

Previous Applications

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/706	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.9.2019

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/281	Proposed Temporary Open Storage of Washroom Accessories for a Period of 3 Years	13.8.2004	R1 – R2

Rejection Reasons:

- R1. There was insufficient information in the submission to demonstrate that the development under application would not degrade the rural village landscape character of the area.
- R2. The development under application did not comply with the Town Planning Board Guidelines No. 13C for "Application for Open Storage and Port Back-up Uses" in that there was no previous planning approval granted to the application site and no technical assessments/proposals had been submitted to demonstrate that the subject development would not generate adverse impacts on the surrounding areas.

**Similar S.16 Applications for Vehicle Park within the same “Agriculture” zone
in the vicinity of the Site in Lung Yeuk Tau and Kwan Tei Area**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/NE-LYT/560*	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	8.5.2015
A/NE-LYT/662*	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	15.6.2018
A/NE-LYT/689	Temporary Vehicle Park (Private Car and Motorcycle) for a Period of 3 Years	3.5.2019
A/NE-LYT/704	Proposed Temporary Public Vehicle Park for a Period of 3 Years	16.8.2019
A/NE-LYT/747*	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	11.6.2021

Remarks

*: A/NE-LYT/560, 662, 747 are the same site.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the Site comprises an Old Schedule lot held under Block Government Lease (demised for agricultural use) which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site; and
- should planning approval be given to the planning application, the lot owner of the lot will need to apply to this office for a Short Term Wavier (STW) to permit the structures to be erected on the Site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structures will be considered. The application will be considered by LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions, including among others the payments of fee and administrative fee, as may be imposed by LandsD.

2. Traffic

Comments of the Transport Commissioner (C for T):

- no comment on the application; and
- the vehicular access between the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by Transport Department. The applicant should seek comment from the responsible party.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- no comment on the planning applications; and
- the access road adjacent to the Sites is not maintained by Highways Department.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there is no environmental complaint case related to the Site received in the past three years.

4. Landscape

Comment of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L of PlanD):

- she has no objection to the application from the landscape planning perspective;
- the Site is located in an area of rural inland plain landscape character comprising village houses, vehicle parks, clusters of tree groups and Ma Wat River at the southwest. The Site is fenced off and hard paved. Some common species of palms are observed along the northern site boundary within the Site. The existing palms will not be affected by the proposed use and will be preserved. Significant adverse impact on existing landscape resources within the Site and the landscape character arising from the proposed use is not anticipated; and
- since there is no major public frontage along the site boundary, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

5. Drainage

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

- no in-principle objection to the application from the public drainage point of view;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- given the complaints received under the previous application (No. A/NE-LYT/706) regarding malfunctioning of the drainage system, it is emphasized that it is the applicant's liability to maintain implemented drainage system. All stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Lands, shall be solely maintained by the applicant at his own resources. Please ensure that the applicant would be duly bound by such obligations and all other conditions related to stormwater drainage. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development.

6. Building Matters

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

- he has no comment on the application. Detailed advisory comments under the Buildings Ordinance are appended in Appendix V.

7. Fire Safety

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

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

8. Water Supply

Comments of the Chief Engineer/Construction, Water Services Department (CE/C, WSD):

- he has no objection to the application;
- existing water mains inside the proposed lot will be affected. The application is required to either divert or protect the water mains found on the Site; and
- his detailed comments are appended at **Appendix V**.

9. Other Departments

- the following government departments have no comment on/no objection to the application:
 - (i) Project Manager (North), North Development Office, Civil Engineering and Development Department;
 - (ii) Director of Electrical and Mechanical Services; and
 - (iii) Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by Transport Department. The applicant should seek comment from the responsible party;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the access road adjacent to the Site is not maintained by HyD;
- (c) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that given the complaints received under the previous application (No. A/NE-LYT/706) regarding malfunctioning of the drainage system, it is emphasized that it is the applicant's liability to maintain implemented drainage system. All stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Lands, shall be solely maintained by the applicant at his own resources. Please ensure that the applicant would be duly bound by such obligations and all other conditions related to stormwater drainage. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development;
- (e) to note the following comments from the Chief Building Surveyor/ New Territories West, Buildings Department:
 - (i) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under regulation 41D of B(P)R;
 - (ii) if the Site is not abutting on a specified street having a width not less than 4.5 m, the development intensity shall be determined under the B(P)R 19(3) at building plan submission stage;
 - (iii) before any new building (including drainage works) are to be carried out on the Site, prior approval and consent from the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (iv) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the captioned application;
 - (v) for UBW erected on leased land, enforcement action may be taken by the BA to

effect their removal in accordance with BD's 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;

- (vi) any temporary shelters or converted containers for site office are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (vii) you may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development, However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier free Access 2008;
 - (viii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
 - (ix) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at building plan submission stage;
- (f) to note the following comments from Director of Fire Services:
- (i) in consideration of the design/ nature of the applied use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be 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 FSI 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 Building Ordinance (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the following comments from the Chief Engineer/Construction, Water Services Department (WSD):
- (i) the existing water mains within the Site would be affected. The applicant is required to either divert or protect the water mains found on Site;
 - (ii) if diversion is required, existing water mains within the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/ applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:

- existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains; and
- (h) the applicant should follow the environmental mitigation measures as set out in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Director of Environmental Protection in order to minimise any possible environmental nuisances.

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

參考編號

Reference Number:

221021-205802-76737

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

21/10/2022 20:58:02

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Choi Wai Po

意見詳情

Details of the Comment :

本人支持以上臨時停車場申請

原因-更多的合法泊車位，有效減低路邊違泊的問題，避免堵塞車輛，包括緊急車輛。

-停車場之前營運的期間，道路堵塞和非法泊車問題有明顯改善。希望政府能批准申請令
停車場

可以繼續營運。

2

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

參考編號

Reference Number:

221021-210753-50712

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

21/10/2022 21:07:53

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 張佳

意見詳情

Details of the Comment :

本人讀成以上申請

- 申請地點位置便利。如果獲批作停車場，將為本村提供一個方便的泊位選擇。
- 批准的停車場用途完善週邊的配套設施，包括出入口，綠化，圍欄及渠務設施。令到當區環境得以改善。

3

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

參考編號

Reference Number:

221021-211634-45933

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

21/10/2022 21:16:34

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 蔡凱婷

意見詳情

Details of the Comment :

本人支持以上申請

附近居民數目日益上升，泊車位需求也相應增加。區內有迫切需要增加停車泊位。

4

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

參考編號

Reference Number:

221025-115327-89349

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

25/10/2022 11:53:27

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Simon YIP

意見詳情

Details of the Comment :

本人經常在申請地點附近工作。在停車場營運期間, 附近的違法泊車和交通狀況甚有改善。而且大雨期間, 周邊的去水都有改善。基於以上原因, 本人支持停車場能繼續營運。

5

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

參考編號

Reference Number:

221025-173604-93896

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

25/10/2022 17:36:04

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「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，郊區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。

6

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

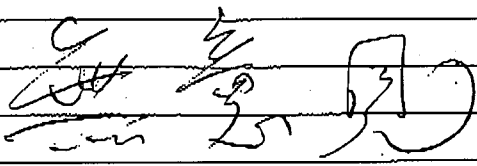
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/777

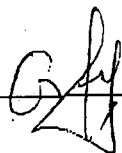
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2022.10.29

7 to 9

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

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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/NE-LYT/777

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

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

簽署 Signature



日期 Date

3-11-2022

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/777

新界粉嶺龍躍頭丈量約份第83約地段第1508 A分段餘段

臨時公眾停車場（只限私家車）（為期3年）

（申請編號：A/NE-LYT/777）

本會接獲龍躍頭鄉村民求助，村民對上述申請提出 強烈反對，理由是：

龍躍頭鄉村口已非常繁忙，除本身村內「龍躍頭鄉牌樓」工程在興建中外，同時周邊不斷有大小工程（如渠務署、中華電力有限公司）在進行中，引入大量車輛出入，塵土飛揚，噪音、空氣質素變差，影響村內生活質素，就目前所見，未來3-5年都未能完工，若批出上述申請，情況更壞，村民苦不堪言。

懇請 貴處應考慮整體環境，理解村民之反對，審慎處理上述申請，敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席



（李國鳳）

敬上

2022年11月3日

8

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

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敬啟者：

貴處檔號：TPB/A/NE-LYT/777

新界粉嶺龍躍頭丈量約份第83約地段第1508 A分段餘段

臨時公眾停車場（只限私家車）（為期3年）

（申請編號：A/NE-LYT/777）

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龍躍頭鄉村口已非常繁忙，除本身村內「龍躍頭鄉牌樓」工程在興建中外，同時周邊不斷有大小工程（如渠務署、中華電力有限公司）在進行中，引入大量車輛出入，塵土飛揚，噪音、空氣質素變差，影響村內生活質素，就目前所見，未來3-5年都未能完工，若批出上述申請，情況更壞，村民苦不堪言。

懇請 貴處應考慮整體環境，理解村民之反對，審慎處理上述申請，敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席



（李廣明）



敬上

2022年11月3日

9

P-4-4



香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/777

新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 A 分段餘段

臨時公眾停車場（只限私家車）（為期 3 年）

（申請編號：A/NE-LYT/777）

本會接獲龍躍頭鄉村民求助，村民對上述申請提出 強烈反對，理由是：

龍躍頭鄉村口已非常繁忙，除本身村內「龍躍頭鄉牌樓」工程在興建中外，同時周邊不斷有大小工程（如渠務署、中華電力有限公司）在進行中，引入大量車輛出入，塵土飛揚，噪音、空氣質素變差，影響村內生活質素，就目前所見，未來 3 - 5 年都未能完工，若批出上述申請，情況更壞，村民苦不堪言。

懇請 貴處應考慮整體環境，理解村民之反對，審慎處理上述申請，敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔
及北區規劃專員粉嶺區鄉事委員會首副主席
劉永安

（李廣明 代行）

敬上



2022 年 11 月 3 日

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

參考編號

Reference Number:

221103-170119-60745

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

03/11/2022 17:01:19

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

由於居民人數不斷增加，違泊情況嚴重，出入口經常被阻塞，居民之間因此衝突頻繁，浪費不少警力。

因此區內對合適的停泊位是有迫切需求的。

得悉，申請地點，作停車場用途，本人非常同意。如果獲批作停車場，將為當地居民提供一個方便的泊車位選擇。而且知道車場場主亦會對周邊設施作改善，如包括出入口，綠化，圍欄及渠務設施。令到當區環境得以改善。

特此，希望政府能批准申請令停車場可以繼續營運。

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

參考編號

Reference Number:

221104-105717-95750

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

04/11/2022 10:57:17

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wan chung lai

意見詳情

Details of the Comment :

我贊成規劃申請，因為這個地點不影響附近環境，為居民提供泊車位，因為附近泊車位嚴重不足問題，有助善附近居民因沒有車位停泊被逼在路邊違例泊車的問題。

該幅土地空置多時,改作公眾停車場對附近環境不會造成污染和破壞。

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

參考編號

Reference Number:

221104-112526-17959

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

04/11/2022 11:25:26

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Leung chi ling

意見詳情

Details of the Comment :

同址之前停車場營運的期間，村口道路堵塞和非法泊車問題有明顯改善，現在停車場停運，堵塞問題重現一，所以希望政府能批准申請令停車場可以繼續營運。

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

參考編號

Reference Number:

221106-145700-13866

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

06/11/2022 14:57:00

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WAT

意見詳情

Details of the Comment :

同意有關地段設置停車場。
出入口及行人路經常被違泊車輛堵塞。

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

參考編號

Reference Number:

221106-150343-63453

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

06/11/2022 15:03:43

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong

意見詳情

Details of the Comment :

大量違泊車輛日增，堵塞道路行人路，目無法紀。
合法停車場是必要的，固同意有關地段建造為停車場。

15

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221107-173821-76492

提交限期**Deadline for submission:**

11/11/2022

提交日期及時間**Date and time of submission:**

07/11/2022 17:38:21

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

A/NE-LYT/777

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

先生 Mr. Fu

意見詳情**Details of the Comment :**

此路段是通往村內的交通要點，不論大車或小車，來往頻繁。但由於車位不足，不少車主胡亂擺放車輛，不單阻塞出入口，甚至會泊上行人路，導致人車爭路，危險非常。可是司機們老勸不改，此狀況變為常態，因此衝突不段。為解決嚴重的違泊問題，一個合法和適當的停車場是必要的，所以同意有關停車場可以繼續營運。

16

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

參考編號

Reference Number:

221108-151844-76589

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

08/11/2022 15:18:44

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEE Wai Shun Wilson

意見詳情

Details of the Comment :

I do agree the continued operation of the parking lot, because the illegal parking and road congestion have been significantly improved when the parking lot is in operation, helping to keep the road clear.

17

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221108-152346-61628

提交限期**Deadline for submission:**

11/11/2022

提交日期及時間**Date and time of submission:**

08/11/2022 15:23:46

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

A/NE-LYT/777

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

先生 Mr. Wong Kim Ho

意見詳情**Details of the Comment :**

該區配套設施不算多，若停車場投入使用則可令區內的設施更完善。此外，附近道路常有非法泊車情況，增設停車場可以改善路況，以免在緊急情況下亦阻塞通道。

18

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

參考編號

Reference Number:

221108-152810-97964

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

08/11/2022 15:28:10

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Vincent Tsang

意見詳情

Details of the Comment :

這路段以往常有道路阻塞的情況，此停車場的運作為區內交通作出改善，附近道路得益於此，故希望它能繼續保留作停車場。

19

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221108-153048-96493

提交限期**Deadline for submission:**

11/11/2022

提交日期及時間**Date and time of submission:**

08/11/2022 15:30:48

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

A/NE-LYT/777

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

先生 Mr. Lee Chun Hang Ernest

意見詳情**Details of the Comment :**

這路段以往常有道路阻塞的情況，此停車場的運作為區內交通作出改善，附近道路得益於此，故希望它能繼續保留作停車場。

20

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221110-105432-95907

提交限期**Deadline for submission:**

11/11/2022

提交日期及時間**Date and time of submission:**

10/11/2022 10:54:32

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

A/NE-LYT/777

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

夫人 Mrs. Tsang Irene

意見詳情**Details of the Comment :**

1. 支持停車場能繼續經營, 因為停車場營運時, 非法泊車和道路堵塞的情況有明顯改善, 幫助保持道路暢通。
2. 這路段以往常有道路阻塞的情況, 此停車場的運作為區內交通作出改善, 附近道路得益於此, 故希望它能繼續保留作停車場。
3. 期盼政府能考慮停車場繼續營運, 因其於先前營運時令到附近的違法泊車和交通狀況改善良多, 對改善區內交通狀況頗有裨益。

21

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221110-105628-75366

提交限期**Deadline for submission:**

11/11/2022

提交日期及時間**Date and time of submission:**

10/11/2022 10:56:28

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

A/NE-LYT/777

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

先生 Mr. Victor Tsang

意見詳情**Details of the Comment :**

1. There are often illegal parking situations on nearby roads. A good parking lot can improve the road conditions so as not to block the passage in an emergency.
2. Illegal parking on the roadside is quite common in this area. Providing legal parking spaces can improve road congestion in a targeted manner.
3. The increase of parking spaces may avoid traffic jams caused by illegal parking on the roadside and keep the road smooth.

>2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221110-105921-15787

提交限期**Deadline for submission:**

11/11/2022

提交日期及時間**Date and time of submission:**

10/11/2022 10:59:21

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

A/NE-LYT/777

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

先生 Mr. mok Yue Pak

意見詳情**Details of the Comment :**

申請地點位置便利。如果獲批作停車場，將為當地居民提供一個方便的泊位選擇。

附近的交通和環境適宜發展停車場，若成功獲批可令居民在生活上便利更多。

此地段交通方便，若改作停車場用途定能被善用。

這個位置相當適合用於泊車，上落方便，十分便利。

23

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

參考編號

Reference Number:

221111-104349-71948

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

11/11/2022 10:43:49

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/777

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Joesph Lee

意見詳情

Details of the Comment :

本人是遠足人士,經常和朋友在龍躍頭附近遠足,長期苦無公眾收費泊位,被迫將車輛停泊非正式車位,路經標題地點件申請用作公眾收費停車場,我和一種遠足朋友非常贊成。

致 城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓
傳真：2877 0245 / 2522 8426
E-mail: tpbpd@pland.gov.hk



貴處檔號：TPB/A/NE-LYT/777

新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 號 A 分段餘段
臨時公眾停車場（只限私家車）（為期 3 年）
（申請編號：A/NE-LYT/777）

本鄉龍躍頭鄉村民對上述申請提出 強烈反對，其理由是：

龍躍頭鄉村口已非常繁忙，除本身村內「龍躍頭鄉牌樓」工程在興建中外，同時周邊不斷有大小工程（如渠務署、中華電力有限公司）在進行中，引入大量車輛出入，人車爭路，塵土飛揚，噪音、空氣質素變差，影響村內生活質素，就目前所見，未來 3 - 5 年都未能完工，若批出上述申請，情況更壞，村民苦不堪言。

懇請 貴署可理解村民之反對及擔憂，審慎處理上述申請。

**隨函附上以下文件，請作記錄。

- 村民簽名反對表
- 本鄉村口交通混亂情況（見圖 No.1 - 4）

如有查詢，請致電 [REDACTED] 與本人鄧志佳（龍躍頭鄉原居民村代表）聯絡。

粉嶺龍躍頭鄉原居民代表
鄧志佳

2022 年 11 月 1 日

副本抄送：

北區民政事務專員 - 莊永桓先生 JP
粉嶺區鄉事委員會 - 李國鳳主席

新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 號 A 分段餘段
 臨時公眾停車場 (只限私家車) (為期 3 年)
 (申請編號: A/NE-LYT/777)

強烈反對上述申請

龍躍頭鄉公村民簽名:

鄧志佳	鄧志明	鄧浩源	伍昌明
	鄧家如	鄧煒軒	伍穎霖
		鄧煜強	陳鳳儀
	鄧聯強	鄧明發	葉劍錫
	鄧康君	李錦棠	袁玉珊
	鄧英賢	陳永輝	TANG THUN JI
	鄧振健	黃惠儀	黃恩文
	鄧秩賢	鄧昌明	曾志名
	鄧子豐	伍友明	鄧煥南
	鄧輝揚	梁錦基	鄧耀輝
	鄧學輝	梁錦基	鄧鶴壽
	鄧志章	梁錦基	
		梁冠杰	

2022 年 11 月 1 日

新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 號 A 分段餘段
臨時公眾停車場 (只限私家車)(為期 3 年)
(申請編號: A/NE-LYT/777)

強烈反對上述申請

龍躍頭鄉公村民簽名：

鄧康生 鄧自水 鄧作松 鄧福興
鄧耀輝 鄧志雄 鄧志強
鄧漢輝 鄧作康 鄧輝英
鄧國興

2022 年 11 月 1 日

No. 1



NO.2



NO. 3



NO. 4



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支持粉嶺龍躍頭規劃申請(A/NE-LYT/777) 臨時公眾私家車停車場 (3年)

11/11/2022 16:09

From:

To:

tpbpd@pland.gov.hk

Cc:

File Ref:

1 attachment



鄧柱田支持信.pdf

敬啟者：

本人支持粉嶺龍躍頭規劃申請(A/NE-LYT/777)，在該地段用作擬議臨時公眾停車場 (只限私家車) (為期3年)，現特致函提出支持理由，煩請參閱附件。

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

**新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 號 A 分段餘段，
用作臨時公眾停車場(只限私家車)(為期三年)的規劃申請**

龍躍頭鄉公所知悉標題地段正向 貴會申請用作臨時公眾停車場(只限私家車)，現特致函支持是次申請。

標題地段毗鄰萃雲路，並連接沙頭角公路龍躍頭段及永寧圍。申請地點坐落於龍躍頭鄉公所和民居之間。多年來標題地段閒置，未被善用。有見及此，鄉公所及村民多次建議申請人向政府部門申請將標題地段用作停車場，以紓緩當地對私家車泊位的迫切需求，便利村民。

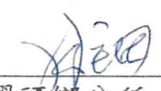
標題地段於 2019 年曾獲城規會批准用作臨時停車場(為期三年)。該停車場運作期間方便當地居民，替社區紓緩車位不足問題。提供更多合法停車位亦有助減少違泊問題，同時有效降低緊急車輛被阻塞的風險，令村民適時得到需要的緊急服務。

除了改善交通外，標題地段亦按照相關政府部門的要求建設去水設施，令該地及周邊的去水情況得以改善。鄉公所得知是次申請已提交新的渠道設計建議。新設計將直接連接政府渠道，而不經過其他私人地段。鄉公所相信此設計長遠而言可進一步完善去水情況。

擬議發展毗隣龍躍頭鄉公所，本鄉公所對附近社區十分熟悉。申請地點是一個合適位置作月租停車場，為村民/居民提供所需車位並改善當區環境。本鄉公所一向重視民生，作為政府與鄉民之間的橋樑。是次申請利民解困，希望城規會批准是申請。

2022 年 11 月 5 日

副本抄送：
北區民政事務處
新界北渠務部


龍躍頭鄉公所
龍躍頭村代表
鄧柱田

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就 A/NE-LYT/777 規劃申請提出意見 (新界粉嶺龍躍頭 臨時公眾停車場 (只限私家車) (為期3年))

11/11/2022 16:02

From:

To:

tpbpd@pland.gov.hk

Cc:

File Ref:

1 attachment



龍躍頭支持信_鄧根年.pdf

敬啟者：

本人欲對規劃申請（編號：A/NE-LYT/777）提出意見，支持擬議臨時公眾停車場 (只限私家車) (為期3年)，詳情請看附件信函，謝謝。

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

**新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 號 A 分段餘段，
用作臨時公眾停車場(只限私家車)(為期三年)的規劃申請**

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標題地段毗鄰萃雲路，並連接沙頭角公路龍躍頭段及永寧圍。申請地點坐落於龍躍頭鄉公所和民居之間。多年來標題地段閒置，未被善用。有見及此，鄉公所及村民多次建議申請人向政府部門申請將標題地段用作停車場，以紓緩當地對私家車泊位的迫切需求，便利村民。

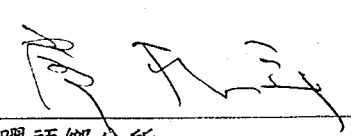
標題地段於 2019 年曾獲城規會批准用作臨時停車場(為期三年)。該停車場運作期間方便當地居民，替社區紓緩車位不足問題。提供更多合法停車位亦有助減少違泊問題，同時有效降低緊急車輛被阻塞的風險，令村民適時得到需要的緊急服務。

除了改善交通外，標題地段亦按照相關政府部門的要求建設去水設施，令該地及周邊的去水情況得以改善。鄉公所得知是次申請已提交新的渠道設計建議。新設計將直接連接政府渠道，而不經過其他私人地段。鄉公所相信此設計長遠而言可進一步完善去水情況。

擬議發展毗隣龍躍頭鄉公所，本鄉公所對附近社區十分熟悉。申請地點是一個合適位置作月租停車場，為村民/居民提供所需車位並改善當區環境。本鄉公所一向重視民生，作為政府與鄉民之間的橋樑。是次申請利民解困，希望城規會批准是申請。

2022 年10月21日

副本抄送：
北區民政事務處
新界北渠務部


龍躍頭鄉公所
龍躍頭村代表
鄧根年

H+S F2 seg 1

27

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

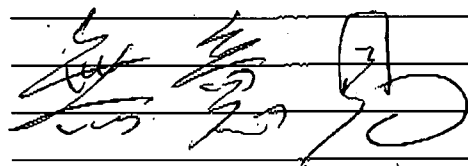
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/777 Received on 28/11/2022

意見詳情 (如有需要，請另頁說明)

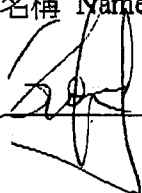
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date 2022.12.12

H+S

F2 Seq 1

28

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

221216-164045-45984

Reference Number:**提交限期**

28/12/2022

Deadline for submission:**提交日期及時間**

16/12/2022 16:40:45

Date and time of submission:**有關的規劃申請編號**

A/NE-LYT/777

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Lam Ka Hing

Name of person making this comment:**意見詳情****Details of the Comment :**

反對，郊區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。

F2 Seg 1

HAS

29

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



A/NE-LYT/777DD 83 Lung Yeuk Tau

23/12/2022 02:01

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Small reduction in site area to 843.1. Members should inquire if conditions were eventually fulfilled.

Mary Mulvihill

From:

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

Date: Monday, 5 August 2019 3:30 AM CST

Subject: A/NE-LYT/706 DD 83 Lung Yeuk Tau

A/NE-LYT/706

Lots 1508 S.A. (Part) in D.D. 83, Lung Yeuk Tau, Fanling

Site area : About 895m²

Zoning : "Agriculture"

Applied Use: 21 Vehicle Parking

Dear TPB Members,

It is obvious from Google Maps that this is an application to legitimize a long existing brownfield use. It is already being operated as a parking lot.

Not only is this an inappropriate use of Agriculture site, it is also a most inefficient land use, 40sqmt per vehicle, larger than many residential units on sale.

No wonder so many folk are out protesting on our streets when such inefficient land uses are tolerated. Parking should be underground or in high rise facilities. Moreover as NET houses are 2,100sqft in size residents can easily accommodate one or even two parking bays on the ground floor as is common practice with villa style developments.

Mary Mulvihill

30

致 城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓
傳真：2877 0245 / 2522 8426
E-mail: tpbpd@pland.gov.hk

P. 1/2
- Fax. 28770x45
- E-mail

貴處檔號：TPB/A/NE-LYT/777 Received on 28/11/2022

新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 號 A 分段餘段
臨時公眾停車場 (只限私家車)(為期 3 年)
(申請編號：A/NE-LYT/777 - 申請人提交的進一步資料)

首先本鄉村民對貴處有關審批準則或申請程序百思不解，時快時慢，就此標題個案為例，貴處第一次文件到期日是 2022 年 11 月 11 日，短短 24 天後(即 2022 年 12 月 5 日)又再收到貴處第二次文件，當然最後結果村民都是一樣提出「強烈反對」，請問之前本鄉於 2022 年 11 月 1 日之第一封反對信一早已失效？失效原因？請問貴處第二次來信視作新個案申請？

另外本人在 2022 年 12 月 7 日早上 10:00 親自致電貴處查詢熱線 2231 5000，當日盧小姐接聽電話，即時向她查問提出以下問題：

- 1) 在什麼情況下會接納同一個案之第二次申請？
- 2) 對第一次文件已提出第一次反對，是否已失效？失效原因？短短 24 天後貴處接納申請人第二次申請？

最後本鄉反對原因重點與第一封反對信(2022 年 11 月 1 日)相同如下：

「龍躍頭鄉村口已非常繁忙，除本身村內「龍躍頭鄉牌樓」工程在興建中外，同時周邊不斷有大小工程(如渠務署、中華電力有限公司)在進行中，引入大量車輛出入，人車爭路，塵土飛揚，噪音、空氣質素變差，影響村內生活質素，就目前所見，未來 3 - 5 年都未能完工，若批出上述申請，情況更壞，村民苦不堪言。」

P-2/2

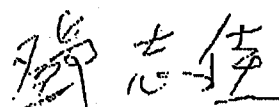
懇請 貴署可理解村民強烈反對原因，秉公辦事，煩請審慎處理上述申請。

如有查詢，請致電

與本人鄧志佳(龍躍頭鄉原居民村代表)聯絡。

粉嶺龍躍頭鄉原居民代表

鄧志佳



2022 年 12 月 28 日

副本抄送：

北區民政事務專員 - 莊永桓先生 JP

粉嶺區鄉事委員會 - 李國鳳主席

致城市規劃委員會秘書：

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A/NE-LYT/777 Received on 28/11/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附件反對資料

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

簽署 Signature



日期 Date

28-12-2022



香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者:

貴處檔號: TPB/A/NE-LYT/777 Received on 28/11/2022

新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 號 A 分段餘段
臨時公眾停車場 (只限私家車) (為期 3 年)
(申請編號: A/NE-LYT/777 - 申請人提交的進一步資料)

本會接獲粉嶺龍躍頭鄉村民求助，反映對上述標題個案十分不滿、不公平，
提出 強烈反對，理由是：

- 1) 根據本會了解，此個案短短 24 天內再收到貴處第二次來信，已再接納申請人第二次申請？
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懇請 貴署可理解村民強烈反對原因，秉公辦事，煩請審慎處理上述申請。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席


(李國鳳)



敬上

2022 年 12 月 28 日



香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

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及北區規劃專員

粉嶺區鄉事委員會副主席

劉永安 敬上
(劉永安)



2022 年 12 月 28 日

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

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此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席

李廣明

(李廣明)



敬上

2022 年 12 月 28 日

Form No. S16-III
表格第 S16-III 號

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

此文件在 2022年10月13日 收到。城市規劃委員會
只會在收到所有填妥的資料及文件後才正式確認收到
申請的日期。

This document is received on 13 OCT 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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	A/NE-LYT/777
	Date Received 收到日期	13 OCT 2022

- 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/tpb/>. 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/tpb/>), 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 樓及新界沙田上禾輦路 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)

Anson Technology Limited

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)

LCH Planning & Development Consultants Limited

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)	Remaining Portion of Section A of Lot No. 1508 in Demarcation District 83, Lung Yeuk Tau	
(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 843.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 116 sq.m 平方米 <input checked="" type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Public Vehicle Parks (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 at29/08/2022..... (DD/MM/YYYY), this application involves a total of1..... "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. 如上列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 _____ (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 _____ (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	Temporary Public Vehicle Park (Private Cars Only) for a period of 3 years (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 three <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	758 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	86 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	116 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	116 sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築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) 2 structures of not more than 5.3 m; details please refer to the supporting planning statement	
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	21
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

[illegible]

	<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>.....refer to supporting planning statement.....</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	<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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。

refer to the supporting planning statement

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 this application 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

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

.....
110 JOSEPH JUNZOR

Name in Block Letters
姓名（請以正楷填寫）

.....
DIRECTOR

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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 RPSC (S.P.C.P.D.)

on behalf of
代表

LCH Planning & Development Consultants Limited

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

Date 日期

12/10/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	REMAINING PORTION OF SECTION A OF LOT NO. 1508 IN DD 83, LUNG YEUK TAU, FANLING 粉嶺龍躍頭第83約地段第1508號A分段餘段
Site area 地盤面積	843.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE- LYT/18 龍躍頭及軍地南分區計劃大綱草圖編號S／NE－LYT／18
Zoning 地帶	Agriculture 農業
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 3 <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	Temporary Public Vehicle Park (Private Cars Only) for a period of 3 years 臨時公眾停車場(只限私家車)(為期三年)

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	116 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	11 % <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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		21 21
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

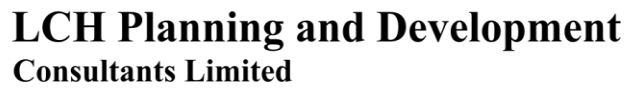
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>

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。



Planning Consultant : Prepared by
LCH Planning & Development
Consultants Limited

August 2022
Report : Version 1.0



Executive Summary

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

This Application is submitted to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for a proposed temporary “Public Vehicle Park (Private Cars Only)” use for a period of 3 years (“**the Proposed Development**”) at Lung Yeuk Tau, Fanling (“**the Application Site**”).

The Application Site falls within an area of “Agriculture” (“**AGR**”) zone on the Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18 (“**the OZP**”). According to the Notes of the OZP for “AGR” zone, ‘Public Vehicle Park’ is neither a Column 1 nor Column 2 use which requires planning permission from the Board. Upon completion of the Proposed Development, it comprises 21 parking spaces for private cars (2.5m x 5m each), an open structure with ancillary solar panels at eastern part, and a two-storey container which will be provided as site office for storage of maintenance equipment at southeastern part of the Site. The proposed building height of 5.3 m and the total floor area is 116 m² which conforms to the respective requirement under the OZP.

This Application aims to accommodate the high demand of the local villagers for car parking spaces. It is situated at a convenient location that is favourable to operate a public vehicle park and to serve the nearby residents and visitors. It is expected that the implementation of the proposed public vehicle park can improve the traffic condition by increasing the supply of proper parking spaces which reduces illegal roadside parking.

The Proposed Development does not hinder the long-term planning intention of “AGR” zone. Similar applications in the “AGR” zone in the Lung Yeuk Tau and Kwan Tei South area have also been considered and approved. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就粉嶺龍躍頭 (下稱「**申請地點**」) 的用地，向城市規劃委員會 (下稱「**城規會**」) 申請作擬議臨時「公眾停車場(只限私家車)」用途，為期 3 年 (下稱「擬議發展」)。

申請地點現時於《龍躍頭及軍地南分區計劃大綱草圖編號 S/NE-LYT/18》(下稱「**大綱圖**」) 劃作「農業」地帶。根據大綱圖有關「農業」地帶的註釋，「公眾停車場(只限私家車)」不屬於「農業」地帶的第一欄或第二欄用途，需要獲得城規會的規劃許可。擬議發展包括 21 個私家車專用停車位(每個 2.5 米 x 5 米)、一個設有附屬太陽能電池設施的開放式建築物，以及一個兩層高的貨櫃作為辦公室和存放維修設備的用途。擬議建築物位於申請地點的東部及東南部，高度不多於 5.3 米，總樓面面積約為 116 平方米，合乎大綱圖的相關要求。

是次規劃申請可以滿足當區居民對停車位的需求，其位置上的優勢更有利於公眾停車場的發展及運作，為附近的居民提供方便且合法的停車處。落實擬議臨時停車場能增加合法停車位的數量，紓緩違例泊車的問題，從而改善當區的交通狀況。

擬議發展不會妨礙長遠規劃意向，於龍躍頭和軍地南的「農業」地帶亦有不少相關申請曾被批准。擬議臨時公眾停車場亦不會對交通、視覺、景觀、排水系統和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。

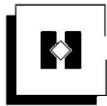


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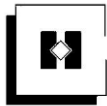
Figure 1	Site Plan
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1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a proposed temporary 'Public Vehicle Park (Private Cars Only)' use for a period of 3 years (hereinafter referred to as the "**Proposed Development**") in Lung Yeuk Tau, Fanling (**Figure 1**) (hereinafter referred to as the "**Application Site**") to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**").
- 1.1.2 The Application Site falls within an area designated as "Agriculture" ("**AGR**") zone on the Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18 ("**the OZP**") (**Figure 2**). According to the Notes of the OZP for "AGR" zone, 'Public Vehicle Park' is neither a Column 1 nor Column 2 use that may be permitted by the Board.
- 1.1.3 According to the Notes of the 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, or refuse to grant permission.



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Current Condition of the Application Site

- 2.1.1 The Application Site covers a total of about 843.1 square metres (“sq. m.”). The Application Site is currently paved with concrete and fenced off.
- 2.1.2 The Application Site is attached to Sui Wan Road that connects the site to Sha Tau Kok Road. The site is situated at the southeast of Sha Tau Kok Road (Lung Yeuk Tau) and Lung Yeuk Tau Heritage Trail. Besides, there is a river known as Ma Wat River which is located in the west of the site. It is also located in the southeast of San Uk Tsuen and the north of Wing Ling Wai.
- 2.1.3 **Figure 1** illustrates the location of the Application Site and its immediate vicinity, and the existing condition of the Site.
- 2.1.4 The site is located at the boundary of Lung Yeuk Tau and it was surrounded by the village houses on its north, west and south. Some temporary structures and a car park under approved application A/NE-LYT/747 are situated on the immediate east of the site. To the immediate west, there are village houses and village office. The village development of San Uk Tsuen is also located on the further west of the site, across Sha Tau Kok Road - Lung Yeuk Tau. Village houses of Wing Ning Wai are situated on the immediate south of the site.

2.2 Land Status

- 2.2.1 The Application Site falls within the boundary of the Remaining Portion of Section A of Lot No. 1508 in Demarcation District 83, Lung Yeuk Tau (“**the Lot**”) (**Figure 2**).

2.3 Surrounding Context

- 2.3.1 Lung Yeuk Tau is a sub-urban area located northeast of Luen Wo Hui in Fanling in the New Territories. The area is comprised of eleven villages and the major uses of land are parking of vehicles, storage, temporary structures, domestic structures and vacant land. Lung Yeuk Tau is located in between two major villages which are Wing Ning Wai and San Uk Tsuen. There is a major road (Sha Tau Kok Road) in Lung Yeuk Tau, and the major transportation mode is by bus or minibus, connecting Lung Yeuk Tau to Fanling MTR station.
- 2.3.2 The Application Site is located at the northern edge of Lung Yeuk Tau, with village houses and temporary structures surrounding the site. The run-in and out is located at the southern boundary of the Applications Site, and the site is accessible from Sha Tau Kok Road - Lung Yeuk Tau via Sui Wan Road.

2.4 Existing Village Clusters

- 2.4.1 At the northern edge of Lung Yeuk Tau, the San Uk Tsuen is just to the southwest across the Sha Tau Kok Road - Lung Yeuk Tau. Going south along the Sui Wan Road are the Wing Ning Wai and Wing Ning Tsuen, and further south are the Ma Wat Wai, Ma Wat Tsuen, Tung Kok Wai, Lo Wai and Tsz



Tong Tsuen.

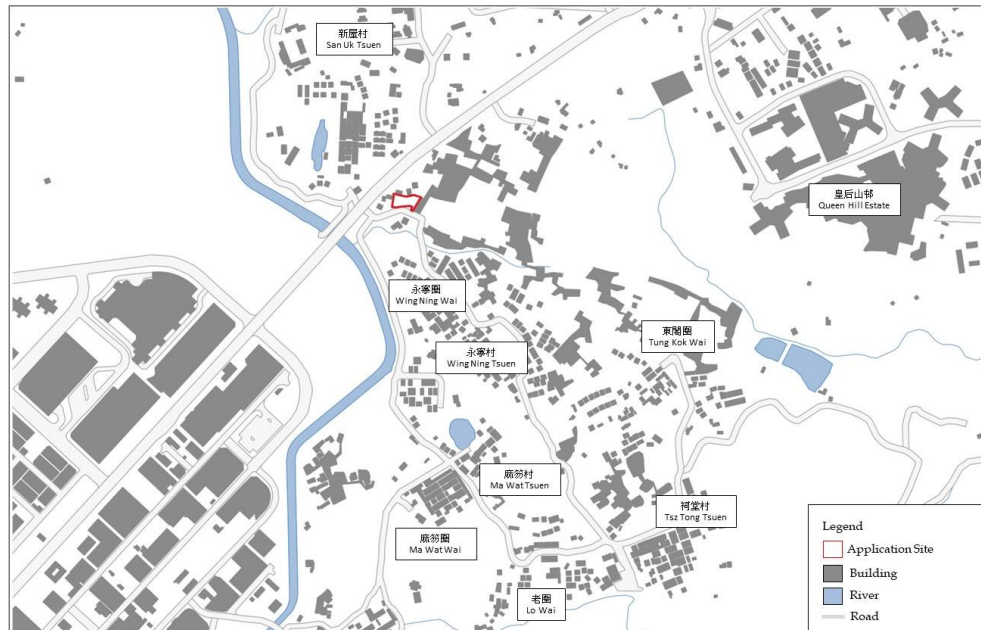


Diagram 1 Existing Village Clusters (Source: HK GEODATA STORE, HKSAR Government)

2.5 Temporary Public Vehicle Park for Private Car

2.5.1 The Application Site covers an area of about 844 sq.m. The Proposed Development will provide a total of 21 parking spaces for private cars (2.5m x 5m each) within the Application Site. There will be a four-side open steel structure with a height of about 3 meters covering four car parking spaces along the eastern boundary, with an area of approximately 56 sq.m., with ancillary solar panels on top to supply electricity of the Proposed Development. There will be a two-storey container as a site office for storage of maintenance equipment at the southeastern part of the Application Site, with a total floor area of 60 sq.m. and a height of about 5.3 meters.

2.5.2 The indicative layout plan of the Proposed Development is shown in **Annex 1**.

2.6 Operation Arrangement

2.6.1 The car park will operate on a monthly rental basis for local residents and visitors 24 hours a day. Enter and exit of the car park will be through the existing gate opening along the Sui Wan Road with a width of 5.7m. The following traffic management measures are proposed to follow:

- No vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;
- Only private car as defined in the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;
- No medium or heavy goods vehicle exceeding 5.5 tonnes, including



container tractor/ trailer will be permitted to park at the Site;

- A notice should be posted at the ingress/ egress point of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/stored on the Site; and
- No car washing, vehicle repair or other workshop activities will be allowed on the Site.



3 PLANNING ASSESSMENT

3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area designated as “Agriculture” zone on the Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18 (**Figure 3**) (also known as the “OZP”). The planning intention of the “AGR” zone is *“intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes”*.
- 3.1.2 According to Notes of “AGR” zone of OZP, ‘Public Vehicle Park’ is neither a Column 1 nor Column 2 use under “AGR” zone. According to the Notes of the OZP, temporary use not exceeding a period of three years within “AGR” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.
- 3.1.3 Approval of this application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “AGR” zone.

3.2 Previously Approved Application

- 3.2.1 The Application Site is subject to an application No. A/NE-LYT/706 approved by the Town Planning Board on 6 September 2019 on a temporary basis for a period of 3 years until 6 September 2022. All approval conditions attached to the aforesaid planning application have been complied within the stated time limit.
- 3.2.2 The proposed nature of use, nos. of car parking, and operation arrangement in this Application follow the previously approved application. Since there is a minor change in the site area, and there will be an additional open structure with ancillary solar panels to support the operation of the Proposed Development, a fresh planning application is thus required. A table summarizing the differences of the Application No. A/NE-LYT/706 and the current applicant is as follow:

<u>Parameters</u>	<u>Application No. A/NE-LYT/706</u>	<u>Current Application</u>	<u>Difference</u>
Site Area	About 895 sq.m.	About 843.1 sq.m.	- 51.9 sq.m.
Floor Area for site office for covered CPS	About 60 sq.m. About 60 sq.m. /	About 116 sq.m. About 60 sq.m. About 56 sq.m	+56 sq.m. / +56 sq.m.
No. of Structure(s)	1	2	+1
Max. Height of Structures	5 meters	5.3 meters	+0.3 meters
No. of Private Car Parking Spaces	21	21	/



3.3 Similar Approved Applications for Public Vehicle Parks

- 3.3.1 There are several similar applications for temporary public vehicle park use in the vicinity of the Application Site, which falls within “AGR” zone.
- 3.3.2 There are nine similar applications of similar uses within the same “AGR” zone in the Lung Yeuk Tau and Kwan Tei South area, involving four different sites. The previous application (No. A/NE-LYT/706) involving the Subject Application Site for temporary public vehicle park for private cars was approved on 2019.
- 3.3.3 There are other nine similar applications (No. A/NE-LYT/462, 560, 577, 598, 662, 689, 693 704 and 747) involving three sites for temporary public vehicle parks. Applications concerning two sites are all lapsed as at current date.

3.4 High Demand for Private Car Parking Spaces in the Vicinity

- 3.4.1 Existing public transport services from Fanling MTR Station to the vicinity are shown below:

<u>Mode</u>	<u>Route No.</u>	<u>Origin - Destination</u>	<u>Frequency</u>
Scheduled Green Minibus	52B	Fanling – Hok Tau Wai	15 – 25 minutes
	52K	Fanling – Ping Che	4 – 10 minutes
	54K	Fanling – Lung Yeuk Tau	10 – 20 minutes
	56B	Fanling – Tan Chuk Hang	20 – 30 minutes
	56K	Fanling – Luk Keng	30 minutes
Franchised Bus	78K	Tai Ping Bus Terminus – Sha Tau Kok Bus Terminus	15 - 20 minutes

- 3.4.2 Among the six scheduled green minibus and franchised bus routes, there are five routes which have stops along Sha Tau Kok Road - Lung Yeuk Tau, while scheduled green minibus No. 54K is the only route which provides direct access to the inner villages, such as Wing Ning Tsuen and Lo Wai, located far away from the existing public transport services along Sha Tau Kok Road - Lung Yeuk Tau.
- 3.4.3 As the public transport service to the surrounding village clusters is limited, private car is the major transportation mode. This results in a relatively high car ownership rate in the villages clusters, creating high demand for private car parking spaces. Villagers are in shortage of proper car parking spaces.

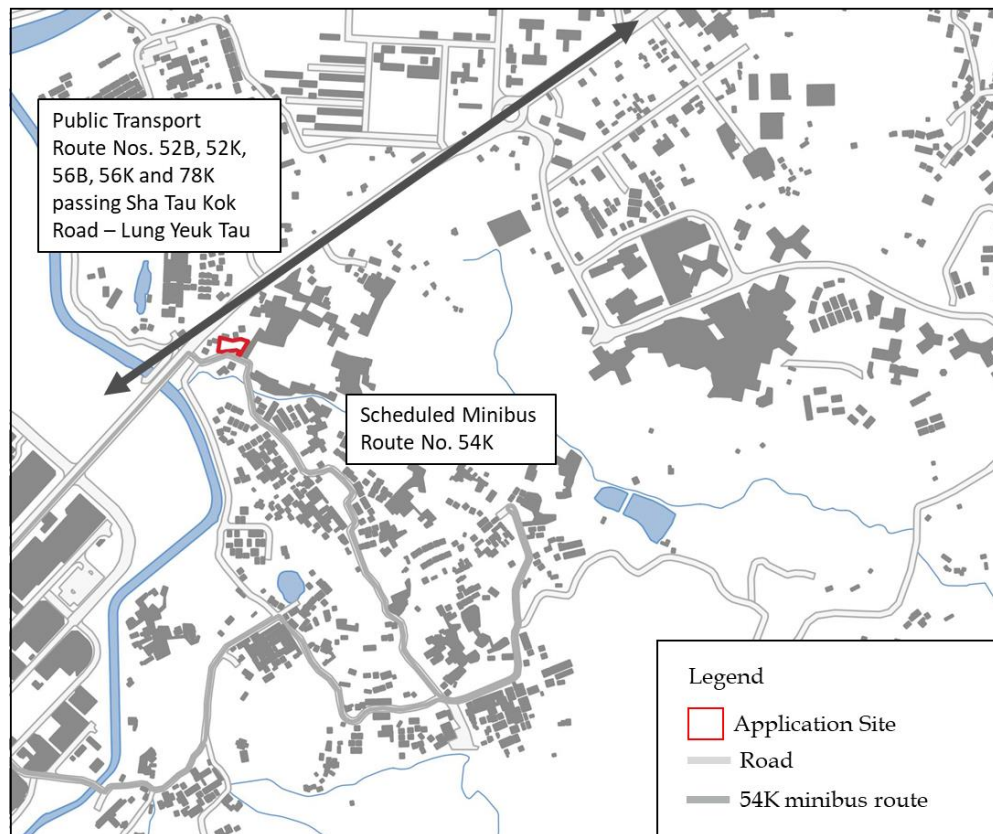


Diagram 2 Public Transport Service (Source: HK GEODATA STORE, HKSAR Government)

3.5 Drainage Consideration

- 3.5.1 A Drainage Proposal has been prepared in **Annex 2**. Currently the Application Site is served by existing 255mm UC running along the site boundary. In order to improve the existing drainage condition, it is proposed to discharge the flow of the subject site directly into the existing stormwater manhole 1 at Sui Wan Road. The existing 300mm UC which runs along the adjacent lot on the eastern side will be disconnected.
- 3.5.2 The proposed drainage is adequate in respect of the requirements under “Technical Note to prepare a Drainage Submission” as published by Drainage Services Department.
- 3.5.3 The existing drainage condition and pattern of the area will not be altered. Besides, the proposed drainage system would improve the existing drainage conditions by diverting the flow away from the adjacent lot. Thus, the Proposed Development will not cause any adverse drainage impact onto the area.

3.6 Traffic Consideration

- 3.6.1 The proposed temporary public vehicle park will not incur adverse traffic impact. The traffic volume generated by the proposed temporary public vehicle park is low with an estimation of less than 25 vehicular trips per day,



and most of the vehicles enter and exit the site approximately once per day only. This estimation is similar to the previously approved application.

- 3.6.2 Traffic management measures proposed in section 2.6 would be fully implemented. Therefore, it is expected that there will not be significant negative impacts regarding the safety of road users and the traffic network of the area concerned.

3.7 Environmental Consideration

- 3.7.1 The Applicant will follow the relevant mitigation measures and requirements in the latest *"Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites"* to minimize any potential environmental impact. No adverse environmental impact is anticipated.

3.8 Visual and Landscape Compatibility

- 3.8.1 The Application Site is situated in area of rural village landscape character which are surrounded by village houses, temporary structures and workshop activities. The proposed car park use is compatible with the surrounding use and will disturb the prevailing rural village landscape character. Existing trees in the Application Site will be preserved to maintain the landscape environment. Refer to **Annex 1** for the location of the existing trees.
- 3.8.2 The proposed structures with a maximum height of about 5.3 metres is visually compatible with the 2-storey village houses in the north and west boundaries, and the temporary structures along the east boundary.



4 PLANNING MERITS & JUSTIFICATIONS

4.1 Satisfy the Local Needs by Catering the High Demand of Proper Parking Spaces

4.1.1 Intention of the proposed temporary public vehicle park is to cater the high demand of parking spaces in the existing village clusters of Lung Yeuk Tau area. It primarily serves the local villagers and residents, as well as their visitors.

4.2 Improve Traffic Condition by Providing More Proper Parking Spaces

4.2.1 The proposed development will increase the supply of proper parking spaces, which can reduce illegal roadside parking along village roads and avoid traffic congestion resulting from improper parking of vehicles on the narrow local tracks of Sui Wan Road and adjacent village roads.

4.3 Situated at a Convenient Location for Public Vehicle Park

4.3.1 The Application Site is located in a convenient location which is situated near to the intersection of Sha Tau Kok Road - Lung Yeuk Tau and Sui Wan Road. Located at a highly accessible area, it is less time-consuming for villagers to drive along the narrow Sui Wan Road and to search for a free space. Meanwhile, it is surrounded by village houses which allows residents to park close to their homes within a short walking distance.

4.4 Would Not Jeopardize the Long-term Planning Intention

4.4.1 Approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “AGR” zone. Also, the site is currently vacant and hard-paved which does not require additional site formation works. Instead of not fully utilizing the land resources, constructing a temporary public vehicle park can further accommodate the demand of the villagers for parking spaces which is compatible with the surrounding environment in the village.

4.5 Supported by Previous Planning Approvals of Similar Applications

4.5.1 There has been no change in the planning context of the Application Site and the surrounding in the past 10 years. There were nine similar applications of temporary public vehicle park within the same “AGR” zone in the Lung Yeuk Tau and Kwan Tei South area (Nos. A/NE-LYT/462, 560, 577, 598, 662, 689, 704, 706 and 747) approved with conditions by the Committee in the past 10 years mainly on the considerations of several factors, including the high compatibility of the proposed developments with the surrounding land uses and the low possibility to cause significant impacts on the traffic, environment, drainage and landscape of the area. Therefore, with the support of previous project approvals under similar circumstances, the proposed temporary public vehicle park is not inconsistent with the surrounding land uses and it is unlikely to generate adverse impacts to the surrounding area.



4.6 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

- 4.6.1 The temporary public vehicle park is visually compatible with the surrounding environment, which is mainly composed of village houses, temporary structures and workshops. There is no change to the rural village landscape character as well. No adverse visual and landscape impact is anticipated.

4.7 No Adverse Traffic Impact

- 4.7.1 The proposed temporary public vehicle park will not incur adverse traffic impact. The traffic volume generated by the proposed temporary public vehicle park is low with an estimation of less than 25 vehicular trips per day, and most of the vehicles enter and exit the site approximately once per day only. In addition, traffic management measures have also been proposed in order to ensure pedestrian safety. Therefore, it is expected that there will not be significant negative impacts regarding the safety of road users and the traffic network of the area concerned.

4.8 No Adverse Environmental Impact

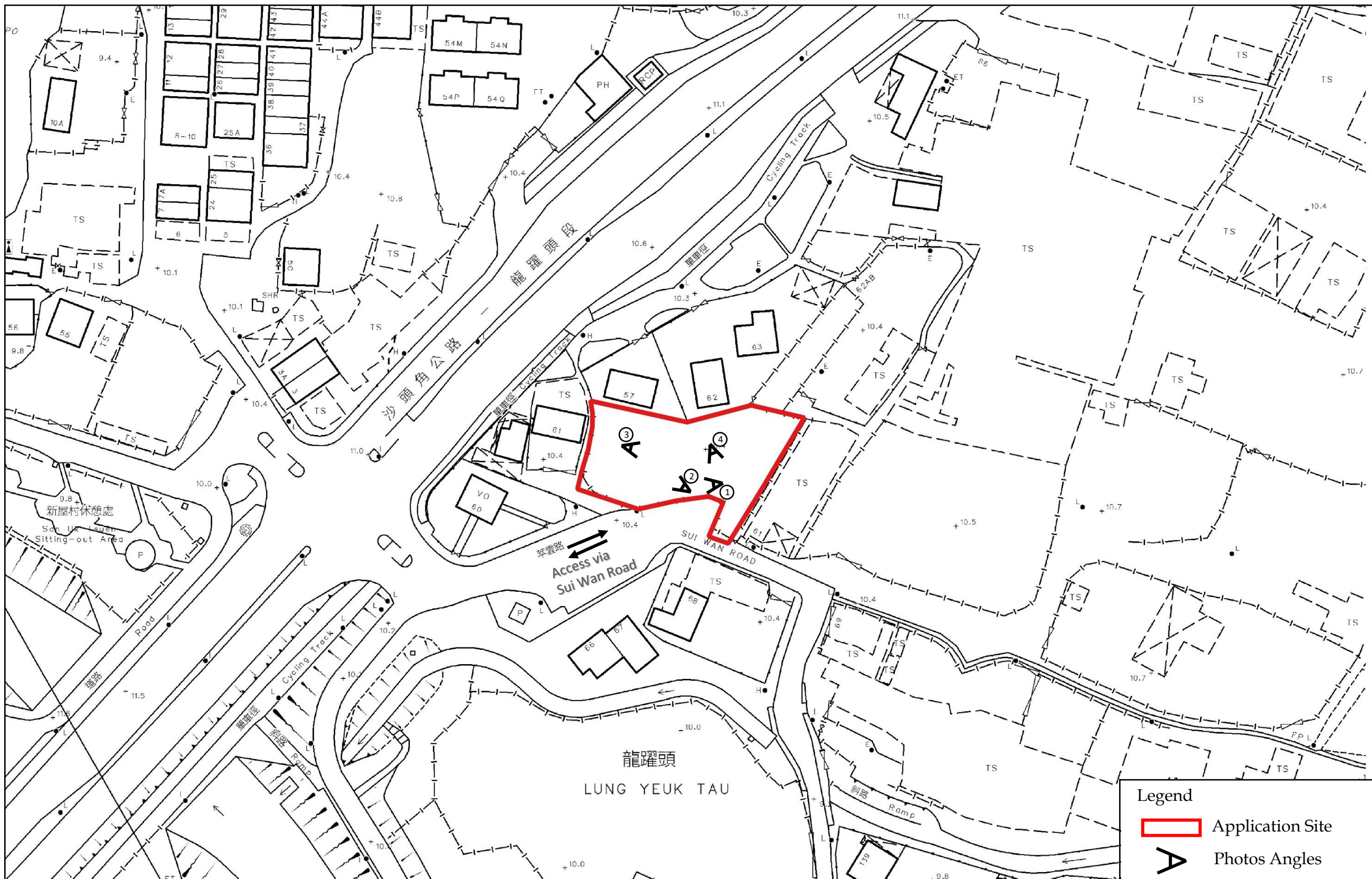
- 4.8.1 The proposed temporary public vehicle park is a monthly rental private car park. Related activities such as car washing, repairing or similar workshop activities would not be permitted on the site. Moreover, the latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality.

4.9 No Adverse Drainage Impact

- 4.9.1 A Drainage Proposal has been prepared. Currently the Application Site is served by existing 255mm UC running along the site boundary. In order to improve the existing drainage condition, it is proposed to discharge the flow of the subject site directly into the existing stormwater manhole 1 at Sui Wan Road. The existing 300mm UC which runs along the adjacent lot on the eastern side will be disconnected. The existing drainage condition and pattern of the area will not be altered. Besides, the proposed drainage system would improve the existing drainage conditions by diverting the flow away from the adjacent lot. Thus, no adverse drainage impact is anticipated.

5 CONCLUSION

- 5.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.



**LCH Planning and Development
Consultants Limited**

Figure 1 : Location Plan

(For reference only. Not to scale.)

Section 16 Application for Temporary Public Vehicle Park (Private Car) at Lung Yeuk
Tau, Fanling, for a period of 3 Years

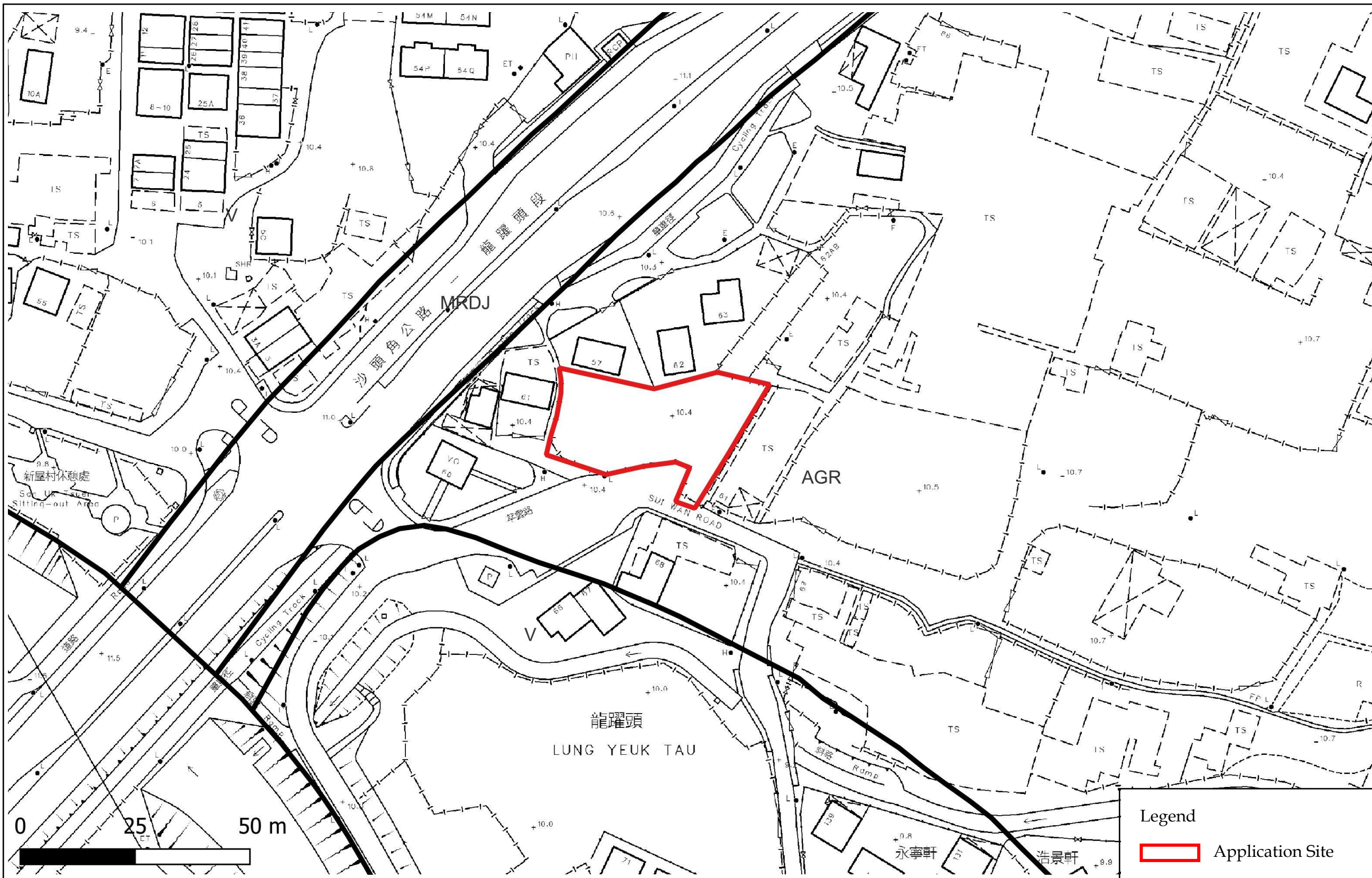
(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Section 16 Application for Temporary Public Vehicle Park (Private Car) at Lung Yeuk
Tau, Fanling, for a period of 3 Years

Figure 1 : Location Plan



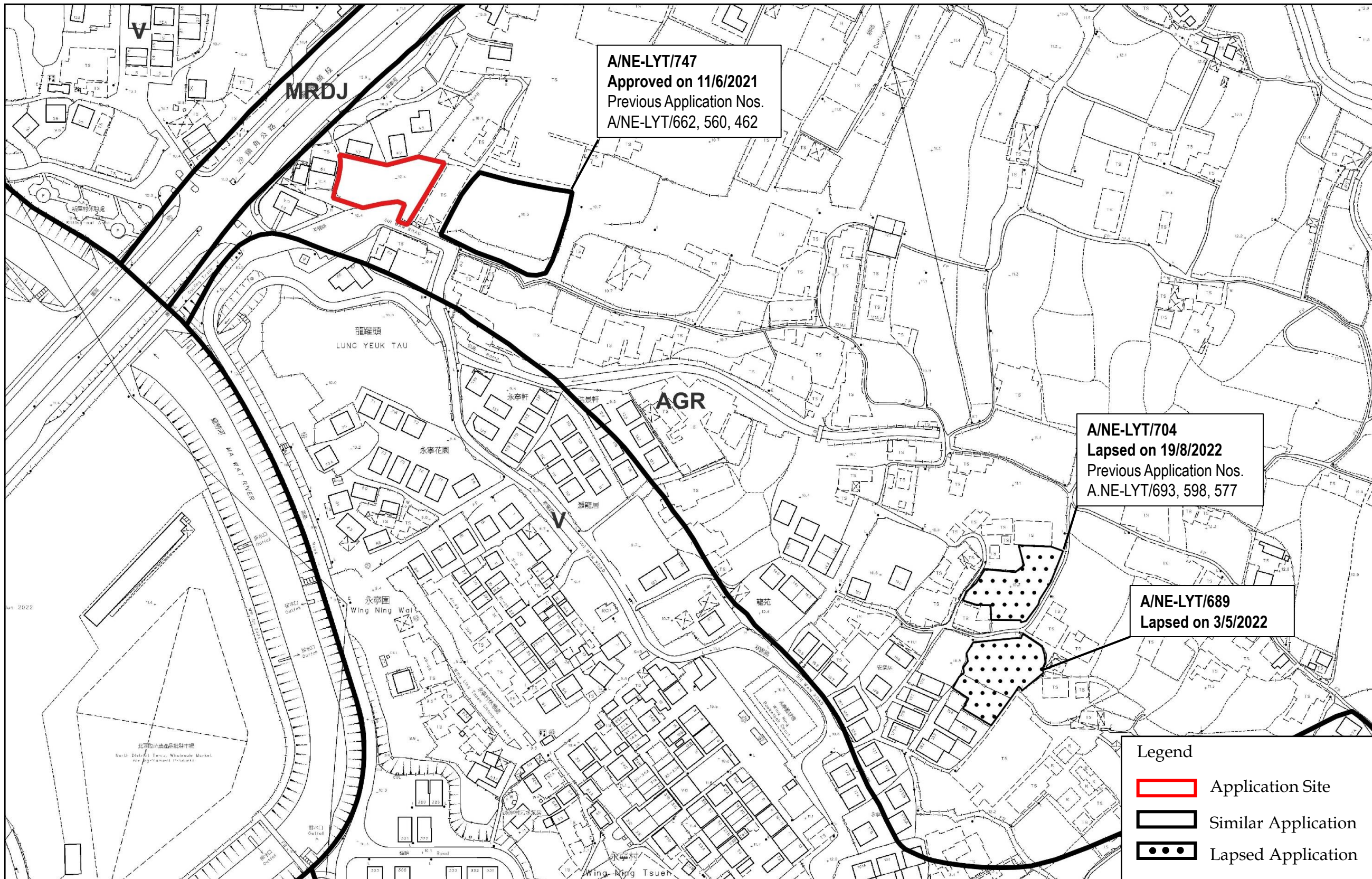
**LCH Planning and Development
Consultants Limited**

Figure 3 : Extract of Outline Zoning Plan No. S/NE-LYT/18

(For reference only. Not to scale.)

Section 16 Application for Temporary Public Vehicle Park (Private Car) at Lung Yeuk
Tau, Fanling, for a period of 3 Years

(Source: Town Planning Board and HK GEODATA STORE, HKSAR Government)



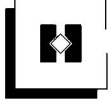
**LCH Planning and Development
Consultants Limited**

Figure 4 : Similar Applications in the Vicinity

(For reference only. Not to scale.)

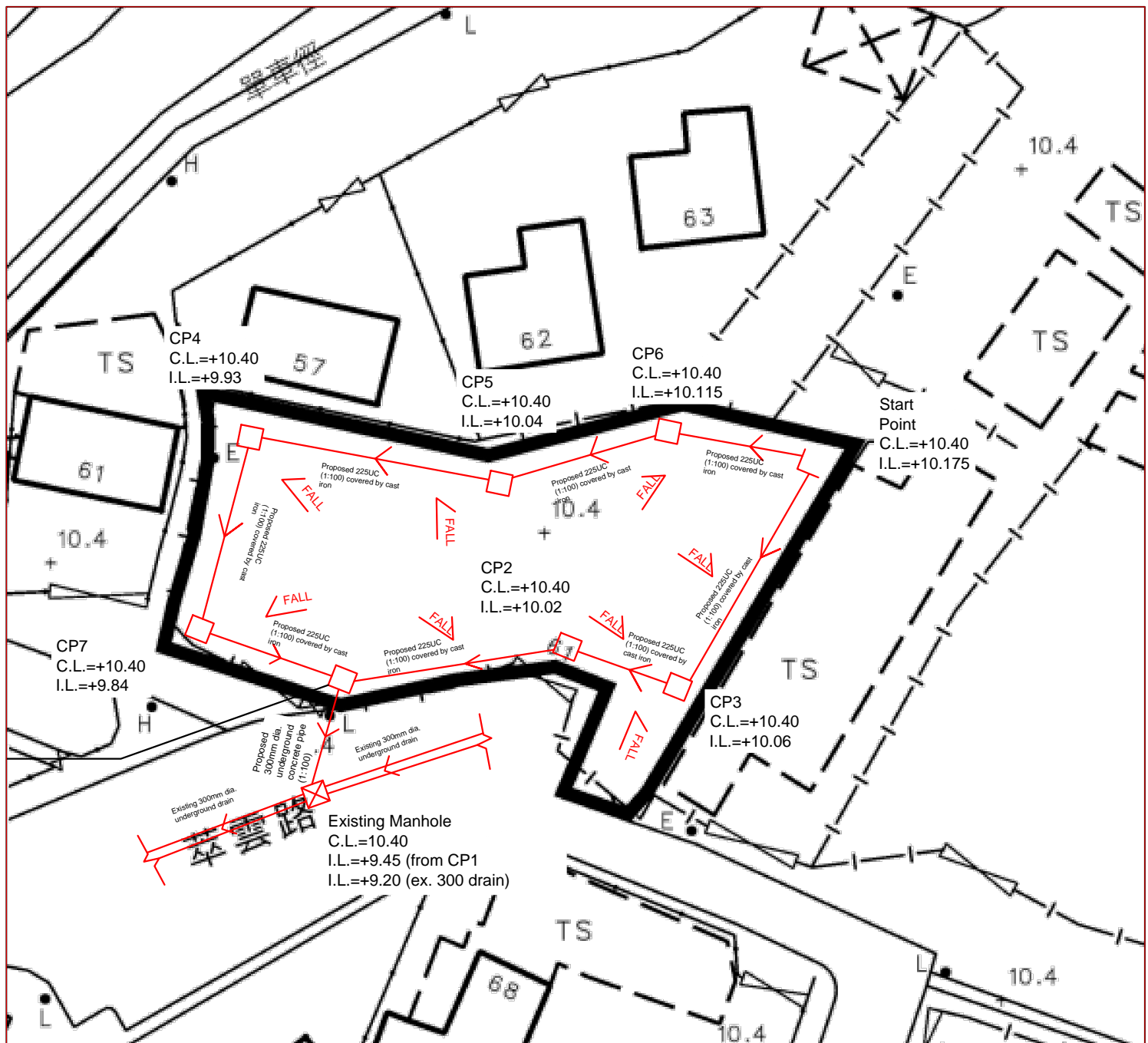
Section 16 Application for Temporary Public Vehicle Park (Private Car) at Lung Yeuk Tau, Fanling, for a period of 3 Years

(Source: Town Planning Board and HK GEODATA STORE, HKSAR Government)



ANNEX 2

DRAINAGE PROPOSAL

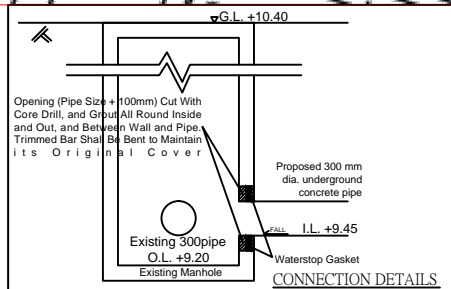


LEGEND

- ☐ CP Proposed CatchPit
- ☒ Existing Manhole
- Existing 300mm dia underground drain
- Proposed 225UC (1:100)/300mm underground pipe (1:100)

Note:

1. No solid fence wall to be erected.
2. Catchpits (CP1) with desilting facility shall follow CEDD standard drawing No. C24061.
3. Proposed catchpit shall be covered by cast iron.
4. Overgrown vegetation and debris in existing U-channels shall be removed.
5. Catchpit and UC follows Typical Details of Geotechnical Manual for Slop Fig 8.10 and Fig 8.11, respectively.



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

**Proposed Public Vehicle Park
(Private Car) at Lot 1508 S.ARP in
D.D.83**

Title:

Drainage Proposal

DD83(1058)-D01

Drawn by:

DM

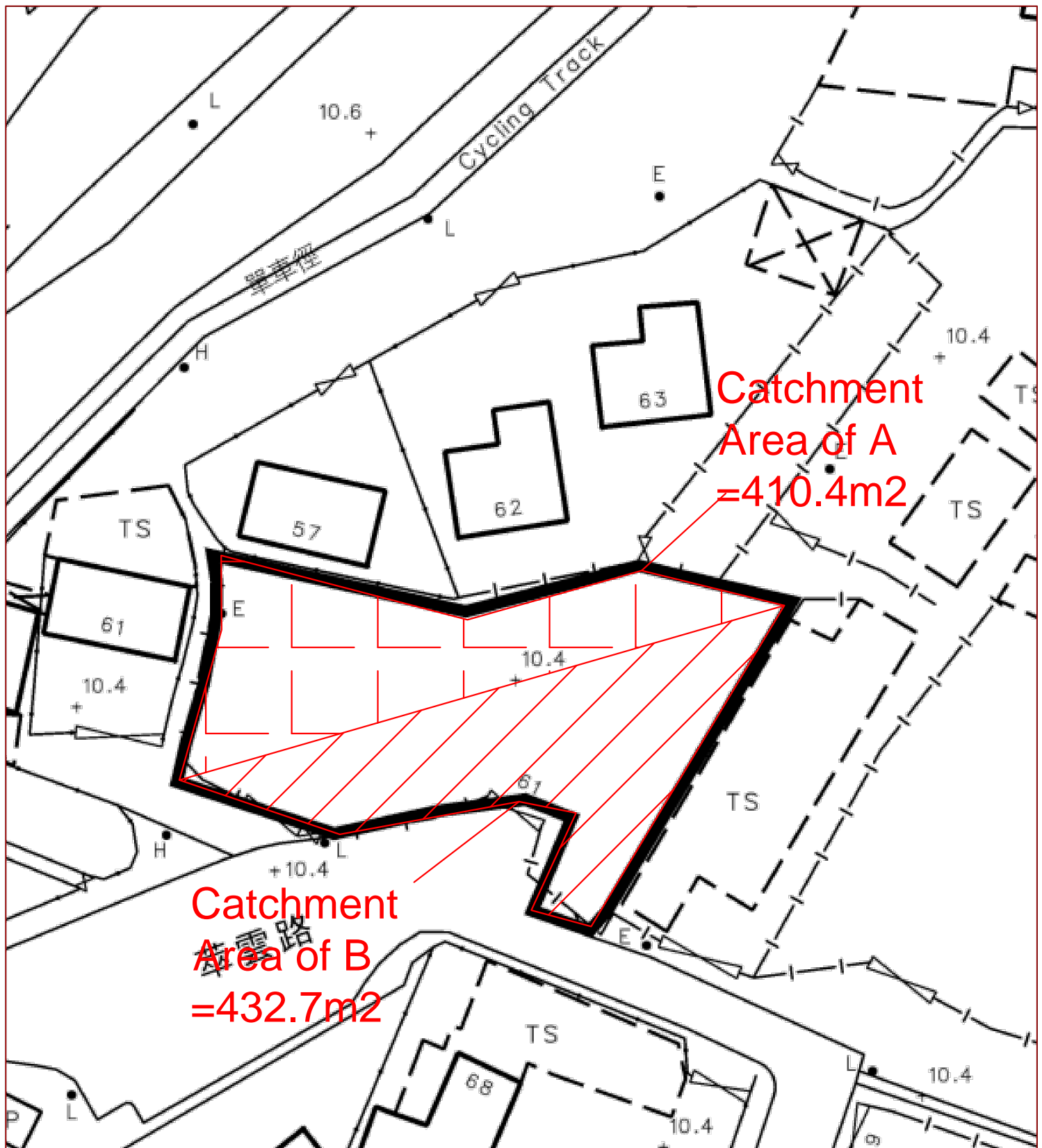
Date:

27-9-2022

Check by:

DM

Scale:



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

**Proposed Public Vehicle Park
(Private Car) at Lot 1508 S.ARP in
D.D.83**

Title:

Drainage Proposal:
Catchment Area

DD83(1058)-D02

Drawn by:

DM

Date:

27-9-2022

Check by:

DM

Scale:

Company: 光輝工程顧問公司 GLISTER ENGINEERING CONSULTANTS CO.
Project : Proposed Temporary Public Vehicle Park (Private Car)
Lot 1508 S.ARP in D.D.83 (A/NE-LYT/706)
Date: 27/9/2022

Calculation for channels:

Catchment Zone A

Area = 410.4 m²
= 0.00041 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.00041 km²
= 0.027097 m³/s
= 1626 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 225UC will be suitable for zone A

Catchment Zone B

Area = 432.7 m²
= 0.000433 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000433 km²
= 0.028569 m³/s
= 1714 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 225UC will be suitable for zone B

Peak runoff of whole site in m ³ /s	=	0.055666	m ³ /s	
	=	3340	liter/min	
Manning Equation	V	=	$R^{2/3} \cdot S_f^{0.5} / n$	
				dia 300 mm
where	R	=	$\pi r^2 / 2 \pi r$	r= 0.15 m
		=	r/2	
		=	0.075	m
	n	=	0.012	s/m ^{1/3} (Talbe 13 of Stormwater Drainage Manual)
1/ 100	S _f	=	0.01	
Therefore,	V	=	$0.075^{2/3} \cdot 0.01^{0.5} / 0.012$	
		=	1.48	m/sec
Provide 300mm dia underground pipe (1:100)				
Maximum Capacity (Q _{max})		=	V * A	
		=	$1.48 \cdot \pi r^2$	
		=	0.1048	m ³ /sec
1 nos of pipe		=	0.1048	m ³ /sec
		=	6286	lit/min > 3340 OK

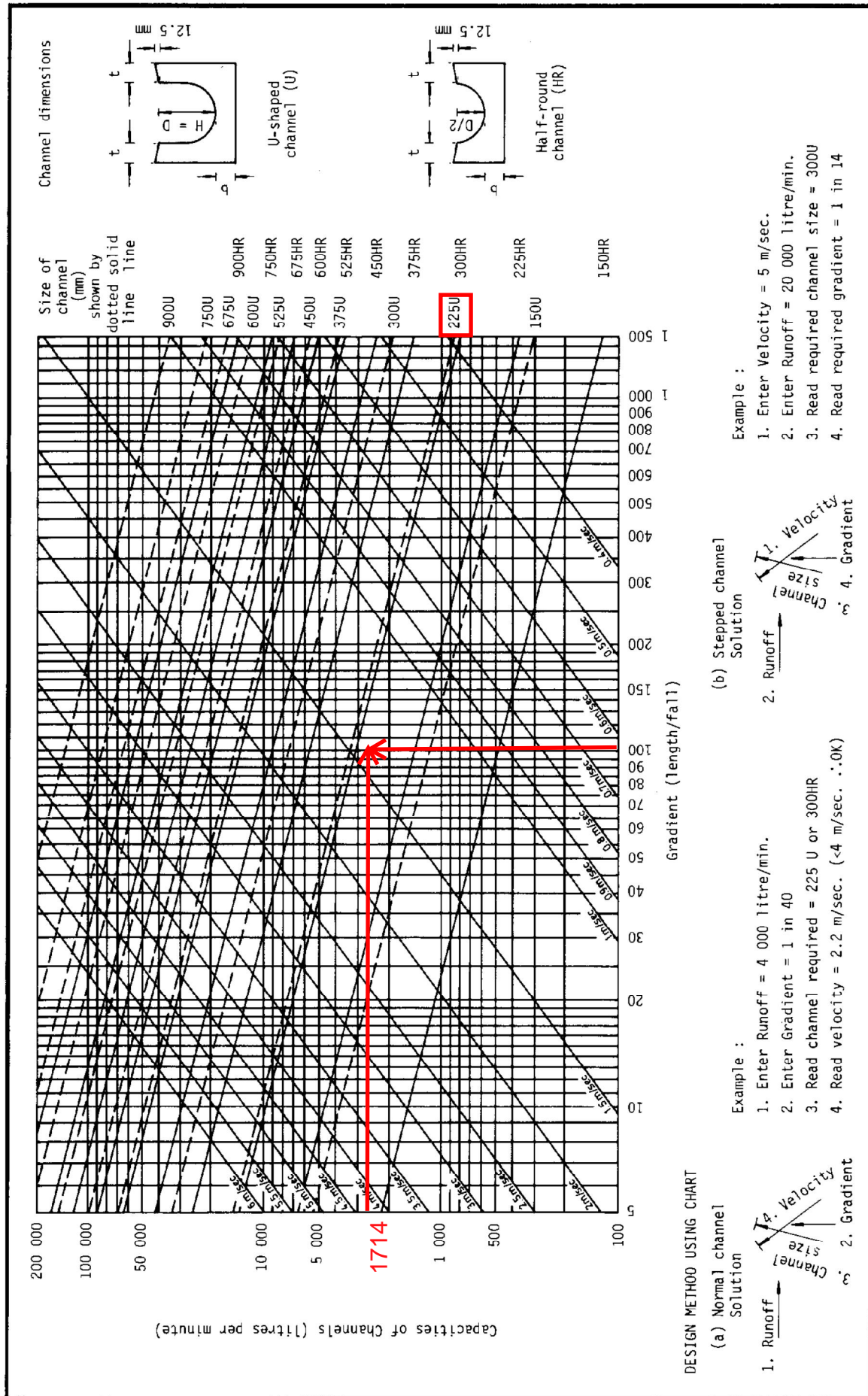
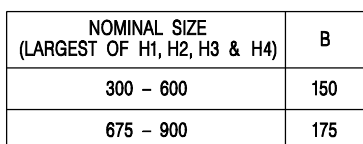

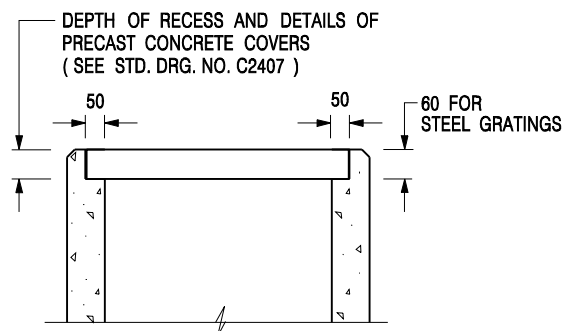


Figure 8.7 - Chart for the Rapid Design of Channels



- CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

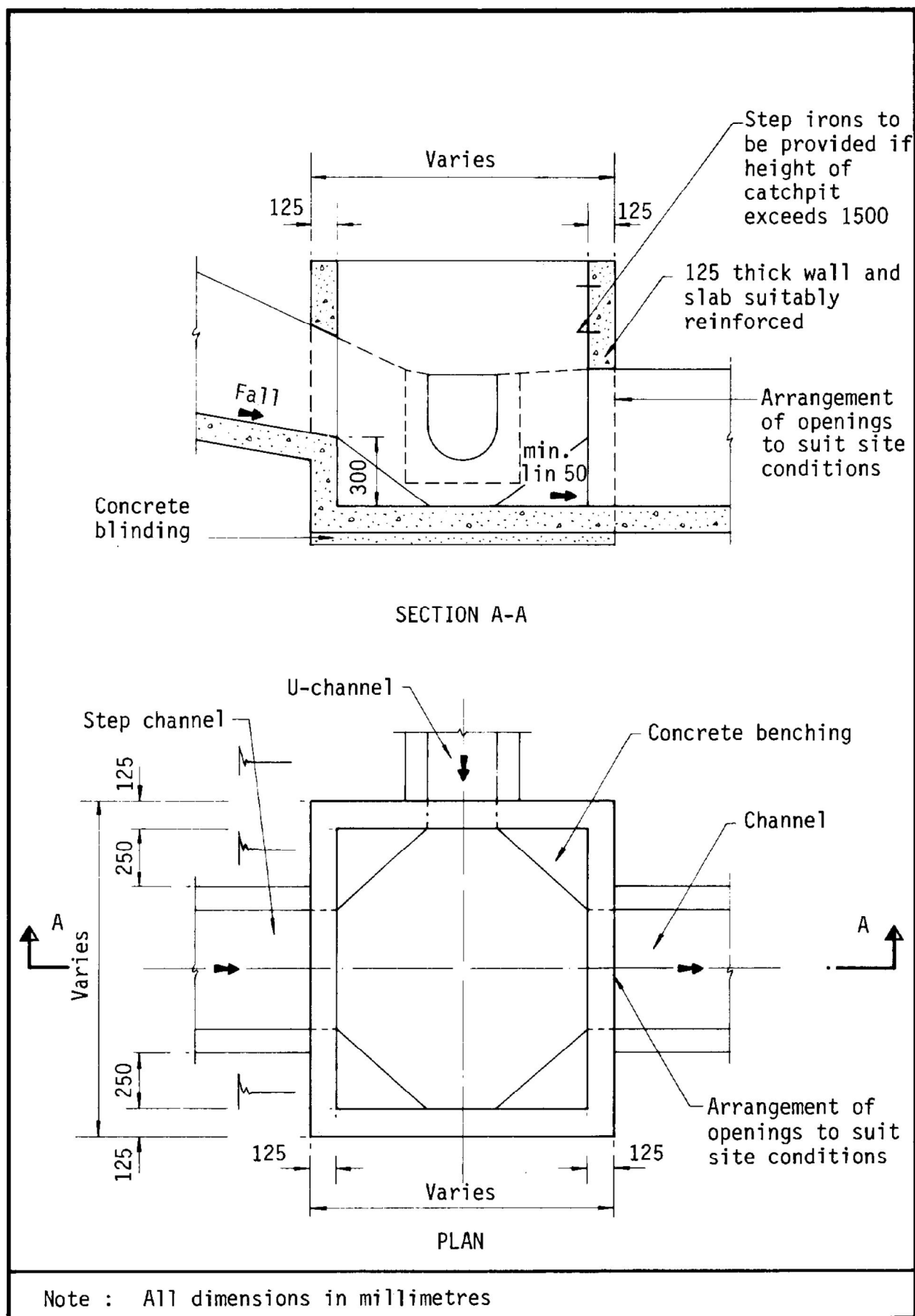
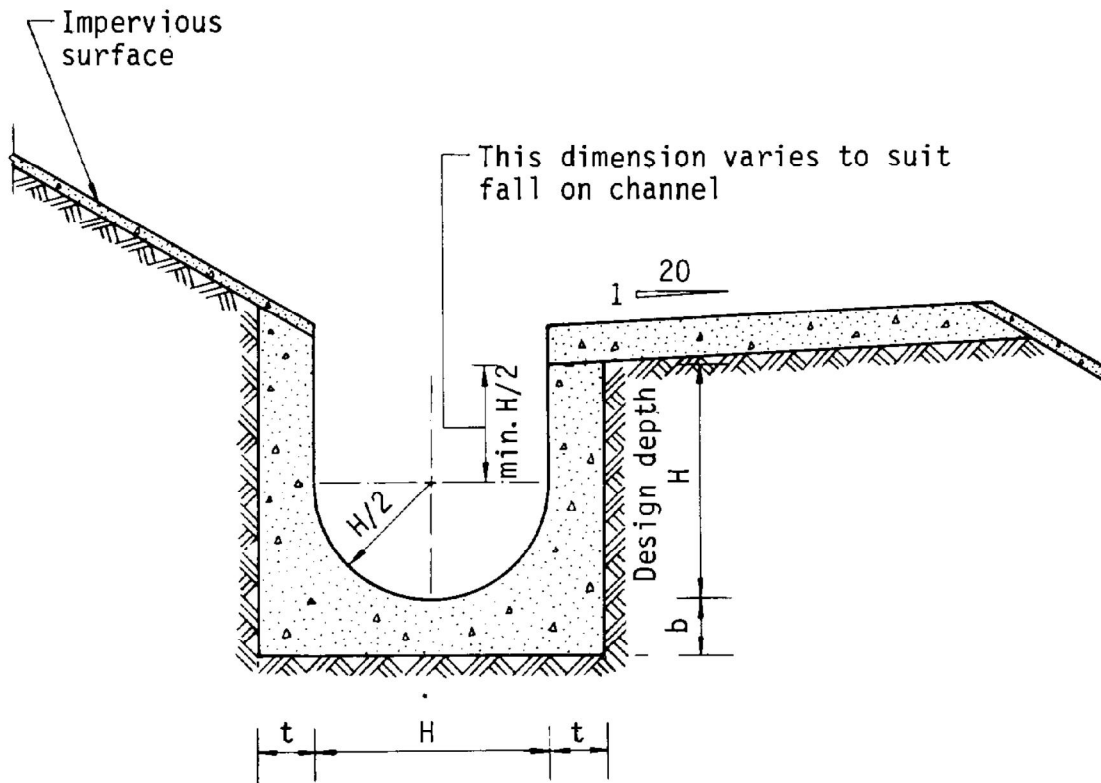


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



Our Ref.: PD2206002/03

Your Ref.:

28 November 2022

By Post & By Email

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

Dear Sir/ Madam,

FURTHER INFORMATION


APPLICATION NO. A/NE-LYT/777
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR) AT LUNG YEUK
TAU, FANLING, FOR A PERIOD OF 3 YEARS

We refer to the departmental and public comments received regarding the captioned application.

Attached our responses to departmental and public comments for consideration of the Town Planning Board.

Should you require further information or have any query, please feel free to contact the undersigned or Leona Chen at 2290 6172.

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited


Junior Ho RPS (GP)(PD) MHKIS (GP)(PD) MHKIP
Director

Encl.
c.c. the Applicant



LCH Planning and Development Consultants Limited

Section 16 Application for Proposed Temporary Public Vehicle Park (Private Car) at Lung Yeuk Tau, Fanling, for a period of 3 Years

Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Transport Department received on 17 November 2022</i>	
a	The applicant should conduct traffic review to demonstrate that no adverse traffic impact would be induced by the captioned application.	The Proposed Development was originally initiated by the Lung Yeuk Tau Village Office with the intention of providing parking spaces to serve the local residents, given the insufficient parking space in the nearby villages (refer to Appendix 3 for letters by village representatives). Since the Proposed Development will provide monthly parking spaces only and the parking spaces will be mainly reserved for the local residents, the traffic flow and daily trips will likely remain unchanged, and the traffic impact is expected to be negligible.
b	The applicant should provide swept path assessment on the ingress/egress to the site	Please refer to the enclosed Appendix 1.
c	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the site	The planned parking spaces (2.5m x 5m x 21 parking spaces = 262.5 sq.m) takes up only about 31% of the site area (843.1 sq.m). Sufficient buffer space is allowed to avoid queuing outside the Application Site. Also, as all the parking spaces are monthly parking spaces, there will be a designated space for each vehicle, which also helps avoid queuing outside the Application Site.
d	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party	The local villagers are well noted of the application and the majority of the villagers welcome the proposed development. Please refer to the public comments received by the Town Planning Board.



2.	<i>Comments from Agriculture, Fisheries and Conservation Department (AFCD) received on 17 November 2022</i>
	<p>The Site falls within the "AGR" zone. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p> <p>The Site has not been used for non-agricultural activities for the past years. We would like to emphasize that, approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the subject "AGR" zone. Also, the Site is currently vacant and hard-paved which does not require additional site formation works. Instead of not fully utilizing the land resources, constructing a temporary public vehicle park can further accommodate the demand of the villagers for parking spaces which is compatible with the surrounding environment in the village.</p> <p>Please refer to the enclosed Appendix 2 for aerial photo and OZP zoning boundaries surrounding the Application Site. As indicated on the aerial photo dated 9 September 2019, the Application Site is immediately surrounded by dwellings, temporary structures, and workshops. Within the same "AGR" zone, another planning application for temporary public vehicle park for a period of 3 years was approved on 11 June 2021 at Remaining Portion of Lot No. 1511 in DD83. There is no significant change in the planning context of the vicinity since 2019.</p>



LCH Planning and Development Consultants Limited

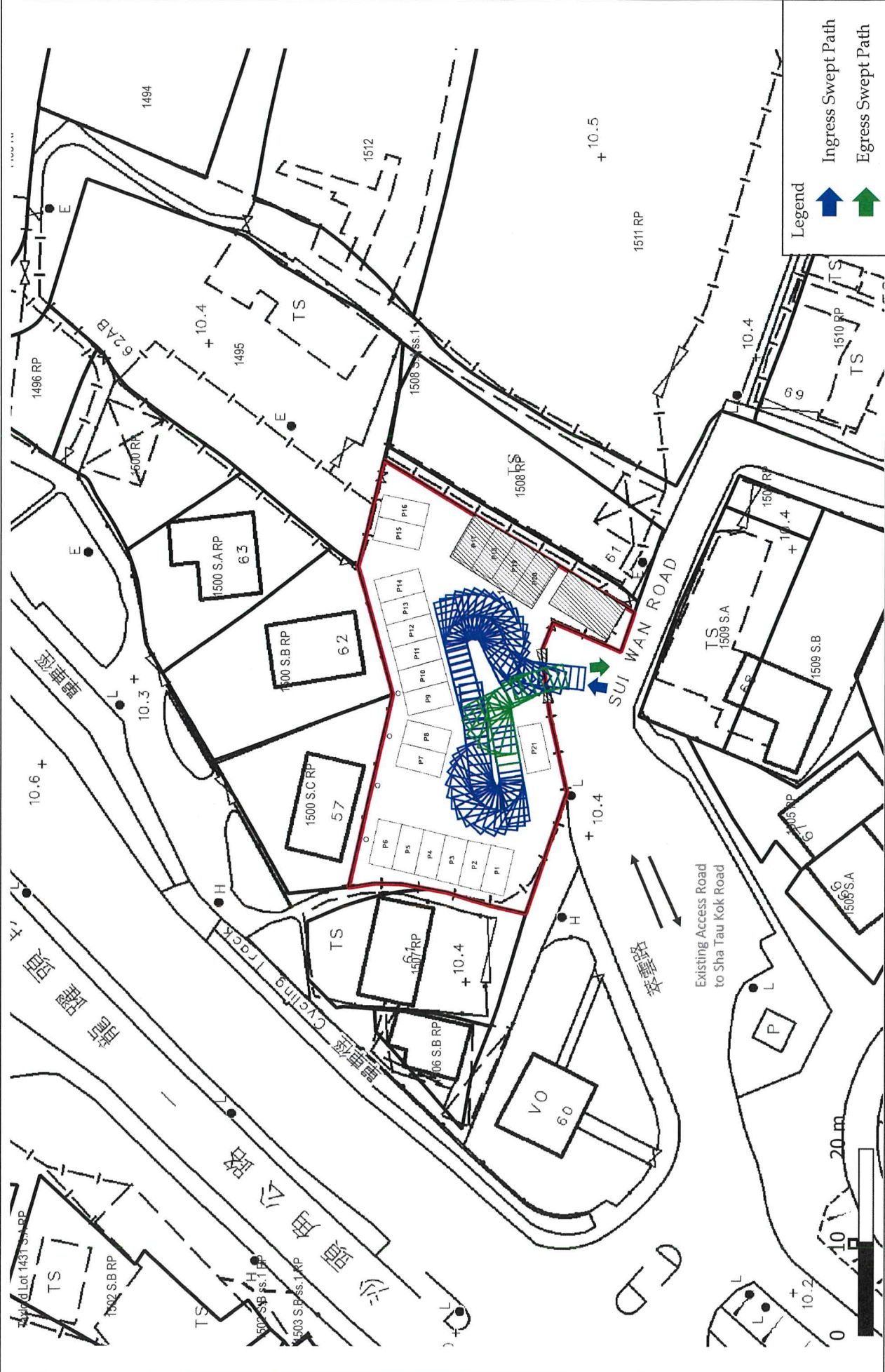
Section 16 Application for Proposed Temporary Public Vehicle Park (Private Car) at Lung Yeuk Tau, Fanling, for a period of 3 Years

Annex 2 - Response to Public Comments Table

No.	Comments Received	Our Responses
1.	<i>Traffic Aspect</i>	
(a)	<p>The location is appropriate and convenient for parking of vehicles. The demand of parking spaces has been increasing due to increasing population. Entrances and footpaths are often blocked by vehicles as there are insufficient parking spaces in the villages.</p> <p>The proposed development will significantly improve the issue of traffic jam and minimize the negative effects of illegal parking, such as conflicts among residents over the issue of parking vehicles.</p> <p>If the application is not approved, the traffic congestion and roadside parking will be serious, which will affect the quality of living in the vicinity.</p>	<p>Well noted. The applicant shall keep up the maintenance of the facilities to deliver quality service to its users.</p> <p>Traffic management measures will continue to be implemented at the public vehicle park in order to ensure pedestrian safety, prevent congestion or blockage within the Application Site and its surrounding footpaths and entrances.</p>
(b)	<p>Traffic flow is already very heavy and there are long-term (3-5 years) construction work going on in the vicinity.</p>	<p>Referring to the preceding planning application No. A/NE-LYT/706 on the Application Site, the Proposed Development will retain its current way of operation to lease its parking spaces on a monthly basis, without addition of new car parking spaces. It is anticipated there will be no adverse traffic impact with its continued operation.</p> <p>Relevant government departments have been consulted on the concerned matters. No adverse comments were received and supplementary information including swept path analysis is submitted along with this Further Information.</p>



		<p>The closest construction works from the Application Site is approximately 120 m, where the Fanling North Temporary Sewage Pumping Station is under construction situated on temporary government land allocation. Interfacing issue is not anticipated as the construction sites are further away from the Site and no queuing back outside the site is anticipated.</p>
2.	<i>Environmental aspect</i>	
(a)	<p>The proposed development will bring environmental improvement to the surrounding buildings. It will further improve the supporting facilities in the area like the parking lot, greening and fences. It is also understood that the proposed development will bring improvement of drainage facility especially during raining days.</p>	<p>Well noted with thanks. The applicant shall keep up the maintenance of the facilities of the public vehicle park and bring about positive environmental merits to its surrounding neighbourhood.</p>
(b)	<p>This plan may have the environment and fire risks, affecting the safety and quality of life of residents.</p>	<p>Well noted the concerns from members of the public.</p> <p>The proposed development shall have minimal impact on the environment. No car washing, vehicle repair, dismantling, paint spraying or other workshop activities will be conducted on the Application Site at any time during its operation as a temporary public vehicle park.</p> <p>The Applicant will follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental impact.</p> <p>Relevant government departments have been consulted on the concerned matters and no adverse comments were received.</p>



LCH Planning and Development **Consultants Limited**

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) at Lung Yeuk Tau, Fanling, for a period of 3 Years

Appendix 1 : Swept Path Assessment
 (For reference only, Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)



Legend



Application Site



Planning Application
No. A/NE-LYT/747
for Temporary Public
Vehicle Park for
Private Cars and
Light Goods Vehicles
(Approved on
11/6/2021)

Zoning on OZP

AGR Agriculture

V Village Type
Development



**LCH Planning and Development
Consultants Limited**

Appendix 2 : Aerial Photo of Application Site and OZP Zoning

(For reference only. Not to scale.)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) at
Lung Yeuk Tau, Fanling, for a period of 3 Years

(Source: Town Planning Board and HK GEODATA STORE, HKSAR Government)



Application Site



E062762C 2500' 9 Sep 2019 UltraCam Eagle 80mm
FANLING 粉嶺



版權所有 未經許可 不得複製
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LCH Planning and Development Consultants Limited

Appendix 2 : Aerial Photo of Application Site and OZP Zoning

(For reference only. Not to scale.)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) at
Lung Yeuk Tau, Fanling, for a period of 3 Years

(Source: HK GEODATA STORE, HKSAR Government)

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

**新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 號 A 分段餘段，
用作臨時公眾停車場(只限私家車)(為期三年)的規劃申請**

龍躍頭鄉公所知悉標題地段正向 貴會申請用作臨時公眾停車場(只限私家車)，現特致函支持是次申請。

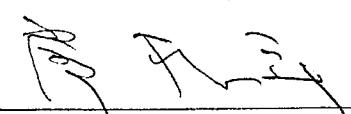
標題地段毗鄰萃雲路，並連接沙頭角公路龍躍頭段及永寧圍。申請地點坐落於龍躍頭鄉公所和民居之間。多年來標題地段閒置，未被善用。有見及此，鄉公所及村民多次建議申請人向政府部門申請將標題地段用作停車場，以紓緩當地對私家車泊位的迫切需求，便利村民。

標題地段於 2019 年曾獲城規會批准用作臨時停車場(為期三年)。該停車場運作期間方便當地居民，替社區紓緩車位不足問題。提供更多合法停車位亦有助減少違泊問題，同時有效降低緊急車輛被阻塞的風險，令村民適時得到需要的緊急服務。

除了改善交通外，標題地段亦按照相關政府部門的要求建設去水設施，令該地及周邊的去水情況得以改善。鄉公所得知是次申請已提交新的渠道設計建議。新設計將直接連接政府渠道，而不經過其他私人地段。鄉公所相信此設計長遠而言可進一步完善去水情況。

擬議發展毗隣龍躍頭鄉公所，本鄉公所對附近社區十分熟悉。申請地點是一個合適位置作月租停車場，為村民/居民提供所需車位並改善當區環境。本鄉公所一向重視民生，作為政府與鄉民之間的橋樑。是次申請利民解困，希望城規會批准是申請。

2022 年10月21日


龍躍頭鄉公所
龍躍頭村代表
鄧根年

副本抄送：
北區民政事務處
新界北渠務部

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

**新界粉嶺龍躍頭丈量約份第 83 約地段第 1508 號 A 分段餘段，
用作臨時公眾停車場(只限私家車) (為期三年)的規劃申請**

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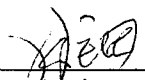
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除了改善交通外，標題地段亦按照相關政府部門的要求建設去水設施，令該地及周邊的去水情況得以改善。鄉公所得知是次申請已提交新的渠道設計建議。新設計將直接連接政府渠道，而不經過其他私人地段。鄉公所相信此設計長遠而言可進一步完善去水情況。

擬議發展毗隣龍躍頭鄉公所，本鄉公所對附近社區十分熟悉。申請地點是一個合適位置作月租停車場，為村民/居民提供所需車位並改善當區環境。本鄉公所一向重視民生，作為政府與鄉民之間的橋樑。是次申請利民解困，希望城規會批准是申請。

2022 年 11 月 5 日


龍躍頭鄉公所

龍躍頭村代表

鄧柱田

副本抄送：

北區民政事務處

新界北渠務部



Our Ref.: PD2206002/04
Your Ref.: TPB/A/NE-LYT/777

26 December 2022

By Post and By Email

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

Dear Sir/ Madam,

FURTHER INFORMATION

APPLICATION NO. A/NE-LYT/777
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR) AT LUNG YEUK
TAU, FANLING, FOR A PERIOD OF 3 YEARS

We refer to the departmental comment received regarding the captioned application.

Attached our responses to departmental comments for consideration of the Town Planning Board. Since this Further Information only technical clarification and responses to comments without changing the scheme, and there is no major change in the assumption and methodologies, findings and proposed mitigation measures, according to TPB PG-No. 32A, this Further Information should be exempted from publication and recounting requirements.

Should you require further information or have any query, please feel free to contact the undersigned or Leona Chen at 2290 6172.

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited



Junior Ho RPS (GE)(PD) MHKIP
Director

Encl.
c.c. the Applicant

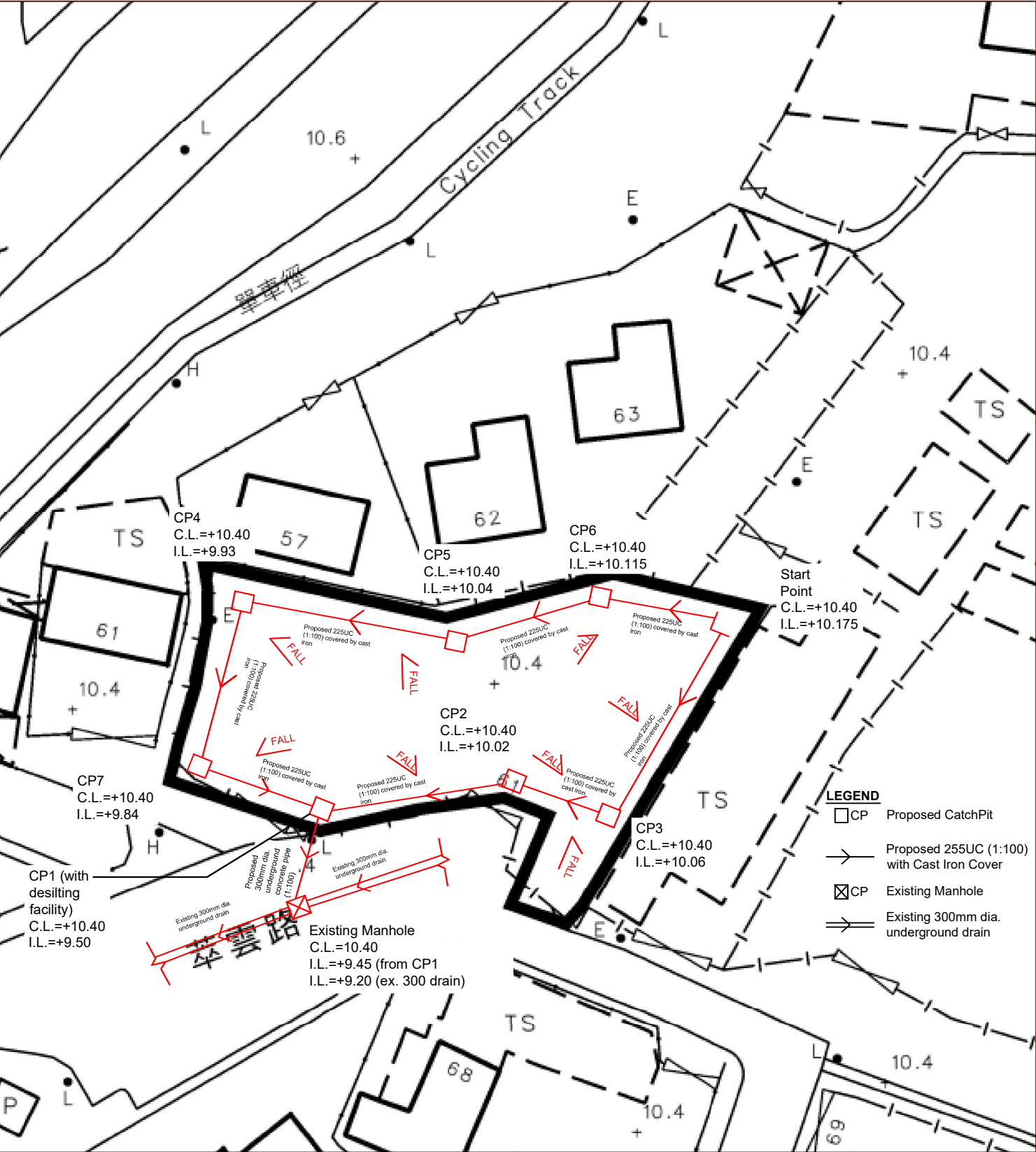


LCH Planning and Development Consultants Limited

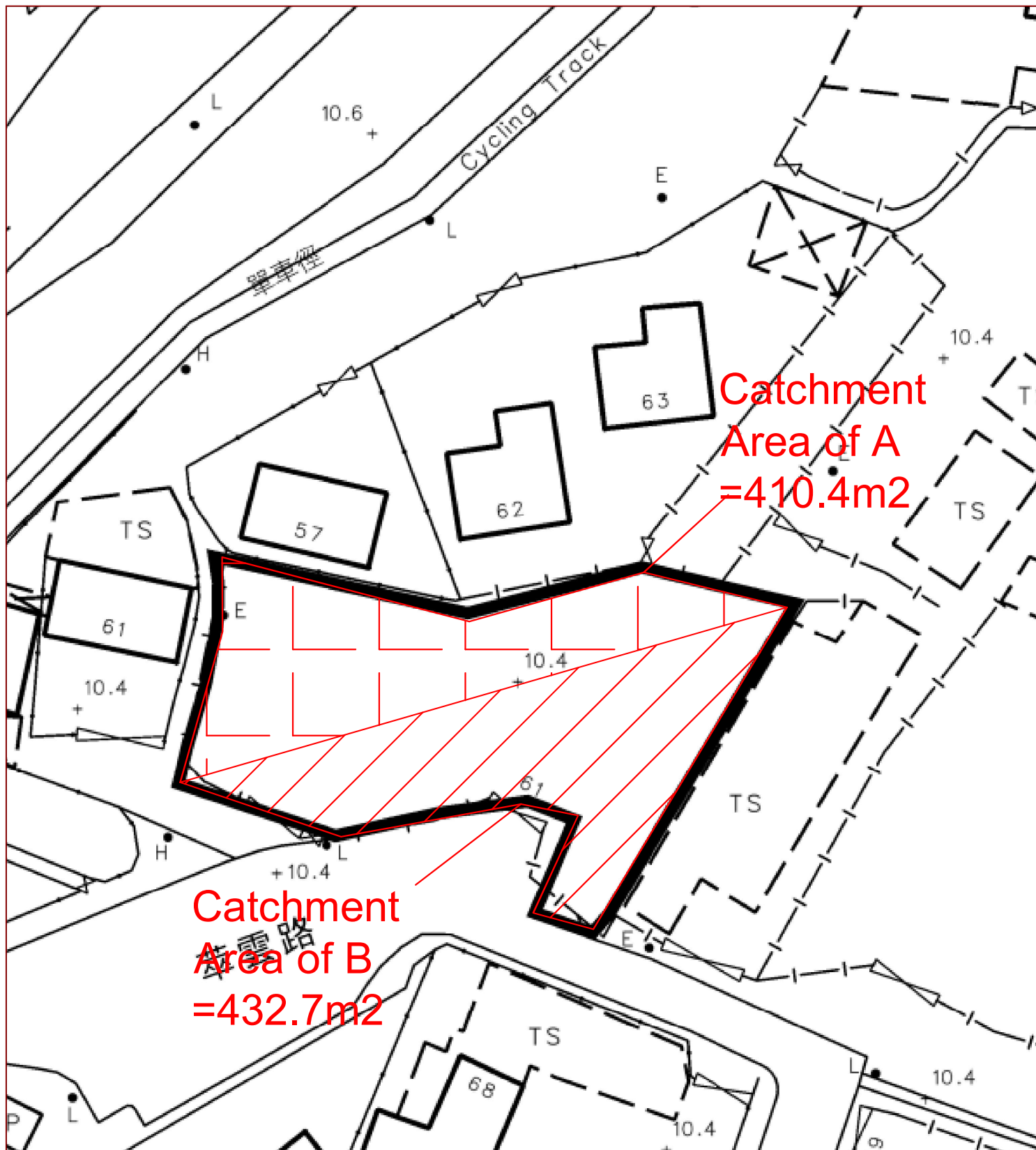
Section 16 Application for Proposed Temporary Public Vehicle Park (Private Car) at Lung Yeuk Tau, Fanling, for a period of 3 Years

Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Drainage Services Department received on 7 December 2022</i>	
a	Please check and ensure the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site.	Design Calculation is presented again in Appendix 1. It is anticipated the peak runoff of the whole site would be 3,340 litres/minute. The proposed underground pipe has a maximum capacity of 6,286 litres/minute.
b	For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.	Noted with thanks. Consent and agreement would be sought from relevant government department and land owner prior to commencement of works. Indeed, the application has been published for public comments and circulated to the relevant government departments already.
c	Please advise construction method for the proposed 300mm dia. underground concrete pipe.	Please refer to the enclosed Appendix 2 for the method statement.
d	Please provide opening details at the existing manhole which the proposed connection will be made.	Opening details is provided in Appendix 1.
e	Please provide future ground levels inside the site to justify the flow path and catchment area.	It is provided in the layout in Appendix 1 showing level difference between invert levels labelled as I.L. next to the catchpits and spot level in the site.
f	Designations of catchpits at southern and eastern site are missing in the drainage proposal.	Designations are updated.
g	The cover levels of proposed channels should be flush with the existing adjoining ground level.	Noted with thanks. The cover levels are labelled as C.L. next to the catchpits in the diagram of Appendix 1, which indicates the cover levels of proposed channels shall be flush with the existing adjoining ground level.



<div>光輝工程顧問公司</div> <div>GLISTER ENGINEERING CONSULTANTS CO.</div>		<div>Title:</div> <div>Drainage Proposal: Eye Location Plan</div>		DD83(1058)-D03
<div>Project:</div> <div>Proposed Public Vehicle Park (Private Car) at Lot 1508 S.ARP in D.D.83</div>		<div>Drawn by:</div> <div>DM</div>	<div>Date:</div> <div>19-12-2022</div>	
		<div>Check by:</div> <div>DM</div>	<div>Scale:</div> <div>----</div>	



Catchment
Area of A
=410.4m²

Catchment
Area of B
=432.7m²

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

**Proposed Public Vehicle Park
(Private Car) at Lot 1508 S.ARP in
D.D.83**

Title:

Drainage Proposal:
Catchment Area

DD83(1058)-D02

Drawn by:

DM

Date:

27-9-2022

Check by:

DM

Scale:

Company:

Project :

Date:

光輝工程顧問公司

Proposed Temporary Public Vehicle Park (Private Car)

27/9/2022

GLISTER ENGINEERING CONSULTANTS CO.

Lot 1508 S.ARP in D.D.83 (A/NE-LYT7706)

Calculation for channels:

Catchment Zone A									
Area	=	410.4	m^2						
	=	0.00041	km^2						
Peak runoff in m^3/s	=	0.278	x	0.95	x	250	mm/hr	x	0.00041 km^2
	=	0.027097	m^3/s						
	=	1626	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 225UC will be suitable for zone A

Catchment Zone B									
Area	=	432.7	m^2						
	=	0.000433	km^2						
Peak runoff in m^3/s	=	0.278	x	0.95	x	250	mm/hr	x	0.000433 km^2
	=	0.028569	m^3/s						
	=	1714	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 225UC will be suitable for zone B

Peak runoff of whole site in m³/s
=

0.055666
3340

m³/s
liter/min

=

Manning Equation

V

=

$R^{2/3} \cdot S_f^{0.5} / n$

dia

300 mm

where

R

=

$\pi r^2 / 2 \pi r$

r=

0.15 m

=

$r/2$

=

0.075

m

n

=

0.012

s/m^{1/3}

(Talbe 13 of Stormwater Drainage Manual)

1/ 100

S_f

=

0.01

Therefore,

V

=

$0.075^{2/3} \cdot 0.01^{0.5} / 0.012$

=

1.48

m/sec

Provide 300mm dia underground pipe (1:100)

Maximum Capacity (Q_{max})

=

V*A

=

1.48* πr^2

=

0.1048

m³/sec

1 nos of pipe

=

0.1048

m³/sec

=

6286

lit/min

>

3340

OK

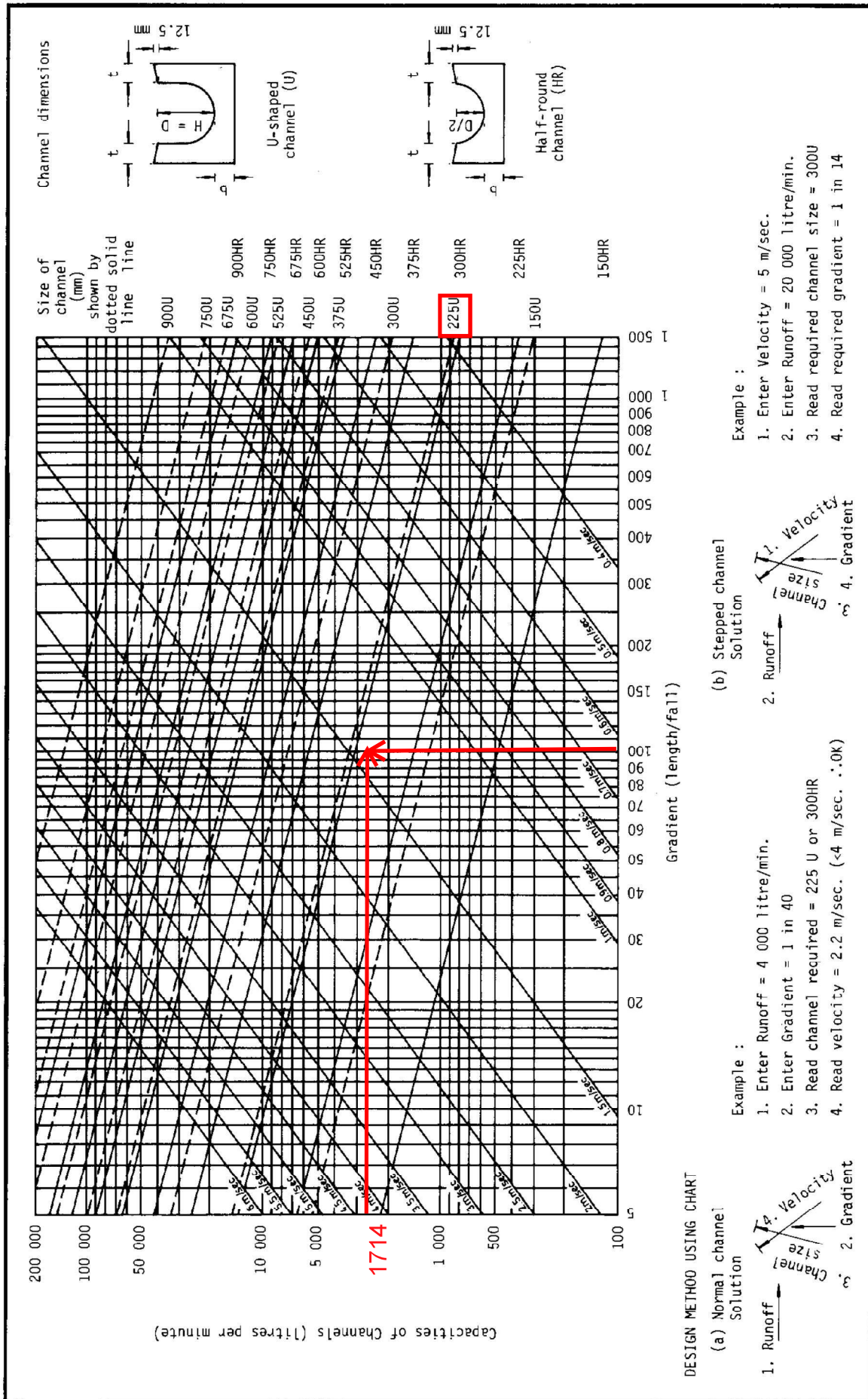
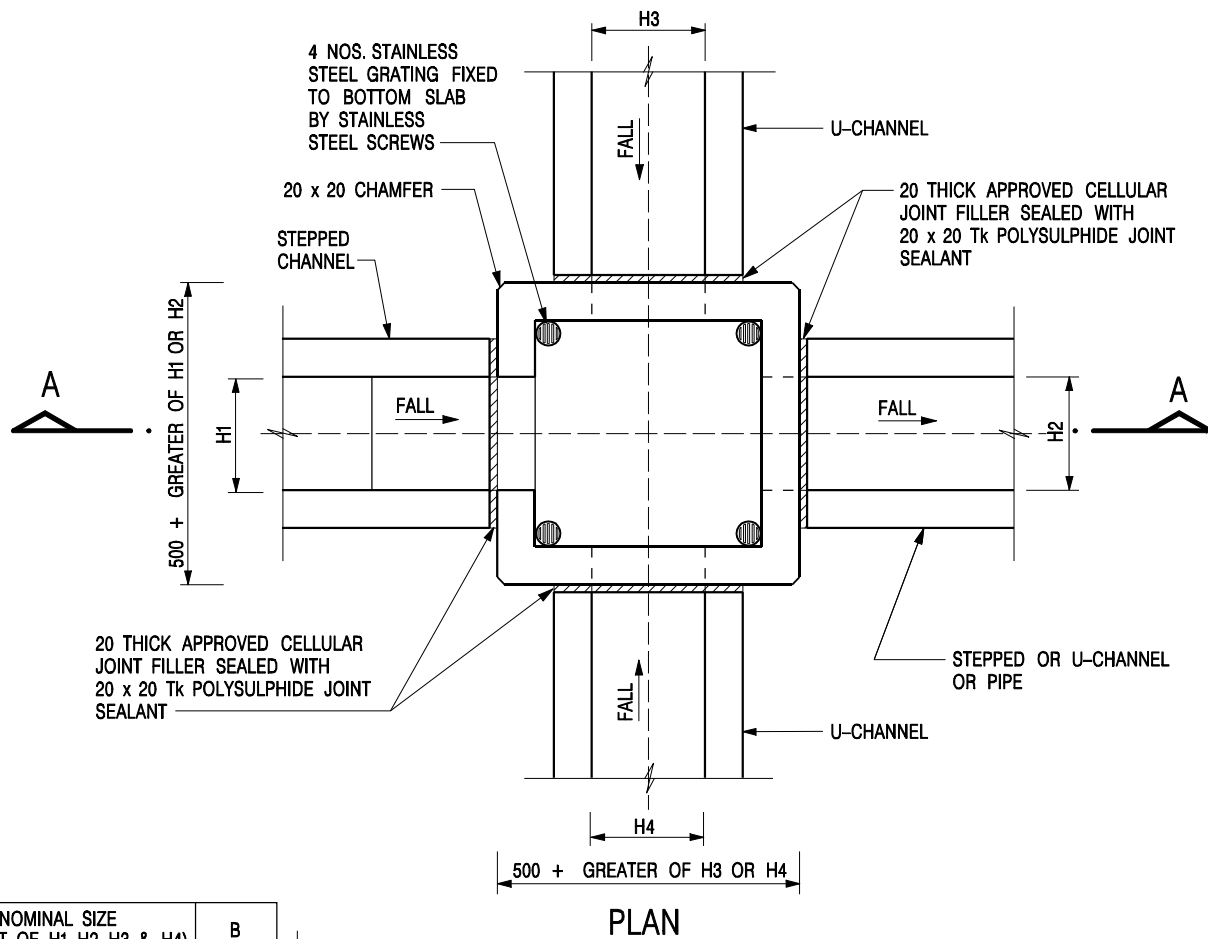
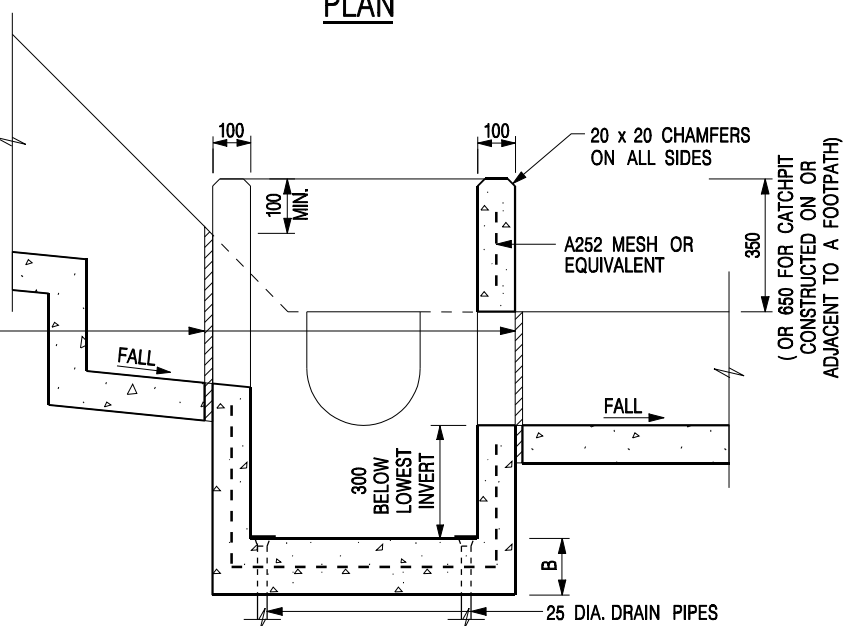


Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



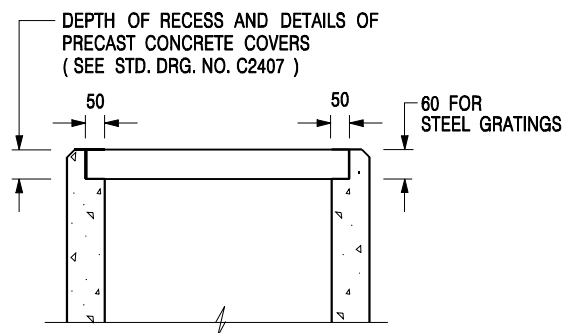
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

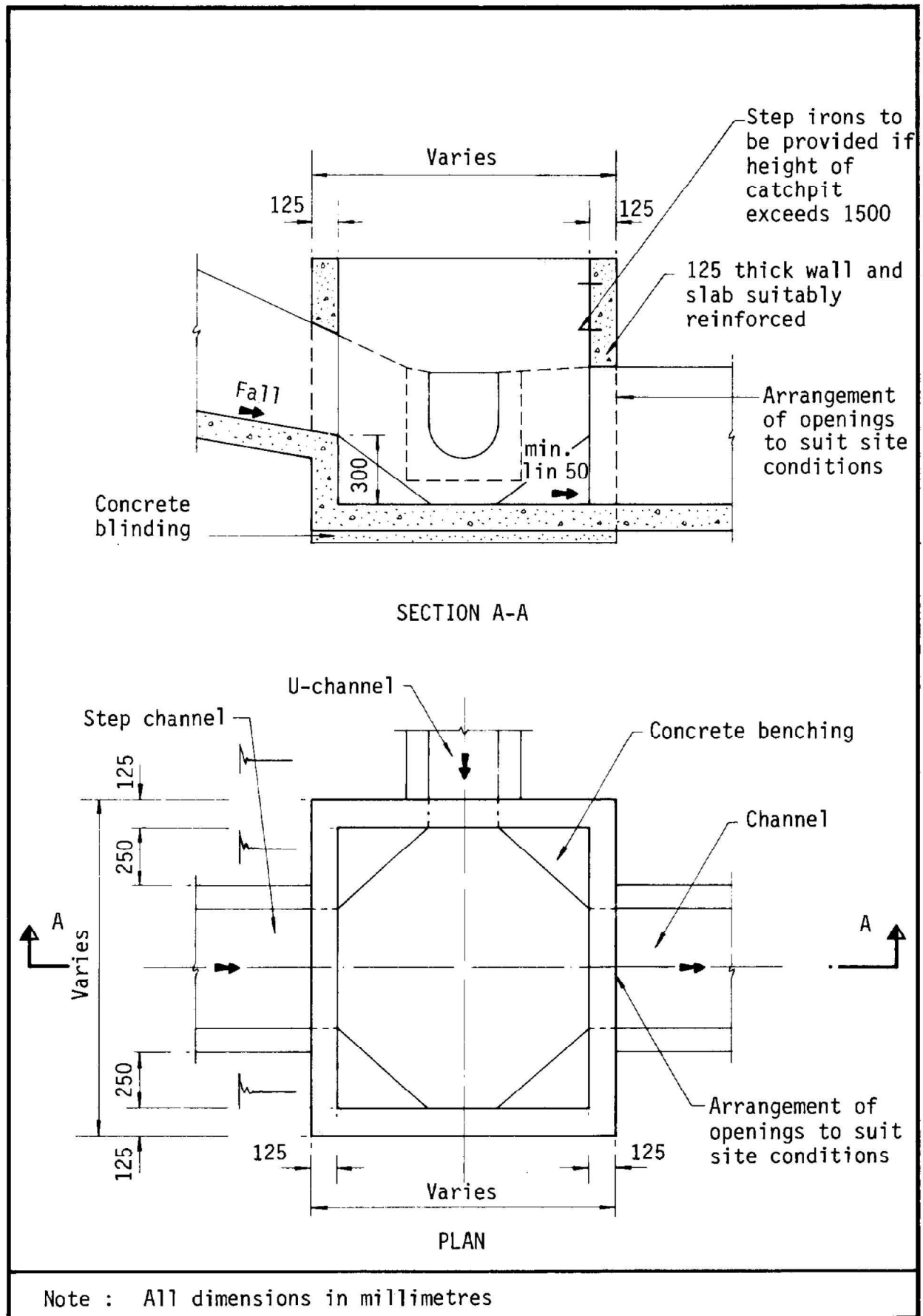
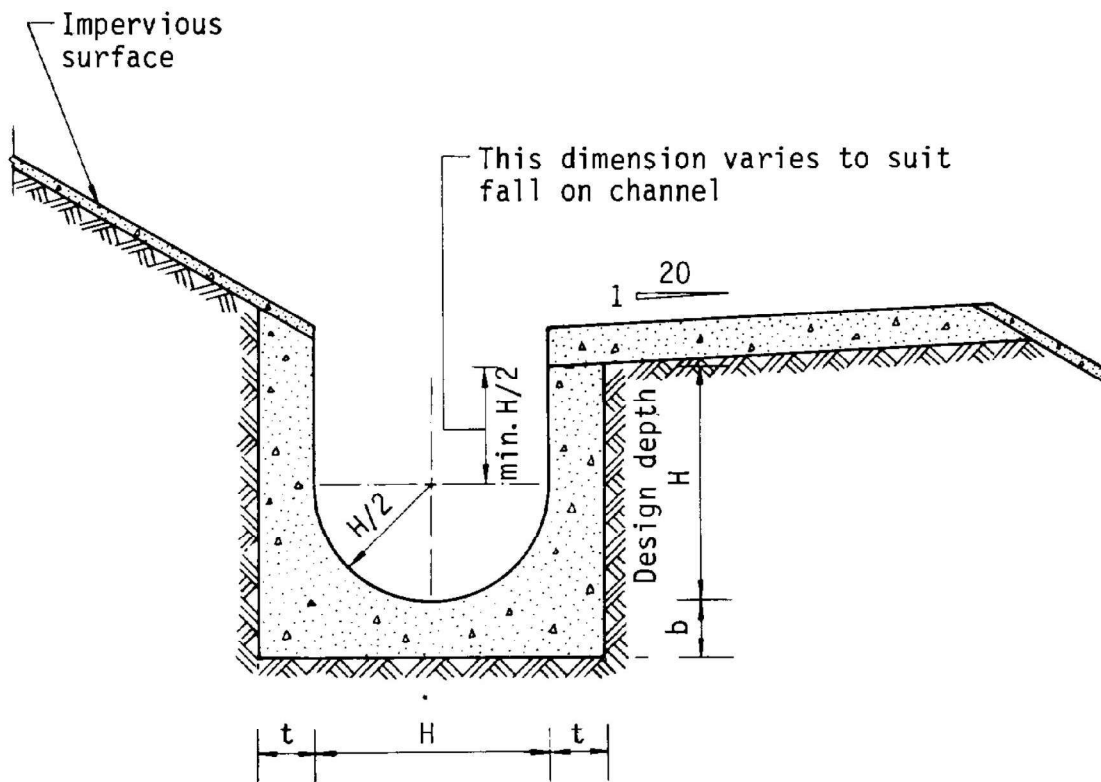


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

**METHOD STATEMENT for the proposed 300mm dia.
underground concrete pipe**

1. Underground utility detection shall be carried out before excavation. Besides, excavation plan and temporary traffic diversion scheme shall be applied and executed.
2. Excavating to the required level and expose the external wall of the connection manhole.
3. Opening the cover of the connection manhole and place pump down to its base.
4. Coring 500mm dia. opening at the connection proposed connection point of the connection manhole.
5. Installing the proposed 300mm dia. pipe.
6. Sealing up the gap at connection point.
7. Carrying out leak test and arranging joint inspection with DSD.
8. Backfilling upon acceptance of the leak test.

Remarks:

1. Excavation permit shall be applied from Highways Department and the application procedures to deal with traffic aspects without causing any unacceptable traffic impact shall be followed.
2. Temporary Traffic Arrangement shall be applied.
3. All Confined Space operation must obey Code of Practice: Safety and Health at Work in Confined Spaces.
4. The works shall be monitored by Registered Professional Engineer.