

This document is received on **23 AUG 2023**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

2302197

9.8.2023

by post

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-LTYT/462
	Date Received 收到日期	23 AUG 2023

- 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)

TO WAI KIT 陶偉傑

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界屯門藍地屯門新村丈量約份第130約地段 678號(部份)、682號(部份)、683號(部份)、686號(部份)
(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 1882 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 22.3 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	藍地亦園分區計劃大綱核准圖編號 S/TM-LTYT/12
(e) Land use zone(s) involved 涉及的土地用途地帶	「鄉村式發展」 "Village Type Development"
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"
已通知 名「現行土地擁有人」。

Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上述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)*
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 21/08/2023 (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 21/08/2023 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時公眾停車場 (私家車、輕型貨車) 為期三年 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期間	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1859.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	22.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	22.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	22.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) B 1 , B 2 單層結構高度不超過三米，SITE OFFICE	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	34
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	3
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間

星期一至星期日及公眾假期, 每日凌晨00:00

點至晚上24:00點; 二十四小時營運

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

由於屯門藍地屯門新村村內及村外的車位都嚴重非常不足，以及周邊飲食商店發展蓬勃，尤其週末、過時過節的日子，外來車輛駛入本村村內隨處亂泊，影響緊急車輛通道，導致影響本村村民日常生活，本人現正向規劃署申請合法臨時公眾停車場。
 ...以上申請不會對本村造成不良影響，例如：周邊環境、安全、治安、樹木、去水、.....

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

TO, WAI KIT

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
代表

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

Date 日期

05/08/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界屯門藍地屯門新村丈量約份第130約地段678 (部份) 、682 (部份) 、683 (部份) 、686 (部份)
Site area 地盤面積	1882 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/TM-LTTY/12 APPROVED LAM TEI & YICK YUEN OUTLINE ZONING PLAN NO.
Zoning 地帶	鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時公眾停車場 (私家車及輕型貨車)

(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	22.30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.00 m 米 <input checked="" 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	1 % <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		34 3
	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) <hr/> <hr/>		
	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) <hr/> <hr/>		

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

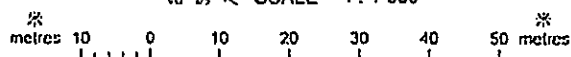
地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags_S00000114234_0001

District Survey Office : Lands Information Center

Date : 06-Jul-2023

Reference No. : 6-NW-218

香港特別行政區政府 — 版權所有

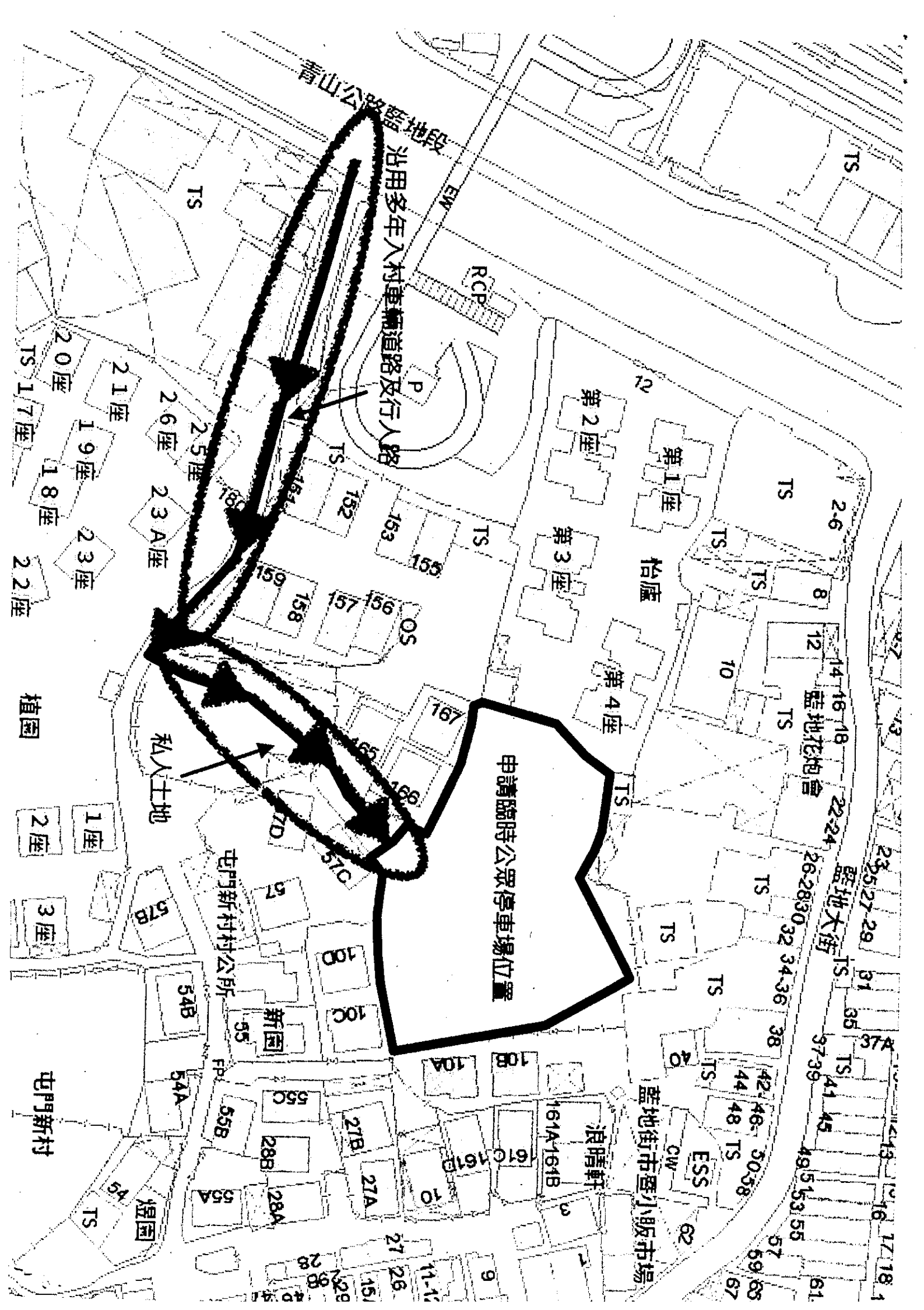
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SMO-P01

20230706145800 10

物業說明：本地段索引圖在其背景的地形圖上顯示了各種永久和短期持有的土地的四條界線。這些土地包括私人地段、政府地段、短期租約批地，以及其他作特殊用途的土地。請注意：(1)本索引圖上的資料會不時更新而不作事先通知；(2)索引圖的更新或含延誤於有關資料的實際處理；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，或與政府土地測繪師的意見。免責說明：如因使用本地段索引圖，或因所依賴的本索引圖資料出現錯誤、遺漏、過時或有誤差而導致任何損失或損害，政府概不承擔任何法律責任。

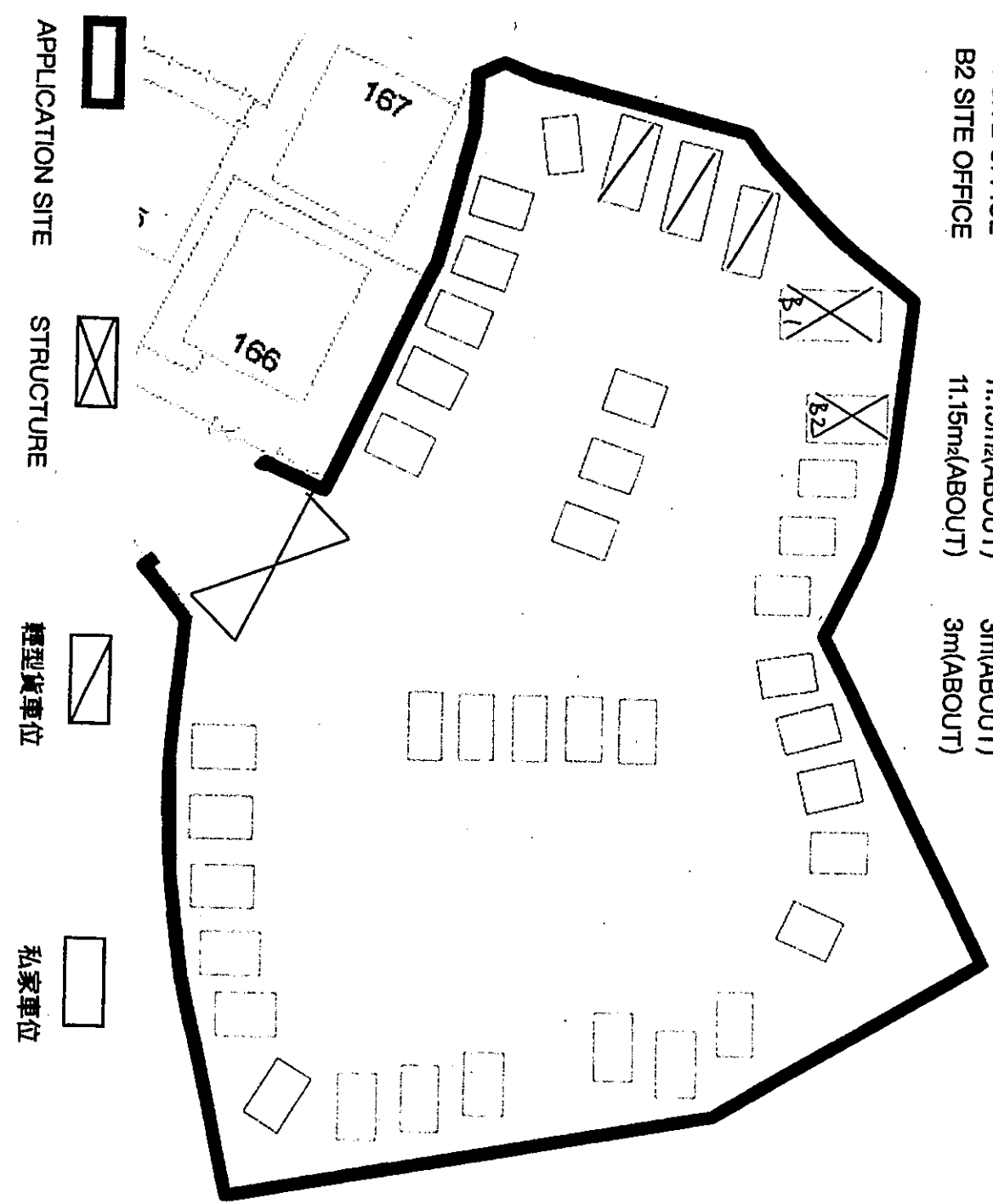
Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



STRUCTURE USE
B1 SITE OFFICE
B2 SITE OFFICE

COVERED
11.15m₂(ABOUT)
11.15m₂(ABOUT)

BUILDING HEIGHT
3m(ABOUT)
3m(ABOUT)



申請地點
DD130 的多個地段
新界屯門藍地
屯門新村

項目
臨時公眾停車場
私家車 及 輕型貨車
為期三年

日期
03-08-2023



GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Your Ref.: A/TM-LTTY/462

Our Ref.: P23045/TL23448

20 October 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

S.16 Application for

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle)

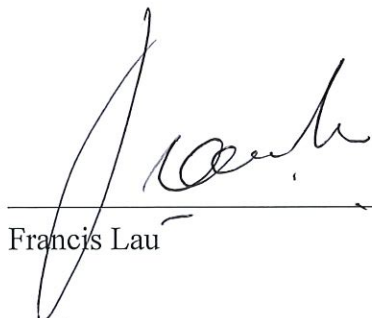
for a Period of 3 Years

Lots 678 (Part), 682 (Part), 683 (Part) and 686 (Part) in D.D. 130,

Tuen Mun San Tsuen, Lam Tei, Tuen Mun, New Territories

We would like to inform you that we, Goldrich Planners and Surveyors Limited, are authorized by the applicant to follow-up the captioned application. We attach an authorization letter for your reference.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

授權書

新界屯門藍地屯門新村丈量約份第 130 約
地段第 678 號(部分)、第 682 號(部分)、
第 683 號(部分)及第 686 號(部分)

第 16 條規劃申請編號：A/TM-LTY/462

本人陶偉傑為上述地段第 16 條規劃申請人。
現授權金潤規劃測量師行有限公司代表向城市規
劃委員會、規劃署、地政署及其他有關部門處理
上述第 16 條規劃申請及有關事宜。

簽署：_____

姓名：_____ 陶偉傑

身份證號碼：_____

日期：_____ 16-10-2023

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/TM-LTYT/462

Our Ref.: P23045/TL23592

27 December 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S.16 Application

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle)

for a Period of 3 Years

Lots 678 (Part), 682 (Part), 683 (Part) and 686 (Part) in D.D. 130,

Tuen Mun San Tsuen, Lam Tei, Tuen Mun, New Territories

We would like to further information to respond to the comments from Transport Department for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

Comments from the Transport Department dated 26.9.2023

Contact Person: Mr. Chan, Tel: 2399 2426

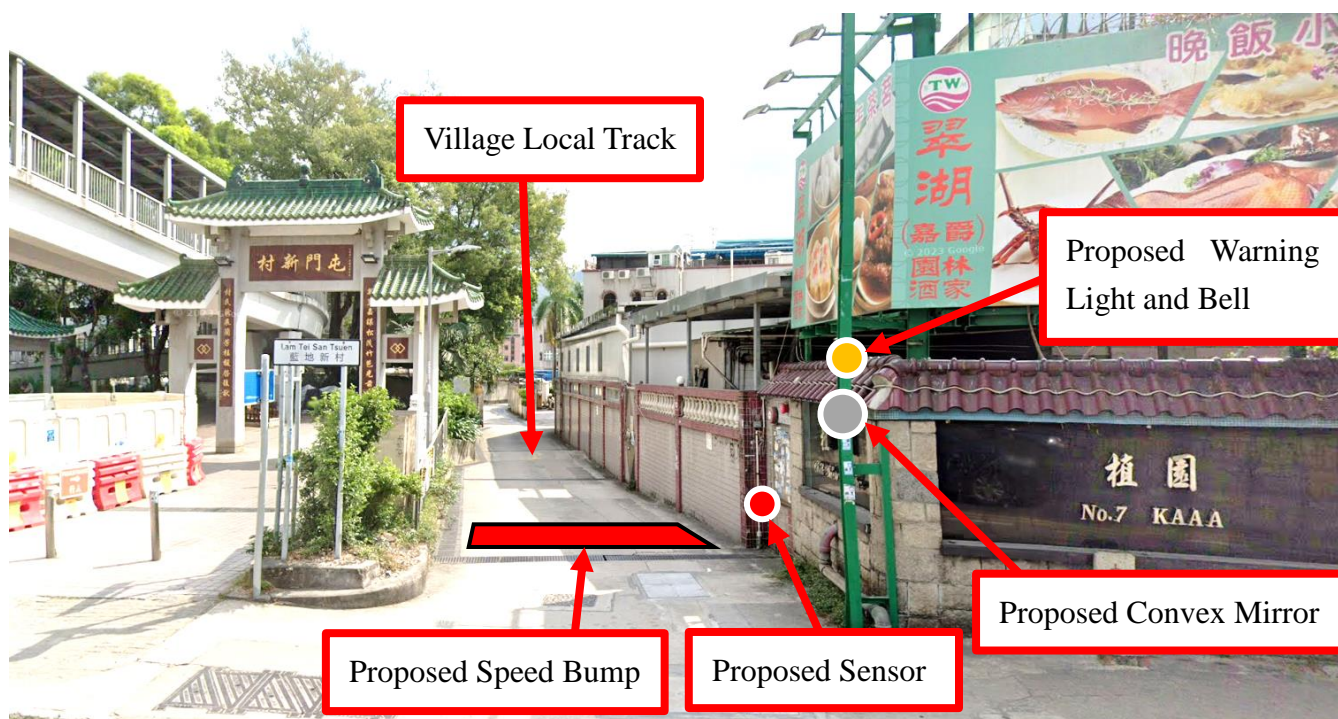
	Comments	Responses
d.	Please advise the sizes of each PC and LGV parking spaces to be provided.	Please refer to Layout Plan (Plan 1) for details.
e.	Please clarify the width of vehicular access of the proposed site	Please refer to the plan showing the width access road to the subject site (Plan 2) for details.
f.	It is noted that a manoeuvring space is reserved in the open area of the proposed site. Please ensure that no queuing and / or waiting of motor vehicles from the site onto the local village road and Castle Peak Road - Lam Tei would occur and no motor vehicles shall be permitted to reverse into and out of the site onto Castle Peak Road - Lam Tei.	The site has enough space for manoeuvring and accommodate the vehicles. No queuing and / or waiting of motor vehicles from the site onto the local village road and Castle Peak Road - Lam Tei would occur. No motor vehicles will be allowed to reverse into and out of the site onto Castle Peak Road - Lam Tei.
g.	Please supplement the swept paths showing the private cars and light goods vehicles (i) entering the site from and leaving the site to Castle Peak Road - Lam Tei via the local village road; (ii) manoeuvring within the internal access of the site; and (iii) entering and leaving the parking spaces.	The width of the bottleneck is sufficient for private cars and light goods vehicles to enter the application site. Please refer to the attached photograph and Swept Path Analysis (Plan 3.1 to 3.8) for details.

h.	<p>It is noted that the existing run-in/out at the footpath of Castle Peak Road - Lam Tei will be used to access to the proposed site. Apart from the swept path analysis stated in (g)(i) above, please also substantiate with visibility assessment as frequent driving in/out at the existing run-in/out is anticipated. In particular, this Office received a 1823 complaint in February 2023, in which the complainant raised concern on the safety hazard to pedestrians due to vehicles frequent entering and leaving the local village road, and the sight line at the existing run-in/out was impaired by the existing planters and roadside facilities.</p>	<p>Mitigation measures will be implemented at the intersection of Castle Peak Road - Lam Tei and the local track. These proposed safety enhancement measures (e.g. convex mirrors, speed bump, sensor and warning light and bell) will be implemented at the local access road and the wall surface of a private premises which is outside the public road/footpath managed by the Transport Department.</p> <p>Please refer to the attached photograph and the plan showing the cautionary measures at the intersection Castle Peak Road - Lam Tei and Local Track (Plan 4) for details.</p>
i.	<p>Please advise the trip generation and attraction of the proposed site. Please justify the proposed site will not bring any adverse traffic impact to the adjacent road network, in particular the local village road is a narrow access without any passing bays and is the only access road serving the nearby community.</p>	<p>Please refer to the attached table showing the expected trip generation and attraction rate for details. About half (19 numbers) are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays. It is anticipated that the traffic impact to the adjacent road network is insignificant.</p>
j.	<p>Please clarify if the parking spaces will be charged at a monthly or hourly basis. If the parking spaces will be charged hourly, the anticipated trip generation and attraction rate will be higher.</p>	<p>The parking spaces will be charged at a monthly basis. The car owners are local villagers.</p>

Photograph showing the bottleneck near the application site



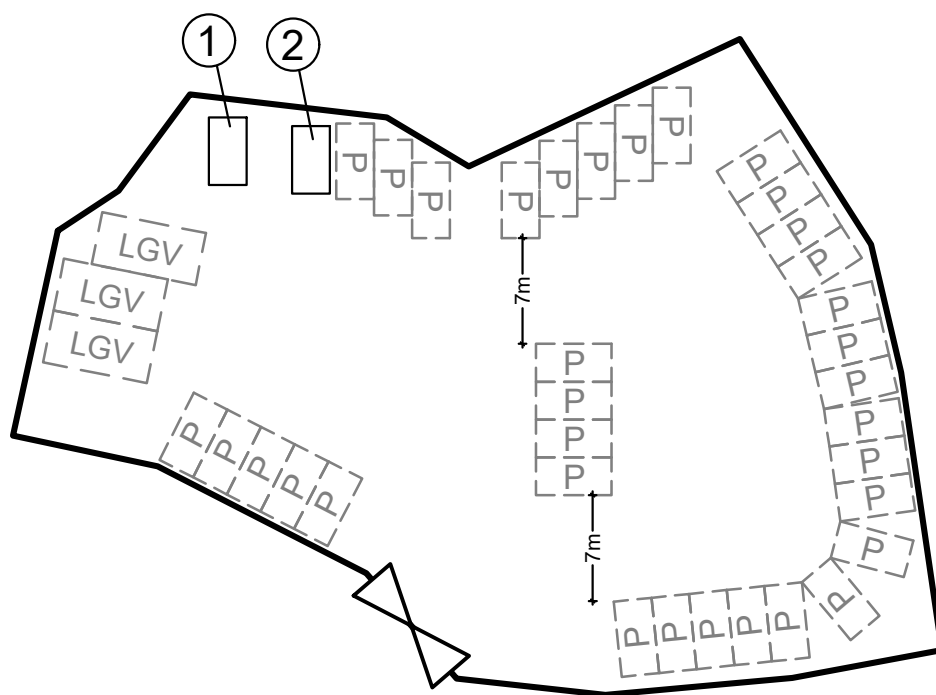
Photograph showing the proposed mitigation measures



These mitigation measures will be implemented at the local access road and the wall surface of a private premises which is outside the public road/footpath managed by the Transport Department.

Table showing the expected Trip Generation and Attraction rate:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
21:00-07:00	0	0	0	0
07:00-08:00	2	1	0	0
08:00-09:00	2	1	0	0
09:00-10:00	2	0	0	0
10:00-11:00	1	0	0	0
11:00-12:00	1	0	2	0
12:00-13:00	2	0	2	0
13:00-14:00	2	0	2	0
14:00-15:00	0	0	1	0
15:00-16:00	1	0	1	0
16:00-17:00	0	0	2	0
17:00-18:00	1	0	2	0
18:00-19:00	1	0	2	1
19:00-20:00	1	0	2	1
20:00-21:00	0	0	0	0
Sub-Total:	<u>16</u>	<u>2</u>	<u>16</u>	<u>2</u>
Total:	<u>18</u>		<u>18</u>	



Legend

[LGV] Parking space for light goods vehicle
(7m (L) x 3.5m (W))

[P] Parking space for private cars
(5m (L) x 2.5m (W))

⋈ Vehicular Ingress / Egress

No.	Uses	Floor Area (about)	Covered Area (about)	No. of Storeys	Height
1	Ancillary Office	11.15 m ²	11.15 m ²	1	3m
2	Ancillary Office	11.15 m ²	11.15 m ²	1	3m
Total		<u>22.3 m²</u>	<u>22.3 m²</u>		

1:500

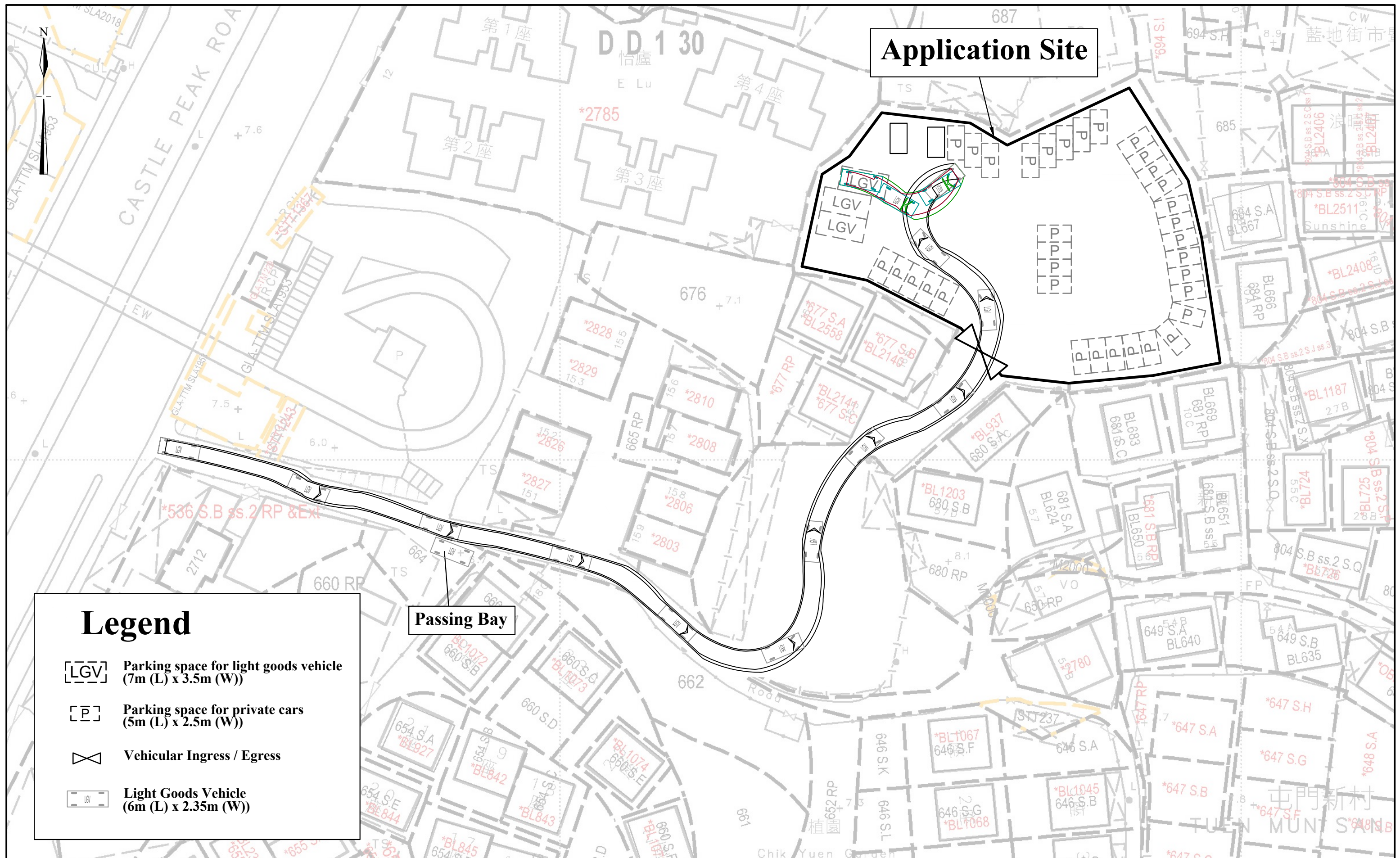
Layout Plan

**Goldrich Planners &
Surveyors Ltd.**


November 2023

**Lots 678(part), 682(part), 683(part)
and 686(part) in D.D. 130
Tuen Mun, New Territories**

**Plan 1
(P 23045)**



Legend

- [LGV] Parking space for light goods vehicle
(7m (L) x 3.5m (W))
- [P] Parking space for private cars
(5m (L) x 2.5m (W))
- ⌞⌟ Vehicular Ingress / Egress
-  Light Goods Vehicle
(6m (L) x 2.35m (W))

1:500 (A3)

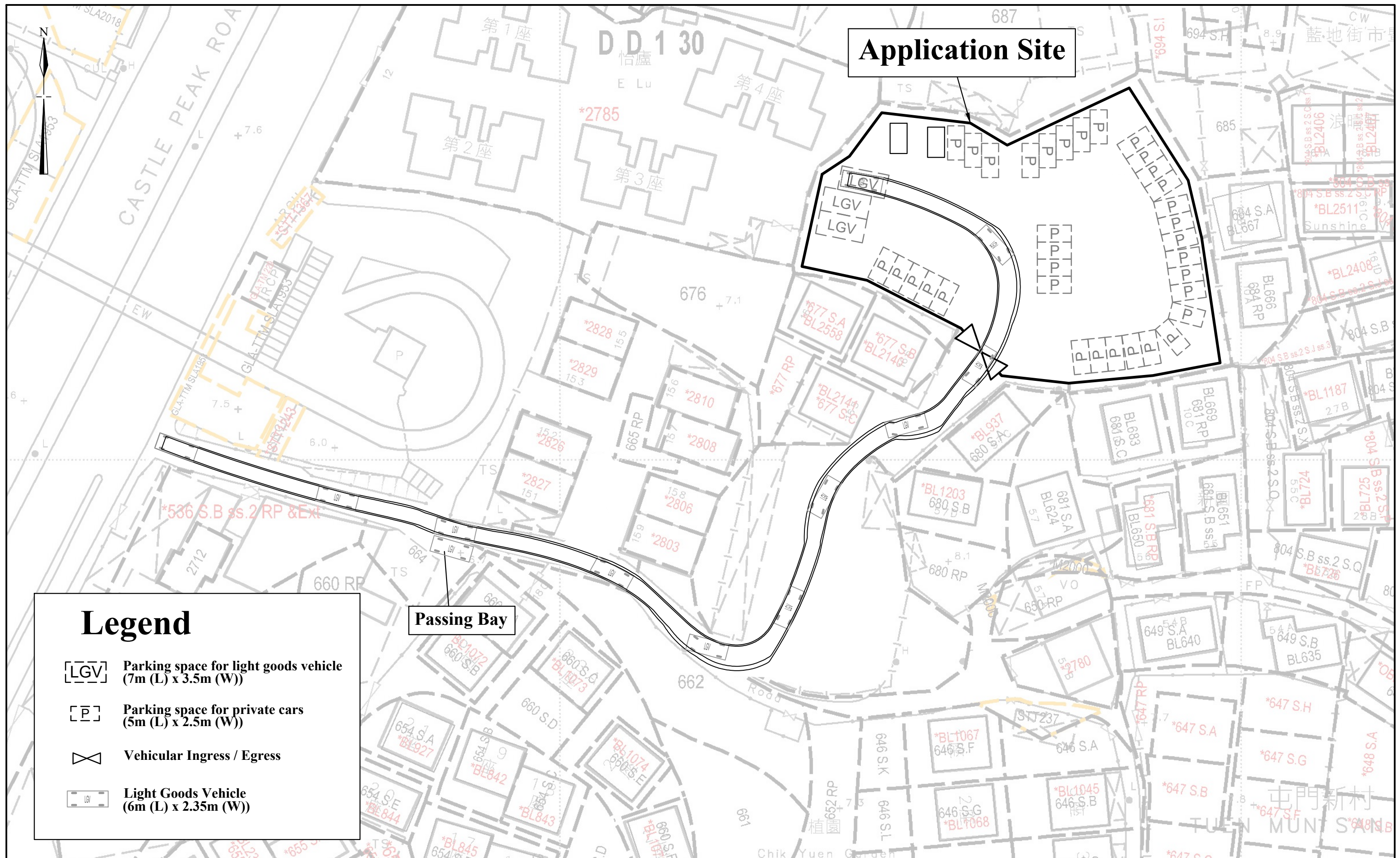
November 2023

Swept Path Analysis - Vehicle In

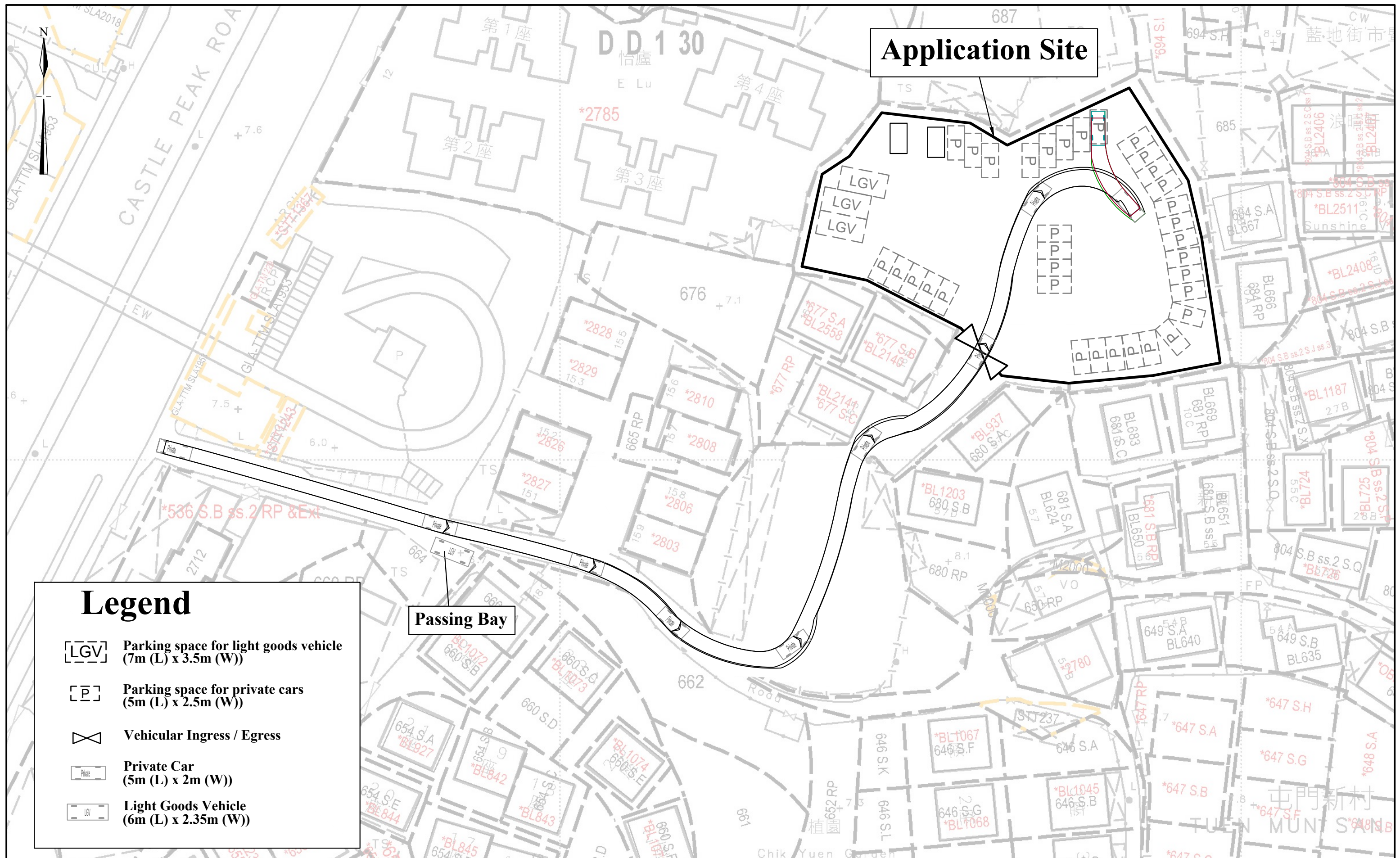
Lots 678(part), 682(part), 683(part) and 686(part) in D.D. 130
Tuen Mun, New Territories

Goldrich Planners &
Surveyors Ltd.






Plan 3.1
(P 23045)



1:500 (A3)	Swept Path Analysis - Vehicle Out Lots 678(part), 682(part), 683(part) and 686(part) in D.D. 130 Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
November 2023		Plan 3.2 (P 23045)



Legend

-  Parking space for light goods vehicle
(7m (L) x 3.5m (W))
-  Parking space for private cars
(5m (L) x 2.5m (W))
-  Vehicular Ingress / Egress
-  Private Car
(5m (L) x 2m (W))
-  Light Goods Vehicle
(6m (L) x 2.35m (W))

1:500 (A3)

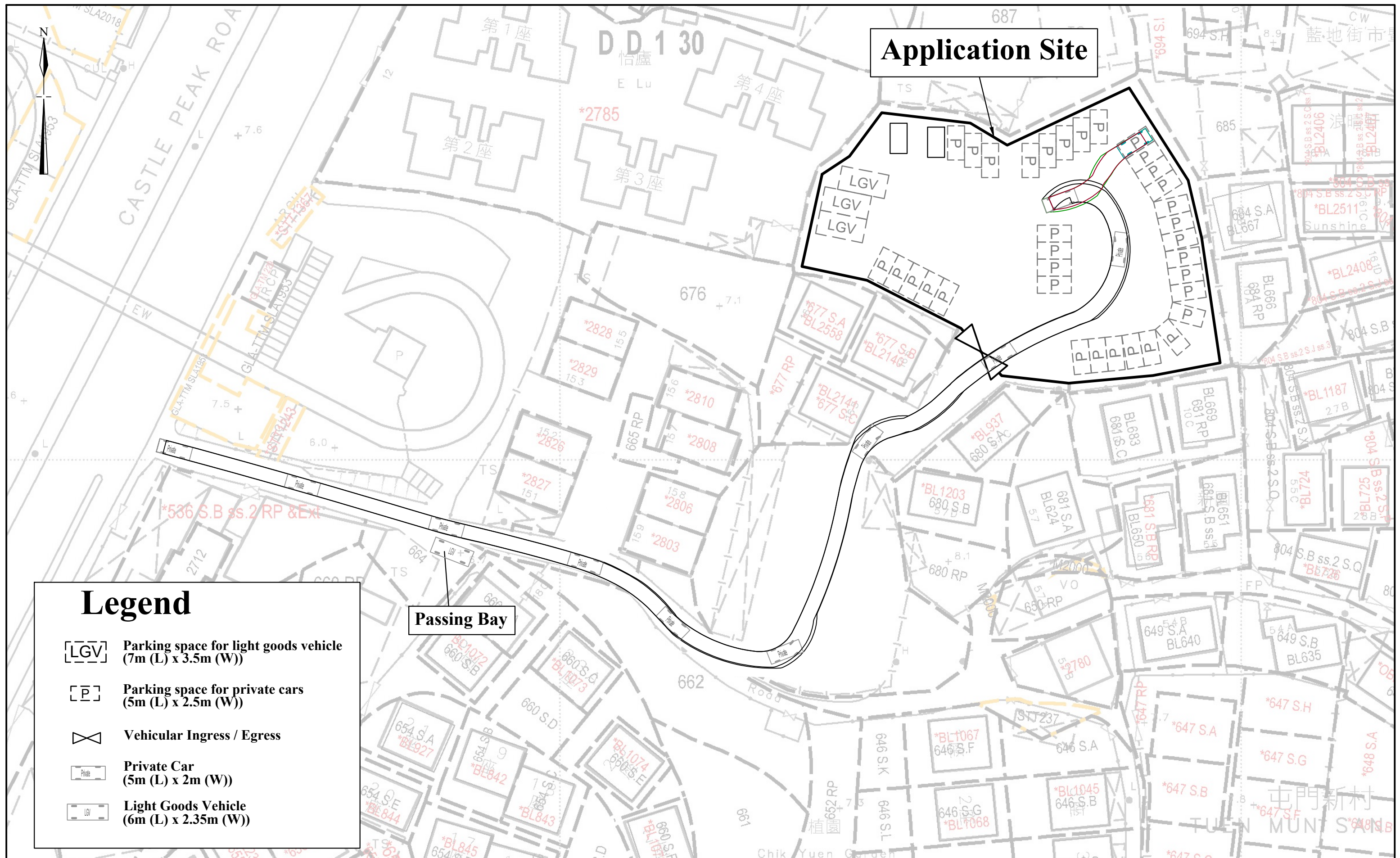
November 2023

Swept Path Analysis - Vehicle In






Lots 678(part), 682(part), 683(part) and 686(part) in D.D. 130
Tuen Mun, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3.3
(P 23045)



Legend

-  Parking space for light goods vehicle
(7m (L) x 3.5m (W))
-  Parking space for private cars
(5m (L) x 2.5m (W))
-  Vehicular Ingress / Egress
-  Private Car
(5m (L) x 2m (W))
-  Light Goods Vehicle
(6m (L) x 2.35m (W))

Passing Bay

1:500 (A3)

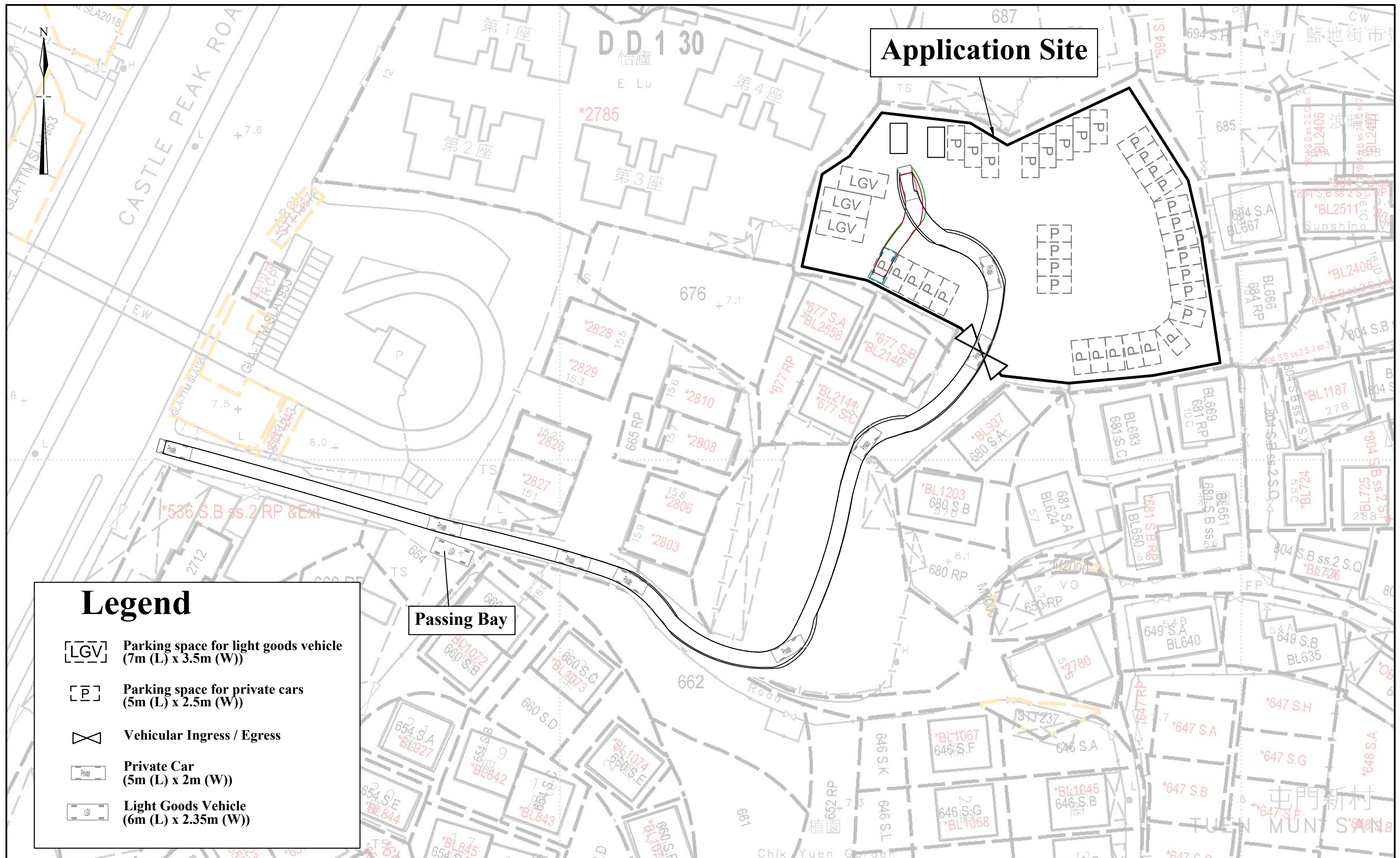
November 2023

Swept Path Analysis - Vehicle In






Lots 678(part), 682(part), 683(part) and 686(part) in D.D. 130
Tuen Mun, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3.5
(P 23045)



Legend

-  Parking space for light goods vehicle (7m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Vehicular Ingress / Egress
-  Private Car (5m (L) x 2m (W))
-  Light Goods Vehicle (6m (L) x 2.35m (W))

Passing Bay

1:500 (A3)

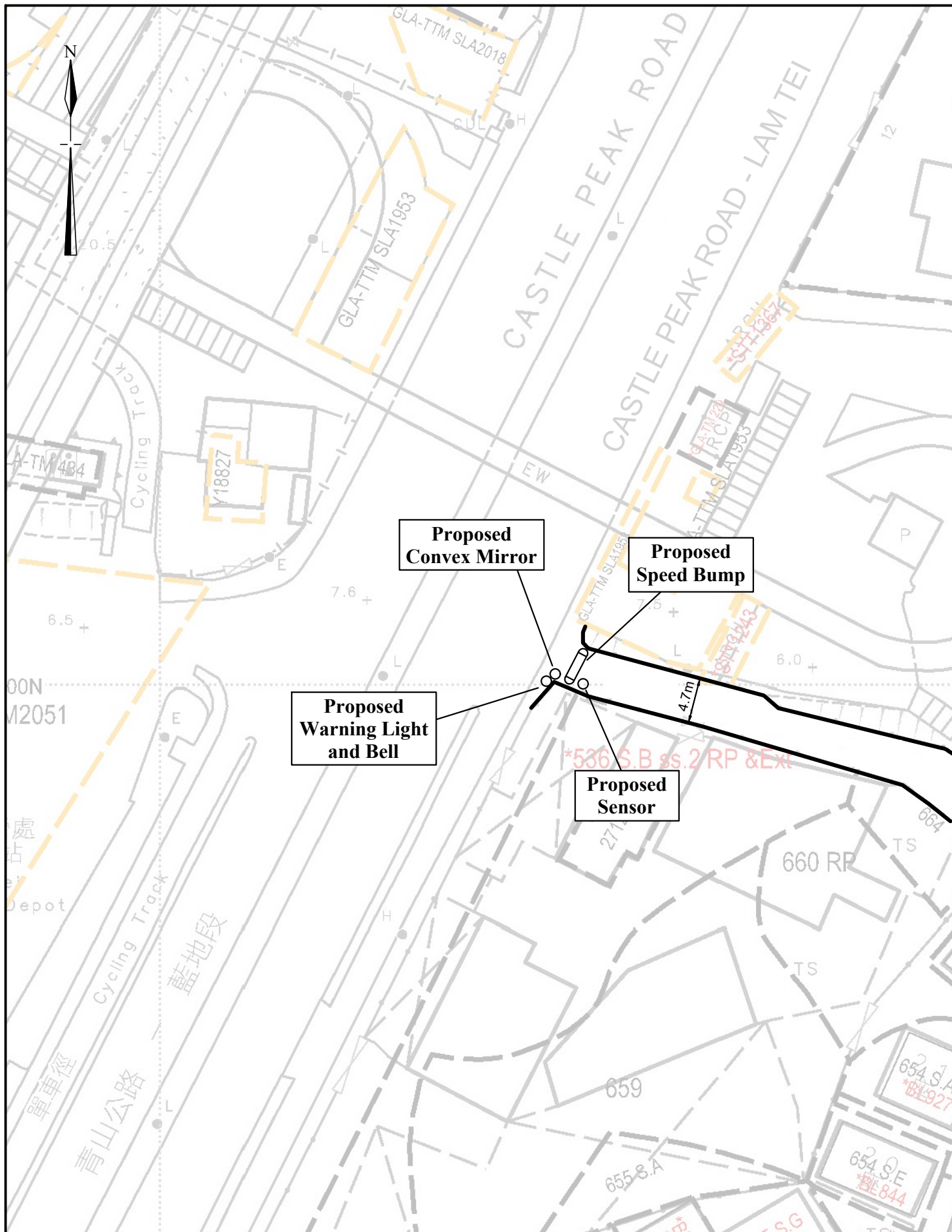
November 2023

Swept Path Analysis - Vehicle In

Lots 678(part), 682(part), 683(part) and 686(part) in D.D. 130
Tuen Mun, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3.7
(P 23045)



1:500	Proposed Cautionary Measures at the intersection of Castle Peak Road - Lam Tei and Local Track Lots 678(part), 682(part), 683(part) and 686(part) in D.D. 130 Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
November 2023		Plan 4 (P 23045)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/TM-LTY Y/462

Our Ref.: P23045/TL24049

23 January 2024

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S.16 Application

**Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle)
for a Period of 3 Years**

**Lots 678 (Part), 682 (Part), 683 (Part) and 686 (Part) in D.D. 130,
Tuen Mun San Tsuen, Lam Tei, Tuen Mun, New Territories**

We would like to submit further information to respond to the comments from Lands Department for the captioned application.

We clarify that vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. The proposed vehicle park only allows private cars and light goods vehicle to enter. Container tractors / trailers and vehicles exceeding 5.5 tonnes will not be allowed to enter the site.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



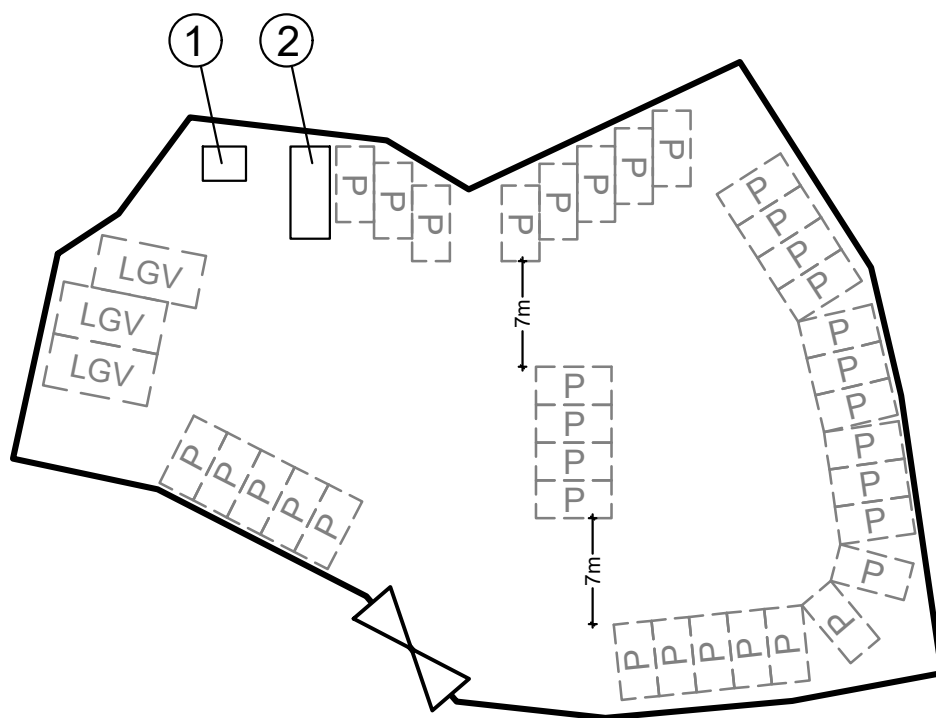
Francis Lau

Encl.

Comments from the Lands Department dated 19.1.2024

Contact Person: K.H. Lee, Tel: 2451 3249

	Comments	Responses
(i)	The application site (“the Site”) falls within portions of Lot Nos. 678, 682, 683 and 686 all in D.D. 130 (“the Lots”). The Lots are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	The lot owners will apply to the Lands Department for Short Term Waivers.
(ii)	A recent site inspection revealed that two containers were placed within the Site. As the covered area of the existing containers is slightly larger than that of the proposed area under s.16 application, the applicant is required to clarify the discrepancy.	Please refer to the updated Layout Plan (Plan 1a) for details. The applicant will rectify the situation.
(iii)	The Site is accessible via a local access which falls onto various private lots and Government land leading from Castle Peak Road-Lam Tei. This office does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given.	Noted.



Legend

[LGV] Parking space for light goods vehicle
(7m (L) x 3.5m (W))

[P] Parking space for private cars
(5m (L) x 2.5m (W))

⋈ Vehicular Ingress / Egress

No.	Uses	Floor Area (about)	Covered Area (about)	No. of Storeys	Height
1	Ancillary Office	6.5 m ²	6.5 m ²	1	3m
2	Ancillary Office	<u>15.8 m²</u>	<u>15.8 m²</u>	1	3m
Total		<u><u>22.3 m²</u></u>	<u><u>22.3 m²</u></u>		

1:500

Layout Plan

Goldrich Planners &
Surveyors Ltd.

January 2024

Lots 678(part), 682(part), 683(part)
and 686(part) in D.D. 130
Tuen Mun, New Territories

Plan 1a
(P 23045)

Appendix II of RNTPC
Paper No. A/TM-LTY Y/462B

Previous s.16 Application covering the Application Site

Rejected Application

<u>No.</u>	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejected Reasons</u>
1.	A/TM-LTY Y/250	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	25.1.2013	(1), (2)

Rejected Reasons

- (1) Failure to demonstrate that the development would not have adverse environmental impacts and landscape impacts
- (2) No information in the application to address the traffic flow / maneuvering and road safety concerns

Similar s.16 Application within the Same “V” zone
on the Lam Tei and Yick Yuen Outline Zoning Plan in the Past 5 Years

Approved Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/TM-LTY Y/407	Temporary Public Vehicle Park (Private Cars only) and Shop and Services for a Period of 3 Years	4.12.2020

Government Departments' General Comments

1. Land Administration

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

- No adverse comment on the application.
- No Small House application approved or under processing for the Site.

2. Traffic

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

No adverse comment on the application.

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

No comment on the application.

3. Environment

Comment of the Director of Environmental Protection (DEP):

No objection to the application.

4. Drainage

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

- No objection to the application from the public drainage point of view.
- Should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the proposed development will not cause adverse drainage impact to the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectified if it is found inadequate/ ineffective during operation.

5. Fire Safety

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

No in-principle objection to the proposal subject to the fire service installations being provided to the Site.

6. Building Matters

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

- No objection to the application.
- As there is no record of approval by the Building Authority any the existing structures at the Site, BD is not in a position to offer comments on the suitability for the use proposed in the application.

7. District Officer's Comments

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

The run-in/out of the proposed vehicle park is in front of the doors of some village houses. Concerned villagers may raise concerns about the safety issue.

8. Other Departments

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

- Chief Town Planner/Urban Design and Landscape, Planning Department;
- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

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 Site falls within parts of Lots 678, 682, 683 and 686 in D.D. 130 (the “Lots”). The Lots are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the Site is accessible via a local access which falls within various private lots and Government Land (G.L.) leading from Castle Peak Road-Lam Tei. LandsD does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given;
 - (iii) the lot owner(s) will need to apply to LandsD for a Short Term Waiver to permit structures to be erected or regularise any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application will be considered by LandsD acting in the capacity as the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of fees, as may be imposed by LandsD; and
 - (iv) LandsD reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extension/alterations of the structures erected or to be erected within the Lots or any unauthorised occupation of G.L. at any time irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structure or structures be found erected without any prior approval given by LandsD or be in breach of the approvals given;
- (c) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD);
- (d) to note the comments of the Director of Environmental Protection that if septic tank and soakaway system are used in case of unavailability of public sewer, their 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;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) there is no public stormwater system in the vicinity of the Site. The applicant should construct and maintain the proposed drainage works whether within or outside the Site by himself at his own expense; and

- (ii) the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/ disposal facilities for the proposed development;
- (f) to note the comments of the Commissioner for Transport that:
 - (i) despite the submitted swept path analysis reveals that the narrow width of concerned local village road is still adequate to allow the access of private cars and light goods vehicles entering and leaving the Site, the applicant should be fully aware that the local village road is closely packed by the existing premises and that the use of proposed passing bay may affect the local stakeholders. In particular, there is only one passing bay along the narrow village road. Coordination with the affected lot owners and stakeholders for using the local village road as the access to the Site is required;
 - (ii) as the access to the Site falls within the adjacent open parking spaces (which consists of private lots 651 and 679), any right of way of the Site is not guaranteed. Thus, the applicant should seek agreement with the affected lot owners and stakeholders for granting permission to access the Site via the open parking spaces; and
 - (iii) the proposed road safety enhancements (e.g. convex mirrors, speed hump, sensors and warning lights) to be installed are outside the public road/ footpath managed by Transport Department (TD);
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the vehicular access arrangement of the Site from Castle Peak Road – Lam Tei should be commented and approved by TD; and
 - (ii) the existing access from the Site to Castle Peak Road – Lam Tei is not and will not be maintained by HyD;
- (h) to note the comments of the Director of Fire Services that:
 - (i) the layout plans incorporated with the proposed Fire Service Installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (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 leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under BO and should not be designated for any approved use under the subject planning application;

- (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 Site under BO;
 - (iv) 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 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) 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 building plan submission stage;
 - (vi) if the proposed use under application is subject to the issue of a licence, 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 may be imposed by the licensing authority; and
 - (vii) detailed comments under BO will be provided during building plans submission; and
- (j) to note the comments of the Chief Town Planner /Urban Design and Landscape, Planning Department that
- (i) approval of s.16 application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease; and
 - (ii) relevant authority/ government department(s) to obtain necessary approval on tree works, where appropriate.

新界屯門鄉 屯門新村村公所



致：城市規劃委員會

本人 陶達民 屯門新村原居民村代表，就有關屯門新村的一個規劃申請提出建議，申請編號：A/TM-LTYYY/462，新界屯門藍地屯門新村丈量約份第130約地段第678號（部分）、第682號（部分）、第683號（部分）及第686號（部分），擬議臨時公眾停車場（私家車及輕型貨車）（為期 3 年）。

本人 從事村務經驗所得，屯門新村確實需要一個臨時公眾停車場，可以提供村民使用，亦可控制外來車輛隨處亂泊，尤其週末及假日，進入本村外來車輛隨處亂泊在私人土地上及阻塞消防通道，引起村民不便及發生多次爭執，所以本村確確實實需要一個合法臨時公眾停車場。

本人 屯門新村原居民村代表，同意及支持上述申請，如申請人得到城市規劃委員會就有關申請批准，本人定必協助申請人的臨時公眾停車場就有關村民溝通 及 有關事宜。

陶達民



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/TM-LTY/462

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

附上另頁說明

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

簽署 Signature

陶達民

日期 Date 20-9-2023

新界屯門鄉 屯門新村村公所

致：城市規劃委員會

本人 陶達民 屯門新村原居民村代表，就有關屯門新村的一個規劃申請提出建議，申請編號：A/TM-LTYT/462，新界屯門藍地屯門新村丈量約份第130約地段第678號（部分）、第682號（部分）、第683號（部分）及第686號（部分），擬議臨時公眾停車場（私家車及輕型貨車）（為期 3 年）。

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[Redacted Signature]

Ref. A/TM-LTY/462

致城市規劃委員會：



有關上述申請個案，我等住在該區附近的居民均認為該申請用途涉及地點座落良區之中心地帶，會影響住宅、噪音、環保、交通出入未有正確位置。同時該區附近已曾發生數宗入屋爆竊案件，以上理由，慎重考慮。

我等持反對聲音向貴申請。

梁智鴻 張甲祥 李兆玄

鄧偉忠 黃宏光 曾少雲

潘家輝 朱仲才 21.9.2022