

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*
**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

2302195

9.8.2023

By Hand

Form No. S16-III 表格第 S16-III 號

| | | |
|---------------------------------|-------------------------|----------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/TL-TYST/1237 |
| | Date Received 收到日期 | 23 AUG 2023 |

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

1. Name of Applicant 申請人姓名/名稱

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

ANKOR DRIVING SCHOOL LIMITED

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

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

3. Application Site 申請地點

| | |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | LOT 2620 RP (PART) IN D.D. 120, SHAN HA ROAD, YUEN LONG, NT |
| (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 3816 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 251.16 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | S/YL-TYST/14 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | OS,G/IC (2) |
| (f) Current use(s) 現時用途 | TEMPORARY DRIVING SCHOOL (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 2023 年 7 月 6 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 "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

- ☒ has notified3..... "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) |
| 3 | DD120 LOT 2620 RP | 7/7/2023 |
| | | |
| | | |

(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 Driving School | | |
| | (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 | 3564.84 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 251.16 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 2 | | |
| Proposed domestic floor area 擬議住用樓面面積 | 0 | sq.m | <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 251.16 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 251.16 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) | | | |
| Please refer to layout plan | | | |
| 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 | 23 | | |
| Motorcycle Parking Spaces 電單車車位 | 22 | | |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 0 | | |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | 0 | | |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | 0 | | |
| Others (Please Specify) 其他 (請列明) | 1 disabled parking | | |
| | 2 light bus parking spaces | | |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | | | |
| Taxi Spaces 的士車位 | 0 | | |
| Coach Spaces 旅遊巴車位 | 0 | | |
| Light Goods Vehicle Spaces 輕型貨車車位 | 0 | | |
| Medium Goods Vehicle Spaces 中型貨車車位 | 0 | | |
| Heavy Goods Vehicle Spaces 重型貨車車位 | 0 | | |
| Others (Please Specify) 其他 (請列明) | | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------|---|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| Proposed operating hours 擬議營運時間 Monday - Sunday (08:00-23:00) including public holiday | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (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)) <u>Shan Ha Road</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 No 否 | <input type="checkbox"/> Please provide details 請提供詳情 <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 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 <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 style="width:100%;"> <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"/> |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|--|
| | <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> |
|--|--|

(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

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

7. Justifications 理由

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

To meet with the demand of driving school facility, the proposed temporary driving school was approved by the Town Planning Board in April 2021 (Application No. A/YL-TYST/1084). It is with great regret that the development of the Ankor Driving School will not be able to complete within the 3 years permission period given due to 1) the School premise locates within the Yuen Long South Development area, adjustment to the layout design is required due to the resumption of partial of the School. 2) Processing time of various proposals is prolonged because of the COVID pandemic situation.

Condition (b), (e), (f), (h), (j) of the said soon to be expired application is not yet fulfilled, and thus, the School now seeks for the TPB approval on our new application. Should the approval is granted, the School's construction could continue and the school could be operate by Q2 2024.

This new proposal is very much the same as the previous one except the premise size is down from 4,138 sq.m to 3,816sq.m and as the result, fleet size is also down from 30 Private car and Light good vehicle to 23 Private car and Light good vehicle. New site boundary and layout are illustrated in the location plan and layout plan respectively for the TPB's review and consideration. Traffic Impact Assessment Report prepared in 2021 is also attached herewith, as the proposed driving routes, operation period, estimated traffic generation, traffic count surveys, reports on existing traffic condition as well as the future traffic projection remain valid and updated.

The school site is located in the area of open storage at Shan Ha road, Yuen Long and it is away from residential and village zone. The facility will not impose any adverse impact, including aspect of environment/ traffic/ water supply/ drainage/ slope/ landscape, visual impact. Furthermore, the proposed temporary driving school facility will optimize the value of land resources.

8. Declaration 聲明

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

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

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

Signature
簽署

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

LAW TAI KWAN

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

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

on behalf of
代表

ANKOR DRIVING SCHOOL LIMITED



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

Date 日期

08/08/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

| | |
|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | LOT 2620 RP (PART) IN D.D. 120, SHAN HA ROAD, YUEN LONG, NT |
| Site area 地盤面積 | 3816 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | S/YL-TYST/14 |
| Zoning 地帶 | OS,G/IC (2) |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月 |
| Applied use/ development 申請用途/發展 | Temporary Driving School |

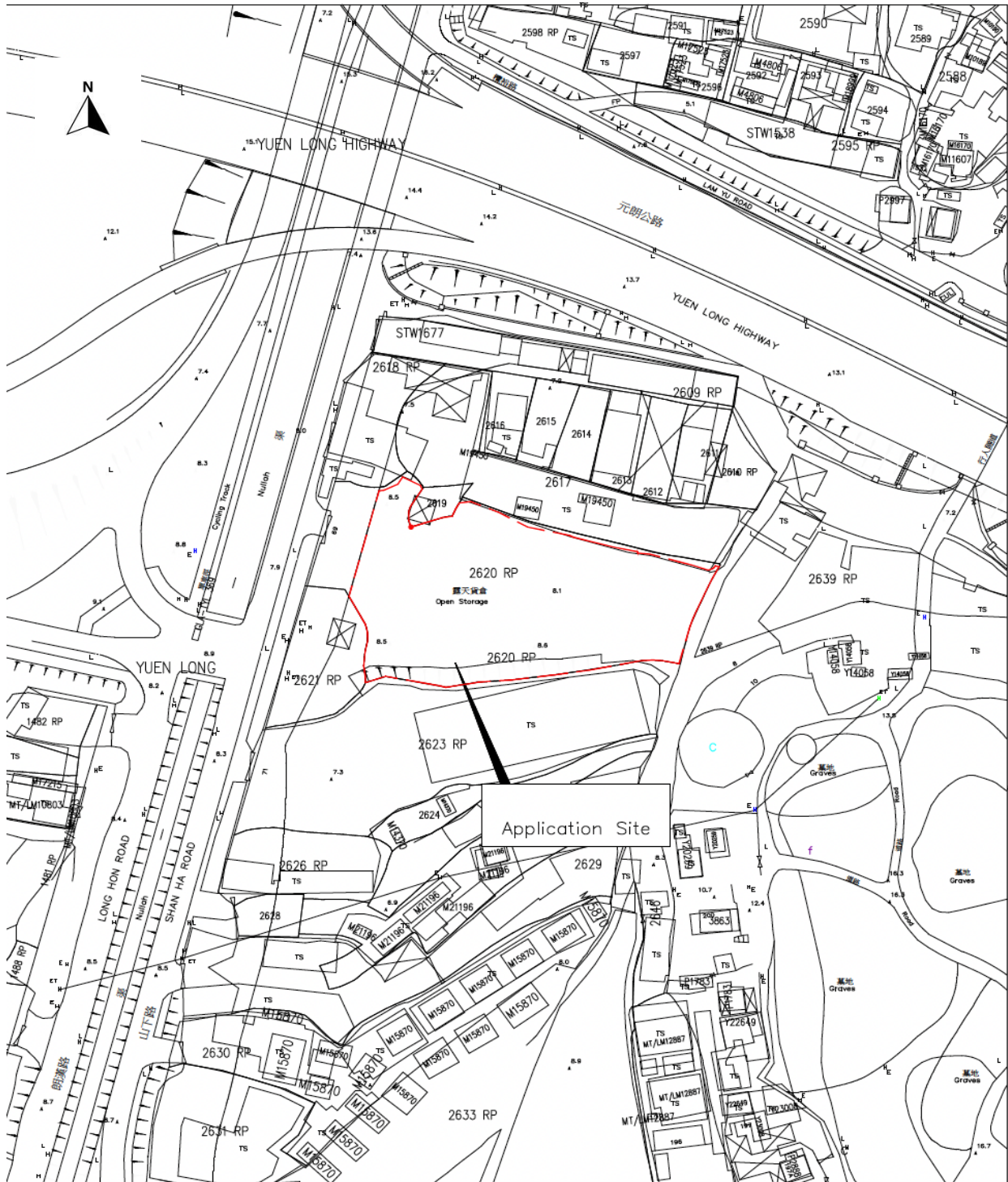
| | | | |
|--|---|--|--|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 251.16 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | Not applicable | |
| | Non-domestic 非住用 | 2 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | Not applicable m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | Not applicable Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 3.65 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 | % <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 | | 48 |
| | 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) disabled parking Light bus | | 23 22 0 0 0 1 2 |
| (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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 0 |
| | 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) _____ _____ | | 0 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 type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| location plan, building plan, run in out proposal, structural and foundation 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Quantitative Risk assessment, drainage proposal approval, fire service installation proposal approval | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

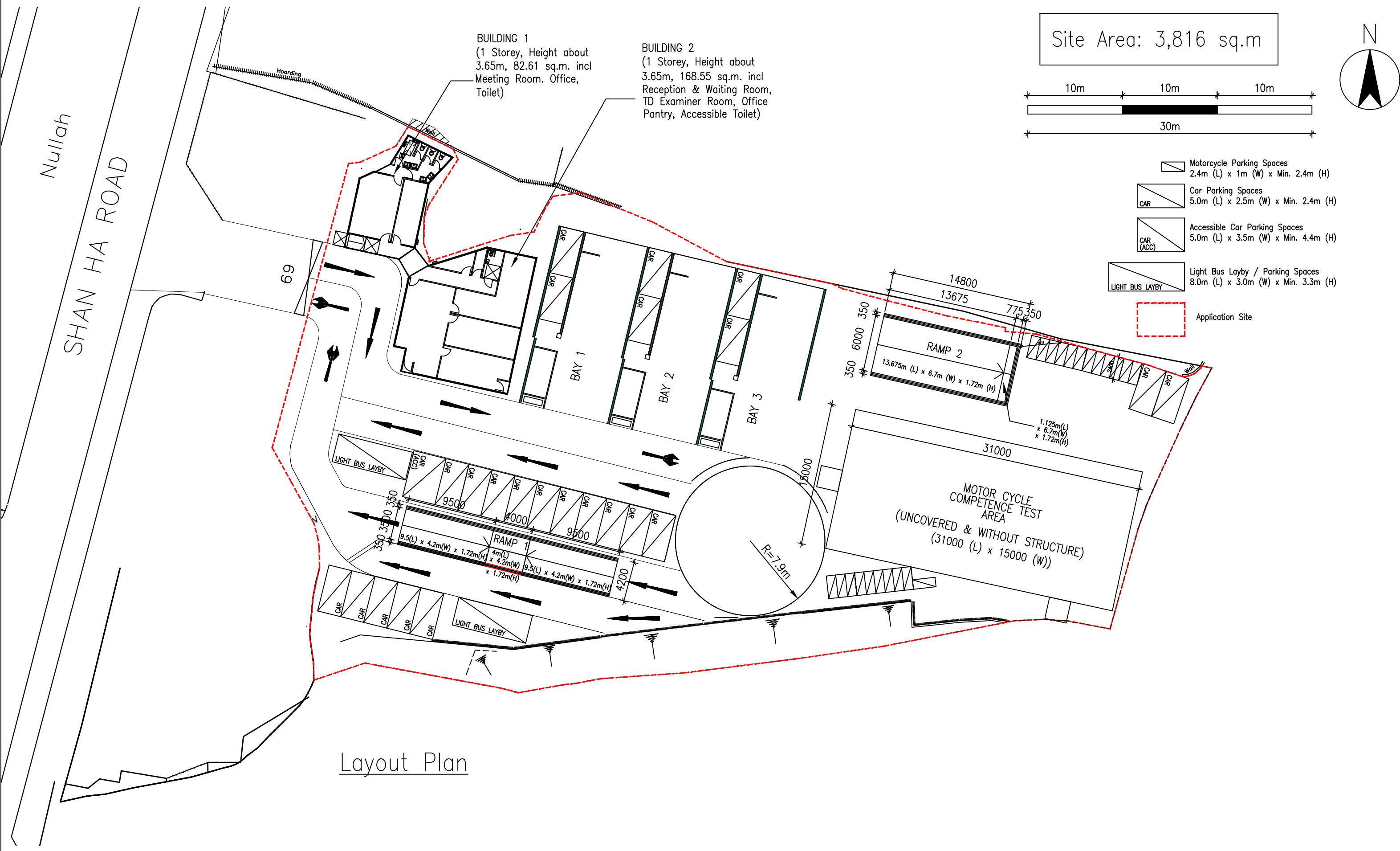
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

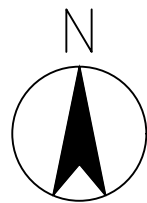
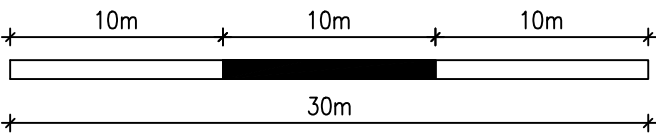
Location Plan



LOT 2620 RP (PART) IN D.D. 120, SHAN HA ROAD, YUEN LONG, N.T.



Site Area: 3,816 sq.m



- Motorcycle Parking Spaces
2.4m (L) x 1m (W) x Min. 2.4m (H)
- Car Parking Spaces
5.0m (L) x 2.5m (W) x Min. 2.4m (H)
- Accessible Car Parking Spaces
5.0m (L) x 3.5m (W) x Min. 4.4m (H)
- Light Bus Layby / Parking Spaces
8.0m (L) x 3.0m (W) x Min. 3.3m (H)
- Application Site

Layout Plan

**Technical Note to Traffic Impact Assessment Report
(Ref: 30889-1-R01-03)**

1. TPB/A/YL-TYST/1084 was approved by the Town Planning Board in April 2021, while this Traffic Impact Assessment Report (TIA) (Ref: 30889-1-R01-03) was submitted along as part of the application.
2. According to the comments from Project Manager (West), CEDD on the Approved Application No. /YL-TYST/1084 on April 30, 2021, *“No substantial works should be carried out within the western and eastern portion of the Site in view of the planned YLD Development – Stage 2 Phase 1 and Stage 2 Phase 2.”* As such, Ankor Driving School Limited (the School) revised the layout of the driving school, relocated all structures / buildings away from the potential impacted areas, and reduced the fleet size and parking spaces of private cars and light good vehicles to 23 units. The site area was reduced from 4,180sq.m to about 3,816sq.m.

Below table illustrates the details of reduction of parking spaces for operation: -

| Use | Original Internal Transport Facilities (Details refer to Figure 1.1) | Revised Internal Transport Facilities (Details refer to Figure 1.2) |
|-----------------------------------|--|---|
| Private Car Parking Spaces | 31 nos. including (i) 30 nos. @5.0m (L) x 2.5m (W) x min. 2.4m (H); and (ii) 1 no. accessible @ 5.0m (L) x 3.5m (W) x min. 3.4m (H) | 24 nos. including (i) 23 nos. @5.0m (L) x 2.5m (W) x min. 2.4m (H); and (ii) 1 no. accessible @ 5.0m (L) x 3.5m (W) x min. 3.4m (H). |
| Motorcycle Parking Spaces | 22 nos.@ 2.4 m(L) x 1.0m (W) x min. 2.4m (H) | Remains unchanged |
| Light Bus Laybys / Parking Spaces | 2 nos. @8.0m (L) x 3.0m (W) x Mins 3.8m (H) | Remains unchanged |

3. The only updates under this planning application are the reduction of fleet size and parking spaces as well as the downsizing of the school premises due to land resumption from the Yuen Long South Development. All the planning assumptions, traffic count surveys, the existing traffic conditions, future traffic projections, vehicular arrangements, and operation arrangements of the proposed Driving School as illustrated in the TIA (Ref: 30889-1-R01-03) remain unchanged and valid under this new planning application, and the proposed Driving School is scheduled to be operated in 2024 under the latest arrangement, which also tally with the TIA (Ref: 30889-1-R01-03).
4. As no additional traffic would be generated/ attracted after the reduction of fleet size and parking spaces as well as the downsizing of the school premises due to land resumption from the Yuen Long South Development. It is considered that the findings of the Traffic Impact Assessment (ref. 30889-1-r01-03) are still valid, which indicated that the proposed Driving School has no adverse traffic impact on the surrounding road networks and is acceptable from traffic engineering viewpoints.

August 2023

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



Re: [Departmental comments] Planning Application No. A/YL-TYST/1237
05/10/2023 17:49

From: Sandra Law <[REDACTED]>
To: ewsyeung@pland.gov.hk

1 attachment



Drainage Proposal to DSD.pdf

Dear Edwin

Attached the Drainage proposal as discussed this morning.

Regards

Sandra

On 25 Sept 2023, at 7:32 PM, Sandra Law <[REDACTED]> wrote:

Hi Edwin

Yes, I am currently out town. The toilet will be connect to septic tank, details are included at the General Building Plan approved by Building Department. General Building Plan is already included in my application submission.

Regards

Sandra

On 25 Sept 2023, at 3:25 AM, ewsyeung@pland.gov.hk wrote:

Dear Sandra,

I tried to call you but in vain. Below please find EPD's comments regarding the captioned application for your onward action.

<Mail Attachment.gif>

If you would like to respond to the comments above as part of the application submission, please submit further information to the Secretary, Town Planning Board as soon as possible. To facilitate the processing of the application, please also copy your further information to this Office and the Government department concerned for further consideration. In submitting any further information to the Town Planning Board, you may refer to the Town Planning Board Guidelines (TPB PG-No. 32A) on Submission of Further Information in relation to Applications for Amendment of Plan, Planning Permission and Review for details.

Alternatively, you can request the TPB to defer the consideration of the application in order to allow more time to prepare the further information. For details, please refer to the TPB Guidelines No. 33A on Deferment of Decision on Representations, Comments, Further Representations and Applications.

Regards,
Edwin YEUNG
Tuen Mun & Yuen Long West District Planning Office
Planning Department
Tel.: 2158 6296
Fax.: 2489 9711

Ankor Driving School
Lot 2620 RP in D.D. 120
At 69 Shan Ha Road, Yuen Long,
New Territories

**Construction notes, construction
sequence and details proposal for
connection of existing Nullah**

Issue 4

Wings & Associates Consulting Engineers Ltd.
22/F, Elite Centre, 22 Hung To Road, Kwun Tong,
Kowloon, Hong Kong

September 2023

Contents

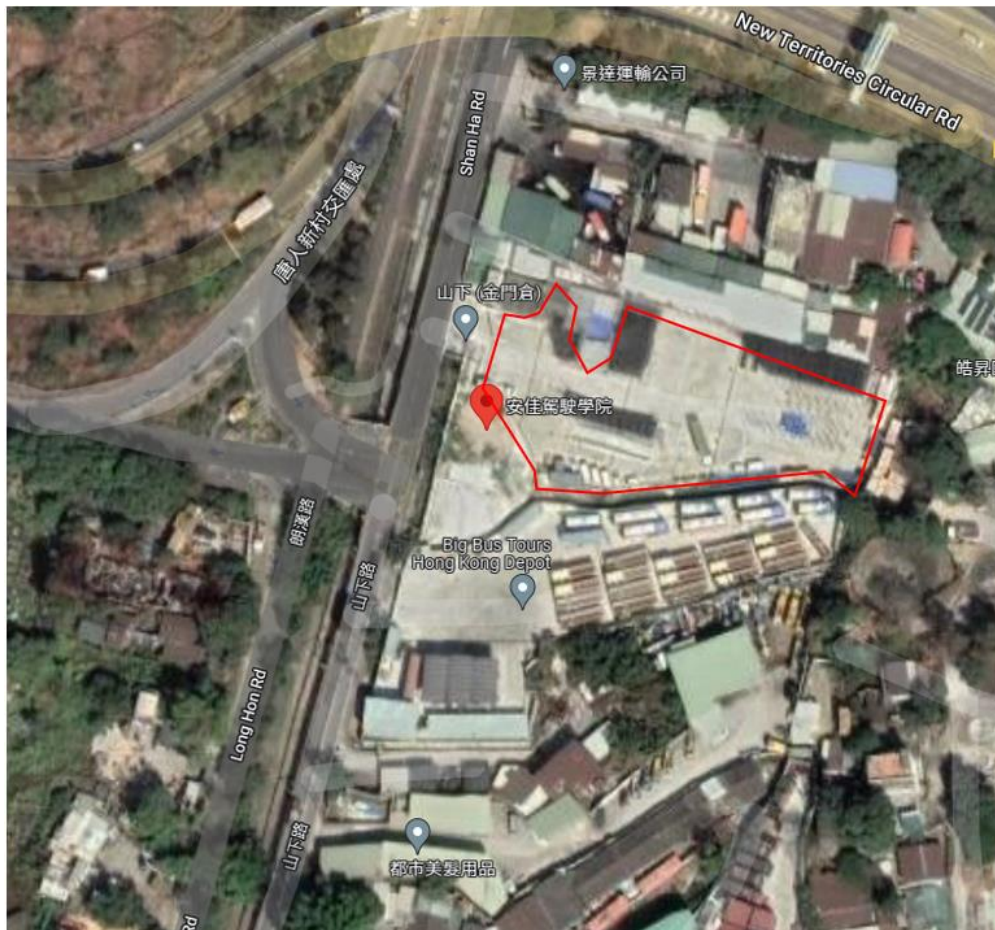
| | |
|--|---|
| 1. Introduction..... | 3 |
| 2. Site description..... | 3 |
| 3. Particular Note for Mitigating Drainage Impact During Construction..... | 4 |
| 4. Notes for flap valve..... | 6 |
| 5. Notes for Watercourse and drainage system..... | 7 |
| App A: BD Drainage Plan (with flap valve permanent works) | |
| App B: Construction drawing | |
| App C: Sample photo for flap valve | |
| App D: Data sheet of flap valve | |

1. Introduction

- 1.1. A driving school is proposed to be operated at Lot 2620 RP in D.D. 1120, 69 Shan Ha Road.
- 1.2. This report presents the design proposal of connection of existing Nullah near the property of driving school at the private lot.

2. Site Description

- 2.1. The site is located at Yuen Long, Shan Ha Road. The lot covers an area of about 3,816 sq.m



3. Particular Note for Mitigating Drainage Impact During Construction

3.1 The following measures are proposed for mitigating the adverse impact arising from the proposed construction method.

(A) Construction works shall be carried out in dry season (Nov – Mar) only. If the construction works cannot complete in one dry season, construction works shall be suspended, all construction plant and material shall be removed and the box-culvert and channel shall be opened for drainage during the intermediate wet season. Alternatively, the constructor has to show that the partially completed box-culvert has sufficient capacity to convey a design of equivalent to the flow of a 10-years return period.

3.2 The following measures are proposed when heavy rainfall is likely to occur during construction:

(A) Silt taps, rock bunds, channels and manholes in the vicinity of the site shall be inspected and maintained clear from debris. The deposited silt and grit shall be removed regularly.

(B) Temporary exposed slope surfaces shall be covered by tarpaulin or similar fabric.

(C) Temporary access road shall be protected by crushed stone or gravel.

(D) Intercepting channels shall be provided (e.g. along the crest/edge of excavation) to prevent storm runoff from washing across exposed soil surface.

(E) Trenches shall be dug and backfilled in short sections. Measures shall be taken to minimize the ingress of rainwater into trenches

(F) All construction works will be suspended during rainfall.

3.3 The following measures are to be undertaken when heavy rainfall is imminent or forecasted:

(A) Silt traps, rock bunds, channels and manholes shall be checked to ensure that they are functioning properly.

(B) Open stockpiles of construction materials, such as aggregates, sand and fill materials on site shall be covered by tarpaulin or similar fabric.

(C) All temporary covers to slopes and stockpiles will be inspected to ensure they are secured.

(D) All pumping systems shall be tested, primed, re-fueled and filters cleared.

(E) Protection equipment, such as sandbags, shall be deployed along boundary and water pumps shall be provided at locations where flooding likely happen.

(F) Contractor shall inform Drainage Services Department before construction works with submission of weather forecast within the construction period.

3.4 The following measures are to be taken to prevent obstruction to existing drainage system;

(A) Good site practices shall be employed. No plant or construction materials shall be left in the existing streamcourse / channel.

(B) Silt removal facilities, channels and manholes shall be checked to ensure that they are functioning properly.

(C) The contractor shall conduct site inspection when heavy rainstorm or typhoon is forecasted by the Hong Kong Observatory.

3.5 The contractor is required to ensure at all times that the existing drainage around the site is not blocked and drainage performance in the vicinity of the site is not affected by the construction works.

3.6 The flow at the channel on the bottom would not be affected during construction.

The construction stage has two stages as shown on Appendix B

Tentative Duration of Stage 1 : 5 Days

Tentative Duration of Stage 2 : 5 Days

Total Duration : 10 Days

4. Notes for flap valve

(1) Flap valves shall comply with the following requirements:

(A) Frames and flaps shall be cast iron complying with BS EN 1561, Grade EN-GJL-220.

AMD 4/2010.

(B) Sealing faces and hinge pins shall be gunmetal complying with BS 1400, Grade LG2.

(2) The Flap shall be hung with double hinges and secured with hinge pins.

(3) Flanges for flange mounting types of flap valves shall be PN 16 complying with BS 4504:

Part 1.

5. Notes for Watercourse and drainage system

(1) The contractor shall be responsible for maintaining all river and stream courses, drains and culverts with site until handover of the site to the employer, rivers and stream courses shall be maintained in accordance the requirements of clauses 25.09. Maintenance of drains and culverts shall include, but not be confined to, the periodic clearance of debris, weed growth and other constructions from the drains, culverts, manholes and flap valve chambers to the satisfaction of the Engineer. The contractor shall ensure throughout the contract period that the flow capacity is not reduced and the quality of water is not worsened by execution of the works.

(2) the contractor shall be responsible for any temporary training or diversion of natural streams/rivers, drainage systems, nullahs and watercourses during execution of the works and subsequent reinstatement. The contractor shall submit to the engineer particulars of the diversion and reinstatement proposals at least 21 days before the diversions are implemented. The contractor shall programme construction of the works to take account of all the necessary temporary diversions of the existing natural streams/ rivers, nullahs, watercourses and drains. The contractor shall illustrate in his overall programme how the works can be phased smoothly with the various necessary diversions.

(3) the site either from heavy rainfall or high tides. The contractor shall ensure that adequate provision is made for dealing with flood flows. Where the design of diversion proposals relies on contingency measures to quickly remove the installed temporary works from the drainage systems in order to provide sufficient flow capacity during adverse weather conditions, any such contingency measures and associated procedures shall be demonstrated to be 'fail-safe'. The diversion shall be carefully planned to minimize disturbance caused to the natural beds of river/streams and riparian vegetation. The diversion shall be properly reinstated, including removal of any obstructions to flow, as soon as practicable after the works are completed, to the satisfaction of the Engineer.

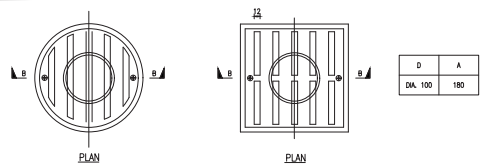
(4) the natural bottom and existing flow in the river shall be preserved as much as possible to avoid disturbance to the river habitats. If temporary access track on riverbed is unavoidable, this shall be kept to the minimum width and length. Temporary river crossings shall be supported on stilts above the riverbed. Stockpiling of construction material, if necessary, shall be properly covered and located away from any natural stream/river. Measures shall be taken to prevent excavated material, silt or debris from being deposited or washed into existing streams and rivers, drainage systems, nullahs, watercourses, diversion channels or the sea. The measures to be adopted shall include but not be limited to those specified under clauses 25.07, 25.08 and 25.09 of the CEDD General Specification

(5) any sediment or debris that accumulates in any catchpit, manhole, sump, trap, drain, drainage channel or watercourse, whether temporary, existing or newly constructed, within the site, shall be removed on a frequent basis, or as directed by the engineer.

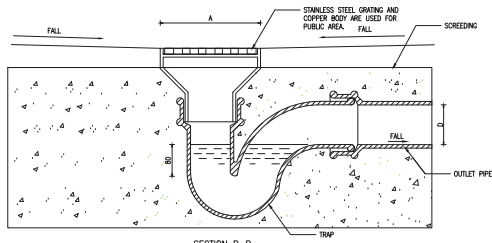
5. Notes for Watercourse and drainage system (cont.)

(6) removal of existing vegetation alongside the riverbanks shall be avoided or minimized. When disturbance to vegetation is unavoidable, all disturbed areas shall be hydroseeded or planted with suitable vegetation to blend in with the natural environment upon completion of works.

App A: BD Drainage Plan
(with flap valve permanent works)

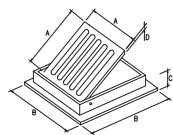


| D | A |
|----------|-----|
| DIA. 100 | 180 |



SECTION B-B
FLOOR DRAIN AT UNDERGROUND

DETAIL OF FLOOR DRAIN N.T.S.



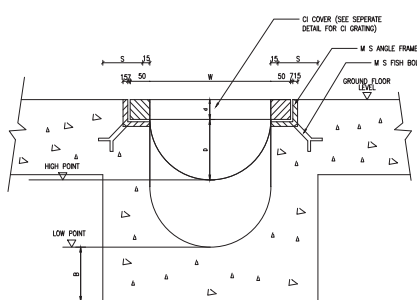
CAST IRON GRATING FOR OTG



CAST IRON COVER FOR STG

| CAST IRON COVER / GRATING | HEAVY DUTY (ON HIGHWAY / CARPARK / ETC / CARPARKWAY) | MEDIUM DUTY (WALKWAY / ROADSIDE BUILDING) |
|---------------------------|--|---|
| SIZE (mm) | 350x350 400x400 550x550 | 350x350 400x400 450x450 |
| A | 350 400 450 550 | 350 400 450 |
| B | 495 545 595 681 | 495 545 595 |
| C | 66 70 70 55 | 66 70 70 |
| D | 27 30 30 40 | 21 22 22 |

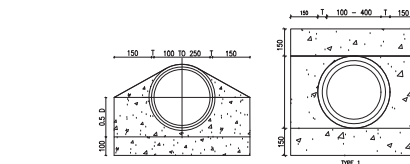
DETAIL OF CAST IRON COVER/GRATING N.T.S.



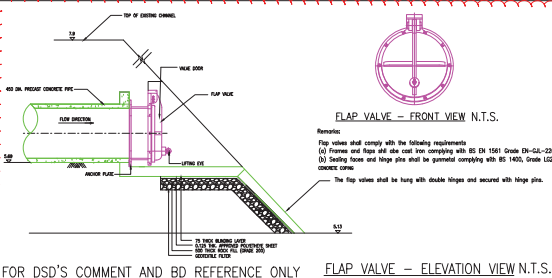
| W | S | D | B |
|-----|-----|----|-----|
| 180 | 100 | 50 | 100 |

U-SURFACE CHANNEL SCHEDULE

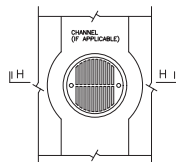
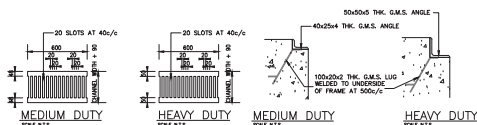
DETAIL OF STAINLESS STEEL COVERED CHANNEL N.T.S.



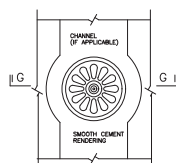
HAUNCH AND SURROUND DETAIL N.T.S.



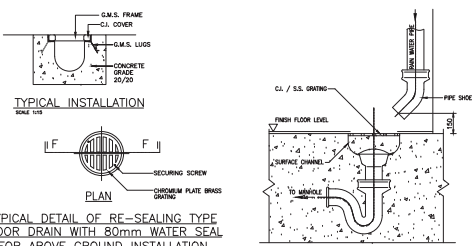
FLAP VALVE - ELEVATION VIEW N.T.S.



TYPICAL DETAIL OF FLAT RAIN WATER OUTLET

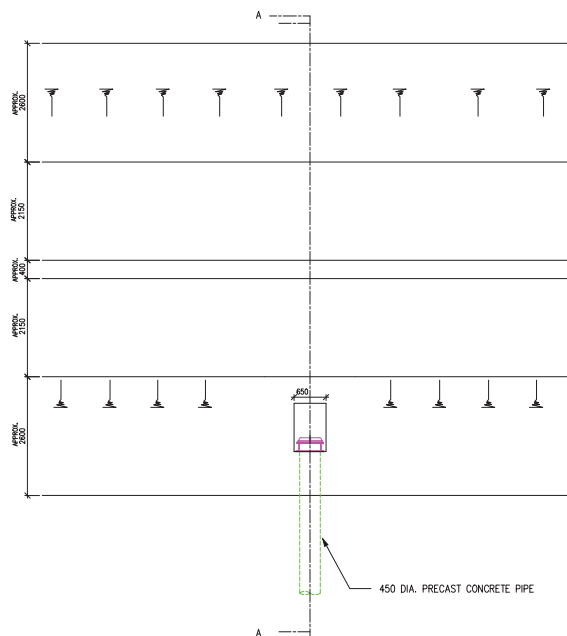


TYPICAL DETAIL OF DOME RAIN WATER OUTLET



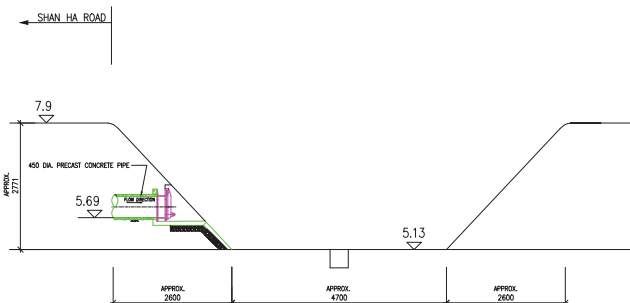
TYPICAL DETAIL OF RE-SEALING TYPE FLOOR DRAIN WITH 80mm WATER SEAL FOR ABOVE GROUND INSTALLATION

TYPICAL DETAIL FOR PIPE DISCHARGE TO SURFACE CHANNEL



FROM PROPOSED DRIVING SCHOOL
COMPLETION PLAN VIEW

FOR DSD'S COMMENT AND BD REFERENCE ONLY



SECTION A-A

- NOTE: (1) ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH DRAINAGE PROPOSAL (ISSUE 4).
(2) SIMILAR ARRANGEMENT WILL BE IMPLEMENTED FOR THE OPPOSITE BANK IF WORKS ARE REQUIRED.
(A) CONSTRUCTION WORKS WILL BE CARRIED IN DRY SEASON (NOV.-MAR.)
(B) CONTRACTOR SHALL INFORM DRAINAGE SERVICES DEPARTMENT 7 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION WORKS TOGETHER WITH SUBMISSION OF WEATHER FORECAST 7 DAYS WITHOUT RAINFALL.
(C) NO CONSTRUCTION WORKS SHALL BE CARRIED OUT WITHOUT ANY CONSENT FROM DRAINAGE SERVICES DEPARTMENT.
(D) ALL CONSTRUCTION WORKS WILL BE SUSPENDED DURING RAINFALL.
(E) SAND BAG WRAPPED WITH GEOTEXTILE FABRIC WILL BE PLACED IN STAIRSTEPPED AND OVERLAPPED MANNER.
(F) CONSTRUCTION WASTEWATER WILL BE PUMPED BY SUMP PUMP TO THE TANK AT EXISTING GROUND PROFILE. THEN THE WASTEWATER WILL BE DISCHARGED TO WASTEWATER DISPOSAL SYSTEM AT SITE NO. 69 SHAN HA ROAD.
(G) DEBRIS WILL BE COLLECTED AND HANDLED TOGETHER WITH OTHER CONSTRUCTION WASTE OF SITE NO. 69 SHAN HA ROAD.
(H) STAGE 1 IS 3 WORKING DAYS, STAGE 2 IS 2 WORKING DAYS. TWO STAGES SHALL BE CONDUCTED IN SAME WEEK.
(I) PIPE MATERIAL IS 450 DIA. PRECAST CONCRETE PIPE, THE FLANGE IS PROVIDED CONNECTION BETWEEN PRECAST CONCRETE PIPE AND 450 DIA. FLAP VALVE.

B.D. REF. 4/10/24/21

F.S.D. REF.

| REV | DATE | DESCRIPTION | DRAWN | CHECKED | APPROVED |
|-----|-------|----------------|-------|---------|----------|
| C | 15/23 | 4TH SUBMISSION | TA | JN | PN |
| B | 07/23 | 3RD SUBMISSION | TA | JN | PN |
| A | 05/23 | 2ND SUBMISSION | TA | JN | PN |
| - | 05/22 | 1ST SUBMISSION | CH/CS | JN | PN |

ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING
- ALL DRAWING SPECIFICATIONS AND THEIR COPY MUST BE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED.

SIGNATURE FOR SUBMISSION/ CONSTRUCTION

| | | | |
|--------------|------------------------------------|--|-------|
| PROJECT NO: | 21157 | | |
| DRAWN BY: | TA | | 05/23 |
| DESIGNED BY: | JN | | 05/23 |
| CHECKED BY: | JN | | 05/23 |
| APPROVED BY: | PN | | 05/23 |
| SCALE: | AS SHOWN (A1) | | |
| CAD FILE: | WAC.21157_C_DP_001_0531_2023.10.03 | | |

PROJECT:

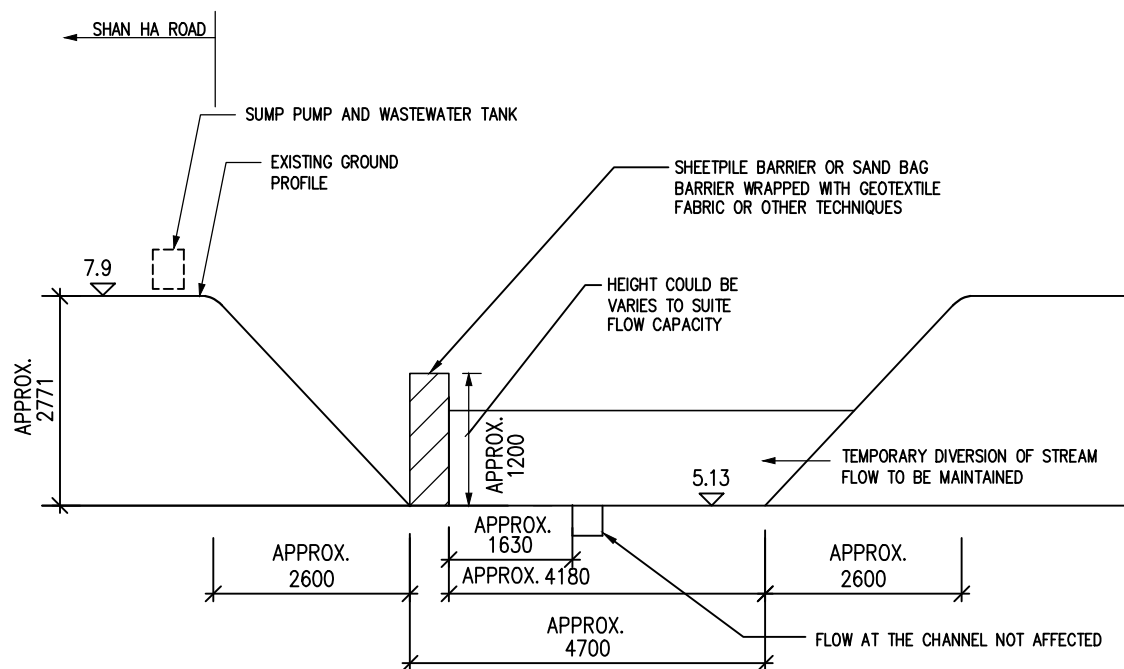
PROPOSED DRIVING SCHOOL AT LOT 2620RP IN D.D.120, SHAN HA ROAD, YUEN LONG, N.T.

DRAWING TITLE:

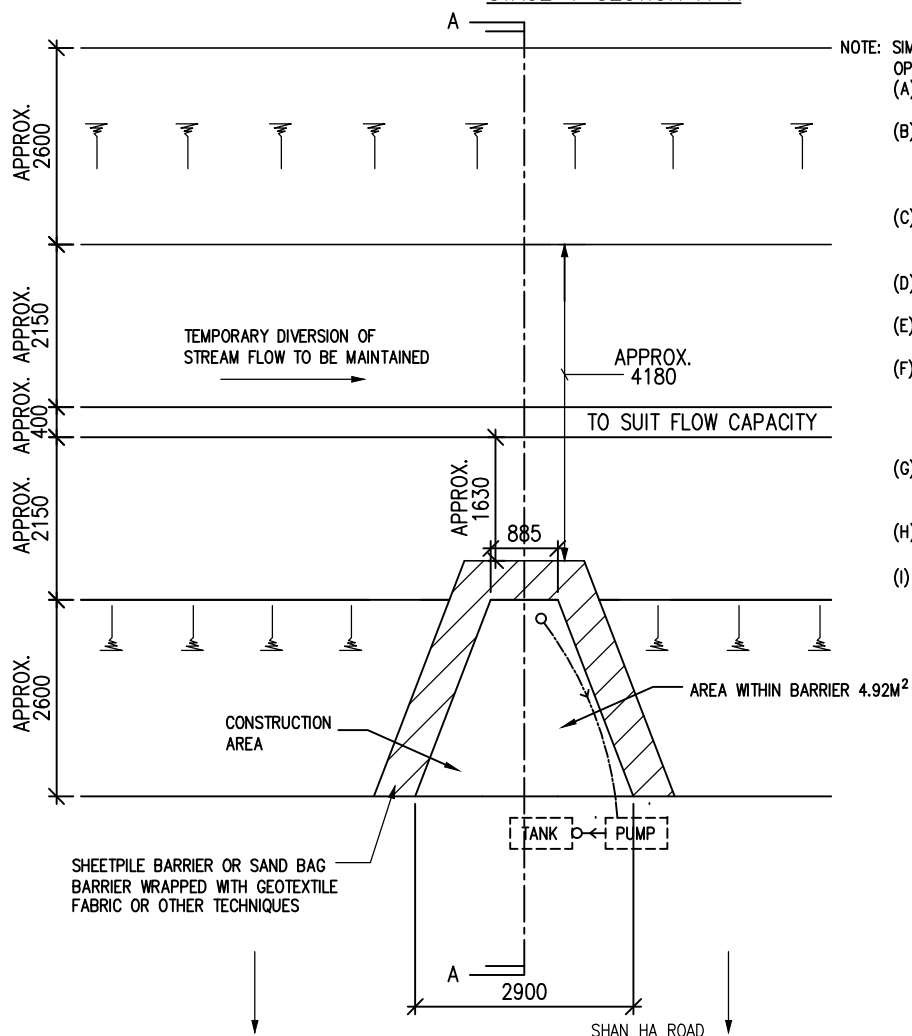
DRAINAGE DETAIL (1)

| | | | |
|-------------|----------------------|------|---|
| DRAWING NO: | WAC/21157/C/ DP /005 | REV: | C |
|-------------|----------------------|------|---|

App B: Construction drawing

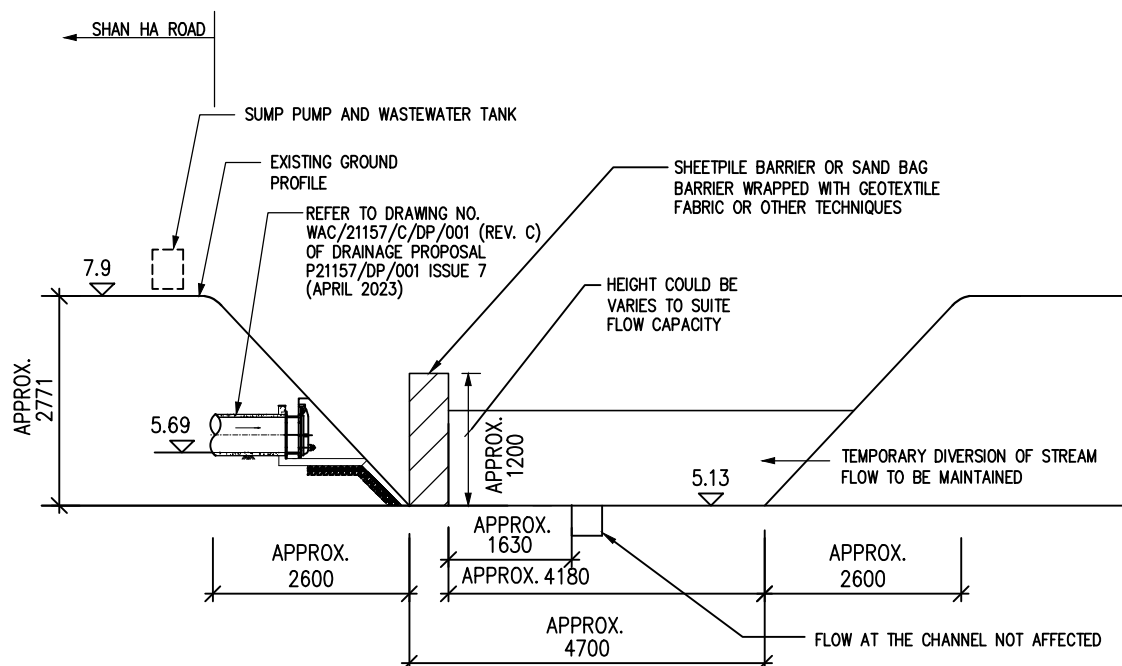


STAGE 1 SECTION A-A

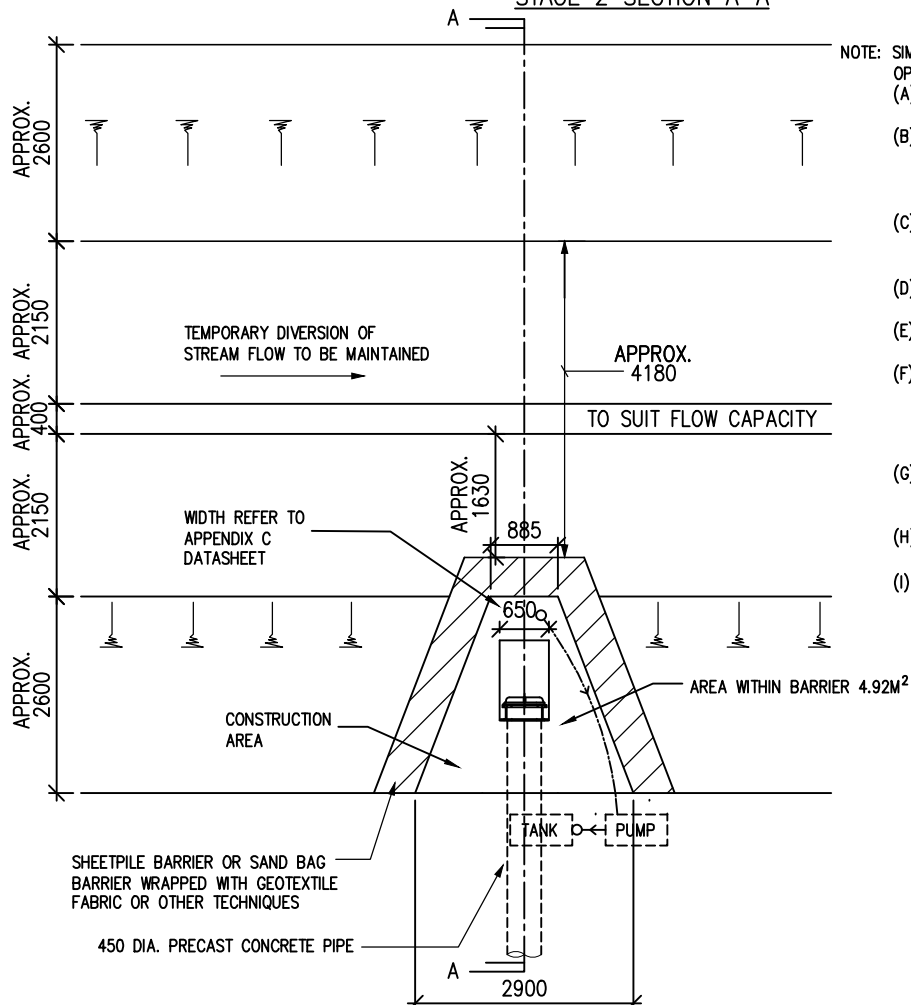


STAGE 1 PLAN VIEW

- NOTE: SIMILAR ARRANGEMENT WILL BE IMPLEMENTED FOR THE OPPOSITE BANK IF WORKS ARE REQUIRED.
- (A) CONSTRUCTION WORKS WILL BE CARRIED IN DRY SEASON (NOV.-MAR.)
 - (B) CONTRACTOR SHALL INFORM DRAINAGE SERVICES DEPARTMENT 7 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION WORKS TOGETHER WITH SUBMISSION OF WEATHER FORECAST 7 DAYS WITHOUT RAINFALL.
 - (C) NO CONSTRUCTION WORKS SHALL BE CARRIED OUT WITHOUT ANY CONSENT FROM DRAINAGE SERVICES DEPARTMENT.
 - (D) ALL CONSTRUCTION WORKS WILL BE SUSPENDED DURING RAINFALL.
 - (E) SAND BAG WRAPPED WITH GEOTEXTILE FABRIC WILL BE PLACED IN STAIRSTEPPED AND OVERLAPPED MANNER.
 - (F) CONSTRUCTION WASTEWATER WILL BE PUMPED BY SUMP PUMP TO THE TANK AT EXISTING GROUND PROFILE. THEN THE WASTEWATER WILL BE DISCHARGED TO WASTEWATER DISPOSAL SYSTEM AT SITE NO. 69 SHAN HA ROAD.
 - (G) DEBRIS WILL BE COLLECTED AND HANDLED TOGETHER WITH OTHER CONSTRUCTION WASTE OF SITE NO. 69 SHAN HA ROAD.
 - (H) STAGE 1 IS 3 WORKING DAYS, STAGE 2 IS 2 WORKING DAYS. TWO STAGES SHALL BE CONDUCTED IN SAME WEEK.
 - (I) PIPE MATERIAL IS 450 DIA. PRECAST CONCRETE PIPE, THE FLANGE IS PROVIDED CONNECTION BETWEEN PRECASE CONCRETE PIPE AND 450 DIA. FLAP VALVE.



STAGE 2 SECTION A-A



FROM PROPOSED DRIVING SCHOOL

STAGE 2 PLAN VIEW

- NOTE: SIMILAR ARRANGEMENT WILL BE IMPLEMENTED FOR THE OPPOSITE BANK IF WORKS ARE REQUIRED.
- (A) CONSTRUCTION WORKS WILL BE CARRIED IN DRY SEASON (NOV.-MAR.)
 - (B) CONTRACTOR SHALL INFORM DRAINAGE SERVICES DEPARTMENT 7 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION WORKS TOGETHER WITH SUBMISSION OF WEATHER FORECAST 7 DAYS WITHOUT RAINFALL.
 - (C) NO CONSTRUCTION WORKS SHALL BE CARRIED OUT WITHOUT ANY CONSENT FROM DRAINAGE SERVICES DEPARTMENT.
 - (D) ALL CONSTRUCTION WORKS WILL BE SUSPENDED DURING RAINFALL.
 - (E) SAND BAG WRAPPED WITH GEOTEXTILE FABRIC WILL BE PLACED IN STAIRSTEPED AND OVERLAPPED MANNER.
 - (F) CONSTRUCTION WASTEWATER WILL BE PUMPED BY SUMP PUMP TO THE TANK AT EXISTING GROUND PROFILE. THEN THE WASTEWATER WILL BE DISCHARGED TO WASTEWATER DISPOSAL SYSTEM AT SITE NO. 69 SHAN HA ROAD.
 - (G) DEBRIS WILL BE COLLECTED AND HANDLED TOGETHER WITH OTHER CONSTRUCTION WASTE OF SITE NO. 69 SHAN HA ROAD.
 - (H) STAGE 1 IS 3 WORKING DAYS, STAGE 2 IS 2 WORKING DAYS. TWO STAGES SHALL BE CONDUCTED IN SAME WEEK.
 - (I) PIPE MATERIAL IS 450 DIA. PRECAST CONCRETE PIPE, THE FLANGE IS PROVIDED CONNECTION BETWEEN PRECASE CONCRETE PIPE AND 450 DIA. FLAP VALVE.

App C: Sample photo for flap valve



Photo 1



Photo 2

App D: Data Sheet of flap valve

DOUBLE HINGE FLAP VALVE

FIGURE 5000



Metal seat double hinge flap valve with circular aperture to prevent reverse flow in outfall applications. Typically utilised in river, surface/ storm water and treatment works.

FEATURES

- Unique lightweight ductile iron design
- Double hinge for optimal sealing
- Durable fusion bonded epoxy coated
- Anti-tamper stainless steel hinge pins
- Bush hinge links
- Corrosion resistant construction
- Lifting eye as standard
- Drilled to suit flange & wall mounting



TECHNICAL SPECIFICATION

| | |
|--------------------------|----------------------------------|
| RANGE | DN80 to DN600 |
| FLANGES AND DRILLINGS | BS EN 1092-2 1987 Table 9 (PN16) |
| MAXIMUM WORKING PRESSURE | 6.0 metres static on-seat head |
| COATING | Blue fusion bonded epoxy |

MATERIAL AND DIMENSIONAL SPECIFICATION

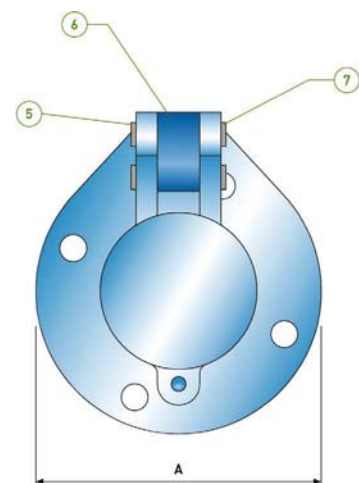
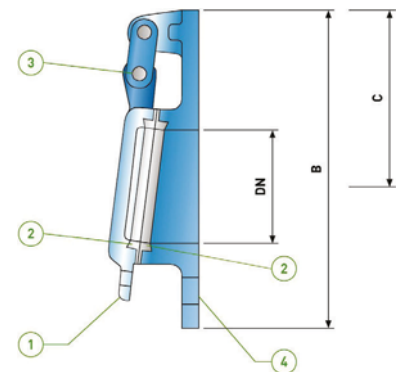
| ITEM | ITEM NAME | MATERIAL | SPECIFICATION |
|------|------------|------------------------|---------------------|
| 1 | Door | Ductile Iron | BS EN 1563 Gr 500/7 |
| 2 | Door Seat | Copper Alloy | BS EN 1982 |
| 3 | Frame Bush | Polytetrafluorethylene | - |
| 4 | Frame | Ductile Iron | BS EN 1563 Gr 500/7 |
| 5 | Hinge Pin | Stainless Steel | BS EN 1982 |
| 6 | Hinge | Ductile Iron | BS EN 1563 Gr 500/7 |
| 7 | Star Lock | Stainless Steel | BS EN 1982 |
| 8* | Hinge Bush | Polytetrafluorethylene | - |

* Hinge Bush not shown

| DN | A | B | C | PCD | HOLES (No. - Ø) | WEIGHT (Kg) |
|------------|-----|-----|-----|-----|-----------------|-------------|
| 80 | 200 | 225 | 125 | 160 | 4 - 17 | 5 |
| 100 | 220 | 245 | 135 | 180 | 4 - 18 | 6 |
| 150 | 285 | 315 | 172 | 240 | 4 - 22 | 11 |
| 200 | 332 | 368 | 202 | 295 | 4 - 22 | 16 |
| 225* (9") | 368 | 404 | 220 | 324 | 4 - 18 | 20 |
| 250 | 400 | 438 | 238 | 355 | 4 - 26 | 23 |
| 300 | 454 | 495 | 268 | 410 | 4 - 26 | 32 |
| 350 | 550 | 588 | 313 | 470 | 4 - 26 | 34 |
| 375* (15") | 550 | 588 | 313 | 495 | 4 - 25 | 34 |
| 400 | 580 | 612 | 322 | 525 | 4 - 30 | 49 |
| 450 | 585 | 635 | 360 | 585 | 4 - 31 | 56 |
| 500 | 600 | 692 | 392 | 650 | 4 - 34 | 68 |
| 600 | 730 | 815 | 450 | 770 | 3 - 37 | 93 |

Dimensions in mm. Weights are approximate.

*Drilled BS10 Table D. DN = Nominal Valve Size. Larger sizes are available on request.



$$\text{width} = 32.5 + A + 32.5 = 32.5 + 585 + 32.5 = 650\text{mm}$$

32.5mm: clearance of two side

Previous Application covering the Application Site

Approved Application

| | <u>Application No.</u> | <u>Proposed Use(s)</u> | <u>Date of Consideration</u> <u>(RNTPC)</u> |
|---|-------------------------------|--|--|
| 1 | A/YL-TYST/1084 | Proposed Temporary Driving School for a Period of 3 Years | 30.4.2021 [revoked on 30.9.2023] |

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.

2. Traffic

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

- no adverse comment on the application; and
- it is noted that the applicant had submitted a run-in/out proposal together with the planning application. The same run-in/out proposal had been agreed under the previous planning application No. A/YL-TYST/1084. His department has no further comment to be supplemented on the same run-in/out proposal.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application from the environmental planning perspective;
- subject to approval of the planning application, the following approval conditions or advisory conditions should be imposed as appropriate:
 - (i) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period; and
 - (ii) follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”; and
- no environmental complaint concerning the application site (the Site) received in the past three years.

4. Drainage

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

Subject to the applicant will implement the drainage system as mentioned in the drainage proposals submitted to the Buildings Department (BD) and Planning Department (PlanD) on 28 April 2023 and 5 October 2023 respectively, he has no further comments on the application.

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) and water supplies for firefighting being provided to his satisfaction; and
- detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

6. Building Matters

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

No objection to the application.

7. Long Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, PlanD (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls partly within an area zoned “Other Specified Uses (Mixed Uses)”, “Other Specified Uses (Refuse Collection Point & Sewage Pumping Station)” and partly within an area designated as ‘Road’; and
- the objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection to the application.

8. District Officer’s Comments

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

His office has not received any feedback from locals.

9. Other Departments

- Director of Electrical and Mechanical Services (DEMS), Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) 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) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) 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;
- (d) to note that part of the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (e) 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;
 - (ii) the Yuen Long South (YLS) Development programme should be taken into account when drawing up the Short Term Waiver (STW) boundary and layout of structures to be built on the Site. All STWs affected will have to be terminated upon land resumption and the site will be cleared in accordance with the Civil Engineering and Development Department's (CEDD) scheduled programme; and
 - (iii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or 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 his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 his department;
- (f) to note the comments of the Commissioner for Transport (C for T) that:

sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (g) to note the general comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) and his specific comments on the submitted run-in/out proposal that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
 - (ii) run-in/out should follow HyD Standard Drawing H5133, H5134, H5135;
 - (iii) cross-road ducts should follow HyD Standard Drawing H1114 with "C ↑ D" marks engraved on both sides of run-in/out indicating the alignment of cross-road ducts;

- (iv) thickness of paving units at run-in/out should be 80mm;
 - (v) colour and pattern of paving units at run-in/out should be agreed with the Landscape Division of his department;
 - (vi) the applicant is reminded to liaise with the relevant parties to relocate utility pits and covers outside the run-in/out area;
 - (vii) the applicant is reminded to provide photos of hidden works upon handing over;
 - (viii) the applicant is reminded to provide records of construction materials upon handing over;
and
 - (ix) the run-in/out should be completed at the applicant's expenses to the standards and satisfactions of his department, defects should be rectified at the applicant's expenses to the standards and satisfactions of his department before handing over;
- (h) 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" should be followed to minimise any potential environmental nuisances on the surrounding area;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the provision of emergency vehicular access shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority (BA);
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the 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) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity should be determined under Regulation 19(3) of the B(P)R at

building plan submission stage;

- (vi) 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
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Project Manager (West), CEDD (PM(W), CEDD) that:
- (i) the eastern part of the Site falls within the land resumption limit of YLS – Second Phase Development. Land clearance operation is tentatively targeted to commence in 2024. The applicant should be reminded that the land might be resumed at any time during the approval period and shall be advised not to carry out any substantial works in the eastern part of the Site; and
 - (ii) the applicant's attention should be drawn that PWP Item No. 7827CL (Part) Road Works under YLS Development – Second Phase Development (the project) were gazetted on 2 June 2023 and the copy of the gazette notice, and the Plan and Scheme of the proposed road works for the project could be obtained from the below website link:

<https://www.ysl.hk/en/library/3-gazette-schemes-and-plans>

31-AUG-2023 16:26 FROM TM&YLW/DPO

Appendix V-1 of RNTPC
Paper No. A/YL-TYST/1237

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1237

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請臨時駕駛學院，提出反對。由於山厦路交通繁忙，
橋底容易發生交通意外，對本村村民造成滋擾，需要
交通評估。

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

屏山鄉規委會村代表

簽署 Signature

張錦福 張富成

日期 Date

15-9-2023

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

參考編號

Reference Number:

230922-102123-49515

提交限期

Deadline for submission:

22/09/2023

提交日期及時間

Date and time of submission:

22/09/2023 10:21:23

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1237

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. cheung chun pong

意見詳情

Details of the Comment :

致城規會,

本人為A/YL-TYST/1237規劃申請附近的居民,現在該申請提出反對!

請知悉山下路為山下村出元朗的唯一通道,本鑑於繁忙時間已經極之擁堵擠塞,車流量極大

本來出元朗短短十分鐘的路程也變成40-50分鐘.

如再加上該駕校,將會完全把路線堵塞.嚴重影響到附近居民的生活.

故本人及附近居民都強烈反對此申請!

祝日安!

謝謝!

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

參考編號

Reference Number:

230922-104032-66265

提交限期

Deadline for submission:

22/09/2023

提交日期及時間

Date and time of submission:

22/09/2023 10:40:32

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1237

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chan Lai Kam Vivian

意見詳情

Details of the Comment :

反對開設駕駛學院。因附近附近路段車流已非常繁忙。再設立駕駛學院根本不勝負荷而導致塞車情況越來越嚴重。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



(PC)
0050

To : Secretary, Town Planning Board

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

By Fax : 28770245 or 25228426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1237

意見詳情(如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我／我們反對上述申請，理由如下：

- (1) 因駕駛學院成立將會有大量學神車輛使用山下路，因而山下路會擠擁，不夠用。
- (2) 現時出入山廈村的唯一出路的山下路已達到飽和狀態，因為附近多間屋苑居民都喜歡駕車選擇經山下路上高速公路，尤其是上午 07:00 至 09:30 及下午 15:30 至 20:30 時段一定會大車。
- (3) 沿山下路一帶，已存在數拾個物流貨倉，所以很多重型車輛使用山下路，而引致路面不夠用。
- (4) 山廈村居民每天超過 1600 人靠山下路出入，而村內不少數量是上了年紀的老年人，如果因駕院成立而組成慣性塞車，一旦遇上需要消防車或救護車服務時就會十分困難。
- (5) 晚上放工時間將會是學車高峰期，而在這繁忙時間的唐人新村交匯處，山下路等道路會十分擠塞，或有一日在學車期間，學神出現交通意外，將造成元朗區大擠塞。
- (6) 在這麼細少的元朗區，在近橫洲工業區已有一所駕駛學院，為何又要再山下路開設另一所呢？難道學神真是喜歡在元朗區學習駕駛???
- (7) 山廈村、山下路及唐人新村交匯處一帶是元朗南發展重點，近期工程進展得如火如荼，道路不停改變再改變，到時除了私家車更會有好多工程車使用這道路，如再加上緩慢的學神車，到時會造成交通大混亂，更會令到附近居民及山廈村居民苦不堪言。

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

簽名 Signature

日期 Date

張源強

20-23-9-21

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

RECEIVED

22 SEP 2023

Town Planning
Board

0084

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1237

我強烈反對在山下路設置駕院學院!!!

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

(1) 選址不當 (2) 山下路是不合標準的道路, 是 60's 代產物, 來回祇有各一條, 若有學習駕駛者在此路行走, 必然引起交通擠塞 (3) 該學院處於唐人新村交匯處, 有多個路口, 且有斜坡在駕院門口, 不利學員操控汽車; (4) 若遇上成層到生命財產的意外, 駕院學員在山下路行走必引起救援急慢 (5) 駕院貼鄰唐人新村交匯處, 早上、下午時間甚為擠塞, 交通流量每天達 2000+ 架次。 (2) 若駕院獲批而祇新學員晚上出車, 必然使山下路及公園南路一帶受晚上活動的人帶來不潔空氣及嘈吵至該帶交通擠塞, 因為一帶道路都是單車慢程 (3) 若駕院真的獲批准在此營運必然! 必然會引致災難性的交通混亂, 使目前的交通問題更是雪上加霜般惡劣!!!

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

張仁峰

簽署 Signature

張仁峰

日期 Date

21/9/2023