

This document is received on - 8 JAN 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-PS/629
	Date Received 收到日期	- 8 JAN 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Tang Ping Fai 鄧炳輝

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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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)	新界屏山丈量約份第122約地段第270號餘段、第271號餘段、第272號餘段、第272號B分段、第272號C分段、第272號D分段、第272號E分段、第272號F分段、第272號G分段、第273號餘段 Lots 270 R.P., 271 R.P., 272 R.P., 272 S.B., 272 S.C., 272 S.D., 272 S.E., 272 S.F., 272 S.G. and 273 R.P. in D.D. 122, Ping Shan, Yuen Long
(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 5000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 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)	..... N/A 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	屏山分區計劃大綱核准圖編號 S/YL-PS/18 Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 Village Type Development
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 05/12/2020 (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 05/12/2020 (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，或有關係的鄉事委員會[&]

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	擬議臨時公眾輕型貨車及中型貨車停車場 Proposed Temporary Public Vehicle Park for Light Goods Vehicles and Medium Goods Vehicles (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	5000 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	18
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	32
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
星期一至星期日上午七時至晚上十一時，星期日以外的公眾假期除外			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從聚星路轉入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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) 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>在申請地點做好排水工程</p> <p>不會砍伐樹木</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(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>(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）。

請參考附件的申請摘要

8. Declaration 聲明

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

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

Signature
簽署



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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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

Date 日期

07/12/2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

申請摘要

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界屏山丈量約份第 122 約地段第 270 號餘段、第 271 號餘段、第 272 號餘段、
第 272 號 B 分段、第 272 號 C 分段、第 272 號 D 分段、第 272 號 E 分段、
第 272 號 F 分段、第 272 號 G 分段、第 273 號餘段
作為期三年的臨時公眾輕型貨車及中型貨車停車場用途

1. 申請地點的面積約為 5,000 平方米，根據屏山分區計劃大綱核准圖編號 S/YL-PS/18，申請地點現時被規劃為「鄉村式發展」。
2. 申請用途屬於「鄉村式發展」中的「第二欄用途」，申請用途配合村民及屏山區內居民的泊車需要並符合「鄉村式發展」的規劃意向，並與周遭環境協調。
3. 申請人已把擬議申請地點用鐵板圍起，不會影響到附近的民居。
4. 擬議停車場的營業時間為星期一至星期日上午七時至晚上十一時，星期日以外的公眾假期除外。
5. 申請地點附近的元朗屏山區內的居民大多為勞動階層，並依靠運輸行業維生，附近一帶缺乏停車場，違泊的情況十分常見，嚴重影響區內交通運輸網絡。
6. 擬議發展只會作臨時停車場停泊輕型貨車及中型貨車以滿足區內數萬名低收入的勞工階層對輕型貨車及中型貨車位的殷切需求。為保持環境質素，申請地點內不會停泊上述種類以外的車輛。
7. 申請用途不涉及汽車維修、汽車美容、洗車、拆卸及工場用途。
8. 城市規劃委員會曾批准申請地點及毗鄰的土地(同樣也是屏山分區計劃大綱核准圖的鄉村式發展地帶)作公眾停車場用途以滿足附近地區內的泊車需求，因此申請人懇請城市規劃委員會對本申請作出相同的對待。
9. 申請人已向城規會提交現有排水記錄供有關部門參考，希望能盡量減少對天然環境的負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界屏山丈量約份第 122 約地段第 270 號餘段、第 271 號餘段、第 272 號餘段、第 272 號 B 分段、第 272 號 C 分段、第 272 號 D 分段、第 272 號 E 分段、第 272 號 F 分段、第 272 號 G 分段、第 273 號餘段作為期三年的臨時公眾輕型貨車及中型貨車停車場用途。

根據城市規劃條例第 16 條作出規劃許可申請
 擬在新界屏山丈量約份第 122 約地段第 270 號餘段、第 271 號餘段、第 272 號餘段、第 272 號 B 分段、第 272 號 C 分段、第 272 號 D 分段、第 272 號 E 分段、第 272 號 F 分段、第 272 號 G 分段、第 273 號餘段
 作為期三年的臨時公眾輕型貨車及中型貨車停車場用途

預計停車場輕型貨車進出流量報告

(星期一至星期日)

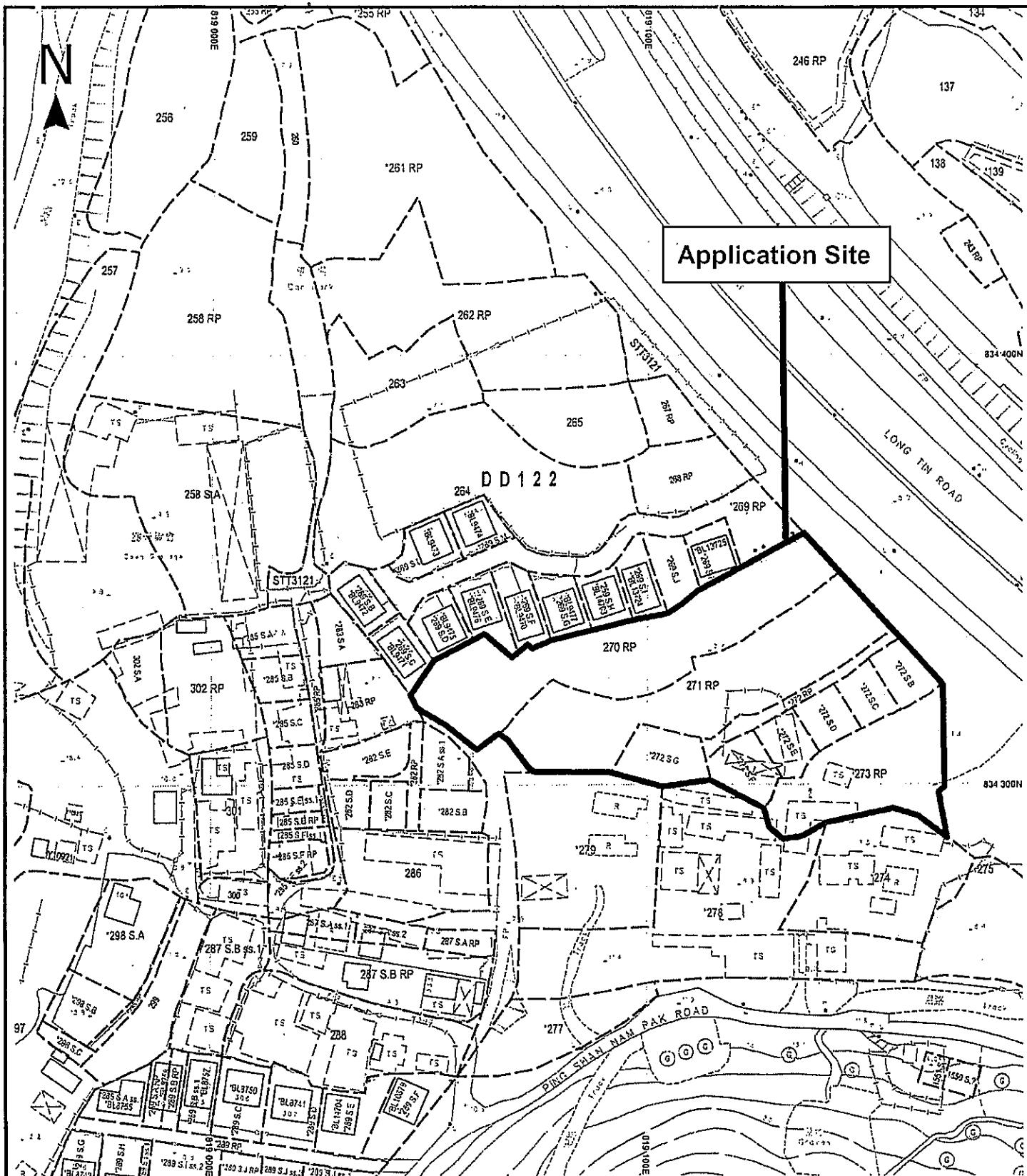
時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	1	3
8 : 00 - 9 : 00	2	1
9 : 00 - 10 : 00	2	0
10 : 00 - 11 : 00	1	0
11 : 00 - 12 : 00	2	1
12 : 00 - 13 : 00	0	2
13 : 00 - 14 : 00	0	1
14 : 00 - 15 : 00	1	0
15 : 00 - 16 : 00	2	1
16 : 00 - 17 : 00	0	2
17 : 00 - 18 : 00	1	4
18 : 00 - 19 : 00	2	1
19 : 00 - 20 : 00	3	0
20 : 00 - 21 : 00	1	0
21 : 00 - 22 : 00	0	1
22 : 00 - 23 : 00	0	1
合計(輛)	18	18

根據城市規劃條例第 16 條作出規劃許可申請
 擬在新界屏山丈量約份第 122 約地段第 270 號餘段、第 271 號餘段、第 272 號餘段、第 272 號 B 分段、第 272 號 C 分段、第 272 號 D 分段、第 272 號 E 分段、第 272 號 F 分段、第 272 號 G 分段、第 273 號餘段
 作為期三年的臨時公眾輕型貨車及中型貨車停車場用途

預計停車場中型貨車進出流量報告

(星期一至星期日)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	2	1
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	4	2
10 : 00 - 11 : 00	6	2
11 : 00 - 12 : 00	1	1
12 : 00 - 13 : 00	2	2
13 : 00 - 14 : 00	0	1
14 : 00 - 15 : 00	1	3
15 : 00 - 16 : 00	1	1
16 : 00 - 17 : 00	4	3
17 : 00 - 18 : 00	6	1
18 : 00 - 19 : 00	2	8
19 : 00 - 20 : 00	0	2
20 : 00 - 21 : 00	1	3
21 : 00 - 22 : 00	1	2
22 : 00 - 23 : 00	0	0
合計(輛)	32	32



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Light Goods Vehicles and Medium Goods Vehicles for a Period of 3 Years at Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B., 272 S.C., 272 S.D., 272 S.E., 272 S.F., 272 S.G. and 273R.P. in D.D. 122, Ping Shan, Yuen Long

Drawing Title 圖紙標題:

Site Plan

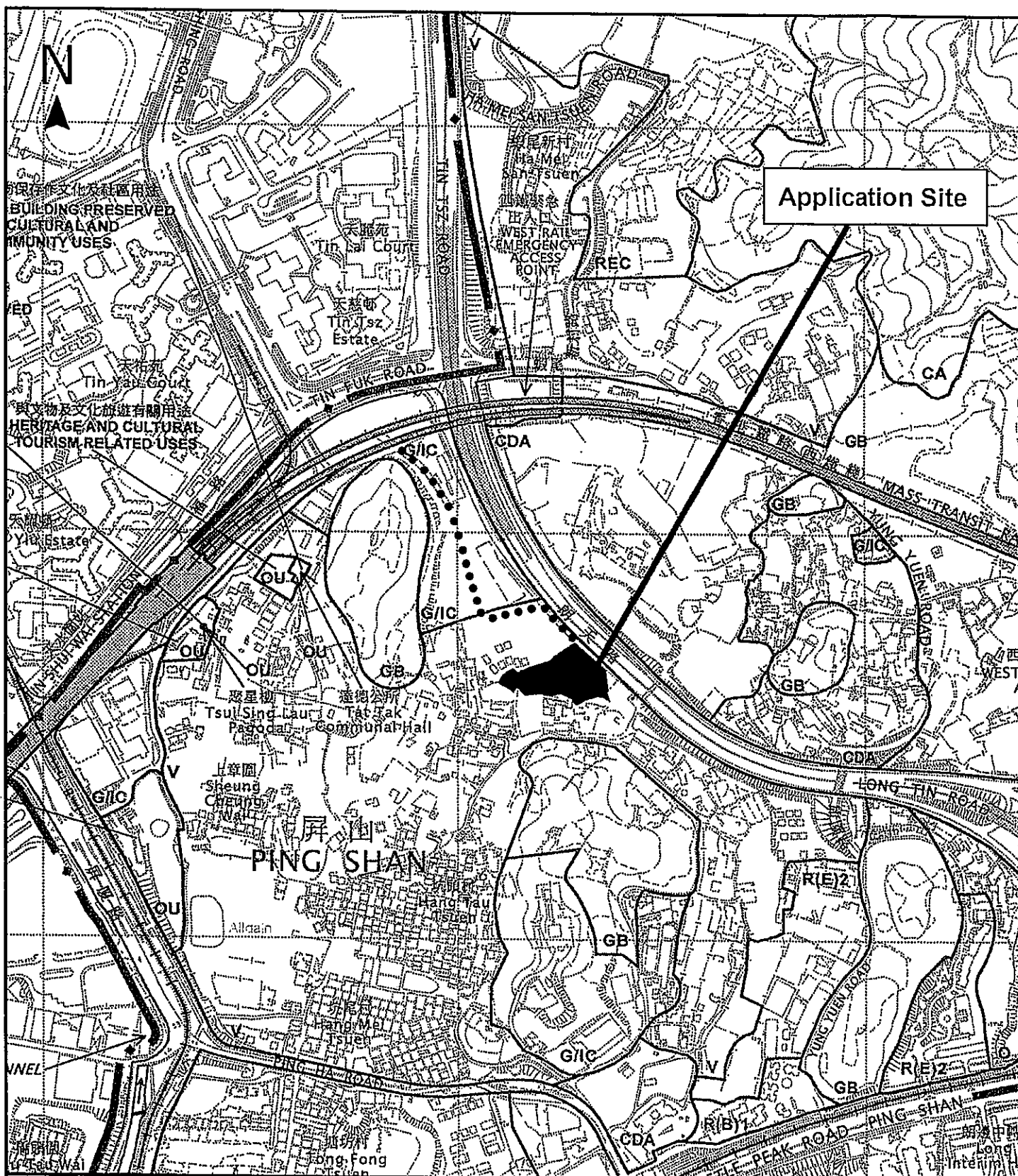
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Light Goods Vehicles and Medium Goods Vehicles for a Period of 3 Years at Lots 270 R.P., 271 R.P., 272 R.P., 272 S.B., 272 S.C., 272 S.D., 272 S.E., 272 S.F., 272 S.G. and 273 R.P. in D.D. 122, Ping Shan, Yuen Long

Drawing Title 圖紙標題:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

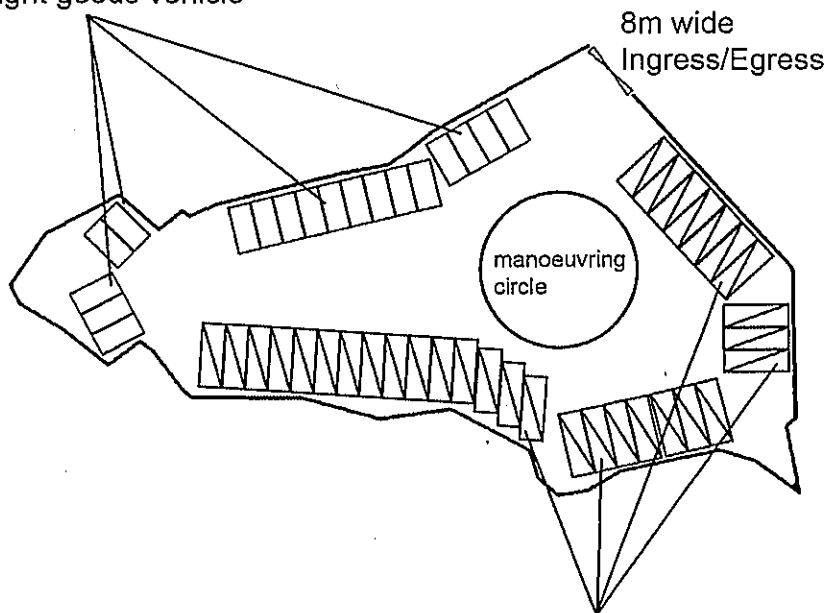
●●● Vehicular access leading from Tsui Sing Road

Scale 比例:

1:7500



18 parking spaces
of 7m x 3.5m
for light goods vehicle

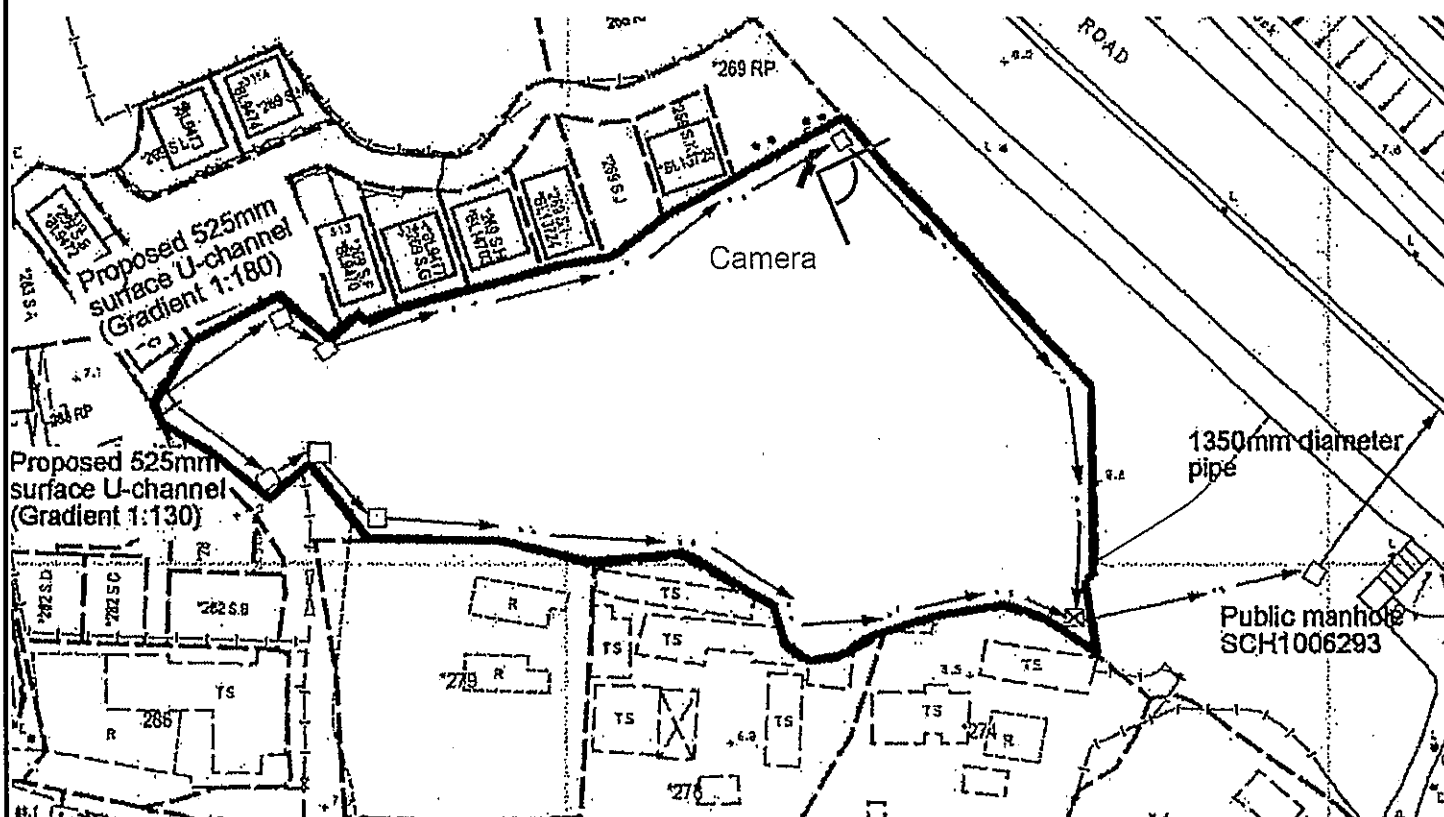


8m wide
Ingress/Egress

32 parking spaces
of 11m x 3.5m.
for medium goods
vehicle

<p>Project 項目名稱:</p> <p>Proposed Temporary Public Vehicle Park for Light Goods Vehicles and Medium Goods Vehicles for a Period of 3 Years at Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B., 272 S.C., 272 S.D., 272 S.E., 272 S.F., 272 S.G. and 273R.P. in D.D. 122, Ping Shan, Yuen Long</p>	<p>Drawing Title 圖紙標題:</p> <p>Proposed Layout Plan</p> <hr/> <p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Remarks 備註:</p> <div style="display: flex; flex-direction: column; align-items: flex-start;"> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="width: 20px; height: 15px; border: 1px solid black; margin-right: 5px;"></div> <p>Light Goods Vehicle</p> </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <p>Medium Goods Vehicle</p> </div> </div> <hr/> <p>Scale 比例:</p> <p style="text-align: right;">1:1000</p>
---	---	---

Photo 1



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273 R.P. in D.D. 122, Ping
Shan, Yuen Long

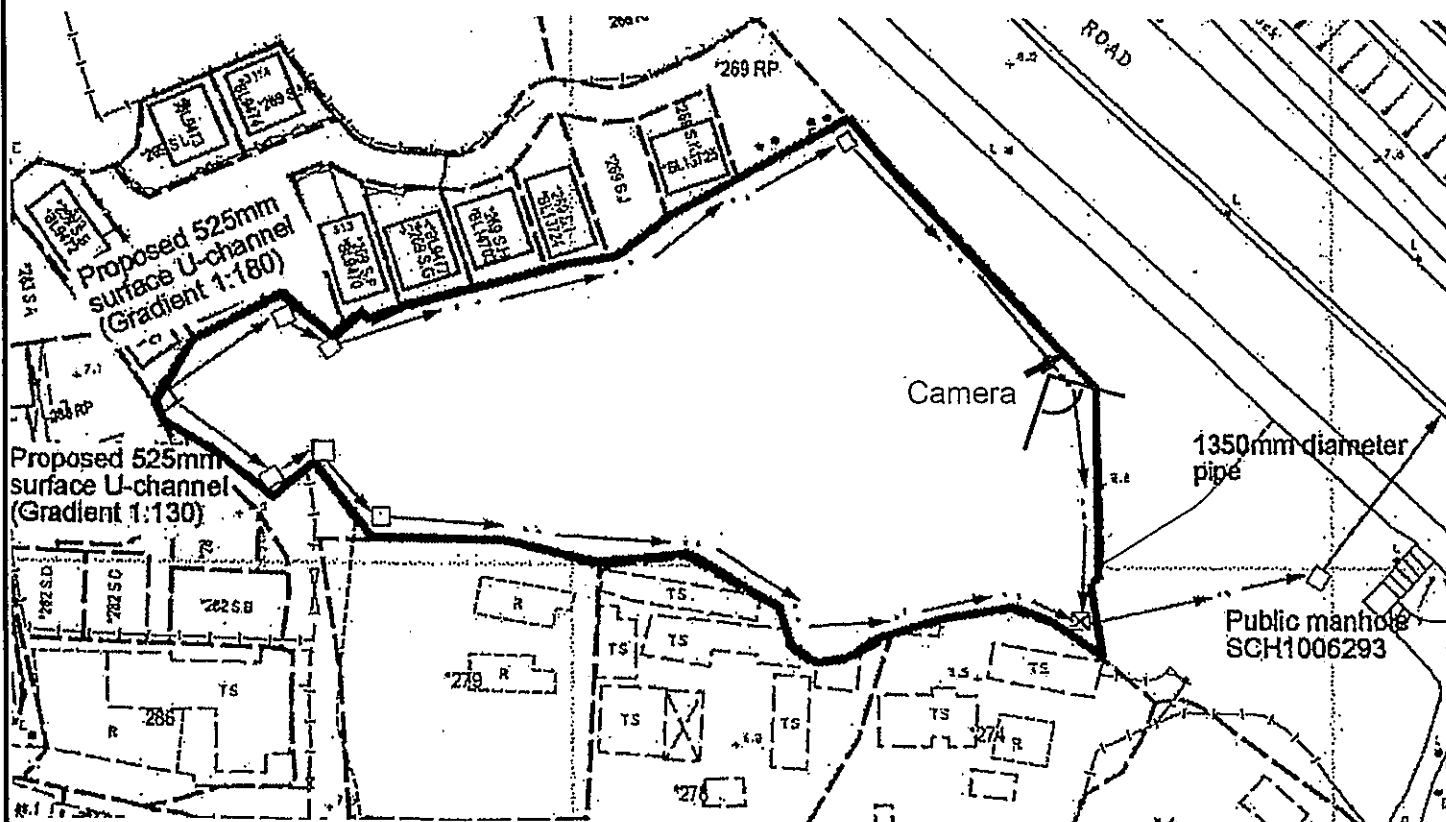
Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

Photo 2



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273 R.P. in D.D. 122, Ping
Shan, Yuen Long

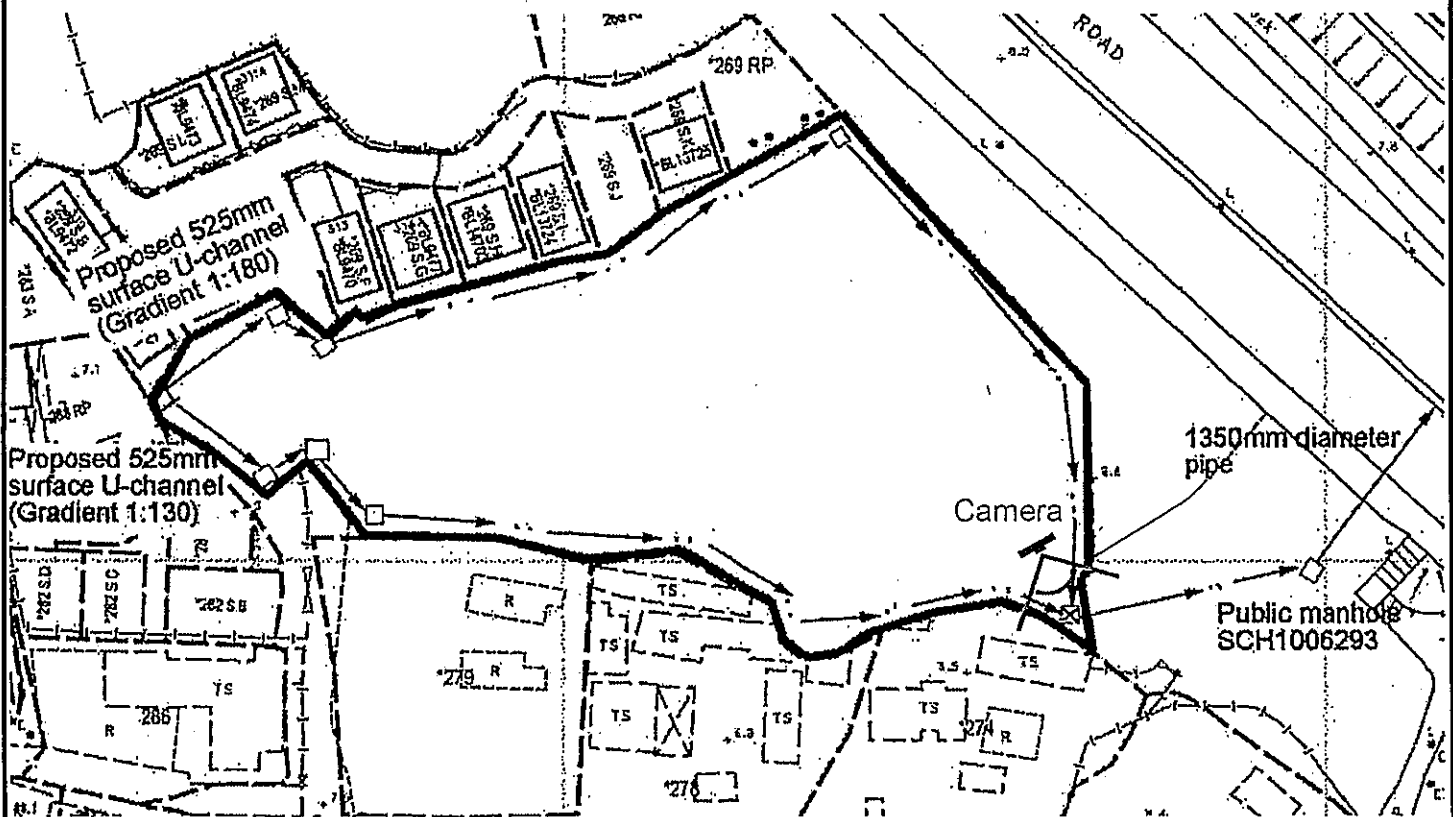
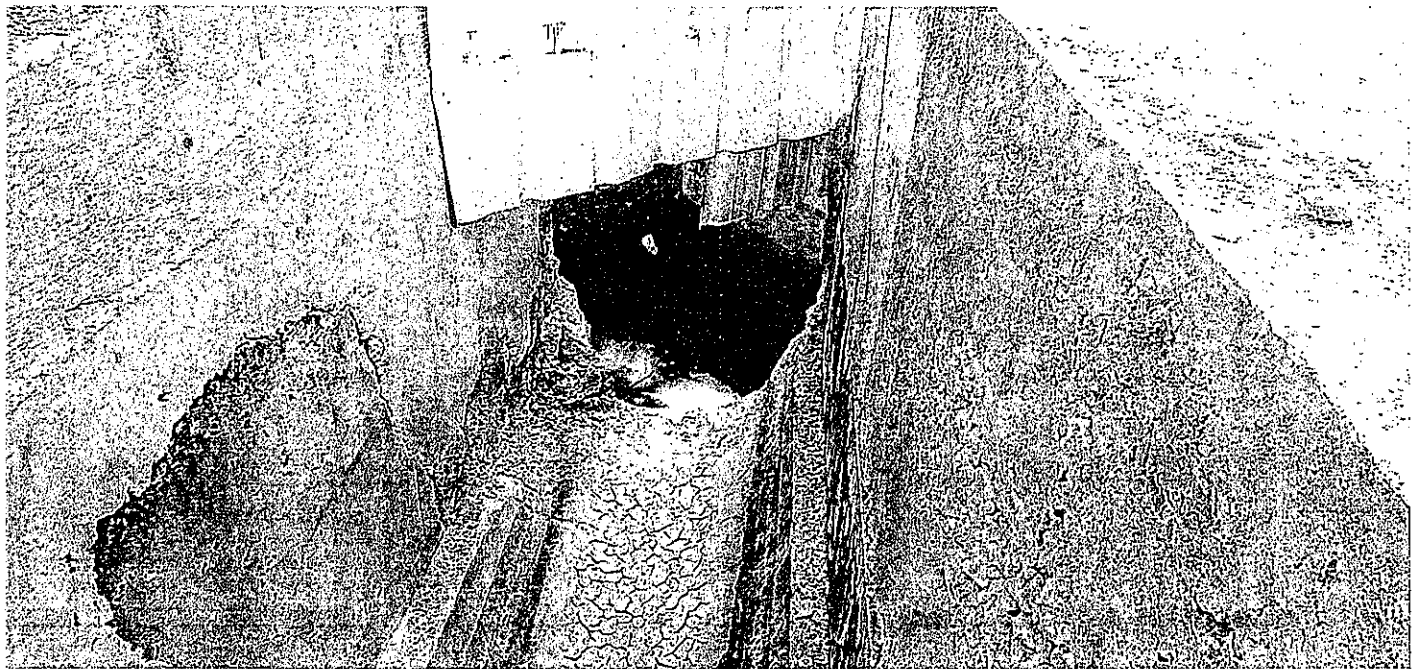
Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

Photo 3



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P., 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273 R.P. in D.D. 122, Ping
Shan, Yuen Long

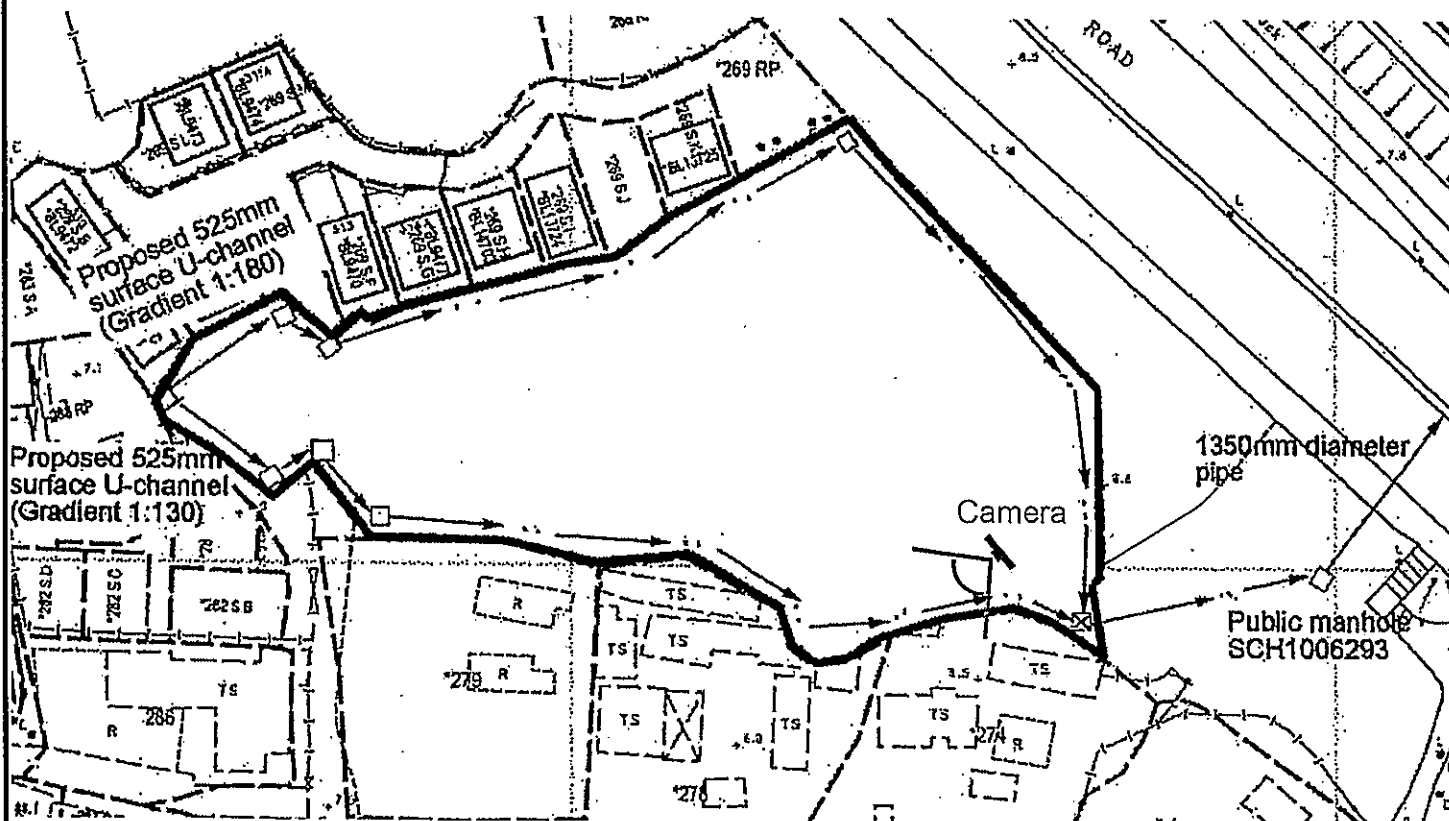
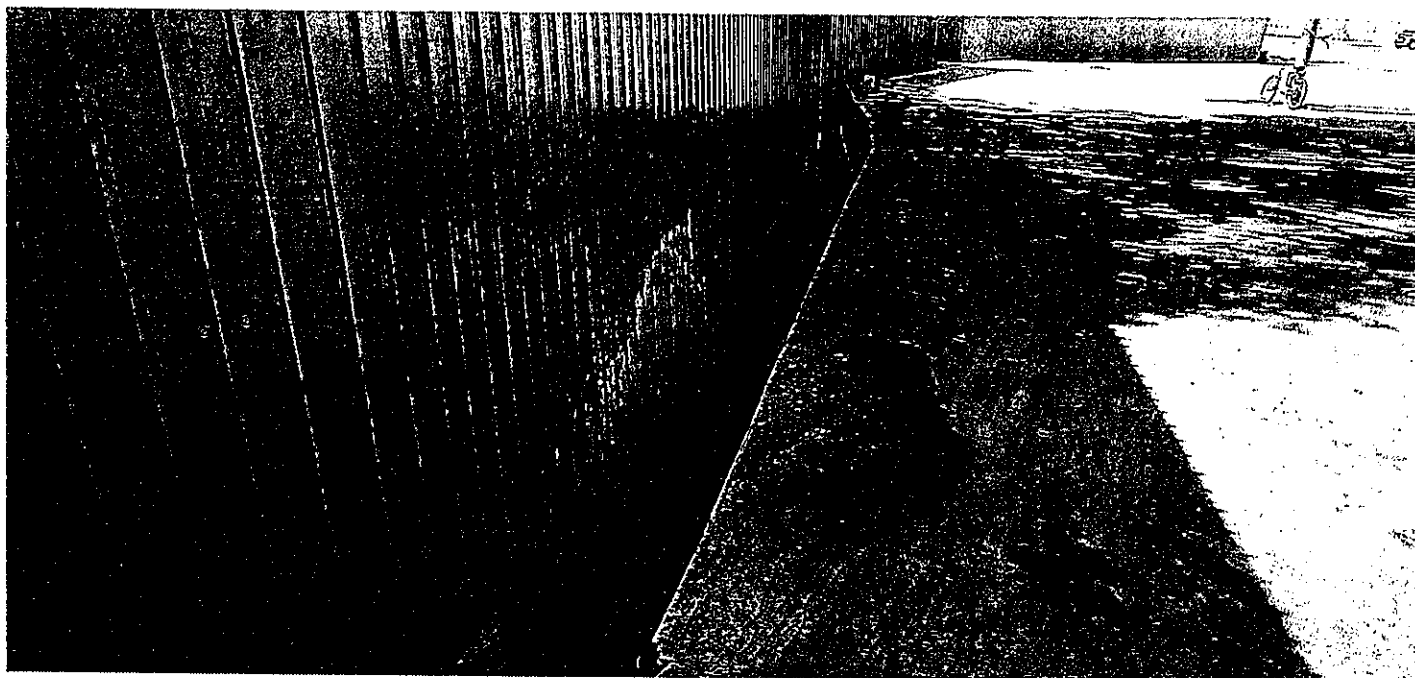
Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

Photo 4



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273 R.P. in D.D. 122, Ping
Shan, Yuen Long

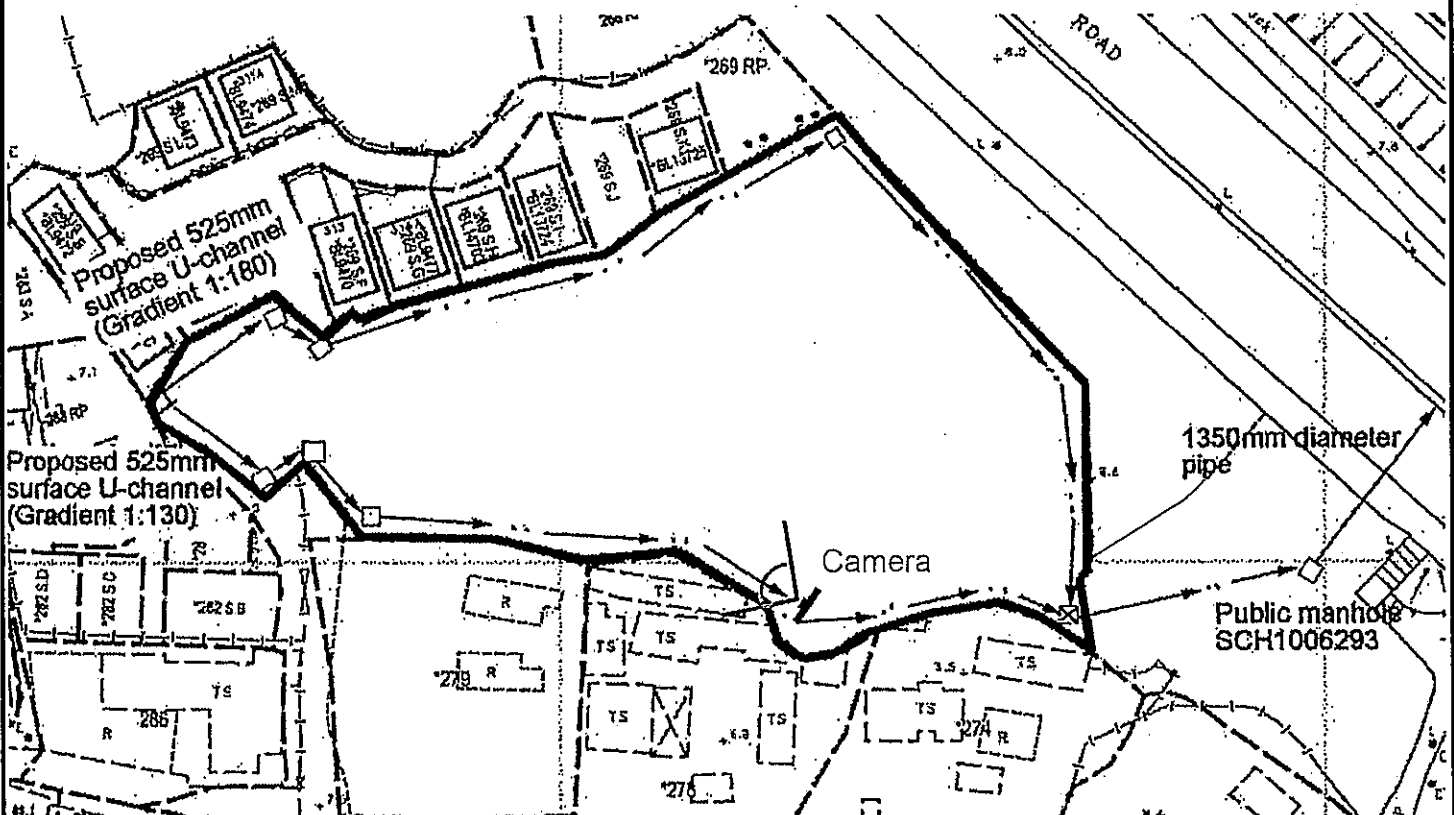
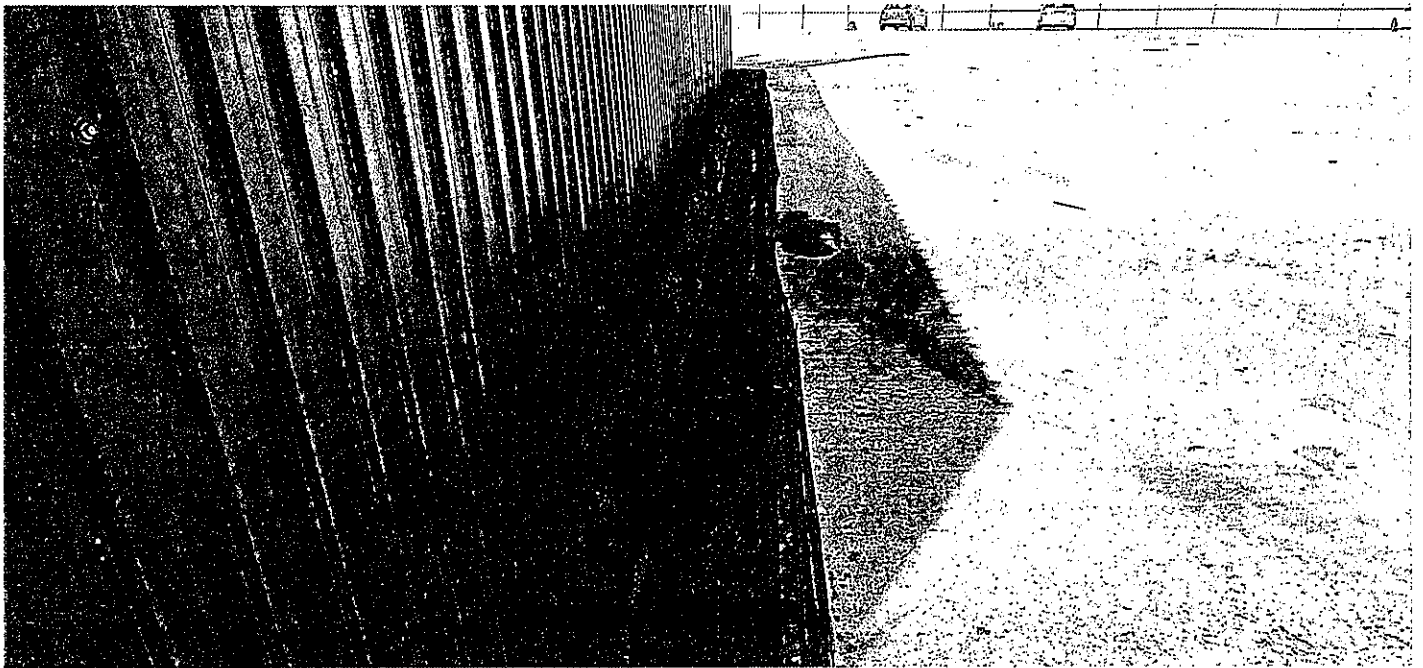
Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

Photo 5



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Light Goods Vehicles and Medium Goods Vehicles for a Period of 3 Years at Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B., 272 S.C., 272 S.D., 272 S.E., 272 S.F., 272 S.G. and 273 R.P. in D.D. 122, Ping Shan, Yuen Long

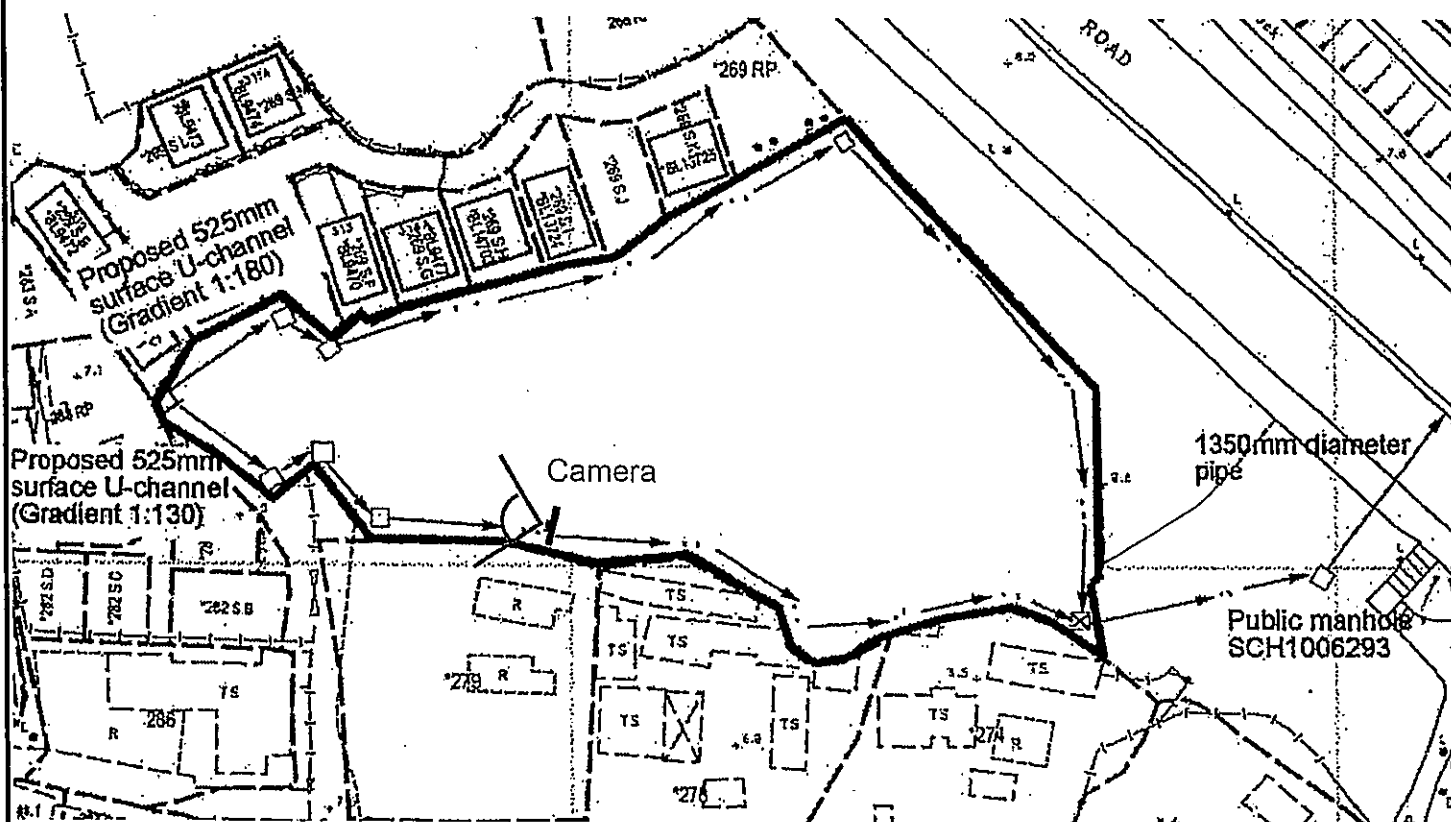
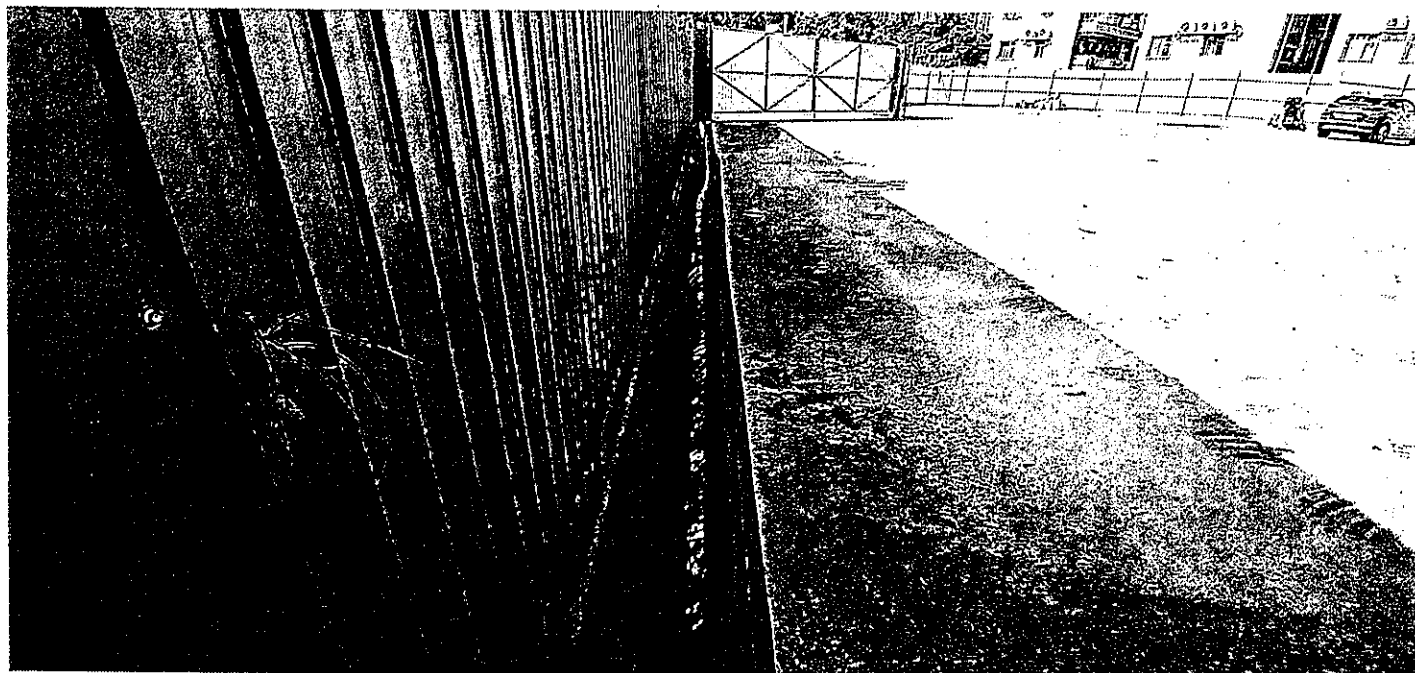
Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

Photo 6



Project 項目名稱:

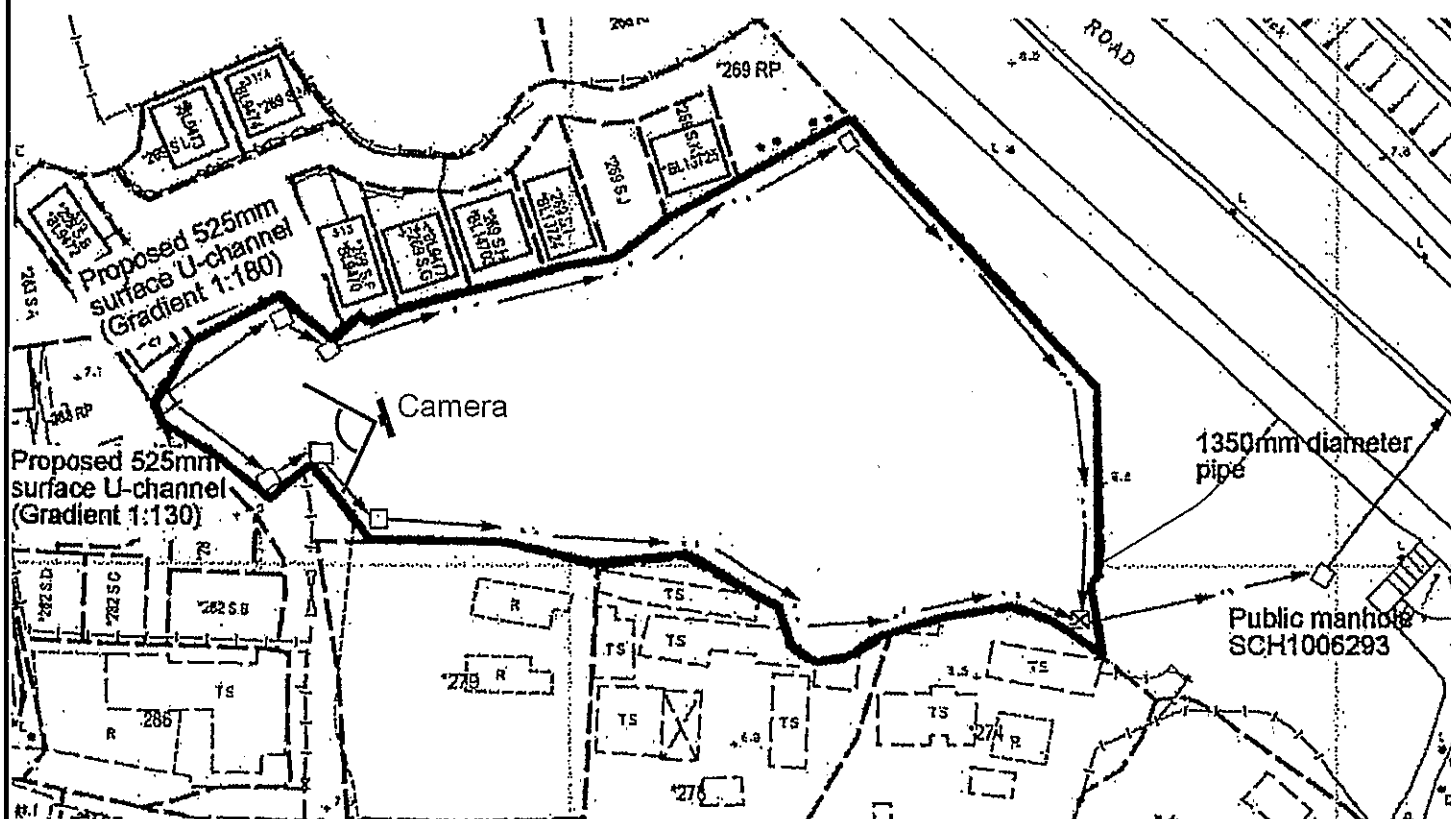
Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273 R.P. in D.D. 122, Ping
Shan, Yuen Long

Drawing Title 圖紙標題:

Drawing No. 圖號

Remarks 備註:

Scale 比例:

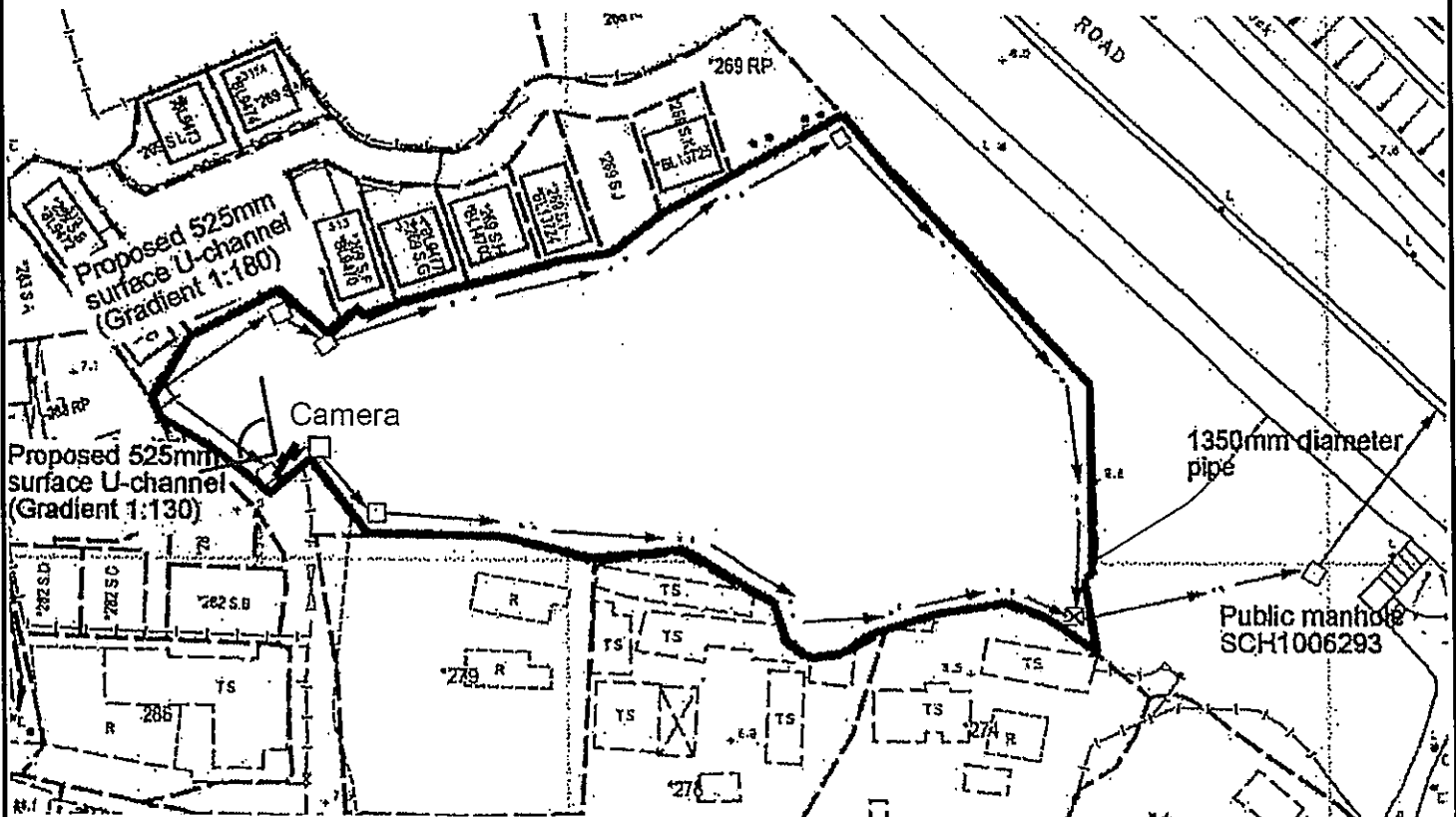
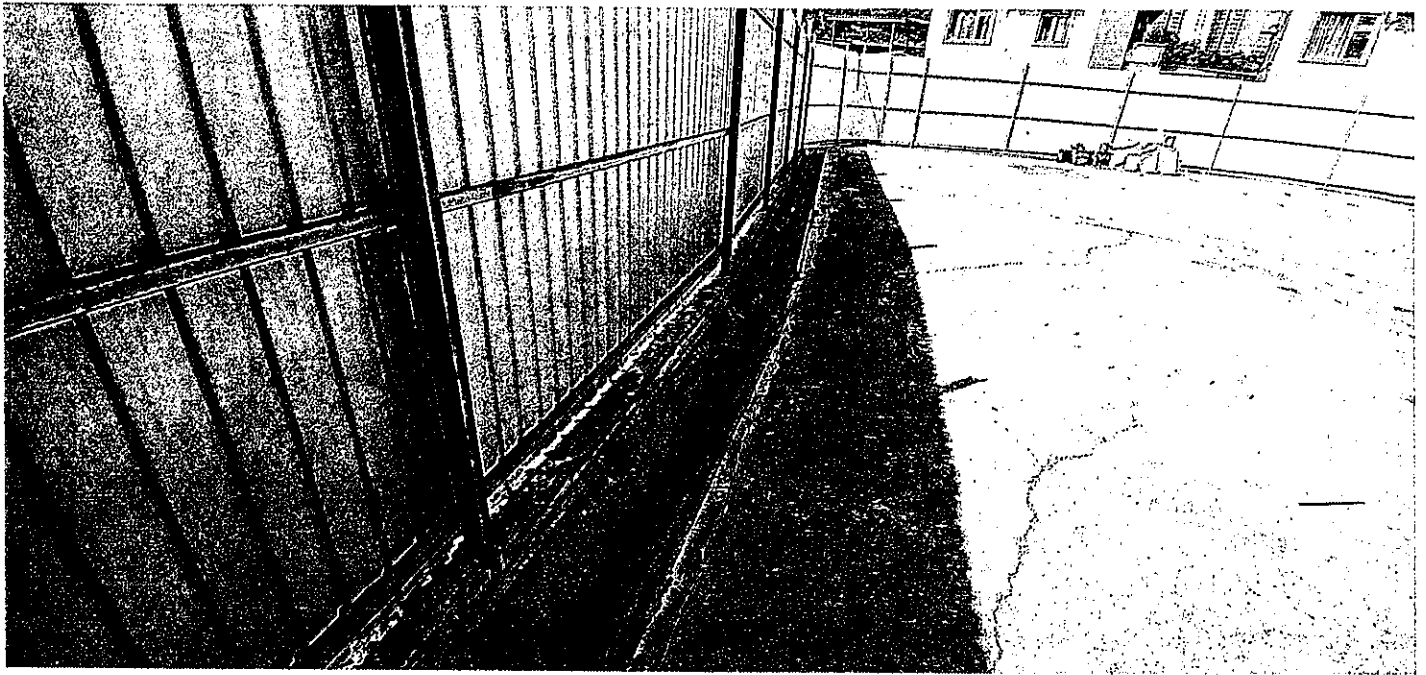


Proposed Temporary Public Vehicle Park for Light Goods Vehicles and Medium Goods Vehicles for a Period of 3 Years at Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B., 272 S.C., 272 S.D., 272 S.E., 272 S.F., 272 S.G. and 273R.P. in D.D. 122, Ping Shan, Yuen Long

Drawing No. 圖號:

Scale 比例:

Photo 8



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P., 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273 R.P. in D.D. 122, Ping
Shan, Yuen Long

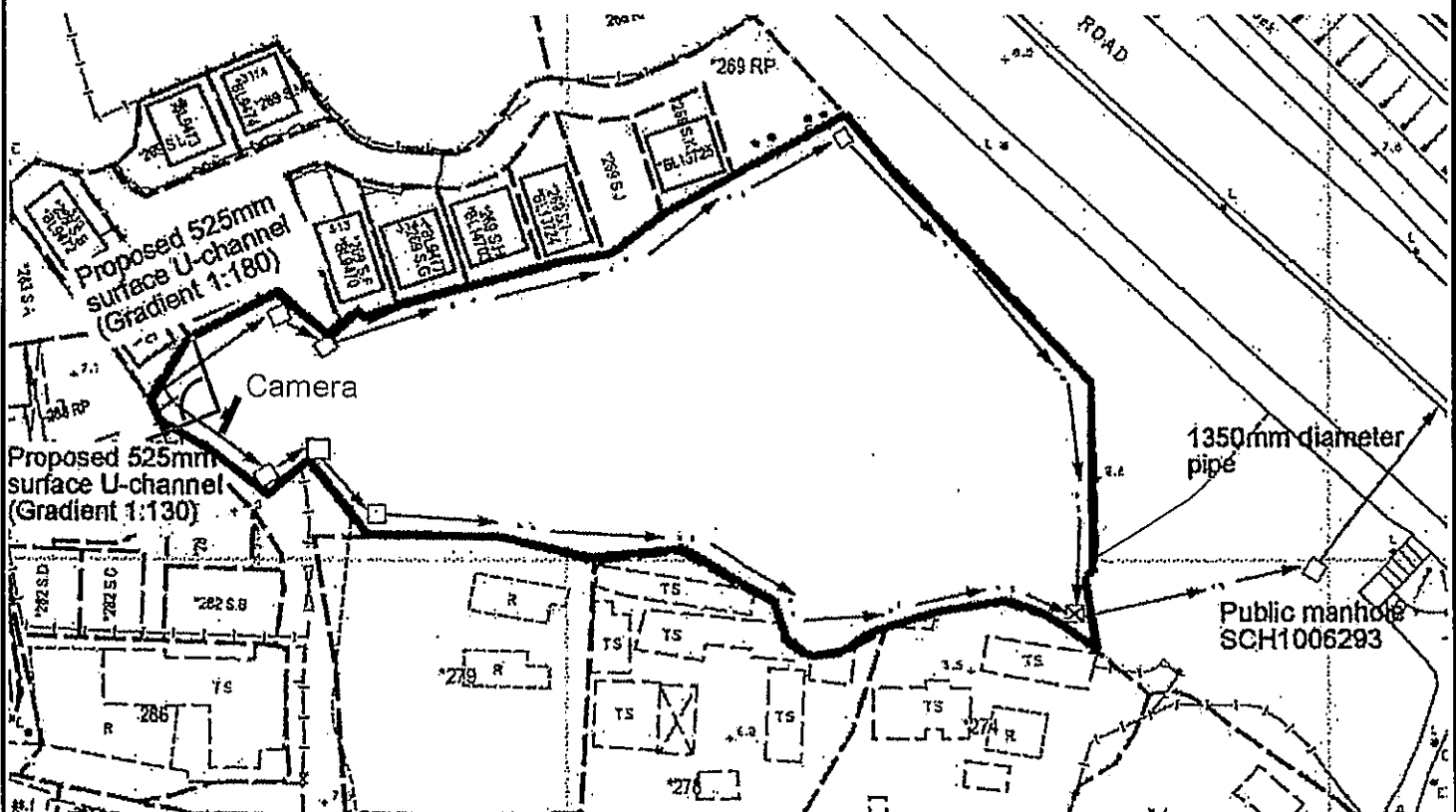
Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

Photo 9



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273 R.P. in D.D. 122, Ping
Shan, Yuen Long

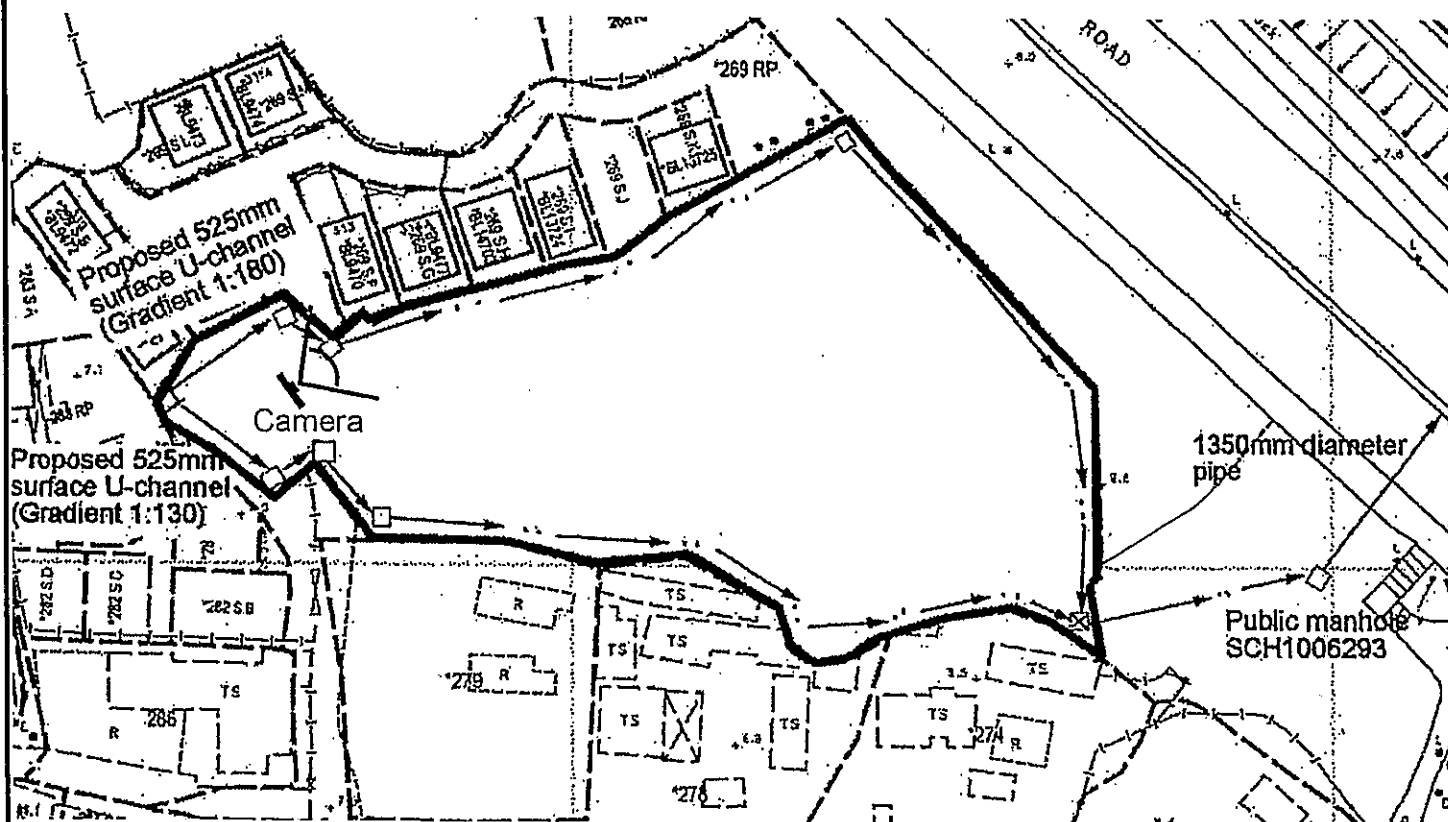
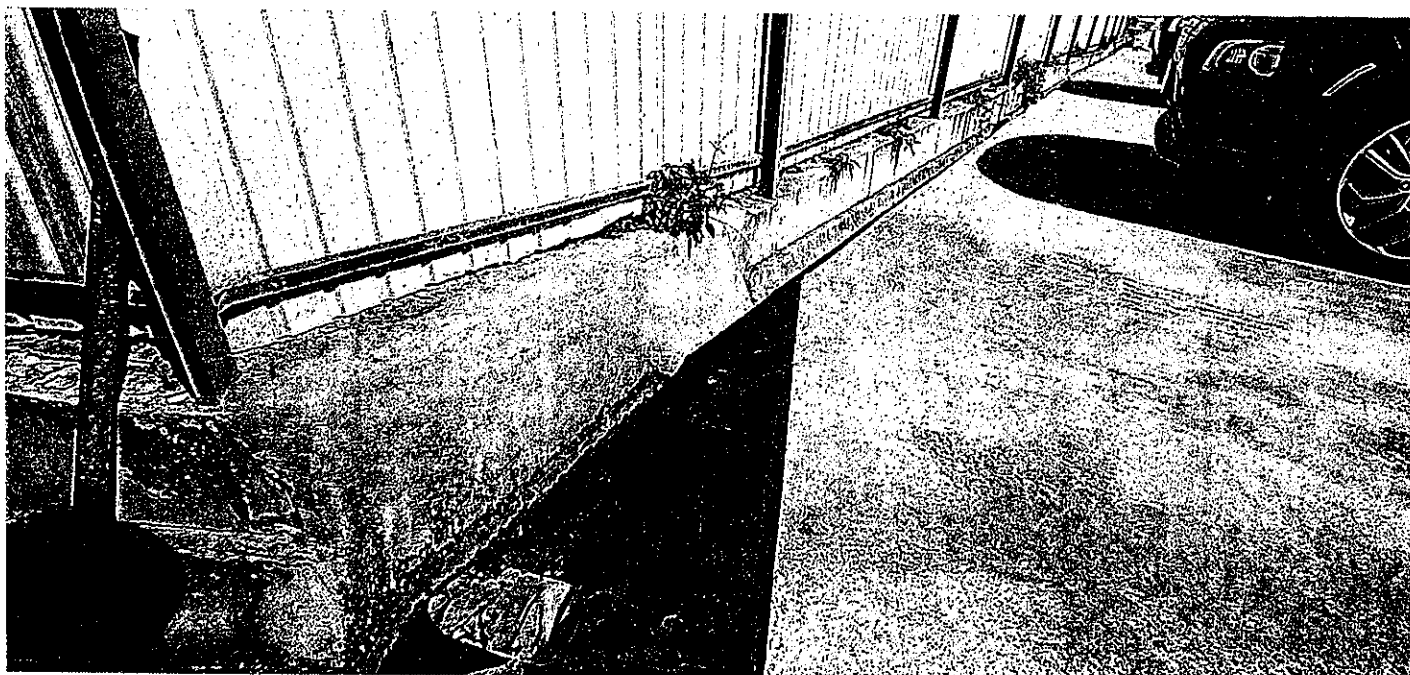
Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

Photo 10



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273 R.P. in D.D. 122, Ping
Shan, Yuen Long

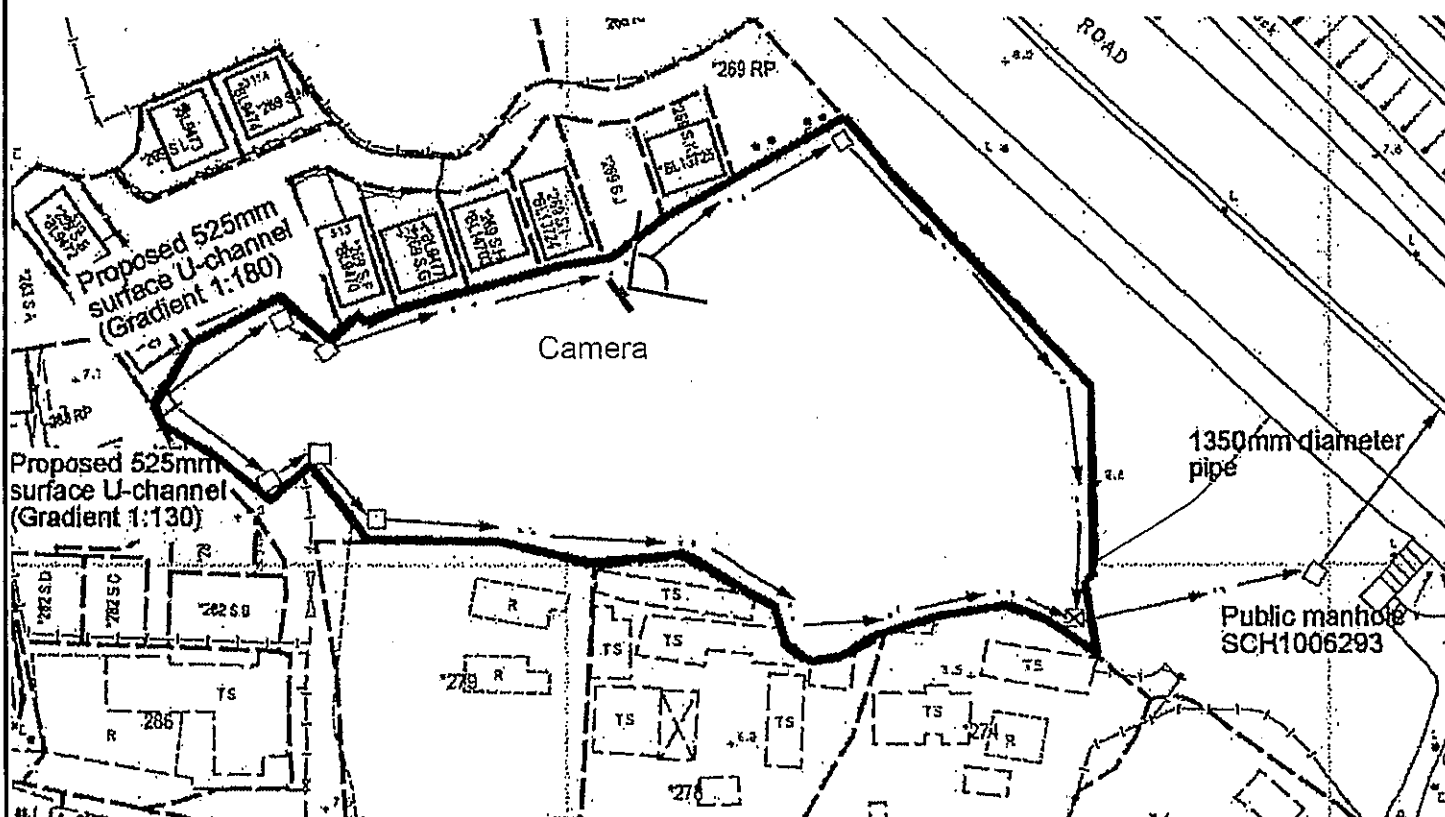
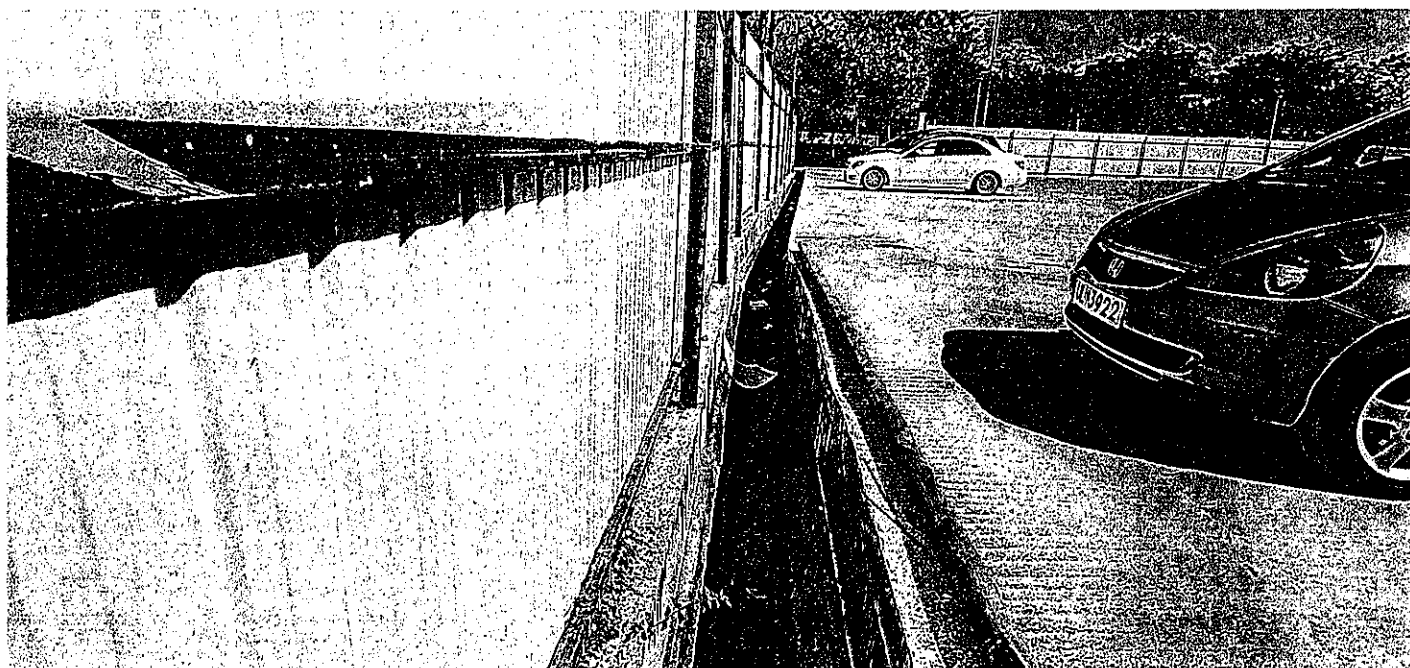
Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

Photo 11



Project 項目名稱:

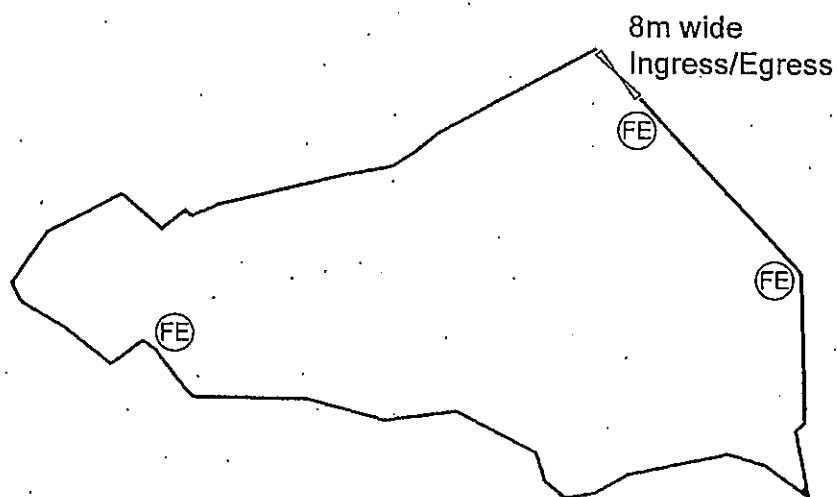
Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273 R.P. in D.D. 122, Ping
Shan, Yuen Long

Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273R.P. in D.D. 122, Ping
Shan, Yuen Long

Drawing Title 圖紙標題:

Existing Fire Service
Installations

Drawing No. 圖號:

Figure 5

Remarks 備註:

Ⓕ 5kg Dry Powder
Type Extinguisher

Scale 比例:

To : Luke Yip

有關新界元朗屏山
第 16 條規劃申請編號 A/YL-PS/629

補充資料

申請地點：新界元朗流浮山丈量約份第 129 約地段第 1620 號（部分）、
第 1621 號（部分）、第 1622 號（部分）、第 1623 號（部
分）、第 1624 號、第 2698 號、第 2699 號、第 2700 號（部
分）、第 2703 號、第 2704 號（部分）、第 2705 號（部分）、
第 2706 號、第 2707 號、第 2708 號（部分）、第 2709 號
（部分）、第 2710 號

擬申請用途：臨時公眾中型貨車停車場

申請人承諾，不會在上述地點停泊或存放任何沒有
根據《道路交通條例》獲發有效牌照的車輛。



全堅土地行政師行(香港)有限公司
2021 年 2 月 1 日

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



A/YL-PS/629 - Proposed Temporary Public Vehicle Park (Light Goods Vehicles and Medium Goods Vehicles) for a Period of 3 Years in "V" Zone

17/02/2021 11:13

From:

To:

Cc:

大家好:

有關規劃許可申請: A/YL-PS/629

申請人想釐清申請停泊貨車的重量:

輕型貨車為重量不超過5.5噸的貨車。

中型貨車為重量超過5.5噸，但24噸以下的貨車。

Ms Chong

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



A/YL-PS/629 - 回應部門的補充資料
15/03/2021 09:19

From:

To:

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

4 attachments



A-YL-PS-629_Figure_3_Layout_Plan.pdf



SECTION 16-表格_PS629_Mar.pdf



申請摘要.pdf



預計停車場_輕型及中型貨車進出流量報告.pdf

城規會/規劃處：

大家好！

之前的規劃許可：A/YL-PS/629 的申請，原定在2021年2月26日開會，後來因需回應部門意見，故申請延期。

現在附上回應相關部門的補充文件，請查收。

本來擬議用途：擬議臨時公眾輕型貨車及中型貨車停車場

新的擬議用途：擬議臨時公眾私家車、輕型貨車及中型貨車停車場

附件1：申請表格（更改部份：其中的第5/6/10/11頁）

附件2：Figure 3 - 新的Layout Plan

附件3：申請摘要

附件4：交通流量報告

謝謝！

Ms Chong

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	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)

Tang Ping Fai 鄧炳輝

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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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）	新界屏山丈量約份第122約地段第270號餘段、第271號餘段、第272號餘段、第272號B分段、第272號C分段、第272號D分段、第272號E分段、第272號F分段、第272號G分段、第273號餘段 Lots 270 R.P., 271 R.P., 272 R.P., 272 S.B., 272 S.C., 272 S.D., 272 S.E., 272 S.F., 272 S.G. and 273 R.P. in D.D. 122, Ping Shan, Yuen Long
(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 5000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 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）	N/A 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	屏山分區計劃大綱核准圖編號 S/YL-PS/18 Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 Village Type Development
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)[&]
於 05/12/2020 (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 05/12/2020 (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	擬議臨時公眾私家車、輕型貨車及中型貨車停車場 Proposed Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Medium Goods Vehicles (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	5000 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 	
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	32
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	16
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	12
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
星期一至星期日 上午七時至晚上十時，星期日以外的公眾假期除外			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從聚星路轉入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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>在申請地點做好排水工程</p> <p>不會砍伐樹木</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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）。

請參考附件的申請摘要

8. Declaration 聲明

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

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

Signature
簽署

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

.....
Ms Hermose Chong

.....
Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他

on behalf of
代表

..... **ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED**

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

Date 日期

07/12/2020

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

申請摘要

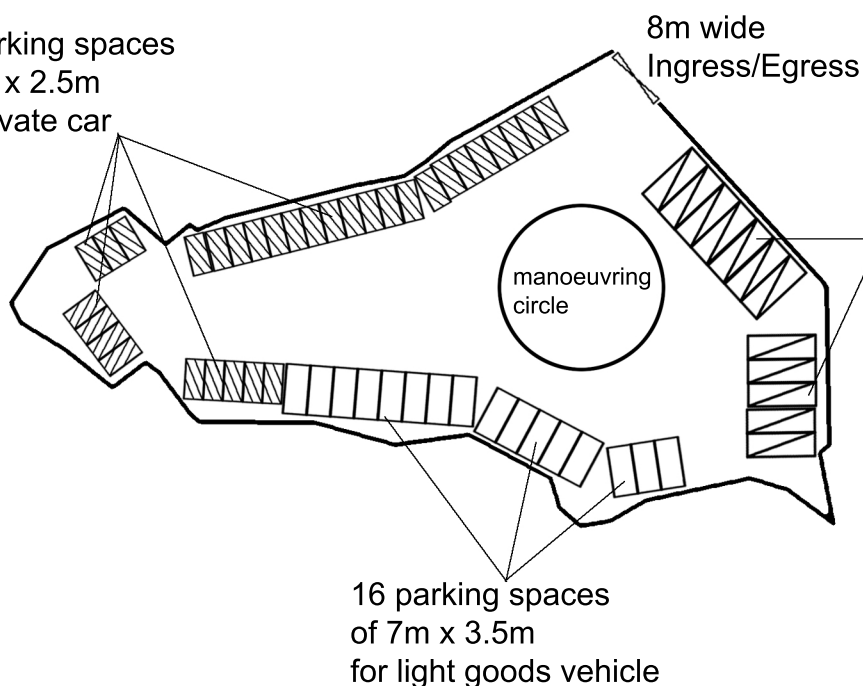
根據城市規劃條例第 16 條作出規劃許可申請
擬在新界屏山丈量約份第 122 約地段第 270 號餘段、第 271 號餘段、第 272 號餘段、
第 272 號 B 分段、第 272 號 C 分段、第 272 號 D 分段、第 272 號 E 分段、
第 272 號 F 分段、第 272 號 G 分段、第 273 號餘段
作為期三年的臨時私家車、公眾輕型貨車及中型貨車停車場用途

1. 申請地點的面積約為 5,000 平方米，根據屏山分區計劃大綱核准圖編號 S/YL-PS/18，申請地點現時被規劃為「鄉村式發展」。
2. 申請用途屬於「鄉村式發展」中的「第二欄用途」，申請用途配合村民及屏山區內居民的泊車需要並符合「鄉村式發展」的規劃意向，並與周遭環境協調。
3. 申請人已把擬議申請地點用鐵板圍起，不會影響到附近的民居。
4. 擬議停車場的營業時間為星期一至星期日上午七時至晚上十時，星期日以外的公眾假期除外。
5. 申請地點附近的元朗屏山區內的居民大多為勞動階層，並依靠運輸行業維生，附近一帶缺乏停車場，違泊的情況十分常見，嚴重影響區內交通運輸網絡。
6. 擬議發展只會作臨時停車場停泊私家車、輕型貨車及少輛中型貨車以滿足區內數萬名低收入的勞工階層對私家車、輕型貨車及中型貨車位的殷切需求。為保持環境質素，申請地點內不會停泊上述種類以外的車輛。
7. 輕型貨車為重量不超過 5.5 噸的貨車；
而中型貨車為重量超過 5.5 噸，但 24 噸以下的貨車。
8. 申請用途不涉及汽車維修、汽車美容、洗車、拆卸及工場用途。
9. 城市規劃委員會曾批准申請地點及毗鄰的土地(同樣也是屏山分區計劃大綱核准圖的鄉村式發展地帶)作公眾停車場用途以滿足附近地區內的泊車需求，因此申請人懇請城市規劃委員會對本申請作出相同的對待。
10. 申請人已向城規會提交現有排水記錄供有關部門參考，希望能盡量減少對天然環境的負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界屏山丈量約份第 122 約地段第 270 號餘段、第 271 號餘段、第 272 號餘段、第 272 號 B 分段、第 272 號 C 分段、第 272 號 D 分段、第 272 號 E 分段、第 272 號 F 分段、第 272 號 G 分段、第 273 號餘段作為期三年的臨時公眾私家車、輕型貨車及中型貨車停車場用途。



32 parking spaces
of 5m x 2.5m
for private car



8m wide
Ingress/Egress

12 parking spaces
of 11m x 3.5m
for medium goods
vehicle

16 parking spaces
of 7m x 3.5m
for light goods vehicle

manoeuvring
circle

Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Light Goods Vehicles and Medium
Goods Vehicles for a Period of 3 Years at
Lots 270 R.P, 271 R.P., 272 R.P., 272 S.B.,
272 S.C., 272 S.D., 272 S.E., 272 S.F.,
272 S.G. and 273R.P. in D.D. 122, Ping
Shan, Yuen Long

Drawing Title 圖紙標題:


Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

 Private Car

 Light Goods Vehicle

 Medium Goods Vehicle

Scale 比例:

根據城市規劃條例第 16 條作出規劃許可申請
作為期三年的臨時公眾私家車、輕型貨車及中型貨車停車場

規劃許可申請: A/YL-PS/629

預計停車場私家車進出流量報告

(星期一至星期日)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	0	2
8 : 00 - 9 : 00	1	3
9 : 00 - 10 : 00	2	5
10 : 00 - 11 : 00	2	1
11 : 00 - 12 : 00	3	3
12 : 00 - 13 : 00	3	2
13 : 00 - 14 : 00	4	1
14 : 00 - 15 : 00	2	3
15 : 00 - 16 : 00	3	2
16 : 00 - 17 : 00	3	2
17 : 00 - 18 : 00	1	3
18 : 00 - 19 : 00	2	1
19 : 00 - 20 : 00	1	1
20 : 00 - 21 : 00	3	2
21 : 00 - 22 : 00	2	1
合計(輛)	32	32

根據城市規劃條例第 16 條作出規劃許可申請
作為期三年的臨時公眾私家車、輕型貨車及中型貨車停車場

規劃許可申請: A/YL-PS/629

預計停車場輕型貨車進出流量報告

(星期一至星期日)

時間	進入 (輛)	離開 (輛)
7 : 00 – 8 : 00	1	2
8 : 00 – 9 : 00	1	2
9 : 00 – 10 : 00	2	1
10 : 00 – 11 : 00	1	0
11 : 00 – 12 : 00	1	1
12 : 00 – 13 : 00	0	1
13 : 00 – 14 : 00	2	2
14 : 00 – 15 : 00	1	1
15 : 00 – 16 : 00	2	0
16 : 00 – 17 : 00	1	2
17 : 00 – 18 : 00	0	1
18 : 00 – 19 : 00	0	1
19 : 00 – 20 : 00	1	1
20 : 00 – 21 : 00	2	0
21 : 00 – 22 : 00	1	1
合計(輛)	16	16

根據城市規劃條例第 16 條作出規劃許可申請
作為期三年的臨時公眾私家車、輕型貨車及中型貨車停車場
規劃許可申請: A/YL-PS/629

預計停車場中型貨車進出流量報告
(星期一至星期日)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	1	2
8 : 00 - 9 : 00	0	1
9 : 00 - 10 : 00	1	1
10 : 00 - 11 : 00	1	0
11 : 00 - 12 : 00	0	1
12 : 00 - 13 : 00	1	0
13 : 00 - 14 : 00	2	1
14 : 00 - 15 : 00	2	2
15 : 00 - 16 : 00	1	1
16 : 00 - 17 : 00	1	2
17 : 00 - 18 : 00	2	0
18 : 00 - 19 : 00	0	1
19 : 00 - 20 : 00	0	0
20 : 00 - 21 : 00	0	0
21 : 00 - 22 : 00	0	0
合計(輛)	12	12

Previous Applications Covering the Application Site

Approved Application

<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/595	“V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	1.11.2019	(1) to (11)

Approval Conditions

- (1) Restriction on operation hours.
- (2) Only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site.
- (3) Posting site notice to indicate types of vehicle to be allowed to enter/park.
- (4) No vehicle without valid licence is allowed to be parked/stored.
- (5) No workshop activity is allowed.
- (6) No vehicle is allowed to queue back to or reverse onto/from public road is allowed.
- (7) Provision of boundary fencing.
- (8) Implementation of drainage proposal.
- (9) Maintenance of existing drainage facilities.
- (10) Submission and implementation of fire service installations proposal.
- (11) Revocation clauses.

Rejected Applications

<u>Application No.</u>	<u>Zoning</u>	<u>Use/Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/8	“G/IC” and “V”	Temporary Private Car/ Container Vehicle Park for 12 Months	20.6.1997	(1) to (5)
A/YL-PS/23	“G/IC” and “V”	Temporary Public Lorry, Car and Container Trailer Park for a Period of 12 Months	12.6.1998 (TPB)	(1), (2), (4) & (5)

Rejection Reasons

- (1) Not in line with planning intention
- (2) Incompatible with surrounding land uses
- (3) Insufficient information to demonstrate that a satisfactory access road will be provided to serve the development
- (4) Insufficient information on landscaping aspects
- (5) Undesirable precedent

Similar Applications within the same “V” zone

Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/340	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	18.3.2011 (12 months) 15.7.2011 (s.17 on conditions) (revoked on 12.8.2011)	(1), (2), (4), (5), (9), (14) to (17), (22) to (24)
A/YL-PS/363	“V”	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	20.1.2012	(2), (4), (5), (9), (12), (13), (16), (17), (22) & (23)
A/YL-PS/366	“V” & “OU(Heritage and Cultural Tourism Related Uses)” (“OU(HCTRU)”)	Temporary Public Vehicle Park for Private Car and Light Goods Vehicles a Period of 3 Years	10.2.2012	(2), (4), (5), (9), (14), (15), (16), (17), (22) & (23)
A/YL-PS/382	“V”	Temporary Public Vehicle park for Private Cars and Light Goods Vehicles for a Period of 3 Years	15.6.2012	(1), (2), (4), (5), (8), (10), (11), (13), (15), (16), (22) & (23)
A/YL-PS/385	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	10.8.2012 (12 months) (revoked on 10.4.2013)	(1), (2), (4), (5), (9), (14) to (17), (19), (22) to (24)
A/YL-PS/390	“V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicles for a Period of 3 Years	21.9.2012	(1), (2), (4), (5), (8), (9), (12), (14) to (17), (22) & (23)
A/YL-PS/395	“V”	Renewal of Planning Approval for Temporary “Public Vehicle Park for Private Car and Light Goods Vehicle” for a Period of 3 Years	19.10.2012 (up to 6.11.2015)	(1), (2), (4) to (6), (8), (9), (14) to (16), (20) to (23)
A/YL-PS/410	“V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	21.6.2013	(1), (2), (4) to (6), (9), (13), (14), (16), (20), (22) & (23)
A/YL-PS/425	“V”	Temporary Public Vehicle Park for Private Car and Light Van for a Period of 3 Years	13.12.2013	(1), (2), (4) to (6), (9), (13), (16), (17), (22) & (23)

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/437	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	7.3.2014 (12 months)	(1), (3) to (7), (9), (14) to (17), (19), (22) to (24)
A/YL-PS/452	“V”	Proposed Temporary Public Vehicle park for Private Cars for a Period of 3 Years	14.11.2014	(1), (3), (4) to (7), (9), (12), (14), (16), (17), (22) & (23)
A/YL-PS/466	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	16.1.2015 (up to 20.1.2018)	(1), (3), (4) to (7), (10), (14) to (16), (22) & (23)
A/YL-PS/468	“V” & “OU(HCTRU)”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	6.2.2015 (revoked on 11.11.2016)	(1), (3), (4), (5), (6), (7), (9), (14), (15), (16), (18), (22) & (23)
A/YL-PS/472	“V”	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	27.2.2015 (12 months)	(1), (3) to (7), (10), (15), (16), (18), (20), (22) to (24)
A/YL-PS/479	“V”	Temporary Public Vehicle park (Private Cars and Light Goods Vehicle Only) for a Period of 3 Years	22.5.2015	(1), (3), (4) to (9), (13), (15), (16), (18), (22) & (23)
A/YL-PS/489	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.1.2016	(1), (3), (4) to (9), (12), (14) to (17), (22) & (23)
A/YL-PS/492	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.4.2016	(1), (2), (4) to (7), (9), (12), (14), (16), (17), (22) & (23)
A/YL-PS/498	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	6.11.2015 (revoked on 6.8.2016)	(1), (3), (4) to (9), (14) to (17), (21) to (23)
A/YL-PS/515	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	29.7.2016	(1), (2), (4) to (7), (9), (14) to (17), (22) & (23)
A/YL-PS/516	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.4.2016	(1), (2), (4) to (7), (9), (12), (14), (16), (17), (22) & (23)
A/YL-PS/522	“V” & “OU(HCTRU)”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	12.8.2016	(1), (2), (4) to (7), (9), (14) to (17), (22) & (23)

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/543	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.9.2017	(1), (2), (4) to (9), (14) to (17), (21), (22) & (23)
A/YL-PS/549	“V”	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	26.1.2018	(1), (2), (4) to (7), (10), (14) to (16), (18), (22) & (23)
A/YL-PS/553	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	2.3.2018 (revoked on 13.8.2018)	(1), (3), (4) to (8), (10), (14), (16), (17), (22) & (23)
A/YL-PS/554	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	2.3.2018	(1), (3), (4) to (7), (10), (14) to (16), (22) & (23)
A/YL-PS/561	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	6.7.2018	(1), (3), (4) to (7), (12), (14), (16), (17), (22) & (23)
A/YL-PS/562	“V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	20.7.2018	(1), (2), (4) to (7), (10), (14) to (16), (18), (22) & (23)
A/YL-PS/583	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.3.2019	(1), (2), (4) to (7), (10), (14) to (16), (18) & (22)
A/YL-PS/585	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	17.5.2019	(1), (3), (4) to (9), (12), (14) to (17) & (22)
A/YL-PS/589	“V”, “CDA”, “R(B)1” & “R(E)2”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	19.7.2019	(1), (2), (4) to (7), (10), (15), (16), (18) & (22)
A/YL-PS/590	“V”	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	19.7.2019	(1), (2), (4) to (7), (10), (14) to (16), (18) & (22)
A/YL-PS/592	“V”	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	4.10.2019	(1) to (3), (5) to (7), (10), (14) to (16), (18) & (22)
A/YL-PS/594	“V” & “OU(HCTRU)”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	4.10.2019	(1), (2), (4) to (7), (10), (14) to (16), (18) & (22)
A/YL-PS/595	“V”	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	1.11.2019	(1), (3) to (7), (12), (14), (16), (17) & (22)
A/YL-PS/604	“V” & “G/IC”	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and 19-seaters Coaches) for a Period of 3 Years	12.6.2020	(2), (4) to (7), (9), (14) to (16), (18) & (22)

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/606	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10.7.2020	(1), (2), (4) to (7), (10), (14) to (16), (18) & (22)
A/YL-PS/625	“V” & “OU(HCTRU)”	Proposed Temporary Public Vehicle Park for Private Car & Light Goods Vehicle for a Period of 3 Years	22.1.2021	(1), (2), (4) to (7), (10), (12), (16), (21) & (22)
A/YL-PS/628	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	26.2.2021	(1), (3), (4) to (7), (10), (14) to (16) & (22)
A/YL-PS/630	“V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	26.3.2021	(1), (2), (4) to (7), (10), (14) to (16), (18) & (22)

Approval Conditions

- (1) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (2) No (medium or heavy goods vehicle) or parking of (goods) vehicles (exceeding) 5.5 tonnes (or more), (coaches, container vehicles), container tractors and/or trailers.
- (3) Only private cars (and light goods vehicles) are allowed to enter/be parked.
- (4) Posting notice at a prominent location to indicate the types of vehicle allowed to enter/be parked.
- (5) No night time operation.
- (6) No vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities.
- (7) No vehicle is allowed to queue back to or reverse onto/from public road.
- (8) Posting notice at a prominent location to remind drivers on pedestrian safety on access road.
- (9) Submission and/or implementation of the (accepted) tree preservation and/or landscape proposal(s).
- (10) Maintenance of (existing) landscape planting/vegetation/trees, including replacement of dead plants.
- (11) Submission of tree survey plan and schedule.
- (12) Submission and/or implementation of (accepted) drainage proposal/Drainage Impact Assessment/ implementation of flood mitigation measures identified therein.
- (13) Provision of drainage facilities proposed.
- (14) Maintenance of (existing/implemented) drainage facilities.
- (15) Submission of condition record of existing drainage facilities.
- (16) Submission and/or implementation of fire services installations proposal or provision of fire service installations proposed.
- (17) Provision of peripheral/boundary fencing.
- (18) Maintenance of existing peripheral/boundary fencing.
- (19) Provision of paving and fencing.
- (20) Maintenance of (existing) paving and/or fencing.
- (21) A minimum of 3.5m set back from the northern, eastern and southern boundaries.
- (22) Revocation Clauses.
- (23) Reinstatement Clause.
- (24) The parking layout arrangement should be adhered to at all times

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

210130-115452-32091

Reference Number:**提交限期**

05/02/2021

Deadline for submission:**提交日期及時間**

30/01/2021 11:54:52

Date and time of submission:**有關的規劃申請編號**

A/YL-PS/629

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Chan Cheuk Man

Name of person making this comment:**意見詳情****Details of the Comment :**

我地一班住天水圍的搵食司機長期因疫情關係冇工開，天水圍一帶又有足夠貨車車位，搞到我地的開工車要周街拍，成日提心吊膽驚抄牌，搵埋都唔夠交罰款，所以懇請規劃處批准呢個申請，等我地一班司機無公開架車都有掙攞。感激!

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

210130-115852-25938

Reference Number:**提交限期**

05/02/2021

Deadline for submission:**提交日期及時間**

30/01/2021 11:58:52

Date and time of submission:**有關的規劃申請編號**

A/YL-PS/629

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Jack Wong

Name of person making this comment:**意見詳情****Details of the Comment :**

天水圍一帶長久以來欠缺中型貨車停車場配套，多年來都沒有改善，一眾貨車司機根本無地方泊車，所以如果這個申請能成功，可以幫到一眾搵食車司機，一來不用擔心無地方泊車，二來不用泊在街上影響交通安全。

意見書

致尊敬的規劃署署長

有關新界元朗屏山

第 16 條規劃申請編號 A/YL-PS/629

鑑於元朗屏山為運輸業及物流貨倉集中地，現時一帶已嚴重缺乏地方作中型貨車停泊，導致附近一帶出現大量違例泊車，嚴重影響地區內的交通網絡。

元朗屏山區內的居民大多為勞動階層，並依靠運輸行業維生，而附近一帶缺乏中型貨車的停泊地方。經過一天辛勞工作，司機們都希望下班後能把車輛停泊在安全又合適而且近住家的地方，以便下班後能盡快回家陪伴家人。

2019 年的社會情況及 2020 年的新型肺炎疫情，已令到我們這些基層市民及小市民生計大受打擊，一眾貨車司機實在很需要在地區內找一個大型停車場能停泊中型貨車，避免把車輛停泊在街上或跨區停泊，令司機們的負擔百上加斤。

懇請規劃署署長能體恤，酌情處理，感激萬分！

姓名：黃志德

身份證號碼

職業：司機

日期：1/2/21

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

參考編號

Reference Number:

210115-145129-87948

提交限期

Deadline for submission:

05/02/2021

提交日期及時間

Date and time of submission:

15/01/2021 14:51:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/629

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

210201-163826-58192

提交限期

Deadline for submission:

05/02/2021

提交日期及時間

Date and time of submission:

01/02/2021 16:38:26

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/629

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

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



A/YL-PS/629 DD 122 Hang Tau Tsuen Ping Shan
05/02/2021 03:04

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
FileRef:
1 attachment



Hang Tau Tsuen - Google Maps.pdf

Dear TPB Members,

On 29 Oct 2020, applicant was granted another Extension of Time. Ding-a-ling, alarm bells.

Issue appears to be about the nature of the parking

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 18

Medium

Goods Vehicle Parking Spaces 中型貨車泊車位 32

However PlanD always trots out the following justification for parking facilities on VTD, indicating that only small vehicle parking is tolerated on this zoning, to 'serve the needs of local residents'

Similar applications for temporary public vehicle park for private cars and/or light goods vehicles use within the same "V" zone had been approved by the Committee

There has clearly been misrepresentation with regard to the true nature of the facility.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, October 3, 2019 3:26:25 AM
Subject: A/YL-PS/595 DD 122 Ping Shan
A/YL-PS/595
Lots 270 RP, 271 RP, 272 RP and 273 RP in D.D. 122, Ping Shan
Site area : About 5,000m²
Zoning : "VTD"
Applied Use : 122 Vehicle Parking

Dear TPB Members,

This is obviously a Destroy to Build application as some of the site has natural vegetation.

There is visibly zero need for parking as there is a very large paved parking lot next to the site in the triangle to the north called Hang On Parking Lot. The plan is perhaps to extend this further east.

Whatever, it is a totally inappropriate use of land zoned for residential use. There is

an alarming lack of community amenities in the district so if villagers do not want to build houses then they can provide recreational facilities for their clan members. Alternatively temporary housing for villagers who have no ding rights, like women, could be provided.

The trashing of land for further brownfield use cannot be tolerated.

Members must reject this application.

Mary Mulvihill



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021

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

參考編號

Reference Number:

210325-154251-50618

提交限期

Deadline for submission:

13/04/2021

提交日期及時間

Date and time of submission:

25/03/2021 15:42:51

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/629

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設臨時公眾輕型貨車及中型貨車停車場 將會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

seg.3 5-106
附加

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

參考編號

Reference Number:

210409-170033-18943

提交限期

Deadline for submission:

13/04/2021

提交日期及時間

Date and time of submission:

09/04/2021 17:00:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/629

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

Advisory Clauses

- (a) to resolve any land issues relating to the development with other owner(s) of the Site;
- (b) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track loading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. Only the section of Tsui Sing Road about 120m abutting Ping Ha Road is maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and the section of Tsui Sing Road being maintained by HyD.
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (f) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites" ("COP") issued by the Environmental Protection Department;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant is advised that the installation/maintenance/ modification/repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS251) and forward a copy of the certificate to D of FS;
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) as there is no record of approval granted by the Building Authority (BA) for the existing structures at the application site, he is not in a position to offer comments on the suitability for the use proposed in the application;
 - (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under BO;
 - (iv) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised person should be appointed as the coordinator for the proposed building works in accordance with BO;
 - (v) 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;
 - (vi) the site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (viii) detailed checking under BO will be carried out at building plan submission stage.