

This document is received on 23 MAR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-ST/58T
	Date Received 收到日期	23 MAR 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Man Kwei Nam (文桂南)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 733 S.D. ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 830 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 20 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin Outline Zoning Plan No. S/YL-ST/8
(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	Public vehicle park (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. 如上述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同意或向該人發給通知。詳情如下：

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

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

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[#]
於 (日/月/年)在指定報章就申請刊登一次通知[#]
- ☒ posted notice in a prominent position on or near application site/premises on
3/3/2021 (DD/MM/YYYY)[#]
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[#]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 5/3/2021 (DD/MM/YYYY)[#]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[#]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Public Vehicle Park for Private Car for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	810sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	20sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構造物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	20sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	20sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
Structure 1: Guard room (Not exceeding 3m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	35 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 24 hours from Mondays to Sundays including public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Tung Wing On Road																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地、池塘界線，以及河道改道、填塘、填土及或挖土的細節及範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>			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"/>
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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"/>																															

	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	_____ (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	_____ (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

1. The proposed development is in line with the planning intention of the 'Village Type Development' ("V") zone which is primarily for the convenience of the villagers.
2. Insufficient supply to meet exigent parking demand in Yan Shau Wai especially that the NTEHs were built without vehicular access so that the vehicles can park only along the vacant land at roadside.
3. The proposed development would be opened for private car only and only 35 parking spaces are provided.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' zone.
5. The proposed development is limited in scale and would not generate impacts to the surrounding environment.
6. The proposed development is compatible with the surrounding environment.
7. Similar planning application has been approved by the Town Planning Board in the same 'Village Type Development' zone such as A/YL-ST/531.
8. Minimal traffic impact and estimated traffic generation is submitted.
9. Insignificant noise and environmental impacts.
10. The applicant has provided trees at the application site.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private car will be accepted to park at the application site.
13. No workshop activity will be carried out at the application site.

8. Declaration 聲明

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

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

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名(請以正楷填寫)



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

Consultant

Position (if applicable)
職位(如適用)

Professional Qualification(s)
專業資格

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

Others 其他

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

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

Date 日期

10/3/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.
Site area 地盤面積	830 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Outline Zoning Plan No. S/YL-ST/8
Zoning 地帶	'Village Type Development' ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park for Private Car for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	20 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.02 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	2.41 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		35 0 0 0 0
	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) NA		0 0 0 0 0

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

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

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

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years
at
Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The application site is leading from Tung Wing On Road. (Figure 1) It possesses an area of approximately 830m².
- 1.1.2 The application site has been hard paved. It is intended for public parking of private car.
- 1.1.3 The application site is adjacent to some village houses to the south. The site is abutting a pond to the north. A similar public vehicle park was found to the east of the application site.

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

- 1.1.4 The subject site has been hard paved and occupied an area of approximately 830m². It has a very gentle gradient sloping from southwest to northeast from about +3.0mPD to +2.8mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in Annex 1.3 hereunder, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

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

- 1.1.6 A pond is abutting to the north of the application site. The level of the land to the south of the site (i.e. a road) is slightly higher than the application site and the level to the further south is lower than the road. The land to the west and east is found lower than the application site.
- 1.1.7 In light of the above, an external catchment has been identified in Figure 5.

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

- 1.1.8 According to recent site inspection, a culvert is found to the northwest of the application site. The collected surface runoff will be dissipated to the pond and leading to the culvert. (Figure 5)

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.2.2 The collected surface runoff will be conveyed to culvert to the northwest of the application site via the existing pond abutting the northern site boundary. (**Figure 5**)
- 1.2.3 The calculations in **Annex 1.3** shows that the proposed 375mm surface channel has adequate capacity to cater for the surface runoff generated at the subject site and the external catchment.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 Prior to the commencement of drainage works, the applicant will consult District Lands Office/Yuen Long and relevant land owners for the works outside the application site.
- 1.2.6 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works.
 - (c) Some openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

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

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

Assuming that:

- The area of the entire catchment is approximately 830m² and the size of external catchment is about 170m² so that the total area of the catchment is about 1,000m²;
- The application site is totally paved with concrete and therefore the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 3.3\text{m} - 2.8\text{m} = 0.5\text{m}$$

$$L = 50\text{m}$$

$$\therefore \text{Average fall} = 0.2\text{m in } 50\text{m} \text{ or } 1\text{m in } 100\text{m}$$

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

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

$$t_c = 0.14465 [50 / (1^{0.2} \times 1,000^{0.1})]$$

$$t_c = 3.62 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 180 recurrent flooding period is found to be 300 mm/hr

$$\text{By Rational Method, } Q = 1 \times 300 \times 1,000 / 3,600$$

$$\therefore Q = 83.33 \text{ l/s} = 5,000 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel at gradient 1:300 is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is leading from Tung Wing On Road (Figure 2).
- 2.2 The application site will be opened for parking of private car only. No vehicle other than private car will be allowed to enter the site. Also, vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to park at the application site.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

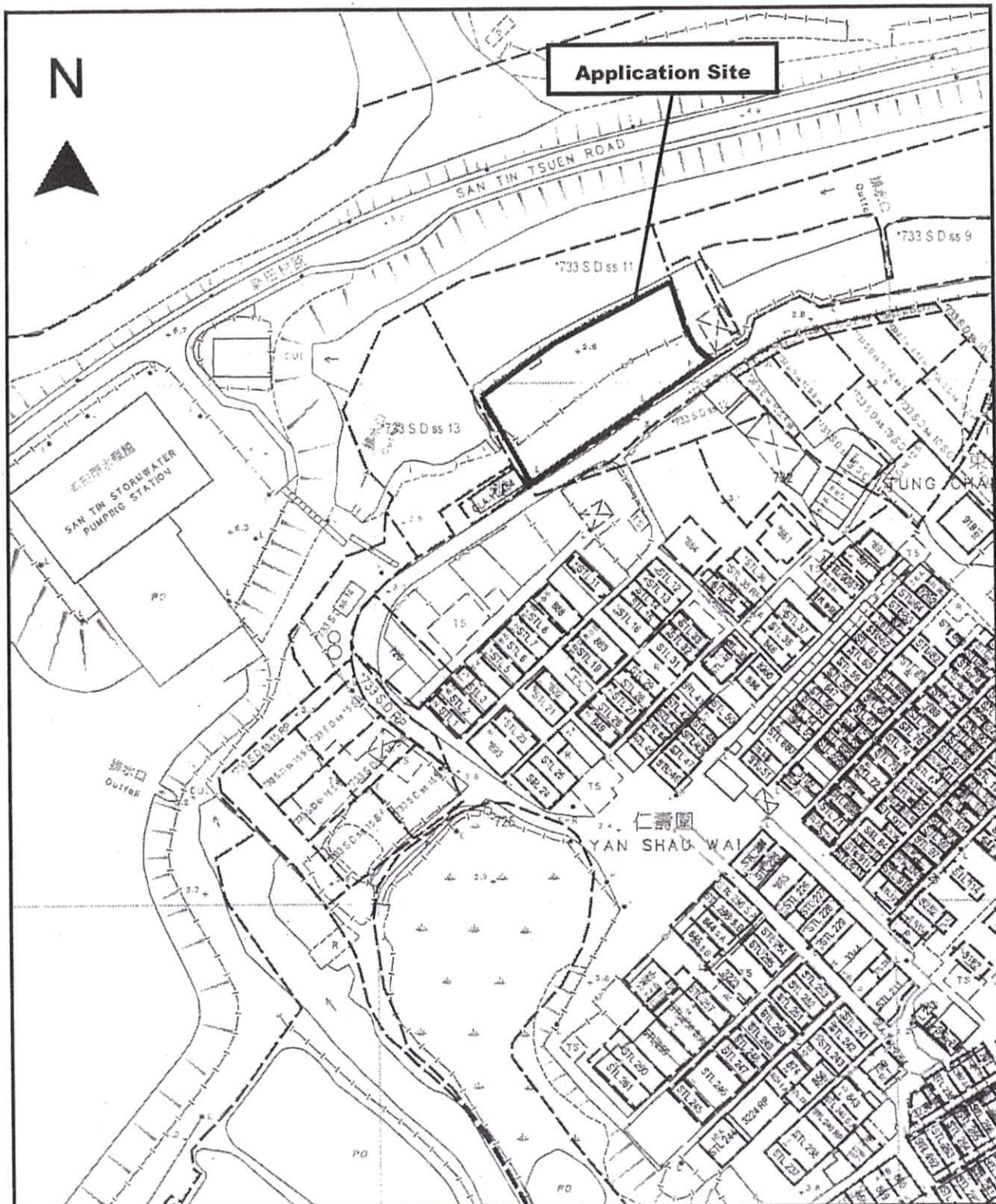
	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	1.46	1.46	12	10

Note 1: The opening hour of the proposed development is 24 hours from Mondays and Sundays including public holidays;

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

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

- 2.4 The applicant wishes to draw the Board's attention that the proposed carpark is intended to meet the parking demand for nearby villagers. The proposed development would not generate significant amount of traffic upon planning approval especially that the proposed development is limited in scale.



Project 項目名稱:

Proposed Temporary Public Vehicle
Park for Private Car for a Period of 3
Years at Lot 733 S.D ss.11 (Part) in
D.D. 99, Yan Shau Wai, San Tin, Yuen
Long, N.T.

Drawing Title 圖目:

Site Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000

N



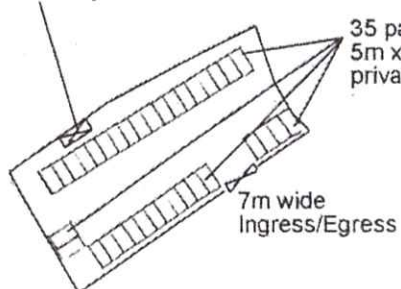
Structure 1

Guard room

GFA: Not exceeding 20m²

Height: Not exceeding 3m

No. of storey: 1



Project 項目名稱:

Proposed Temporary Public Vehicle
Park for Private Car for a Period of 3
Years at Lot 733 S.D ss.11 (Part) in
D.D. 99, Yan Shau Wai, San Tin, Yuen
Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

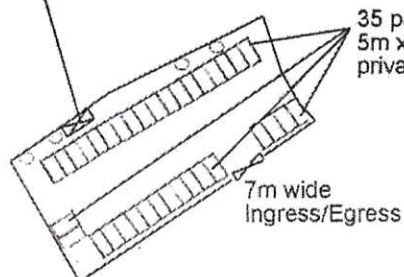
N



Tree	Approximate Height	Spacing
○ Existing <i>Lychee</i> Trees to be preserved	6.5m	NA

Structure 1

Guard room
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Tree Preservation Plan

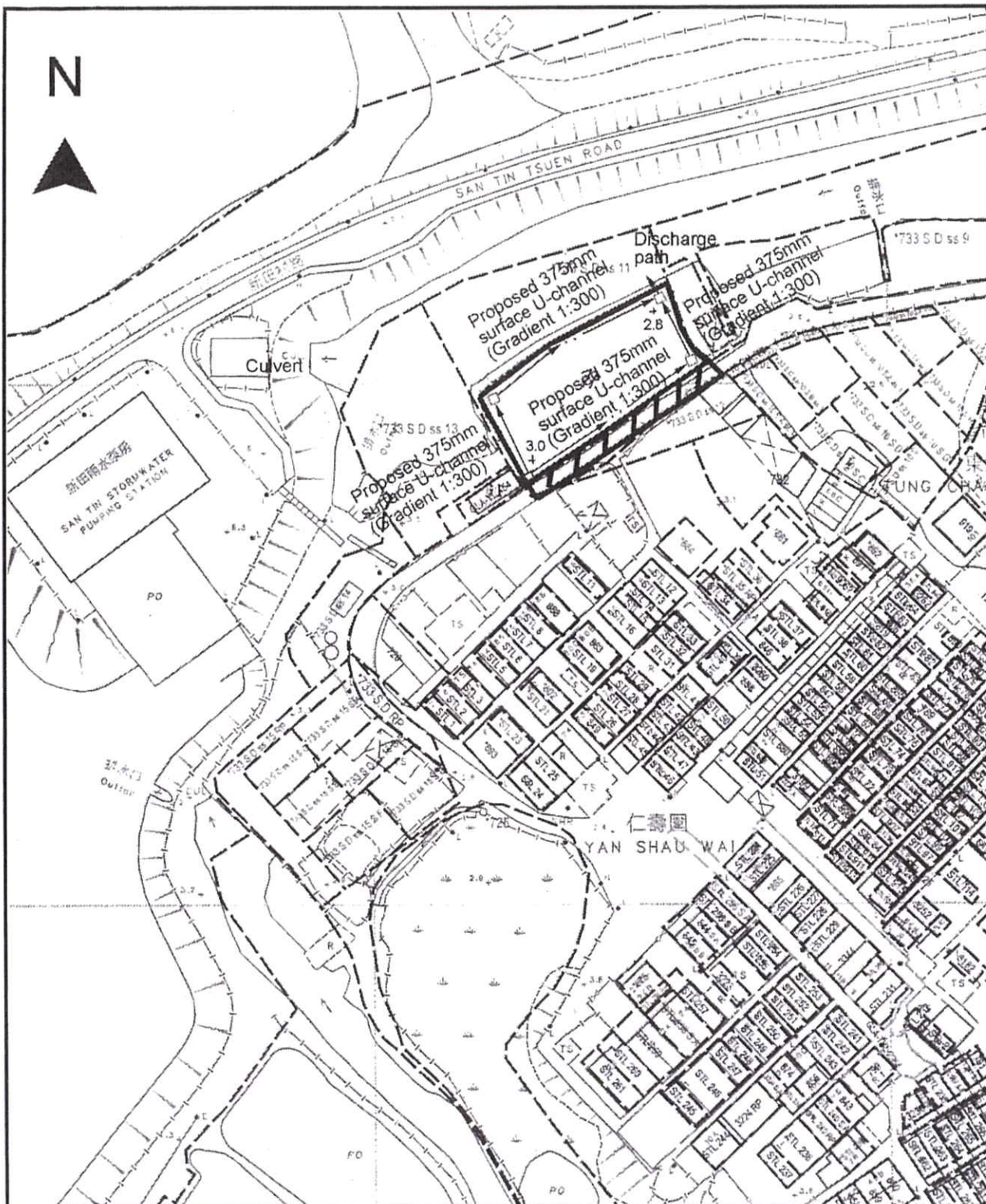
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

+3.0 Level (in mPD)

← Flow of surface runoff

□ Proposed catchpit

External catchment

Application site

Scale 比例:

1:1000

100

**Appendix Ia of RNTPC
Paper No. A/YL-ST/587**



Re: DSD's Comments on ST/58730/04/2021 14:11

From: king king <

To: "plhchan@pland.gov.hk" <plhchan@pland.gov.hk>

Cc: "pyleung@pland.gov.hk" <pyleung@pland.gov.hk>, "ayycheung@pland.gov.hk" <ayycheung@pland.gov.hk>, TPB <tpbpd@pland.gov.hk>

1 Attachment



ST587-ltr-01.pdf

Dear Patricia,

Please see attached letter for responding to the comments of CE/MN, DSD. Thank you.

Best Regards,

Patrick Tsui

On Friday, April 30, 2021, 12:24:15 PM GMT+8, king king <

Dear Patricia,

Please see our response to the comments of CE/MN, DSD. Thank you.

Best Regards,

Patrick Tsui

iv

On Thursday, April 29, 2021, 03:40:13 PM GMT+8, plhchan@pland.gov.hk <plhchan@pland.gov.hk> wrote:

Dear Mr TSUI,

Please see below the comments from Drainage Services Department (DSD) on the captioned application for your onward action.

(1) DSD has no objection in principle to the application from drainage operation and maintenance point of view.

(2) As the site is not the subject of any previous planning application, the above application would be processed as a new case. In this aspect, the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains & the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations & charts should be included. (For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf for reference). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site.

(3) The drainage proposal submitted by the applicant is unacceptable from drainage operation and maintenance point of view. The applicant is requested to duly address comments, as detailed in Appendix IV, and resubmit the proposal to DSD for consideration.

- a) The drainage plan submitted is too small, unclear and without the required detailed information as mentioned in (i) above. Please revise accordingly.
- b) All manholes should be numbered and marked with invert levels to demonstrate that there is no backflow effect.
- c) The last manhole should be specified on plan. Details of the manhole with sump pit should be provided.
- d) For the proposed discharge point & flow path; please provide:
 - i) Please provide a cross sectional plan showing details of the discharge point with invert level. Please verify that there will not be any backflow effect with the use of invert levels.
 - ii) Photos showing the existing condition of the proposed discharge point & flow path should be submitted.
- (ii) After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.
- (iii) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
- (iv) The applicant is reminded that the proposed drainage proposal / works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.
- (v) No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
- (vi) The applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the application site in future.
- (vii) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times.

If you intend to make response to the comments or provide further information to supplement the s.16 application, please let me have the information as soon as possible.

In making the submission for the further information, you may wish to make reference to the Town Planning Board Guidelines (TPB PG-No. 32) which is available for public inspection at the website of the Town Planning Board (www.info.gov.hk/tpb).

The public comments on the application are now available for viewing at the Public Enquiry Counter of Planning Department at the North Point Government Offices. Should you wish to make response to the public comment, please also make reference to TPB PG-No.32 as above mentioned.

Should you have any queries, please feel free to contact me or Alice CHEUNG, TP/YLE2 (Tel. 3168 4041).

Yours sincerely,

Patricia CHAN
TPG/YLE2, PlanD,
Tel: 3168 4050
Fax: 3168 4074

Total: 5 pages

Date: 30 April 2021

TPB Ref.: A/YL-ST/587

By Email

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

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Our response to the comments of CE/MN, DSD is as follow:

CE/MN, DSD's comment	Response
a) The drainage plan submitted is too small, unclear and without the required detailed information as mentioned in (i) above. Please revise accordingly.	Noted. Please see updated Figure 1.
b) All manholes should be numbered and marked with invert levels to demonstrate that there is no backflow effect.	Noted. Please see updated Figure 1.
c) The last manhole should be specified on plan. Details of the manhole with sump pit should be provided.	Noted. The last catchpit will be provided with sump pit. The details is shown in Figure 6.
d) For the proposed discharge point & flow path; please provide: i) Please provide a cross sectional plan showing details of the discharge point with invert level. Please verify that there will not be any backflow effect with the use of invert levels.	Noted. A cross sectional plan is shown in updated Figure 1. It is noted that the land is about 550mm higher than the water surface so that there will not be any backflow effect with the use of invert levels.
ii) Photos showing the existing condition of the proposed discharge point & flow path should be submitted.	Please see Annex 1
(ii) After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with	Noted

corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.	
(iii) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.	Noted
(iv) The applicant is reminded that the proposed drainage proposal / works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.	Noted
(v) No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained.	Noted
(vi) The applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the application site in future.	Noted
(vii) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times.	Noted

Yours faithfully,

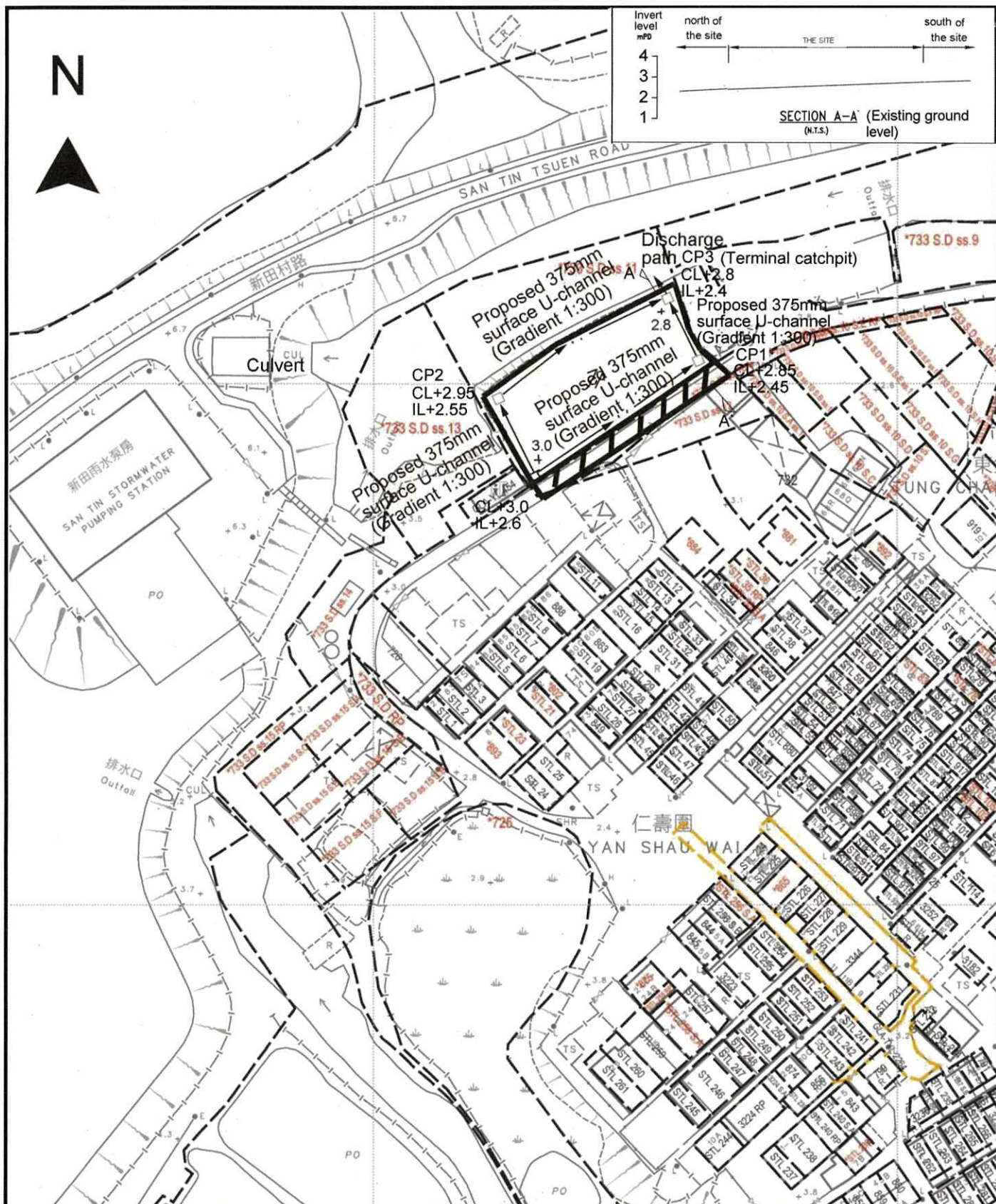



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Patricia CHAN) – By email

Annex 1 Photo showing the discharge point (Photo viewpoint is shown in Figure 1)





Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

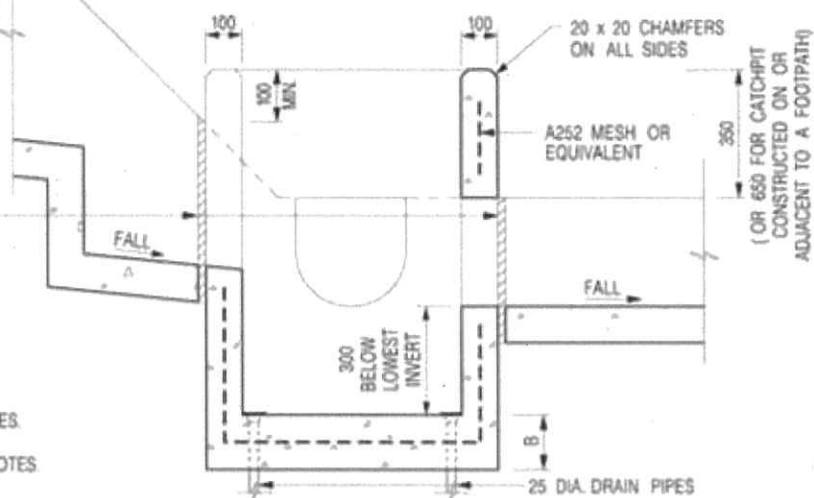
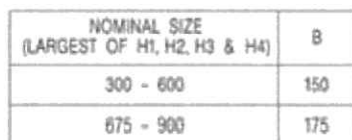
Figure 1

Remarks 備註:

+3.0 Level (in mPD)
Flow of surface runoff
Proposed catchpit
External catchment
Application site

Scale 比例:

1:500



Not to scale

Appendix Ib

tpbpd@pland.gov.hk

寄件者: king king
寄件日期: 2021年05月04日星期二 13:38
收件者: Csmleung
副本: TPB
主旨: A/YL-ST/587
附件: ST587-ltr-02.pdf

Dear Patricia,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Total: 2 pages

Date: 4 May 2021

TPB Ref.: A/YL-ST/587

By Email

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

Dear Sir,

**Proposed Temporary Public Vehicle Park for Private Car for a
Period of 3 Years at Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau
Wai, San Tin, Yuen Long, N.T.**

The cross sectional plan showing details of the discharge point with invert level is shown in the attachment. There will not be any backflow effect with the use of invert levels.

Please free feel to contact the undersigned at
questions.

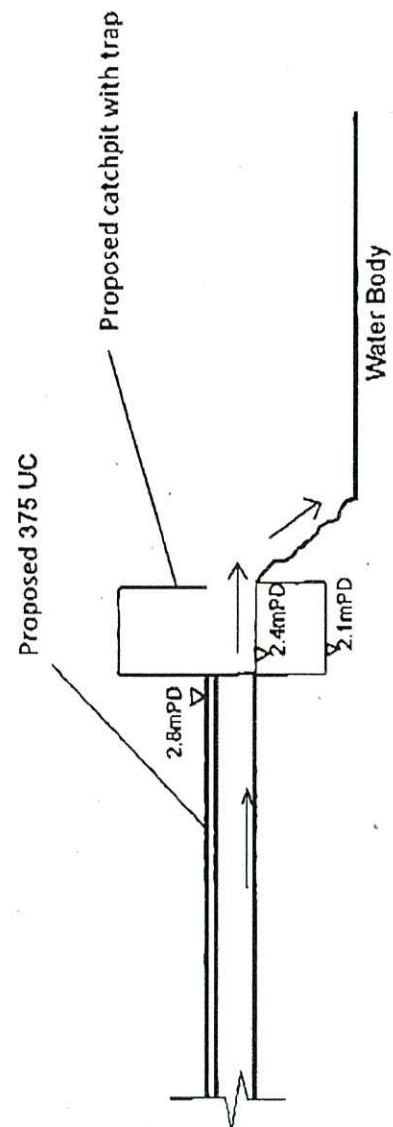
should you have any

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Patricia CHAN) – By email



Cross sectional plan showing details of the discharge point with invert level

tpbpd@pland.gov.hk

寄件者: king king <
寄件日期: 2021年05月10日 星期一 12:15
收件者: plhchan@pland.gov.hk
副本: TPB
主旨: Re: TD's Comments on ST587
附件: ST587-ltr-03.pdf

Dear Patricia,

Please see attached response to the comments of the Transport Department. Thank you.

Best Regards,

Patrick Tsui

On Friday, May 7, 2021, 10:09:03 AM GMT+8, <plhchan@pland.gov.hk> wrote:

Dear Mr TSUI,

Please see below the comments from Transport Department (TD) on the captioned application for your onward action. (Contact Person: Mr Albert TSE Tel: 2399 2727)

- (a) The subject site is connected to Tung Wing On Road via section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.
- (b) The applicant should provide details of trip generation with breakdown to justify the provision of 35 parking spaces within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on Castle Peak Road – San Tin.
- (c) The applicant should demonstrate sufficient space within the subject site for manoeuvring of vehicles.
- (d) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

If you intend to make response to the comments or provide further information to supplement the s.16 application, please let me have the information as soon as possible. In making the submission for the further information, you may wish to make reference to the Town Planning Board Guidelines (TPB PG-No. 32) which is available for public inspection at the website of the Town Planning Board (www.info.gov.hk/tpb).

The public comments on the application are now available for viewing at the Public Enquiry Counter of Planning Department at the North Point Government Offices. Should you wish to make response to the public comment, please also make reference to TPB PG-No.32 as above mentioned.

Should you have any queries, please feel free to contact me or Alice CHEUNG, TP/YLE2 (Tel. 3168 4041).

Yours sincerely,

Patricia CHAN
TPG/YLE2, PlanD,

Tel: 3168 4050
Fax: 3168 4074

Total: 4 pages

Date: 10 May 2021

TPB Ref.: A/YL-ST/587

By Email

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

Dear Sir,

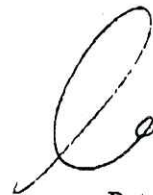
Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin, Yuen Long, N.T.

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

Transport Department's comment	Response
(a) The subject site is connected to Tung Wing On Road via section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.
(b) The applicant should provide details of trip generation with breakdown to justify the provision of 35 parking spaces within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on Castle Peak Road – San Tin.	<p>Noted. Please see Annex 1 for the detailed trip generation. 35 parking spaces are proposed because the application site can accommodate 35 private cars. All the vehicles are belong to the villagers of Yan Shau Wai. Due to the geographical isolation of Yan Shau Wai, the proposed development would not attract vehicles from other localities except Yan Shau Wai. The proposed development is intended to resolve the illegal parking problem in Yan Shau Wai so that it should be supported.</p> <p>The proposed development has been operated for a long period of time. The planning application submitted is intended to regularize the proposed</p>

	development at the application site. The proposed development is limited in size and it provides only 35 parking spaces to resolve the parking demand of the villages of Yan Shau Wai. It would not generate adverse traffic impact on Castle Peak Road – San Tin.
(c) The applicant should demonstrate sufficient space within the subject site for manoeuvring of vehicles.	Noted. Please see attached Figure 3. It is noted that there is a manoeuvring space of 9.1m x 36m within the application site. As such, sufficient manoeuvring space is provided within the site for the manoeuvring of private car.
(d) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.	Noted.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Miss Patricia CHAN) – By email

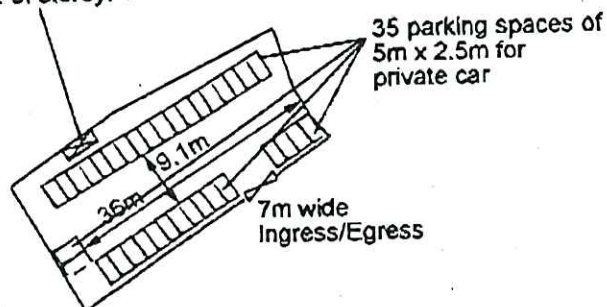
Annex 1 Detailed Traffic Generation at the Application site on 8 May 2021 (Saturday)

Time	Private car entering the site	Private car leaving the site
12:00a.m. to 1:00a.m.	0	0
1:00a.m. to 2:00a.m.	0	0
2:00a.m. to 3:00a.m.	0	0
3:00a.m. to 4:00a.m.	0	0
4:00a.m. to 5:00a.m.	0	0
5:00a.m. to 6:00a.m.	0	2
6:00a.m. to 7:00a.m.	0	5
7:00a.m. to 8:00a.m.	2	4
8:00a.m. to 9:00a.m.	1	5
9:00a.m. to 10:00a.m.	0	2
10:00a.m. to 11:00a.m.	0	1
11:00a.m. to 12:00p.m.	2	3
12:00p.m. to 1:00p.m.	1	0
1:00p.m. to 2:00p.m.	0	1
2:00p.m. to 3:00p.m.	0	0
3:00p.m. to 4:00p.m.	2	2
4:00p.m. to 5:00p.m.	4	0
5:00p.m. to 6:00p.m.	4	0
6:00p.m. to 7:00p.m.	7	2
7:00p.m. to 8:00p.m.	2	0
8:00p.m. to 9:00p.m.	2	0
9:00p.m. to 10:00p.m.	0	0
10:00p.m. to 11:00p.m.	0	1
11:00p.m. to 12:00a.m.	0	0

N



Structure 1
Guard room
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Public Vehicle
Park for Private Car for a Period of 3
Years at Lot 733 S.D ss.11 (Part) in
D.D. 99, Yan Shau Wai, San Tin, Yuen
Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

**Similar s.16 Applications within the Same “V” Zone
on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8**

Approved Applications

No.	Application No.	Proposed Uses	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/397	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	18.3.2011 Approved by RNTPC (3 years)
2.	A/YL-ST/398*	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	18.3.2011 Approved by RNTPC (2 years) [Revoked on 8.2.2013]
3.	A/YL-ST/402	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	6.5.2011 Approved by RNTPC (2 years)
4.	A/YL-ST/422	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	5.10.2012 Approved by RNTPC (3 years)
5.	A/YL-ST/423	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	5.10.2012 Approved by RNTPC (3 years)
6.	A/YL-ST/433	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	7.6.2013 Approved by RNTPC (2 years)
7.	A/YL-ST/436	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	16.8.2013 Approved by RNTPC (3 years)
8.	A/YL-ST/470	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	7.8.2015 Approved by RNTPC (2 years)
9.	A/YL-ST/472*	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Year	4.9.2015 Approved by RNTPC (3 years) [Revoked on 24.7.2016]
10.	A/YL-ST/479	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	18.12.2015 Approved by RNTPC (3 years)
11.	A/YL-ST/481*	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 Tonnes) with Ancillary Facilities (Including Canteen and Site Office) for a Period of 3 Years	19.2.2016 Approved by RNTPC (3 years) [Revoked on 19.7.2018]
12.	A/YL-ST/491	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	12.8.2016 Approved by RNTPC (3 years)
13.	A/YL-ST/514	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	22.12.2017 Approved by RNTPC (2 years)
14.	A/YL-ST/531	Temporary Parking of Private Vehicles for a Period of 3 Years	5.10.2018 Approved by RNTPC (3 years)

15.	A/YL-ST/536	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	1.2.2019 Approved by RNTPC (3 years)
16.	A/YL-ST/537	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	22.2.2019 Approved by RNTPC (3 years)
17.	A/YL-ST/540	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 Tonnes) for a Period of 3 Years	12.4.2019 Approved by RNTPC (3 years)
18.	A/YL-ST/541	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 Tonnes) with Ancillary Office for a Period of 3 Years	12.4.2019 Approved by RNTPC (3 years)
19.	A/YL-ST/555	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.9.2019 Approved by RNTPC (3 years)
20.	A/YL-ST/557	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	20.9.2019 Approved by RNTPC (3 years)
21.	A/YL-ST/579	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	12.3.2021 Approved by RNTPC (5 years)
22.	A/YL-ST/583	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	12.3.2021 Approved by RNTPC (3 years)
23.	A/YL-ST/584	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	12.3.2021 Approved by RNTPC (3 years)

*denotes permission revoked

S-1

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

參考編號

Reference Number:

210426-155308-34295

提交限期

Deadline for submission:

30/04/2021

提交日期及時間

Date and time of submission:

26/04/2021 15:53:08

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/587

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：

TEL：

FAX：

EMAIL：



(傳真及郵遞文件)

敬啟者：

反對元朗新田仁壽圍丈量約份第99約地段第733號D分段第11小分段
(部份)臨時公眾停車場(私家車)(為期3年)
(申請編號 A/YL-ST/587)

新田鄉鄉事會就上述 A/YL-ST/587 的規劃申請，一致通過反對有關申請，理由如下：

1. 反對在新田鄉近仁壽圍附近設立 24 小時臨時公眾停車場，因為此舉必然吸引更多車輛使用東永安路，加重該段村路的車輛流量，容易引起人車爭路情況，影響使用該段路村民出入安全。
2. 新田鄉仁壽圍為鄉郊地區，並沒有設立 24 小時臨時公眾停車場的必須，而且擔心設立 24 小時臨時公眾停車場會影響鄉郊安全及破壞鄉郊寧靜生態。

此致

城市規劃委員會



新田鄉鄉事委員會

主席： 文美桂

首副主席： 黎志超

副主席： 文貴旗 謹啟

2021 年 4 月 28 日

5-3

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-ST/587 DD 99 Yan Shau Wai
28/04/2021 04:10

From:



To:

tpbpd <tpbpd@pland.gov.hk>

FileRef:

A/YL-ST/587

Lot 733 S.D ss.11 (Part) in D.D. 99, Yan Shau Wai, San Tin

Site area : About 830sq.m

Zoning : "VTD"

Applied use : 35 Vehicle Parking

Dear TPB Members,

This application is to legitimize a long existing operation. There is extensive parking around this village.

Members should question if part of the pond was filled in to accommodate the illegal use as it appears that the pond is an unusual shape on that side. This is not allowed even on VTD.

Mary Mulvihill



Yan Shau Wai - Google Maps.pdf



Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural 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. Should planning approval be given to the application, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularity on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Tung Wing On Road via section of a local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance for any access connecting the Site and Tung Wing On Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimise potential environmental impacts on the surrounding areas;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application under the Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (f) to note the comments of the Director of Fire Services (D of FS) to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If any proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval granted by the Building

Authority (BA) for any existing structures at the Site. He is not in a position to offer comments on their suitability for the proposed use in the application. If any structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise, they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO. 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. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R. Detailed checking under BO will be carried out at the building plan submission stage;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall make a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations and charts should be included. The drainage proposal should be prepared according to the Guideline on preparation of the drainage proposal which is available in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_Guidelines/Drainage_Submission.pdf. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site. The drainage proposal should be re-submitted to address DSD's comments that (i) the whole flow path to be shown; and (ii) the cross sectional plan (**Appendix Ib** of the RNTPC Paper) be revised to show full details of the discharge point (including piping and invert levels etc.) and the applicant should verify that there will not be any backflow effect with the use of invert levels. After completion of the required drainage works, the applicant shall provide DSD with a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on the Site under proper maintenance during occupancy of the Site. The applicant should consult DLO/YL, LandsD regarding all the

proposed drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future; and

- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that existing water mains in the area will be affected (**Plan A-2** of the RNTPC Paper). In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within the waterworks reserve. Free access shall be made available at all times for WSD and their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains shown on **Plan A-2**. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

