

Form No. S16-III
表格第 S16-III 號

71/524

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

2021年 8月 1 2日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 12 AUG 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.

根據《城市規劃條例》
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	A14-77/524
	Date Received 收到日期	12 AUG 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)

LEE Wai-chiu 李偉超

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)

Land Chartering Limited 測達行有限公司

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 No. 1213 (Part) in Demarcation District No. 117 Tai Tong Tsuen, Shap Pat Heung, Yuen Long, 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 2100 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 40 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) 0 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	Public Vehicle Park for Private Cars and Light Goods Vehicles (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 29.7.2021 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)"[#].
根據土地註冊處截至 2021 年 7 月 29 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 3 "current land owner(s)"[#].
已取得 3 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)
3	Lot No. 1213 in D.D.117	2.6.2021

(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」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(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 Cars and Light Goods Vehicles (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	2060sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	40sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	--sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	40sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	40sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 2 single-storey structures (Height will be not more than 3 m) ... Structure 1 being Toilet and Guard Room (5m x 4m); ... Structure 2 being Cashier Office (5m x 4m)	
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	53
Motorcycle Parking Spaces 電單車車位	--
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	5
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	--
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	--
Others (Please Specify) 其他 (請列明)
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位
Coach Spaces 旅遊巴車位
Light Goods Vehicle Spaces 輕型貨車車位
Medium Goods Vehicle Spaces 中型貨車車位
Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 24 Hours Daily inclusive of Saturdays, Sundays and 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 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)) Shui Tsiu San Tsuen Road 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 No 否	<input type="checkbox"/>	Please provide details 請提供詳情																														
(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 No 否	<input type="checkbox"/>	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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 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 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 type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

The same application (No. A/YL-TT/434) was made previously and approval was given by the Town Planning Board on 03/08/2018. However, the previous applicant, being the ex-tenant, failed to complete the required work upon approval. Thus the approval was revoked on 03/02/2019. The new tenant, Mr. Lee Wai-chiu, is now the applicant and submitted a similar application. The TPB approved the application (No. A/YL-TT/491) on 1.9.2020. However, it was again revoked on 1.12.2020 for reasons as stated below.

Although the applicant has completed implementation of all the work required upon planning approval, yet there were misunderstanding among the contractors and the concerned departments. Thus there arose a technical error in the declaration of completion of implementation of the necessary work required as conditions of approval of the application.

The applicant would again submit this application afresh for the proposed use. The applicant has spent quite a lot of money in the implementation of all the work required in the previous application. The necessary work have all been completed. The Town Planning Board is hereby requested to consider this application on compassionate grounds.

8. Declaration 聲明

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

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

Signature
簽署



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

.....LAM Hung Kwan.....

.....General Manager.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他HK Institute of Land Administration.....



on behalf of
代表

.....Land Chartering Limited.....

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

Date 日期

- 8 AUG 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

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 No. 1213 (Part) in D.D. 117, Tai Tong Tsuen, Yuen Long, New Territories. 新界元朗大棠村丈量約份第117約地段1213號(部份)		
Site area 地盤面積	2100	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	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17 大棠分區計劃大綱草圖編號S/YL -- TT/17		
Zoning 地帶	Village Type Development 鄉村式發展		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park for Private Cars and Light Vehicles for a period of 3 years 臨時公眾私家車及輕型貨車停車場(為期三年)		

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NIL <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	40 <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
(ii) No. of block 幢數	Domestic 住用	NIL	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	NA % <input 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		58
	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) _____ _____		53 / 5 / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		NIL
	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) _____ _____		

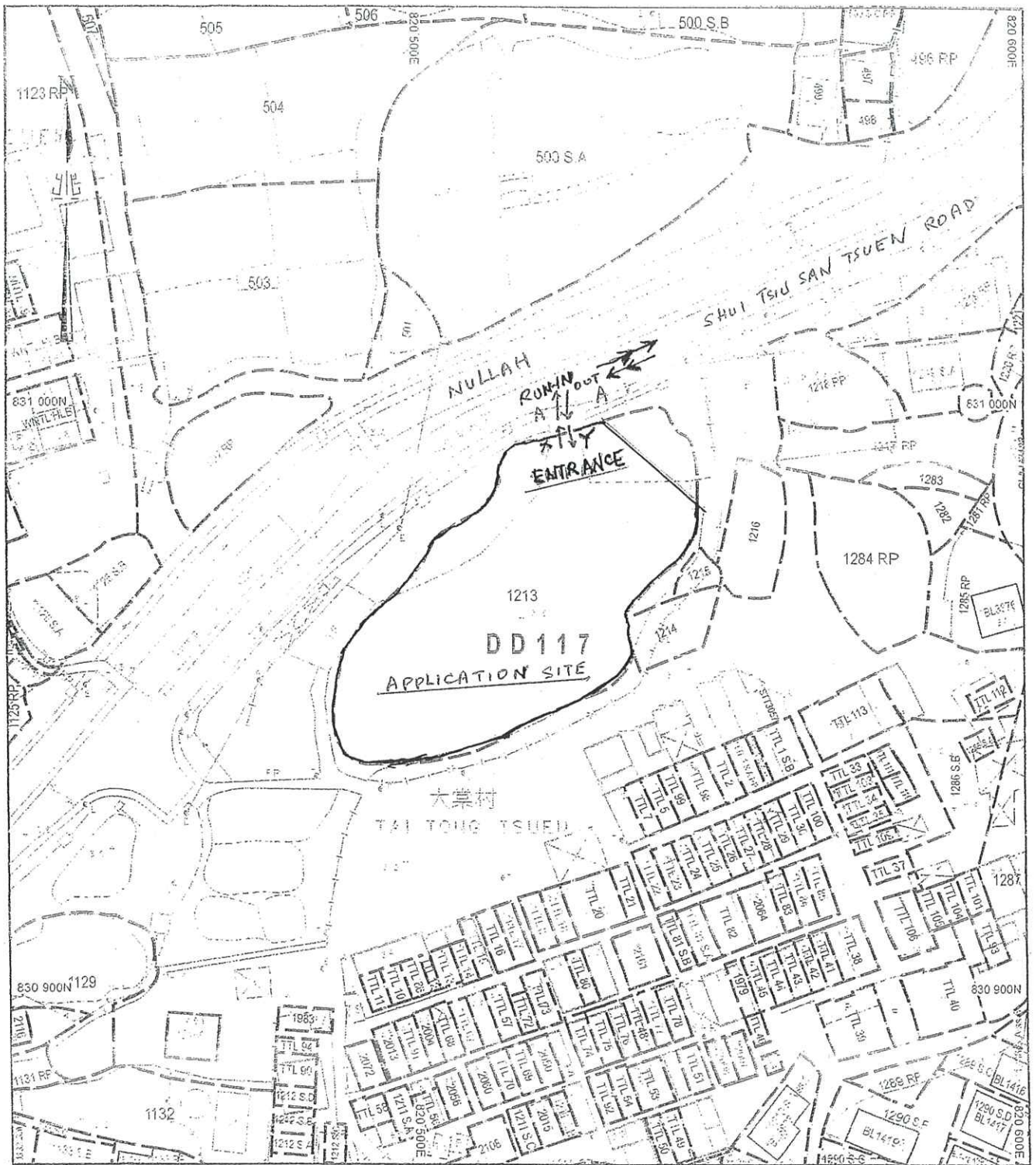
Executive Summary

S.16 Planning Application under Town Planning Ordinance **Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles** **For a Period of 3 Years at Lot No. 1213 (Part) in D.D. 117** **Tai Tong Tsuen, Yuen Long, New Territories**

1. Similar application (No. A/YL-TT/434) was made in about mid-2018 and approval was given on 3.8.2018.
2. The approval was revoked on 3.2.2019 because the ex-tenant failed to complete the necessary work within the time limits in compliance with the requirements upon approval.
3. The applicant, being the new tenant, sought permission of the landowners to re-apply for the same use and adopt the same information for this application. It was submitted to the Town Planning Board on 2.12.2019. The new application (No. A/YL-TT/491) was eventually approved on 1.9.2020.
4. Nevertheless, there were technical errors made by the contractors due to the period of social disturbance as well as owing to the long pandemic period. Although the necessary work pursuant to the last planning approval had all been implemented within the deadline date, there were misunderstandings between the contractors and the concerned departments that verbal proposals could be considered obtained before implementation. It is now required for the applicant to again submit this similar application for the necessary planning approval. But this time all the requisite work to the satisfaction of the concerned departments would have all been completed before planning approval would be given.
5. The area of the application site, 2100 sq. m, will be the same as in the previous applications, No. A/YL-TT/434 and No. A/YL-TT491.
6. The application site is within "V" zone, being Village Type Development. The Proposed use is under Column 2 in Village Type Development of the Zoning Plan No. S/YL-TT/17, which stated that the use under application may be permitted with or without conditions on application to the Town Planning Board.

7. The proposed use of Public Vehicle Park (excluding Container Vehicles) is a Column 2 Use in the "V" Zone, which is in line with the planning intention to serve the daily need of the villagers.
8. The proposed development is intended for parking of private cars and light goods vehicles (not exceeding 5.5 tons) to meet the parking demand of the villagers. Parking of Light Goods Vehicle is proposed because some of the villagers are drivers of light goods vehicles.
9. The application site will mainly provide parking services for the villagers or their visitors.
10. For the convenience of the villagers, the operation hours of this application site will be on 24 hours basis.
11. No open storage, vehicle repairing, loading and unloading, dismantling and workshop use will be carried out within the application site.
12. Proper drainage and landscaping have been provided in order to improve and enhance the impact of environment.
13. Proper entrance gates and fencing have been provided to maintain good site management.
14. The Board is hereby respectfully requested to approve the application for Temporary Vehicle Park at Lot 1213(Part) in D.D. 117, Tai Tong Tsuen, Yuen Long, N.T. for parking of Private Cars and Light Goods Vehicles for a Period of Three Years on sympathetic grounds.

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : _____

Lot Index Plan No. : LIP265485P

District Survey Office : DSOK

Date : 25-Sep-2019

Reference No. : 6-NW-24B

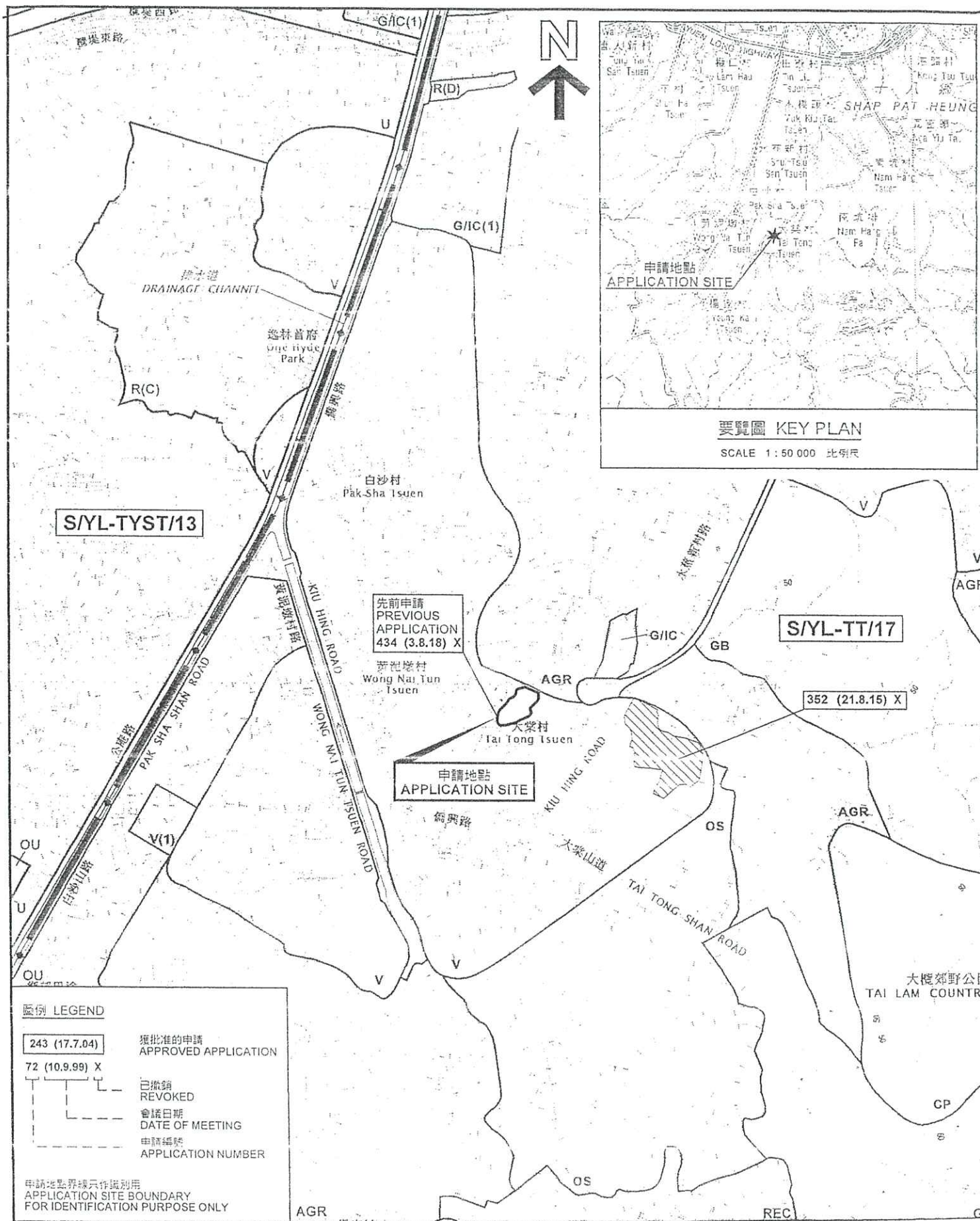
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SMO-P01 20190925144119 10

免責聲明

[illegible]

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

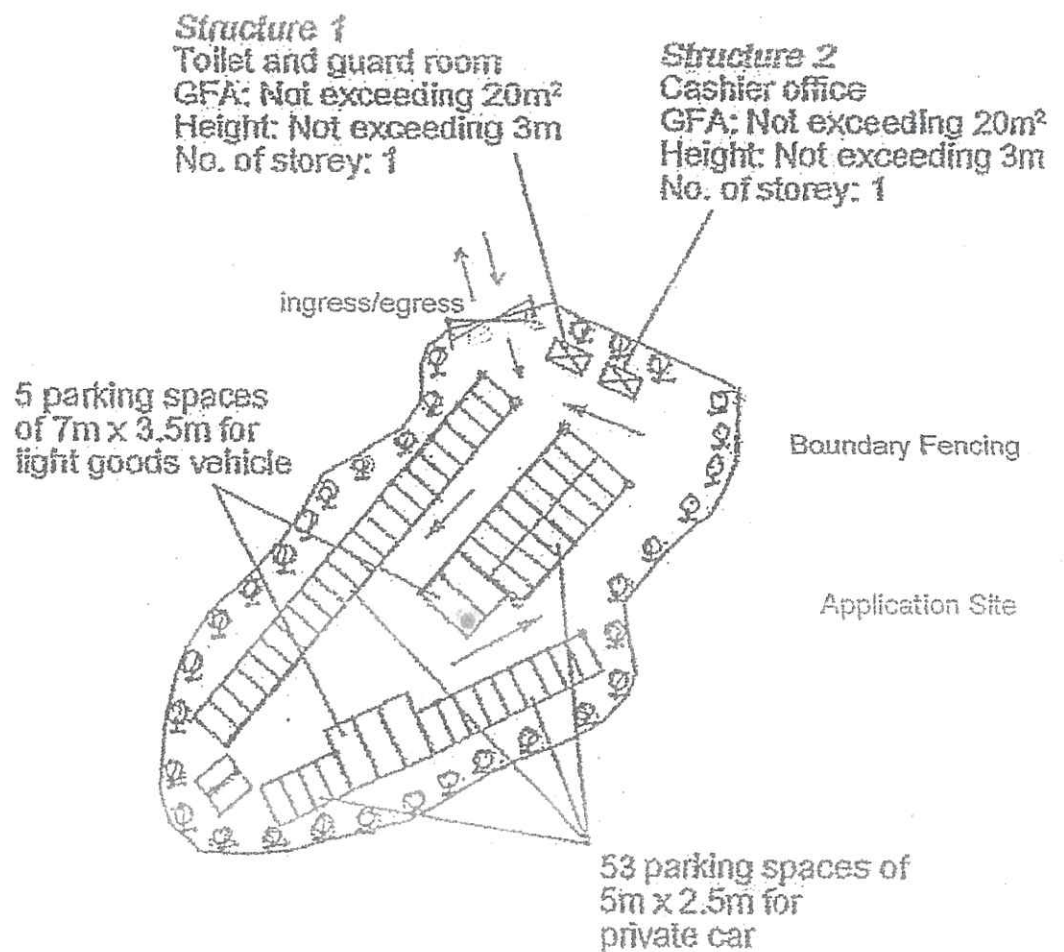


Proposed Landscape Plan

N



Proposed Bauhinia Blakeana or Cassia Surattensis
Approx. Height = 2.75m with Spacing about 4m



Proposed Temporary Public Vehicle Park
for Private Cars and Light Goods Vehicles
for a Period of 3 Years
at Lot No. 1213 (Part) in D.D. 117,
Tai Tong Tsuen, Yuen Long, N.T.

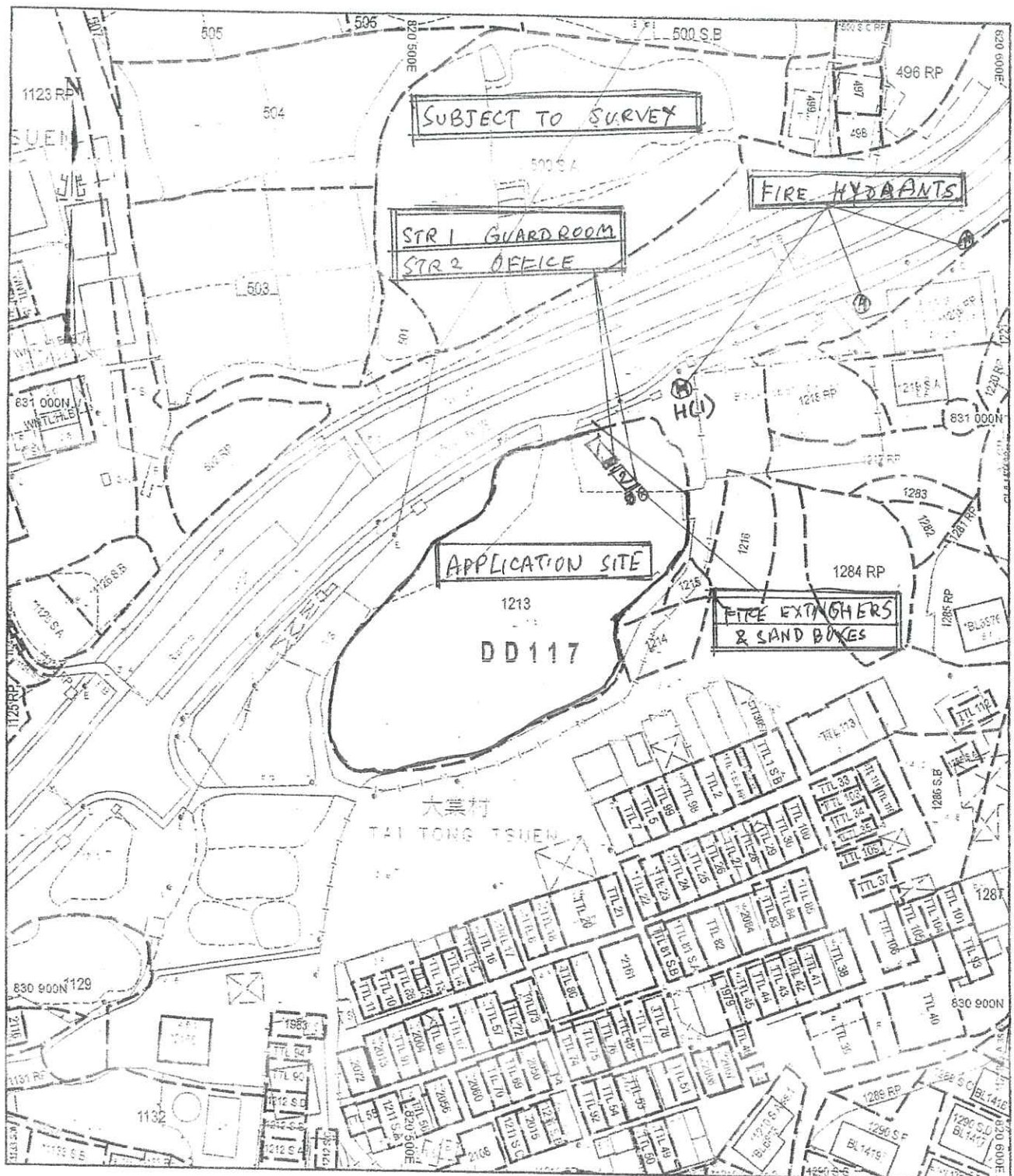
S.16 Planning Application under Town Planning Ordinance
Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
For a Period of 3 Years at Lot No. 1213 (Part) in D.D. 117
Tai Tong Tsuen, Yuen Long, New Territories

Fire Prevention Report

Please see the enclosed site plan and photographs showing the locations of the existing Fire Hydrants along the Shui Tsiu San Chuen New Road leading to the Application Site.

It is confirmed that the nearest Fire Hydrant is within 10 meters from the Application Site. However, in order to meet any emergency on fire hazard, adequate Fire Extinguishers and Sand Boxes have been placed by the side of the proposed office for emergency use. A Certificate of Fire Service Installation and Equipment has been obtained and which copy is herewith enclosed for reference.

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres

Locality :
 Lot Index Plan No. : LIP265485P
 District Survey Office : DSOK
 Date : 25-Sep-2019
 Reference No. : 6-NW-24B

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Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第9條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8742079

FSD Ref.:

消防編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot

門牌號碼/市地段

Street/Road/Estate Name

街道/路名/屋苑名稱

Block:

座

District

分區

Area

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 機構

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

In accordance with Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is required to be inspected shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第9(1)條，任何須接受檢查的消防裝置或設備，其擁有人須每隔12個月最少一次，安排註冊承建商檢查該消防裝置或設備。

Code 編號 (1-25)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Fire Extinguishers 5 Kg CO2 Gas x 2		Conforms with FSD Requirements	29/12/2020	28/12/2021
25	Sand Bucket x 2				

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code 編號 (1-25)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

FSD hereby certify that the above installation/equipment has been tested and found to be in satisfactory working order in accordance with the Code of Practice for Minimum Fire Service (Installation and Equipment) Regulations, Parting and Maintenance of Equipment and Equipment, submitted from time to time.

本人謹此證明以上消防裝置及設備經測試，發現該裝置及設備，符合消防(裝置及設備)規例，第9(1)條，所訂之最低標準，及不時提交之設備保養及維修規例。

如屬涉及年檢事項，應請貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed in prominent place of the building or premises for FSD's reference if any annual maintenance work is involved.

Authorized Signature 授權人簽署

FSD Ref. No. 消防編號

Company Name 公司名稱

Telephone 電話號碼

Date 日期

A. Chan & Associates Co., Ltd.

RCB/352

29 DEC 2020

S.16 Planning Application under Town Planning Ordinance
Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
For a Period of 3 Years at Lot No. 1213 (Part) in D.D. 117
Tai Tong Tsuen, Yuen Long, New Territories

Transport Report

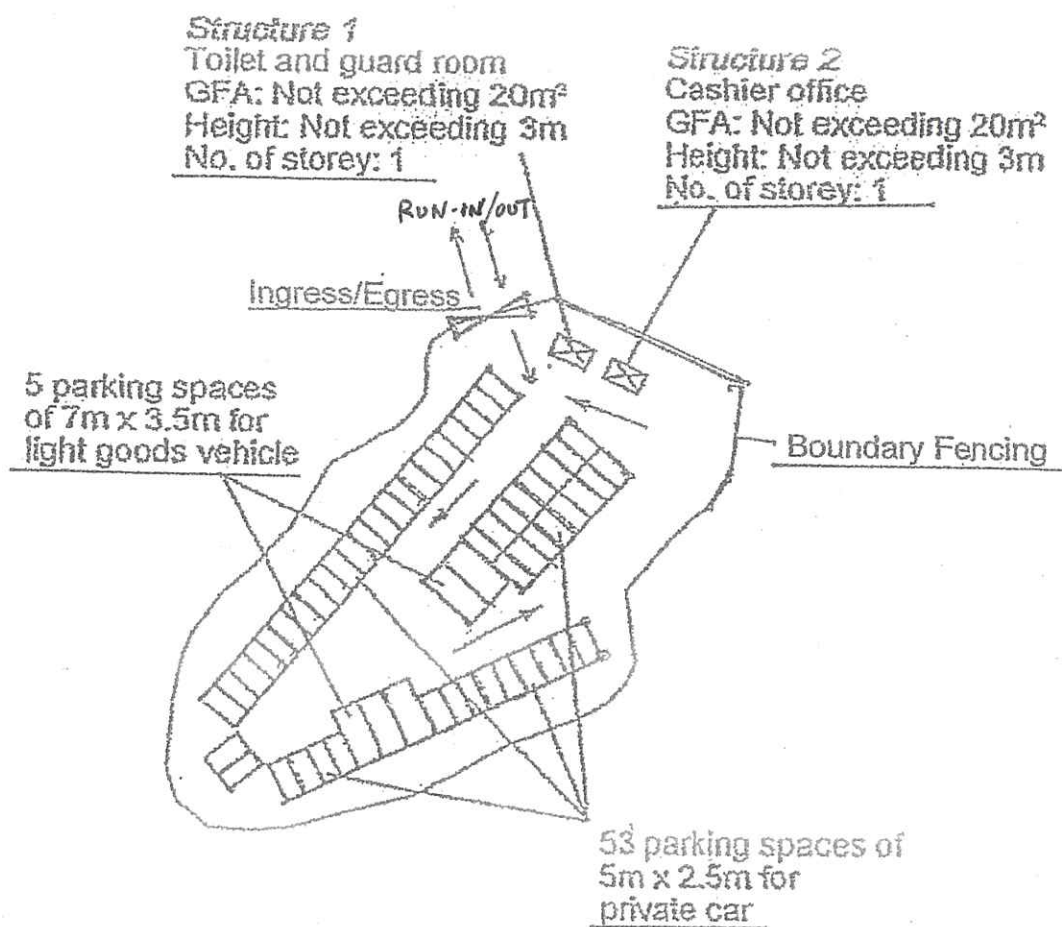
The Application Site is directly accessible by motor vehicles through Shui Tsiu San Tsuen Road via Tai Tong Road as shown on the attached site plan. The vehicular entrance is well paved with cement concrete as shown in the attached photograph.

The transport flow within a specified week has been summarized upon field survey and is enclosed for reference. The number of Light Goods Vehicles parked in the application site would be about 6 per weekdays and about 8 on Saturdays, Sundays and Holidays. At present the application site is mostly occupied by villagers and there could be light increase when the Application Site is approved and effectively managed. Current photographs indicated that the site is not fully occupied.

A layout plan for the proposed car park is enclosed for information.



Proposed Car Park Layout



Proposed Temporary Public Vehicle Park
for Private Cars and Light Goods Vehicles
for a Period of 3 years
at Lot No. 1213 (Part) in D.D. 117
Tai Tong Tsuen, Yuen Long, N.T.

**Temporary Public Vehicle Park
for Private Cars and Light Goods Vehicles
for a Period of 3 years in "Village Type Development" Zone
at Lot No. 1213 (Part) in Demarcation District No. 117
Tai Tong Tsuen, Yuen Long, New Territories**

Report on Traffic Impact

Rough Estimate of Traffic Generation and Attraction Rates
Average is taken between the periods 20 June to 28 June 2021

Hourly parking rate	Weekdays				Saturday				Sundays & Hoildays			
	P/C		LGV		P/C		LGV		P/C		LGV	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
8.00 a.m.	5	26	2	4	4	2	1	2	3	5	2	1
9.00 a.m.	4	16	1	2	6	4	0	1	5	8	1	1
10.00 a.m.	8	4	2	1	15	13	1	0	16	14	0	1
11.00 a.m.	5	2	3	2	15	9	1	1	18	10	0	0
12.00 noon	8	3	3	1	13	5	2	1	8	5	2	0
1.00 p.m.												
2.00 p.m.	6	3	2	1	16	7	1	0	17	10	1	1
3.00 p.m.	7	4	3	2	18	7	0		16	5	0	0
4.00 p.m.	4	3	0	0	6	10	0		12	10	1	1
5.00 p.m.	8	5	1	0	11	13	1	1	10	8	1	0
6.00 p.m.	18	5	0	0	6	10	1	0	10	5	0	0
7.00 p.m.	17	2	1	1	15	8	0	0	16	6	1	0
8.00 p.m.	18	4	5	2	12	6	0	0	18	8	0	
Overnight parking	50		3		45		5		50		4	

Note: P/C = Private Cars
LGV = Light Goods Vehicles

S.16 Planning Application under Town Planning Ordinance
Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
For a Period of 3 Years at Lot No. 1213 (Part) in D.D. 117
Tai Tong Tsuen, Yuen Long, New Territories

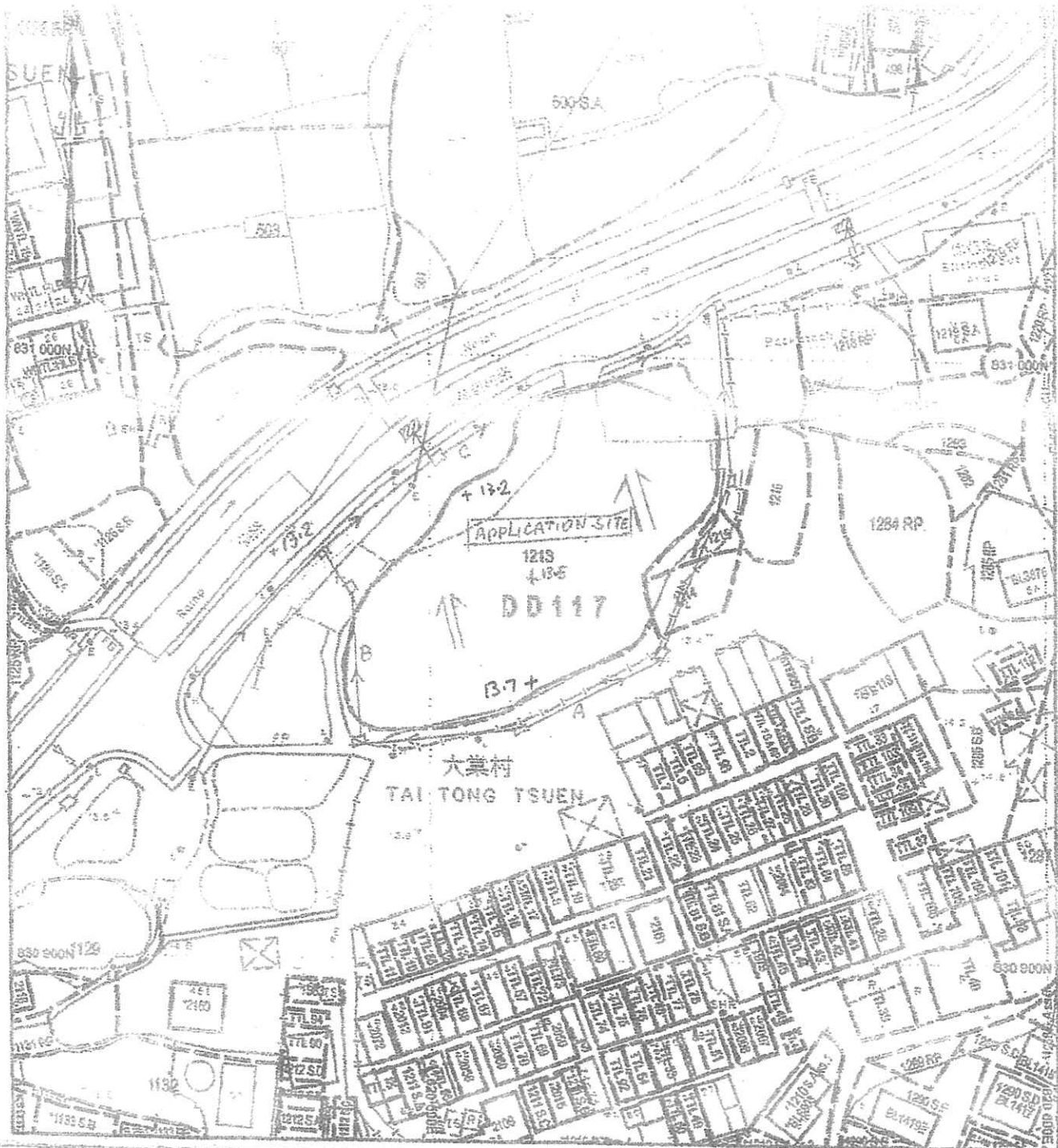
Drainage Proposal Report

The applicant has completed construction of an open drainage channel along the west and north side of the boundary of the Application Site. Site investigation found that there is already a well-constructed open ground drainage channel to the east and south of the Application Site for the collection of ground surface water within and outside the Application Site. This existing channel was constructed and is currently maintained by the District Officer Yuen Long. A copy of site plan is enclosed for reference.

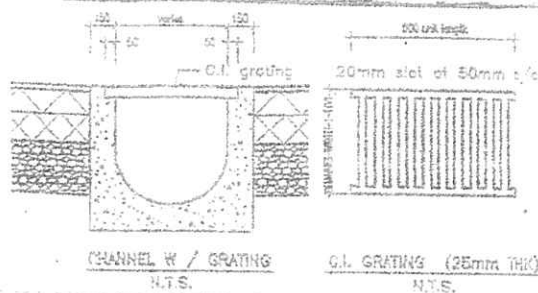
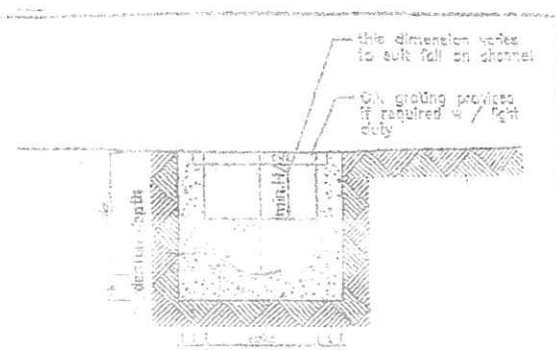
The enclosed photographs show the existing channel with manholes along the boundary of the application site. The fencing location of the Application Site is indicated and is also shown on the enclosed photographs that the fencing will not interfere or obstruct any water flow within and outside the Application Site as well as the adjacent land. A copy of plan indicating the alignment of this drainage channel is also enclosed herewith.

A topographical survey has been carried out to indicate the flow of surface water within the application site. A set of topographical drawing is enclosed for reference. Recent site investigations confirmed that flooding within and outside the application site would be quite minimal. In fact, there had not been any flooding reported in the past years even within the heavy rainy seasons.

SITE DRAINAGE PLAN



DETAIL OF U-CHANNEL

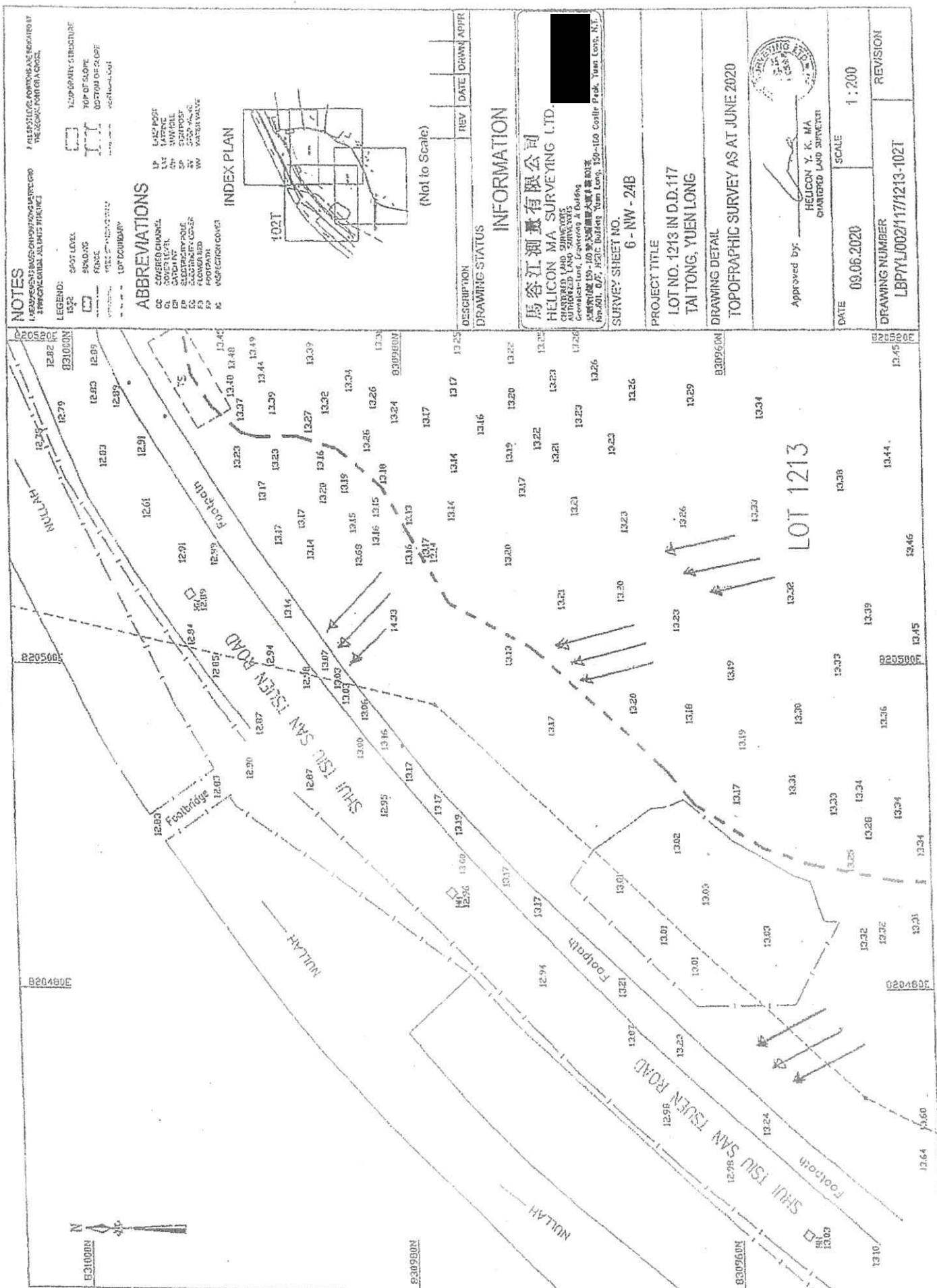


LEGEND

+ (3.5)	LEVEL (w/ m.p.d.)
←	FLOW OF SURFACE RUNOFF
□	CATCH PIT
□	APPLICATION SITE
▨	EXTERNAL DRAINAGE

nominal size of U-Channel	thickness t (mm)	thickness d (mm)
225 to 600	150	150
675 to 1200	175	225

A	CHANNEL A
B	CHANNEL B
C	CHANNEL C





Planning Application at Tai Tong, YL18/08/2021 12:00

From: Cedric hung-kwan LAM <[REDACTED]>

To: "wtleung@pland.gov.hk" <wtleung@pland.gov.hk>, "aphmok@pland.gov.hk" <aphmok@pland.gov.hk>, LAM Cedric <[REDACTED]>

File Ref:

Please respond to Cedric hung-kwan LAM <[REDACTED]>

1 Attachment



Scan_20210818.png

Dear Ms. LEUNG,

Re: Planning Application for Temporary Public Car Park at Tai Tong, Yuen Long, N.T.

We enclose herewith the amended copy of the page in the submission papers for replacement.

Thank you for your attention in the matter.

Yours Truly,

H.K. Lam
for Land Chartering Ltd.

c.c. DPO/TM&YLW

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 No. 1213 (Part) in D.D. 117, Tai Tong Tsuen, Yuen Long, New Territories. 新界元朗大棠村丈量約份第117約地段1213號(部份)	
Site area 地盤面積	2100 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17 大棠分區計劃大綱草圖編號S/YL -- TT/17	
Zoning 地帶	Village Type Development 鄉村式發展	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years 臨時公眾私家車及輕型貨車停車場(為期三年)	



A/YL-TT52419/08/2021 16:00

From: Cedric hung-kwan LAM <[REDACTED]>

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

Cc: "kkng@pland.gov.hk" <kkng@pland.gov.hk>, "aphmok@pland.gov.hk" <aphmok@pland.gov.hk>

File Ref:

Please respond to Cedric hung-kwan LAM <[REDACTED]>

1 Attachment



Scan_20210819.png

To Town Planning Board Secretary

Dear Sir,

Please see the enclosed amended paper for replacement in the planning application submission document.

Thank you for your attention in the matter.

Regards,

H.K. LAM
for Land Chartering Ltd.

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。

The same application (No. A/YL-TT/434) was made previously and approval was given by the Town Planning Board on 03/08/2018. However, the previous applicant, being the ex-tenant, failed to complete the required work upon approval. Thus the approval was revoked on 03/02/2019. The new tenant, Mr. Lee Wai-chiu, is now the applicant and submitted a similar application. The TPB approved the application (No. A/YL-TT/491) on 1.9.2020. However, it was again revoked on 1.12.2020 for reasons as stated below.

Although the applicant has completed implementation of all the work required upon planning approval, yet there appeared misunderstanding by the contractors that although they had contacted the officers of the concerned departments but could not proceed further in view of the local epidemic situation. Thus there arose a technical error in the in-time submission of the work proposals but simply proceeded in the completion of the work required despite they declared completion of implementation of the necessary work within the specified dates. In view that the approval was thus revoked, the applicant would again submit this application afresh for the proposed use. The applicant has spent quite a lot of money in the implementation of all the work required in the previous application. The necessary work have all been completed. The Town Planning Board is hereby requested to consider this application on compassionate grounds.

Land Chartering Limited

測達行有限公司

Land Development, Surveying and Planning Consultants

土地發展顧問、城市規劃申請、屋宇廠房設計、收地補償評估、樓宇物業管理

P.O.BOX No. 98848, Tsim Sha Tsui Post Office, Kowloon.

Tel No. 2216 0633 Fax No. 2743 2676

Sent By Post and E-mail

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

17 November 2021

Dear Sir,

S.16 Planning Application No. A/YL-TT/524

Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles

for a Period of 3 years in "Village Type Development" Zone

at Lot No. 1213 (Part) in Demarcation District No. 117

Tai Tong Tsuen, Yuen Long, New Territories

We refer to the comments from CE/Mainland North, Commissioner for Transport and CHE/NT West regarding the captioned planning application and should wish to provide further information in the enclosed table for consideration by the Town Planning Board.

Should you require any further information regarding the application, please contact our Mr. H.K Lam at Tel. No. [REDACTED] at your convenience.

Yours Faithfully,

For and on behalf of
LAND CHARTERING LIMITED


[REDACTED]

c.c. DPO/TM & YLW

Department	Comments	Solution	Remarks
CE/Mainland North	1. To show the proposed and existing drainage facilities	Please refer to the enclosed report from consultant engineer	Appendix 1
	2. To confirm invert levels of catchpits		
	3. To clarify discharge points		
	4. To indicate Hoardings and Peripheral Walls in order not causing flow obstruction	Existing boundary fencing would not cause any overland flow obstruction	There are no hoarding or peripheral walls
Commissioner for Transport	a. MGV/HGV were found in the photos parking within application site	The Application Site would be in strict management if the planning application is approved.	Meantime, the site is not properly maintained and guarded.
	b. To provide sufficient space for manoeuvring within site and to ensure no parking, queuing and reversing on public road	The proposed parking layout in the Planning Application already provides sufficient space for the purpose.	Upon approval, staff will be employed to maintain order for coming vehicles.
	c. To ensure no storage, display or cleaning or waxing services of vehicles within application site	A management office will be installed to ensure no violation.	
CHE/NT West	Run-in/out should be constructed according to Highway Standards.	The existing run-in/out was previously constructed by HD on construction of the public Shui Tsiu San Tsuen Road	The applicant merely touched up the wearing out surface (see enclosed photo)

Drainage Proposal for Town Planning Application No. TPB/A/YL-TT/524 for Temporary Public Vehicle Car Park for Private Cars and Light Goods Vehicles for a Period of 3 Years in "Village Development" Zones, at Lot 1213(Part) in D.D. 117, Tai Tong Tsuen, Shap Pat Heung, Yuen Long

A. Background TPB/A/YL-TT/524

Based on the drawings in the Town Planning Application A/FLN/20 the application involves total site area of 2100 m², and under the decision of the Town Planning Board, This drainage proposal is to be prepared in accordance with the planning condition stipulated in the previous letter of the Town Planning Board.

B. General Description of the Site

The subject site is an existing car park for local residents for years. The site totally 2100 m² had been paved by bituminous debris as those common practice for local village type car park. The site is surrounded by DSD 600mm U-channel at the north, 300mm non DSD U-Channel at the south as well as a 225mm non DSD U-channel partly inside the lot at the south-western corner of the site.. These drains finally will be collected and discharged into an existing DSD nullah alongside the Shui Tsu San Tsuen Road, a public road abutting the subject site.

C. Description of The Proposal

i. Existing Storm Water Drain outside and inside the site boundary

The surface run-off of the site and its adjoining area is assessed and included in Appendix A. Based on the topographic survey and hence the distinguishing the surface run off regime, over 85% of the surface run-off shall flow directly along the pavement surface and discharged directly into DSD 600mm U-Channel.

The capacity of these three drains was preliminarily checked and were found adequate to divert the surface water of the area to the adjacent nullah and culvert. Design calculation attached in Appendix A refers. Therefore, the enhancement of the existing drains outside the site is not required.

ii. Enhancement of the drainage system inside the site

The 225mm non DSD U-channel partly inside the lot at the south-western corner of the site directly directs the surface run-off into DSD 600mm. The surface run-off needs to be screened off from those bituminous debris prior discharged into the public drains.

D. Design of the Drainage System

The proposal is prepared in accordance with the followings:

1. Code of Practice

- i. Stormwater Drainage Manual by DSD
- ii. DSD standard drawing for sand trap shall be adopted

2. Material

- a. All catch pits/ sand trap will be Grade 30/20 concrete
- b. All U-channel if required will be Grade 30/20 concrete

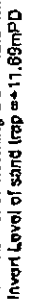
3. Design assumption

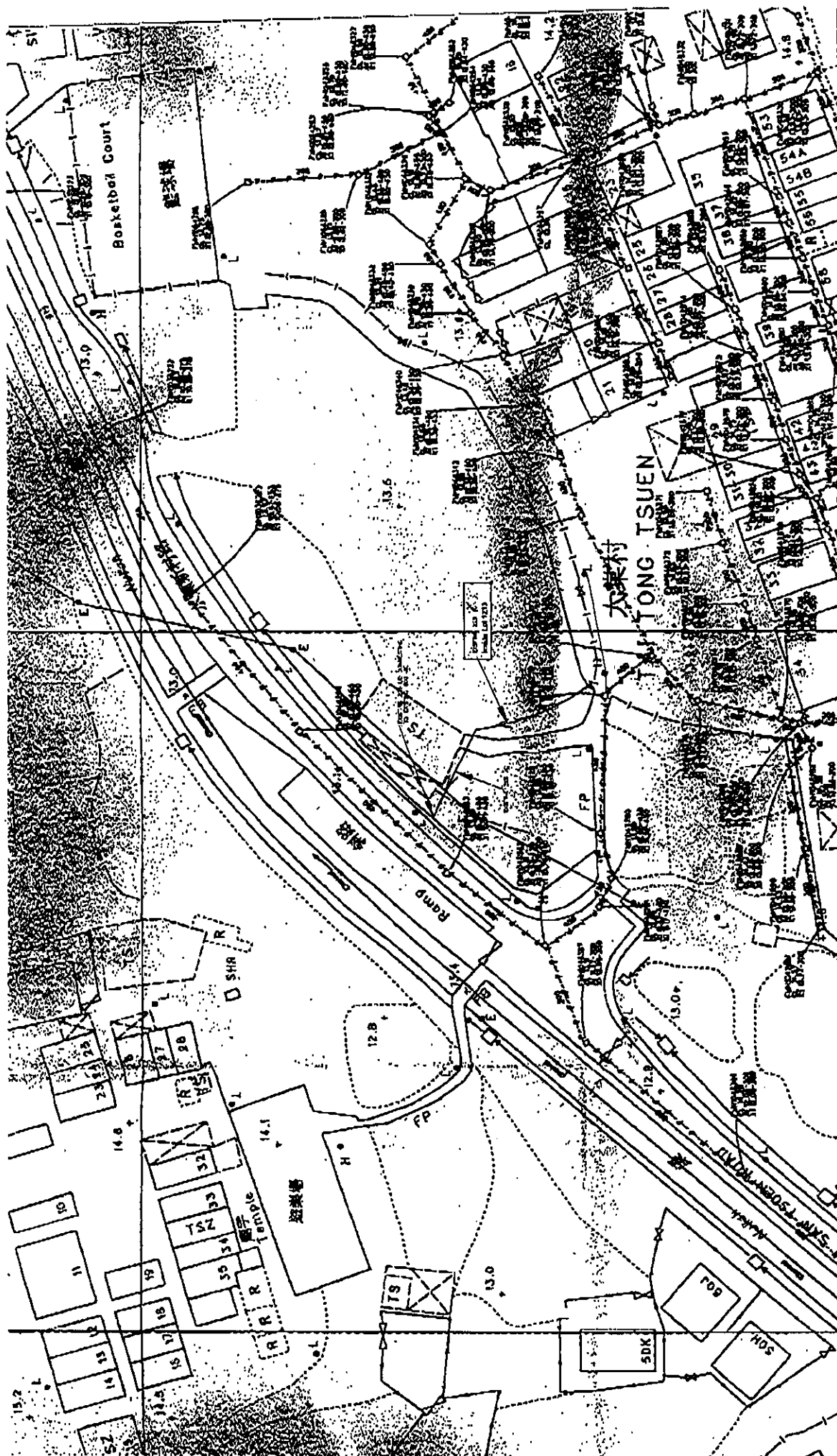
A. Storm water Drain

- c. 1 in 10 years return is adopted for the design of the U-channel
- d. 1 in 10 years return is adopted for the design of the drain between the terminal catch pit and the discharge points at the existing public catchpit
- e. Manning's equation is adopted
- f. Rational Method is adopted in the assessing of the surface run off
- g. Run off coefficient is adopted to be 0.7 where the area is paved of porous bituminous debris.
- h. Intensity-Duration-Frequency relationship is adopted in estimating the mean rainfall intensity.

B. Design capacity of the sand trap is assessed to be 0.0092 cu m/ s

C. Detail design of the sand trap shall be referred to the Drainage Proposal included in Appendix A





Drainage Plan extracted from DSD's Drainage record Plan

Summary of Runoff Evaluation at lot 1213

Assessment of surface run off						Channel information				
Zone	Area (sq m)	C	duration min	i mm/hr	Qp m ³ /s	width m	deep m	Area m ²	Perimeter m	R m
A	2100	0.7	1	280	0.1144248	0.15	0.6	0.321	1.542	0.208171
B	170	0.7	1	280	0.009263	0.225	0.42	0.087	0.953	0.091291
C	350	0.7	1	280	0.0190708	0.3	0.41	0.08	0.771	0.103761

Note:

$$Qp = \text{area} \times C \times I \times 0.278/1000000$$

A = area of catchment (area of lot 1213)

B = Area of catchment of the existing 225mm UC

C = Area of catchment of the existing 300mm UC

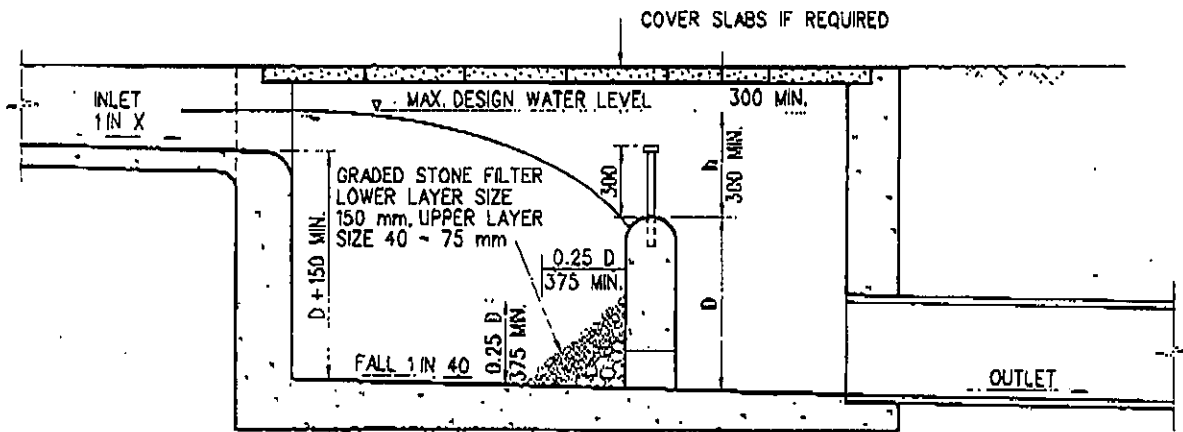
R = area of crosssection of channel/ Perimeter

Vel = $R^{1/6} \times \sqrt{(R \times SD) / n}$ (Manning's Formula)

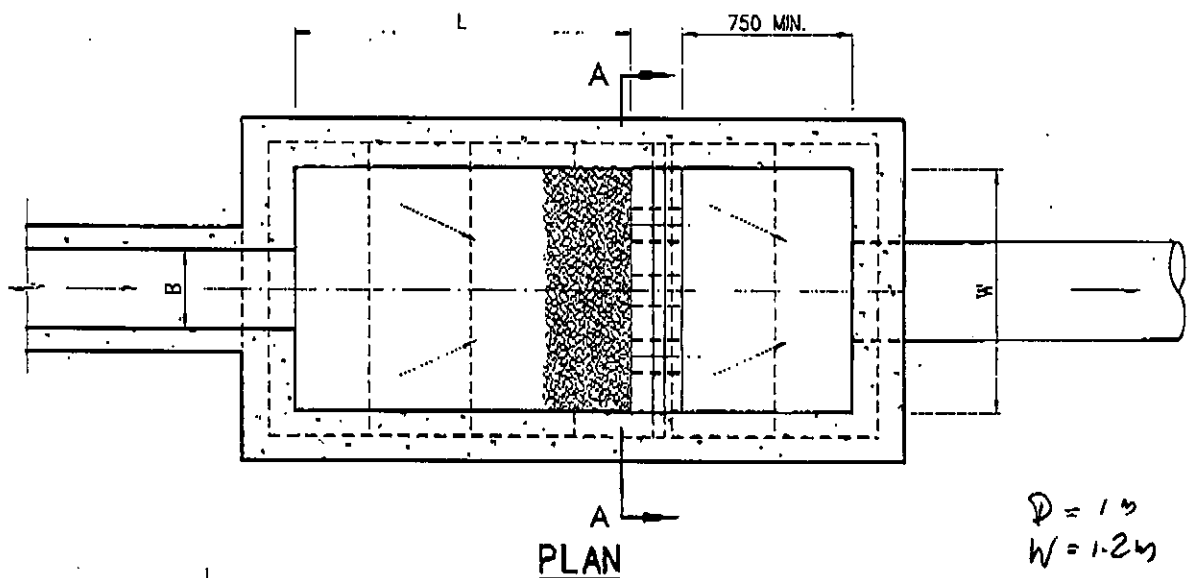
Capacity of pipe = Vel x area

Checking of capacity of existing U-Channel

section	R	sf	n	vel	Area	Qp		
Existing 600 U-channel	0.20817121	0.006	0.013	2.09289	0.321	0.671818	>	0.114425 OK
Existing 225 U-channel	0.09129066	0.028	0.013	2.60968	0.087	0.227042	>	0.009263 OK
Existing 300 U-channel	0.10376135	0.028	0.013	2.842235	0.08	0.227379	>	0.019071 OK



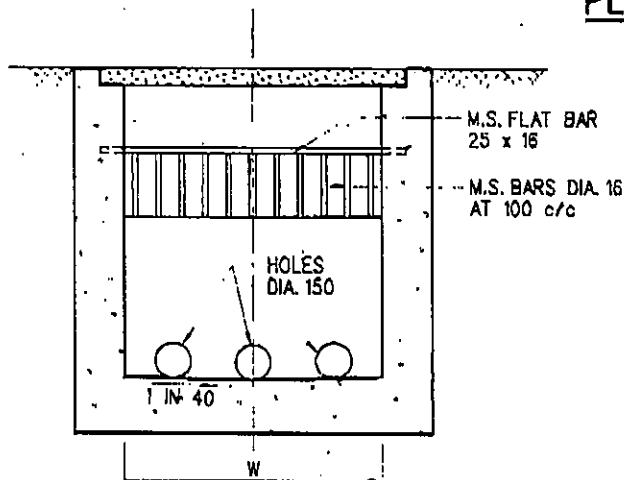
LONGITUDINAL SECTION



$$D = 1.5$$

$$W = 1.2m$$

$$L = 2.3m$$



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW, FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $4.80^{0.07} H^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

SAND TRAP

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE
DRAINAGE SERVICES DEPARTMENT			
REFERENCE		DRAWING No.	
SCALE		DS 1025B	
DIAGRAMMATIC			

Land Chartering Limited

測達行有限公司

Land Development, Surveying and Planning Consultants

土地發展顧問、城市規劃申請、屋宇廠房設計、徵地補償評估、樓宇物業管理

P.O.BOX No. 98848, Tsim Sha Tsui Post Office, Kowloon.

Tel No. 2216 0633 Fax No. 2743 2676

.....
Sent By Post and E-mail

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

20 December 2021

Dear Sir,

S.16 Planning Application No. A/YL-TT/524

Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles

for a Period of 3 years in "Village Type Development" Zone

at Lot No. 1213 (Part) in Demarcation District No. 117

Tai Tong Tsuen, Yuen Long, New Territories


We refer to the comments from Director of Fire Services regarding the captioned planning application and should wish to provide further information in the enclosed plan and photos for consideration by the Town Planning Board.

We wish to confirm here that the applicant would install two fire extinguishers each being 5Kg of CO2 Gas and two sand boxes as shown on the photographs and placed next to the office as indicated on the site plan.

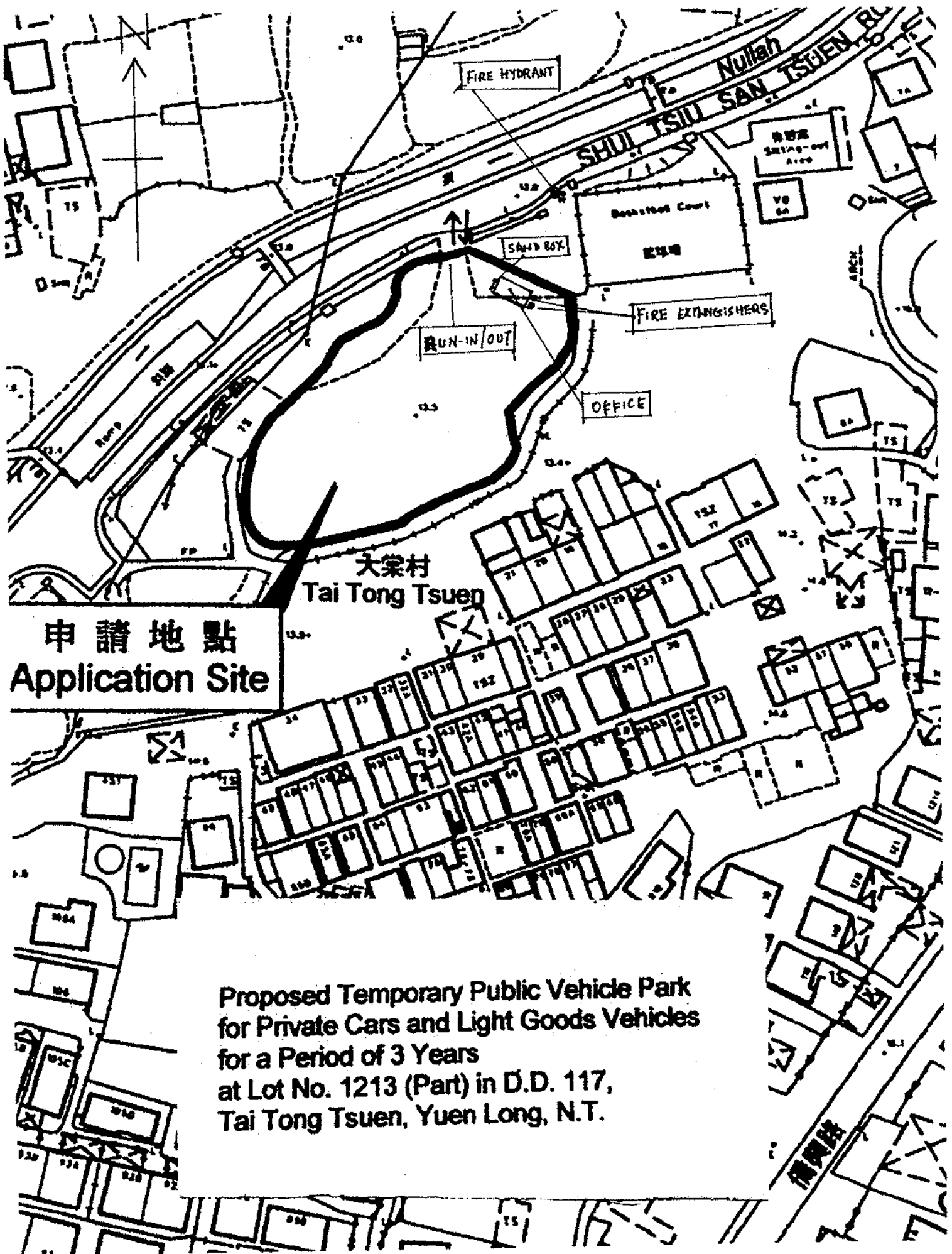
Should you require any further information regarding the application, please contact our Mr. H.K Lam at Tel. No. [REDACTED] at your convenience.

Yours Faithfully,

For and on behalf of
LAND CHARTERING LIMITED
測達行有限公司


.....
Authorized Signature(s)

c.c. DPO/TM & YLW



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8742079

FSD Ref: _____

消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lot 1213 in DD 117 大棠村

Street No./Town Lot:

門牌號碼/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社區

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

In accordance with Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is required to be inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第九條(1)款，所有須由註冊承建商至少每12個月檢查一次之消防裝置或設備，其業主須填妥此表格。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Fire Extinguishers		Conforms with	29/12/2020	28/12/2021
	5 Kg CO2 Gas x 2		FSD Requirements		
25	Sand Bucket x 2				

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

The holder certifies that the above installation/equipment has been tested and found to be in efficient working order in accordance with the Code of Practice for Maintenance of Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installation and Equipment published from time to time by the Director of Fire Service. 此證明書之持有者證明上述消防裝置及設備經測試後，發現其運作良好，符合消防處處長不時公佈之消防裝置及設備之維修、測試及保養守則。

本人特此證明以上之消防裝置及設備經測試後，發現其運作良好，符合消防處處長不時公佈之消防裝置及設備之維修、測試及保養守則。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorised Signature 授權人簽署

Name 姓名

FSD/RC No. 消防處註冊號碼

Company Name 公司名稱

Telephone 電話號碼

Date 日期

A. Chan & Brothers Co. Ltd.

A. Chan & Brothers Co. Ltd.

RCM312

RCM312

安利消防工程有限公司

[Redacted]

29 DEC 2020

Land Chartering Limited

測達行有限公司

Land Development, Surveying and Planning Consultants

土地發展顧問、城市規劃申請、屋宇廠房設計、徵地補償評估、樓宇物業管理

P.O.BOX No. 98848, Tsim Sha Tsui Post Office, Kowloon.

Tel No. 2216 0633 Fax No. 2743 2676

Sent By Post and E-mail

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

20 December 2021

Dear Sir,

S.16 Planning Application No. A/YL-TT/524

Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles

for a Period of 3 years in "Village Type Development" Zone

at Lot No. 1213 (Part) in Demarcation District No. 117

Tai Tong Tsuen, Yuen Long, New Territories

We refer to the comments from CHE/NT West regarding the captioned planning application and should wish to provide further information in the enclosed plan and photos for consideration by the Town Planning Board.

We wish to confirm here that the applicant would use the existing entrance for vehicle run-in/out as shown on the photographs.

Should you require any further information regarding the application, please contact our Mr. H.K Lam at Tel. No. [REDACTED] at your convenience.

Yours Faithfully,

For and on behalf of
LAND CHARTERING LIMITED
測達行有限公司


.....
Authorized Signature(s)

c.c. DPO/TM & YLW

Structure 1

Toilet and guard room

GFA: Not exceeding 20m²

Height: Not exceeding 3m

No. of storey: 1

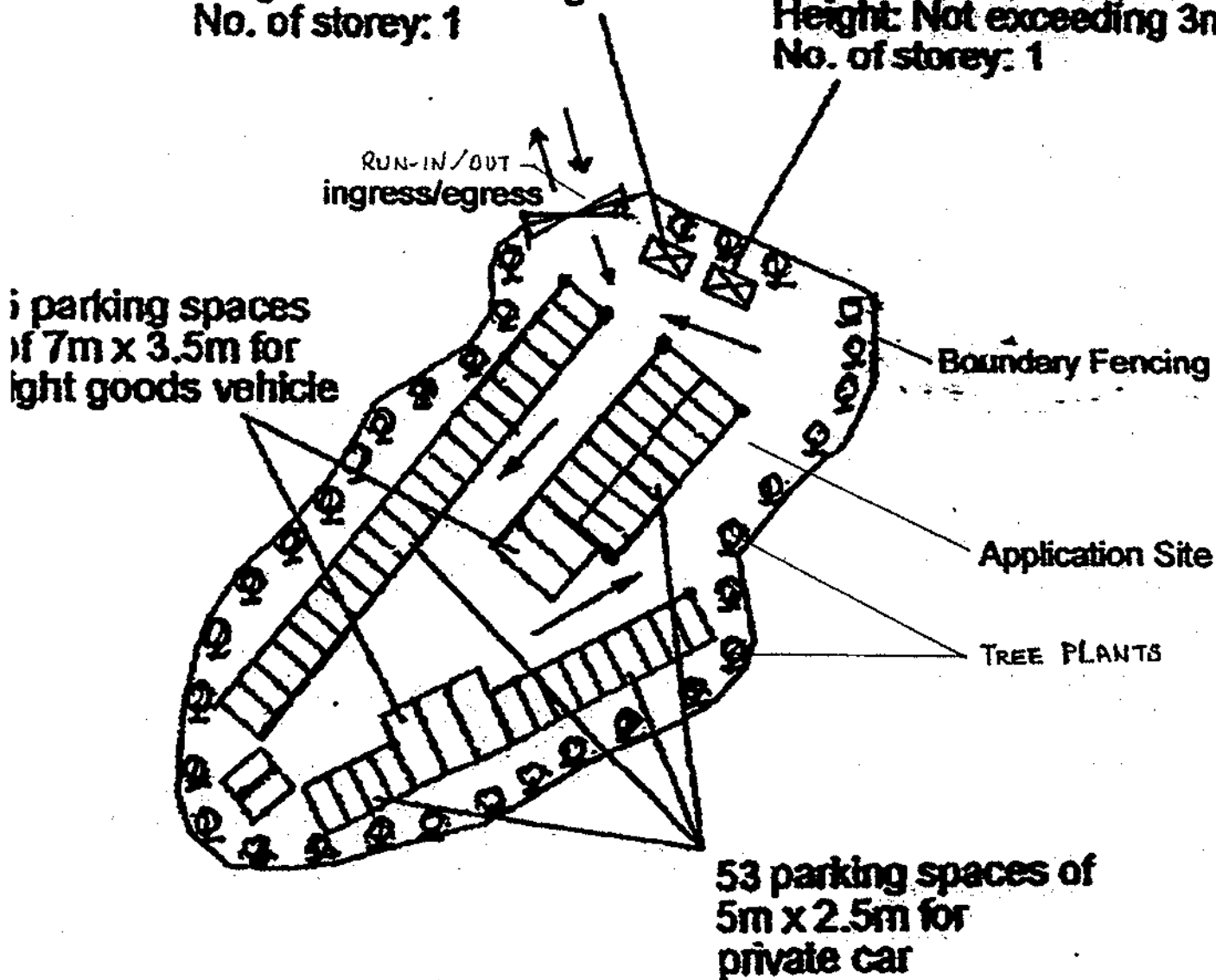
Structure 2

Cashier office

GFA: Not exceeding 20m²

Height: Not exceeding 3m

No. of storey: 1



**Proposed Temporary Public Vehicle Park
for Private Cars and Light Goods Vehicles
for a Period of 3 Years
at Lot No. 1213 (Part) in D.D. 117,
Tai Tong Tsuen, Yuen Long, N.T.**

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



Planning Application No. A/YL-TT/524

22/01/2022 01:56

From: Cedric hung-kwan LAM <[REDACTED]>
To: tpbpd@pland.gov.hk
Cc: kkng@pland.gov.hk

Please respond to Cedric hung-kwan LAM <[REDACTED]>

History: This message has been forwarded.

3 attachments



Drainage Proposal-AP & RSE signed (2).pdf Appendix A 20-1-2022.pdf Appendix B (2).pdf

Dear Sir,

Planning Application for a Temporary Car Park for Private Cars and Light Goods Vehicles

for a Period of 3 Years

at Lot No. 1213 (Part) in D.D. 117, Tai Tong Tsuen, Yuen Long, N.T.

In connection with the above application, we enclose herewith the updated Report for Drainage Work prepared by our Engineering Consultant.

This Report will make provision for Further Information to the Application.

Your attention to the matter will be much appreciated.

Regards,

H.K. LAM

for Land Chartering Ltd.

Drainage Proposal for Town Planning Application No. TPB/A/YL-TT/524 for Temporary Public Vehicle Car Park for Private Cars and Light Goods Vehicles for a Period of 3 Years in "Village Development " Zones, at Lot 1213(Part) in D.D. 117, Tai Tong Tsuen, Shap Pat Heung , Yuen Longi

A. Background TPB/A/YL-TT/524

Based on the drawings in the Town Planning Application A/FLN/20 the application involves total site area of 2100 m², and under the decision of the Town Planning Board, This drainage proposal is to be prepared in accordance with the planning condition stipulated in the previous letter of the Town Planning Board.

B. General Description of the Site

The subject site is an existing car park for local residents for years. The site totally 2100 m² had been paved by bituminous debris as those common practice for local village type car park. The site is surrounded by 600mm non-DSD U-channel at the north, 300mm non DSD U-Channel at the south as well as a 225mm non DSD U-channel partly inside the lot at the south-western corner of the site.. These drains finally will be collected and discharged into an existing DSD nullah alongside the Shui Tsu San Tsuen Road, a public road abutting the subject site. Most of the boundary of the subject site is surrounded by either chain link fences or steel railing both perforated to the surface run off. Record photographs included in Appendix B refer.

C. Description of The Proposal

Existing Storm Water Drain outside and inside the site boundary

The surface run-off of the site and its adjoining area shall be assessed and included in Appendix A. Based on the topographic survey and hence distinguishing the surface run off regime, a drainage layout plan is proposed as shown in Appendix A. In this proposal the surface run-off shall flow directly along the pavement surface and discharged into those 225 mm wide and 300 mm wide perimeter U-Channel and then discharged into the adjacent 600mm non-DSD U-channel at the north. This 600 mm non-DSD U-channel shall direct the collected flow into the said nullah.

The capacity of the surface drains were checked and found to be adequate to divert the surface water of the area to the adjacent nullah and culvert. Design calculation attached in Appendix A refers.

D. Design of the Drainage System

The proposal is prepared in accordance with the followings:

1. Code of Practice

- i. Stormwater Drainage Manual by DSD
- ii. DSD standard drawing for sand trap shall be adopted

2. Material

- a. All catch pits/ sand trap will be Grade 30/20 concrete
- b. All U-channel if required will be Grade 30/20 concrete

3. Design assumption

A. Storm water Drain

- c. 1 in 10 years return is adopted for the design of the U-channel
- d. 1 in 10 years return is adopted for the design of the drain between the terminal catch pit and the discharge points at the existing public catchpit
- e. Manning's equation is adopted
- f. Rational Method is adopted in the assessing of the surface run off
- g. Run off coefficient is adopted to be 0.7 where the area is paved of porous bituminous debris.
- h. Intensity-Duration-Frequency relationship is adopted in estimating the mean rainfall intensity.

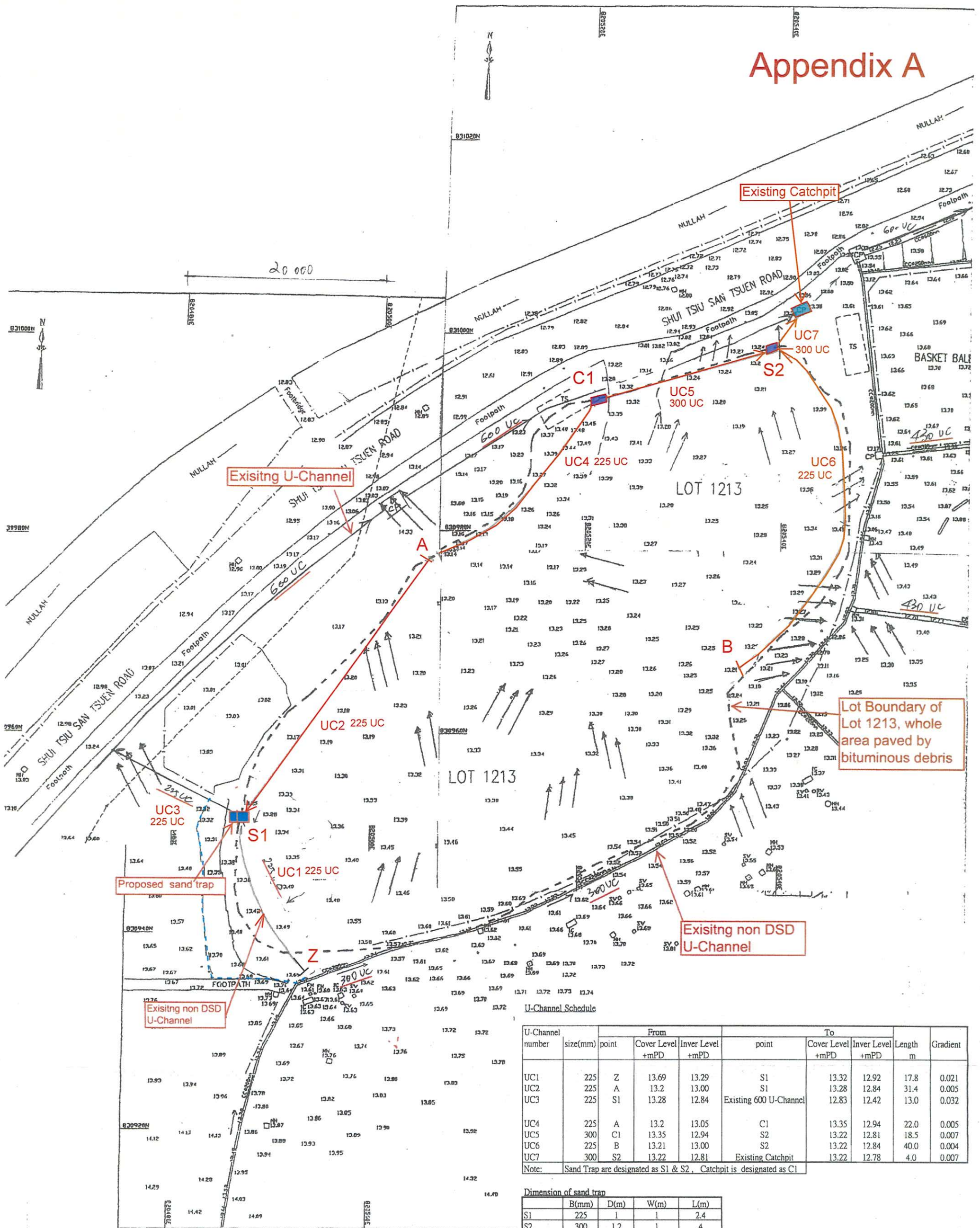
B. Sand trap design

Design capacity of the sand traps is assumed to be able to provide 1 minute detention time for the water collected. Owing to the low silt content, this assumption shall be deemed to be adequate to screen off the surface water collected over the paved pavement. Detail design of the sand trap shall be referred to the Drainage Proposal included in Appendix A except that the detention time is to be 1 minute.



Wong Him Sun, Authorized Person &
Registered Structural Engineer

Appendix A



Drainage Proposal for Application number TPB/A/YL-TT/524

20-Jan-2022 Version

U-Channel Schedule

U-Channel number	size(mm)	From		To			Gradient	Capacity m ³ /s	Designed Max Flow m ³ /s
		point	Cover Level +mPD	Inver Level +mPD	point	Cover Level +mPD	Inver Level +mPD		
UC1	225	Z	13.69	13.29	S1	13.32	12.92	0.021	0.19
UC2	225	A	13.2	13.00	S1	13.28	12.84	0.005	0.065
UC3	225	S1	13.28	12.84	Existing 600 U-Channel	12.83	12.42	0.032	0.24
UC4	225	A	13.2	13.05	C1	13.35	12.94	0.005	0.065
UC5	300	C1	13.35	12.94	S2	13.22	12.81	0.007	0.114
UC6	225	B	13.21	13.00	S2	13.22	12.84	0.004	0.058
UC7	300	S2	13.22	12.81	Existing Catchpit	13.22	12.78	0.007	0.114

Note: Sand Trap are designated as S1 & S2
Catchpit is designated as C1

required ca[acity of C1 = total run off in zone B2 =

required ca[acity of S1 = total run off in zone B1+ zone B2 =

required ca[acity of S2 = total run off in zone C1+ Zone C2+ Zone C3 =

0.028 m³/s

0.038 m³/s

0.076 m³/s

Dimension of sand trap

	B(mm)	D(m)	W(m)	L(m)
S1	225	1	1	2.4
S2	300	1.2	1	4

Summary of Runoff Evaluation at lot 1213

Assessment of surface run off					
Zone	Area (sq m)	C	duration min	i mm/hr	Qp m ³ / s
A	2100	0.7	1	280	0.1144248
B1	185	0.7	1	280	0.0100803
B2	515	0.7	1	280	0.0280613
C1	100	0.7	1	280	0.0054488
C2	50	0.7	1	280	0.0027244
C3	1250	0.7	1	280	0.06811

0.076283

Note:

A = Qp = area x C x I x 0.278/1000000
area of catchment (area of lot 1213)

B = 34% Area of catchment of the 225mm UC

C= 66% Area of catchment of the 225mm & 300mm UC

R = area of crossection of channel/ Perimeter

Vel = $R^{1/6} \times \sqrt{(R \times Sf) / n}$ (Manning's Formula)

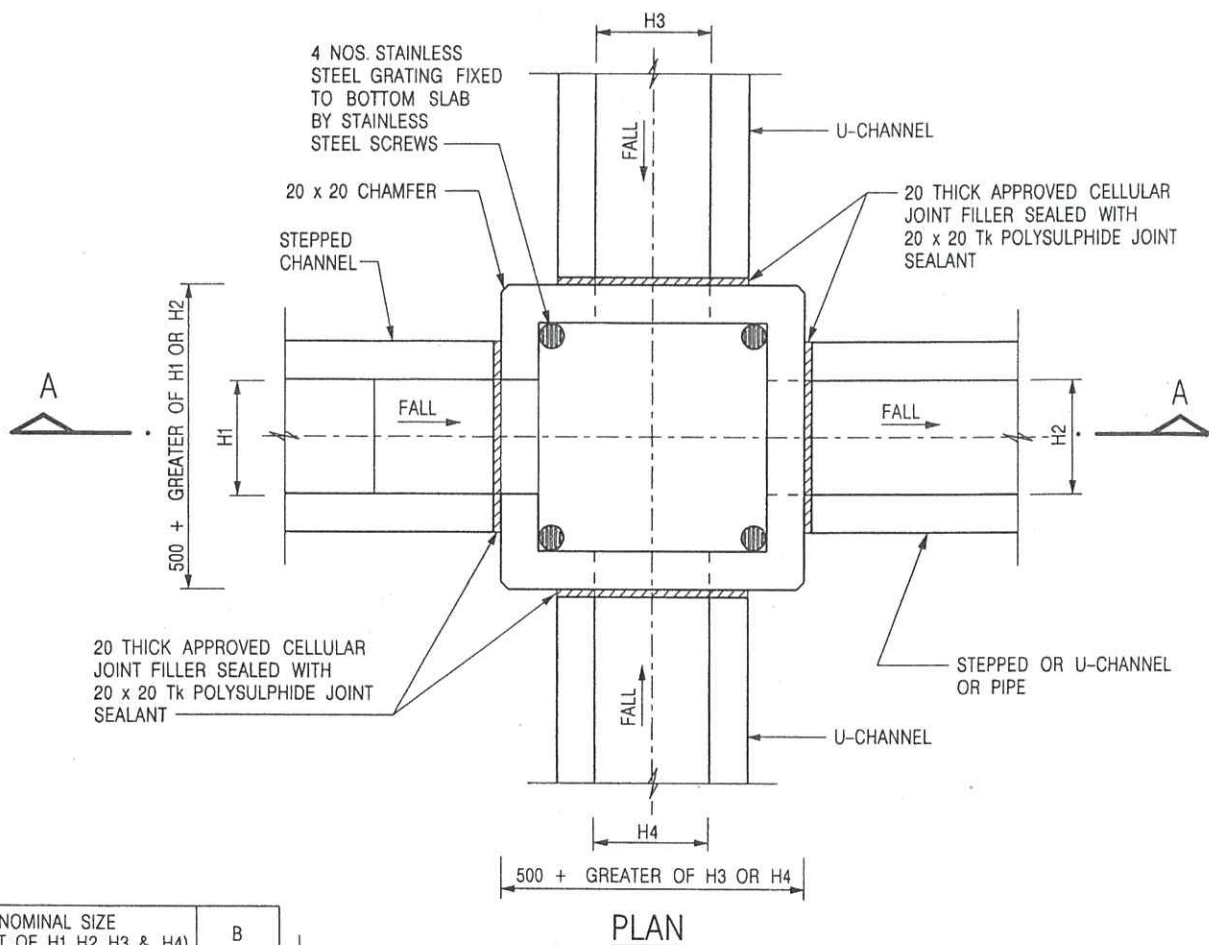
Capacity of pipe = Vel x section area of U-Channel

Checking of capacity of existing & proposed U-Channel related with the site

section	R	Sf	n	vel	Area	Qp	
225 U-channel UC4	0.085194	0.005	0.013	1.0531287	0.062058	0.0653549	> 0.041 OK
225 U-channel UC3	0.10415	0.032	0.013	3.0460691	0.080325	0.2446755	> 0.038 OK
225 U-channel UC2	0.085194	0.005	0.013	1.0531287	0.062058	0.0653549	> 0.028 OK
225 U-channel UC6	0.085194	0.004	0.013	0.941947	0.062058	0.0584552	> 0.008 OK
225 U-channel UC1	0.091076	0.021	0.013	2.2565071	0.084558	0.1908053	> 0.01 OK
300 U-channel UC5, UC7	0.10415	0.007	0.013	1.4246684	0.080325	0.1144365	> 0.076 OK

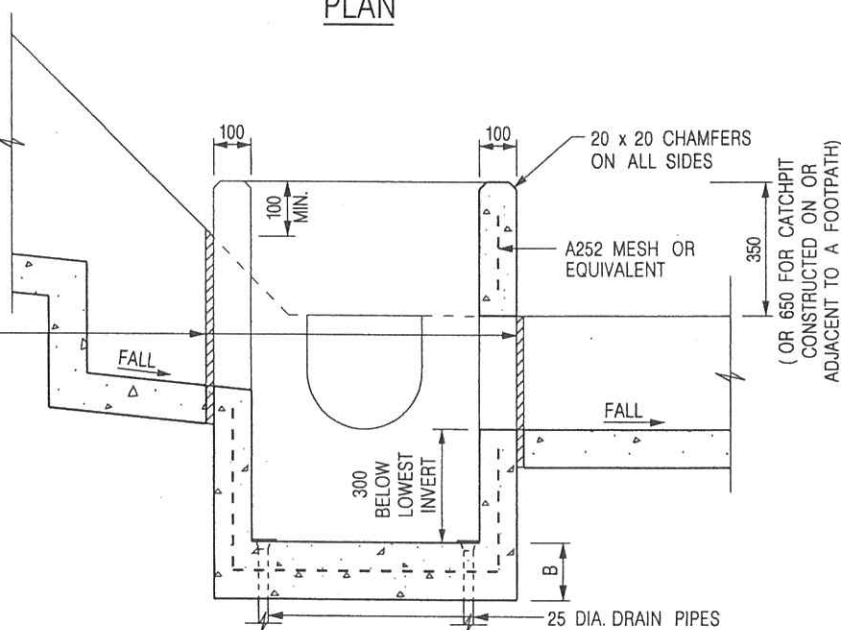
Run off at each U-channle			Run off
UC1	=	B1	0.01 m ³ /s
UC2	=	B2	0.028 m ³ /s
UC3	=	B1+B2	0.038 m ³ /s
UC4	=	60% x C3	0.041 m ³ /s
UC5	=	C3	0.068 m ³ /s
UC6	=	C1+C2	0.008 m ³ /s
UC7=	=	C1+C2+C ₃	0.076 m ³ /s

Channel information				
width	deep	Area	Perimeter	R
m	m	m ²	m	m
0.225	0.3	0.062058	0.72843	0.085194
0.3	0.3	0.080325	0.77124	0.10415
0.225	0.4	0.084558	0.92843	0.091076
0.225	0.2	0.039558	0.52843	0.074859



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




SECTION A - A

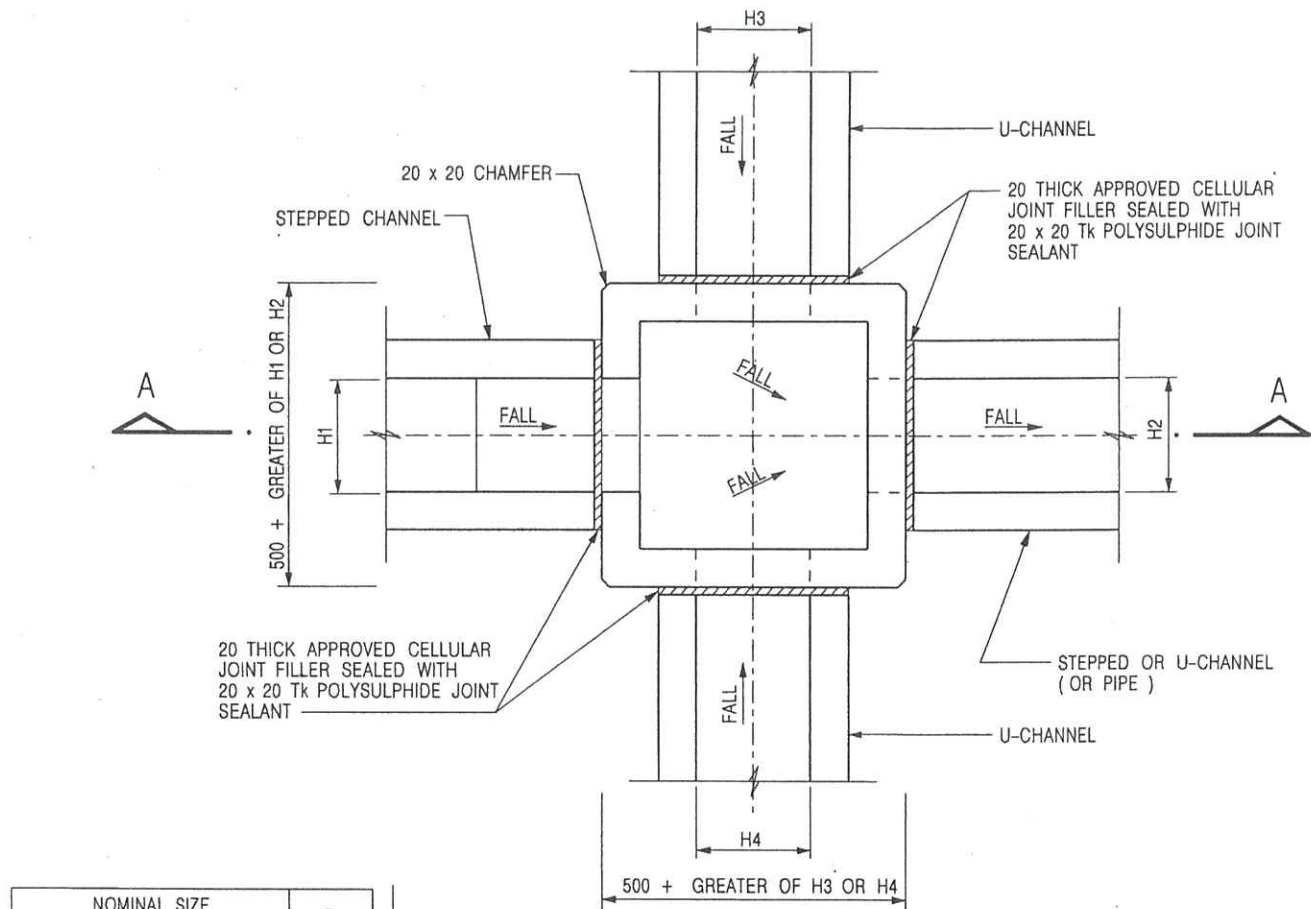
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

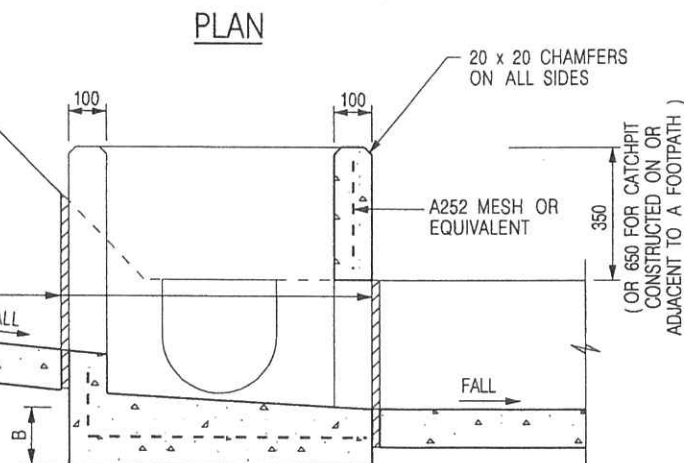
卓越工程 建設香港

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 /1
We Engineer Hong Kong's Development		

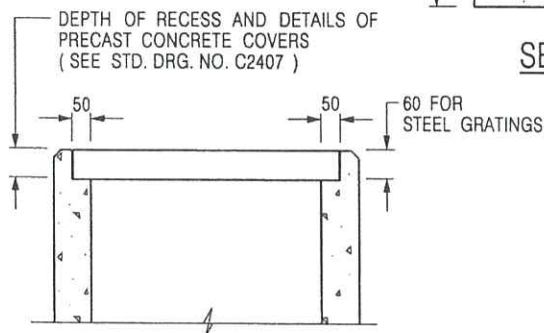


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR
JOINT FILLER SEALED WITH
20 x 20 Tk POLYSULPHIDE JOINT
SEALANT



SECTION A - A




ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)

FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2405 /1



Planning Application No. A/YL-TT/52418/07/2022 10:45

From: Cedric hung-kwan LAM <[REDACTED]>

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



2 Attachments



TT524_a.pdf TT524_b.pdf

Dear Sir/Madam,

We enclose the submission for further information to the captioned application for the Board's consideration.

Your attention to the matter will be much appreciated.

Regards,

H.K. LAM
for Land Chartering Ltd.

Land Chartering Limited

測達行有限公司

Land Development, Surveying and Planning Consultants

土地發展顧問、城市規劃申請、屋宇廠房設計、徵地補償評估、樓宇物業管理

P.O.BOX No. 98848, Tsim Sha Tsui Post Office, Kowloon.

Tel No. 2216 0633 Fax No. 2743 2676

.....
Sent by E-mail

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

18 July 2022

Dear Sir/Madam,

S.16 Planning Application No. A/YL-TT/524

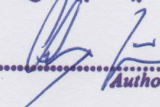
**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
for a Period of 3 years in "Village Type Development" Zone
at Lot No. 1213 (Part) in Demarcation District No. 117
Tai Tong Tsuen, Yuen Long, New Territories**

We refer to your letter of 10.6.2022 and would wish to submit for further information herewith our field survey and site report on the proposed Run In/Out of the proposed Temporary Public Car Park at Tai Tong Tsuen.

In Case you have further enquiry on the above submission, please contact our Mr. H.K. Lam at Tel. No. [REDACTED] at your convenience.

Yours Faithfully,

For and on behalf of
LAND CHARTERING LIMITED
測達行有限公司

.....

Authorized Signature(s)

c.c. DPO/TM & YLW (By E-mail)

The Proposal for the Run-In-Out at the Temporary Public Vehicle Park
for Private Cars and Light Goods Vehicles
on Lot 1213(Part) in D.D. 117
Tai Tong Tsuen, Yuen Long (The Site)
under Town Planning Application No. A/YL-TT/524

Purpose of the Application

Locating in the Tai Tong Tsuen, the captioned application is for providing a public car park serving the occupants as well as the visitors to the village. Total area of the site is about 2060 m² and is proposed to provide 53 numbers of standard car parking spaces for private cars and 5 number of car parking spaces for the Light Goods Vehicles (LGV). The attached Layout Plan refers.

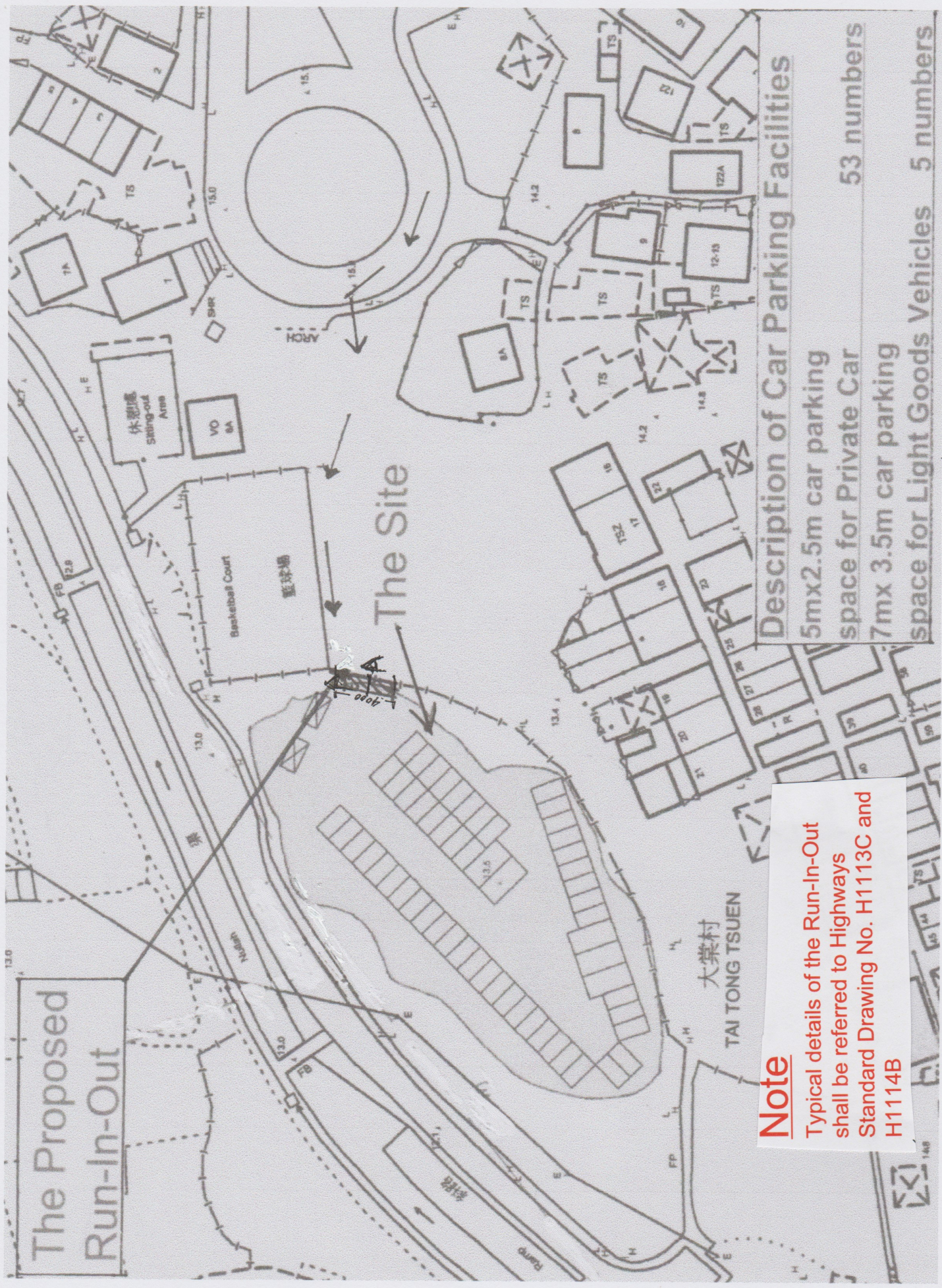
Description of the site

The captioned site abuts the village road into the Tai Tong Tsuen village, a 3m wide rural road providing vehicular access for the Tai Tong Tsuen. The speed of vehicles in this type of rural road is normally restricted below 50km/hr. Along the said road and 60m away to the eastern side there is a roundabout for vehicles coming from Tai Tong Road and turning into Kiu Hing Road. The attached Site Plan refers.

The Design of the Run-In-Out

The Run-In-Out as shown in the layout plan shall be in general compliance with section 3.6.2 of Volume 2 of the T.P.D.M. The attached Details of the Run-In-Out refer. From the attached Site Plan, and in accordance with section 3.6.3.2 and 3.6.3.3 of Volume 2 of the T.P.D.M. There should not be problems to the sight distance of drivers at the Run-In-Out since the run in/out should be running straight ahead onto the village access leading to Tai Tong Road. Therefore, the providing of the Run-In-Out shall not create adverse effect to the existing village road, also shall not affect the function of the abutting roundabout. All the pavement details of the existing access including the entrance from the main road as shown below shall be modified in accordance with Highways Standard Drawing Number H1113C and H1114.





The Proposed
Run-In-Out

The Site

Note
Typical details of the Run-In-Out
shall be referred to Highways
Standard Drawing No. H1113C and
H1114B

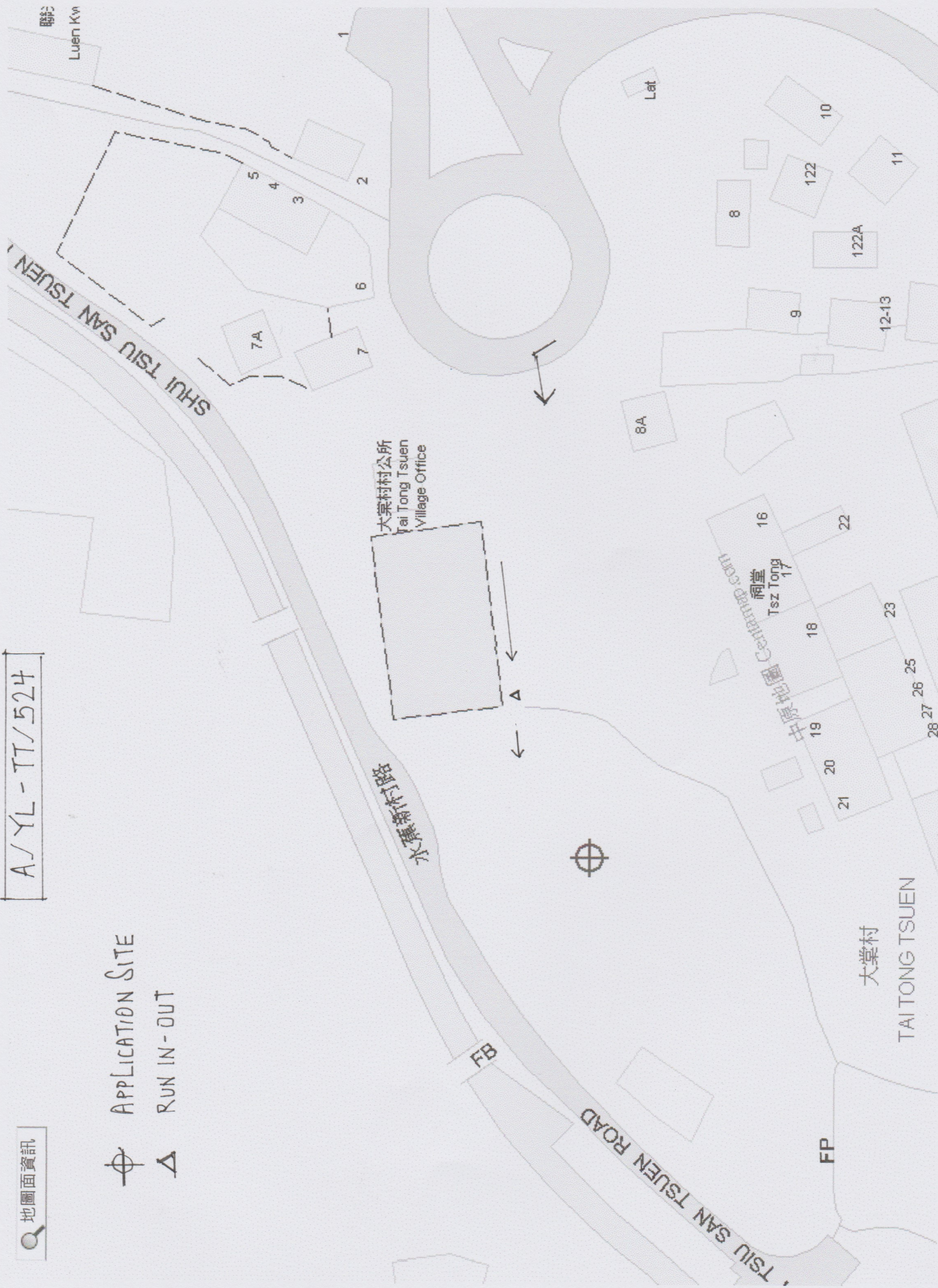
Description of Car Parking Facilities

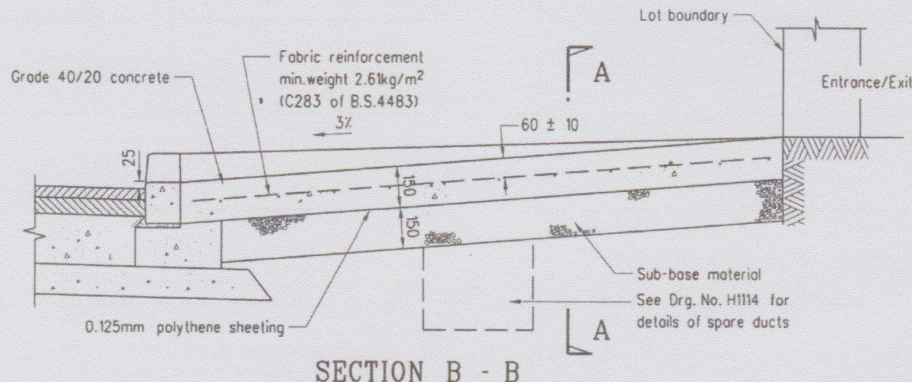
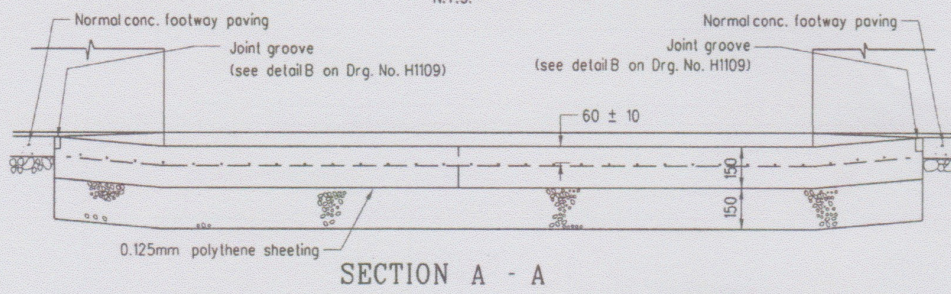
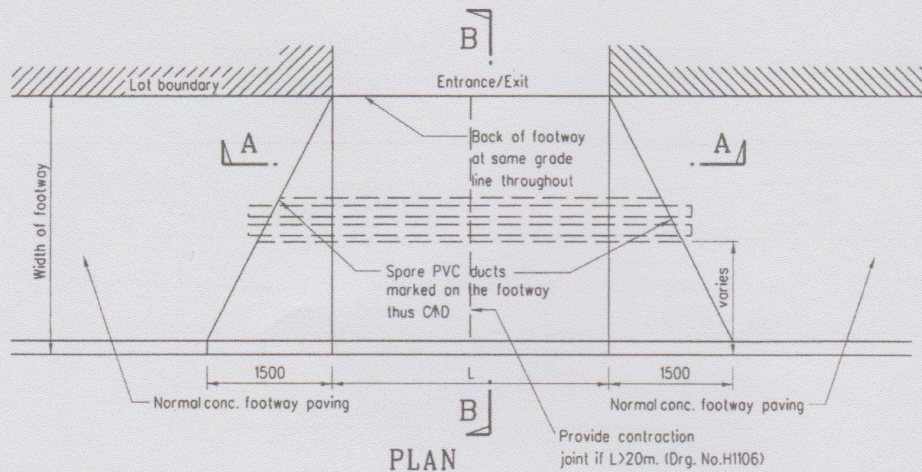
5mx2.5m car parking	53 numbers
space for Private Car	
7mx 3.5m car parking	
space for Light Goods Vehicles	5 numbers

A/YL-TT/524

APPLICATION SITE

RUN IN-OUT





Note:

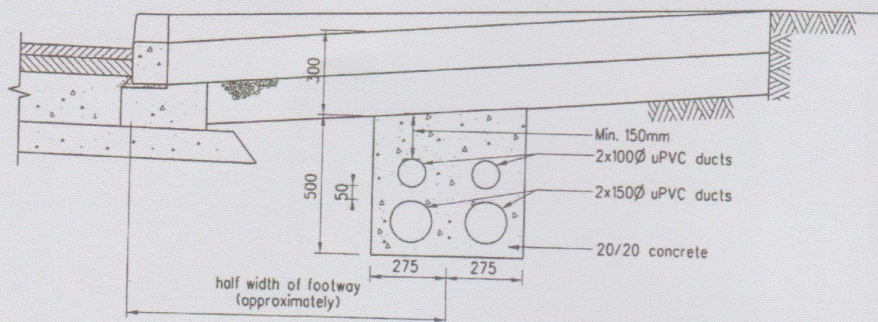
1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

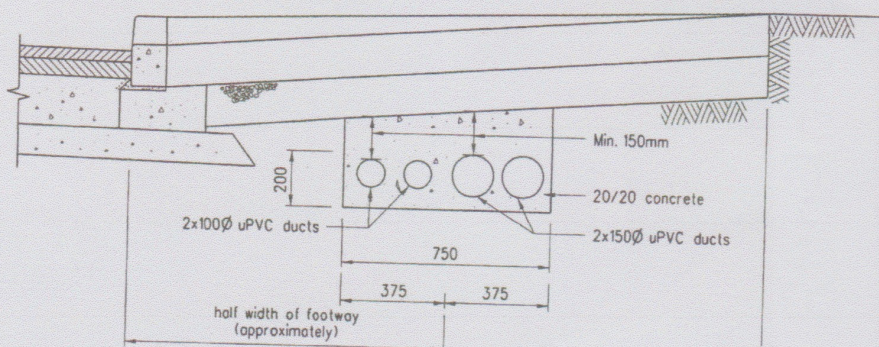
TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE	DRAWING No.	CAD
SCALE 1:20	H 1113C	



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

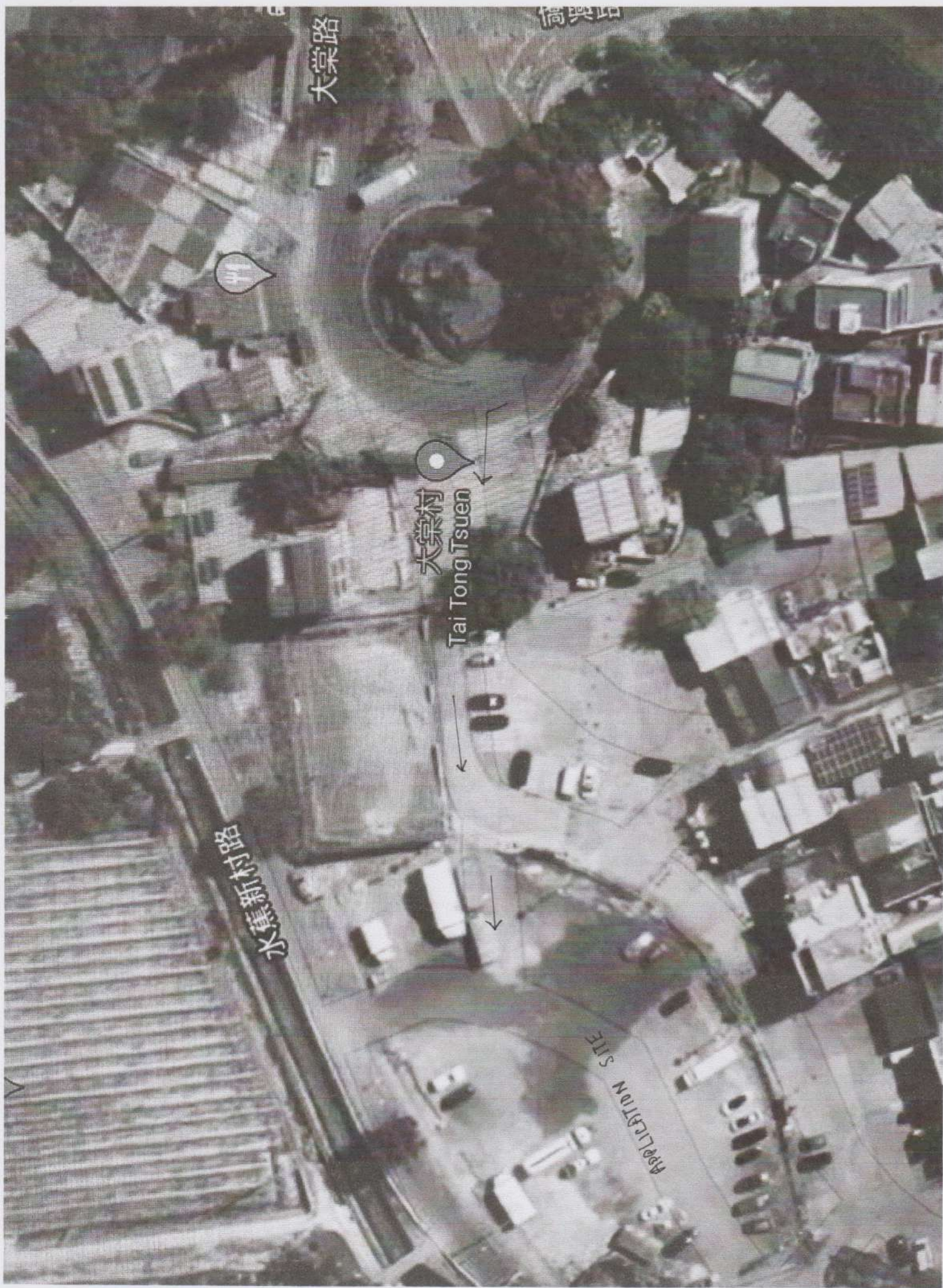
DRAWING No.

CAD

SCALE

1:20

H 1114B



Previous Applications covering the Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/434	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	3.8.2018 [revoked on 3.2.2019]
2	A/YL-TT/491	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	1.9.2020 [revoked on 1.12.2020]

**Similar Application within/straddling the Subject “V” Zone
on the Tai Tong OZP**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/352 #	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	21.8.2015 [revoked on 21.5.2016]

straddling the adjoining “Agriculture” zone

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

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

2. Traffic

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

- no adverse comment on the application; and
- the proposed run-in/out is not located on the road under her purview.

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

- no adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no substantiated environmental complaint concerning the Site was received in the past three years.

4. Drainage

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

- no objection in principle to the proposed development from the public drainage point of view and no adverse comment on the submitted drainage proposal; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of the agreed drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

6. Building Matters

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

- no adverse comment on the application.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

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

8. Other Departments

Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD), Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Agriculture, Fisheries and Conservation (DAFC) and Commissioner of Police (C of P) have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) 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; and
 - (ii) the lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise any irregularities on 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 her department 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 her department;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed; and
 - (ii) the proposed parking spaces shall not be used for the storage, display or exhibition of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and car beauty services;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Tong Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tai Tong Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:
 - (i) the drainage facilities shall be implemented on site in accordance with the agreed drainage proposal;
 - (ii) you are required to rectify the drainage system if they are found to be inadequate or ineffective during operation. You shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas; and
 - (iv) DLO/YL should be consulted and consent from relevant lot owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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 the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing 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 the BO;
 - (iii) 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;

- (iv) 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 the B(P)R at the building plan submission stage;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.



黃偉賢 元朗區議會(民選議員)

Appendix V-1 of RNTPC
Paper No. A/YL-TT/524D

Zachary Wong Wai Yin, Yuen Long District Council Elected Member

本處檔號：UP-21-2124-230

貴處檔號：

敬啟者：有關規劃申請A/YL-TT/524(地址：新界元朗大棠村丈量約份第117約地段第1213號(部分)，申請人打算以上述申請土地作臨時公眾私家車及輕型貨車停車場(為期3年)，本人提出反對。由於申請人過去兩次規劃申請獲批後都被撤銷，顯示申請人沒有誠意履行批准條款，故希貴會否決有關申請。如何之處，煩請布覆，是荷。

此致

城市規劃委員會主席暨各委員

元朗區議會主席：黃偉賢 謹啟

2021年9月7日

元朗朗屏邨悅屏樓平台 229 室

電話：2474 4562

傳真：2479 2947

RM 229 YUET PING HOUSE, LONG PING ESTATE, YUEN LONG

電郵：

行公義 好憐憫 存謙卑的心

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

參考編號

Reference Number:

210820-165334-05190

提交限期

Deadline for submission:

10/09/2021

提交日期及時間

Date and time of submission:

20/08/2021 16:53:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/524

「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。

A/YL-TT/524 5-3

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年09月09日星期四 12:19
收件者: tpbpd
主旨: A/YL-TT/524 DD 117 Tai Tong Tsuen

Apologies, Subject should read Application 524

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, September 8, 2021 3:02:31 AM
Subject: A/YL-TT/424 DD 117 Tai Tong Tsuen

Dear TPB Members,

So despite failure to fulfill conditions in 2018, PlanD ever accommodating recommended in 2020 and members asked no questions:

While the previous approval at the site for the same use was revoked due to non-compliance with approval conditions, the applicant of the current application, **who claimed to be the new tenant** of the site, submitted landscaping, drainage and fire service installations (FSIs) proposals, of which the FSIs proposal was accepted by the Director of Fire Services. Hence, sympathetic consideration might be given to the application

But again a number of conditions were not fulfilled. But mo man tai, these operators know how to milk the system and comes up with a 'cock and bull' tale that this was due to the protests and Covid.

Seriously? There is no record of any protest action at this village and having visited friends in a number of villages it is clear that Covid has had little impact on life there.

The parking facility is in operation, and in fact looks larger than the outline on the application.

Chief Secretary John Lee continues to pontificate about developing HK into a law-abiding city. But it appears that that this applies only to the urban areas as NT villagers can flaunt all regulations.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, January 22, 2020 2:55:36 AM
Subject: A/YL-TT/491 DD 117 Tai Tong Tsuen

Dear TPB Members,

Once again I must remind members TO ASK QUESTIONS. If there are objections then there are issues that should be looked into.

It is clear that this was an ongoing unapproved operation and even when it got approval on 3 Aug 2018, the operator failed to fulfill a number of conditions and it was revoked on 3 Feb 2019 ONE YEAR AGO. Obviously business as usual.

Are you going to award him with another rubber stamp approval?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, July 9, 2018 2:50:09 AM
Subject: A/YL-TT/434 DD 117 Tai Tong Tsuen

A/YL-TT/434
Lot 1213 (Part) in D.D. 117, Tai Tong Tsuen,, Yuen Long
Site area : 2,100m²
Zoning ; "VTD"
Applied Use ; 58 Vehicle Parking

Dear TPB Members,

This appears to be an application to legitimize an existing unapproved land use.

It is unacceptable that almost 35sqmts, the size of many residential units for sale these days, is being devoted to parking a single vehicle. This large site could be used for some form of temporary housing.

Moreover the site is zoned for residential use so the long term use as parking facilities will have a cumulative and negative impact on the quality of the land and environs.

TPB members should recognize the part they have been playing in the artificial shortage of land for building homes via their far too liberal approval of that most inefficient land use, at grade parking. Vehicles should be parked underground, in custom built high rise towers or on the ground floor of 2,100sqft Net houses or villa developments.

If parking is indeed required it should be provided in stacked facilities, see attached, thereby free up land for other uses.

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

Mary Mulvihill