

**Previous Applications Covering the Application Site**

**Approved Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Use/Development</u></b>	<b><u>Date of Consideration</u></b>
1	A/TM-LTYYY/230	Temporary Public Vehicle Park (for Private Cars) for a Period of 3 Years	24.2.2012 [Revoked on 24.10.2013]
2	A/TM-LTYYY/294	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	17.4.2015 [Revoked on 17.7.2015]
3	A/TM-LTYYY/306	Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	10.6.2016
4	A/TM-LTYYY/349	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	4.5.2018
5	A/TM-LTYYY/399	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.8.2020 [Revoked on 21.1.2023]

**Government Departments' General Comments**

**1. Lands Matters**

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- the Site falls within a portion of Lot 827 RP in D.D. 130 ("the Lot"). The Lot is an Old Schedule Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the Site is accessible only via a strip of Government land adjoining Fuk Hang Tsuen Road. Her office does not carry out maintenance works for the said Government land nor has granted any right-of-way over the Government land to the Site; and
- her advisory comments are in Appendix IV.

**2. Building Matters**

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

- no adverse comment on the application; and
- there is no record of approval by the Building Authority (BA) for the structures existing at the application site and BD is not in a position to offer comments on their suitability for the use related to the application.

**3. Traffic**

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

- no adverse comment on the application;

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

- no adverse comment on the application.

**4. Environmental**

Comments of Director Environmental Protection (DEP):

- no objection to the application; and
- there has been no environmental complaint concerning the Site received in the past three years.

**5. Drainage**

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

- no objection in principle to the proposed development from a drainage point of view, and no adverse comment on the submitted drainage proposal; and

- should the application be approved, a condition should be included to request the applicant to maintain the drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.

## **6. 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.

## **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. Other Departments' Comments**

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), CEDD (PM(W), CEDD);
- Commissioner of Police (C of P);
- Director of Electrical and Mechanical Services (DEMS); and
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

**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) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) 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. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered;
  - (ii) two porches are found within the Site. A piece of Government land adjoining the western end of the Lot was occupied for car parking use. No permission has been given for the erection of the said structures with the Site nor the occupation of the adjoining Government land; and
  - (iii) 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;
- (c) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW,HyD) that the Site is located adjoining with his office’s Contract No. HY/2022/05 – Widening of Fuk Hang Tsuen Road (Between Castle Peak Road – Lam Tei and Fuk Hang Tsuen Lane);

- (e) 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;
- (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;
- (g) 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) presumably it is the intent of the applicant to make drainage connection to public drainage to discharge runoff from the proposed site. According to his office records, there is no DSD maintained facility in the vicinity of the proposed site. In this regard, the applicant should be reminded to identify such public drainage and consult, as appropriate, the relevant authorities/owners of the existing drainage for consent of the connection works;
  - (iii) 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 owner before commencement of the drainage works;
  - (iv) 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
  - (v) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installation (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;

- (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (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 or referral from relevant licensing authority respectively;
- (i) 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.

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

參考編號

Reference Number:

221104-154912-24644

提交限期

Deadline for submission:

22/11/2022

提交日期及時間

Date and time of submission:

04/11/2022 15:49:12

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTYT/442

「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。



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

221121-161118-85296

**Reference Number:****提交限期**

22/11/2022

**Deadline for submission:****提交日期及時間**

21/11/2022 16:11:18

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

A/TM-LTTY/442

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

先生 Mr. Lam Ka Hing

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

反對，住屋過於密集，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、生活質數及生態環境。

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



**A/TM-LTY/442 DD 130 Fuk Hang Tsuen**  
22/11/2022 02:55

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

Dear TPB Members,

Application 349 approved in 2018 logged one extension of time and then applicant filed 399. Approved in Aug 2020.

Conditions have never been fulfilled. Members should question why in over 4 years conditions remain unfulfilled.

Mary Mulvihill

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 17 June 2020 1:47 AM CST  
**Subject:** A/TM-LTY/399 DD 130 Fuk Hang Tsuen

Dear TPB Members,

No doubt PlanD will trot out the same old line it has used for almost a decade to justify brownfield use of Res zoned land :

"Whilst the applied development was not entirely in line with the planning intention of the "Residential (Group C)" ("R(C)") zone, the development could provide car parking spaces to serve any such demand in the area. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the zone." ....

But now in view of the recent JR **HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions.

*Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered ."*

So what is THE PLAN for the district and the Res zoning? We keep hearing about the shortage of land for housing while appropriately zoned sites are used for parking vehicles. There is another large parking area close by and if villagers have cars they should open up a room on the ground floor of their palatial, by HK standards, 2,100sq.ft homes..

Members should press for details and timelines. Why is NT carpeted with land use inefficient facilities? The ease with which rolling over brownfield applications without question has become the normal is one of the reasons why so many long promised developments are stalled.

Mary Mulvihill

**From:**

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

**Sent:** Thursday, April 12, 2018 2:20:54 AM

**Subject:** A/TM-LTTY/349 DD 130 Fuk Hang Tsuen

A/TM-LTTY/349

Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun

Site area : About 1,303m<sup>2</sup>

Zoning : "Res Group C"

Applied Use : 30 Vehicle Parking

Dear TPB Members,

It is time to review this most inefficient form of land use, or abuse being a better term. Now that humans are forced to live in nano flats it is no longer tolerable that hundreds of hectares of land be devoted to parking vehicles. In this case 40sqmts per vehicle, twice times the size of many residential units on the market. How about providing temporary container homes on the site?

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. It would delay the development of homes.

Mary Mulvihill

3/ 2022年10月2日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 24 OCT 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

A/TM-LTY/442

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](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](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

3/10

220 2480 27/8 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-LT44/442
	Date Received 收到日期	24 OCT 2022

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

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
To Kin Chung (陶建聰)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, New Territories
(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 1,303 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than 194 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 194 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group C)' ('R(C)')
(f) Current use(s) 現時用途	Public vehicle park for private car  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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) 取得土地擁有人同意所採取的合理步驟

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

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
28/9/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 29/9/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 (Private Cars only) for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... 1,109 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... 194 .....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 ..... Nil .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... Not more than 194 .....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... Not more than 194 .....sq.m <input 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: Portable toilet (Not exceeding 3m, 1 storey), ..... Structure 2: Rain shelter (Not exceeding 3.5m, 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 ..... 30 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 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)) Fuk Hang Tsuen Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(c) 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 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)		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"/>
	..... .....		

	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)
.....	
.....	
.....	
.....	
.....	

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition            許可並沒有任何附帶條件         </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions            申請人已履行全部附帶條件         </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):            申請人仍未履行下列附帶條件：           <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> </div> <div>           Reason(s) for non-compliance:            仍未履行的原因：           <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> </div> <div>           (Please use separate sheets if the space above is insufficient)            (如以上空間不足，請另頁說明)         </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>

**7. Justifications 理由**

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

1. The proposed development is in line with the planning intention of the 'Residential (Group C)' ("R(C)") zone which is primarily for the convenience of the nearby residents
2. Insufficient supply to meet exigent parking demand in Fuk Hang Tsuen.
3. Public vehicle park (excluding container trailer) is a column two use in 'R(C)' zone.
4. The application site is subject to five previous planning permissions No. A/TM-LTTY/230, 294, 306, 349 & 399 approved for exactly the same use as the applied use of the current application.
5. The applicant has complied with all the planning conditions except the implementation of FSI proposal which will be complied with shortly and the implementation of run-in/out proposal. There is an electric pole erected on the location for the relocation of run-in/out so that CLP is applying permit to relocate the said electric pole. The applicant will implement the run-in/out immediately after the relocation of CLP's electric pole.
7. The proposed development will be manned within the operation hours so that it could well protect the vehicles as well as the properties within the vehicle for the car owners.
8. Minimal traffic impact.
9. Insignificant noise and environmental impacts as demonstrated by the actual operation of the site since 2012.
10. The applicant has provide trees and surface U-channel at the application site.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. No light goods vehicle, medium goods vehicle, heavy goods vehicle and container tractor/trailer will allow to access/park at the application site.
13. The proposed development is compatible with the surrounding environment.

**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

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

Patrick Tsui

Consultant

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

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

專業資格

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

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

29/9/2022

(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。

<b>Gist of Application 申請摘要</b> (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	Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, New Territories
Site area 地盤面積	1,303 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/11
Zoning 地帶	'Residential (Group C)' ('R(C)')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years

(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	194 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.15 <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	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3-3.5	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	14.89 % <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		30
	Private Car Parking Spaces 私家車車位 30 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

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

**Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T.**

## **Annex 1 Estimated Traffic Generation**

A survey was conducted on 28 September 2022 (Wednesday) for the actual traffic generated and attracted by the proposed public car park at the application site at the peak hour.

Use	Size	Traffic Generation Rate at Peak Hours (pcu/hr)		Traffic Attraction Rate at Peak Hours (pcu/hr)	
		AM	PM	AM	PM
Temporary Open Public Vehicle Park (Private Car Only) at Lot 827 (Part) in D.D.130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T. A/TM-LTYT/349)	1,303m <sup>2</sup>	12	5	6	9
Average Traffic Generation Rate (pcu/hr)		0.67			
Average Traffic Attraction Rate (pcu/hr)		0.6			
Total Traffic Generation and Attraction by the Proposed Development at Peak Hours		17 (AM) 15 (PM)			

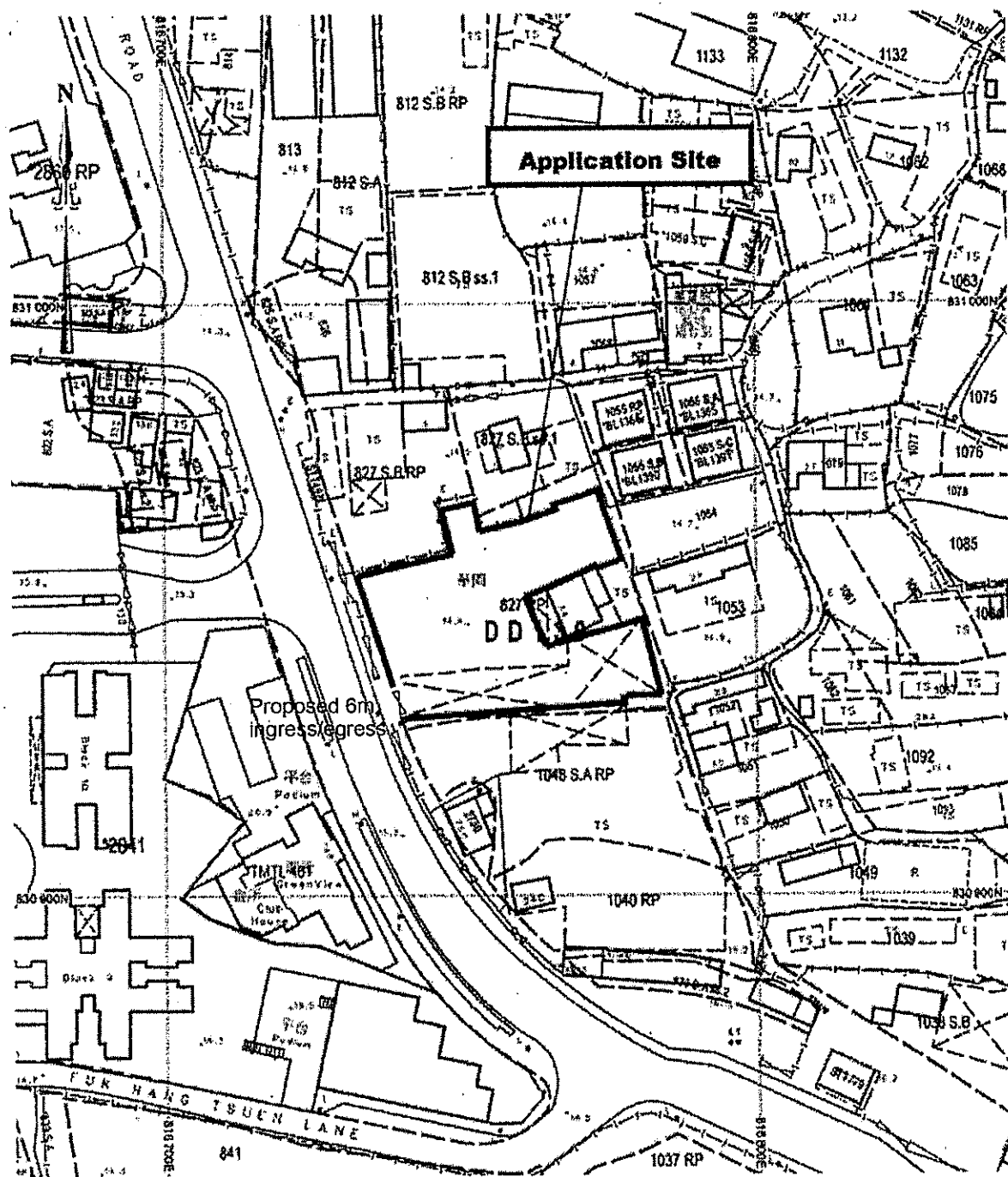
It is noted that the estimated total traffic flow by the proposed development is about 17 and 15 pcu/hr in AM and PM respectively. The proposed public car park would not generate adverse traffic impact to the surrounding road network.

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



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

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



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 2 Years at Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T.

Drawing Title 圖名:

Application Site

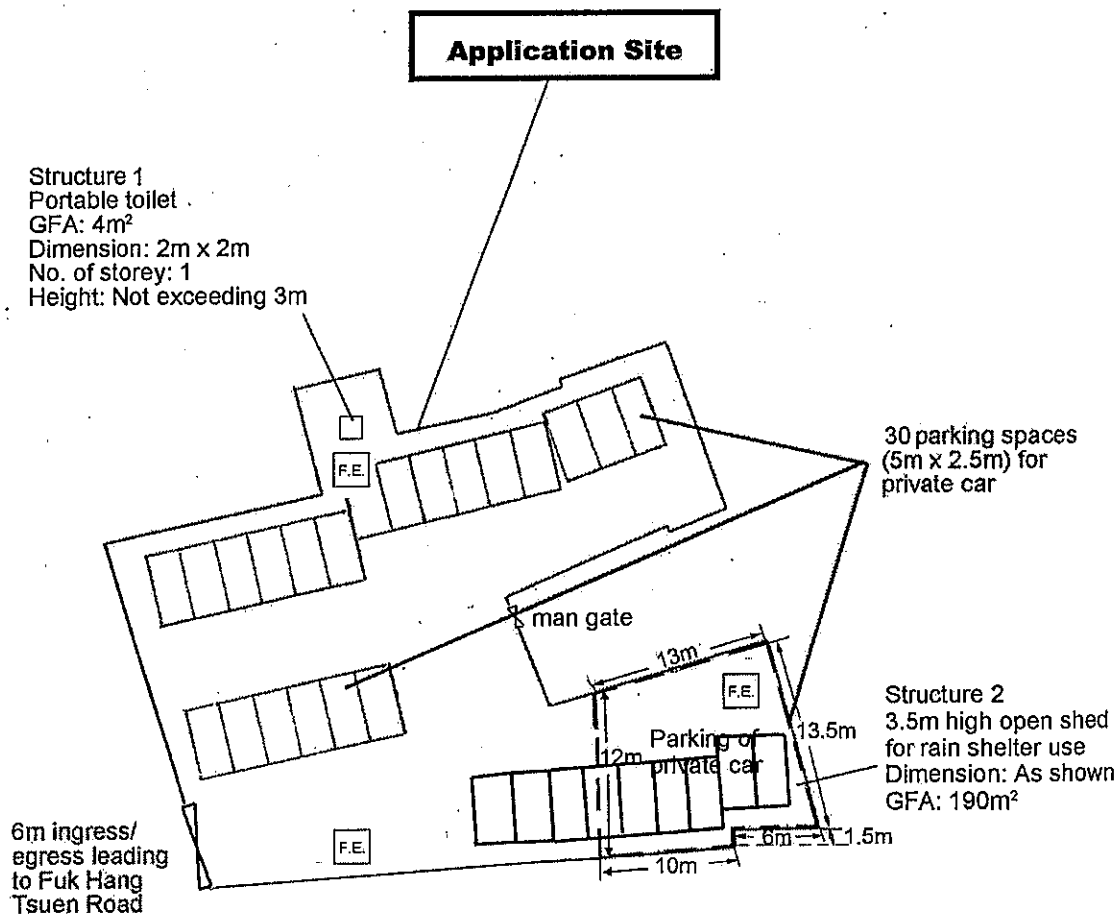
Drawing No. 圖號:

Figure 1

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 Lot 827 RP  
(Part) in D.D. 130, Fuk Hang  
Tsuen, Lam Tei, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Fire Service  
Installations Plan

Drawing No. 圖號:

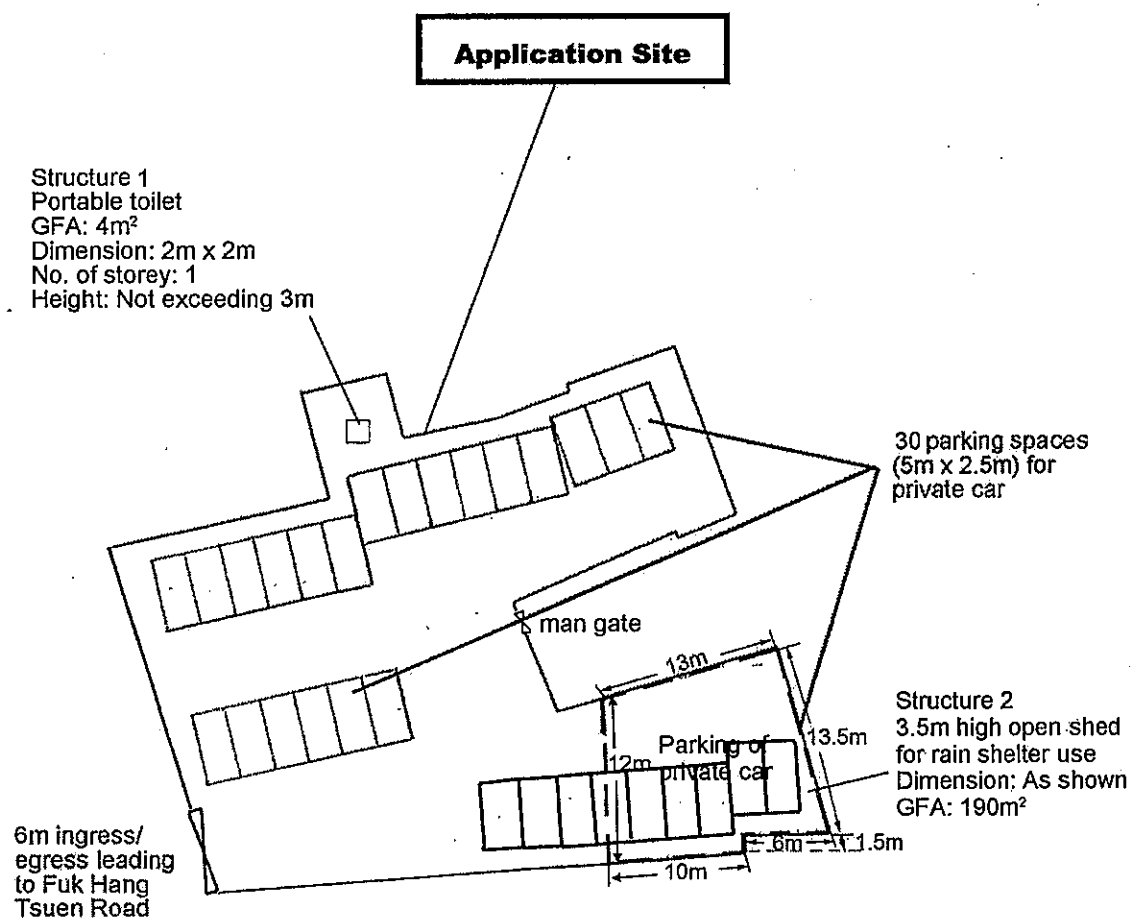
Figure 2

Remarks 備註:

F.E. 5kg carbon dioxide  
fire extinguisher

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Public  
Vehicle Park for Private Car for a  
Period of 3 Years at Lot 827 RP  
(Part) in D.D. 130, Fuk Hang  
Tsuen, Lam Tei, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

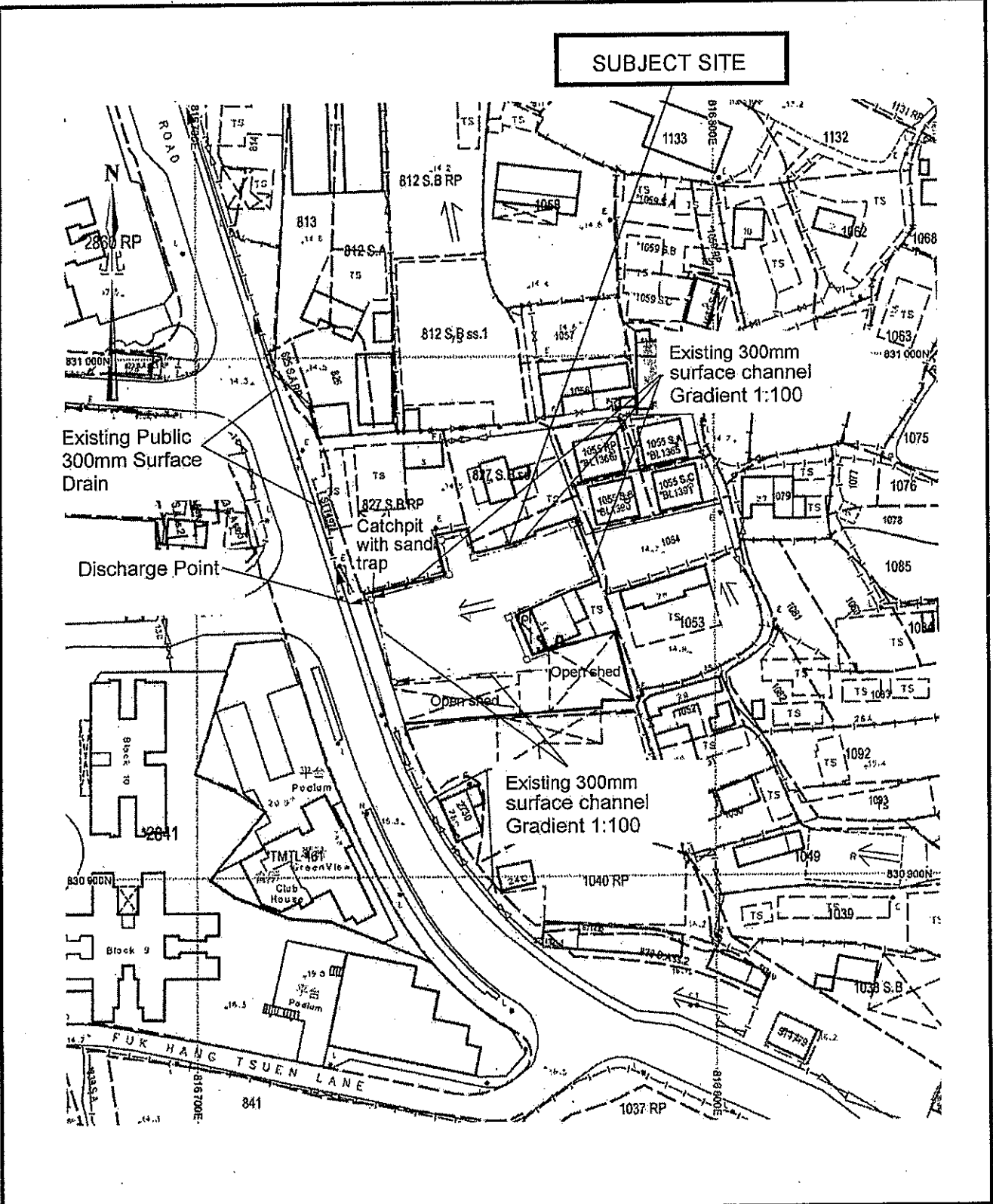
Drawing No. 圖號:

Figure 3

Scale 比例:

1:500

# SUBJECT SITE



Proposed Temporary Public Vehicle Park for Private Car for a Period of 2 Years at Lot 827RP(Part) and Adjoining Government Land in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T.

## As-built Drainage Plan

Figure 4

☐ Proposed Catchpit

<sup>†</sup><sub>14.9</sub> Level

1:1000

Date: 1 December 2022

TPB Ref.: A/TM-LTYT/442

By Email

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

Dear Sir,

**Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years at Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T.**

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
It is observed that the current parking arrangement is different from the layout plan attached in your application, that there are more than 30 private car parking spaces. Please clarify.	The applicant confirm that he will follow the proposed layout plan strictly and only 30 parking spaces for private car will be provided at the application site.
As there are currently more parking spaces provided in the subject site, please review the traffic impact, including the estimated traffic generation, due to the surplus parking provision.	The applicant confirm that he will follow the proposed layout plan strictly and only 30 parking spaces for private car will be provided at the application site.
The existing run-in/out is adjacent to the future pedestrian crossing which will be constructed under Fuk Hang Tsuen Road widening project, which is undesirable for pedestrian safety. Please review the run-in/out arrangement.	The existing run-in/out will be shifted to the southern direction as shown in the attached proposed layout plan. (Figure 1) There is an electric pole at the proposed run-in/out so that the applicant has liaised with CLP Power to relocate the electric pole before he can shift the run-in/out to the south.
It is observed that the "left turn" traffic sign (which is required by approval condition (f) of the application no. A/TM/LTYT/399) is oriented incorrectly. It should be facing the traffic exiting from the subject site, but not facing the traffic on Fuk Hang Tsuen Road. Besides, the traffic sign should be indicated in the layout plan.	Noted and the applicant will provide the "left turn" traffic sign facing the traffic exiting from the subject site. Please see the attached plan (Figure 3) showing the location of the traffic sign in the layout plan.

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

Yours faithfully,

  
[REDACTED]



c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Eva TAM) –  
By Email





N



**Application Site**

Structure 1  
Portable toilet  
GFA: 4m<sup>2</sup>  
Dimension: 2m x 2m  
No. of storey: 1  
Height: Not exceeding 3m

30 parking spaces  
(5m x 2.5m) for  
private car

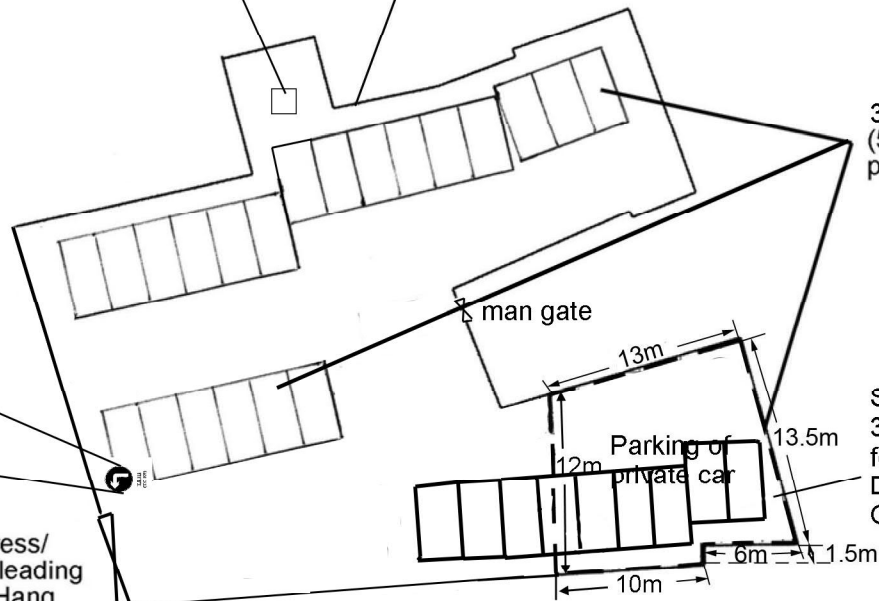
1 man gate

Structure 2  
3.5m high open shed  
for rain shelter use  
Dimension: As shown  
GFA: 190m<sup>2</sup>

6m ingress/  
egress leading  
to Fuk Hang  
Tsuen Road



180° TURN



Project 項目名稱:

Proposed Temporary Public  
Vehicle Park for Private Car for a  
Period of 3 Years at Lot 827 RP  
(Part) in D.D. 130, Fuk Hang  
Tsuen, Lam Tei, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:500

Date: 13 December 2022

TPB Ref.: A/TM-LTYT/442

By Email

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

Dear Sir,

**Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years at Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T.**

Our response to the further comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
It is noted that the applicant will shift the existing run-in/out southwards and an existing electric pole in front of the new proposed run-in/out will be relocated. The applicant is required to erect barrier fences or alike adjacent to the new run-in/out so that the vehicles can only access the PVP via the new run-in/out. Other than that, I have no other comments.	Noted. The applicant would erect barrier fences/site hoarding adjacent to the new run-in/out so that the vehicles can only access the PVP via the new run-in/out.

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

Yours faithfully,

  
  
[REDACTED]

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Eva TAM) –  
By Email

Date: 14 December 2022

TPB Ref.: A/TM-LTYT/442

By Email

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

Dear Sir,

**Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years at Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T.**

The applicant confirms that no vehicle repair, dismantling, car beauty, car washing or workshop activity will be carried out at the application site.

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

Yours faithfully,

  
[REDACTED]



c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Eva TAM) –  
By Email

Date: 23 February 2023

TPB Ref.: A/TM-LTYT/442

By Email

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

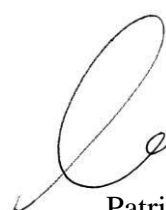
Dear Sir,

**Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years at Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T.**

The letter from CLP to Transport Department for submission of temporary traffic management plan in order to relocate the LV cable laying related to the CLP's pole outside the application site is attached for your consideration.

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

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Eva TAM) –  
By Email

07 November, 2022

Transport Department  
Urban (Kln.) & NT Regional Office  
7th & 8th Floors  
Mongkok Government Offices  
30 Luen Wan Street, Mongkok  
Kowloon

Attn : Mr. CHAN Li San

Our Ref : NRTM2021-0809-01

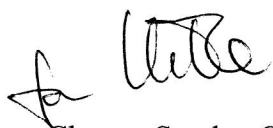
Dear Sir,

**Temporary Traffic Management at Fuk Hang Tsuen Road**  
**Plan Ref : NRTM2021-0809-01**  
**Permit ID No. : 1307136**

In order to facilitate our LV Cable Laying at Fuk Hang Tsuen Road, we would like to submit the temporary traffic management plan for your comment and approval. Details of work are shown on the attached drawing NRTM2021-0809-01. The traffic arrangement will be restored back to normal upon the completion of work.

Should you require any further information, please feel free to contact our Traffic Consultant- [REDACTED]

Yours faithfully,  
For and on behalf of  
CLP Power Hong Kong Limited



Cheung Stanley Chung Yiu  
for Senior Manager - Resources Programming (North Region)