

此文件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。
收到。城市規劃委員會

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

- 7 FEB 2024

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-SKW/125
	Date Received 收到日期	- 7 FEB 2024

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

胡志文

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)

Goldrich Planners and Surveyors Ltd. 金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 270 (Part) in D.D. 385, Tai Lam Chung, 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 755 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 193 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞送要求同意書[&]

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
01/12/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 28/12/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Public Vehicle Park (Private Cars)
for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 193 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.256	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 25.6 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 2	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 4.5 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☒ About 約

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

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

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

Please refer to Layout Plan (Plan 3) for details.

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

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

Internal road and parking spaces

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

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

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

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

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

Early-2024

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p><u>Tai Lam Chung Road</u></p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>27</u></p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

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

Please refer to Appendix 1 for details.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

LAU TAK FRANCIS

PLANNING MANAGER

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 MRTPI, FRICS, RPS(GP)

on behalf of
代表

GOLDRICH PLANNERS & SURVEYORS LTD.



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

Date 日期

31/01/2024 (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

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories		
Site area 地盤面積	755	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	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 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	<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	193 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.256 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	25.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	27
	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) _____ _____	27
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2) and Plan showing the Location of Site Notice (Plan 5)</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。

Executive Summary

1. The application site is on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories.
2. The site falls within the “Village Type Development” (“V”) zone under the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15.
3. The applied use is “Proposed Temporary Public Vehicle Park (Private Cars)” for a Period of 5 Years
4. The area of the site is about 755m². No Government Land is involved.
5. 27 parking spaces for private cars are proposed on site.
6. A 1-storey guardroom and an open shed are proposed on site. The total floor area is about 193m².
7. Operating hours are 24 hours daily including Sundays and public holidays.
8. The proposed development caters for the huge demand of parking spaces of residents in vicinity and reduces roadside illegal parking.

行政摘要

1. 申請地點位於新界屯門大欖涌丈量約份第 385 約地段第 270 號(部分)。
2. 申請地點處於掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15 下的「鄉村式發展」地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車)」用途，為期五年。
4. 申請面積為大約 755 平方米。不涉及任何政府土地。
5. 申請地點擬議提供 27 個私家車車位。
6. 申請地點擬議提供一個一層高的保安亭及一個開放式蔭棚。總樓面面積約 193 平方米
7. 營運時間為每天 24 小時包括星期日及公眾假期。
8. 該申請能滿足大量附近居民的車位需求並減少路邊違例泊車。

Justifications

1. Applied Use

The applied use is “Proposed Temporary Public Vehicle Park (Private Cars)” for a Period of 5 Years.

2. Location

The site is on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories. Please refer to Plan 2 for details.

3. Site Area

The area of the site is about 755 m². No Government Land is involved. Please refer to Plan 2 for details.

4. Development Parameters

(a) Operation Hours

The proposed development will operate 24 hours daily including Sundays public holidays.

(b) Mode of Operation

27 parking spaces for private cars are proposed on site. No light goods vehicles, medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3 for details.

(c) Structure

A 1-storey guardroom and an open shed are proposed on site. The details of the structures are as follows:

No	Use	Covered Area	Floor Area	Height	No of Storey
1	Guardroom	23m ²	23m ²	4.5m	1
2	Open Shed	<u>170m²</u>	<u>170m²</u>	4.5m	1
Total:		<u>193m²</u>	<u>193m²</u>		

Please refer to the Layout Plan (Plan 3) for details.

5. Planning Context

(a) Town Planning Zoning

The site falls within the “Village Type Development” (“V”) zone under the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15.

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Public Vehicle Park use is commercial uses which serves the needs of the villagers and in support of the village development. This use may be permitted on application to the Town Planning Board.

6. No Adverse Impact

(a) Visual

The proposed public vehicle park is compatible with the surrounding environment. Numbers of 3-storey Small Houses are in the vicinity. No significant adverse visual impact is anticipated resulting from the proposed use.

(b) Traffic

Please refer to Layout Plan at Plan 3. A total of 27 nos. of parking spaces are proposed on site. About half (13 numbers) are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 5.5 tonnes will not be allowed to enter the site.

The site is accessible by Tai Lam Chung Road.

The Trip generation and attraction rates are estimated as follow:

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

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to Tai Lam Chung Road.

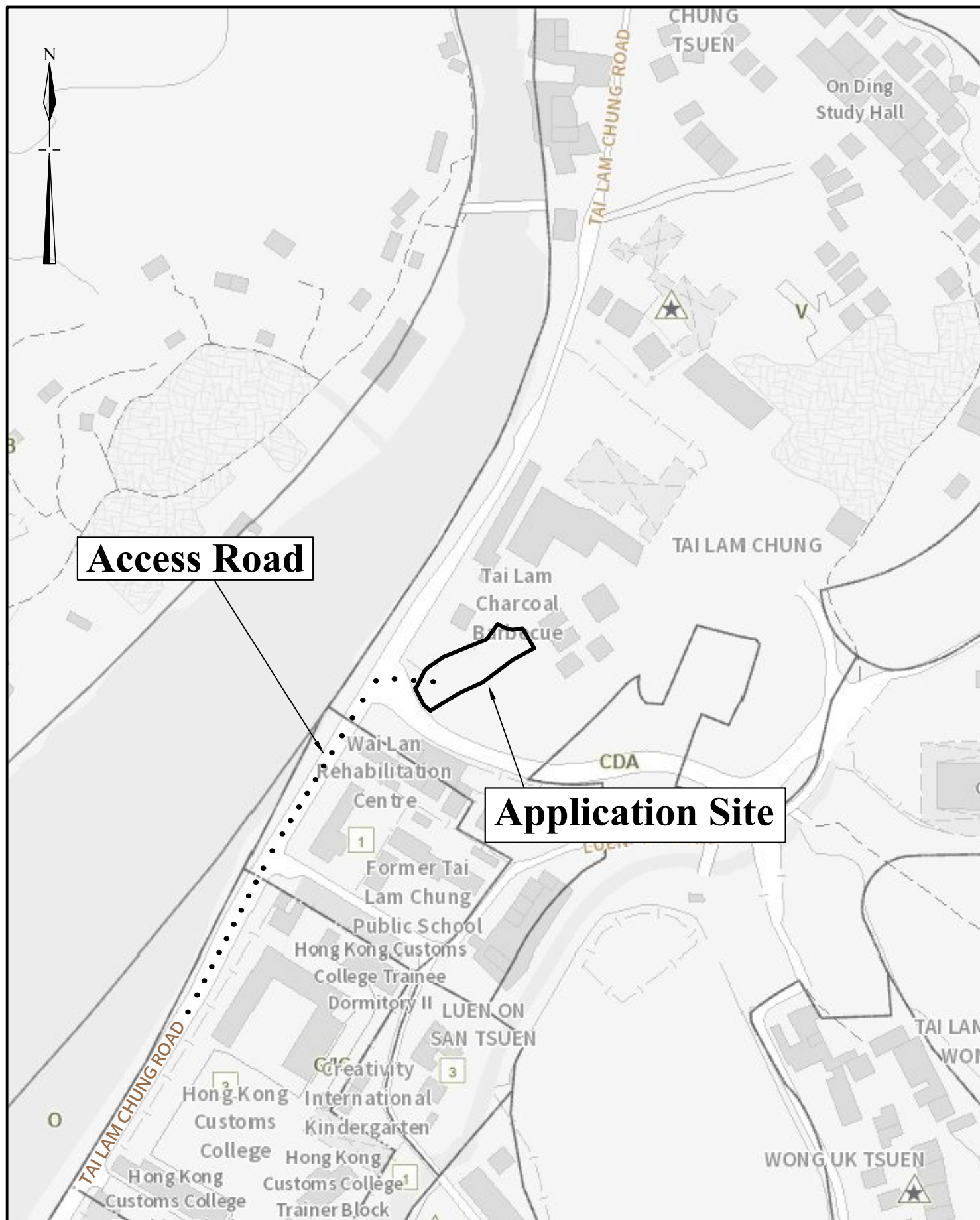
(c) Drainage

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

7. Planning Gain

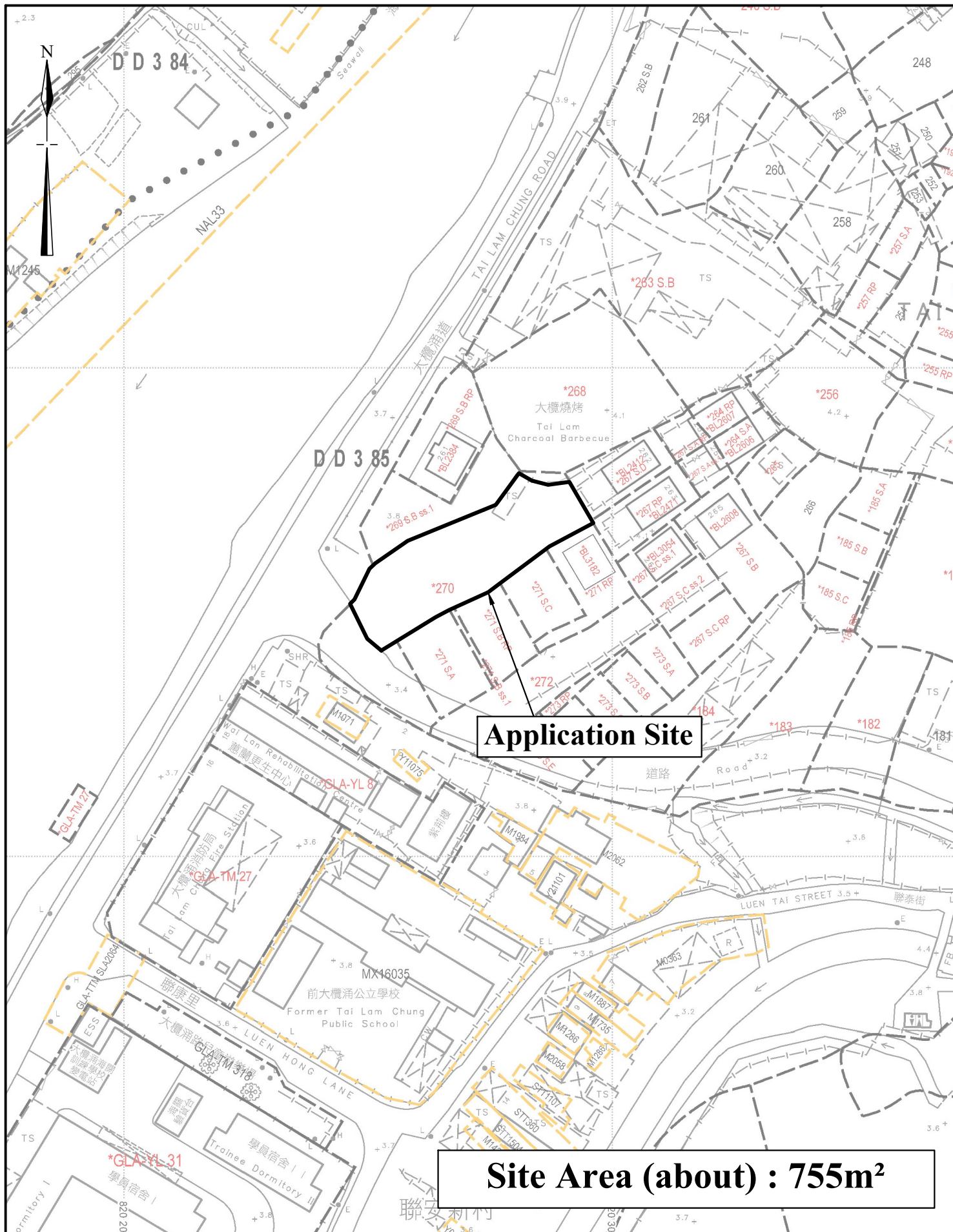
The villagers nearby currently severe shortage of vehicle parking spaces for private cars and light goods vehicles. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.

- End -



Extracted from Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15

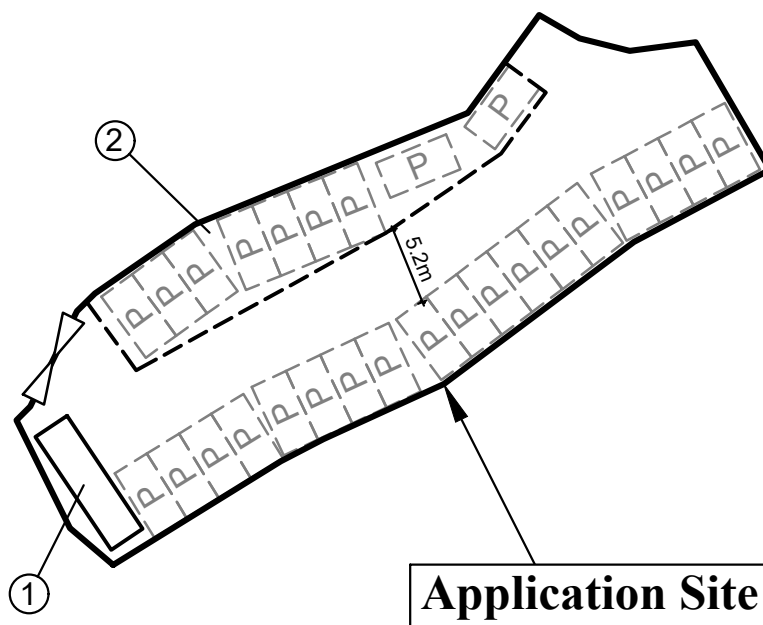
Not to scale	Location Plan Lot 270 (part) in D.D. 385 Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
November 2023		Plan 1 (P 23046)



Application Site

Site Area (about) : 755m²

1:1000	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
November 2023		
	Lot 270 (part) in D.D. 385 Tuen Mun, New Territories	Plan 2 (P 23046)



Legend



Vehicular Ingress / Egress



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

Site Area (about): 755m²

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Guard Room	23m ²	23m ²	4.5m	1
2	Open Shed	170m ²	170m ²	4.5m	1
Total		193m ²	193m ²		

1:500

Layout Plan

Goldrich Planners &
Surveyors Ltd.

November 2023

Lot 270 (part) in D.D. 385
Tuen Mun, New Territories

Plan 3
(P 23046)

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

[REDACTED]

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年03月13日星期三 9:02
收件者: [REDACTED]
副本: [REDACTED]
主旨: 轉寄: Planning Application No.: A/TM-SKW/125 - Submission of Further Information
附件: A_TM-SKW_125_Lr to TPB_FI_12.3.2024.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, March 12, 2024 3:36 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: [REDACTED]
Subject: Fw: Planning Application No.: A/TM-SKW/125 - Submission of Further Information

From: Rich Gold <[REDACTED]>
Sent: Tuesday, March 12, 2024 3:31 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Planning Application No.: A/TM-SKW/125 - Submission of Further Information

Dear Sir,

Attached please find our further information for the captioned application. The original copy will be posted to the TPB. Thank you.

Regards,
Alan Poon

--
Goldrich Planners and Surveyors Ltd.
Room 8E, 8/F., Keader Centre,
129-149 On Lok Road,
Yuen Long,
New Territories,
Hong Kong.
[REDACTED]

Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

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

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/TM-SKW/125

Our Ref.: P23046/TL24125

12 March 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

S16. Application

Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 Years on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories

We would like to submit further information to respond to the departmental comments for the captioned application.

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



Francis Lau

Encl.

Comments from the Lands Department dated 7.3.2024

	Comments	Responses
1.	<p>The application site ("the Site") comprises Old Schedule agricultural lot, i.e. Lot no. 270 (Portion) in D.D. 385 ("the Lot"), held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.</p>	Noted.
2.	<p>The following irregularities <u>not</u> covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structures within the Lot not covered by the planning application</u></p> <p>There are unauthorized structures within the Lot which are not covered by the subject planning application. The lot owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	The lot owner would rectify the situation immediately.
3.	<p>The lot owner(s)/applicant shall remove the unauthorised structures not covered by the subject planning application immediately. Unless and until the unauthorised structures are duly rectified by the lot owner(s), please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	The lot owner would remove the unauthorized structure on site immediately.

	Comments	Responses
4.	The site is accessible via a local access on Government land leading from Tai Lam Chung Road. 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. The Applicant shall be responsible for his own access arrangement.	Noted.
1.	Should planning approval be given to the subject application, the lot owner(s) will need to apply to this office for a short term waiver to permit the structures to be erected. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD.	The lot owner will apply to the Lands Department for a Short Term Waiver when planning application is approved.
2.	This office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected or to be erected within the subject lot or any unauthorized occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by this office or be inbreach of the approval given.	Noted.

Comments from the Drainage Services Department dated 7.3.2024

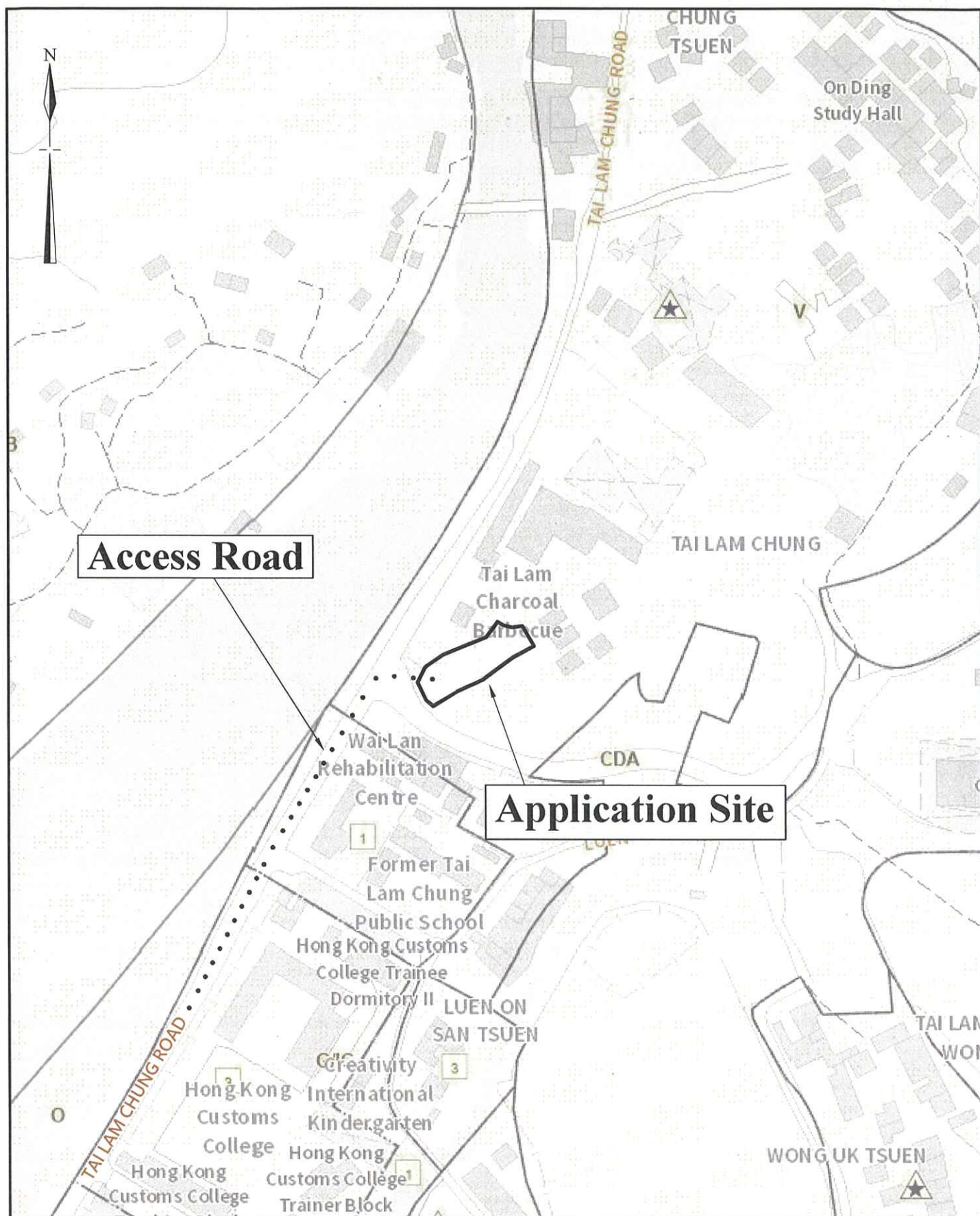


	Comment	Response
2.	The Applicant is requested to submit a drainage proposal with a drainage plan showing the details of existing drains and any proposed drainage works, including any peripheral drainage system for the subject site and the relative discharge point(s). The Applicant should demonstrate the adequacy of existing/proposed drains such that no adverse drainage impact would result from the subject development. Reference could be made to DSD Technical Note to prepare a "Drainage Submission" in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf	Please refer to the Drainage Proposal (Plan 6.1 and 6.2) for details.

Comments from UD&L of PlanD dated 6.3.2024

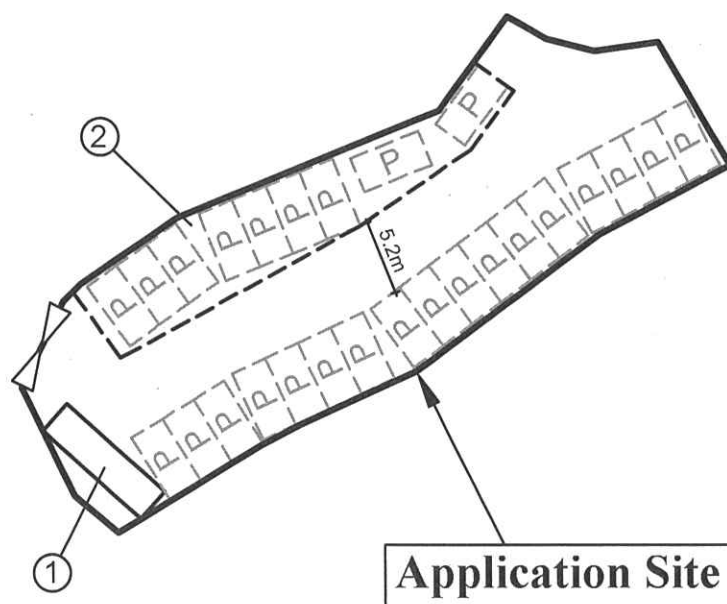


	Comments	Responses
a)	A board brush tree survey with trees information (quantity, size, species), photos and their proposed treatment, should be provided in the application.	The area of existing trees are excluded from the application site. Please refer to the updated plans (Plan 1a to 3a) for details.
b)	Existing trees found at the northern boundary appears to be in conflict with the proposed guardroom in the proposed scheme, the Applicant is required to indicate the existing trees location on plan and incorporate the proposed layout to justify the “no tree felling” and “no landscape impact” as indicated at Item 6e(iii) of the application form No.S16-III, and proposed landscape treatment/ planting proposal should be illustrated on plan if any.	The area of existing trees are excluded from the application site. Please refer to the updated plans (Plan 1a to 3a) for details.



Extracted from Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15

Not to scale	Location Plan Lot 270 (part) in D.D. 385 Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 1a (P 23046)



Legend



Vehicular Ingress / Egress



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

Site Area (about): 737m²

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Guard Room	23m ²	23m ²	4.5m	1
2	Open Shed	170m ²	170m ²	4.5m	1
Total		193m ²	193m ²		

1:500

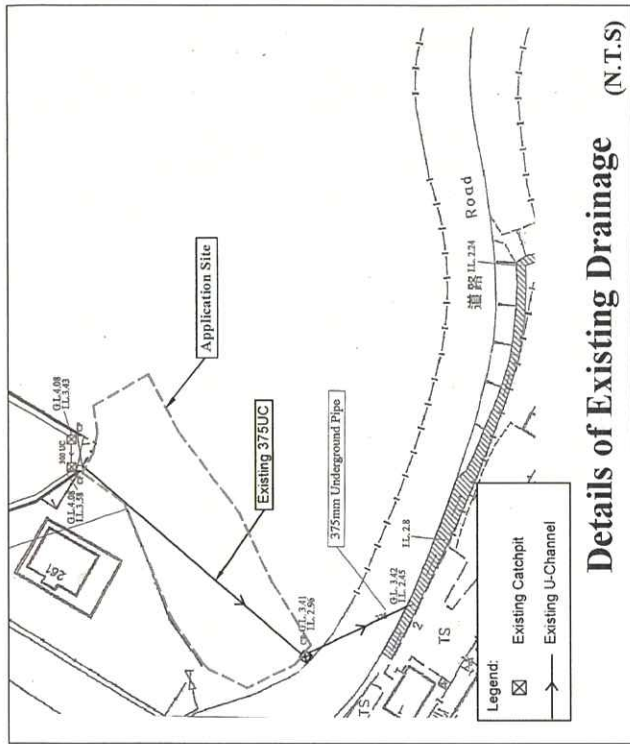
Layout Plan

Goldrich Planners &
Surveyors Ltd.

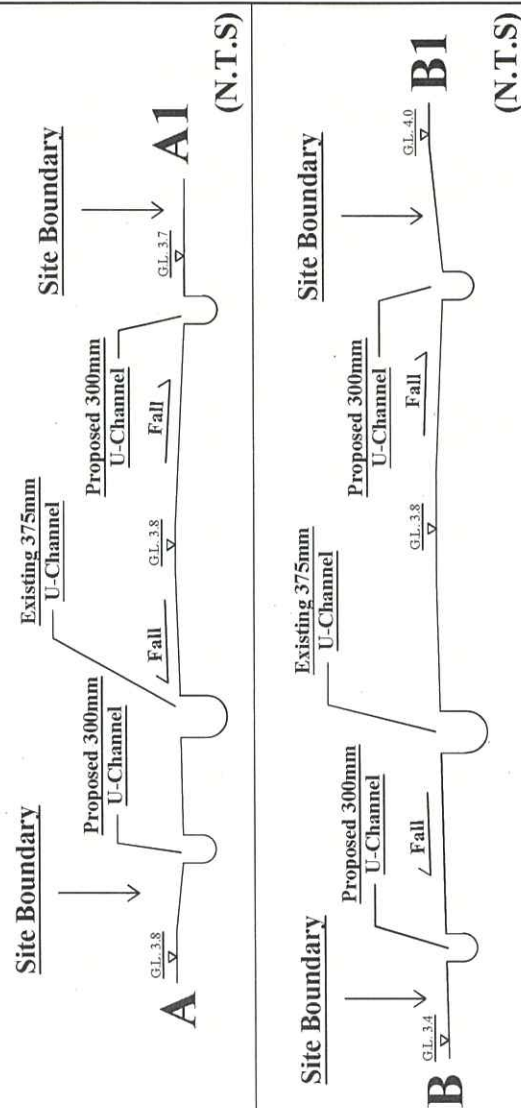
March 2024

Lot 270 (part) in D.D. 385
Tuen Mun, New Territories

Plan 3a
(P 23046)



Site Area (about): 737m²



Drainage Proposal

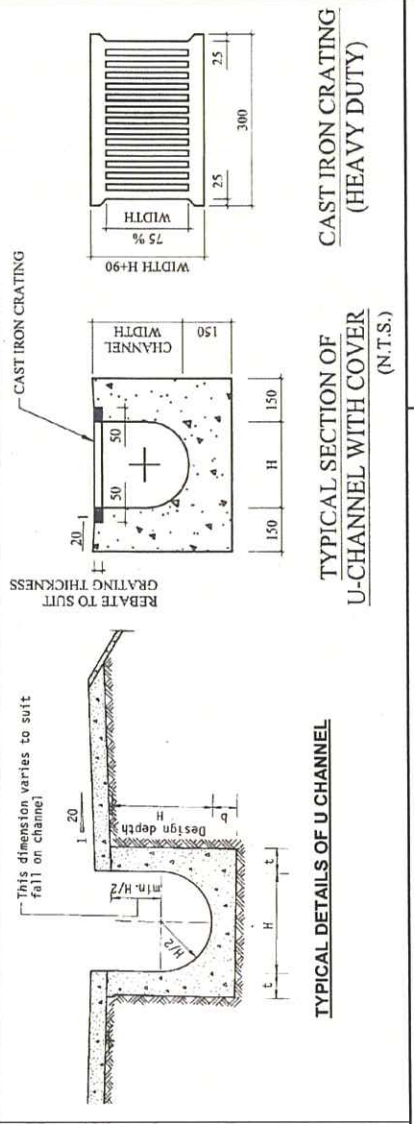
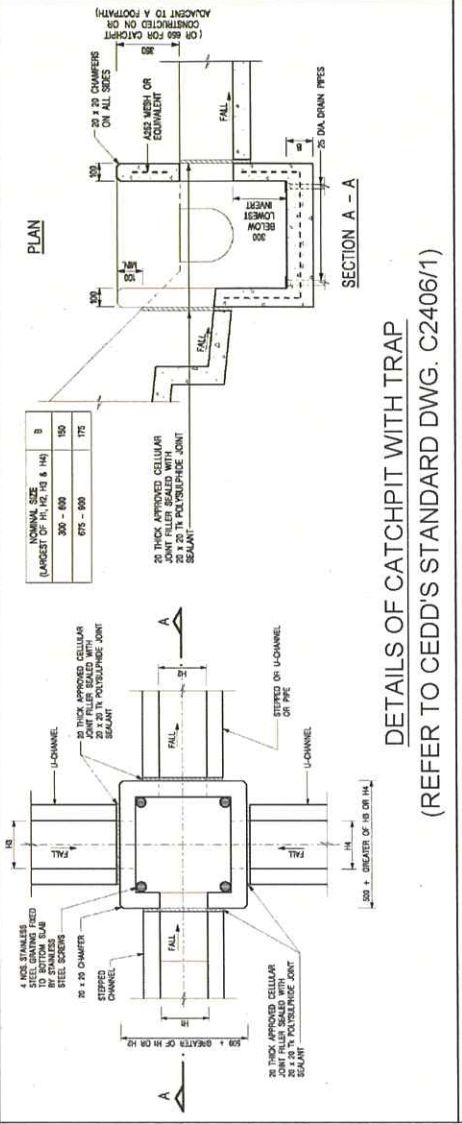
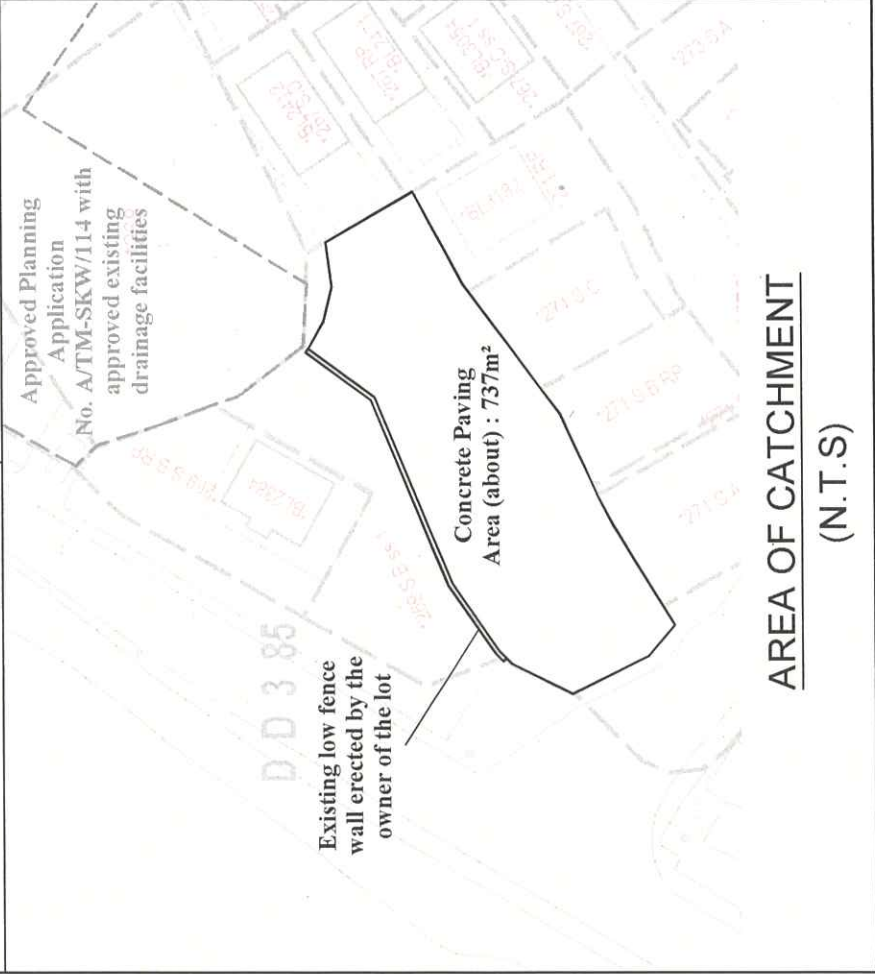
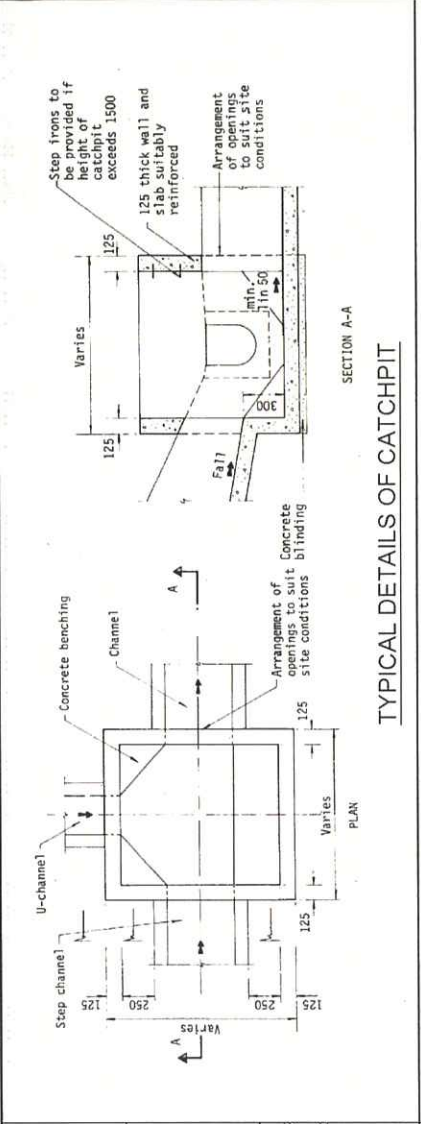
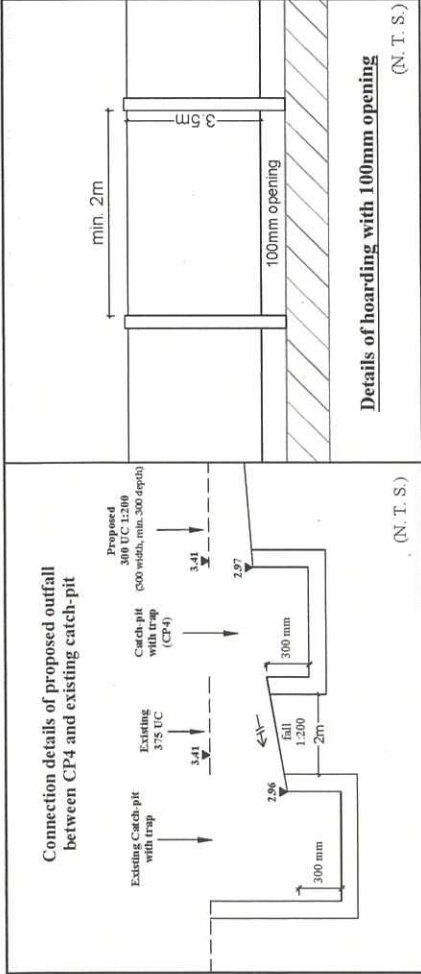
**Lot 270 (part) in D.D. 385
Tuen Mun, New Territories**

**Goldrich Planners &
Surveyors Ltd.**

Plan 6.1
(P 23046)

1:250 (A3)

March 2024



N.T.S.	Drainage Proposal Lot 270 (part) in D.D. 385 Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 6.2 (P 23046)

Executive Summary

1. The application site is on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories.
2. The site falls within the "Village Type Development" ("V") zone under the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15.
3. The applied use is "Proposed Temporary Public Vehicle Park (Private Cars)" for a Period of 5 Years
4. The area of the site is about 737m². No Government Land is involved.
5. 27 parking spaces for private cars are proposed on site.
6. A 1-storey guardroom and an open shed are proposed on site. The total floor area is about 193m².
7. Operating hours are 24 hours daily including Sundays and public holidays.
8. The proposed development caters for the huge demand of parking spaces of residents in vicinity and reduces roadside illegal parking.

行政摘要

1. 申請地點位於新界屯門大欖涌丈量約份第 385 約地段第 270 號(部分)。
2. 申請地點處於掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15 下的「鄉村式發展」地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車)」用途，為期五年。
4. 申請面積為大約 737 平方米。不涉及任何政府土地。
5. 申請地點擬議提供 27 個私家車車位。
6. 申請地點擬議提供一個一層高的保安亭及一個開放式蔭棚。總樓面面積約 193 平方米
7. 營運時間為每天 24 小時包括星期日及公眾假期。
8. 該申請能滿足大量附近居民的車位需求並減少路邊違例泊車。

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

胡志文

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)

Goldrich Planners and Surveyors Ltd. 金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 270 (Part) in D.D. 385, Tai Lam Chung, 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 737 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 193 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Public Vehicle Park (Private Cars)
for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....193..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.262.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....26.2..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....2.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....4.5..... m 米	<input checked="" type="checkbox"/> About 約

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

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

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

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

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

Early-2024

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Tai Lam Chung Road</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>26</u></p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories		
Site area 地盤面積	737	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	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 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	<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	193 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.262 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		26.2	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	26
	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) _____ _____	26
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2) and Plan showing the Location of Site Notice (Plan 5)</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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		

Justifications

1. Applied Use

The applied use is “Proposed Temporary Public Vehicle Park (Private Cars)” for a Period of 5 Years.

2. Location

The site is on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories. Please refer to Plan 2a for details.

3. Site Area

The area of the site is about 737 m². No Government Land is involved. Please refer to Plan 2a for details.

4. Development Parameters

(a) Operation Hours

The proposed development will operate 24 hours daily including Sundays public holidays.

(b) Mode of Operation

27 parking spaces for private cars are proposed on site. No light goods vehicles, medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3a for details.

(c) Structure

A 1-storey guardroom and an open shed are proposed on site. The details of the structures are as follows:

No	Use	Covered Area	Floor Area	Height	No of Storey
1	Guardroom	23m ²	23m ²	4.5m	1
2	Open Shed	170m ²	170m ²	4.5m	1
Total:		193m ²	193m ²		

Please refer to the Layout Plan (Plan 3a) for details.

5. Planning Context

(a) Town Planning Zoning

The site falls within the “Village Type Development” (“V”) zone under the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15.

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Public Vehicle Park use is commercial uses which serves the needs of the villagers and in support of the village development. This use may be permitted on application to the Town Planning Board.

6. No Adverse Impact

(a) Visual

The proposed public vehicle park is compatible with the surrounding environment. Numbers of 3-storey Small Houses are in the vicinity. No significant adverse visual impact is anticipated resulting from the proposed use.

(b) Traffic

Please refer to Layout Plan at Plan 3a. A total of 26 nos. of parking spaces are proposed on site. About half (13 numbers) are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 5.5 tonnes will not be allowed to enter the site.

The site is accessible by Tai Lam Chung Road.

The Trip generation and attraction rates are estimated as follow:

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

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to Tai Lam Chung Road.

(c) Drainage

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

7. Planning Gain

The villagers nearby currently severe shortage of vehicle parking spaces for private cars and light goods vehicles. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.

- End -

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

[REDACTED]

寄件者: Rich Gold <[REDACTED]>
寄件日期: 2024年03月14日星期四 17:00
收件者: [REDACTED]
主旨: Planning Application No.: A/TM-SKW/125 - Submission of Further Information
附件: A_TM-SKW_125_Lr to TPB_FL_14.3.2024.pdf
類別: Internet Email

[REDACTED]

Attached please find our further information for the captioned application. If it is acceptable to you, we will submit the same to the TPB. Thank you.

Regards,
Alan Poon

--
[Goldrich Planners and Surveyors Ltd.](#)
Room 8E, 8/F., Keader Centre,
129-149 On Lok Road,
Yuen Long,
New Territories,
Hong Kong.

[REDACTED]

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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

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/TM-SKW/125

Our Ref.: P23046/TL24132

14 March 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

S16. Application

**Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 Years
on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories**

We would like to submit a plan showing the portion of land which is excluded from planning application (Plan 7) for the captioned application.

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



Francis Lau

Encl.

1

Your Ref.: A/TM-SKW/125

Our Ref.: P23046/TL24145

21 March 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

S16. Application

**Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 Years
on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories**

We refer to the comments from Lands Department dated 7.3.2024. We would like to submit 3 site photographs showing that the unauthorized structures on the lot were removed.

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



Francis Lau

Encl.



1

Your Ref.: A/TM-SKW/125

Our Ref.: P23046/TL24153

27 March 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

S16. Application

**Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 Years
on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories**

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

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

Francis Lau

Encl.

Your Ref.: A/TM-SKW/125

Our Ref.: P23046

Comments from the Lands Department dated 26.3.2024

Contact Person: [REDACTED]

	Comments		Responses
1.	The whole application site could not be revealed by the said site photos. The applicant shall provide supplementary site photos imprinted with a date and time showing the whole application site for our consideration.		4 site photographs are attached for consideration.

Your Ref.: A/TM-SKW/125

Our Ref.: P23046

Comments from the Drainage Services Department dated 26.3.2024

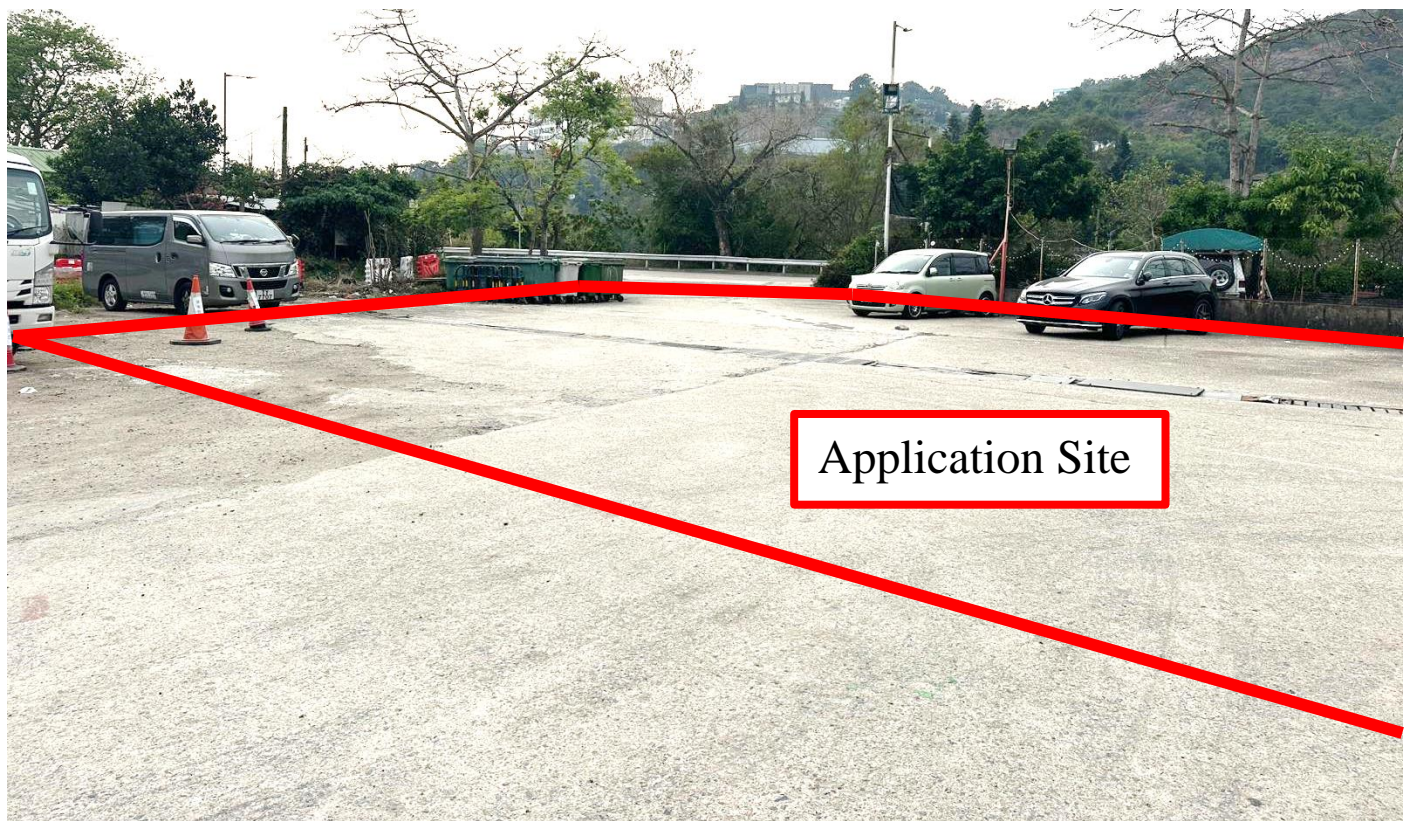
Contact Person: [REDACTED]

	Comments	Responses
1.	Drainage proposal should be described in the report with details.	Please refer to the updated Drainage Proposal (Plan 6.1a) for details.
2.	DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The developer / AP shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on site. Consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage systems.	Consent from the concerned departments/maintenance parties/owners has been obtained for the proposed connections to their drainage systems.
3.	This Department will only take over those sewage facilities constructed on government land and located downstream of the terminal manhole.	Noted.
4.	The lot owner shall be responsible for the maintenance of his completed stormwater drainage and sewage works.	Noted.
5.	The lot owner shall allow all time free access for the Government and its agent to conduct audit on his completed drainage works.	Noted.

VP1



VP2



VP3



VP4



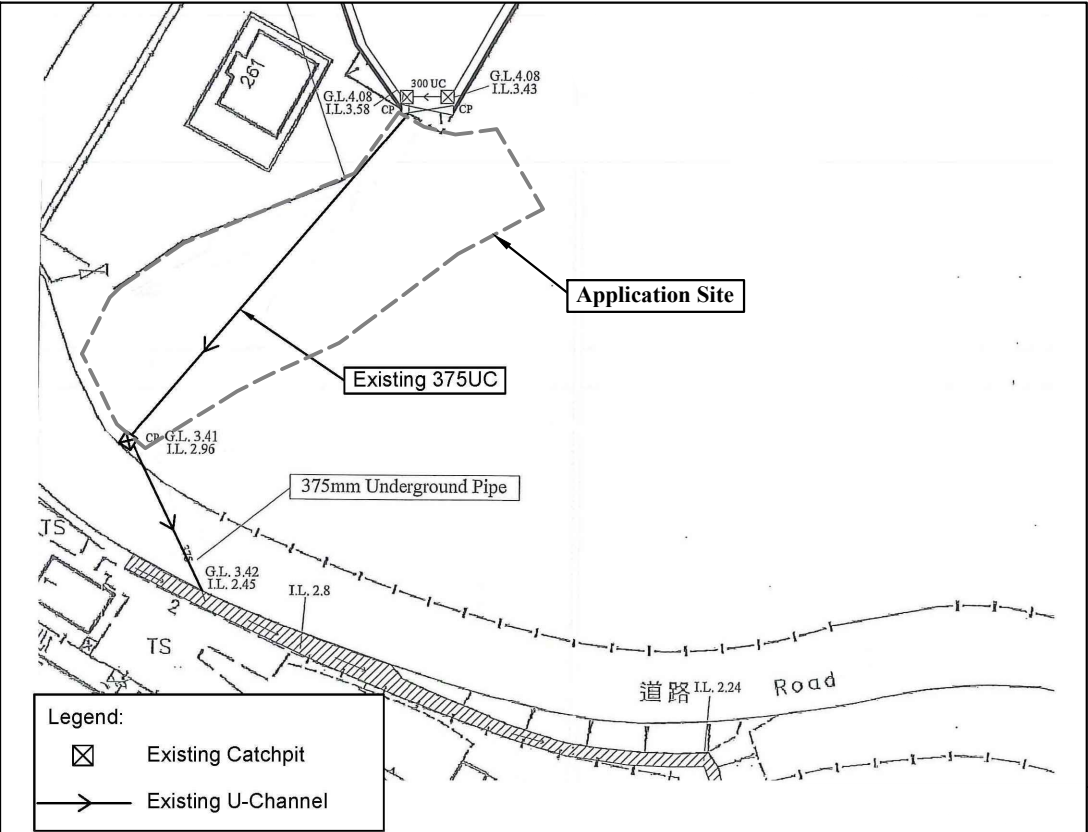
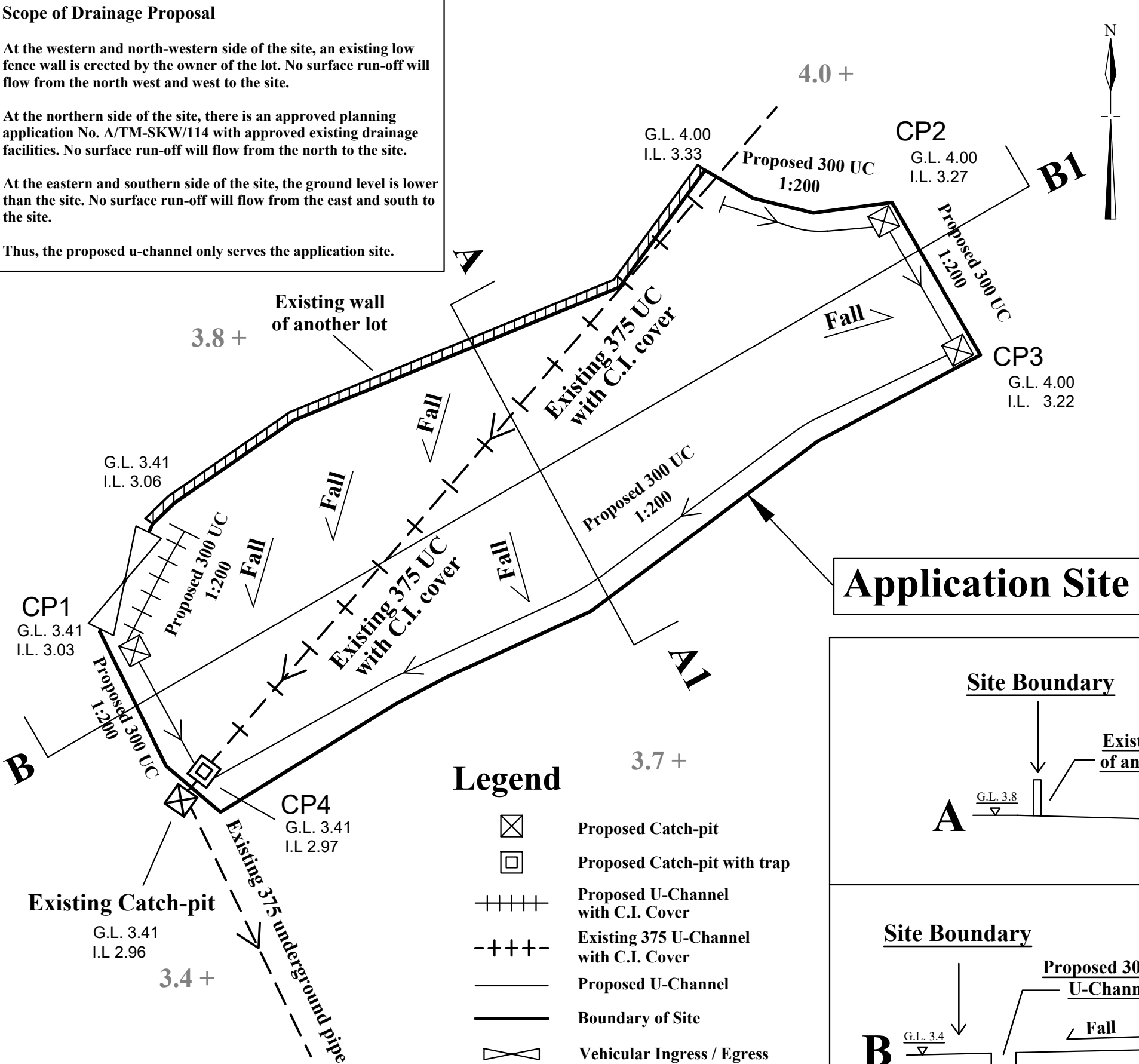
Scope of Drainage Proposal

At the western and north-western side of the site, an existing low fence wall is erected by the owner of the lot. No surface run-off will flow from the north west and west to the site.

At the northern side of the site, there is an approved planning application No. A/TM-SKW/114 with approved existing drainage facilities. No surface run-off will flow from the north to the site.

At the eastern and southern side of the site, the ground level is lower than the site. No surface run-off will flow from the east and south to the site.

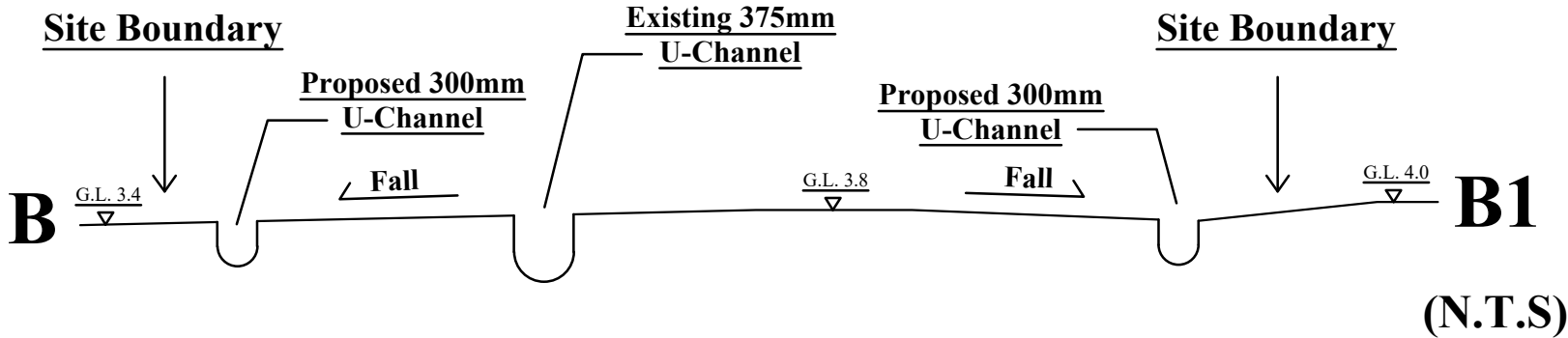
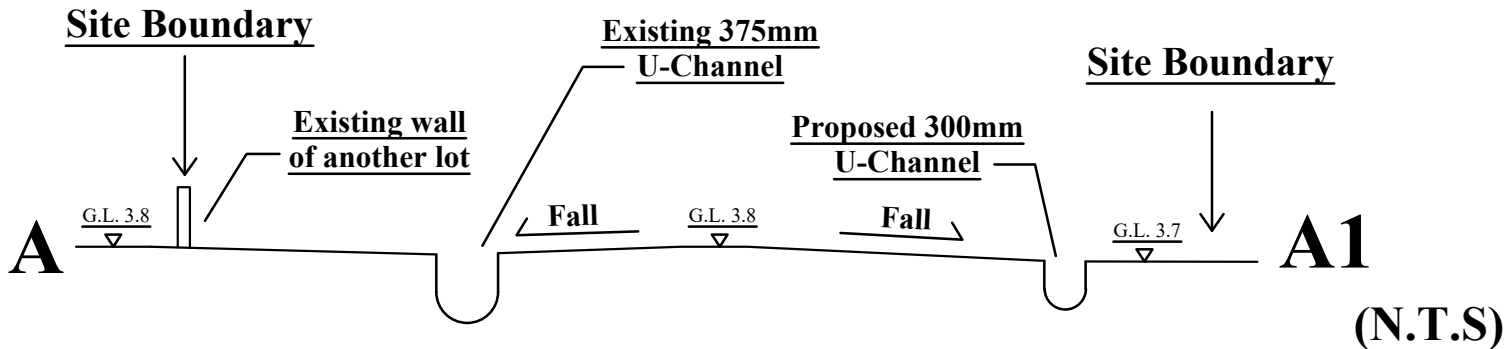
Thus, the proposed u-channel only serves the application site.



Details of Existing Drainage (N.T.S.)

Site Area (about): 737m²

Application Site



Note : According to Technical Note to prepare a Drainage Submission by DSD of November 2001 (p.6), 300mm U-channel is sufficient for catchment area < 1,200m².

1:250 (A3)	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 6.1a (P 23046)

Lot 270 (part) in D.D. 385
Tuen Mun, New Territories

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

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年04月30日星期二 14:11
收件者: [REDACTED]
副本: [REDACTED]
主旨: 轉寄: Planning Application No.: A/TM-SKW/125 - Submission of Further Information
附件: A_TM-SKW_125_Lr to TPB_FI_RtC LandsD DSD_30.4.2024.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, April 30, 2024 2:01 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: [REDACTED]
Subject: Fw: Planning Application No.: A/TM-SKW/125 - Submission of Further Information

From: Rich Gold <goldrichplanners@gmail.com>
Sent: Tuesday, April 30, 2024 10:35 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Planning Application No.: A/TM-SKW/125 - Submission of Further Information

Dear Sir,

Attached please find our further information for the captioned application. The original copy will be posted to the TPB. Thank you.

Regards,
Alan Poon

--

[Goldrich Planners and Surveyors Ltd.](#)
Room 8E, 8/F., Keader Centre,
129-149 On Lok Road,
Yuen Long,
New Territories,
Hong Kong.
Tel.: 27132138
Fax: 27621783

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Your Ref.: A/TM-SKW/125

Our Ref.: P23046/TL24153

29 April 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

S16. Application

**Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 Years
on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories**

We would like to submit further information to respond to the comments from the Lands Department and Drainage Services Department.

We attach the updated executive summary, s.16 application form and justifications for the captioned application. Please note that the proposed electric meter box is to support the operation of the vehicle park.

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

Francis Lau

Encl.

Your Ref.: A/TM-SKW/125

Our Ref.: P23046

Comments from the Lands Department dated 26.3.2024

Contact Person: [REDACTED]

	Comments		Responses
1.	The whole application site could not be revealed by the said site photos. The applicant shall provide supplementary site photos imprinted with a date and time showing the whole application site for our consideration.		4 site photographs are attached for consideration.

Comments from the Lands Department dated 24.4.2024

Contact Person: [REDACTED]

	Comments		Responses
	The unauthorized structures including an electric vehicle charging facility and a meter box both not covered by the subject planning application are remained intact from the site inspection of 28.3.2024.		<p>The electric vehicle charging facility has been removed. Please refer to attached photograph VP 1.</p> <p>The meter box has been included in the subject planning application. Please refer to updated Layout Plan (Plan 3b) for details.</p>

Comments from the Drainage Services Department dated 26.3.2024

Contact Person: [REDACTED]

	Comments	Responses
1.	Drainage proposal should be described in the report with details.	Please refer to the updated Drainage Proposal (Plan 6.1a) for details.
2.	DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The developer / AP shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on site. Consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage systems.	Consent from the concerned departments/maintenance parties/owners has been obtained for the proposed connections to their drainage systems.
3.	This Department will only take over those sewage facilities constructed on government land and located downstream of the terminal manhole.	Noted.
4.	The lot owner shall be responsible for the maintenance of his completed stormwater drainage and sewage works.	Noted.
5.	The lot owner shall allow all time free access for the Government and its agent to conduct audit on his completed drainage works.	Noted.

Executive Summary

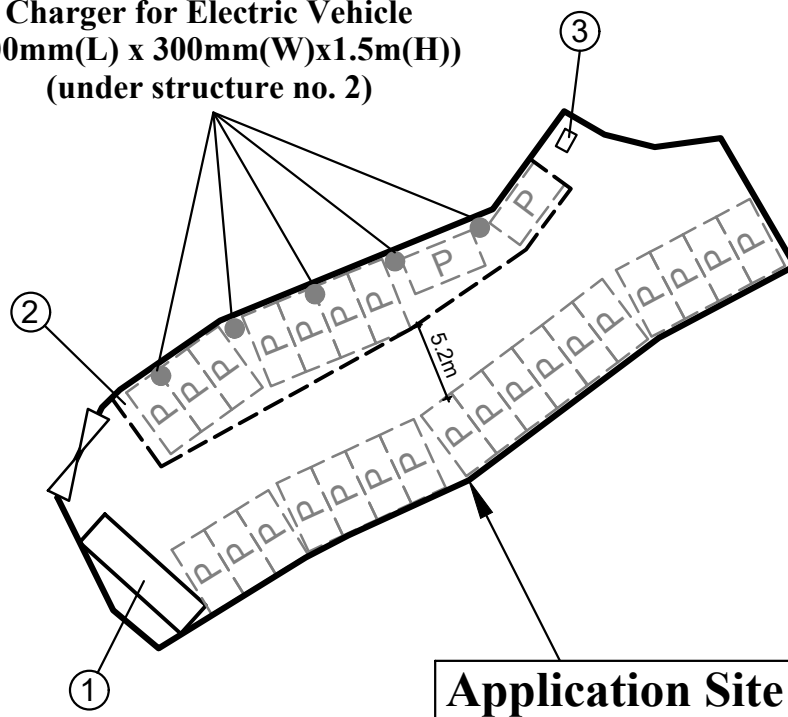
1. The application site is on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories.
2. The site falls within the “Village Type Development” (“V”) zone under the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15.
3. The applied use is “Proposed Temporary Public Vehicle Park (Private Cars)” for a Period of 5 Years
4. The area of the site is about 737m². No Government Land is involved.
5. 26 parking spaces for private cars are proposed on site.
6. A 1-storey guardroom, an open shed and an electric meter box are proposed on site. The total floor area is about 194.1m².
7. Operating hours are 24 hours daily including Sundays and public holidays.
8. The proposed development caters for the huge demand of parking spaces of residents in vicinity and reduces roadside illegal parking.

行政摘要

1. 申請地點位於新界屯門大欖涌丈量約份第 385 約地段第 270 號(部分)。
2. 申請地點處於掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15 下的「鄉村式發展」地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車)」用途，為期五年。
4. 申請面積為大約 737 平方米。不涉及任何政府土地。
5. 申請地點擬議提供 26 個私家車車位。
6. 申請地點擬議提供一個一層高的保安亭、一個開放式蔭棚及一個電箱。總樓面面積約 194.1 平方米
7. 營運時間為每天 24 小時包括星期日及公眾假期。
8. 該申請能滿足大量附近居民的車位需求並減少路邊違例泊車。



**Charger for Electric Vehicle
(600mm(L) x 300mm(W)x1.5m(H))
(under structure no. 2)**



Legend



Vehicular Ingress / Egress



**Parking space for private cars
(5m (L) x 2.5m (W))**



**Charger for Electric Vehicle
(600mm(L) x 300mm(W)x1.5m(H))**

Site Area (about): 737m²

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Guard Room	23m ²	23m ²	4.5m	1
2	Open Shed	170m ²	170m ²	4.5m	1
3	Electric Meter Box	1.1m ²	1.1m ²	2.2m	1
Total		<u>194.1m²</u>	<u>194.1m²</u>		

1:500

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

March 2024

**Lot 270 (part) in D.D. 385
Tuen Mun, New Territories**

**Plan 3b
(P 23046)**

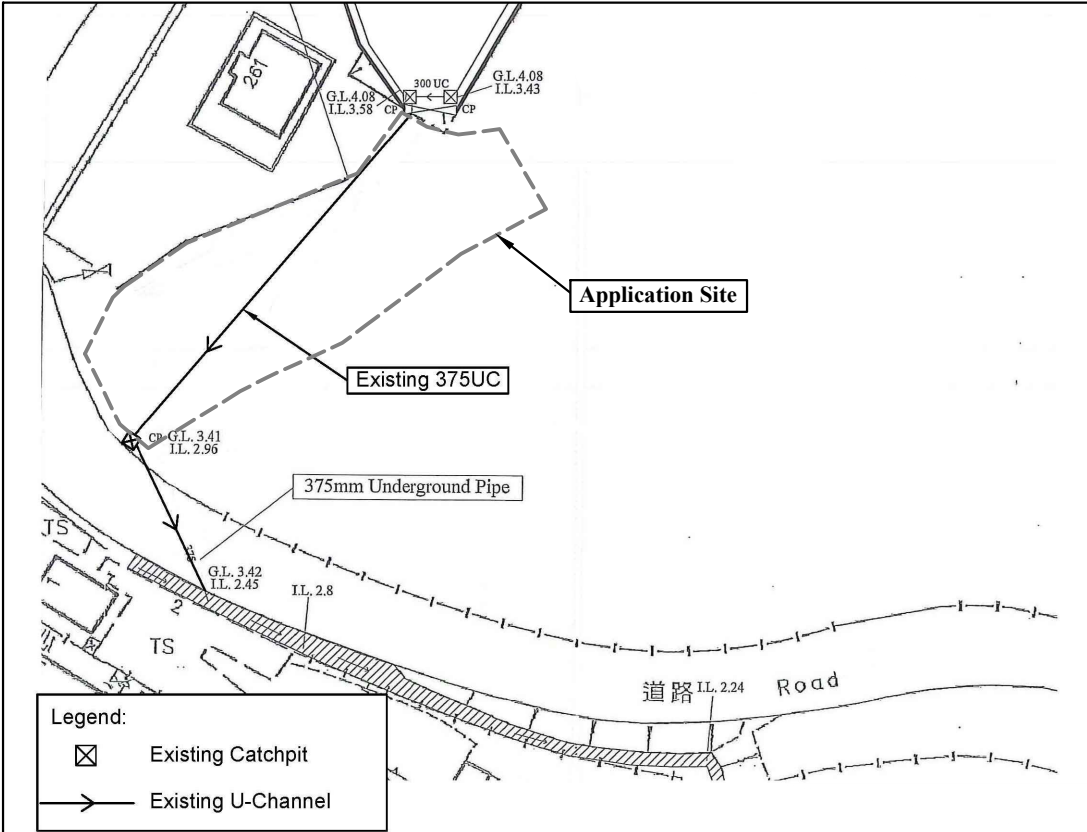
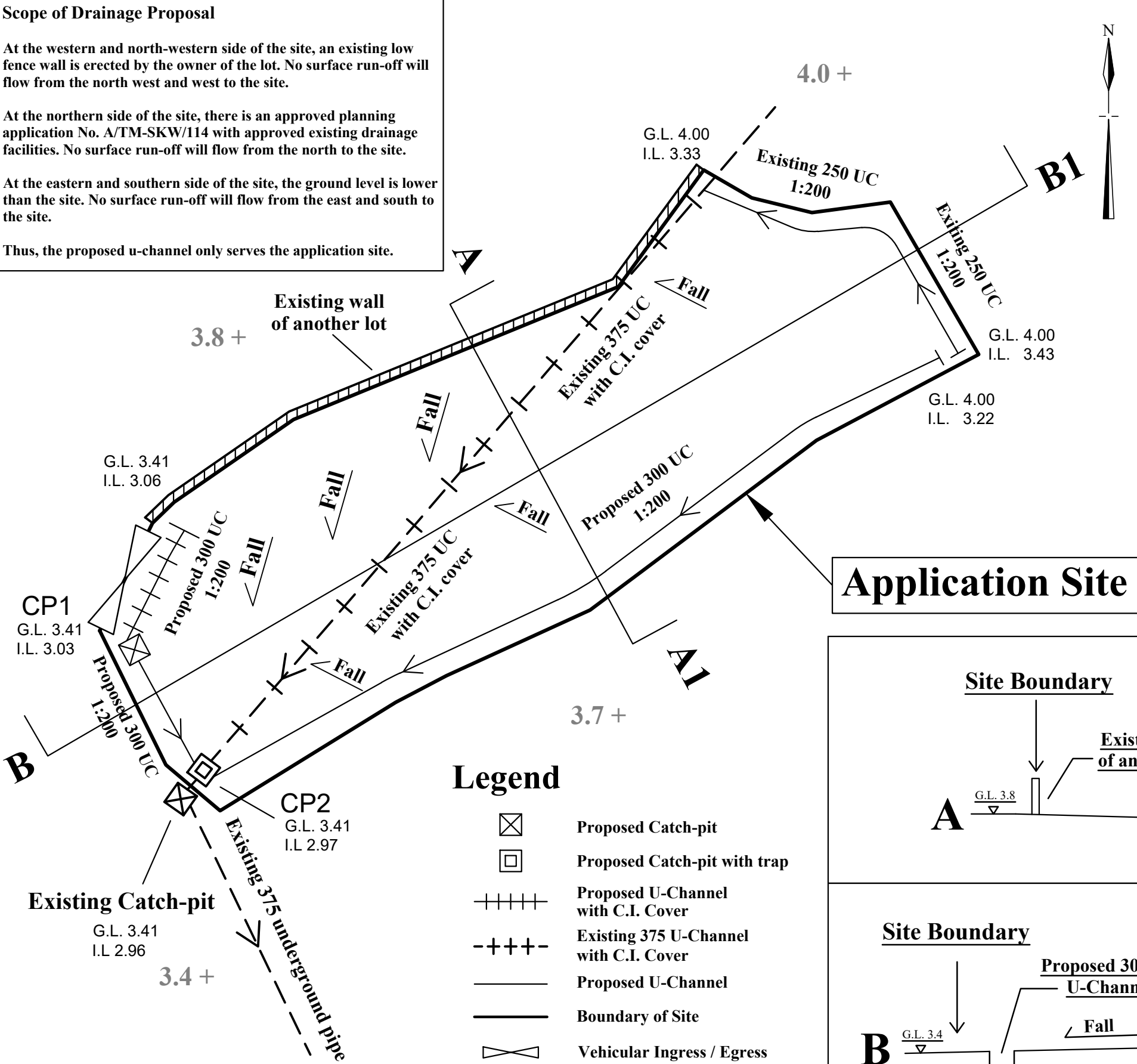
Scope of Drainage Proposal

At the western and north-western side of the site, an existing low fence wall is erected by the owner of the lot. No surface run-off will flow from the north west and west to the site.

At the northern side of the site, there is an approved planning application No. A/TM-SKW/114 with approved existing drainage facilities. No surface run-off will flow from the north to the site.

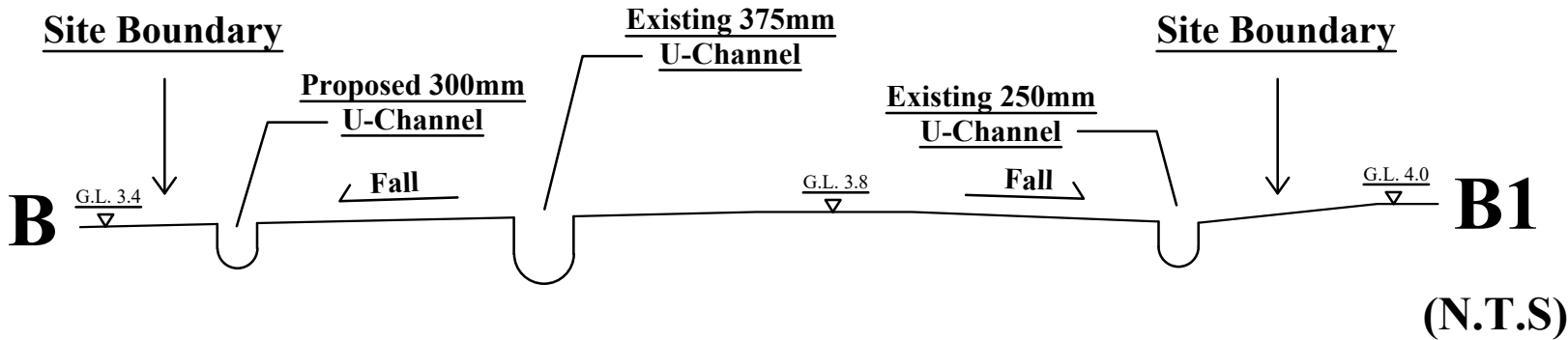
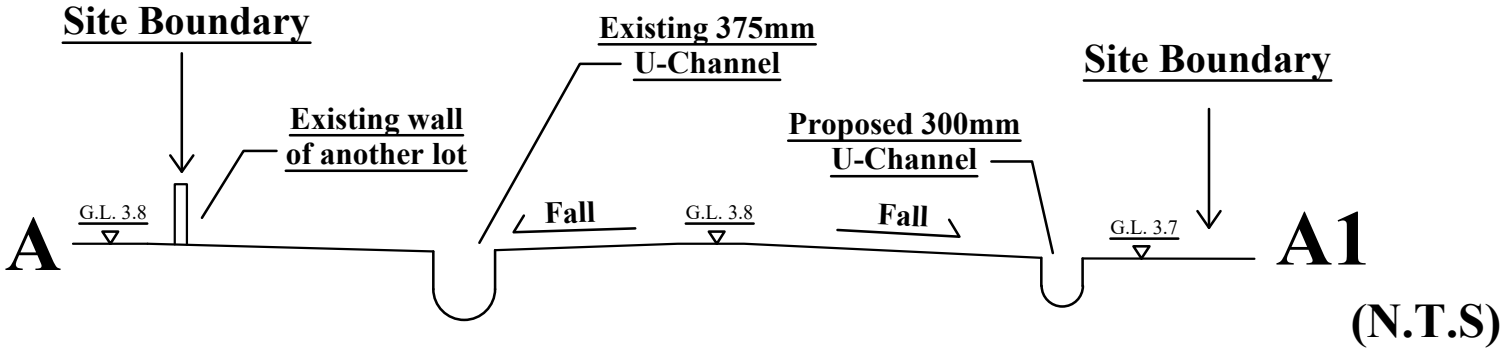
At the eastern and southern side of the site, the ground level is lower than the site. No surface run-off will flow from the east and south to the site.

Thus, the proposed u-channel only serves the application site.



Details of Existing Drainage (N.T.S)

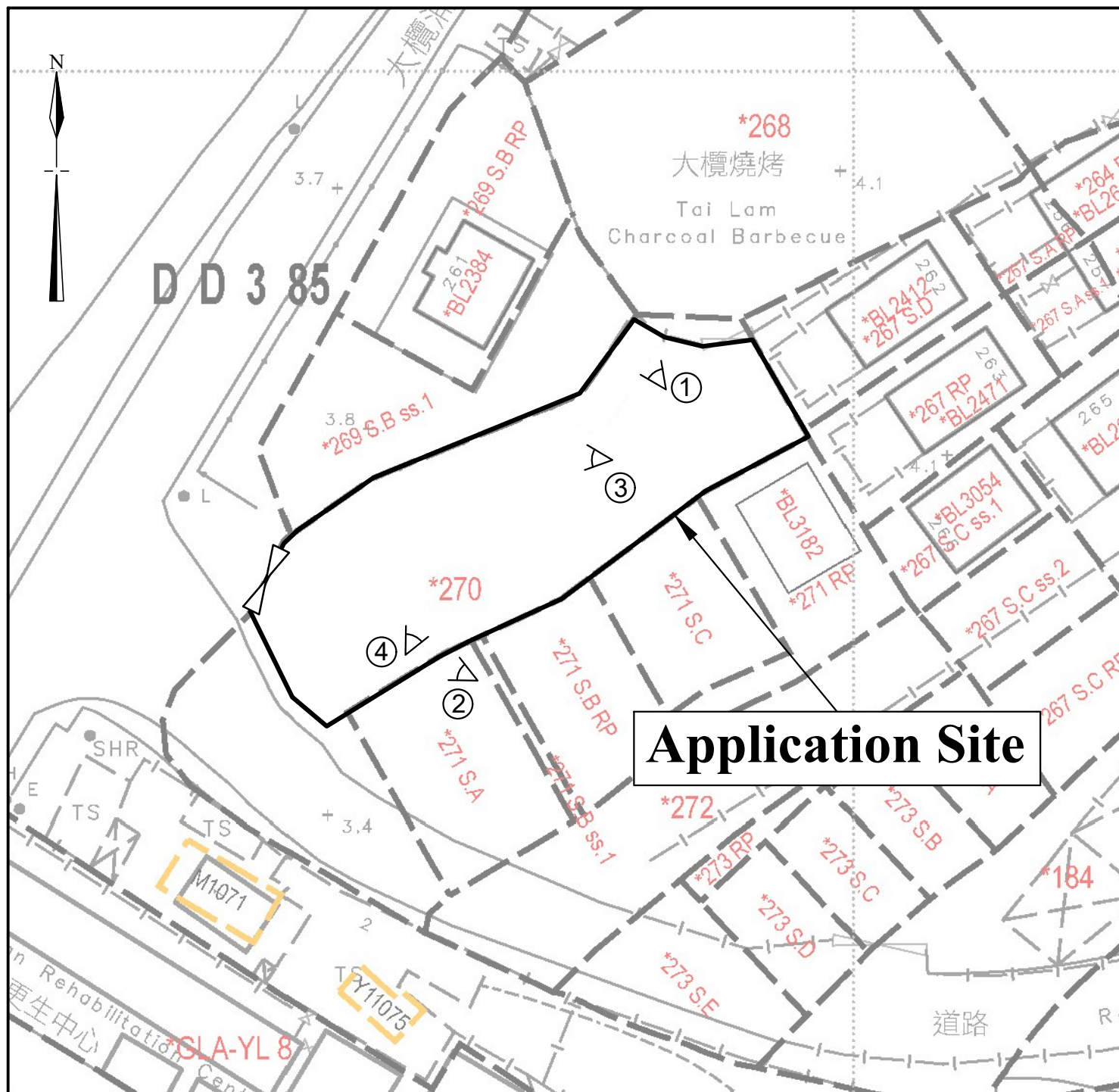
Site Area (about): 737m²



Note : According to Technical Note to prepare a Drainage Submission by DSD of November 2001 (p.6), 300mm U-channel is sufficient for catchment area < 1,200m².

1:250 (A3)	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 6.1a (P 23046)

Lot 270 (part) in D.D. 385
Tuen Mun, New Territories



Application Site

Legend



Viewpoint of site photographs



Vehicular Ingress / Egress

1:500

**Plan showing the Viewpoints of
Site Photographs**

**Goldrich Planners &
Surveyors Ltd.**

March 2024

**Lot 270 (part) in D.D. 385
Tuen Mun, New Territories**

**Plan 8
(P 23046)**

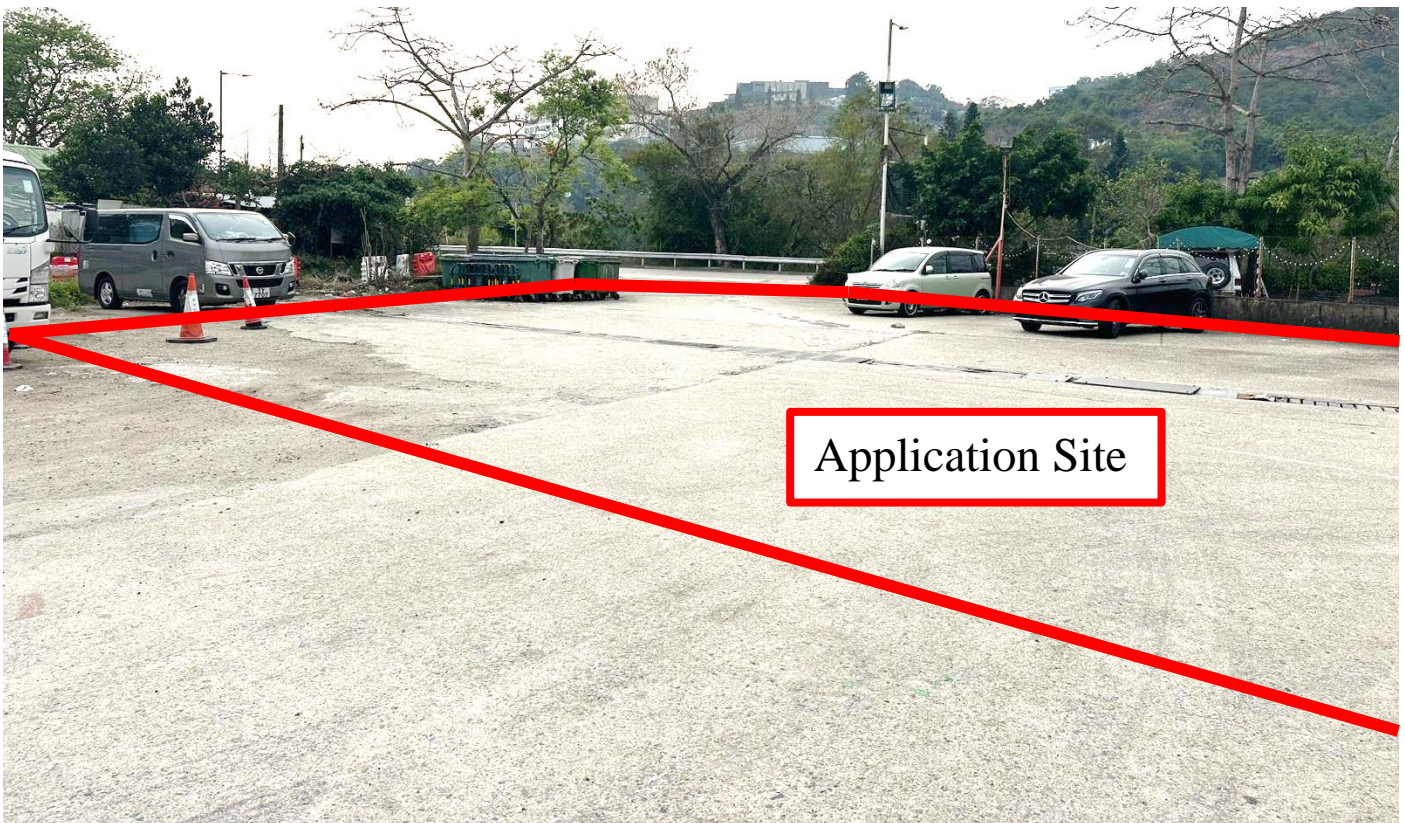
VP1 (25.4.2024)

Electric vehicle charging facility has been removed.



Application Site

VP2 (26.3.2024)



Application Site

VP3 (26.3.2024)



VP4 (26.3.2024)



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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
(<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)
胡志文

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<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)
Goldrich Planners and Surveyors Ltd. 金潤規劃測量師行有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 270 (Part) in D.D. 385, Tai Lam Chung, 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 737 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 194.1 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

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

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

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

(v) For Type (v) application 供第(v)類申請

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

**Proposed Temporary Public Vehicle Park (Private Cars)
for a Period of 5 Years**

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 **194.1** sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 **0.263** ☒ About 約
- Proposed site coverage 擬議上蓋面積 **26.3** % ☒ About 約
- Proposed no. of blocks 擬議座數 **3**
- Proposed no. of storeys of each block 每座建築物的擬議層數 **1** storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... **4.5** m 米 ☒ About 約

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)
Mid-2024

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tai Lam Chung Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 26 Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ _____ _____
	No 否	<input checked="" type="checkbox"/>

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories		
Site area 地盤面積	737 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	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 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	<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	194.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.263 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	26.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	26
	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) _____ _____	26
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s) /Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
Location Plan (Plan 1) and Lot Index Plan (Plan 2)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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

Justifications

1. Applied Use

The applied use is “Proposed Temporary Public Vehicle Park (Private Cars)” for a Period of 5 Years.

2. Location

The site is on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories. Please refer to Plan 2a for details.

3. Site Area

The area of the site is about 737 m². No Government Land is involved. Please refer to Plan 2a for details.

4. Development Parameters

(a) Operation Hours

The proposed development will operate 24 hours daily including Sundays public holidays.

(b) Mode of Operation

26 parking spaces for private cars are proposed on site. No light goods vehicles, medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3a for details.

(c) Structure

A 1-storey guardroom, an open shed and an electric meter box are proposed on site. The details of the structures are as follows:

No	Use	Covered Area	Floor Area	Height	No of Storey
1	Guardroom	23m ²	23m ²	4.5m	1
2	Open Shed	170m ²	170m ²	4.5m	1
3	Electric Meter Box	<u>1.1m²</u>	<u>1.1m²</u>	2.2m	1
Total:		<u>194.1m²</u>	<u>194.1m²</u>		

Please refer to the Layout Plan (Plan 3a) for details.

5. Planning Context

(a) Town Planning Zoning

The site falls within the “Village Type Development” (“V”) zone under the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15.

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Public Vehicle Park use is commercial uses which serves the needs of the villagers and in support of the village development. This use may be permitted on application to the Town Planning Board.

6. No Adverse Impact

(a) Visual

The proposed public vehicle park is compatible with the surrounding environment. Numbers of 3-storey Small Houses are in the vicinity. No significant adverse visual impact is anticipated resulting from the proposed use.

(b) Traffic

Please refer to Layout Plan at Plan 3a. A total of 26 nos. of parking spaces are proposed on site. About half (13 numbers) are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 5.5 tonnes will not be allowed to enter the site.

The site is accessible by Tai Lam Chung Road.

The Trip generation and attraction rates are estimated as follow:

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

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to Tai Lam Chung Road.

(c) Drainage

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

7. Planning Gain

The villagers nearby currently severe shortage of vehicle parking spaces for private cars and light goods vehicles. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.

- End -

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

[REDACTED]

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年05月29日星期三 15:00
收件者: [REDACTED]
副本: [REDACTED]
主旨: 轉寄: Planning Application No.: A/TM-SKW/125 - Submission of Further Information
附件: A_TM-SKW_125_Lr to TPB_FI_EPD RtC_28.5.2024.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Wednesday, May 29, 2024 2:56 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: [REDACTED]
Subject: Fw: Planning Application No.: A/TM-SKW/125 - Submission of Further Information

From: Rich Gold <goldrichplanners@gmail.com>
Sent: Wednesday, May 29, 2024 2:37 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Re: Planning Application No.: A/TM-SKW/125 - Submission of Further Information

Dear Sir,

We would like to submit an updated further information to supersede the further information submitted on 29.5.2024 at 10:11 a.m. The original copy will be posted to the TPB. Thank you.

Regards,
Alan Poon

Your Ref.: A/TM-SKW/125

Our Ref.: P23046/TL24272

28 May 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

S16. Application

**Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 Years
on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories**

We would like to submit further information to respond to the comments from the Environmental Protection Department dated 27.5.2024.

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



Francis Lau

Encl.

Comments from the Environmental Protection Department dated 27.5.2024



	Comments	Responses
i)	What are the output power of the proposed EV chargers to be installed?	The output power of the proposed EV chargers is 21kW per charger.
ii)	Will fee-charging payment be required for using these EV chargers? If affirmative, any smart systems (e.g. display boards showing the EV charging space availability information, occupancy sensors, etc.) including payment system will be installed?	No fee will be charged for using these EV chargers. No smart system will be installed.

**Similar s.16 Applications within the same “Village Type Development” Zone
on the So Kwun Wat Outline Zoning Plan in the past 5 years**

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Zoning	Date of Consideration
1	A/TM-SKW/103	Proposed Temporary Private Vehicle Park for Private Cars and Light Goods Vehicles (Excluding Container Vehicles) for a Period of 3 Years	“V”	20.3.2020
2	A/TM-SKW/118	Renewal of Planning Approval for Temporary Private Vehicle Park for Private Cars and Light Goods Vehicles (Excluding Container Vehicles) for a Period of 3 Years	“V”	17.3.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department:

- no adverse comment on the application; and
- there is no Small House application approved or under processing on the application site (the Site).

2. Traffic

(a) Comments of the Commissioner for Transport:

- no adverse comment on the application.

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

- no adverse comment on the application.

3. Environment

(a) Comments of the Secretary for Environment and Ecology:

- no adverse comment from electric vehicle charging point of view.

(b) Comments of the Director of Environmental Protection:

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

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no adverse comment on the application; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the accepted drainage proposal to the satisfaction of the Director

of Drainage Services or of the Town Planning Board should be stipulated.

6. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

- no comment from electricity supply safety aspect.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- there is no record of approval by the Building Authority for any structure at the Site.

8. District Officer's Comments

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

- his office has not received any comment from locals regarding the application.

9. Other Departments

The following government departments have no comment on the application, including the Chief Engineer/Construction, Water Supplies 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 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 comprises Old Schedule agricultural lot, i.e. Lot no.270 (Portion) in D.D. 385 (“the Lot”), held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) there is unauthorised structure on the Site. The lot owner(s) should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the Site is accessible via a local access on Government land leading from Tai Lam Chung Road. His office does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement;
 - (iv) should planning approval be given to the application, the lot owner(s) will need to apply to his office for a Short Term Waiver (STW) to permit the structures to be erected. Besides, given the proposed use is in temporary nature, only application for erection of temporary structure(s) will be considered. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions, including payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD; and
 - (v) his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected or to be erected within the subject lot or any unauthorised occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by his office or be in breach of the approval given;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the local carriageway and footpath leading to the Site is not under Transport Department’s purview. The applicant shall obtain consent of the owners/managing departments of the local carriageway and footpath for using it as the access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the access road connecting the Site to Tai Lam Chung Road is not and will not be maintained by HyD; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Secretary for Environment and Ecology that:
 - (i) to echo with the revision of the Chapter 8 of HKPSG about electric vehicle (EV) charging facilities and to support the Government's policies in promoting the wider adoption of EVs, it is suggested that the applicant complies with the requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e. medium chargers) should be equipped at all parking spaces for private cars of the Site; and
 - (ii) the Government aims to formulate a citywide green transformation roadmap and timetable for public buses and taxis in 2024, and provide support to realise the goal of introducing about 3 000 electric taxis by end-2027. A comprehensive quick charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. In this connection, it is suggested that the applicant could consider installing some quick chargers (e.g. with output power of 100kW or higher) at the proposed site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis;
- (f) 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” to minimise any potential environmental nuisances;
- (g) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) proposal are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval; and
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of proposed FSIs to be installed should be clearly marked on the layout plans;
- (h) 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 BD (not being a New Territories Exempted House), they are unauthorised under Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are

unauthorised building works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (iii) for UBWs erected on leased land, including the existing structures under the application, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
- (iv) 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 the building plan submission stage; and
- (vi) details comments under BO will be provided during building plans submission; and
- (i) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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A/TM-SKW/125 DD 385 Tai Lam Chung Tsuen

04/03/2024 02:26

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

A/TM-SKW/125

Lot 270 (Part) in D.D. 385, Tai Lam Chung Tsuen, Tuen Mun

Site area: About 755sq.m

Zoning: "VTD"

Applied use: 27 Vehicle Parking / 5 Years

Dear TPB Members,

This lot has been part of the parking serving BBQ site for many years but has managed to operate without the requisite approvals. Has any enforcement action been taken?

Object strongly to the 5 Years as this would allow operator almost 3 years before any action would be taken with regard to failure to fulfil conditions.

This looks like an application that will be approved as a 'Streamline', whereby there is auto approval and no discussion with regard to any issues that have been raised.

A very convenient arrangement that undermines the purpose of the intention of having planning guidelines in the first place.

Mary Mulvihill