

寄件者: EG Eng. Co. Ltd <[REDACTED]>
寄件日期: 2024年08月07日星期三 16:08
收件者: Johnny Kai Hong TAM/PLAND; Bosco Tak Ko YUNG/PLAND
主旨: TPB/A/YL-TT/657
附件: 3239_240807162714_001.pdf; 3238_240807144630_001.pdf; 3237_240807144512_001.pdf
類別: Internet Email

譚先生：

你好付上我們2022年2月7日函城市規劃委員會，以作參考。

又查該申請出入口通道亦已在2023年9月14日已完成許可，亦付上有關資料，以茲參考。

如需進一步作補充，亦敬請繼續連絡我，謝謝你的指正及幫忙。

申請人：林全耀

申請編號：A/YL-TT/657

Yahoo/寄件箱 ☆

EL

● EG Eng. Co. Ltd

寄件人：

收件人：jkh.tam@pland.gov.hk



2/8 (週五) 下午2:44 ☆

譚先生：

新界元朗大棠路丈量約份第116約地段第4891號餘段(部份)，第4892號餘段(部份)，第4892號餘段(部份)及第4893號(部份)及第4894號(部份)和毗連政府土地

申請編號：A/YL-TT/657

就上述地點申請臨時商店及服務行業(室內設計裝飾工程公司)及公眾停車場，我們有下述補充資料：

(一) 室內設計裝飾工程公司營運時間為每日早上十時至下午八時，星期日及公眾假期照常營業。

(二) 公眾停車場則全日24小時包括平日及公眾假期。

以上資料如需補充，亦請繼續連絡我們，謝謝你的一再提點。

申請人 林全耀

Application No. TPB/A/YL-TT/533 2

Yahoo/寄件箱 ☆

EL

● **EG Eng. Co. Ltd**

寄件人：

收件人：tpbpd@pland.gov.hk



7/2/2022 (週一) 下午1:09 ☆

Town Planning Board

Application No. TPB/A/YL-TT/533

Dear Sir,

Attached please find our further information for your kind comment and advice.

Lam Chuen Yiu

The applicant.

30 December 2021

District Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, H.K.

Dear Sir / Madam,

Proposed Temporary Shop and Services (Interior Design and Decoration Engineering Company) for a Period of 3 Years in "Village Type Development" Zone, Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long
Application No. A/YL-TT/533

We refer to your e-mail dated to us on 21/12/2021, and refer to the comments of the commission for Transport on our application for our further action / clarification.

We write to confirm the following :

- (a) The hourly trip attraction of the proposed development used to be less than one to two. As there are only four permanent staff of the decoration interior design and engineering company and they used to park their vehicles in the site at around 10:00 a.m. and leave the site around 6:00 p.m. after office hour. Occasionally, there are only few visitors that used to in and out the site and they never affect the traffic of Tai Tong Road, Yuen Long.
- (b) We also confirm that the parking space will not be for storage, display or exhibiting of motor vehicles for sale or otherwise for the provision of vehicles cleaning and beauty service.

For your kind reference, we submit herewith also the following diagrams to supplement our application including :

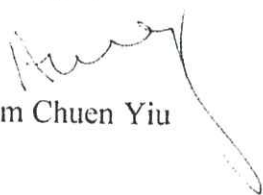
- (1) Location of parking spaces and run in / run out of the entrance (申請位置汽車泊位位置及出入口通道 run-in / run-out 圖).
- (2) Layout plant of run-in / run-out 汽車出入口圖.
- (3) Location of parking spaces and run-in / run-out and fire service installation and equipment (申請位置建議汽車泊位位置及出入通道 run-in / run-out 及消防裝置位置圖).
- (4) Existing drainage plan at site drainage completed by H.A.D. works at 2006 and internal drainage system approved by Drainage Department at 8 January 2014).
現時排水系統圖 (2006 年元朗地政署新建排水系統及已獲渠務署 2014 年 1 月 8 日已申請地產舖排水系統整履行規劃附件條件).

(5) Also for your kind information, we were recently received comments of Chief Highway Engineer / New Territories West Highway Department dated 27 May 2021 and approved our design and construction of the run-in/run-out of the site and we will proceed to apply our application of excavation permit and commence our work.

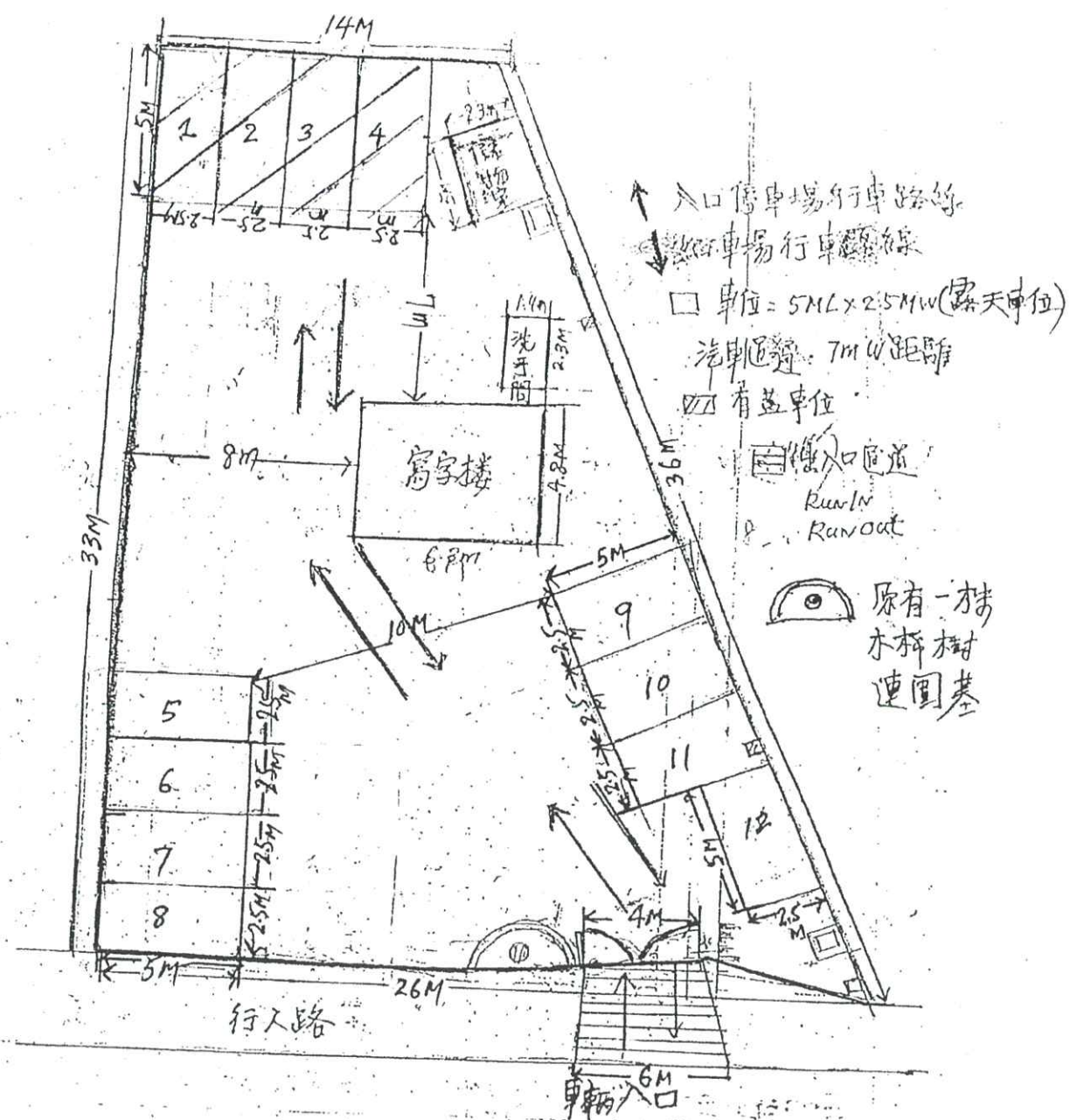
Thank your for your kind attention.

Your faithfully,

The applicant



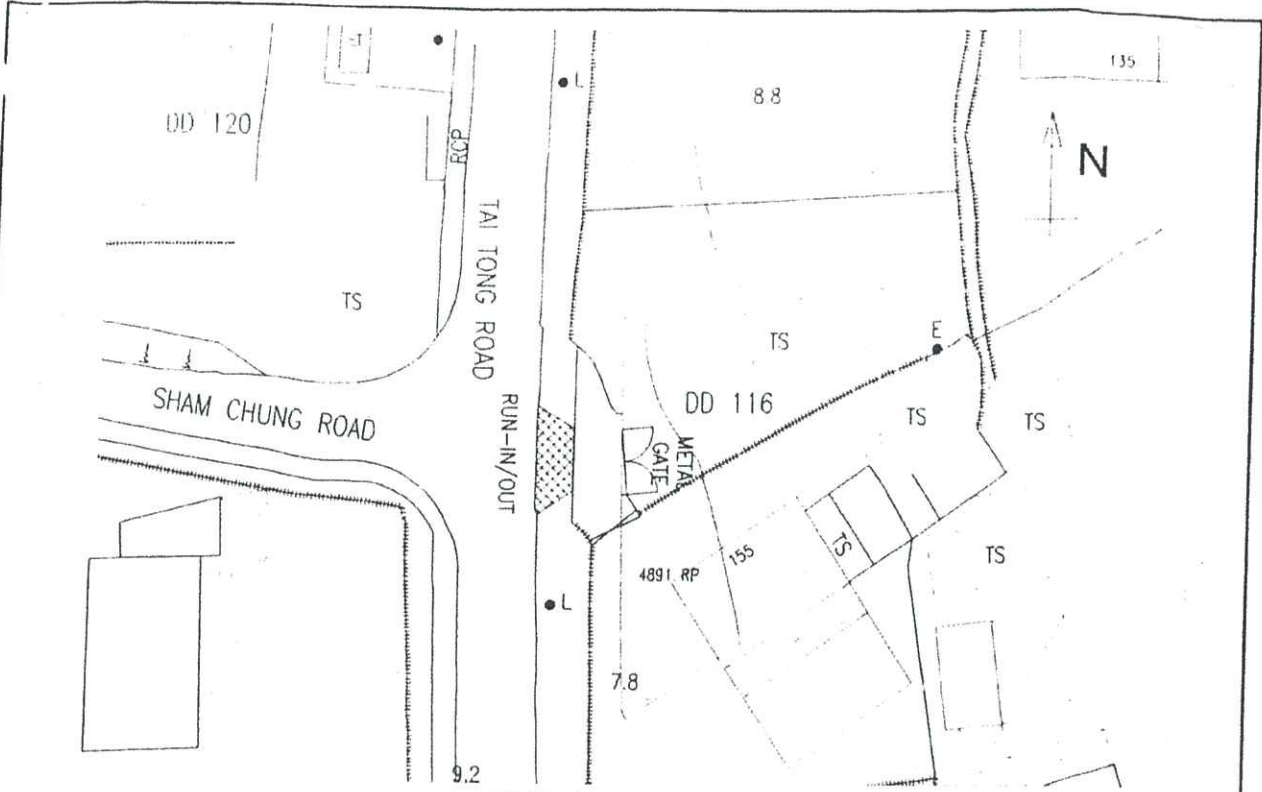
Lam Chuen Yiu



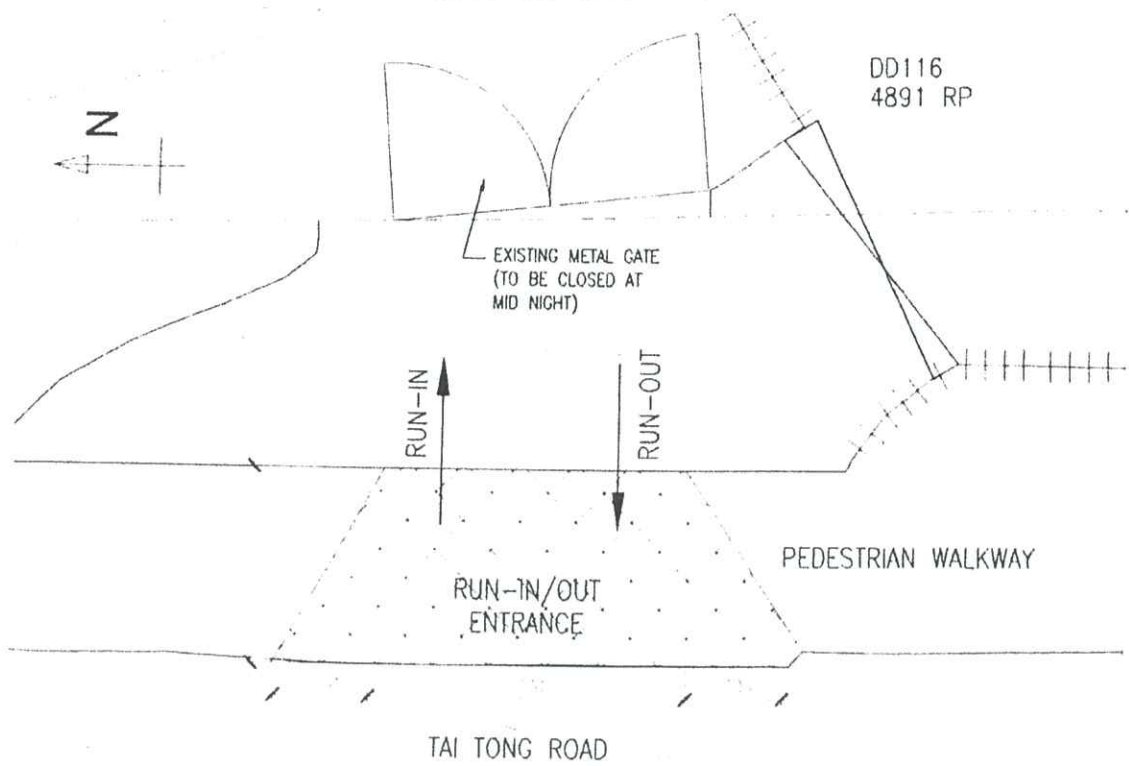
大學路

申請位置建議汽車泊位位置及出入匝道
 Run In / Run out 圖

SCALE: 1:200

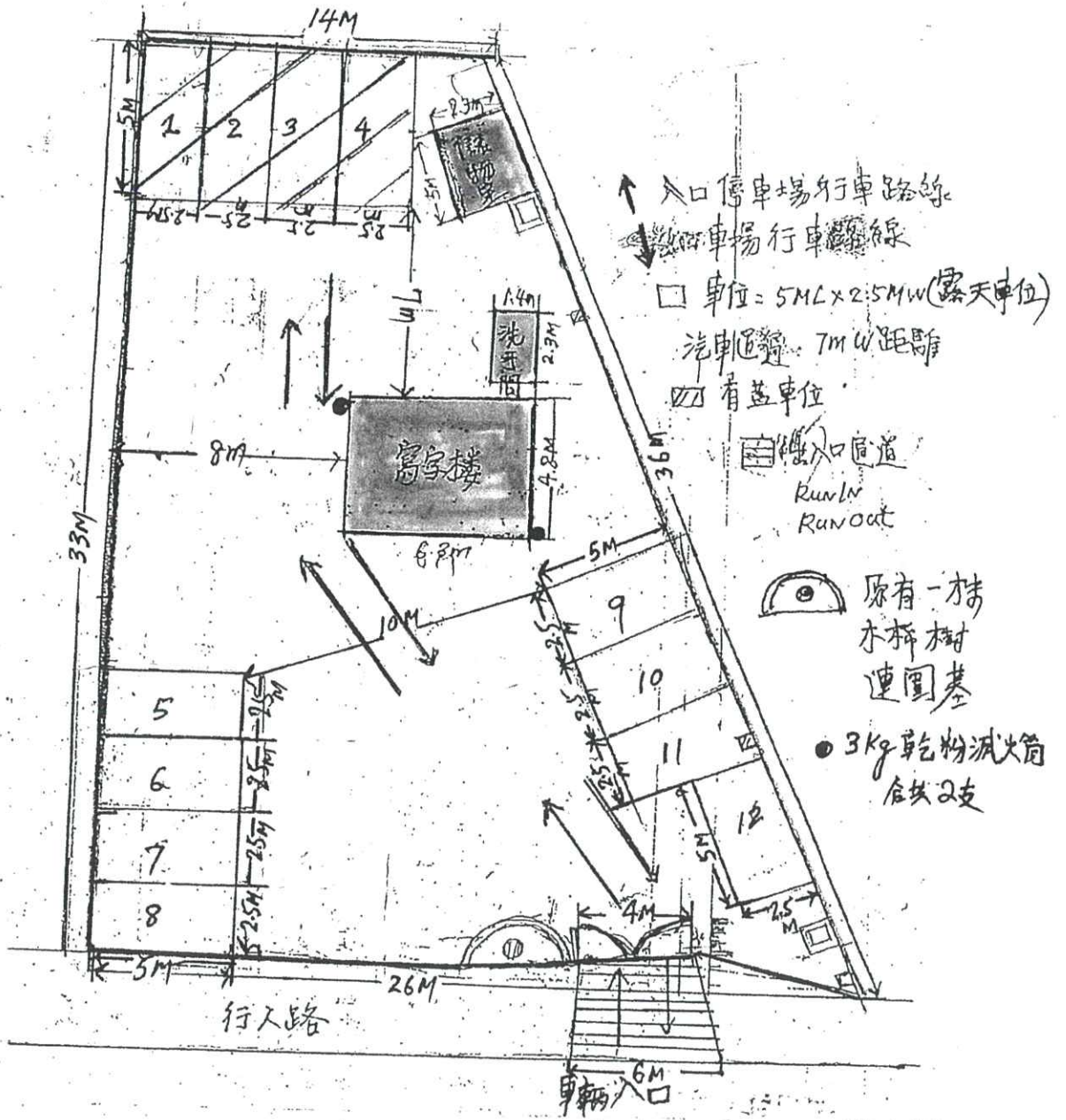


SITE PLAN (1:500)



LAYOUT PLAN OF RUN-IN/OUT (1:100)

SITE PLAN			
Scale: 1:500	Drawn: W. CHAN	Date: 14/11/2011	Checked: A. CHAN





大棠路

申請位置對應汽車泊位位置及出入通道
 Run In / Run out 圖及消防裝置位置圖

SCALE: 1:200

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. EXACT LOCATIONS AND LEVELS OF WORKS SHALL BE DETERMINED ON SITE.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING NO. YH242/2009.

LEGEND:
 CATCH-PIT (Ø 1350)
 450 U-CHANNEL (Ø 700 LOKU)
 ABBREVIATIONS:
 CH000 - CH CHANGE IN METRE

NO.	DATE	DESCRIPTION	INITIAL
DESIGNED		NAME	DATE
		C. F. MOK	08/08
DRAWN		Y. K. LEUNG	08/09
CHECKED		P. M. WONG	08/09
APPROVED			

CONT. No. & TITLE
 YL 25 OF 2008-2010
 IMPROVEMENT TO FOOTPATH AND DRAINAGE CHANNEL NEAR HOUSE NO. 154 AT SHUNG CHING BAY TSUEN, SHAP PAT HEUNG

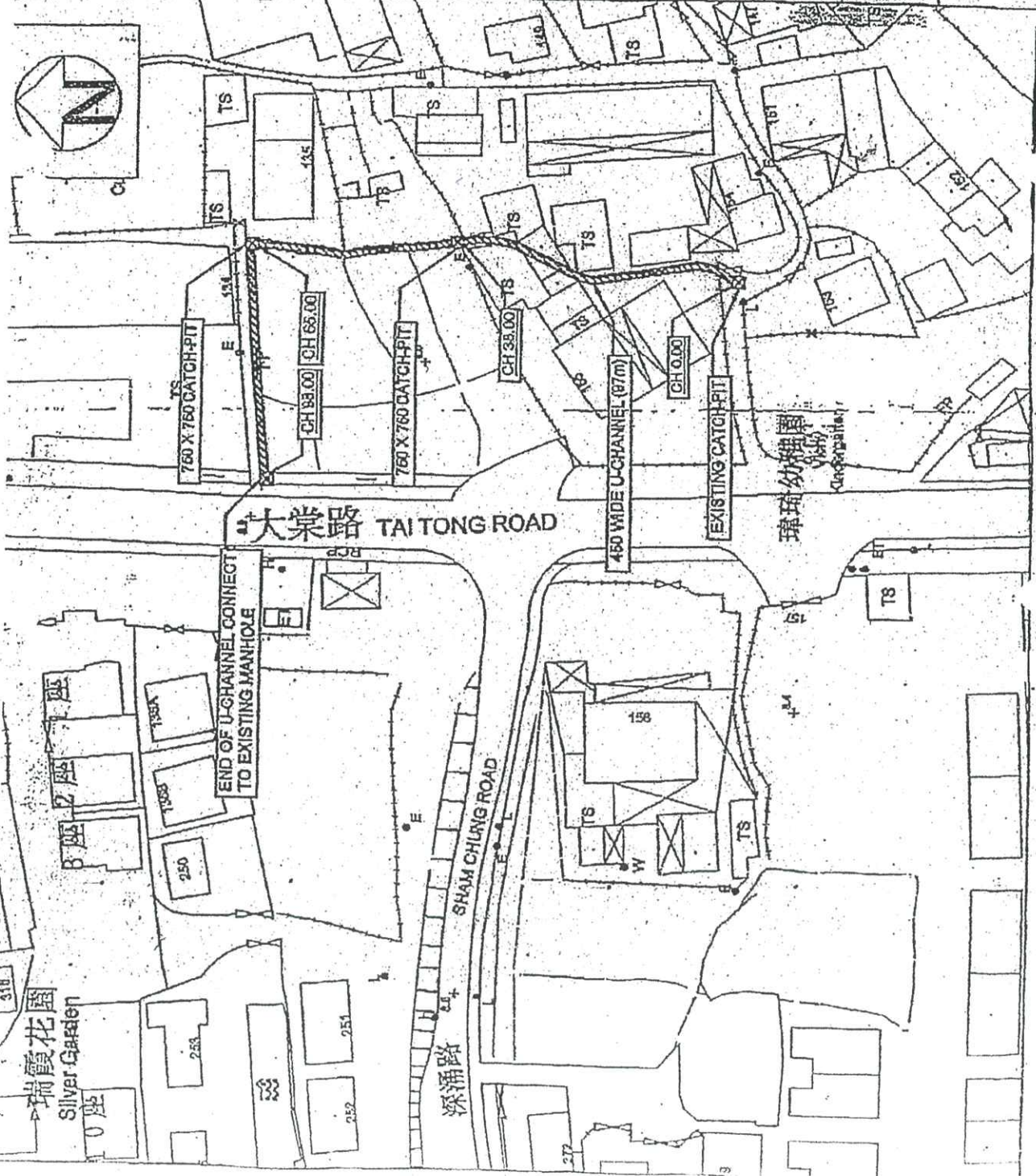
DRAWING TITLE
SITE PLAN

DRAWING No. YW 242 / 2009
 SCALE 1:500

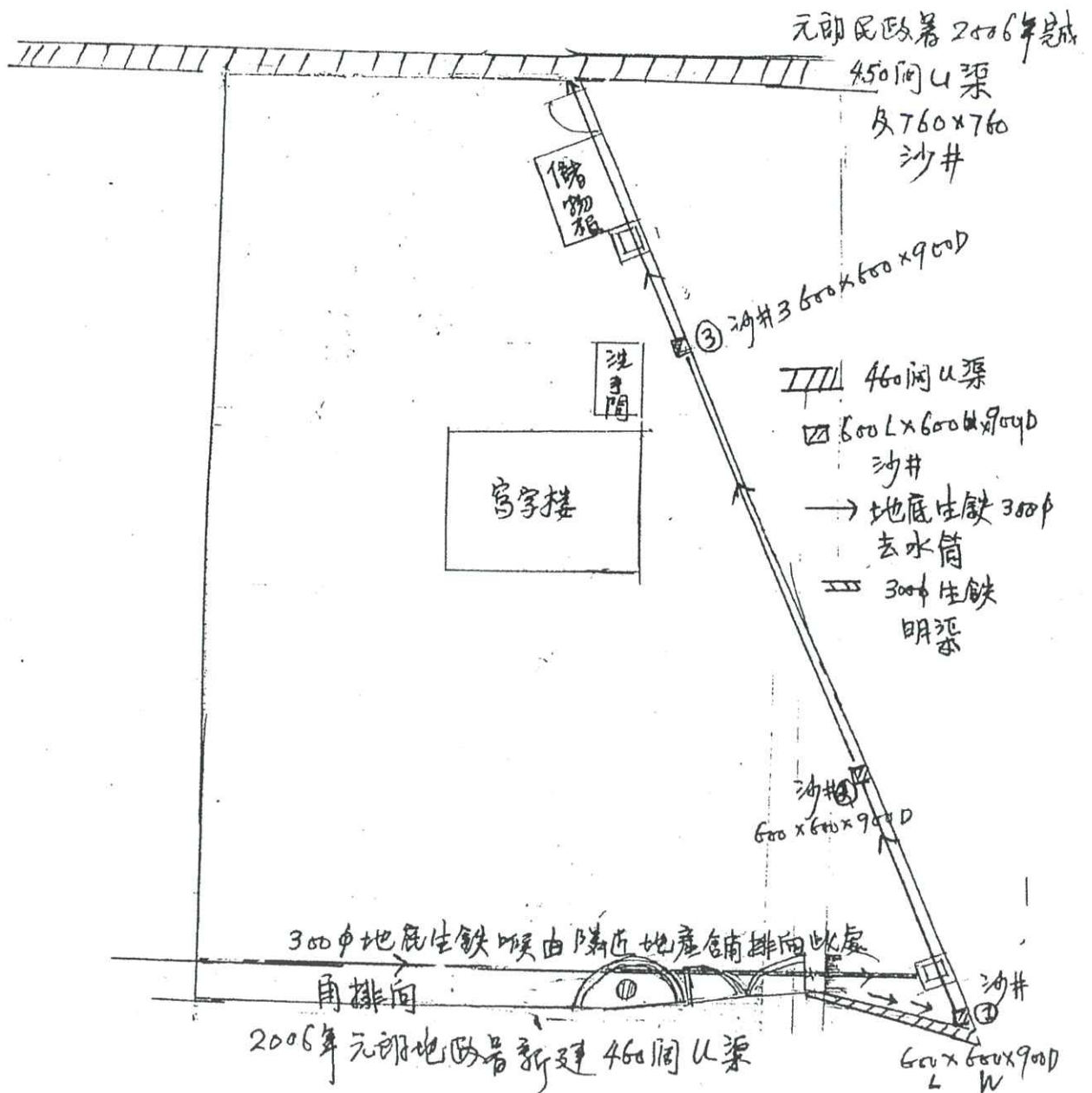
YUEN LONG DISTRICT



H.A.D. WORKS



2006年已獲元朗民政事務署完成排渠 包括450闊比渠長760x760排渠



申請地塊現時排水系統圖

(已獲渠務署2014年1月8日

與鄰近地產舖同一排水系統整體進行

規劃附帶條件)

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post and Fax ([REDACTED])

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/533
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

14 September 2023

Flat B, 4/F, Tung Lee Building,
1043-1045 Tung Chau West Street,
Cheung Sha Wan, Kowloon
(Attn.: Mr. LAM Tsuen Yiu)

Dear Sir,

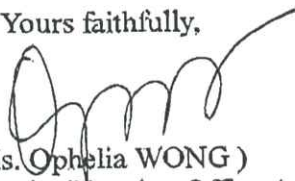
Compliance with Approval Condition (e) Planning Application No. A/YL-TT/533

I refer to your submission dated 15.8.2023 for compliance with the captioned approval condition (e) on the implementation of the run-in/out proposal. The Highways Department (HyD) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has **not** been complied with. Please find detailed departmental comments at **APPENDIX.**

Should you have any queries on the departmental comments, please contact Mr. Ben CK CHAN (Tel: 2762 4965) of HyD.

Yours faithfully,


(Ms. Ophelia WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CHE/NTW, HyD (Attn.: Ms. Tanya TSUI)
AC for T/NT, TD (Attn.: Mr. Louis IP)
DLO/YL, LandsD (Attn.: Ms. S.L. CHENG)

Internal
CTP/TPB (2)
OW/DN/dn



運輸署

Transport Department

本署檔案 Our Ref. : (NMLJX) in TD NR157/161/YLDD-116
 來函檔號 Your Ref. : 20230301
 電話 Tel. : 2399 2565
 圖文傳真 Fax : 2381 3799
 電郵 Email : szemanfok@td.gov.hk

九龍通州街 1043-1045 號，
 通利大廈 4 樓 B 室
 林全耀先生

林先生：

新界元朗大棠路丈量約第116約地段第4891號餘段(部份)，第4892號餘段(部份)，第4893號餘段(部份)，第4894號餘段(部份)和毗連政府土地第16條規劃申請編號 A/YL-TT/533

本署收到你於本年 3 月 2 日的來信。你信中建議的車輛出入口的位置與已批核的規劃申請編號 A/YL-TT/533 一致，本署對此安排沒有意見。

運輸署署長

(霍思敏



代行)

2023 年 3 月 24 日

副本送：

規劃署
 路政署

(經辦人：黃綽雯女士)
 (經辦人：陳志光先生)

傳真：2489 9711
 傳真：2714 5228



2023 年 3 月 2 日

本人檔案號碼： 20230301

運輸署
九龍旺角聯運街
政府合署 7 字樓



敬啟者：

新界元朗大棠路丈量約份第 116 約地段第 4891 號餘段(部份), 第 4892 號餘段(部份), 第 4893 號(部份) 及 4894 號(部份)和毗連政府土地
第 16 條規劃申請編號 A/YL-TT/533

2021 年我們得到規劃署轉來上述申請地點, 就上述地點車輛出入口通道貴署之意見, 就你們的建議我們再與路政署協商, 並同意盡快向路政署申請進出口掘路紙, 並會依照路政署圖則 1113C 及 114B 規格施工 (參考 2022 年 4 月 25 日信函), 2022 年 5 月 17 日及 2022 年 5 月 24 日我們收到規劃署及路政署之電郵指出該地段乃私人土地不屬路政署管轄範圍, 建議我們逕向元朗地政署意見, 我們得到元朗地政署答覆仍是申請地點乃私人地是故亦不會參予意見。原因乃由於新界鄉郊地區所有路政, 渠務工程是由民政署小型工程建造地政署不會涉及。就規劃署, 路政署及元朗地政署意見, 我們希望貴署亦提供意見, 以便我們落實履行申請地點車輛出入口通道之規劃條件, 如需進一步提供資料, 敬請再次聯絡我們。

申請人
林全耀

通訊地址：



Planning Application No. A/ML/T1/145 - Compliance with approval Condition (c) on the submission of a run-in/out proposal



fytsang@pland.gov.hk
 egangcld@yahoo.com
 Sze Man FOK,
 cwyleong@pland.gov.hk,
 wyyau@pland.gov.hk,
 sdenwnt@hyd.gov.hk,
 Ray YC LAI

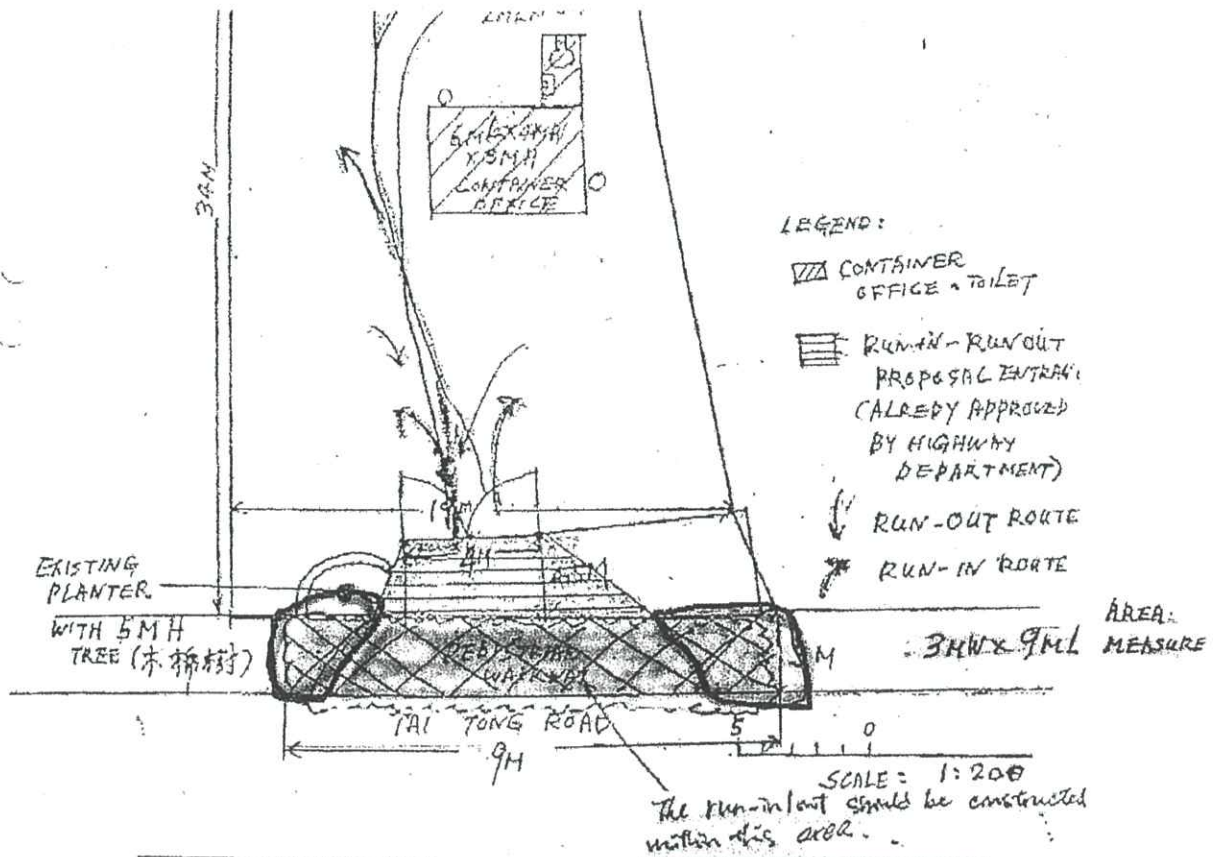
Handwritten notes: 11/2/20, 11/2/20

Dear Mr Lam,

I refer to your submission on 10.1.2020 (attached).

The Transport Department (Contact person: Ms Grace FOK (Tel: 2399 2565) has the following comments on your submission:

The applicant should justify why he needs to occupy the red circles areas to buy the run-in/out and what exactly the run-in/out looks like.



If you would like to respond to the above comment as part of the submission, please submit further information to this office as soon as possible.

Regards,
 Floria Tsang
 Town Planner/Yuen Long West 1
 Tuen Mun and Yuen Long West District Planning Office
 Planning Department
 Tel: 2158 6298