

This document is received on 10 AUG 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17M-CT44/418
	Date Received 收到日期	10 AUG 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/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)

Sam Lai Holding Limited (森麗控股有限公司)

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)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2384 (Part) & 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 640 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 22 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) Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/10
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group D)' ('(R(D)')
(f) Current use(s) 現時用途	Vacant site (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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
14/7/2021 (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 20/7/2021 (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	618 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	22 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	NA sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	22 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	22 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) Structure 1: Guard room (Not exceeding 3m, 1 storey), Structure 2: Portable toilet (Not exceeding 3m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 21 spaces of 5m x 2.5m Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 Nil Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays			
(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 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 checked="" 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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

1. The proposed development is a Column 2 use in the 'Residential (Group D)' zone. It will benefit the residents in Tsoi Yuen Tsuen by catering their parking demand especially that there is no similar carpark at present.
2. The nature and form of development is not incompatible with the surrounding environment.
3. The proposed development is a complementary use to the adjacent houses.
4. The proposed development is static in nature. It would not generate adverse impact to the surrounding environment.
5. The operation hour of the proposed development is 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays. No operation will be held during sensitive hours.
6. Illegal parking along Tat Fuk Road is commonly found during day and night. The illegal parking of vehicle along Tat Fuk Road may deter the arrival of emergency vehicle and seriously affect the residents of Tsoi Yuen Tsuen. The proposed development would help to meet the parking demand of Tsoi Yuen Tsuen's residents. Due to the geographical location of application site, all of the parking spaces would be used by residents of Tsoi Yuen Tsuen.
7. The applicant has submitted justifications and drainage plan to support his application. In view of the nature, scale and form of the development, the proposed development would not generate significant impact to the surrounding environment.
8. Similar planning application for public vehicle park within 'Residential (Group D)' zone has been approved in adjacent Outline Zoning Plan such as A/YL-HT/886.
9. Minimal drainage and environmental impacts.
10. The proposed development would help to realize the planning intention of the 'Residential (Group D)' zone by providing parking spaces to the nearby residents so that they can park their vehicle within a legal carpark instead of parking on-street illegally. Many of the residents of Tsoi Yuen Tsuen reflects that they receive certain Fixed Penalty Tickets from Hong Kong Police Force a month so that they prefer to park their vehicle at a legal carpark near their living place.
11. The proposed extension of the existing footbridge for the access of private car is technically feasible. Also, the safety of pedestrian would not be undermined because there is another footbridge nearby solely for pedestrian use.

8. Declaration 聲明

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

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

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

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

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

Date 日期

22/7/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 2384 (Part) & 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.
Site area 地盤面積	640 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/10
Zoning 地帶	'Residential (Group D)' ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	22 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.03 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	3.44 % <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		21
	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) NA		21 0 0 0 0
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		0
	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) NA		0 0 0 0 0

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

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

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

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years

at

Lots 2384 (Part) & 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

1.1.1 The application site will be paved and occupied an area of about 640m².

1.1.2 The application site will be occupied for a public vehicle park for private car.

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

1.1.3 The lowest point of the site is at the northeastern part which is about +19.5mPD. The highest point of the site is at the southwestern part which is about +19.0mPD.

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

1.1.4 According to **Figure 4**, it is noted that the land to surrounding the application site commands a lower level or about the same level as the application site except the land to the north and west which is found lower than the application site. As such, no external catchment is identified.

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

1.1.5 As shown in **Figure 4**, a river is found to the south of the application site.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment is approximately 640m²; (**Figure 4**)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 19.5\text{m} - 19.0\text{m} = 0.5\text{m}$$

$$L = 37\text{m}$$

$$\therefore \text{Average fall} = 0.5\text{m in } 37\text{m} \text{ or } 1\text{m in } 74\text{m}$$

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

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

$$t_c = 0.14465 [37 / (1.35^{0.2} \times 640^{0.1})]$$

$$t_c = 2.64 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 320mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 320 \times 640 / 3,600$$

$$\therefore Q_1 = 56.89 \text{ l/s} = 3,413.33 \text{ l/min} = 0.062\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 300mm surface U-channel at 1:75 and 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 **Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm concrete surface U-channel at gradient of about 1:175 and 1:100 along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.3.2 The collected stormwater will then be discharged to the river to the south of the application site via the proposed 300mm surface U-channel with iron grating outside the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense. Also, surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 Sand trap or alike will be provided at the terminal catchpit to avoid the addition of load into public drainage.
- 1.3.5 All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.

- 1.3.6 For the drainage works outside the jurisdiction of the applicant, the applicant will seek the consent of land owners or District Lands Office/Yuen Long for works outside application site prior to the commencement of works.
- 1.3.7 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- 1.3.8 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Adequate gap, say 100mm, will be reserved at the toe of the site hoarding to allow free flowing of surface runoff to and from the application site.

Annex 2 Estimated Traffic Generation

2.1 The application site will be opened for parking of private cars only. No light goods vehicle, medium goods vehicle and heavy goods vehicle or container trailer/tractor will be allowed to enter the site. A total of 21 parking spaces are proposed for the parking of private car. Also, vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to park at the application site.

2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

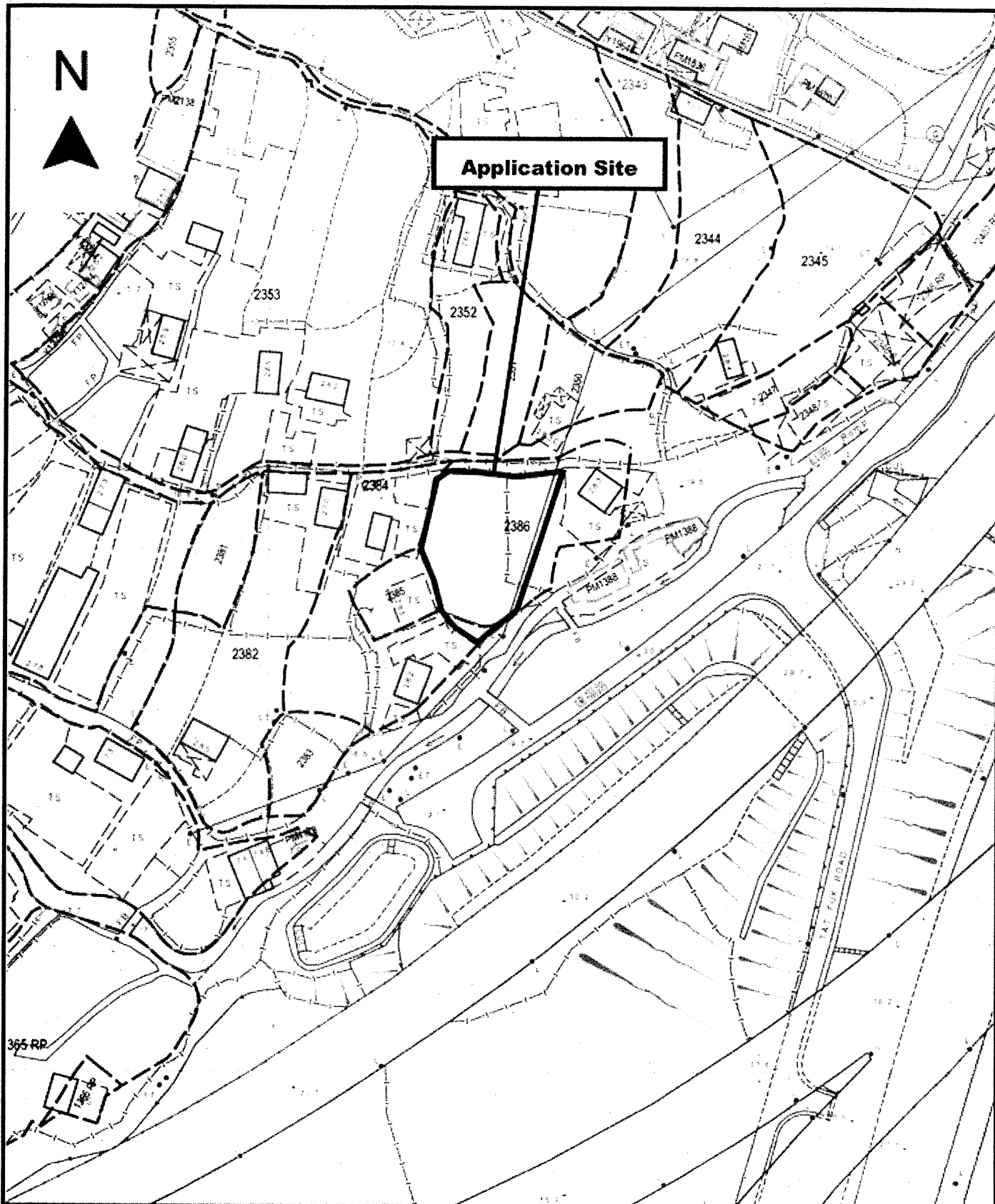
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private cars	1.31	1.31	7	5

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. daily including Sundays and public holidays

Note 2: The pcu of private car is taken as 1.

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

2.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the area especially that the proposed development would provide only 21 parking spaces. Especially, all the vehicles to be parked at the application site would cater for the parking demand of the residents of Tsoi Yuen Tsuen only because of its geographical isolation. In view of that there is no similar public vehicle park to serve the residents of Tsoi Yuen Tsuen, the proposed development is necessary because illegal parking along Tat Fuk Road is serious and it may block the access for the emergency vehicle in the night.



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 2384 (Part) & 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Drawing Title 圖名:

Site Plan

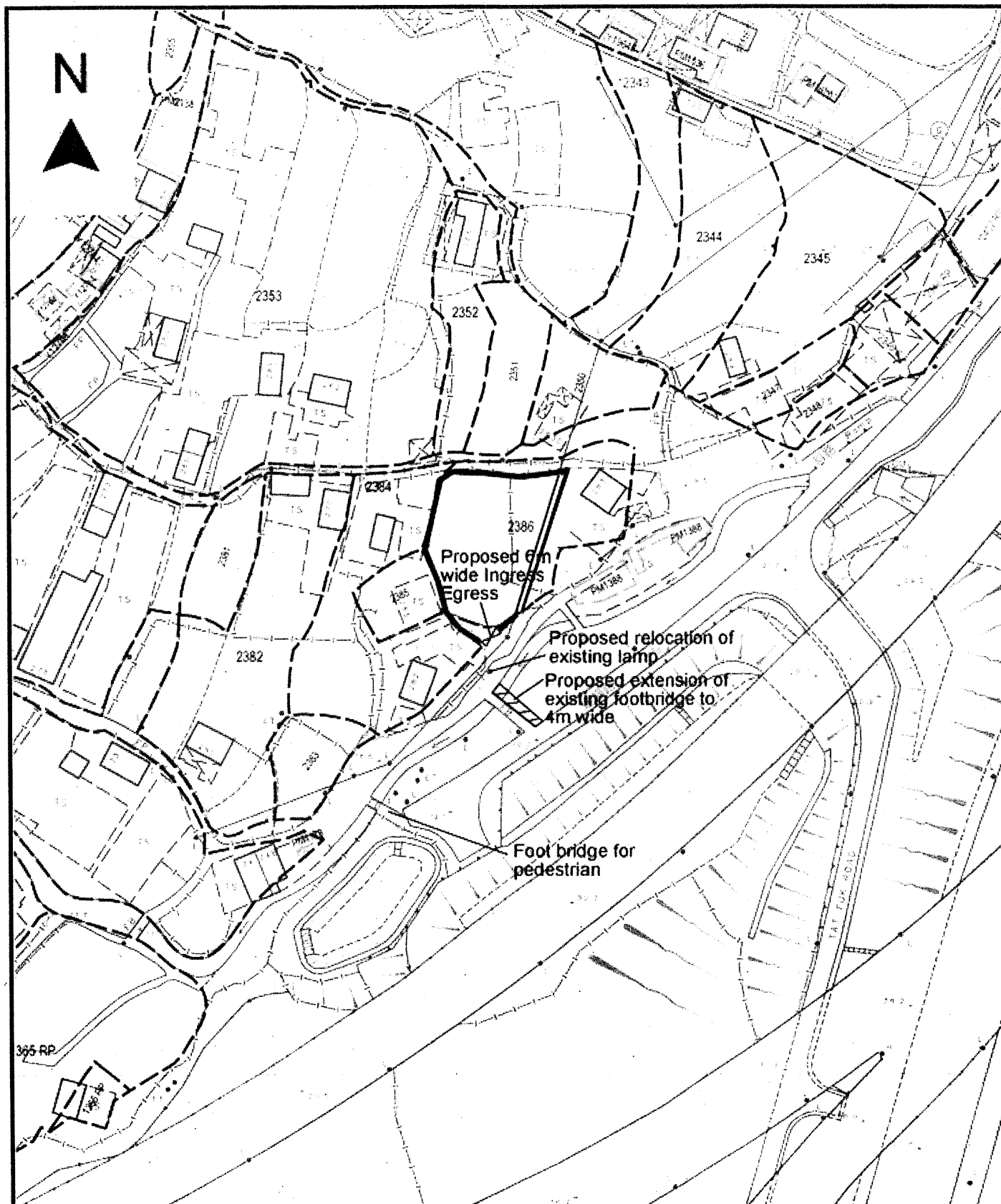
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 2384 (Part) & 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Vehicular Access Plan Leading From Tat Fuk Road

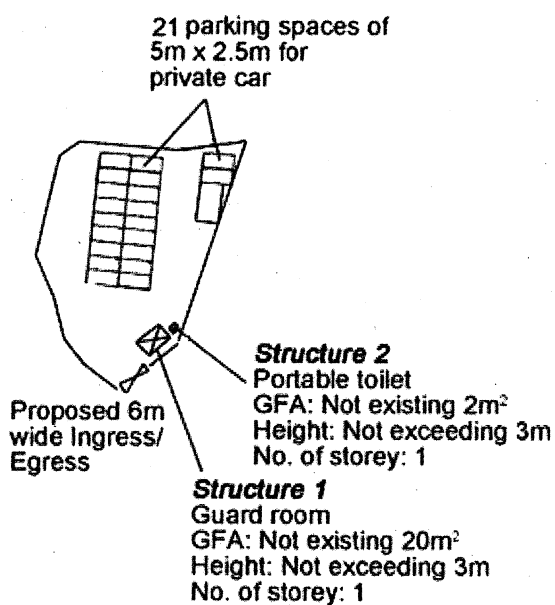
Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 2384 (Part) & 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Layout Plan

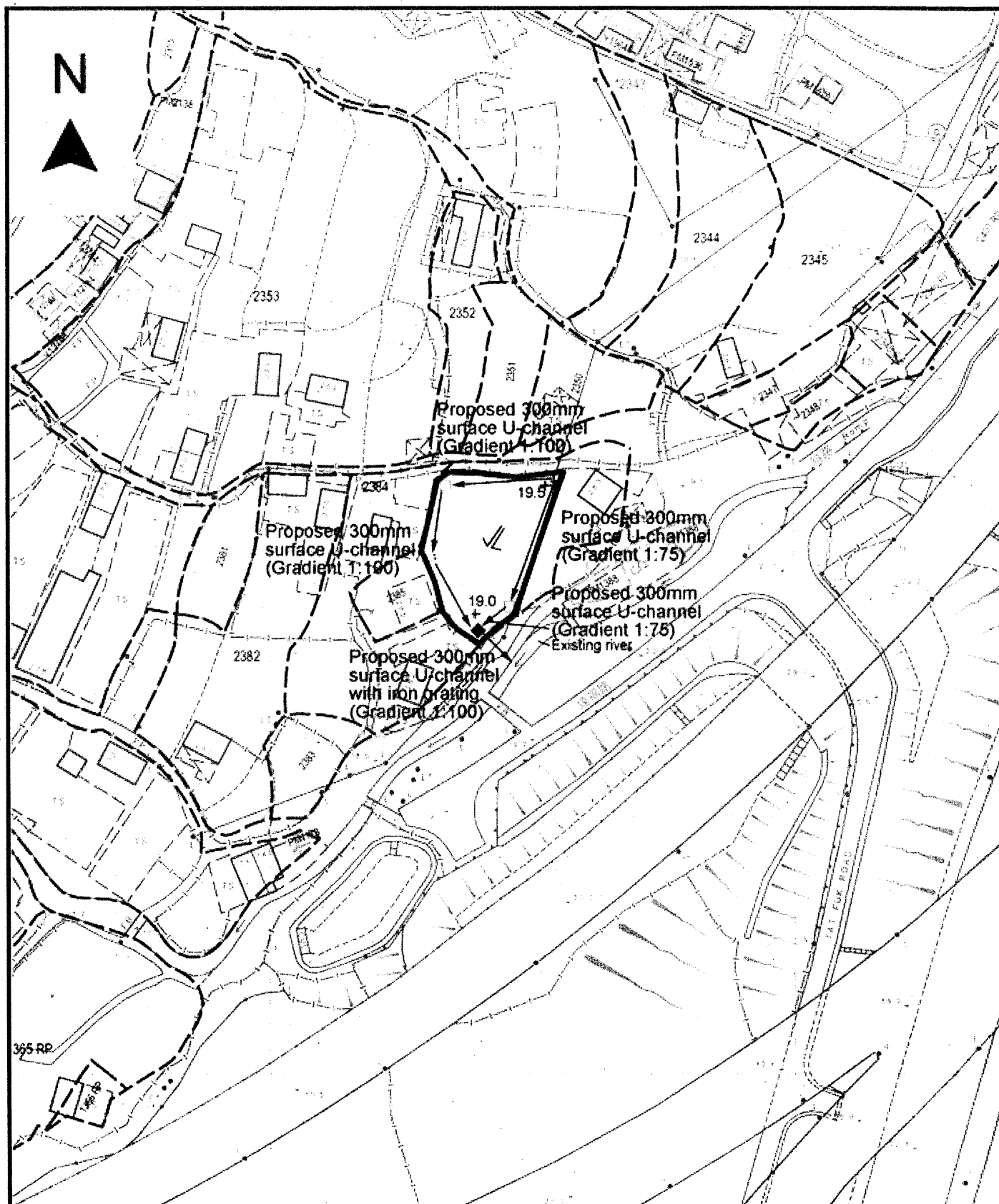
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目: A

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 2384 (Part) & 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+19.5 Level (in mPD)

○ Proposed catchpit

■ Proposed catchpit with sand trap

← Flow of surface runoff

Scale 比例:

1:1000

Total: 1 page

Date: 16 August 2021

TPB Ref.: A/TM-LTYT/418

By Email

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

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 2384 (Part) & 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.

We write to confirm that no workshop activity will be carried out at the application site.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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

Total: 2 pages

Date: 2 September 2021

TPB Ref.: A/TM-LTYT/418

By Email

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

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 2384 (Part) & 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Our response to the comments of Highways Department is as follow:

Transport Department's comment	Response
1. The proposed vehicular access road leading from Tat Fuk Road to the Site is not and will not be maintained by HyD. The applicant should submit the construction details of this proposed vehicular access road (including the proposed widening of the existing footbridge across the existing drainage channel) for relevant departments' comments;	It is noted that the proposed vehicular access road leading from Tat Fuk Road to the Site is not and would not be maintained by HyD. Should the subject application is approved by the Town Planning Board, the applicant would submit the construction details of the proposed vehicular access road (including the widening of the existing footbridge across the existing drainage channel) within 6 months to relevant Government's departments for comments.
2. The applicant should take note that any damage to the public footpath/road and other highway furniture arising from his drainage works or its related construction activities shall be immediately reinstated to the current highway standards and to CHE/NTW, HyD's satisfaction at the expense of the applicant;	Noted.
3. Comment from Lighting Division of this Department should be sought if public lightings are affected; and	Noted.
4. Excavation Permit on government land and public roads should be obtained from DLO/TM and this Regional Office respectively prior to commencement of excavation works.	Noted.

Yours faithfully,



Patrick Tsui

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

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

U/TM-LTYT/418

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

泥圍菜園村近年愈來愈多違規搭建寮屋割房。若
這視點在臨時停車場，或會吸引更多人搬遷來，對
環境衛生帶來一些負面影響。加上附近道路
狹窄，經常出現違泊。若有臨時停車場會吸引更多車
輛在附近，則更難行車及泊車，造成交通
和帶來危險，所以，本人反對這項規劃申請。

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

張錦輝 邵紹賢

簽署 Signature

日期 Date

06/09/2021



To: tspd@pland.gov.hk
Date: 22/08/2021 14:17
Subject: 有關 A/TM-LTYT/418申請

5-1

有關屯門泥圍菜園村 A/TM-LTYT/418

由於地點本應是農地，而且位於住宅中心，改建為停車場對附近居民影響嚴重。
所以本人強烈反對這項申請！

5-2

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

參考編號

Reference Number:

210820-164357-62270

提交限期

Deadline for submission:

07/09/2021

提交日期及時間

Date and time of submission:

20/08/2021 16:43:57

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTYT/418

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

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

5-3

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/TM-LTY/418

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我本人是，李村等園村住了十幾年的村民，以往這
條村都是非常寧靜和簡單，沒有外來車輛出入和
打擾，我同時都帶二位小朋友步行去嘉士尼園
輕鐵站只須需10分鐘，假如日後興建了停車場，多
些私家車、交貨車出入，對我的家人及小朋友會
有危險，晚上都可能會帶來嘈雜和很多廢氣！對村
民的健康的有一定影響！所以懇請貴會反
對這項目的申請！！ 多謝貴會關注！！

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

周嘉敏

簽署 Signature

Chow Ka Man

日期 Date

25-8-2021

5-4

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/TM-LTY/418

意見詳情 (如有需要, 請另頁說明)

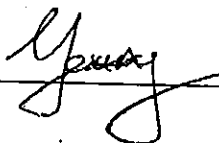
Details of the Comment (use separate sheet if necessary)

我本人是, 李村等園村住了十幾年的村民, 以後這
條村都是非常寧靜和簡單, 沒有外來車輛出入和
打擾。我同村第 2 位小朋友步行去壹地及泥圍
輕鐵站, 須 10 分鐘, 假如日後興建了停車場, 多
私家車、貨車出入, 對我的家人及小朋友會
有阻礙, 晚上都可能會嘈雜和很多廢氣! 對村
民的健康時有一定影響! 所以懇請貴會反
對這項目的申請!! 多謝貴會關注!!

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

楊志榮

簽署 Signature



日期 Date

26-8-2021

5-5

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/TM-LTYT/418

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我本人是牛車水村等圍村住了十幾年的村民，以往這
條村都是非常寧靜和簡單，沒有外來車輛出入和
打擾。我同時帶着二位小朋友步行去荔枝角泥圍
輕鐵站，必須過山省錢，假如因後變速了停車場，多
住私家車或貨車出入，對我的家人及小朋友會有
危險，晚上都可能會非常嘈雜和很多廢氣（對村
民的健康有一定影響），所以懇請貴會反
對這項目的申請！！ 謝謝貴會關注！！

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

陶己均

簽署 Signature

To Kei Kwan

日期 Date

31-8-2021

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

參考編號。

Reference Number:

210905-170221-65876

提交限期

Deadline for submission:

07/09/2021

提交日期及時間

Date and time of submission:

05/09/2021 17:02:21

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTY/418

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ng Kit Yee

意見詳情

Details of the Comment :

本人反對在上述地點興建臨時停車場：

1. 上述地段太近民居，行車出入，嘈音對居民造成滋擾
2. 現時沒有車路直達該地段，如興建停車場，必須駛經現有人行小路，造成人車爭路情況，極為危險！
3. 原有地段為農地，如興建停車場會破壞農村面貌，並且影響水土及去水問題
4. 汽車出入排放廢氣，造成空氣污染！對居民健康有極大影響

寄件日期: 2021年09月05日星期日 4:18
收件者: tpbpd
主旨: A/TM-LTY/418 dd 130 Tsoi Yuen Chuen, Nai Wai
附件: Tsoi Yuen Tsuen - Google Maps.pdf

5-7

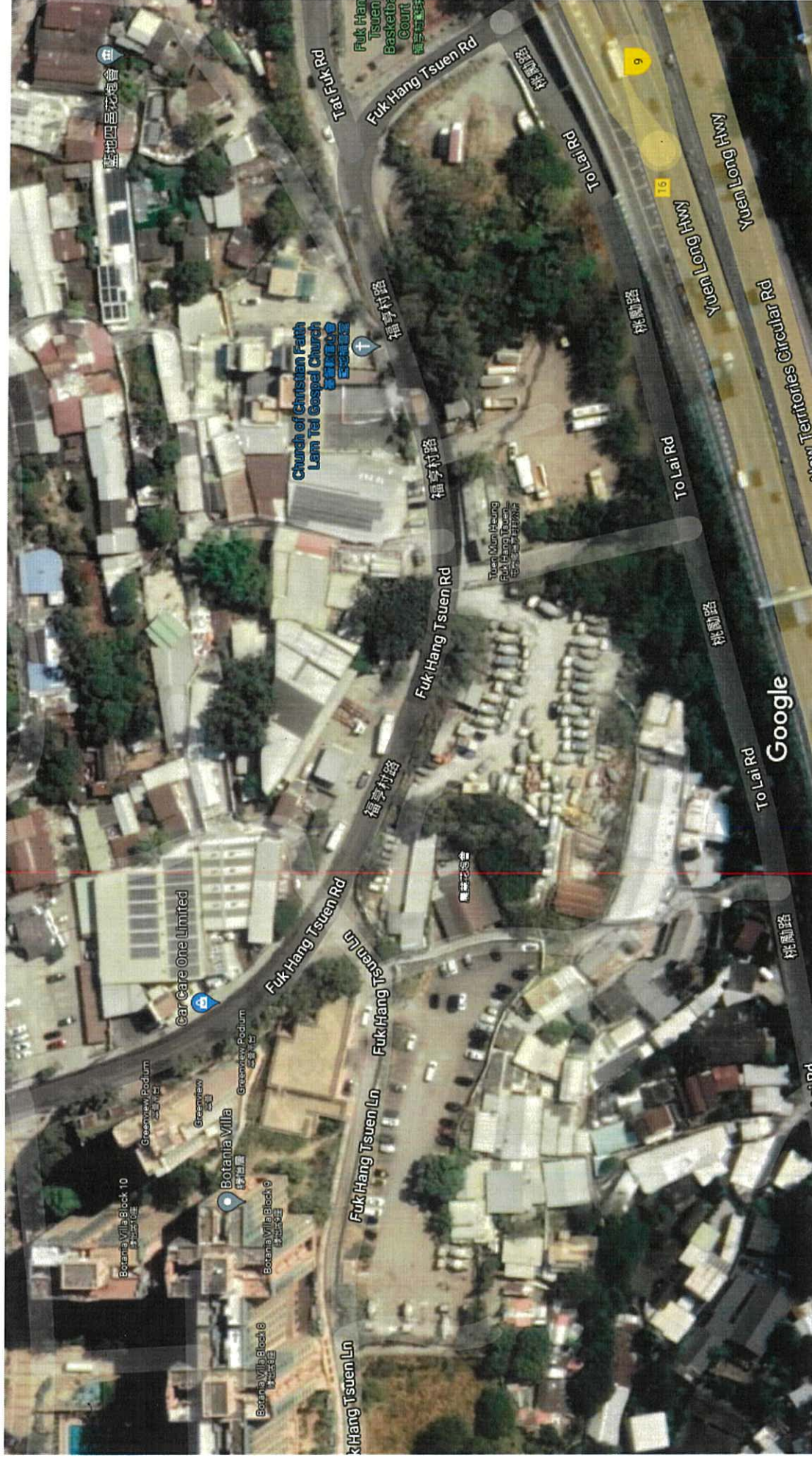
A/TM-LTY/418
Lots 2384 (Part) and 2386 (Part) in D.D. 130, Tsoi Yuen Tsuen, Nai Wai, Tuen Mun
Site area : About 640m²
Zoning : "Res (Group D)"
Applied Use : 21 Vehicle Parking

Dear TPB Members,

Another vehicle park? There are two large parking facilities and what looks like some unapproved lots near the highway on GB zoning also paved over for parking.

What is the justification for this application?

Mary Mulvihill



5-1

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

參考編號

Reference Number:

210907-154913-20980

提交限期

Deadline for submission:

07/09/2021

提交日期及時間

Date and time of submission:

07/09/2021 15:49:13

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTY/418

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss NG

意見詳情

Details of the Comment :

就申請編號A/TM-LTY/418第16條，本人持反對意見。

第一點，擬建停車場與民居緊接，造成治安和噪音問題。該地段若用作停車場用途，難免有陌生車輛進出。用址旁即鄰接民居，不單止車輛出入的動靜噪音會令居民不安，地段不常亦不便於警方巡邏，難以保障附近街坊住民、乃至停車場使用者的生命財產安全。

承上帶出第二點，停車場連接主要幹道的配套不足，小則不利停車場用家出入，大則難以供大型或緊急車輛進出。申請用地為不近主要幹道的村地，唯一接連主要馬路的達福路更是單綫雙向行車道，實在不利於車輛出入，假若21個車位滿泊，上下班出入時間如何繁忙擠塞不難想像。更莫說計劃中擬擴建接連停車場出入口的行人路，擴建後能否承重車輛乃至如此繁忙的停車場車流進出情況令人擔憂。進而考慮服務停車場及附近民居的垃圾車、吸糞車；以及不幸遇上需呼救救護車、消防車等大型或緊急車輛的情況，以上道路配套不良的壓力或會伴隨停車場的建成而百上加斤。

最後一點，作為附近居民，本人格外憂慮停車場落成後的人車爭路情況。停車場用址附近的居民多為長者及幼童，出入多為途步或以單車代步。停車場開用後可預見學童、長者、以及停車場用家爭用狹窄村路出入的驚險狀況，上下班繁忙時間更是不言而喻般危險。對各道路使用者均造成危險及不便，實不是大家所樂見的窘境。

綜上述三個重點，本人就申請編號A/TM-LTY/418第16條持反對意見。

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site falls within portions of Lot 2384 and 2386 in D.D. 130 (the “Lots”). The Lots are 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;
 - (ii) the Government land fronting the proposed ingress/egress at south-east of the Site is fenced-off. No approval has been given for the occupation of Government land. His office reserves the right to take any land control action as may be consider appropriate;
 - (iii) the Site is currently accessible from Tat Fuk Road through a footbridge, a footpath and the fenced-off Government land mentioned above. His office is not responsible for the maintenance and management of the footbridge and footpath nor guarantee that any right-of-way over Government land will be given. Moreover, his office is not the approving authority for construction, the maintenance and management of the proposed vehicular access;
 - (iv) the lot owner is required to submit an application to his office for a Short Term Waiver to permit erection of structures on the Lots. However, there is no guarantee that the application will be approved and he reserves his right to take any action as may be appropriate. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administration fee etc.; and
 - (v) his office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extension/alternations of structures within the Lots irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structures are found erected without any prior approval given by his office or any unauthorised occupation of Government land;
- (c) to note the comments of the the Commissioner for Transport (C for T) that the road connected to the vehicular access of the proposed site is not a public road managed by his office;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) The proposed vehicular access road leading from Tat Fuk Road to the Site is not and will not be maintained by HyD;
 - (ii) The applicant should take note that any damage to the public footpath/road and

other highway furniture arising from his drainage works or its related construction activities shall be immediately reinstated to the current highway standards and to his satisfaction;

- (iii) The applicant should sought comment from Lighting Division of HyD if public lightings are affected; and
- (iv) The applicant should obtain Excavation Permit on Government Land and public roads from DLO/TM and his office respectively prior to commencement of excavation works;
- (e) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (f) to note the comments of the Director of Environmental Protection (DEP) that if septic tank and soakaway system is used in case of unavailability of public sewer, its design and construction should follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person (AP);
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised that approval of the s.16 application by the Board does not imply approval of the trees works such as pruning, transplanting and/or felling on government land. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) regarding to the drainage facilities:
 - (i) the invert levels of the U-channels should be included;
 - (ii) the existing channel, that drainage connection is proposed, is not under DSD’s purview, the applicant is reminded to seek comment and agreement from the relevant maintenance party of the existing channel for the connection proposal; and
 - (iii) Environmental Protection Department (EPD) should be consulted regarding the sewerage treatment/disposal aspects of the development;
- (i) 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. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (iii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- (iv) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs). An AP should be appointed as the co-ordinator for the proposed building works in accordance with Building Ordinance (BO);
 - (ii) for UBWs erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
 - (iii) in connection with (i) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations (B(P)R) 5 and 41D respectively;
 - (iv) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage; and
 - (v) formal submission under BO is required for any proposed new works including any temporary structures.