

This document is received on 25 JUL 2022

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

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及：

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」；
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
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；及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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-L744 / 432
	Date Received 收到日期	25 JUL 2022

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

1. Name of Applicant 申請人姓名/名稱

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

創展管理有限公司 ABLE CREATION MANAGEMENT LIMITED

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

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

黃新和 Wong sun wo William

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)	新界屯門藍地黃崗圍路 新界屯門丈量約份第130約地段第1156號餘段(部份) 第1157號(部份), 1158號(部份)及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 1122 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 48 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) 60 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	藍地及亦園分區計劃大綱草圖 編號 S/TM-LTYY/11
(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	公眾停車場 (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 2022 年 7 月 5 日的記錄，這宗申請共牽涉 1 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 1 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)
1	丈量約份第130約地段第1156號餘段 第1157號，1158號	16-06-2022

(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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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 (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) (請用圖則顯示有關土地/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))		
	(b) Intended use/development 有意進行的用途/發展		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他(請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

臨時公眾停車場連附屬辦公室及保安室
(只限停泊私家車)(為期五年)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積48..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率0.04..... ☒ About 約
- Proposed site coverage 擬議上蓋面積4..... % ☒ About 約
- Proposed no. of blocks 擬議座數3.....
- Proposed no. of storeys of each block 每座建築物的擬議層數1..... storeys 層
- ☐ include 包括.....storeys of basements 層地庫
- ☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
.....3.5..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☒ office 辦公室 15 sq. m 平方米 ☒ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

保安室面積18平方米

洗手間面積15平方米

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
辦公室	1	停車場辦公室
保安室	1	保安室
臨時洗手間	1	洗手間
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2023年7月

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) 黃崗圍路 <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 28 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) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ <input checked="" type="checkbox"/>

9. 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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																								
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input 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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																																								
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <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) 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>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																							

10. 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。

我等停車場早前已獲得批准(A/TM-LTYT/379)因疫情影響令至我等顧問公司負責人染疫未能
依期申請延長履行附帶條件事宜，而鄰近的土地業權人同意給與我等使用，因此我等決定向
貴會從新申請停車場，懇請貴會批准。

停車場每日24小時營業，星期日及公眾假期照常營業。

11. 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

Wong sun wo William

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

on behalf of
代表

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

Date 日期

05-07-2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

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	新界屯門藍地黃崗圍路 新界屯門丈量約份第130約地段第1156號餘段(部份) 第1157號(部份), 1158號(部份)及毗鄰政府土地		
Site area 地盤面積	1122 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 60 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	藍地及亦園分區計劃大綱草圖編號 S/TM-LTYY/11		
Zoning 地帶	R(C)		
Applied use/ development 申請用途/發展	臨時公眾停車場連附屬辦公室及保安室 (只限停泊私家車)(為期五年)		
(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	48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

(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)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	4 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	28
	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) _____ _____	28
	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

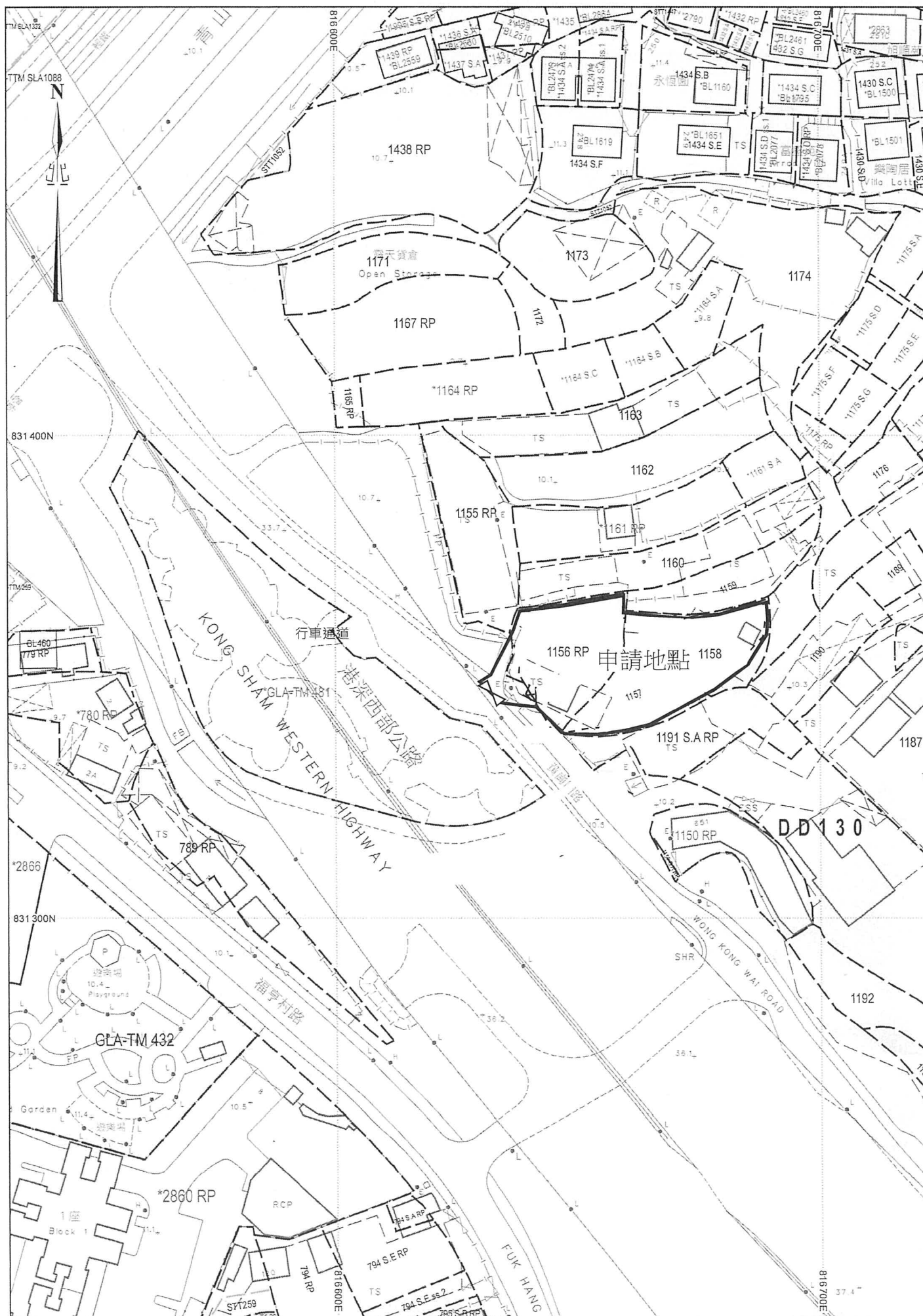
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional 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 checked="" type="checkbox"/>	<input type="checkbox"/>
雨水排放建議度 申請地點位置圖		
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"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

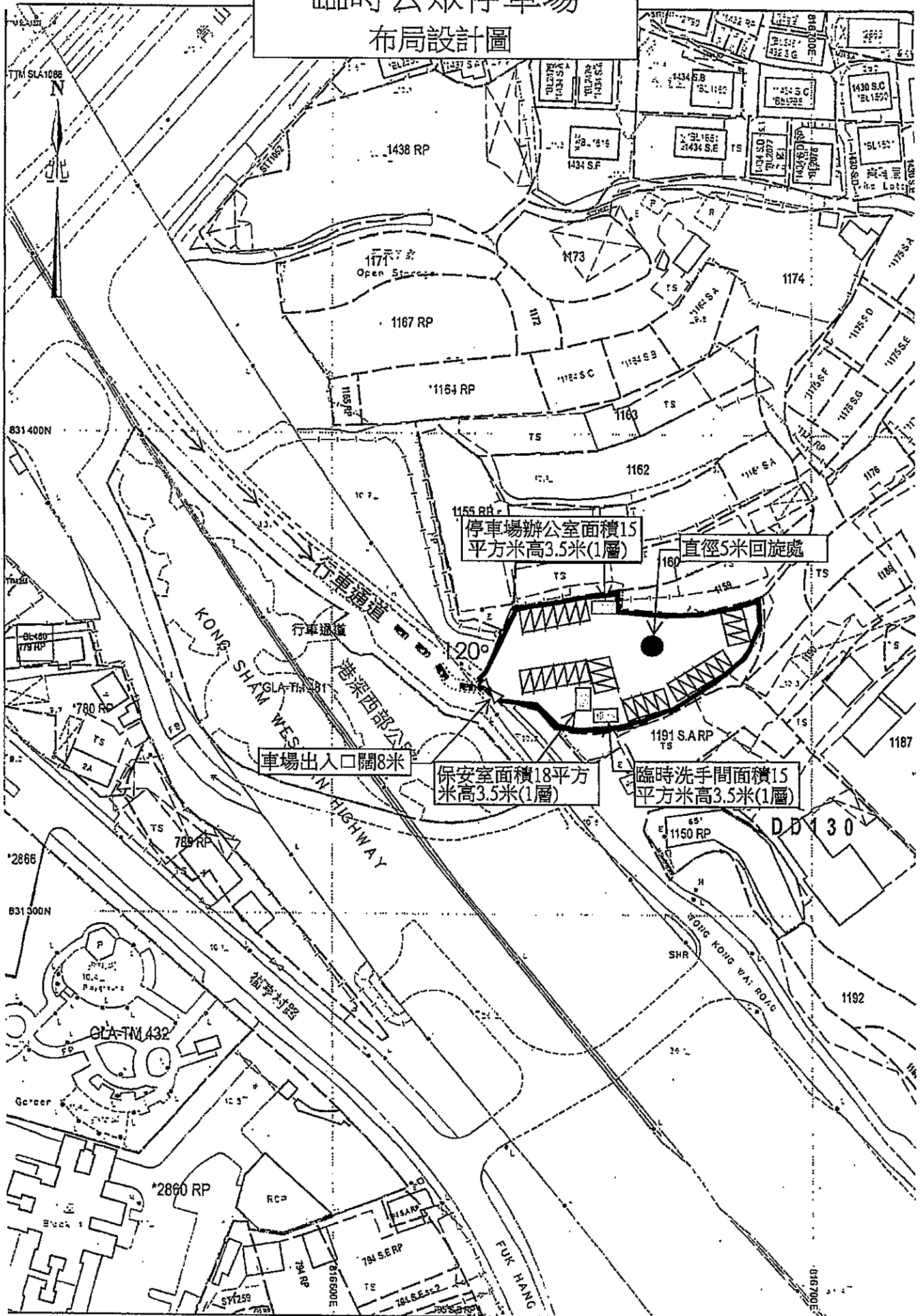
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

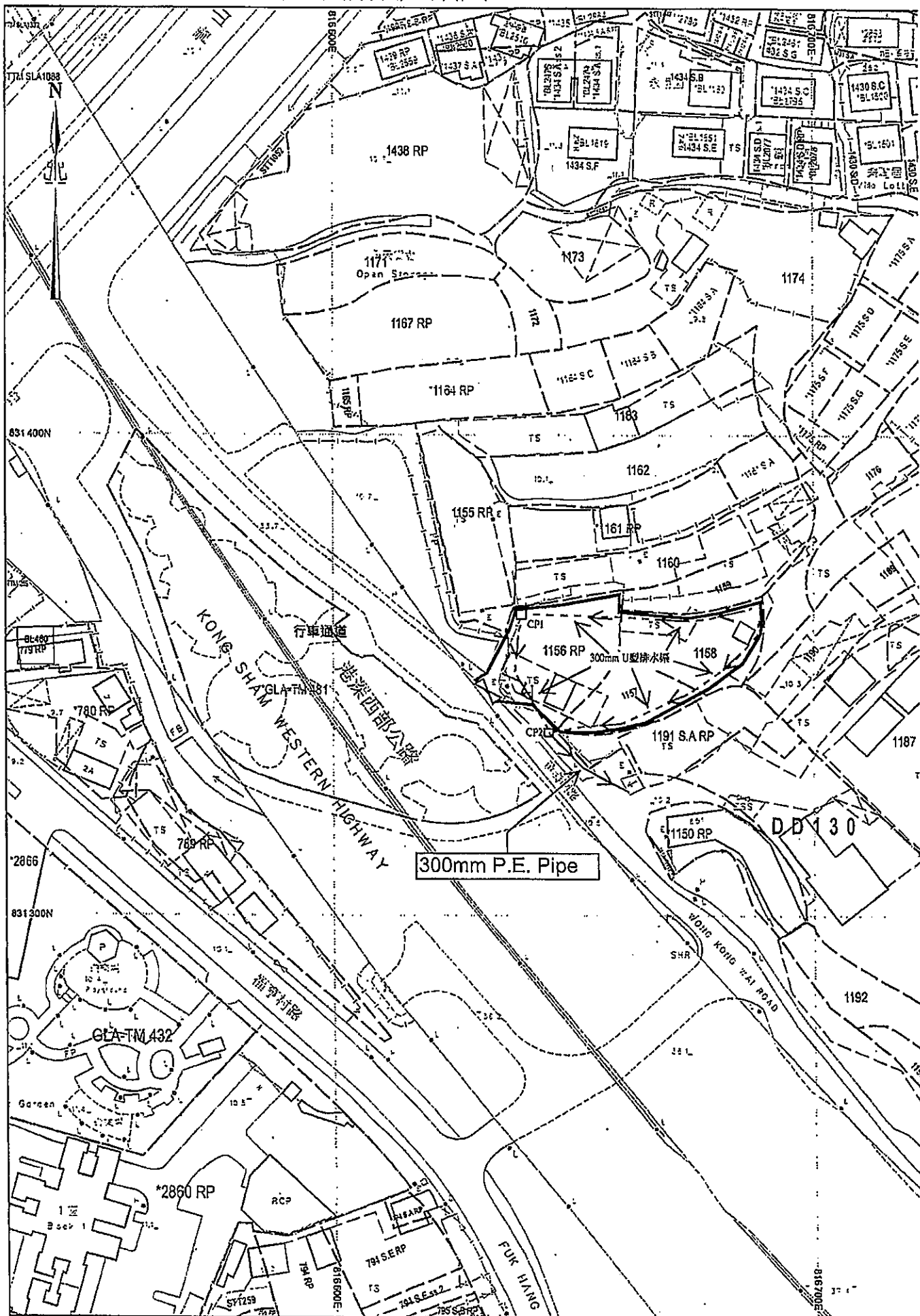
申請地點位置圖



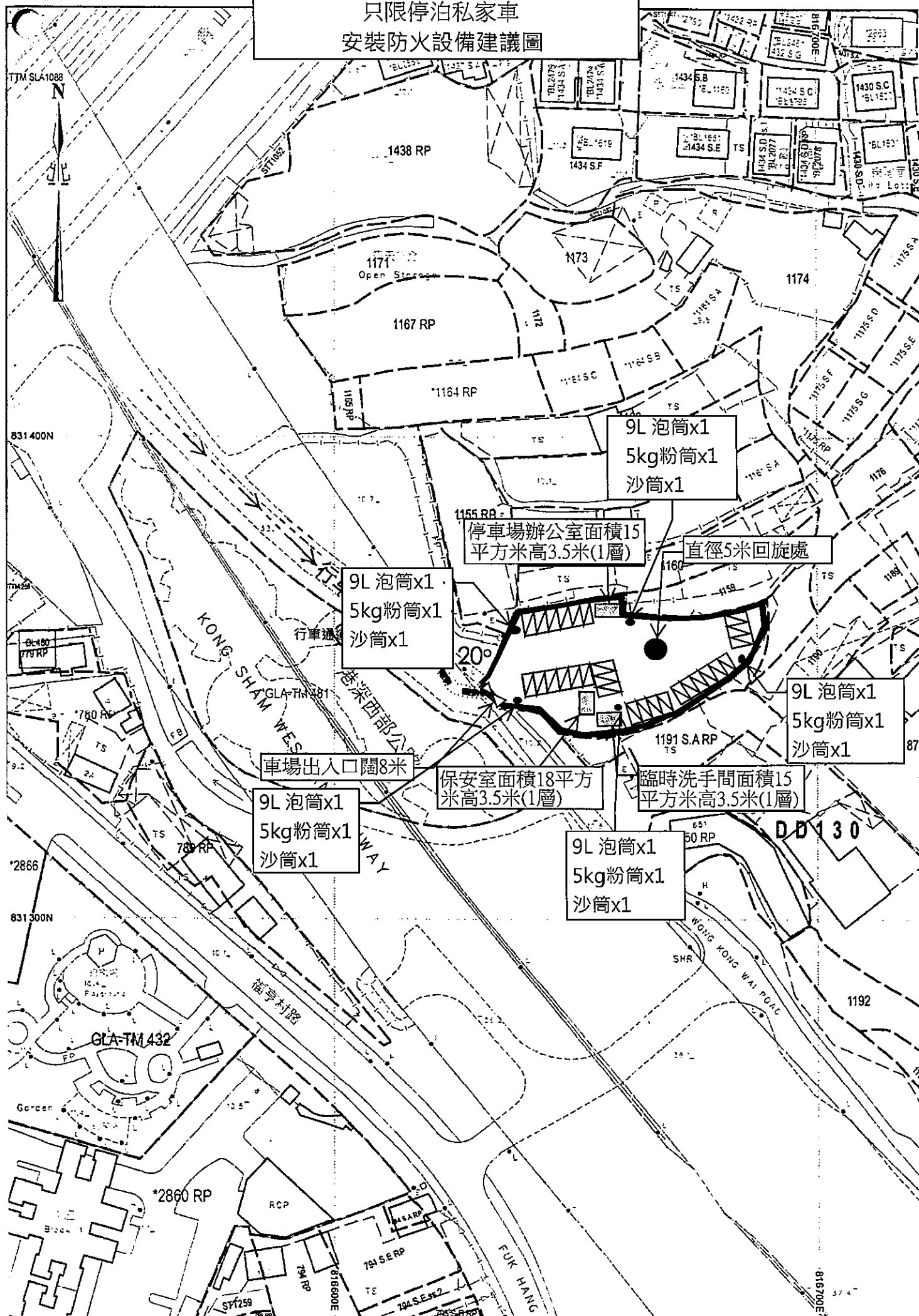
臨時公眾停車場 布局設計圖



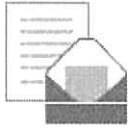
雨水排放建議圖



臨時公眾停車場
只限停泊私家車
安裝防火設備建議圖



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



Fw: A/TM-LTY/432

24/11/2022 10:50

tmylwdpo_pd to: Eva Ka Yan TAM

Cc: Alexander Weng Yip MAK

Bcc: Queenie Wing Chiu CHOW

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 24/11/2022 10:50 -----

From: tpbpd/PLAND/HKSARG
To: tmylwdpo_pd/PLAND/HKSARG@PLAND
Date: 24/11/2022 09:40
Subject: Fw: A/TM-LTY/432

----- Forwarded by tpbpd/PLAND/HKSARG on 24/11/2022 09:40 -----

From: [REDACTED]
To: 馮生城規屯門區 <kchfung@pland.gov.hk>, 城規會秘書處 <tpbpd@pland.gov.hk>
Date: 23/11/2022 19:13
Subject: A/TM-LTY/432

此郵件係取代今日下午5:08分交附貴會的文件



回應運輸署的提問 回應運輸署的擬問20-11-2022.docx (附件1) 車輛出入示意圖.pdf



車輛進出及場內行車模擬圖 (附件2).pdf 車輛流量評估.pdf

2b 10	1b 10	1b 10	1b 10	
2b 20	1b 20	1b 20	1b 20	1b 20
2b 100	1b 100	1b 100	1b 100	
2b 1000	1b 1000	1b 1000	1b 1000	
2b 10000	1b 10000	1b 10000	1b 10000	
2b 100000	1b 100000	1b 100000	1b 100000	
2b 1000000	1b 1000000	1b 1000000	1b 1000000	
2b 10000000	1b 10000000	1b 10000000	1b 10000000	
2b 100000000	1b 100000000	1b 100000000	1b 100000000	
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2b 100000000000000	1b 100000000000000	1b 100000000000000	1b 100000000000000	
2b 1000000000000000	1b 1000000000000000	1b 1000000000000000	1b 1000000000000000	
2b 10000000000000000	1b 10000000000000000	1b 10000000000000000	1b 10000000000000000	
2b 100000000000000000	1b 100000000000000000	1b 100000000000000000	1b 100000000000000000	
2b 1000000000000000000	1b 1000000000000000000	1b 1000000000000000000	1b 1000000000000000000	
2b 10000000000000000000	1b 10000000000000000000	1b 10000000000000000000	1b 10000000000000000000	
2b 100000000000000000000	1b 100000000000000000000	1b 100000000000000000000	1b 100000000000000000000	
2b 1000000000000000000000	1b 1000000000000000000000	1b 1000000000000000000000	1b 1000000000000000000000	
2b 10000000000000000000000	1b 10000000000000000000000	1b 10000000000000000000000	1b 10000000000000000000000	
2b 100000000000000000000000	1b 100000000000000000000000	1b 100000000000000000000000	1b 100000000000000000000000	
2b 1000000000000000000000000	1b 1000000000000000000000000	1b 1000000000000000000000000	1b 1000000000000000000000000	
2b 10000000000000000000000000	1b 10000000000000000000000000	1b 10000000000000000000000000	1b 10000000000000000000000000	
2b 100000000000000000000000000	1b 100000000000000000000000000	1b 100000000000000000000000000	1b 100000000000000000000000000	
2b 1000000000000000000000000000	1b 1000000000000000000000000000	1b 1000000000000000000000000000	1b 1000000000000000000000000000	
2b 10000000000000000000000000000	1b 10000000000000000000000000000	1b 10000000000000000000000000000	1b 10000000000000000000000000000	
2b 100000000000000000000000000000	1b 100000000000000000000000000000	1b 100000000000000000000000000000	1b 100000000000000000000000000000	
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2b 10000000000000000000000000000000	1b 10000000000000000000000000000000	1b 10000000000000000000000000000000	1b 10000000000000000000000000000000	
2b 100000000000000000000000000000000	1b 100000000000000000000000000000000	1b 100000000000000000000000000000000	1b 100000000000000000000000000000000	
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2b 10000000000000000000000000000000000000	1b 10000000000000000000000000000000000000	1b 10000000000000000000000000000000000000	1b 10000000000000000000000000000000000000	
2b 100000000000000000000000000000000000000	1b 100000000000000000000000000000000000000	1b 100000000000000000000000000000000000000	1b 100000000000000000000000000000000000000	
2b 1000000000000000000000000000000000000000	1b 1000000000000000000000000000000000000000	1b 1000000000000000000000000000000000000000	1b 1000000000000000000000000000000000000000	
2b 100	1b 100	1b 100	1b 100	
2b 1000	1b 1000	1b 1000	1b 1000	
2b 100	1b 100	1b 100	1b 100	
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2b 1000	1b 100	1b 100	1b 100	
2b 100	1b 1000	1b 1000	1b 1000	
2b 1000	1b 100	1b 100	1b 100	
2b 100	1b 1000	1b 1000	1b 1000	
2b 1000	1b 100	1b 100	1b 100	

申請臨時公眾停車場事宜

TPB / A / TM-LTYT / 432

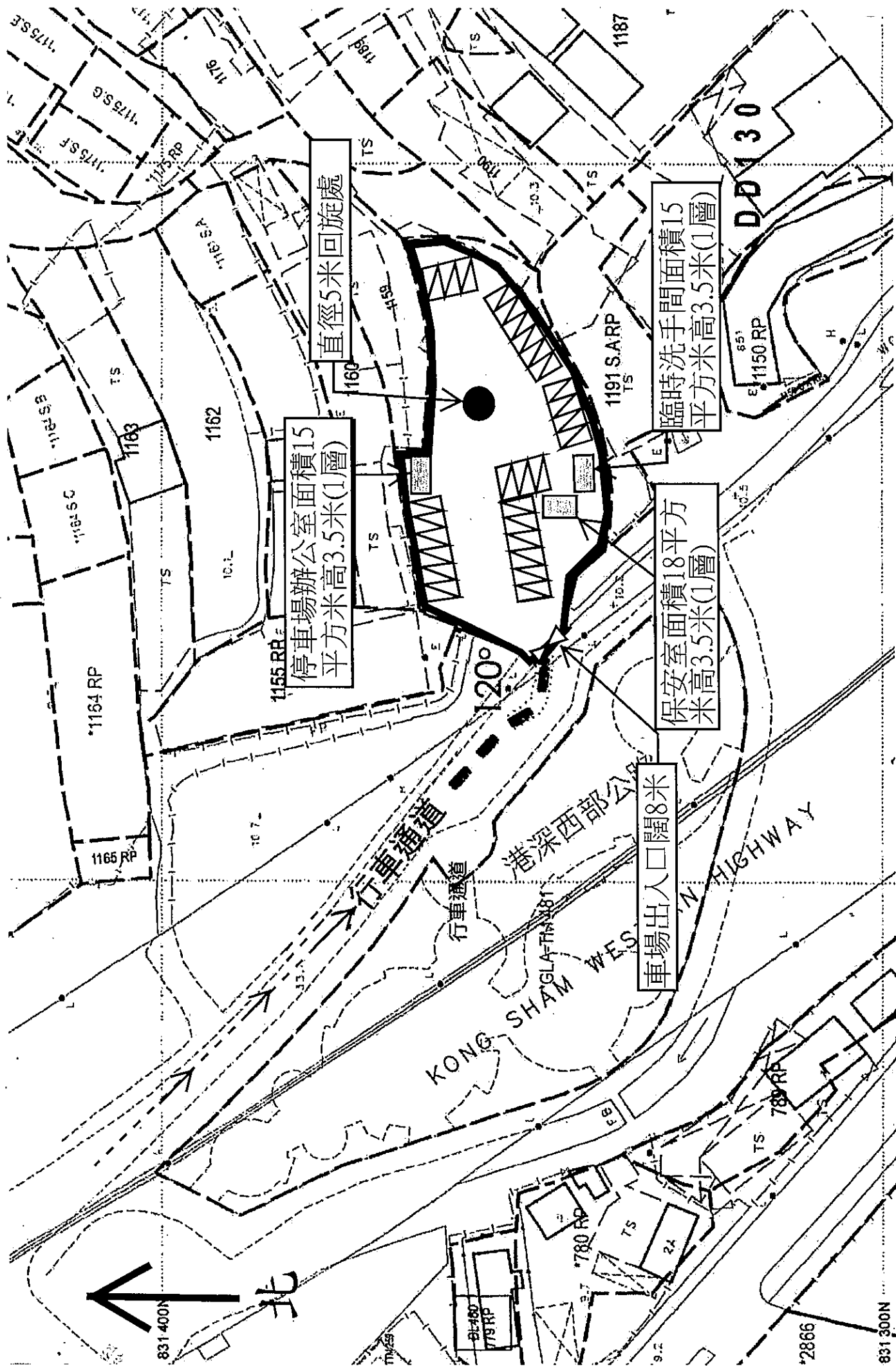
至：城市規劃委員會

早前收到貴會發來運輸署的提問我等現作出回應

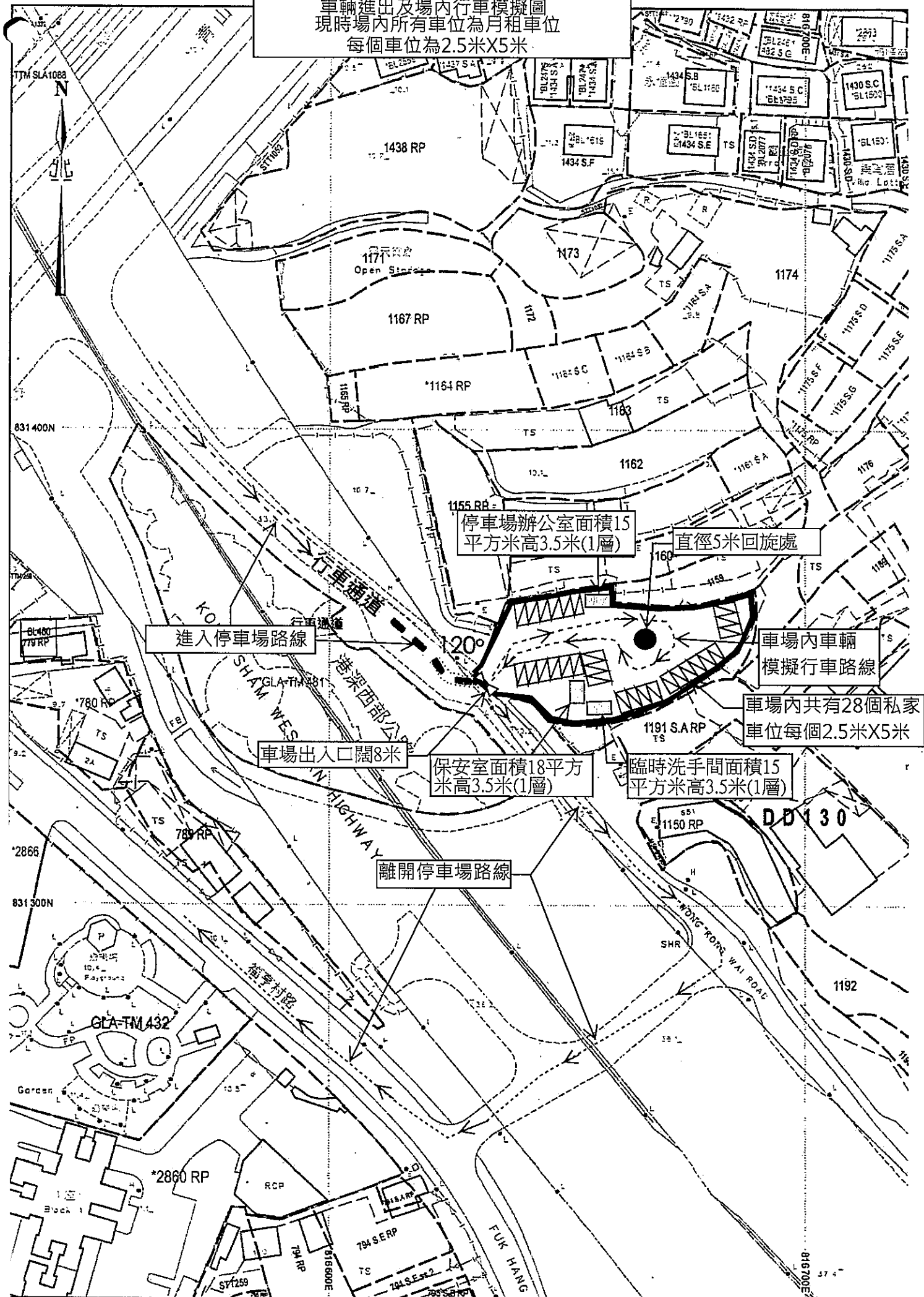
- A. 我等已在場內設置車輛回旋處方便車輛在場內有足夠的機動性，絕對不會引至車輛堵塞黃崗圍路。(請看附件 1)
- B. 有關車輛進出車場出入口，我等擬定模擬圖。(請看附件 1)
- C. 有關車輛進出及在場內運作，我等擬定模擬圖 (請看附件 2)
- D. 場內合共 28 個私家車位每個 2.5 米 X5 米。
- E. 我等已擬定車輛流量評估連同此函交與貴署審議

獲授權代理人 黃新和 簽署

20 -11-2022



臨時公眾停車場
車輛進出及場內行車模擬圖
現時場內所有車位為月租車位
每個車位為2.5米X5米



申請臨時公眾停車場事宜

TPB / A / TM-LTYT / 432 車輛流量評估

至：城市規劃委員會

本車場共有 28 個私家車位，我等預計經常停泊量

約為 70%即私家車 21 輛。

離開停車場預計流量

時 間		上午 7 時至 9 時前	上午 9 時至下午 5 時	下午 5 時至晚上 11 時
星 期				
1 至 6	車輛架次	預計有 6 架次	預計有 3 架次	預計有 3 架次
日 及 假期	車輛架次	預計有 3 架次	預計有 10 架次	預計有 8 架次

進入停車場預計流量

時 間		上午 7 時至 9 時前	上午 9 時至下午 5 時前	下午 5 時至晚上 11 時
星 期				
1 至 6	車輛架次	預計有 3 架次	預計有 3 架次	預計有 10 架次
日 及 假期	車輛架次	預計有 8 架次	預計有 10 架次	預計有 6 架次

以上為我等停車場預計車輛流量計評估。

獲授權代理人 黃新和 簽署

20-11-2022

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



A/TM-LTYY/432

09/01/2023 16:19

From:

To: mylwong@pland.gov.hk

2 attachments



p11.pdf



車輛流量評估09-01-2023.pdf

10. 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。

我等停車場早前已獲得批准(A/TM-LTYY/379)因疫情影響令至我等顧問公司負責人染疫未能依期申請延長履行附帶條件事宜，而渠務工程一直未能完成，主要原因係屯門民政署早前同意在我等停車場對開位置加建1條排水渠，我們一直等待其完成，因此令至我等關於渠務工程的附帶條件未能完成，現有關於渠務工程已完成，是次申請如獲批准，我等會即時展開渠務工程。而場內我等不會設置洗車服務及汽車維修服務，包括拆車事項，而鄰近的土地業權人同意我等加大停車場範圍，因此我等決定向貴會從新申請停車場，懇請貴會批准。

停車場每日24小時營業，星期日及公眾假期照常營業。

申請臨時公眾停車場事宜

TPB / A / TM-LTYT / 432 車輛流量評估

至：城市規劃委員會

本車場共有 28 個私家車位，我等預計經常停泊量

約為 70%即私家車 21 輛。

離開停車場預計流量

時 間		上午 7 時至 9 時前	上午 9 時至下午 5 時	下午 5 時至晚上 11 時
星 期				
1 至 6	車輛架次	預計有 6 架次	預計有 3 架次	預計有 3 架次
日 及 假期	車輛架次	預計有 3 架次	預計有 10 架次	預計有 8 架次

進入停車場預計流量

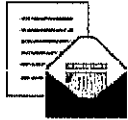
時 間		上午 7 時至 9 時前	上午 9 時至下午 5 時前	下午 5 時至晚上 11 時
星 期				
1 至 6	車輛架次	預計有 3 架次	預計有 3 架次	預計有 6 架次
日 及 假期	車輛架次	預計有 8 架次	預計有 10 架次	預計有 3 架次

以上為我等停車場預計車輛流量計評估。

獲授權代理人 黃新和 簽署

09 -01-2023

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



Fw: A/TM-LTYT/432
13/03/2023 14:51

From: tmylwdpo_pd/PLAND/HKSARG
To: Eva Ka Yan TAM/PLAND/HKSARG@PLAND
Cc: Alexander Weng Yip MAK/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND
Bcc: Queenie Wing Chiu CHOW/PLAND/HKSARG
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 13/03/2023 14:50 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 13/03/2023 14:13
Subject: FW: A/TM-LTYT/432

From: sun wo wong [REDACTED]
Sent: Monday, March 13, 2023 2:00 PM
To: 城規會秘書處 <tpbpd@pland.gov.hk>; ekytam@pland.gov.hk; mylwong@pland.gov.hk
Subject: A/TM-LTYT/432



回應運輸署的擬問13-03-2023.pdf (附件1)車輛出入示意圖 13-03-2023.pdf 車輛流量評估13-03-2023.pdf



車輛進出停車場模擬圖13-03-2023.pdf

申請臨時公眾停車場事宜

TPB / A / TM-LTYT / 432

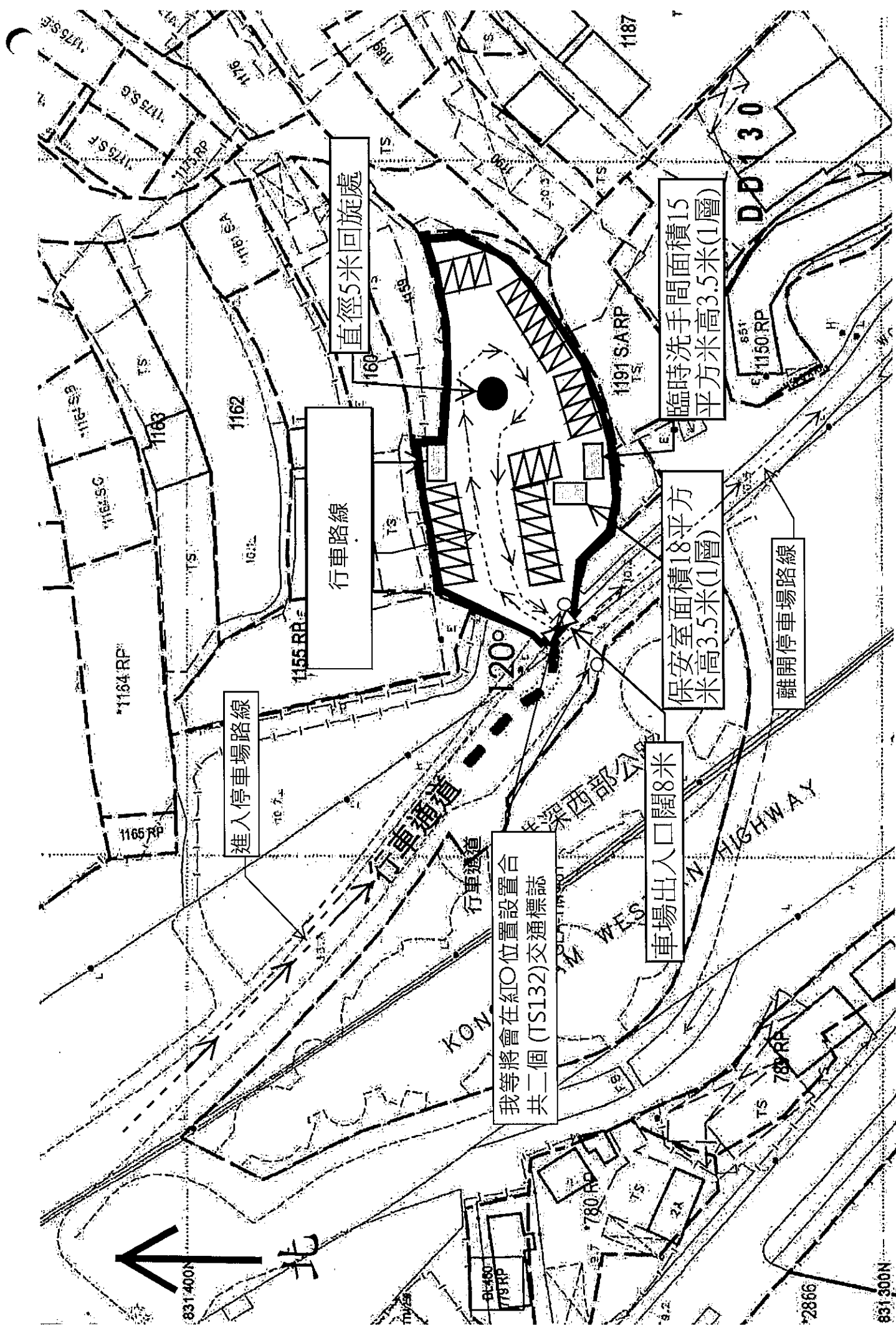
至：城市規劃委員會

早前收到貴會發來運輸署的提問我等現作出回應

1. 我等停車場的車輛只可由南行方向進入，離開時亦須向南行方向離開，我等會依照運輸署的建議在停車場對開的位置設置一個交通標誌(TS125)(請看附件 1)
2. 有關車輛進出車場出入口未能依照路政署要求建造，皆因民政事務署會在路口位置設置一段渠道，因此一直未能動工，現有渠道已完成，如獲批准我等會即時展開工作。
3. 有關車輛流量評估報告，因員工一時大意將舊文件錯誤發出，我等已從新造定新一份報告書，隨函一並交付貴署審議。
4. 我等隨函一並附上新一份車輛進出模擬圖給貴署審議。

獲授權代理人 黃新和 敬上

13 -03-2023



申請臨時公眾停車場事宜

TPB / A / TM-LTYT / 432 車輛流量評估

至：城市規劃委員會

本車場共有 28 個私家車位，我等預計經常停泊量

約為 85%即私家車 23 輛。

離開停車場預計流量

時間		上午 7 時至 9 時前	上午 9 時至下午 5 時	下午 5 時至晚上 11 時
星期				
1 至 6	車輛架次	預計有 10 架次	預計有 5 架次	預計有 5 架次
日 及 假期	車輛架次	預計有 8 架次	預計有 13 架次	預計有 6 架次

進入停車場預計流量

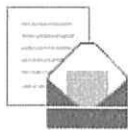
時間		上午 7 時至 9 時前	上午 9 時至下午 5 時前	下午 5 時至晚上 11 時
星期				
1 至 6	車輛架次	預計有 5 架次	預計有 5 架次	預計有 10 架次
日 及 假期	車輛架次	預計有 6 架次	預計有 13 架次	預計有 8 架次

以上為我等停車場預計車輛流量計評估。

獲授權代理人 黃新和 簽署

13 -03-2023

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Fw: A/TM-LTYT/432

21/03/2023 14:52

tmylwdpo_pd to: Eva Ka Yan TAM

Cc: Alexander Weng Yip MAK, Danny Hoi Hei NG

Bcc: Queenie Wing Chiu CHOW

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 21/03/2023 14:48 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 21/03/2023 13:59
Subject: FW: A/TM-LTYT/432

From: [REDACTED]

Sent: Tuesday, March 21, 2023 1:51 PM

To: ekytam@pland.gov.hk; 城規會秘書處 <tpbpd@pland.gov.hk>; dhng@pland.gov.hk

Subject: A/TM-LTYT/432



(附件1)車輛出入示意圖 21-03-2023.pdf 回應運輸署的擬問21-03-2023.pdf

申請臨時公眾停車場事宜

TPB / A / TM-LTYT / 432

至：城市規劃委員會

今早收到貴會發來運輸署的提問我等現作出回應

1. 我等現附上新的 1 份車輛進出模擬圖，離開時亦須向南行方向離開，我等會依照運輸署的建議在停車場內新位置加設一個交通標誌(TS32)(請看附件 1)代替在對面行人路的位置
2. 我等隨函一並附上新一份車輛進出模擬圖給貴署審議。

獲授權代理人 黃新和 敬上

21-03-2023

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



{In Archive} Fw: A/TM-LTYT/432

06/04/2023 16:27

From: tmylwdpo_pd/PLAND/HKSARG
To: Eva Ka Yan TAM/PLAND/HKSARG@PLAND
Cc: Alexander Weng Yip MAK/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND

File Ref:

Archive: This message is being viewed in an archive.

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 06/04/2023 16:27 -----

From: tpbpd/PLAND/HKSARG
To: tmylwdpo@pland.gov.hk
Cc: Kiff Kit Fu YIU/PLAND/HKSARG@PLAND
Date: 06/04/2023 16:17
Subject: Fw: A/TM-LTYT/432

----- Forwarded by tpbpd/PLAND/HKSARG on 06/04/2023 16:17 -----

From: [REDACTED]
To: 城規會秘書處 <tpbpd@pland.gov.hk>, mylwong@pland.gov.hk
Date: 06/04/2023 16:07
Subject: A/TM-LTYT/432



回應運輸署的擬問回應運輸署的擬問06-04-2023.pdf車輛進出及場內行車模擬圖.2.pdf

申請臨時公眾停車場事宜

TPB / A / TM-LTYT / 432

至：城市規劃委員會

今早收到貴會發來運輸署的提問我等現作出回應

1. 我等現附上新的 1 份車輛進出模擬圖，離開時亦須向南行方向離開，我等會依照運輸署的建議在停車場內新位置加設一個交通標誌(TS32)(請看附件 1)代替在對面行人路的位置
2. 我等隨函一並附上新一份車輛進出模擬圖給貴署審議。

獲授權代理人 黃新和 敬上

06-04-2023

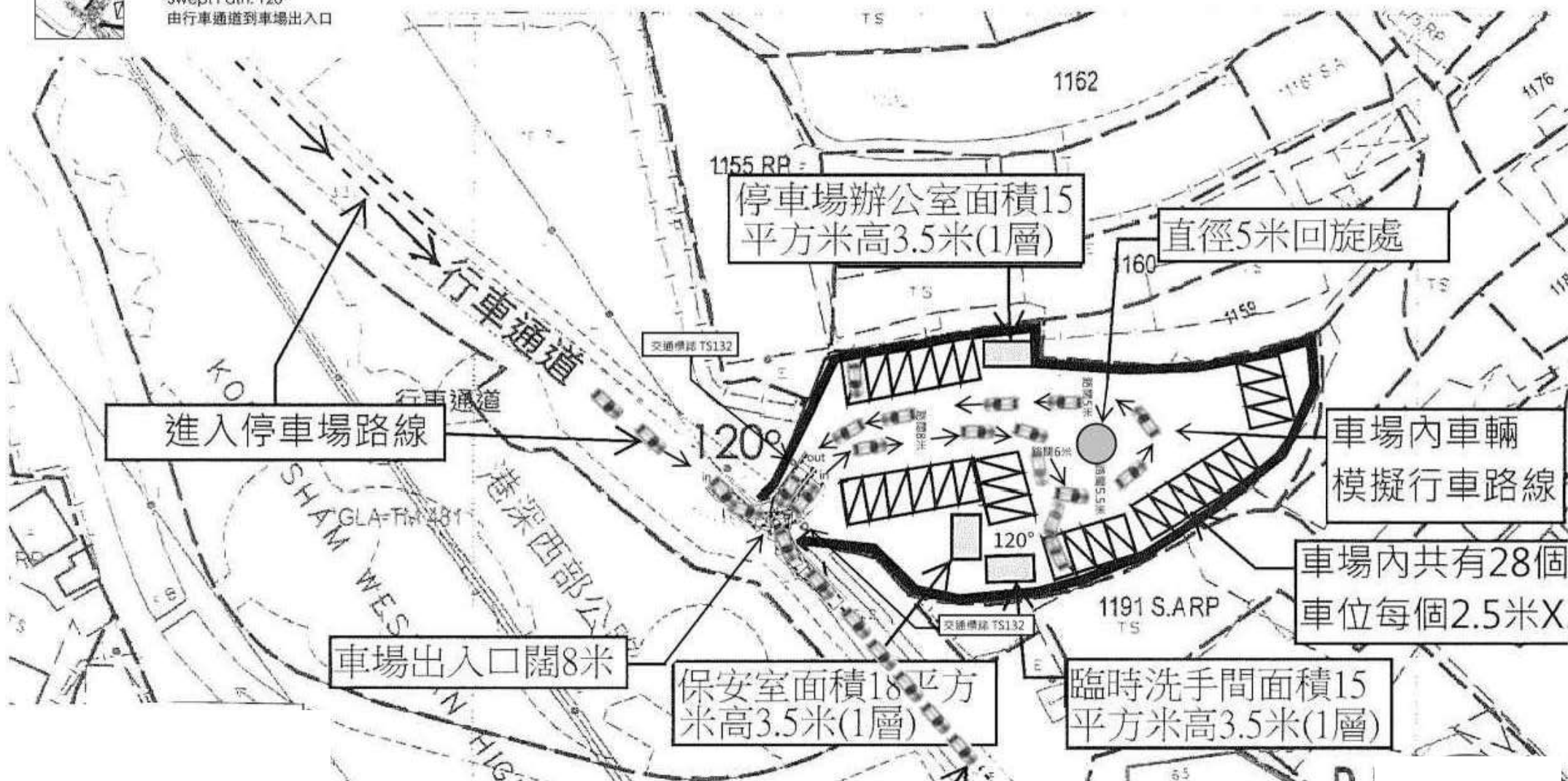
LEGENDS (圖例):



Light Good Vehicles (輕型客貨車)
Width (闊): 2,009mm
Length (長): 4,905mm
Height (高): 1,873mm



Swept Path: 120°
由行車通道到車場出入口





Re: Application No. A/TM-LTY/432 - FI Received on 27.4.2023 - Departmental
Comments 27/04/2023 15:45

From: [REDACTED]

To: dhhng@pland.gov.hk, 城規會秘書處 <tpbpd@pland.gov.hk>, mylwong@pland.gov.hk

File Ref:

History:

This message has been forwarded.

1 Attachment



車輛出入示意圖27-04-2023-1.pdf

此郵件係取代今日下午3:01分交付貴會的電郵文件

sun wo wong [REDACTED] 於 2023年4月27日 週四 下午3:18寫道：

此郵件係取代今日下午1:35分交付貴會的電郵文件

<dhhng@pland.gov.hk> 於 2023年4月27日 週四 下午3:01寫道：

Dear Mr. WONG,

Application No. A/TM-LTY/432 under s.16 of the Town Planning Ordinance

- Further Information (FI) Received on 27.4.2023 -

As per your request, please find the following comments on the captioned application regarding the FI submission.

Should you wish to submit further information in response to the above, please do so preferably as soon as possible in writing to Secretary of the Town Planning Board (Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with a copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32A on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Alternatively, you can request the TPB to defer the consideration of the application in order to allow more time to prepare the further information. For details, please refer to the TPB Guidelines No. 33A on Deferment of Decision on Representations, Comments, Further Representations and Applications. Both guidelines could be retrieved from the TPB website:
<http://www.info.gov.hk/tpb/en/forms/guideline.html>.

Regards,

Danny NG

for District Planning Officer/Tuen Mun and Yuen Long West
Planning Department

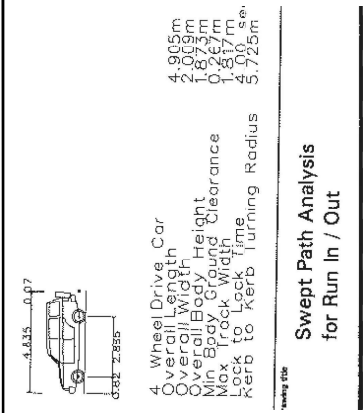
Tel: 2158 6201

REF.	DESCRIPTION	DATE
REV.	FIRST SUBMISSION	April 2023

PROJECT:	TEMPORARY CARPARK APPLICATION AT
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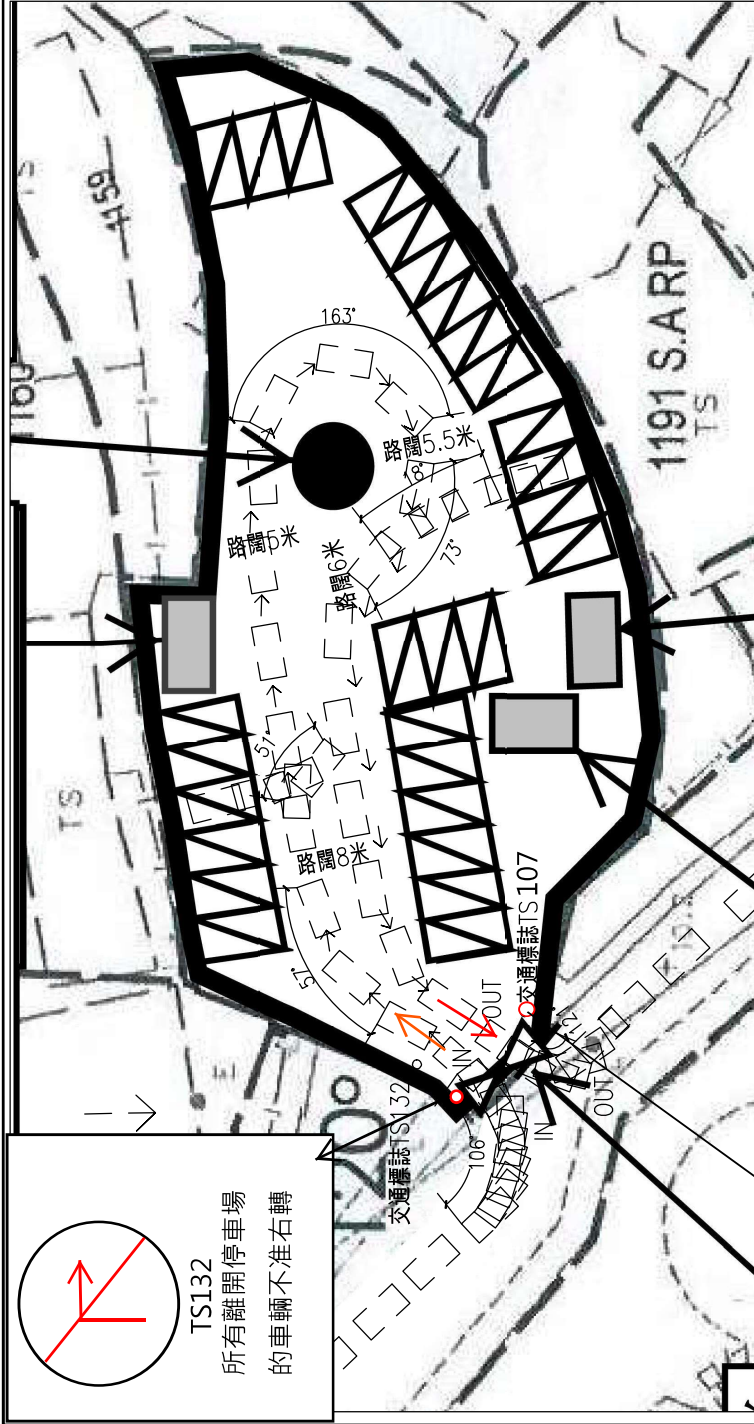
DRAWING TITLE:	(附件1)車輛出入示意图
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DRAWN: SM	DATE: April 2023
SCALE: As Shown	
DWG. NO.: GB-001	
JOB. NO.: TD-001	



Swept Path Analysis for Run In / Out

PART PLAN SCALE: 1:300



Previous Applications Covering the Application Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration</u>
1	A/TM-LTY Y/379	Temporary Public Vehicle Park (Private Cars Only) with Ancillary Office for a Period of 3 Years	13.12.2019 [Revoked on 13.1.2022]
2	A/TM-LTY Y/380	Proposed Temporary Shop and Services (Pet Supplies and Food Shop) for a Period of 3 Years	13.12.2019 [Revoked on 13.3.2021]

Government Departments' General Comments

1. Building Matters

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

There is no record of approval by the Building Authority (BA) for the structures existing at the application site and Buildings Department is not in a position to offer comments on their suitability for the use related to the application.

2. Traffic

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

No comment on the application.

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

No adverse comment on the application.

3. Environmental

Comments of Director Environmental Protection (DEP):

- there was no environmental complaint pertaining to the Site received in the past three years; and
- no objection to the application.

4. Drainage

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

- he has no objection in principle to the application from public drainage point of view; and
- should the application be approved, a condition should be included to request the applicant to submit, implement and maintain a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.

5. Fire Safety

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

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

6. Landscape

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

With reference to the site photographs, the Site is currently fenced off and in operation for vehicle parking use and paved with artificial turf and concrete. The Site is in an area of rural fringe landscape character composed of village houses, temporary structures and scattered tree groups. Significant change to the landscape character arising from the application is not anticipated.

7. District Officer's Comments

Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

No specific comments on the application.

8. Long Term Development

Comments of the Project Team Leader, Housing Projects Unit, Civil Engineering Office, Civil Engineering and Development Department (PTL/Housing, CEDD):

An engineering feasibility study (EFS) for site formation and infrastructure works for the proposed public housing development at Nai Wai, Tuen Mun is being carried out.

9. Other Departments' Comments

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

- Project Manager (West), CEDD (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) the permission is given to the use(s) and development under application. It does not condone any other use(s) and development which currently exist on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use(s) and development not covered by the permission;
- (e) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site falls within a portion of Lots Nos 1156 RP (Part), 1157 (Part) and 1158 all in D.D. 130 (“the Lots”) and adjoining Government Land (GL). The Lots are Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) The Site is accessible via a strip of GL leading from the Wong Kong Wai Road. No approval has been given for use of the said land for access or any other purpose. Her office does not carry out maintenance works for the said road nor guarantee that right-of-way will be given to the Site;
 - (iii) The lot owner is required to apply to her office for a Short Term Waiver to permit erection of the proposed structures on the Lots. However, there is no guarantee that the application will be approved. 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, rent, and the respective deposits and administration fees etc;
 - (iv) Site inspection revealed that unauthorised structures were erected on the subject site. The layout of existing structures does not entirely tally with the proposal; and
 - (v) notwithstanding the above, her office reserves the right to take lease enforcement actions and land control actions as considered appropriate against any unauthorized

erection/extensions/alternations of the structures erected within the subject lots and illegal occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structure is found erected without prior approval given by her office or in case of any unauthorized occupation of GL;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW,HyD) that:
 - (i) the proposed access arrangement of the Site from Wong Kong Wai Road should be commented and approved by the Transport Department (TD);
 - (ii) if the access arrangement is agreed by TD, the applicant should construct a run in/out at the access point at Wong Kong Wai Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
 - (iii) the proposed access from the Site to Wong Kong Wei Road is not and will not be maintained by HyD; and
 - (iv) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of Commissioner of Transport (C for T) that to erect barrier or alike adjacent to its run-in/ out to ensure vehicles can only access the Site via the proposed run-in/out;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” (“COP”) issued by the Environmental Protection Department; and
 - (ii) Sewage arising from the subject site should be directed to nearby public sewer. 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 Authorized Person;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that in regards to the drainage proposal that:
 - (i) the applicant should refer to the guidelines as specified in “Technical Note to prepare a Drainage Submission”;
 - (ii) the alignment of the proposed 300mm pipe appears to be in conflict with an existing 4400mm x 1450mm stormwater box culvert of DSD;

- (iii) precast concrete pipes should generally be used for stormwater connections;
 - (iv) presumably it is the intent of applicant to make drainage connection to existing drainage channel adjacent to the proposed site. According to his record, the existing channel is not maintained by DSD. In this regard, the applicant should be reminded to consult the relevant authorities/lot owners as appropriate;
 - (v) details of the proposed u-channel and catchpits (e.g. invert levels) and how it would be connected to the existing drainage system should be clarified and clearly shown on the drawing;
 - (vi) the applicant should state clearly whether the existing u-channel and catchpit(s), if any, would be removed, modified or retained. Should the above existing drainage system be used as part of the proposed drainage network, the applicant should ensure their working conditions are satisfactory. In this case, record such as photographs and plans showing these drains shall be provided;
 - (vii) peripheral drainage channels should be provided to intercept the surface runoff from the uphill catchment so as to avoid the Site from overland flow influence;
 - (viii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For any works to be carried out outside his lot boundary, the applicant should consult DLO/TM and seek consent from relevant lot owners before commencement of the drainage works;
 - (ix) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; and
 - (x) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
- (j) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant is advised on the following points:
- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans.
 - (iii) However, 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;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if any existing structures are erected on the leased land without approval of the Buildings Authority (BA) (not being a New Territories Exempted House (NTEH), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW 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 UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under BO;
 - (iv) if the proposed use under the application is subject to issuance of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as maybe imposed by the licensing authority;
 - (v) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 of the Building (Planning) Regulations (B(P)R);
 - (vi) 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
 - (vii) Detailed comments under the BO will be provided at the building plan submission stage; and
- (l) to note the comments of the Project Team Leader/Housing, Civil Engineering and Development Department (PTL/Housing, CEDD) that the Site might be subject to land resumption for the implementation of the proposed public housing development at Nai Wai, Tuen Mun which might take place at any time before the expiry of the temporary planning permission. The applicant is advised not to carry out any substantial works in view of the proposed public housing development.

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

參考編號

Reference Number:

220805-151707-27046

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

05/08/2022 15:17:07

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTYT/432

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

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



A/TM-LTTY/432 DD 130 Wong Kong Wai Road
22/08/2022 03:29

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/TM-LTTY/432

Lots 1156 RP (Part), 1157 (Part) and 1158 (Part) in D.D.130 and Adjoining
Government Land, Wong Kong Wai Road, Lam Tei

Site area: About 1,122sq.m Includes Government Land of about 60sq.m

Zoning: "Res (Group C)"

Applied use: 28 Vehicle Parking

Dear TPB Members,

This parking lot has gone through a series of applications and is expanding.

379 APPROVED 13 Dec 2019 SIX extensions of time. Members should question if
conditions were eventually fulfilled as the lots are close to residential developments
and what are the prospects of the lots being used for residential.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 27 August 2019 1:34 AM CST
Subject: A/TM-LTTY/379 DD 130 Wong Kong Wai Road

A/TM-LTTY/379

Lots 1156 RP (Part), 1157 (Part) and 1158 (Part) in D.D.130 and Adjoining
Government Land, Wong Kong Wai Road, Lam Tei,

Site area : About 763m² Includes Government Land of about 41m²

Zoning "Res (Group C)"

Applied Use : 19 Vehicle Parking

Dear TPB Members,

This application appears to be to legitimize ongoing brownfield use of the site that
looks more like container storage.

There are a number of parking spaces within the village and no residential compound nearby.

Application should be rejected in order to encourage site owner to amalgamate lots with others and commence development of residences in line with the zoning intention.

Mary Mulvihill

From:

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

Date: Sunday, 28 April 2019 4:12 AM CST

Subject: A/TM-LTYT/369 DD 130 Wong Kong Wai Road

A/TM-LTYT/369

Lots 1156 RP (Part), 1157 (Part) and 1158 in D.D. 130 and Adjoining Government Land, Wong Kong Wai Road, Lam Tei

Site area : 960m² Includes Government Land of about 35.5m²

Zoning : "Res (Group C)"

Applied Use : 23 Vehicle Parking

Dear TPB Members,

The site is paved over and has obviously been used as brownfield for some time. Looks like open storage for excavation for construction machines.

That 40sqmts per vehicles would be devoted to parking a single car is highly unlikely so the application is presumably to legitimize the open storage.

Meanwhile a Res C site that could be used to address the housing shortage we keep hearing about is not fulfilling its intended planning intention.

Mary Mulvihill

From:

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

Date: Tuesday, 29 January 2019 2:53 AM CST

Subject: A/TM-LTYT/365 DD 130 Wong Kong Wai Road

A/TM-LTTY/365 WITHDRAWN

Lots 1156 RP (Part), 1157 (Part) and 1158 in D.D. 130, Wong Kong Wai Road,
Lam Tei

Site area : 960m²

Zoning : "Res (Group C)"

Applied Use : 14 Vehicle Parking plus car washing

Dear TPB Members,

Another application to legitimize long term brownfield use as described in notes.

At grade parking is most inefficient use of scarce land resources and must be phased out. In this case more than 50sqmts per vehicle, the size of a two bedroomed family unit. The 'car washing' element is releasing toxins into soil intended for residential use.

TPB members should recognize the part they have been playing a role in the proliferation of brownfield sites and degradation of the countryside via their far too liberal approval of that most inefficient land use, at grade parking. Vehicles should be parked underground, in custom built high rise towers or on the ground floor of 2,100sqft Net houses or villa developments. .

If parking is indeed required it should be provided in stacked facilities, see attached, thereby freeing up land for other uses. This is obviously an ongoing commercial activity. Please question TD on the ramifications with regard to guidelines and the requisite permit for such uses. Is the revenue being taxed?

As land owners and government departments are reluctant to move forward then TPB should provide impetus by rejecting these plans.

Mary Mulvihill

From:

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

Date: Sunday, 9 July 2017 1:37 AM CST

Subject: A/TM-LTTY/338 Wong Kong Wai Road

A/TM-LTTY/338 WITHDRAWN

Lots 1156 RP (Part), 1157 (Part) and 1158 (Part) in D.D. 130, Wong Kong Wai Road, Lam Tei, Tuen Mun

Site area : 789 m²

Zoning : "Res (Group C)"

Applied Use : 33 Vehicle Park

Dear TPB Members,

Apart from being an inappropriate use of land zoned for residential, these car parks are a most inefficient land use and should not be encouraged.

Car parking should be accommodated underground or in purpose built high rise facilities with industrial lifts and other amenities.

Approval would set an undesirable precedent of inappropriate land use and the creation of brownfield sites for what are often shady activities.

Moreover when will parking operators in NT be encouraged to follow the example of the mainland and provide stack parking facilities, see attached image. This would save a lot of valuable land resources.

Mary Mulvihill