

2024年 4月 8日

Appendix I of
RNTPC Paper No. A/NE-LYT/826B

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

- 8 APR 2024

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2400713

Receive date 19-3-2024

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/UE-LYT/826
	Date Received 收到日期	- 8 APR 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

YICKO INVESTMENT CONSULTANTS & MANAGEMENT LIMITED

益高投資顧問管理有限公司

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)

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)	Lot Nos. 807 S.E., 827 RP (PART) and 828 RP in D.D.83 Lung Yeuk Tau, New Territories. 新界龍躍頭第 83 約地段 807 號 E 分段, 827 號餘段(部分), 828 號餘段
(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 900 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NOT APPLICABLE 不適用 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	S / NE - LYT / 19
(e) Land use zone(s) involved 涉及的土地用途地帶	R (C)
(f) Current use(s) 現時用途	空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

在這裡輸入文字

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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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

臨時私人停車場 (私家車) (為期三年)

(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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 900sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 -sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 -

Proposed domestic floor area 擬議住用樓面面積 -sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 -sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積 -sq.m ☐ 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)

NOT APPLICABLE 不適用

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 34個私家車位

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) -

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 - 在此處輸入文字

Others (Please Specify) 其他 (請列明) -

Proposed operating hours 擬議營運時間 24 小時, 星期一至日, 及公眾假期			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;"> (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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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。

建議和計劃

目前現狀該地區缺乏足夠的車位，導致尋找停車位時，經常遇到困難，對居民和訪客造成了困擾，同時亦對空氣也造成不必要的排放污染。這不僅浪費了居民時間，也對週邊交通造成了壓力，所以透過提供私人臨時停車場，可解決部分上述的問題，減輕找停車位時的困難，同時提高交通效率。

我們會採取適當措施，包括為護週邊植物的整齊及有序生長，清理積水，防止蚊患，並會定期巡查和維修以確保停車場的正常使用。

在這裡輸入文字

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

MR. CHONG CHIN

公司董事

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

For and on behalf of

YICKO INVESTMENT CONSULTANTS & MANAGEMENT LIMITED

on behalf of
代表

益高投資顧問管理有限公司

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

Date 日期

11 / 03 / 2024

(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	Lot Nos. 807 S.E, 827 RP (PART) and 828 RP in D.D.83 Lung Yeuk Tau, New Territories. 新界 龍躍頭第 83 約地段 807 號 E 分段, 827 號餘段(部分), 828 號 餘段	
Site area 地盤面積	900 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S / NE - LYT / 19	
Zoning 地帶	R (C)	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	臨時私人停車場 (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	<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
(ii) No. of blocks 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
(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	- m 米 <input type="checkbox"/> (Not more than 不多於)	
		- Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">% <input type="checkbox"/> About 約</div>		
(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) _____ _____		34個私家車位
	Total no. of vehicle loading/unloading bays/lay-bys 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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" 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/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
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。



地段詳情	物業參考編號
DEMARCATION DISTRICT 83 LOT DD83 828 RP	C3474196
DEMARCATION DISTRICT 83 LOT DD83 827 RP	C5794871
DEMARCATION DISTRICT 83 LOT DD83 807 S.E	C3473667

DISTRICT 83 LOT DD83

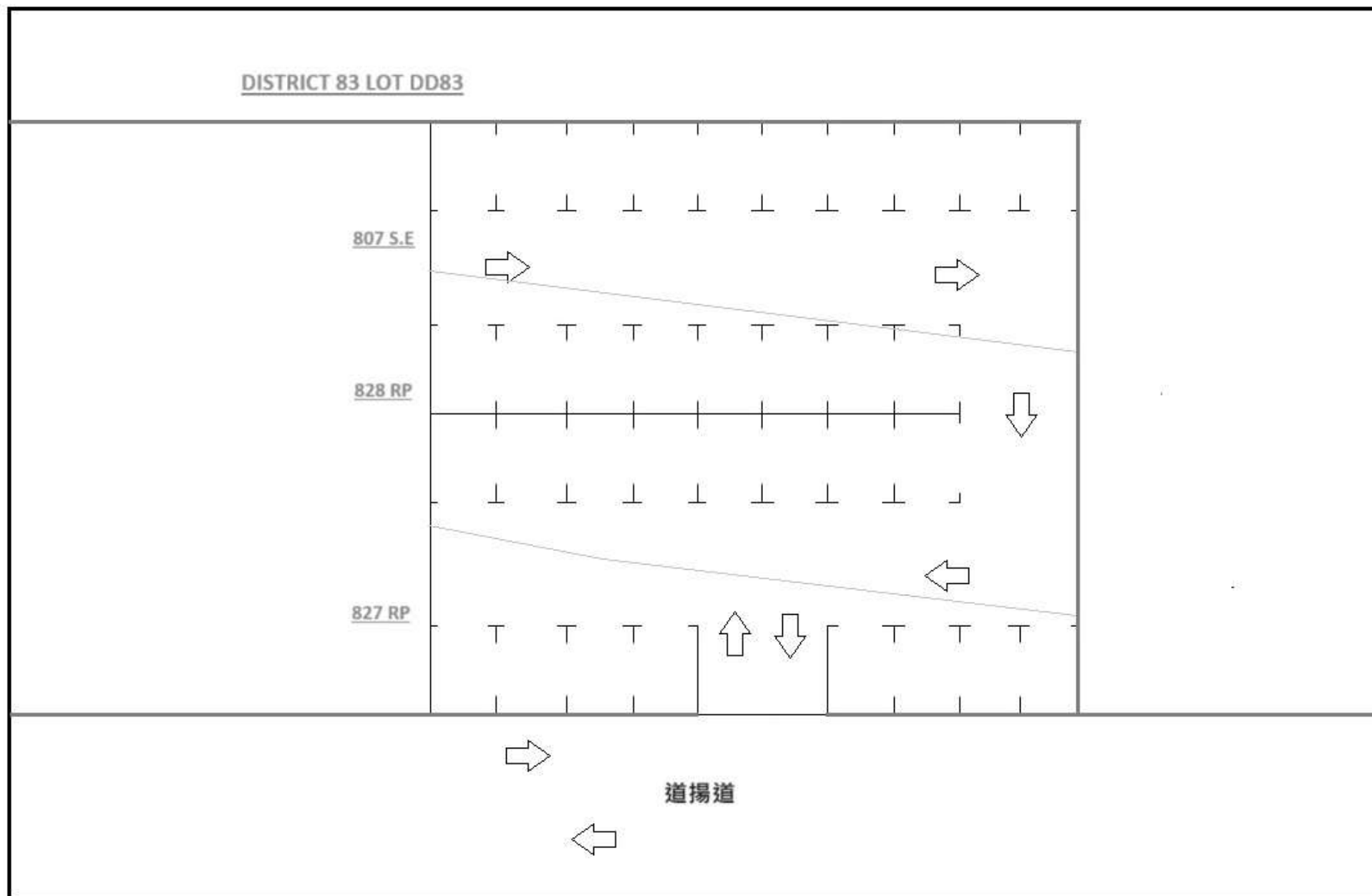
807 S.E

828 RP

827 RP



道揚道



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Peter Pak Lun NGAN/PLAND

From: Chan Richie

Sent: Monday, July 15, 2024 4:17 PM

To: Carman Chui Ying CHEUNG/PLAND <ccycheung@pland.gov.hk>

Cc: Katie Yuet Yee LEUNG/PLAND <kyyleung@pland.gov.hk>

Subject: 回覆: Comments for application no. A/NE-LYT/826

Dear Carman CHEUNG,

你好，這些是我們的回覆，希望能夠滿足以上的問題，如有需要。請電 陳先生。

Regards
Richie Chan

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: Carman Chui Ying CHEUNG/PLAND <ccycheung@pland.gov.hk>

Sent: Wednesday, May 22, 2024 10:00 AM

To:

Cc: Katie Yuet Yee LEUNG/PLAND <kyyleung@pland.gov.hk>

Subject: Comments for application no. A/NE-LYT/826

Dear Mr Chan,

Please find the following comments from Transport Department (Mr Jeffrey Lam, Tel.: 2399 2549):

- (a) The applicant should advise and substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;
- (b) The applicant should advise the dimensions of the parking spaces, the dimensions of the driveway in the site and the width of the vehicular access leading to the site;
- (c) The applicant should demonstrate that the vehicular entrance to the site should be adequate for vehicle access;
- (d) The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site, maneuvering within the subject site and into/out of the parking spaces, preferably using the swept path analysis;
- (e) Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site;
- (f) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and
- (g) 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.

Regards

Carman CHEUNG

TP/N2, Sha Tin, Tai Po & North District Planning Office,

PlanD

Tel.:2158 6229

(a) The applicant should advise and substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;

(a)申請人應該告知並證實從該場地產生和吸引的交通量,以及對附近道路線和交叉路口的交通影響。

該地段所申請的臨時停車位為 34 個，根據實地視察，及利用 cctv 所觀察數天的結果得出，經過該地段 沙頭角公路平日及假日車輛，每半小時平均大概會有 360-390 台車輛經過，而 道揚路則每半小時平均大概 15-18 台車輛經過。如以該停車場的 34 部車輛，每天 9 成出入數來計算，只會增加很少的比例，預計不會對道揚路造成嚴重的交通問題。

(b) The applicant should advise the dimensions of the parking spaces, the dimensions of the driveway in the site and the width of the vehicular access leading to the site;

(b)申請人應該告知停車位的尺寸、場地內的車道尺寸,以及通往場地的車輛通道寬度。

該地段面積大約為 30 米 乘 30 米，每個車位闊 2.5 米 乘 長 5 米，車道闊約 5 米，而通往場地的車輛通道大約闊 5 米，車場出入口闊度為 7.5-8 米。

(c) The applicant should demonstrate that the vehicular entrance to the site should be adequate for vehicle access;

(c)申請人應該證明場地的車輛進出口是足夠的。

我們的出入口闊度為 7.5-8 米，足夠小型車輛進出，而道揚路每半小時大概 15-18 台車輛經過，相信車輛進出該路段是足夠的（檔案：DD83-000 車位闊）。

(d) The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site, maneuvering within the subject site and into/out of the parking spaces, preferably using the swept path analysis;

(d)申請人應該演示車輛進出場地、在場地內部的轉彎情況,最好使用掃描路徑分析。

我們嘗試回答由文件（檔案：DD83-002 swept path.）。

(e) Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site;

(e)請說明是否會在入口處設置閘門。如果會,請確保這種安排不會造成車輛在場地外排隊。

因沒有設時鐘收費，所以在入口處並沒有設置閘門，而場內有足夠空間迴旋，不會造成車輛在場地外排隊。

(f) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and

(f)申請人應該告知人行設施的提供和管理情況,以確保行人安全。

我們會在出車輛入口附近加裝指示牌及魚眼廣角鏡，以告知行人車輛出入。

(g) 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.

(g) 連接場地和沙頭角道的車輛通道不由運輸署管理。申請人應該向負責部門尋求意見。

由道揚路出入沙頭角道，已是歷史存留可用的道路，如有不可使用該路段的情況發生，我司承諾收回該地不作臨時停車之用。



申請地點
Application Site

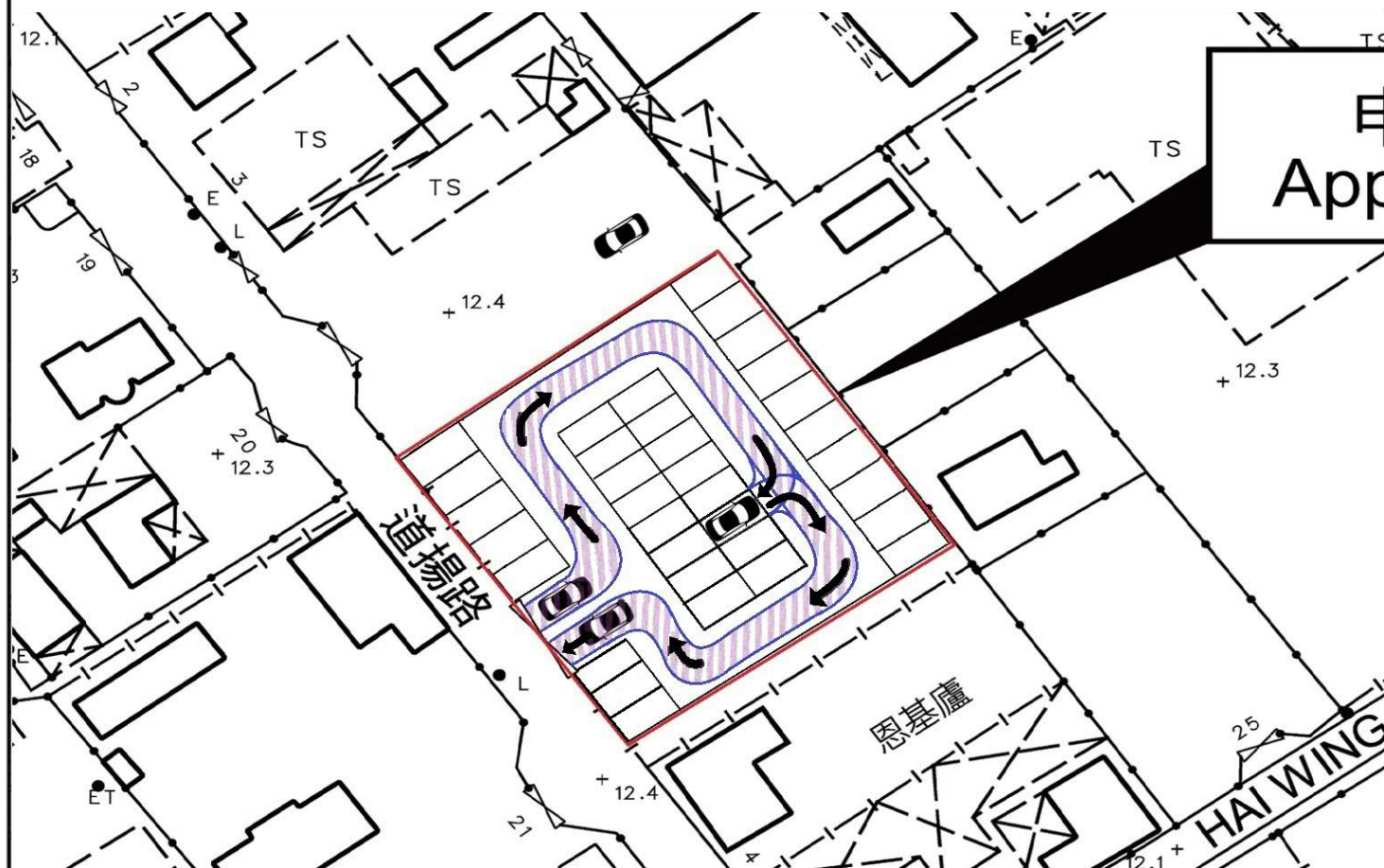
本摘要圖於2024年4月11日擬備，
所根據的資料為測量圖編號
3-SW-3D及8B
EXTRACT PLAN PREPARED ON 11.4.2024
BASED ON SURVEY SHEETS No.
3-SW-3D & 8B

檔案：DD83-000 車位闊

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-LYT/826



本摘要圖於2024年4月11日擬備，
所根據的資料為測量圖編號
3-SW-3D及8B
EXTRACT PLAN PREPARED ON 11.4.2024
BASED ON SURVEY SHEETS No.
3-SW-3D & 8B

檔案：DD83-002 SWEPT PATH

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-LYT/826

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Peter Pak Lun NGAN/PLAND

寄件者:
寄件日期: 2024年09月11日星期三 14:21
收件者: tpbpd/PLAND; Peter Pak Lun NGAN/PLAND
主旨: New add-on for file : A/NE-LYT/826
附件: 交通流量預算.pdf; Fanling Parking comment 10_9_2024_v2.pdf

類別: Internet Email

Dear Town Planning Board officer,

這是新加的數據及圖表，請代為了解。

謝謝你.

Richie Chan

S.16 Application No A/NE-LYT/826

Proposed Temporary Private Car Park (Private Car Only)

for a Period of 3 Years in “Residential (Group C)” Zone,

Lot 807 S.E, 827 RP (Part) and 828 RP in D.D 83, Lung Yeuk Tau, Fanling, New Territories

Comments from Transport Department

1. The applicant should advise the traffic generation and attraction from and to the site at the peak hour.

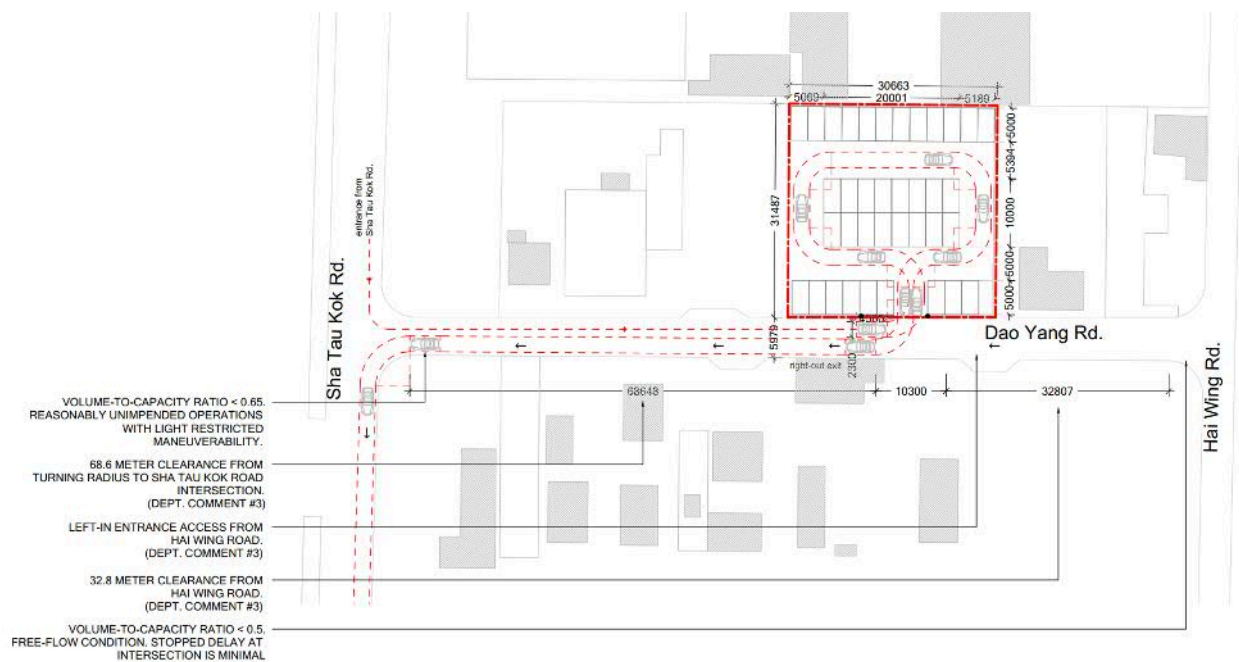
Based on typical patterns, the primary peak hours for traffic generation to and from the site are likely 7 AM - 9 AM and 5 PM - 7 PM on weekdays. Additional peaks may occur around school times and lunch hours (commercial & industrial area).

- Inward Traffic: The small number of vehicles entering the car park will likely integrate without significant disruption to the existing traffic flow.
- Outbound Traffic: Vehicles exiting the car park will have a buffer distance to the intersection, facilitating efficient merging.

2. To minimize the traffic impact to Hai Wing Road and Dao Yang Road, the applicant should adopt a left-in/right-out arrangement for the entrance of the proposed car park (i.e. ban right-in/left-out movement of vehicles to/from the proposed car park. Relevant traffic management measures should be implemented by the applicant to achieve such arrangement.

Implementation of left-in / right-out arrangement and signage on the proposed car park entrance **(see attached drawing 001)**

- Inbound Traffic: Vehicles entering the car park will predominantly arrive from Sha Tau Kok Road.
- Outbound Traffic: Vehicles leaving the car park will also predominantly exit onto Sha Tau Kok Road.

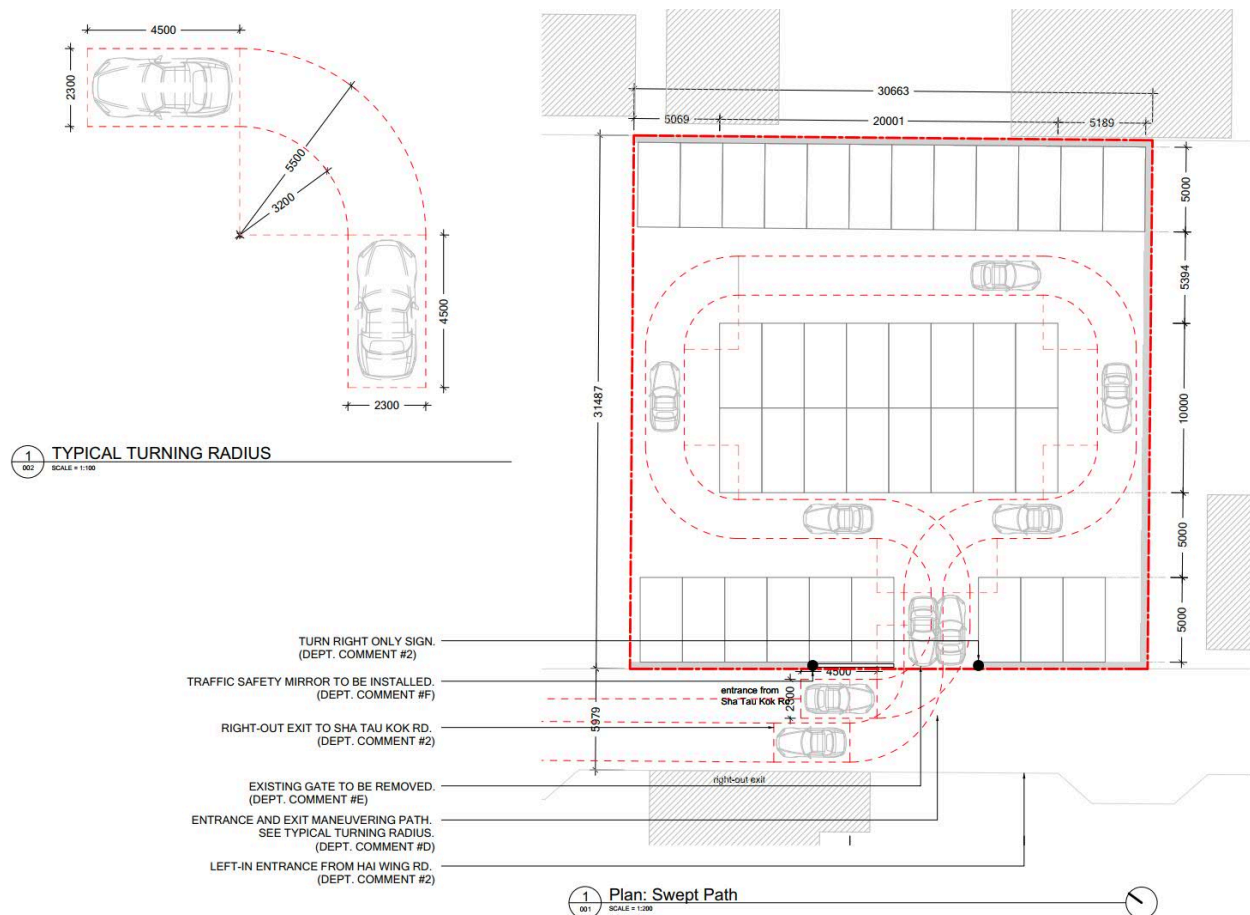


Traffic management measures:

- Signage:
 - Install clear signage indicating the allowed movements (right-out) at the entrance and nearby intersections.
- Road Markings:
 - Use road markings to guide drivers and reinforce the traffic management plan.
- Traffic Control Devices:
 - Installation of traffic signals or stop signs if necessary, to facilitate safe entry and exit.

3. Please carry out a traffic impact assessment to evaluate the reserve capacities of Sha Tau Kok Road-Lung Yeuk Tau and Dao Yang Road, as well as the design flow/capacity ratio of the junction of Dao Yang Road/Sha Tau Kok Road-Lung Yeuk Tau.

(see attached drawing 000)



Parking Capacity

- Total Parking Spaces: 38
- Type of Parking: Long-term occupancy, implying lower turnover rates.

Trip Generation Rates

- Estimated Trip Generation Rate: For long-term parking, the trip generation rate is typically lower than for short-term parking. An estimate might be around 0.05 trips per space during peak hours.
- Total Estimated Trips:
 - $38 \text{ spaces} \times 0.05 \text{ trips/space} = 1.9 \text{ trips}$ (approximately 2 trips)

V/C Ratio

- Formula $V/C \text{ Ratio} = \text{Traffic Volume} / \text{Road Capacity}$
- Estimated Sha Tau Kok Road capacity: 1200 vehicle/hour
- V/C low estimate: $(4 \text{ trips} / (1200 \text{ vehicle/hour})) = 0.0033$
- V/C high estimate: $(8 \text{ trips} / (1200 \text{ vehicle/hour})) = 0.0067$
- Both ratios indicate that the traffic generated by the proposed car park is significantly lower than the road capacity, suggesting minimal impact on traffic flow on Sha Tau Kok

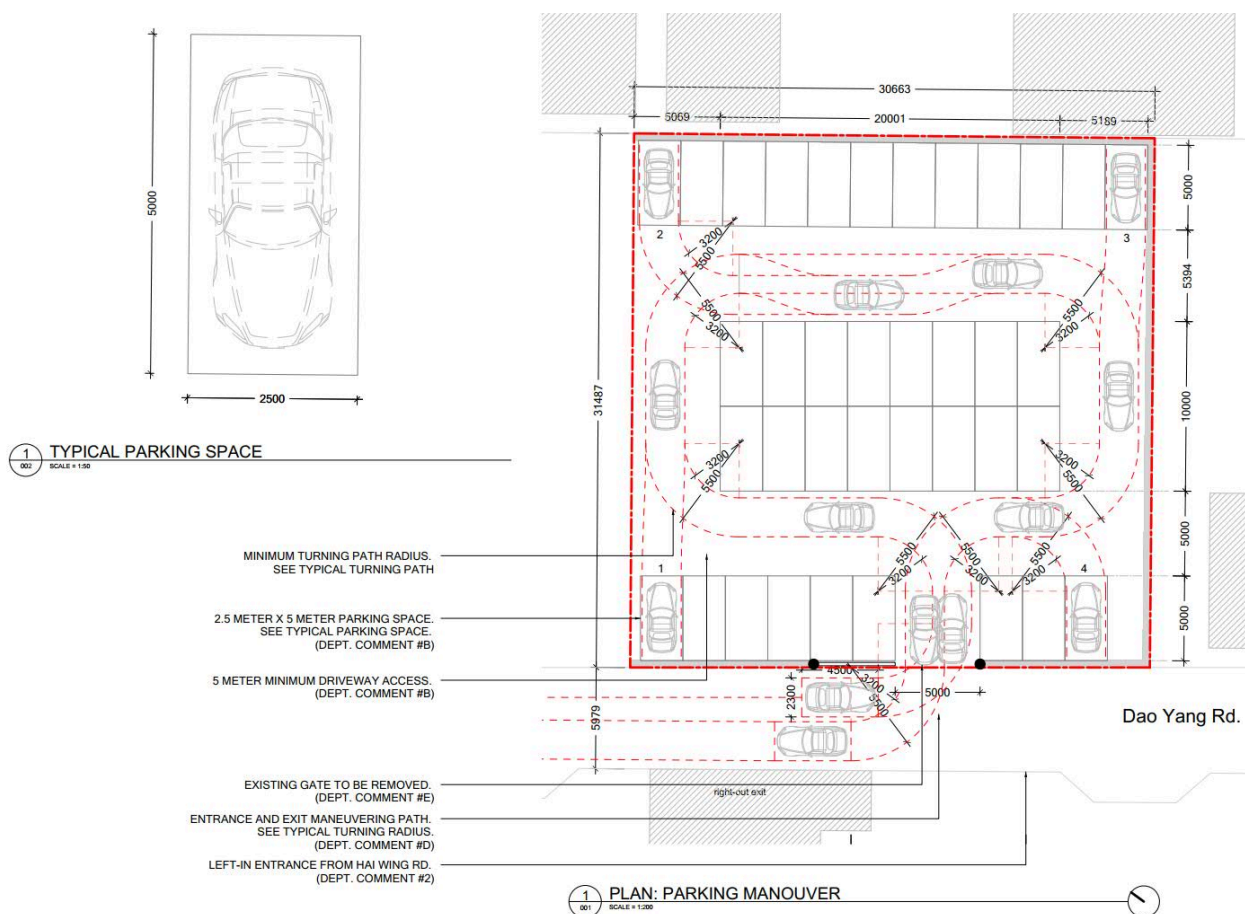
Road. A V/C ratio below 0.1 is typically considered acceptable, indicating that the proposed car park will not create congestion.

Impact on Sha Tau Kok Road

- Distance to Intersection: 70 meters from the exit to the intersection provides a buffer, allowing for smooth merging and minimal disruption to the existing traffic flow.
- Traffic Impact: With low trip generation rates, the impact on Sha Tau Kok Road during peak hours is expected to be minimal, resulting in negligible congestion.

4. Please advise the dimensions of the vehicle used in the swept path analysis. Please show the outline of the vehicle at different moments of the movement in the swept path analysis. Please demonstrate the satisfactory maneuvering of the vehicles into/out of the 4 parking spaces at the 4 corners of the subject site from/to Sha Tau Kok Road-Lung Yeuk Tau.

(see attached drawing 002)



申請地點設有 34 個私家車泊車位 (每個面積 5 米 x 2.5 米) ，申地點內設有迴旋交通線路，供車輛迴旋找停泊位置。除了上述用途，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量有限，對附近交通不會構成壓力。總括而言，車輛流量穩定，不會有其他運輸工作，故此車輛流量都可在預計之內。以下是

申請地點的交通流量預算，詳細如下：

時段	沙頭角公路 (往香園圍方向)	沙頭角公路 (往聯和墟方向)	道揚路 (出：沙頭角公路)	沙頭角公路 (入：道揚路)
00:00 - 01:00	0	0	0	0
01:00 - 02:00	0	0	0	0
02:00 - 03:00	0	0	0	0
03:00 - 04:00	0	0	0	0
04:00 - 05:00	0	0	0	0
05:00 - 06:00	0	0	0	0
06:00 - 07:00	0	0	0	0
07:00 - 08:00	165	142	10	8
08:00 - 09:00	235	246	19	16
09:00 - 10:00	241	265	17	23
10:00 - 11:00	262	259	16	17
11:00 - 12:00	281	278	14	19
12:00 - 13:00	0	0	0	0
13:00 - 14:00	0	0	0	0
14:00 - 15:00	0	0	0	0

時段	沙頭角公路 (往香園圍方向)	沙頭角公路 (往聯和墟方向)	道揚路 (出：沙頭角公路)	沙頭角公路 (入：道揚路)
15:00 - 16:00	0	0	0	0
16:00 - 17:00	259	261	18	16
17:00 - 18:00	252	245	17	18
18:00 - 19:00	246	250	15	21
19:00 - 20:00	0	0	0	0
20:00 - 21:00	0	0	0	0
21:00 - 22:00	0	0	0	0
22:00 - 23:00	0	0	0	0
23:00 - 24:00	0	0	0	0
以上數字為目測及預算車輛進出場地記錄，				
假設當天附近地區沒有交通事故，進出場地車輛數量正常。				

申請地點設有 34 個私家車泊車位，主要供馬料水新村及附近道揚路的住戶使用，他們一般都有特定的進出時間，例如：上班 / 下班 / 上學 / 放學時段。按實際情況估計，有 駕次 的時段每小時實際只會有 16 - 23 駕次私家車汽車流量，主要集中於 07:00-12:00、16:00-19:00，車輛流量極為穩定，絕對不會出現同一時段有 34 輛車進出的情況。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Peter Pak Lun NGAN/PLAND

寄件者:
寄件日期: 2024年10月04日星期五 11:33
收件者: tpbpd/PLAND; Peter Pak Lun NGAN/PLAND
主旨: 規劃申請編號 A/NE-LYT/826 (04OCT24)

類別: Internet Email

Dear 城市規劃委員會秘書處,

昨天有些文件已上載到網站內，請代為了解，謝謝。

Thank you .

Richie Chan

Comment from Transport Department 27/09/2024

1. The applicant should provide the surveyed flow at Dao Yang Road and assess the v/c ratio of Dao Yang Road

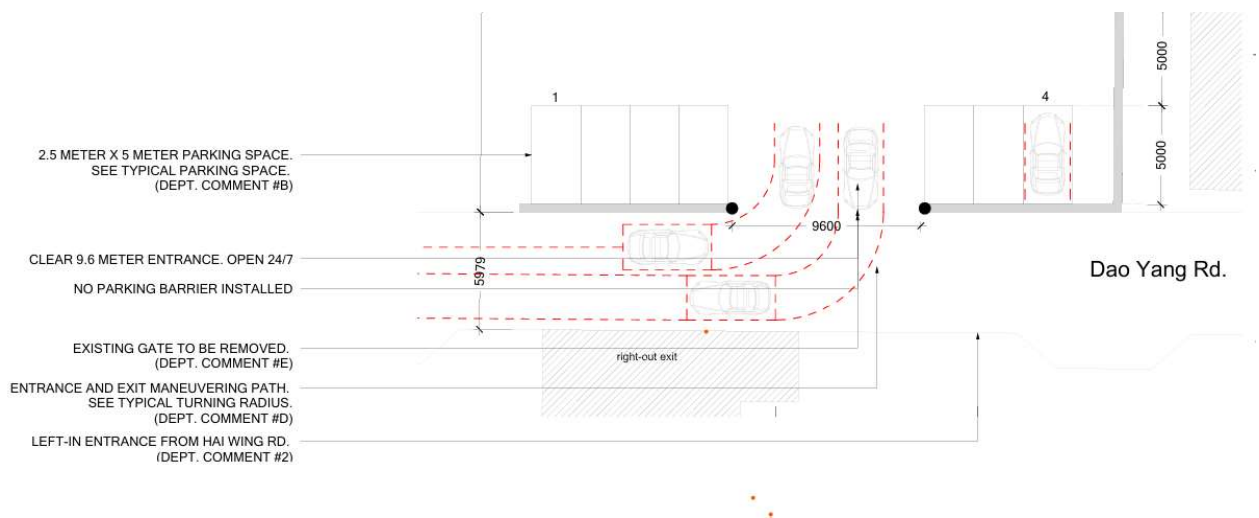
V/C Ratio

- Formula V/C Ratio = Traffic Volume / Road Capacity
- Estimated Dao Yang Road capacity: 300 vehicle/hour
- V/C high estimate: (16 trips / (300 vehicle/hour)) = 0.053
- Both ratios indicate that the traffic generated by the proposed car park is significantly lower than the road capacity, suggesting minimal impact on traffic flow on Sha Tau Kok Road. A V/C ratio below 0.1 is typically considered acceptable, indicating that the proposed car park will not create congestion.

**see attached 交通流量預算.pdf document for survey result*

2. The applicant shall advise measure to ensure there is no queuing of vehicle to exit at the same time

The 9.6-meter entrance remains open around the clock to prevent any lines of vehicles from forming when entering or exiting the premises. There are no automatic barrier gates installed

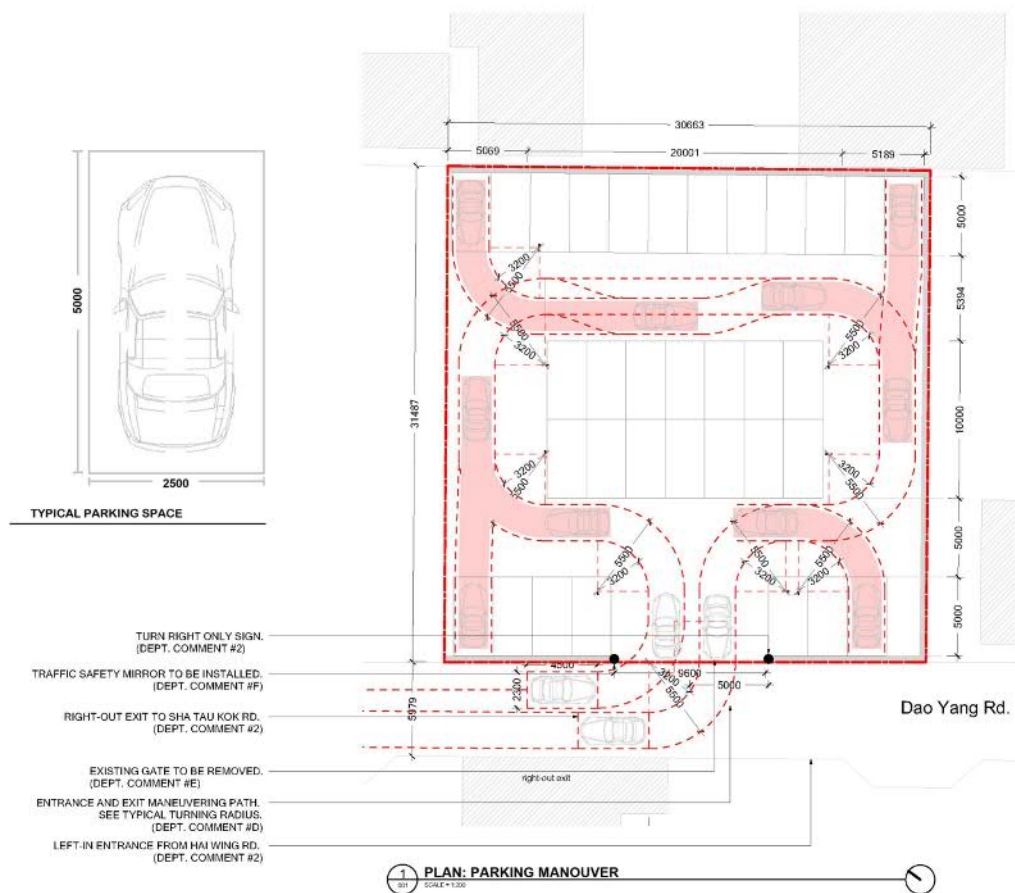


3. The vehicular access should be wide enough for a vehicle to enter and another vehicle to exit at the same time

See response and attached drawing at #2

4. For the swept path analysis, a continuous profile of the outline of the vehicle should be shown instead of just showing the discrete positions

[See drawing](#)



申請地點設有 34 個私家車泊車位 (每個面積 5 米 x 2.5 米) ，申地點內設有迴旋交通線路，供車輛迴旋找停泊位置。除了上述用途，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量有限，對附近交通不會構成壓力。總括而言，車輛流量穩定，不會有其他運輸工作，故此車輛流量都可在預計之內。以下是

申請地點的交通流量預算，詳細如下：

時段	沙頭角公路 (往香園圍方向)	沙頭角公路 (往聯和墟方向)	道揚路 (出：沙頭角公路)	沙頭角公路 (入：道揚路)
00:00 - 01:00	0	0	0	0
01:00 - 02:00	0	0	0	0
02:00 - 03:00	0	0	0	0
03:00 - 04:00	0	0	0	0
04:00 - 05:00	0	0	0	0
05:00 - 06:00	0	0	0	0
06:00 - 07:00	0	0	0	0
07:00 - 08:00	165	142	10	8
08:00 - 09:00	235	246	19	16
09:00 - 10:00	241	265	17	23
10:00 - 11:00	262	259	16	17
11:00 - 12:00	281	278	14	19
12:00 - 13:00	0	0	0	0
13:00 - 14:00	0	0	0	0
14:00 - 15:00	0	0	0	0

時段	沙頭角公路 (往香園圍方向)	沙頭角公路 (往聯和墟方向)	道揚路 (出：沙頭角公路)	沙頭角公路 (入：道揚路)
15:00 - 16:00	0	0	0	0
16:00 - 17:00	259	261	18	16
17:00 - 18:00	252	245	17	18
18:00 - 19:00	246	250	15	21
19:00 - 20:00	0	0	0	0
20:00 - 21:00	0	0	0	0
21:00 - 22:00	0	0	0	0
22:00 - 23:00	0	0	0	0
23:00 - 24:00	0	0	0	0
以上數字為目測及預算車輛進出場地記錄，				
假設當天附近地區沒有交通事故，進出場地車輛數量正常。				

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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Peter Pak Lun NGAN/PLAND

寄件者:
寄件日期: 2024年10月23日星期三 10:37
收件者: tpbpd/PLAND
主旨: Final 規劃申請編號 A/NE-LYT/826 (23OCT24)
附件: 22OCT2024 Fanling Parking comments V4.pdf
類別: Internet Email

Dear 城市規劃委員會秘書處,

Because there were different changes yesterday(22OCT2024), so the time 10:30, 16:16, 17:38, 17:59 was invalid. I am attaching the last email as the final reply.

Thank you so much.

Richie Chan

1. The applicant should justify why the capacity of Dao Yang Road is 300 vehicle/hour. Otherwise, the applicant should refer to the Transport Planning and Design Manual for the capacity.

Traffic Capacity Analysis for Dao Yang Road

1. Road Capacity Calculation

Methodology:

- **Road Classification:** Dao Yang Road is classified as a secondary road.
- **Lane Configuration:** The road has 1 lane, with a width of 3.5 meters.
- **Capacity Reference:** According to the *Transport Planning and Design Manual*, the capacity for secondary roads is approximately 100 vehicles per lane per hour.

Calculation Formula:

$$\text{Capacity} = \text{Number of Lanes} \times \text{Capacity per Lane}$$

Application:

$$\text{Capacity} = 1 \text{ lane} \times 100 \text{ vehicles/hour} = 100 \text{ vehicles/hour}$$

2. v/c Ratio Calculation

Methodology:

- **Traffic Flow Data:** Actual flow record during the peak hour
 - **Known Road Capacity:** The theoretical capacity has been established at 100 vehicles per hour. hour (according to the "Traffic Planning and Design Manual")

Calculation Formula:

$$v/c = \frac{v}{c}$$

Application:

$$v/c = \frac{29 \text{ vehicles/hour}}{100 \text{ vehicles/hour}} \approx 0.29$$

3. Results Interpretation

- **Theoretical Road Capacity:** The maximum theoretical capacity of Dao Yang Road is 100 vehicles per hour.
- **v/c Ratio Analysis:** The calculated v/c ratio is approximately 0.29, indicating that the road operates at 29% of its maximum capacity during peak hours. This suggests that the road is functioning efficiently and has not reached a congested state.

2. The applicant should include the existing traffic flow in calculating the v/c ratio of Dao Yang Road.

Remarks:

- **v/c Ratio for Dao Yang Road:** During the peak hour period and high in/out traffic estimation, the v/c ratio is 0.59, indicating that the traffic flow is well below the road's design capacity, and the traffic conditions are good.
- **Proposed parking lot is intended for long term parking (not daily parking)** so the traffic volume in/out to the premise is more likely to be closer to the low estimation

1. Overview of Traffic Flow Data

According to the provided data on 7 SEP 2024 , below are the traffic flows for Dao Yang Road during peak periods (07:00 – 12:00 & 16:00 & 19:00):

Traffic Flow Out of Sha Tau Kok Road (Dao Yang Road):

- 07:00 - 08:00: 10 vehicles
- 08:00 - 09:00: 19 vehicles
- 09:00 - 10:00: 17 vehicles
- 10:00 - 11:00: 16 vehicles
- 11:00 - 12:00: 14 vehicles
- 16:00 - 17:00: 18 vehicles
- 17:00 - 18:00: 17 vehicles
- 18:00 - 19:00: 15 vehicles

Traffic Flow Into Dao Yang Road:

- 07:00 - 08:00: 8 vehicles
- 08:00 - 09:00: 16 vehicles
- 09:00 - 10:00: 23 vehicles
- 10:00 - 11:00: 17 vehicles
- 11:00 - 12:00: 19 vehicles
- 16:00 - 17:00: 16 vehicles
- 17:00 - 18:00: 18 vehicles
- 18:00 - 19:00: 21 vehicles

2. Capacity of Dao Yang Road

- **Road Type:** Minor arterial road
- **Number of Lanes:** 1 lane
- **Capacity per Lane:** 100 vehicles/hour (according to the "Traffic Planning and Design Manual")

3. Calculation of v/c Ratio

3.1 Collect Traffic Flow Data

Highest volume during peak period (from survey data):

- Outflow : 19 vehicles
- Inflow : 23 vehicles
- in/out premise (LOW ESTIMATION) : 20% parking capacity (34 lot) = 7 vehicles
- in/out premise (HIGH) : 50% parking capacity (34 lot) = 17 vehicles

3.2 Calculate Total Flow V

$$V = \text{outflow} + \text{inflow} + \text{in/out premise (HIGH)}$$

$$V = 19 + 23 + (34 * 0.5) = 59 \text{ vehicles/hour}$$

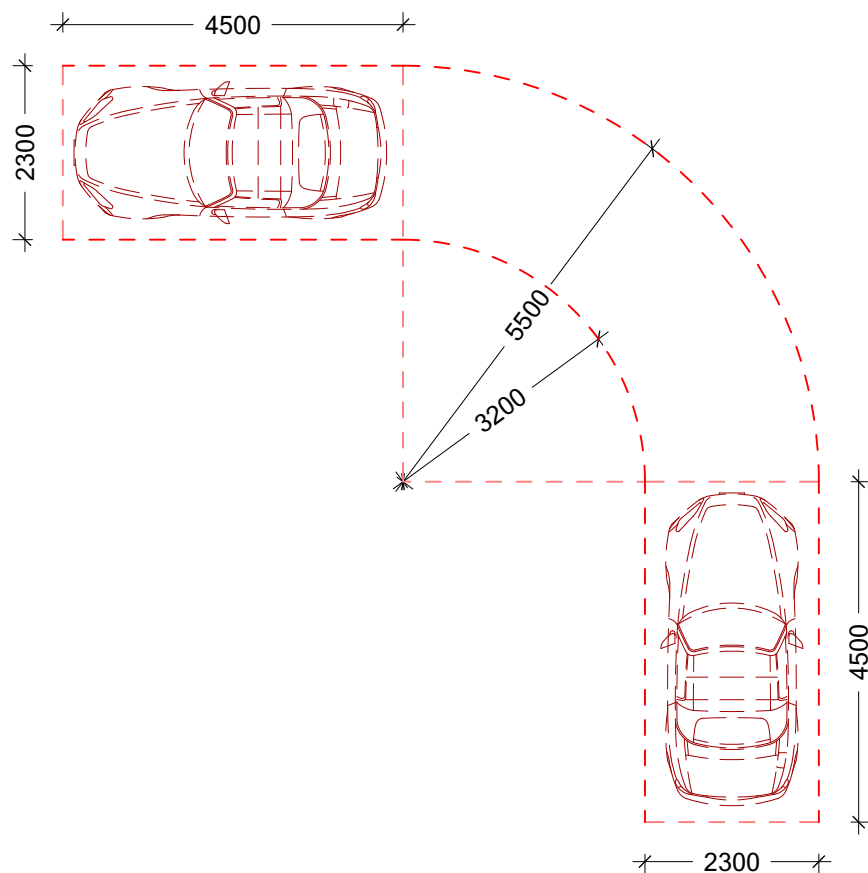
.3 Known Road Capacity C

- **Road Capacity:** 100 vehicles/hour

3.4 Calculate v/c Ratio (HIGH ESTIMATE)

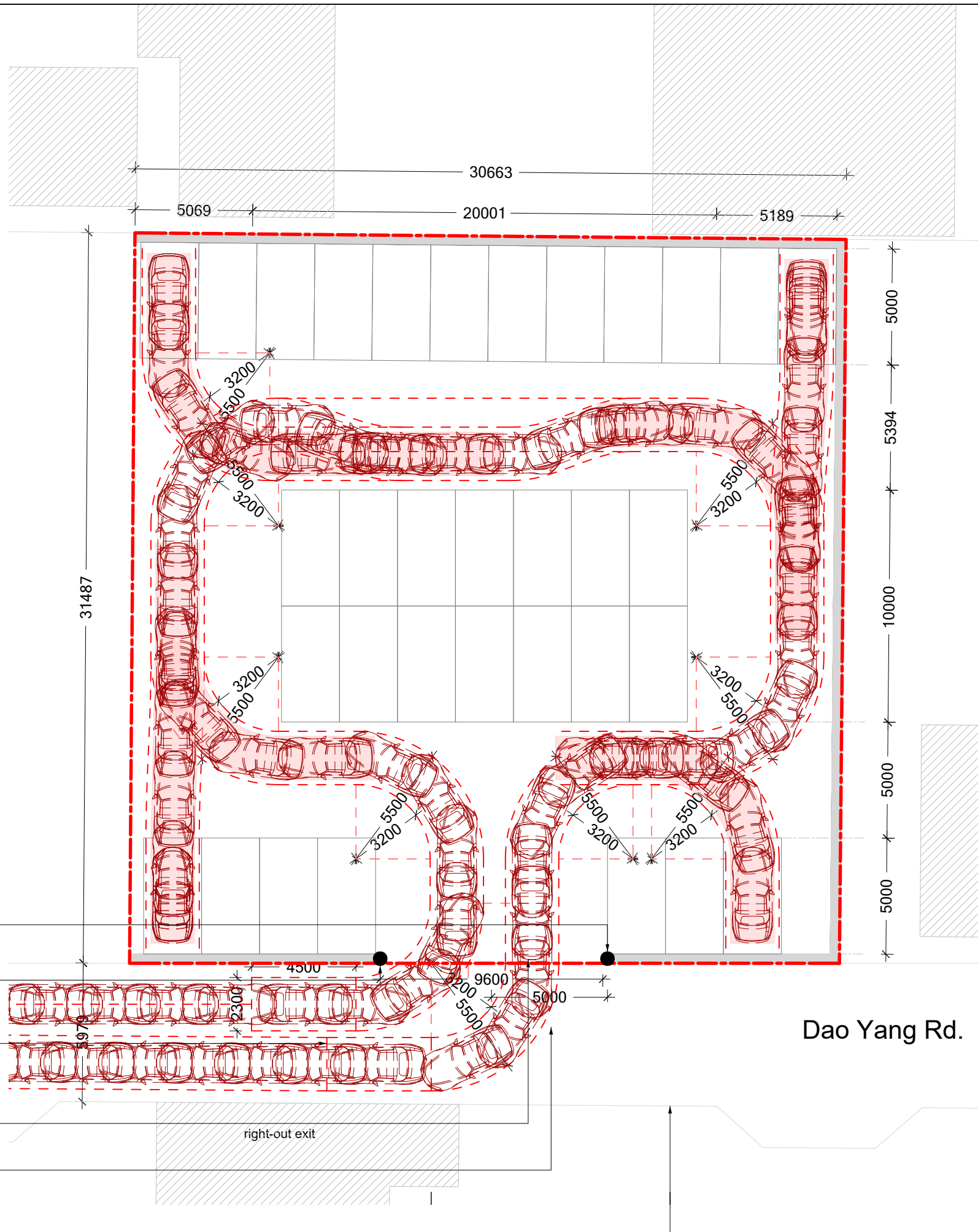
$$V/C = 59 / 100 = 0.590$$

3. In the latest swept path analysis diagrams provided by the applicant, only the discrete positions of the vehicle were shown. Continuous profile of the outline of the vehicle should be shown along the whole path of travelling.



1 TYPICAL TURNING RADIUS
002 SCALE = 1:100

- TURN RIGHT ONLY SIGN.
(DEPT. COMMENT #2)
- TRAFFIC SAFETY MIRROR TO BE INSTALLED.
(DEPT. COMMENT #F)
- RIGHT-OUT EXIT TO SHA TAU KOK RD.
(DEPT. COMMENT #2)
- EXISTING GATE TO BE REMOVED.
(DEPT. COMMENT #E)
- ENTRANCE AND EXIT MANEUVERING PATH.
SEE TYPICAL TURNING RADIUS.
(DEPT. COMMENT #D)
- LEFT-IN ENTRANCE FROM HAI WING RD.
(DEPT. COMMENT #2)



1 Plan: Swept Path
001 SCALE = 1:200



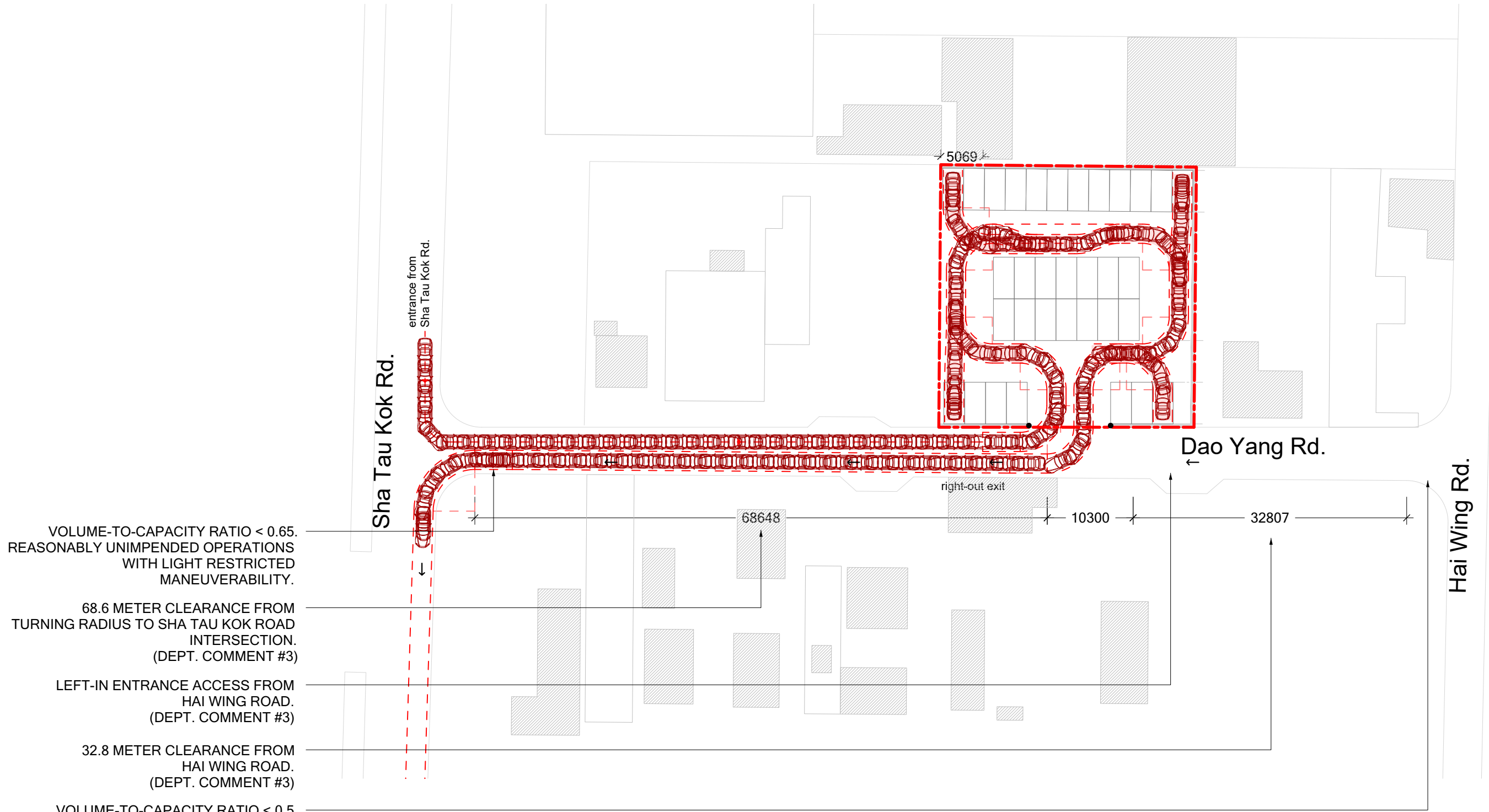
1 DD MMM YYYY ISSUED FOR REVIEW

A/NE-LYT/826

HONG KONG SAR

PLAN

001



1
000

SITE PLAN: Access

SCALE = 1:500



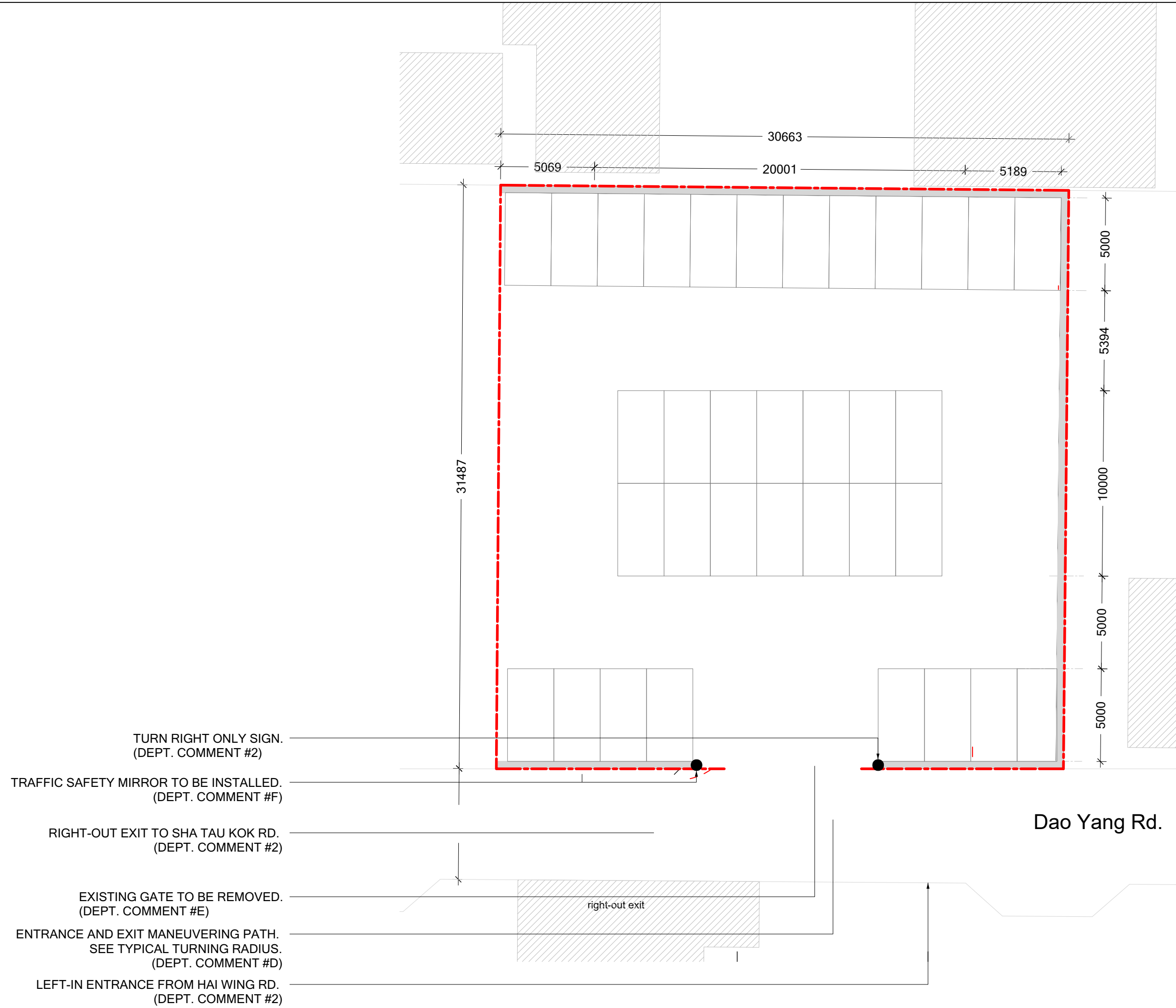
1	DD MMM YYYY	ISSUED FOR REVIEW
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A/NE-LYT/826

HONG KONG SAR

SITE PLAN: Access

000



**Similar S.16 Applications in the vicinity of the Application Site
within/partly within the “Residential (Group C)” zone
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19
in the Past Five Years**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/752*	Temporary Private Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years	24.9.2021
A/NE-LYT/775 [#]	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	31.3.2023 (revoked on 31.3.2024)
A/NE-LYT/806 [#]	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and associated Filling of Land	27.10.2023
A/NE-LYT/820	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and associated Filling of Land	26.1.2024
A/NE-LYT/825	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years	20.9.2024
A/NE-LYT/834*	Renewal of Planning Approval for Temporary Private Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years	20.9.2024

Remarks

* Applications No. A/NE-LYT/752 and 834 involve the same application site.

[#] Application No. A/NE-LYT/775 is part of the application site of Application No. A/NE-LYT/806.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site; and
- the Site is already being used for the proposed use under the planning application. Her office noted that no structure is proposed in the planning application.

2. Traffic

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

- no comment on the application from traffic engineering perspective;
- should the application be approved, conditions on the implementation and maintenance of traffic management measures as proposed by the applicant should be imposed; and
- the vehicular access between the Site and Sha Tau Kok Road – Lung Yuek Tau is not managed by the Transport Department. The applicant should seek comments from the responsible party.

Comments of the Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- the access road adjacent to the Site is not maintained by HyD.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective; and
- there was no complaint case related to the Site in the past three years.

4. Drainage

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

- no objection to the application from public drainage perspective; and

- 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 on the Site shall be maintained at all times during the planning approval period.

5. 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) and water supplies for firefighting being provided to his satisfaction.

6. Landscape

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

- the Site falls within “Residential (Group C)” zone which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

7. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- the Site is located within the proposed New Territories North New Town (NTN New Town) under the Planning and Engineering Study for NTN New Town and Man Kam To (the P&E Study) commenced on 29.10.2021. The land uses/developments and associated infrastructure and community facilities in the area will be holistically reviewed under the P&E Study. The public will be consulted on the proposals of NTN New Town and Man Kam To under the P&E Study in due course.

Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD1-1, RDO, HyD):

- noting the temporary nature of the proposed use, he has no adverse comment on the application from railway development perspective; and
- the Site may have interface with the Northeast New Territories Line mentioned in the Hong Kong Major Transport Infrastructure Development Blueprint promulgated by the Transport and Logistics Bureau in December 2023.

8. Other Departments

The following government departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site; and
 - (ii) the Site is already being used for the proposed use under the planning application. Her office noted that no structure is proposed in the planning application;
- (b) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road – Lung Yuek Tau is not managed by the Transport Department. The applicant should seek comments from the responsible party;
- (c) to note the comments of the Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the access road adjacent to the Site is not maintained by HyD; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental protection/pollution ordinances, and follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that;
 - (i) the Site is within an area where no public sewage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
 - (ii) the applicant should note the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flushed with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;

- the applicant should check and ensure that 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 Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectified if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant should allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners should allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(f) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant should submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) if there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is attached for your reference (**Appendix IVa**);

- (g) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the Site is located within the proposed New Territories North New Town (NTN New Town) under the Planning and Engineering Study for NTN New Town and Man Kam To (the P&E Study). The land uses/developments and associated infrastructure and community facilities in the area will be holistically reviewed under the P&E Study. The public will be consulted on the proposals of NTN New Town and Man Kam To under the P&E Study in due course; and
- (h) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD1-1, RDO, HyD) that the Site may have interface with the Northeast New Territories Line mentioned in the Hong Kong Major Transport Infrastructure Development Blueprint promulgated by the Transport and Logistics Bureau in December 2023.

Requirements for the Fireman's Emergency Switch

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.

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

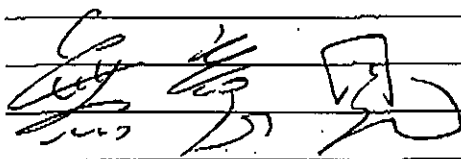
By Fax : 2877 0245 or 2522 8426

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/826

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

2024.4.22

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

2 to 4

P. 1 of 4

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/826

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看反對資料(附頁)

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

簽署 Signature



日期 Date

2-5-2024



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

2

P.2 of 4.

敬啟者：

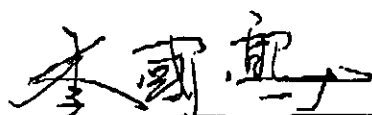
貴處檔號：TPB/A/NE-LYT-826
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此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席


(李國鳳)



敬上

2024年5月2日

3

R3 of 4



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

敬啟者：

貴處檔號：TPB/A/NE-LYT-826
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粉嶺區鄉事委員會首副主席



劉永安 敬上
(劉永安)

2024年5月2日

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

4

P-4- 87 4.

敬啟者：

貴處檔號：TPB/A/NE-LYT-826

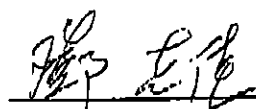
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粉嶺區鄉事委員會副主席



(鄧志佳)

敬上



2024年5月2日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-05-08 星期三 01:39:27
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LYT/826 DD 83 Lung Yeuk Tau

A/NE-LYT/826

Lots 807 S.E, 827 RP (Part) and 828 RP in D.D. 83, Lung Yeuk Tau, Fanling

Site area: About 900sq.m

Zoning: "Res (Group C)"

Applied use: 34 Private Vehicle Park

Dear TPB Members,

This is part of a larger parking lot.

Members should question why no previous application recorded and the status of the existing facility.

Mary Mulvihill

Annex I

《城市規劃條例》規劃申請編號：A/NE-LYT/826
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 申請用途：擬議臨時私人停車場(只限停泊私家車)(為期3年)
 進行諮詢

本人／機構接獲貴處來信，諮詢上述事宜，現回覆如下：

☐ 贊成 (理由/意見：_____)

☒ 反對 (理由/意見：請看附頁反對資料)

貴處檔號：in HAD N DS/17/40/25/733/95/21 pt.3
 規劃申請編號：A/NE-LYT/826
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Annex II

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本人／機構接獲貴處來信，諮詢上述事宜，現回覆如下：

☐ 贊成 (理由/意見：_____)

☐ 反對 (理由/意見：_____)

☒ 無意見 (其他補充事項：如果車輛只行走道揚路，不從崙榮路進出，不影響崙榮路的交通流量，本村便不會反對以上地段用作私人停車場之用。)