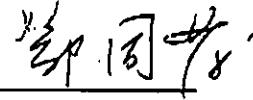
RECEIVED 05/01/2022 11:42
(FAX)

P.002/002

謹呈：

元朗民政事務處
城市規劃委員會

屏山橋頭圍村代表：



鄧同發



鄧橋南

聯絡電話：

地址：

2022年1月5日

洪屋村



封
蔽
的
引
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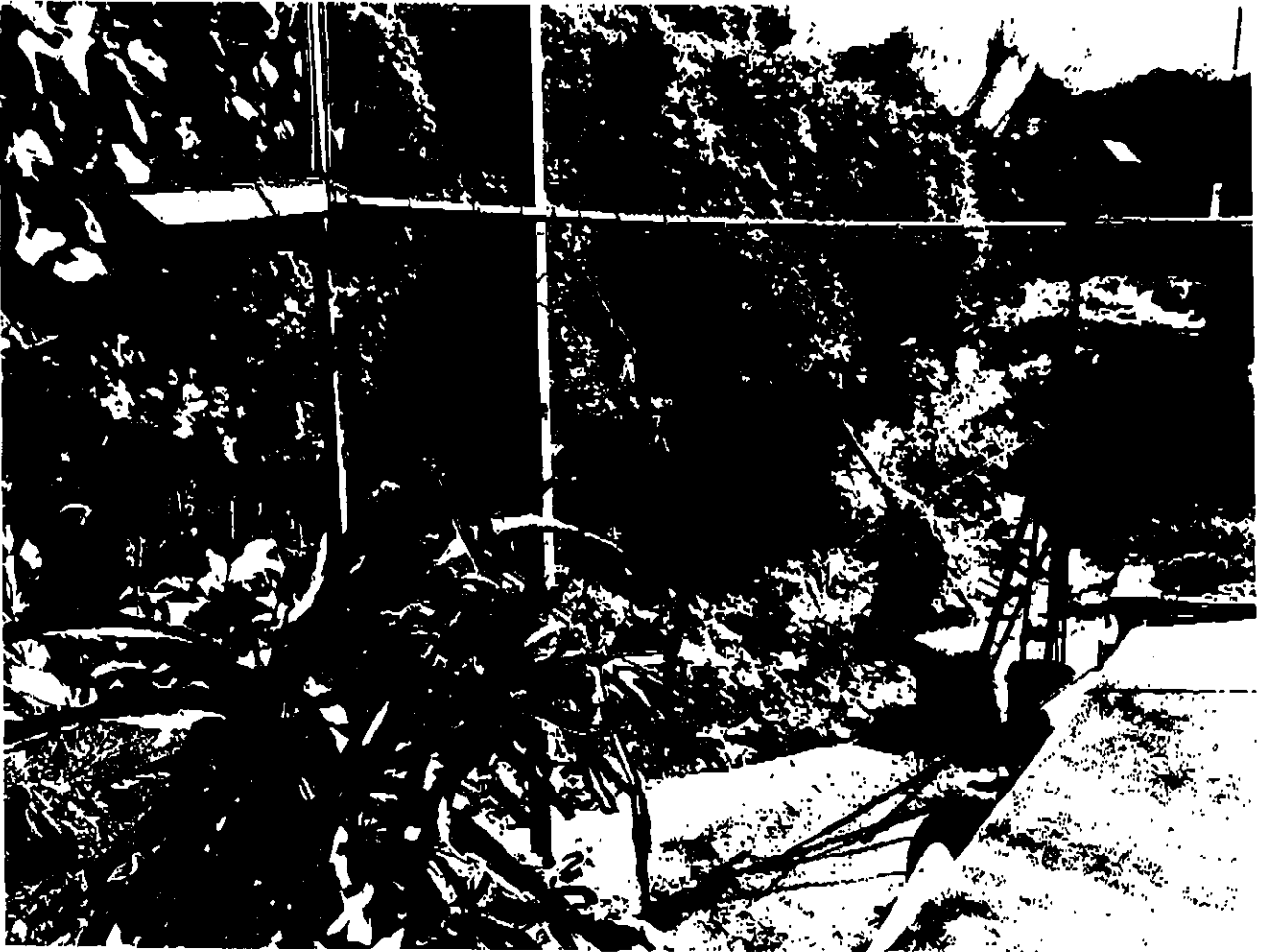


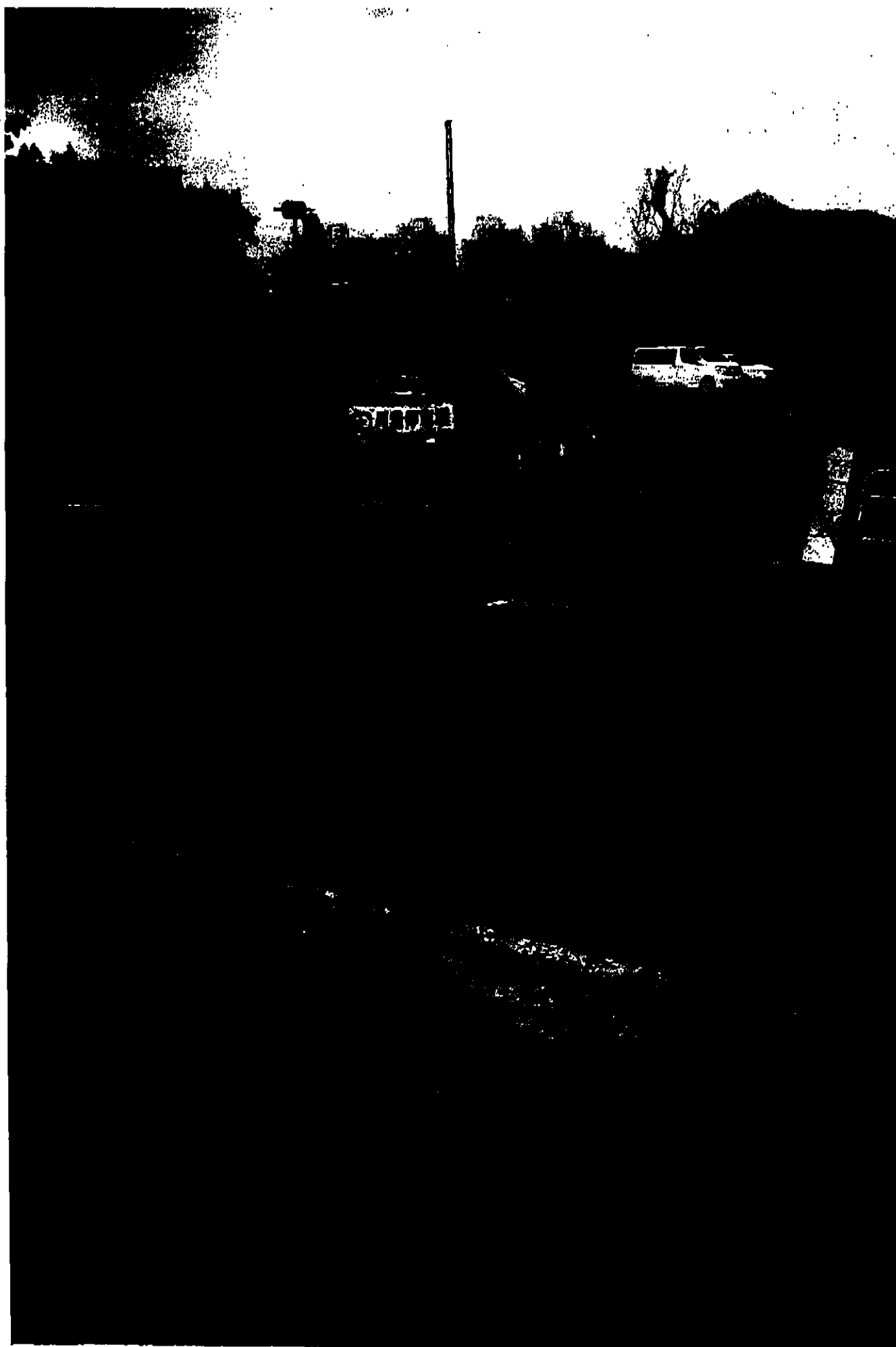
洪屋村

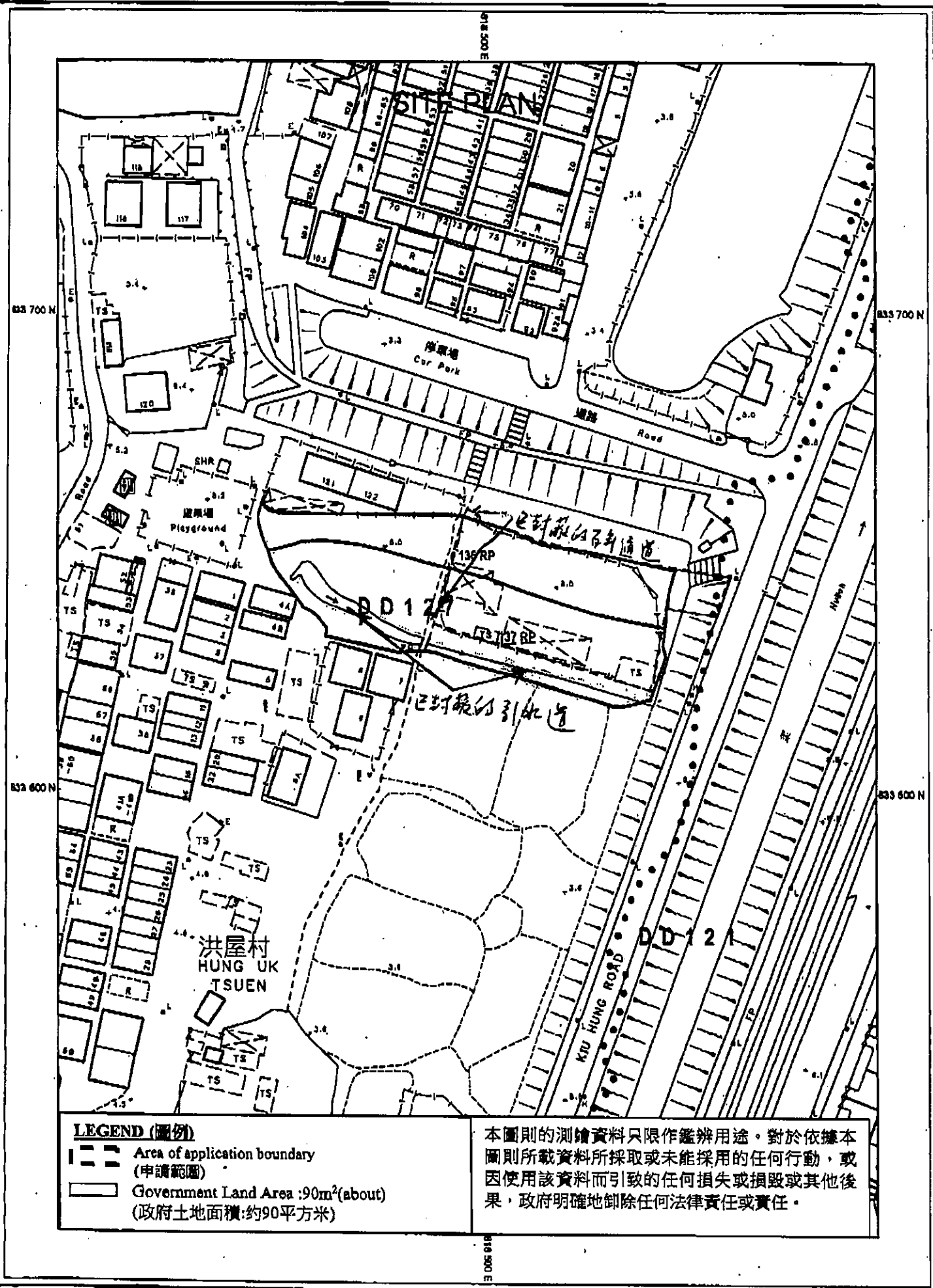


水浸









Date: 16-Oct-2020
Lands Administration Office, DLO/Yuen Long
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SCALE 1:1000

Sheet Number
6-NW-8C
6-NW-13A
P.007



致 城市規劃委員會秘書處:

有關：反對在洪屋村丈量約份第 127 約第 136 號餘段及
第 137 號餘段申請改作臨時公眾停車場
規劃申請編號 A/HSK/352

關於以上事宜，本人於 2019 年與民政主任及土木工程拓展署官員曾到過上述現場視察，發現擬申請車場之出入口位置屬主要水渠排水口，距離路面深度 2 米。若然批准建停車場出入口後，車輛及人流會增多，擔心容易發生意外及造成渠道淤塞，大雨時更會導致嚴重水浸(見附圖)。而且該地段接近居民，附近居民對上述申請極之反對，已報警多次。相隔三年，申請人再次將上述土地擴大填泥及加大圍封鐵欄。現書面向 貴處提出強烈反對，懇請 貴處接受民意。有勞之處，不勝感銘。

屏山鄉洪屋村原居民代表


鄧子光

地址：[REDACTED]

電話：[REDACTED]

附圖

2022 年 1 月 5 日

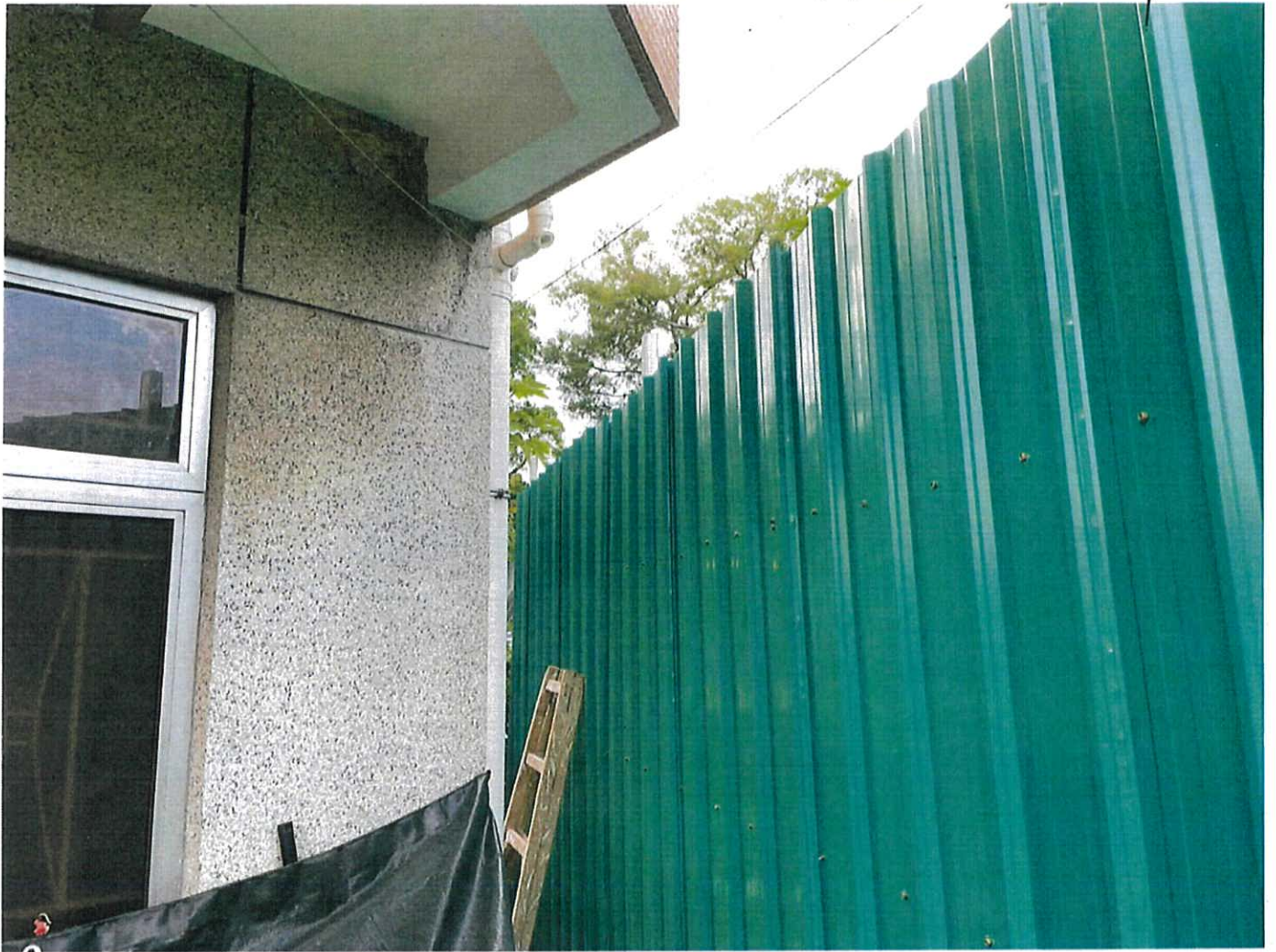
洪屋村 2019年



洪屋村 2019年



洪昌村 2002年



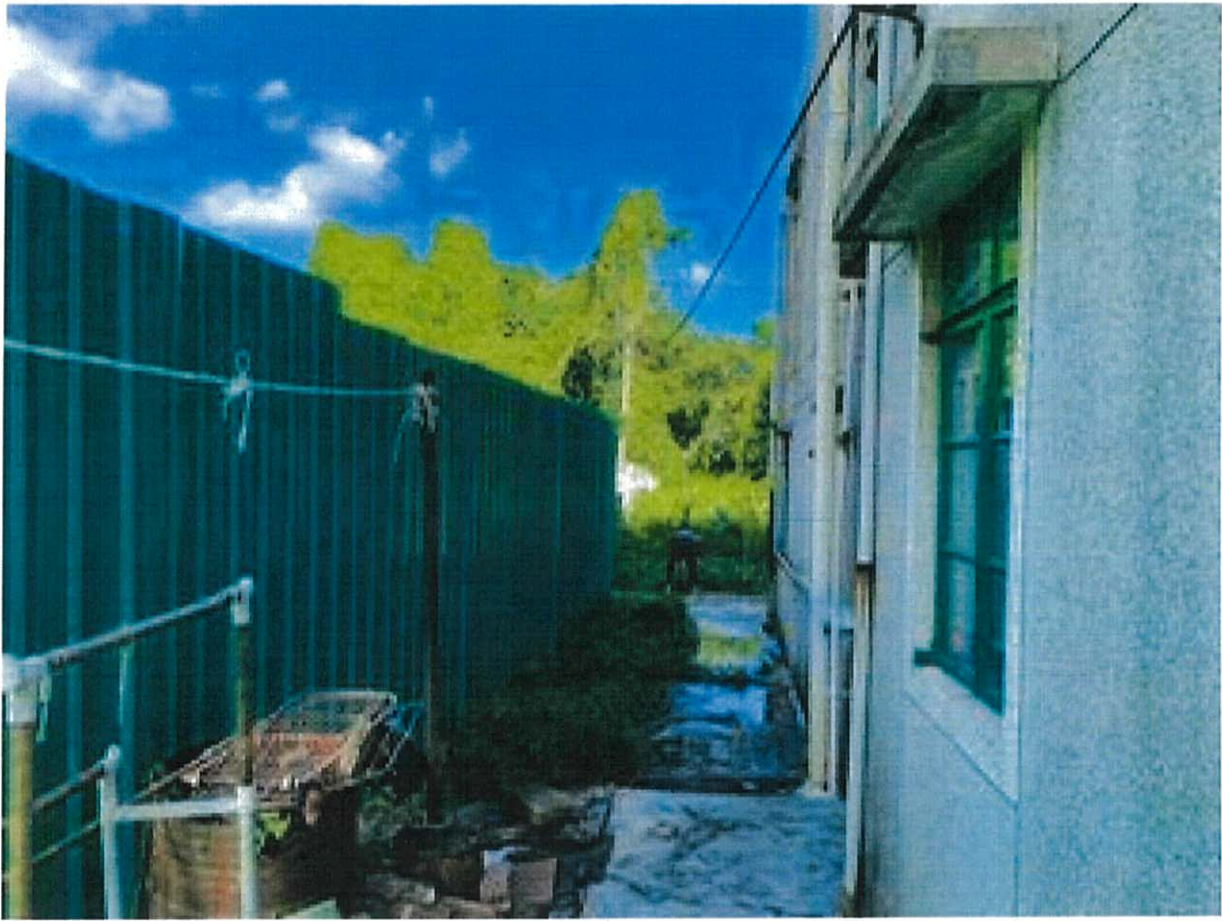
洪屋村 2022年



2018 2022年



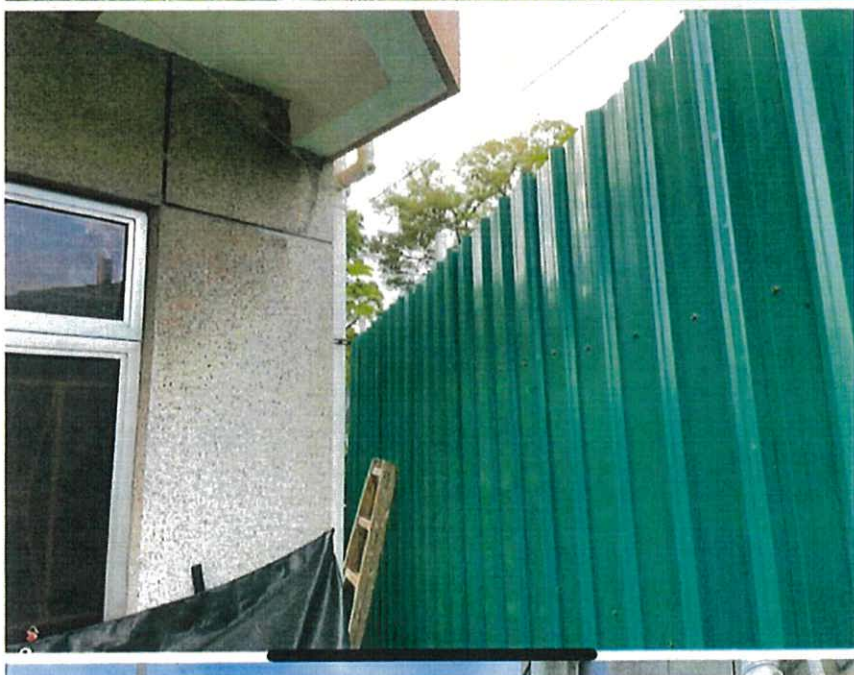
淡月村 2022年



19:36



漢屋排2022年



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

參考編號

Reference Number:

220107-114711-29090

提交限期

Deadline for submission:

07/01/2022

提交日期及時間

Date and time of submission:

07/01/2022 11:47:11

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/352

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 鄧美蘭

意見詳情

Details of the Comment :

申請人實在太過分，行為非常卑劣，為了收取停車場租金，拆毀了政府的行人路鐵欄、霸佔官地、僭建行車鐵橋、圍封了解一條超過50年的行人路、亦圍封左村內的排水渠、破壞鄉村舒適寧靜的環境、令村內的主要行人路收窄到只有一尺距離，嚴重阻礙醫療救援工作及阻塞消防通道，漠視村民的生命財產安全，令村民的生活質素大大降低。所以本人強烈反對，希望成規會不批准以上申請，令到申請者的惡行可以終止，為橋頭圍和洪屋村合共約1000名居民謀求福祉！

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

參考編號

Reference Number:

220107-124007-03544

提交限期

Deadline for submission:

07/01/2022

提交日期及時間

Date and time of submission:

07/01/2022 12:40:07

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/352

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Michael Tang

意見詳情

Details of the Comment :

反對向元朗屏山丈量約份第127約第136號餘段及第137號餘段發出臨時公眾停車場用途。理據：

1. 停車場之出入口位於橋洪路。而橋洪路除了是橋頭圍及洪屋村兩村村民使用的主要道路外，還是往來天水圍及洪水橋之通道。路上經常有老人家、小童及踏單車人士使用。所以基於生命安全問題，不適宜於上述地方建立公眾停車場。
2. 圍繞上述地段之排水渠是以泥土建成，不甚穩固。如果在上述土地再建立停車場，而無完善的排水系統，雨季時，附近地區將會有水浸危機。
3. 停車場是24小時營業，會不斷產生空氣、噪音及強光污染問題。尤其是深夜時分，會對附近居民的身體及精神做成不良影響。
4. 上述地段有一條小路接駁橋頭圍及洪屋村。如果建立了停車場，有關小路將會被封鎖，對兩村村民做成不便。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/352

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人為元朗屏山洪屋村村代表(居民)關於上述申請，經本人與村民商討後是絕對支持該申請。因為本村沒有合法的泊車單位，導致村民為了泊車做很多非法行為，本人經常被罰為泊車糾纏。如果政府可以在本村提供泊車單位，既可令村民不會違法泊車，也不會做非法村民爭拗。

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

鄧昇華

簽署 Signature

鄧昇華

日期 Date

2-1-2022

元朗屏山洪屋村
村代表(居民)

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

according to the layout plan, ingress/egress is proposed at the east of the Site. The access from the application site to Kiu Hung Road will cross Lot 136RP in D.D. 127 and its adjoining GL over an existing channel. According to his latest site inspection, there is a steel bridge on the concerned GL and over the channel. Also, the railings on access road at Kiu Hung Road are missing. According to the established practice, application of Short Term Tenancy for the purpose of access on GL will not be entertained, even if the planning application is approved.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering point of view.

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

- the access arrangement should be commented by TD.

3. Drainage

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

- no objection in principle to the application from drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the applicant to submit and implement a drainage proposal and to maintain the approved drainage facilities to his satisfaction.

4. Environment

(a) Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental point of view.

(b) Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application; and
- the watercourse appears to be a ditch for drainage purpose. As the surrounding area is developed, the ecological value of the watercourse is unlikely to be high.

5. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department.

6. Building Matters

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

- there is no building plan submission in relation to the development at the Site approved or under processing.

7. District Officer's Comments

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

- his office has received an adverse comment from the village representative of Hung Uk Tsuen objecting the application.

8. Other Departments

- The Project Manager/West, Civil Engineering and Development Department (PM/W, CEDD) and the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural 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; and
 - (ii) the owner(s) of the lots should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public road or reverse onto/from the public road; and
 - (ii) the local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
 - (ii) if the proposed run-in/out is agreed by TD, the applicant should ensure a run in/out constructed at Kiu Hung Road in accordance with the latest version of Highways Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (iii) the access road connecting the Site with Kiu Hung Road is not and will not be maintained by his office. HyD shall not be responsible for maintaining any access connecting the Site and Kiu Hung Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites";
 - (ii) the applicant is advised to follow the "Guidelines on Industry Best Practices for External Lighting Installations" to minimize the adverse impacts arising from external lighting of the proposed car park;

- (iii) the applicant is advised to design and position the car parking spaces properly so as to minimize the nuisances to the neighbours as far as possible; and
 - (iv) the applicant is advised to follow the Recommended Pollution Control Clauses for Construction Contracts to minimize the environmental impacts during the construction stage;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
 - (ii) the applicant is advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs are to be installed should be clearly marked on the layout plans; and
 - (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (iii) the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iv) if the site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.