

Your Ref.: A/TM-SKW/125

Our Ref.: P23046

Comments from the Lands Department dated 7.3.2024

Contact Person: Mr. K. H. LEE, Tel: 2451 3249

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

	Comments	Responses
4.	<p>The site is accessible via a local access on Government land leading from Tai Lam Chung Road. This office does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given. The Applicant shall be responsible for his own access arrangement.</p>	<p>Noted.</p>
1.	<p>Should planning approval be given to the subject application, the lot owner(s) will need to apply to this office for a short term waiver to permit the structures to be erected. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD.</p>	<p>The lot owner will apply to the Lands Department for a Short Term Waiver when planning application is approved.</p>
2.	<p>This office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected or to be erected within the subject lot or any unauthorized occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by this office or be inbreach of the approval given.</p>	<p>Noted.</p>

Your Ref.: A/TM-SKW/125

Our Ref.: P23046

Comments from the Drainage Services Department dated 7.3.2024

Contact Person: Mr. Anson NG, Tel: 2300 1258

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

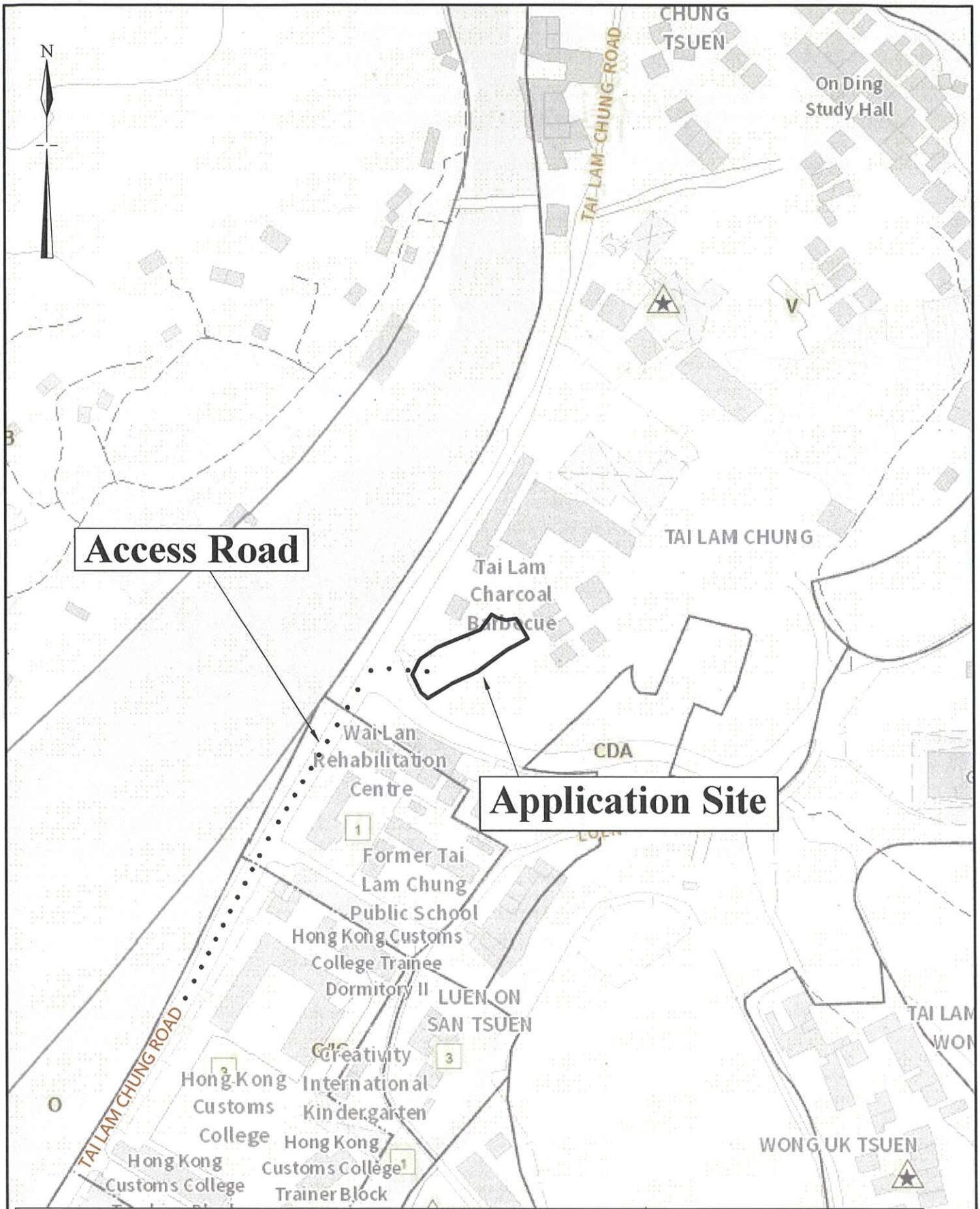
Your Ref.: A/TM-SKW/125

Our Ref.: P23046

Comments from UD&L of PlanD dated 6.3.2024

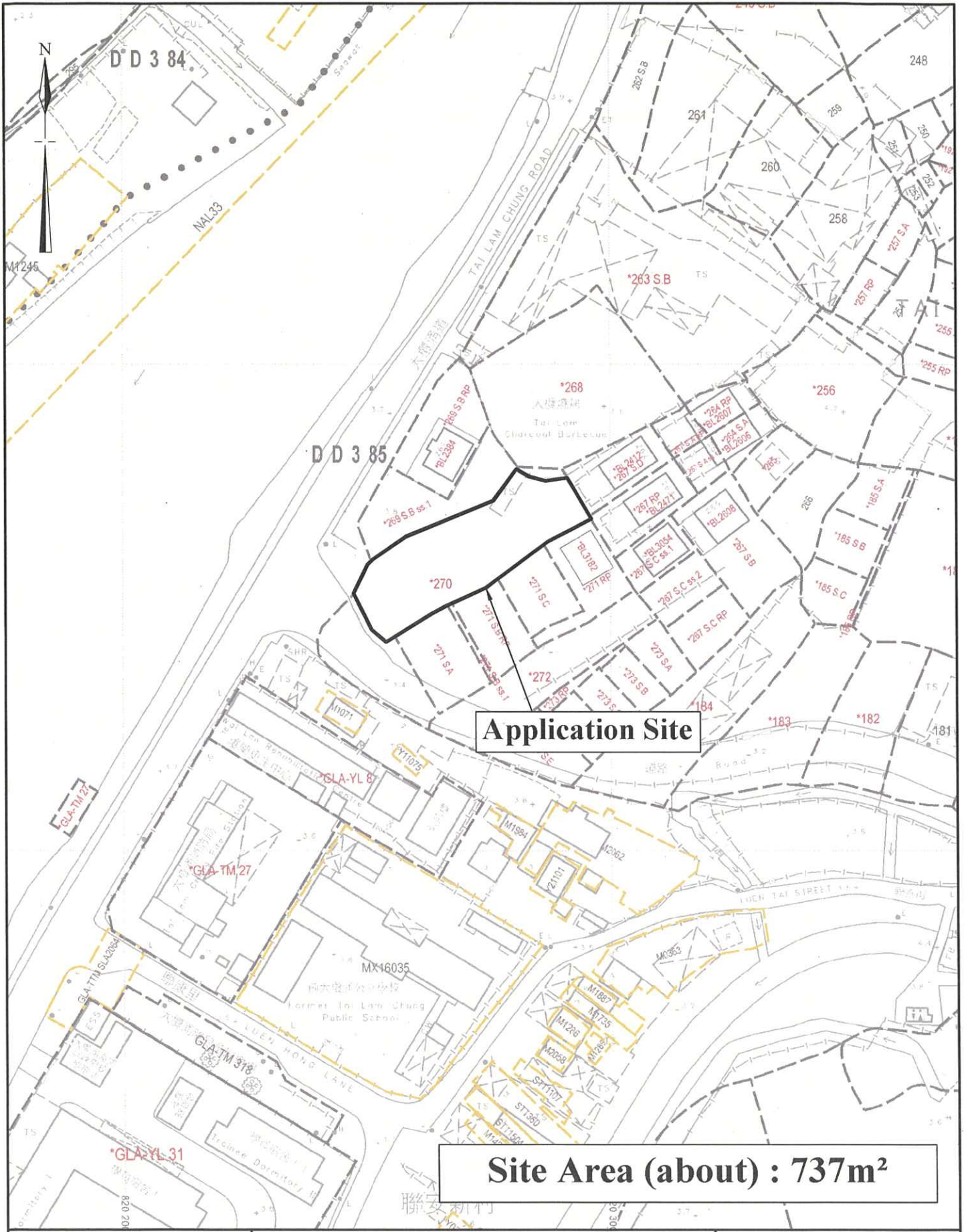
Contact Person: Mr. Leo LAM, Tel: 3565 3956

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



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

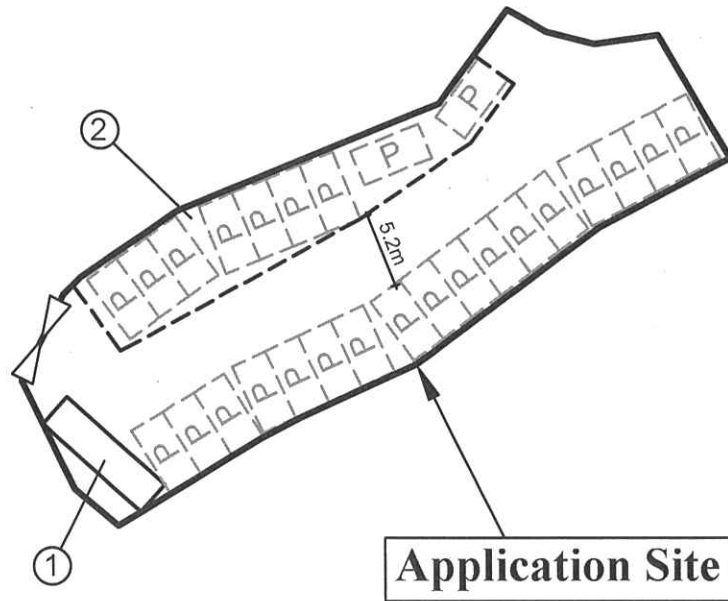
Not to scale	<b>Location Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
March 2024	Lot 270 (part) in D.D. 385 Tuen Mun, New Territories	Plan 1a ( P 23046 )





**Application Site**

**Site Area (about) : 737m<sup>2</sup>**

<p>1:1000</p>	<p><b>Lot Index Plan</b></p>	<p><b>Goldrich Planners &amp; Surveyors Ltd.</b></p>
<p>March 2024</p>	<p>Lot 270 (part) in D.D. 385 Tuen Mun, New Territories</p>	<p><b>Plan 2a</b> <b>( P 23046 )</b></p>



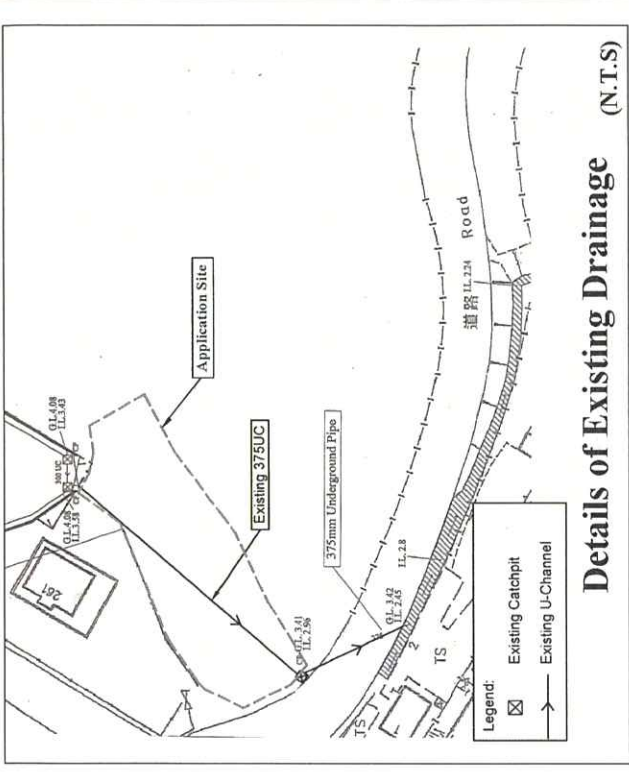
## Legend

-  Vehicular Ingress / Egress
-  Parking space for private cars  
(5m (L) x 2.5m (W))

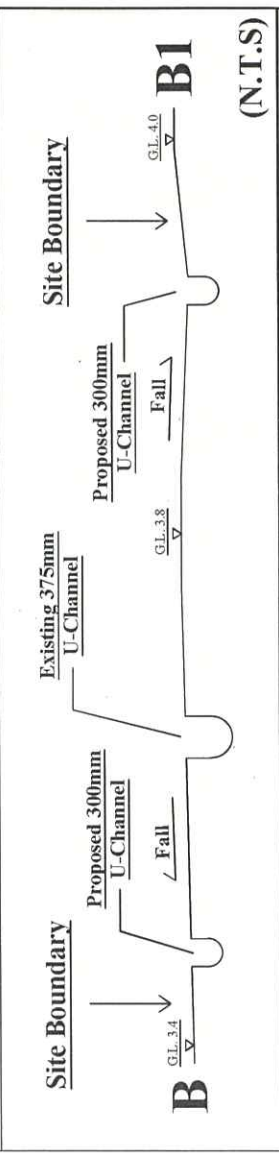
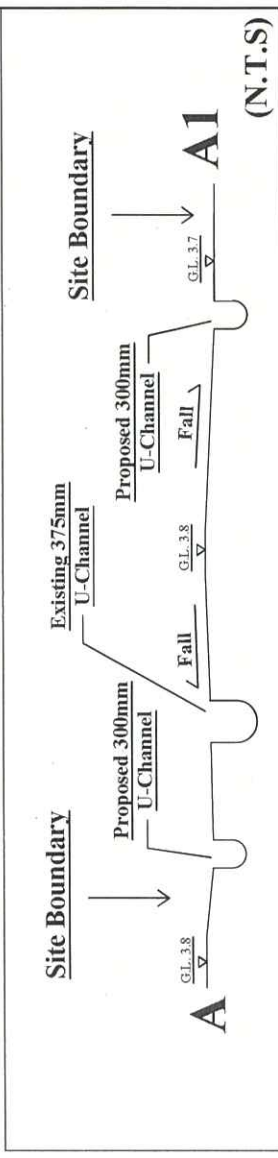
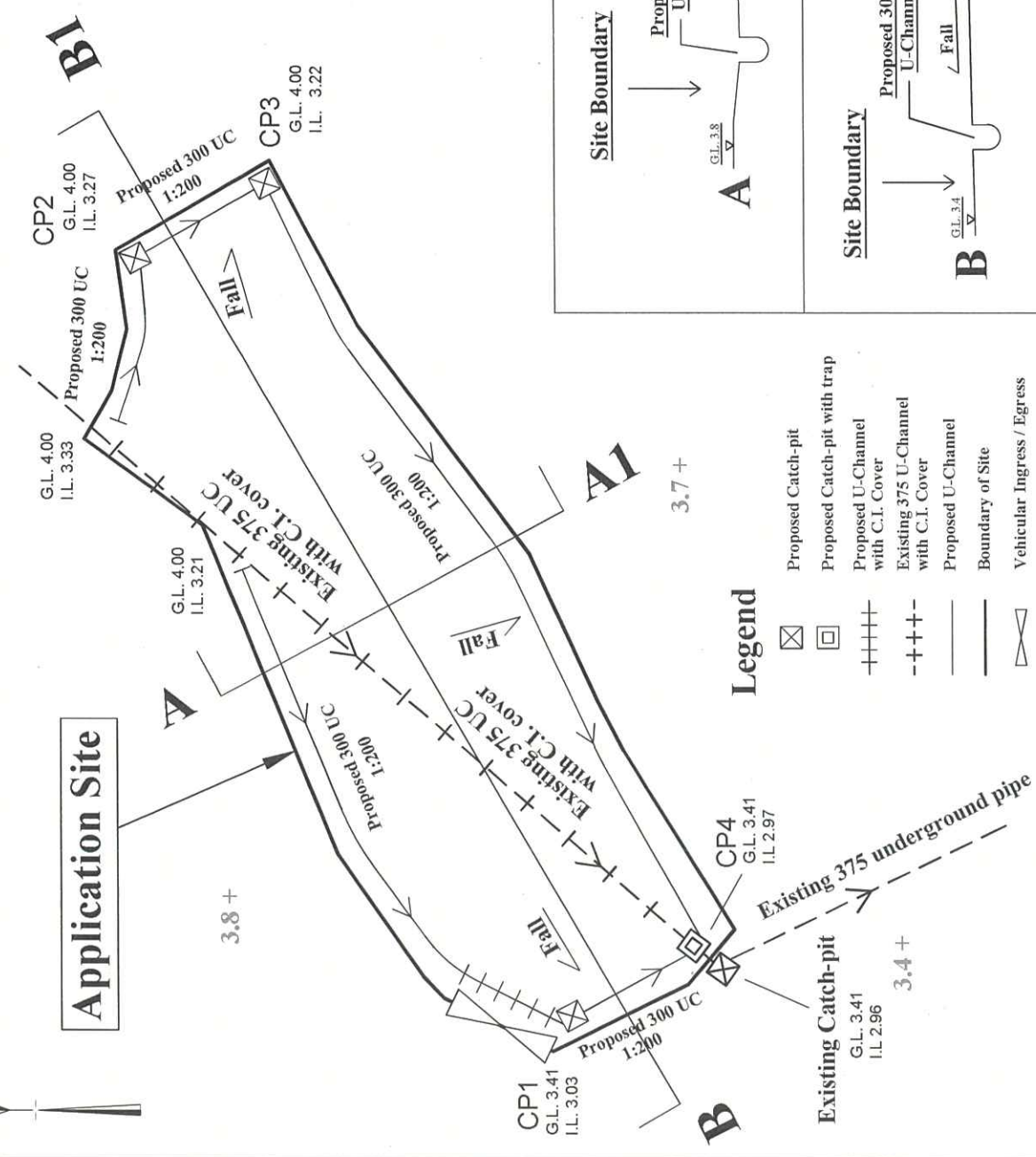
Site Area (about): 737m<sup>2</sup>

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

1:500	<b>Layout Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
March 2024	Lot 270 (part) in D.D. 385 Tuen Mun, New Territories	Plan 3a ( P 23046 )



Site Area (about): 737m<sup>2</sup>



**Legend**

- ☒ Proposed Catch-pit
- Proposed Catch-pit with trap
- ++++ Proposed U-Channel with C.I. Cover
- Existing 375 U-Channel with C.I. Cover
- Proposed U-Channel
- Boundary of Site
- ∞ Vehicular Ingress / Egress

**Drainage Proposal**

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

Goldrich Planners &  
Surveyors Ltd.

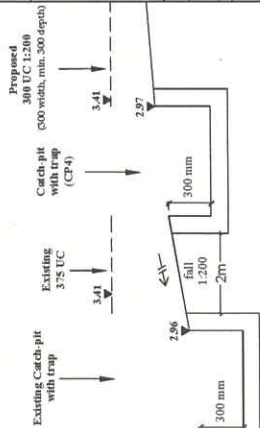
Plan 6.1  
( P 23046 )

1:250 (A3)

March 2024



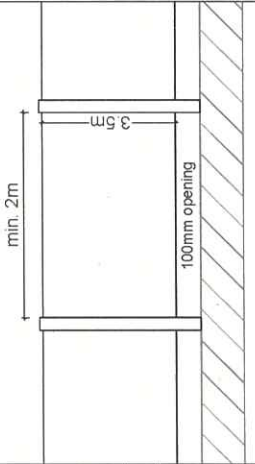
**Connection details of proposed outfall between CP4 and existing catch-pit**



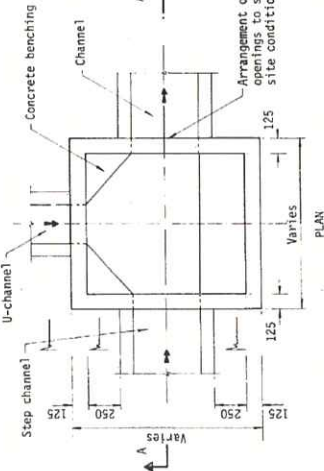
(N. T. S.)

**Details of hoarding with 100mm opening**

(N. T. S.)



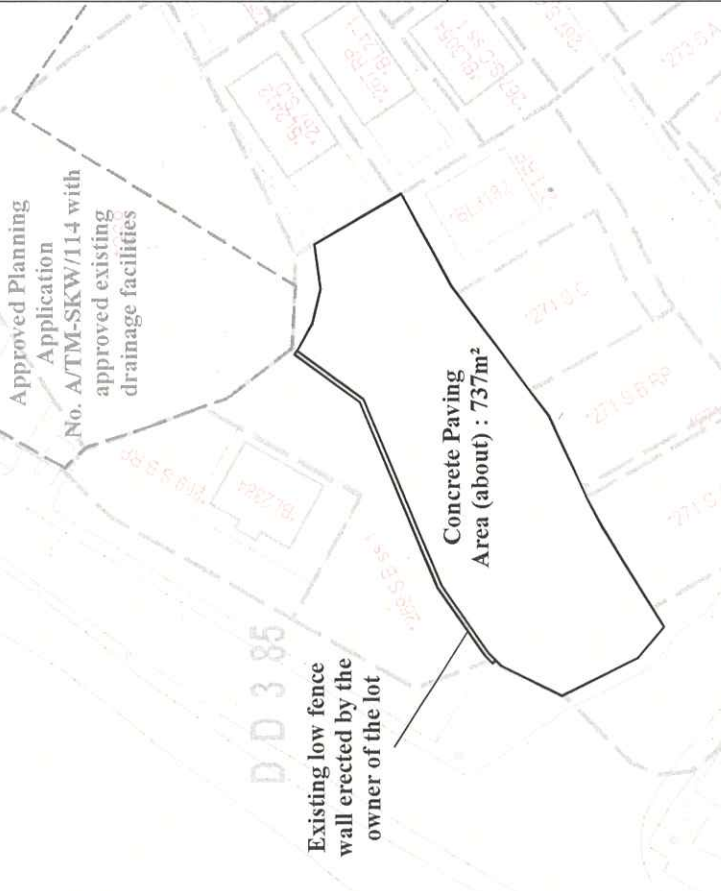
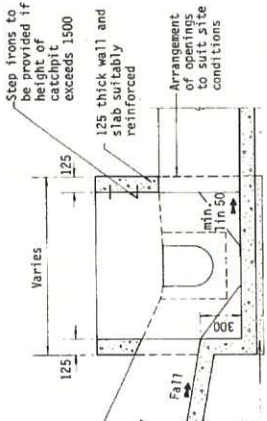
(N. T. S.)



PLAN

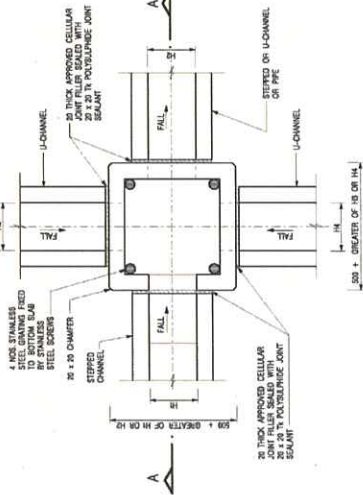
SECTION A-A

**TYPICAL DETAILS OF CATCHPIT**



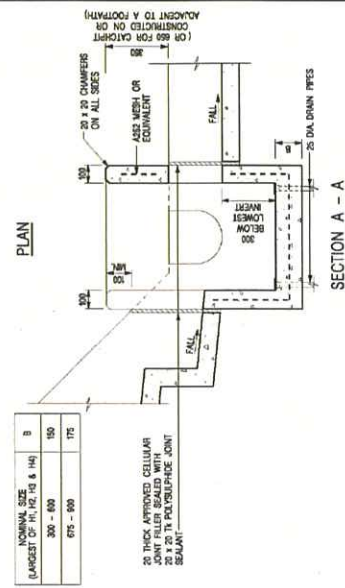
**AREA OF CATCHMENT**

(N.T.S)



SECTION A - A

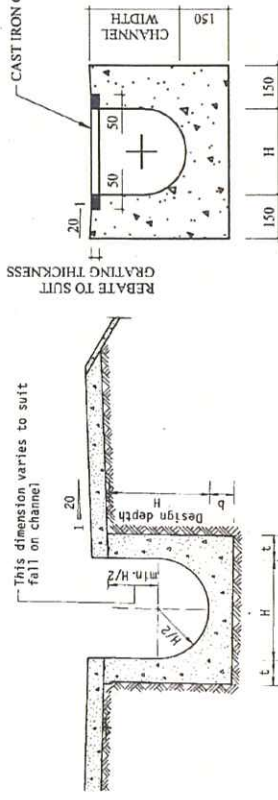
**DETAILS OF CATCHPIT WITH TRAP**  
(REFER TO CEDD'S STANDARD DWG. C2406/1)



PLAN

SECTION A - A

**TYPICAL DETAILS OF U CHANNEL**

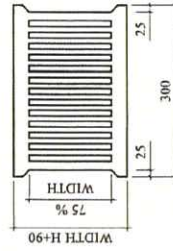


(N.T.S)

**TYPICAL SECTION OF U-CHANNEL WITH COVER**

(N.T.S.)

**CAST IRON CRATING (HEAVY DUTY)**



N.T.S

**Drainage Proposal**

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

Goldrich Planners & Surveyors Ltd.

Plan 6.2  
(P 23046)

March 2024

### Executive Summary

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

### 行政摘要

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

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

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

### 1. Name of Applicant 申請人姓名/名稱

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

胡志文

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

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 737 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 193 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

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

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

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

**(v) For Type (v) application 供第(v)類申請**

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

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

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

**(b) Development Schedule 發展細節表**

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

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

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

Early-2024  
.....  
.....  
.....  
.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Tai Lam Chung 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"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>26</u> 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) _____ _____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____</p> <p><input checked="" type="checkbox"/></p>

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories		
Site area 地盤面積	737	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	193 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.262 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		2
	Composite 綜合用途		

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

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

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2) and Plan showing the Location of Site Notice (Plan 5)</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		



## Justifications

### 1. Applied Use

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

### 2. Location

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

### 3. Site Area

The area of the site is about 737 m<sup>2</sup>. No Government Land is involved. Please refer to Plan 2a for details.

### 4. Development Parameters

#### (a) Operation Hours

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

#### (b) Mode of Operation

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

#### (c) Structure

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

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

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

## 5. Planning Context

### (a) Town Planning Zoning

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

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

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

## 6. No Adverse Impact

### (a) Visual

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

### (b) Traffic

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

The site is accessible by Tai Lam Chung Road.

The Trip generation and attraction rates are estimated as follow:

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

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

(c) Drainage

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

7. **Planning Gain**

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

- End -