

2022年 5月 1 0日

此文件在 收到・城市規劃委員會  
只會在收到所有必需的資料及文件後才正式處理此項  
申請。

10 MAY 2022

This document is received on  
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  
A/YL-PS/662 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](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](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。

2200932 6/4 by ho-yi

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76-PS/662
	Date Received 收到日期	10 MAY 2022

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
永安車場 Wing On Car Park

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

<b>3. Application Site 申請地點</b>	
(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)	新界元朗屏山丈量約份第122約地段第688號、第689號(部分)、第690號(部分)、第691號(部分)、第692號(部分)、第693號(部分)、第694號(部分)、第695號(部分)、第756號(部分)、第757號(部分)、第758號(部分)及第947號(部分) Lots 688,689(Part), 690(Part), 691(Part),692(Part), 693(Part), 694(Part), 695(Part), 756(Part), 757(Part),758(Part) and 947(Part) in D.D. 122, Ping Shan, Yuen Long, N.T
(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 ..... 6,500 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 4,460 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	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	屏山分區計劃大綱草圖編號 S/YL PS/19 Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
(e) Land use zone(s) involved 涉及的土地用途地帶	Comprehensive Development Area 「綜合發展區」
(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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 05/04/2022 (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 06/04/2022 (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。

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	擬議臨時物流中心 Proposed Temporary Logistics Centre  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2,040 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4,460 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4,460 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4,460 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
構築物1：臨時物流中心，面積不多於4300平方米，1層高，高度不多於13米。 另有遮雨蓬約160平方米。	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	3 個重型貨車上落貨位
Others (Please Specify) 其他 (請列明)	3 個貨櫃車上落貨位

Proposed operating hours 擬議營運時間																																	
星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由朗屏路經一條鄉村道路進入 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是          No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是          No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>.....</p> <p>不需要砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	---

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>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）。

請參考附件的申請報告書及擬議發展的計劃細節



**8. Declaration 聲明**

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

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

本人現准許委員會酌情將本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



Ms Hermose Chong

Name in Block Letters  
姓名（請以正楷填寫）

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

Manager

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

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

06/04/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗屏山丈量約份第 122 約地段第 688 號、第 689 號(部分)、第 690 號(部分)、第 691 號(部分)、第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 756 號(部分)、第 757 號(部分)、第 758 號(部分) 及第 947 號(部分)

擬議臨時物流中心 ( 為期 3 年 )

申請報告書及擬議發展的計劃細節

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2-3
3. 擬議發展計劃的各方面影響-----P.4-5

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗屏山丈量約份第 122 約地段第 688 號、第 689 號(部分)、第 690 號(部分)、第 691 號(部分)、第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 756 號(部分)、第 757 號(部分)、第 758 號(部分) 及第 947 號(部分)的規劃申請，擬在上述地段申請為期三年的臨時物流中心。
2. 申請地點位於元朗屏山朗屏路附近，在《屏山分區計劃大綱草圖編號 S/YL PS/19》上劃為「綜合發展區」用途。
3. 申請地盤面積為約 6,500 平方米，上蓋總面積為 4,460 平方米，露天地方面積為 2,040 平方米，上蓋覆蓋率為 68.6%。
4. 申請地點將設有一個構築物及遮雨蓬：  
構築物 1：物流中心，面積不多於 4,300 平方米，1 層高，高度不多於 13 米；另有遮雨蓬約 160 平方米。
5. 申請地點涉及三個重型貨車及 3 個貨櫃車上落貨車位，只作臨時上落貨用途。
6. 申請地點可從朗屏路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

## 申請原因

1. 申請地點的面積約為 6,500 平方米，根據屏山分區計劃大綱草圖編號 S/YL PS/19，申請地點現時被規劃為「綜合發展區」。
2. 擬議申請用途為臨時物流中心，不屬於「綜合發展區」地帶內第一欄或第二欄的准許用途，按照城規會條例，需向城規會作出申請，城規會視乎情況考慮，在有條件或無條件的情況下批出為期不超過 3 年的規劃許可。
3. 申請地點所在位置全部範圍屬於規劃指引編號 13F 的「第二類地區」範圍。按規劃指引編號 13F 的擬作「露天貯物及港口後勤用途」內說明，「第二類地區」指大多數是未有清晰規劃意向或既定發展計劃的地區；會受即將展開的大型基建工程影響的地區；坐落或鄰近在《城市規劃條例》下定為「現有用途」、以及 / 或是先前曾獲批規劃許可作露天貯物、港口後勤或其他類型棕地用途的地點群的地區。此外，有關地區不應是發生水浸機會高的地區。申請人或須提交技術評估，以證明擬議用途不會對附近地區造成不良的排水、交通、視覺、景觀和環境影響。如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題均能透過實施規劃許可的附帶條件而獲得解決，則有關申請將會獲得有效期最長 3 年的臨時規劃許可。
4. 按規劃處記錄，在申請地點附近（同樣是「綜合發展區」規劃用途的地段），曾獲小組委員會批出多宗同屬「露天貯物及港口後勤用途」的申請個案（A/YL-PS/477、A/YL-PS/514、A/YL-PS/586 及 A/YL-PS/633），也是為期 3 年與本申請相同的物流中心，屬「露天貯物及港口後勤用途」。
5. 申請人明白每一宗申請都是個別獨立個案，並無必然關係，唯上述規劃許可申請和本申請用途類近，而該申請都能得到委員會有條件下批出，因此申請人懇請城市規劃委員考慮本申請時參考上述類近申請。

6. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流中心用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的規劃許可。
7. 由於政府要落實洪水橋及廈村分區計劃大綱圖的發展，並已對部份土地進行收地，此舉影響了一些「露天貯物及港口後勤用途」的用地。申請人提交這申請，同時也在回應業界對另覓土地繼續發展「露天貯物及港口後勤用途」的需求。
8. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地發展的關係，「綜合發展區」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
9. 申請用途不會破壞「綜合發展區」地帶上的一草一木，只是利用現時的硬地面作臨時物流中心，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
10. 申請地點涉及多個私家地段，申請地型不規則，現時土地已平整，是硬地面，不用進行任何斬樹、填泥、鑽土等損害環境的工作。
11. 申請地點的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

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元朗屏山丈量約份第 122 約地段第 688 號、第 689 號(部分)、第 690 號(部分)、第 691 號(部分)、第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 756 號(部分)、第 757 號(部分)、第 758 號(部分) 及第 947 號(部分)作為期三年的臨時物流中心。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及一個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點有行車通道連接屏山朗屏路，該行車通道少有行人，已經早已平整，由於道路屬私人土地，申請人和業主也會負責參與管理、維修及保養工作。

## 3. 擬議發展的交通安排

申請用途涉及 3 個重型貨車及 3 個貨櫃車的上落貨車位，申請地點設有足夠迴旋空間供車輛掉頭，貨車不會以倒車方式進入。擬議發展不會對附近交通造成不良影響，不會構成道路安全問題。

## 4. 環境方面

申請人會按照環保署對臨時物流中心的指引，將對周邊環境的影響減到最低。

## 5. 空氣方面

申請地點是臨時物流中心，不涉及任何機械加工，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時物流中心，只在星期一至星期六上午八時至下午六時營業，

星期日及公眾假期全日休業；而附近主要都物流中心及港口後勤用途，甚少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途如涉及洗手間，將會按照指引興建化糞池。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗屏山丈量約份第 122 約地段第 688 號、第 689 號(部分)、第 690 號(部分)、第 691 號(部分)、第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 756 號(部分)、第 757 號(部分)、第 758 號(部分)及第 947 號(部分)作為期不超過三年的臨時物流中心。



有關第 16 條規劃申請編號

擬議申請用途：臨時物流中心

丈量和地段編號：新界元朗屏山丈量約份第 122 約地段第 688 號、第 689 號(部分)、第 690 號(部分)、第 691 號(部分)、第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 756 號(部分)、第 757 號(部分)、第 758 號(部分) 及第 947 號(部分)

預計 重型貨車 (進出流量報告)  
( 星期一至星期六 )

時間	進入 ( 輛 )	離開 ( 輛 )
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	1	1
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	1
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

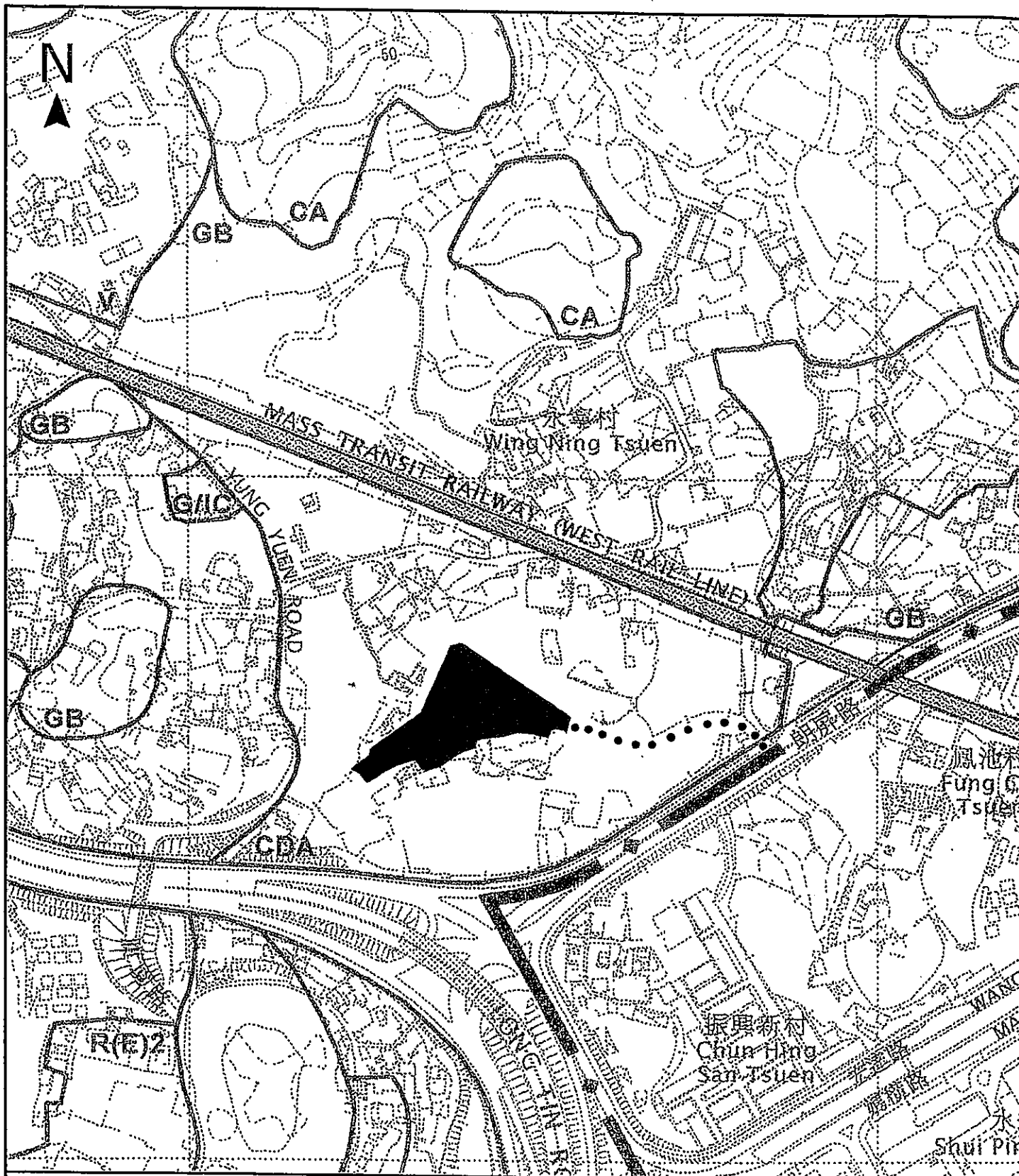
擬議申請用途：臨時物流中心

丈量和地段編號：新界元朗屏山丈量約份第 122 約地段第 688 號、第 689 號(部分)、第 690 號(部分)、第 691 號(部分)、第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 756 號(部分)、第 757 號(部分)、第 758 號(部分) 及第 947 號(部分)

預計 貨櫃車 (進出流量報告)  
(星期一至星期六)

時間	進入 ( 輛 )	離開 ( 輛 )
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	1	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	1
15 : 00 - 16 : 00	1	0
16 : 00 - 17 : 00	0	1
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 688, 689(Part), 690(Part), 691(Part), 692(Part), 693(Part), 694(Part), 695(Part), 756(Part), 757(Part), 758(Part) and 947(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:

Location Plan

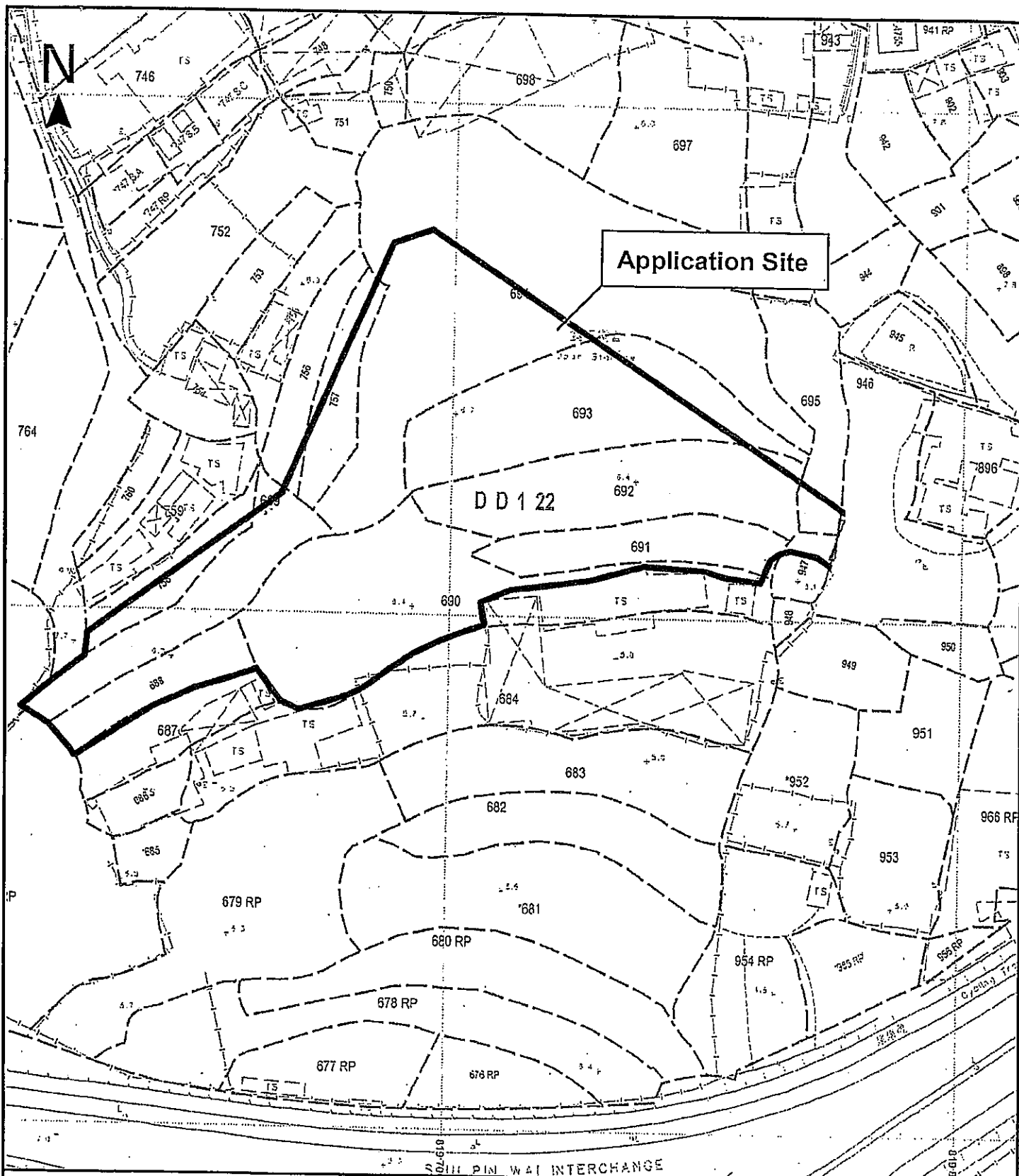


Drawing No. 圖號:

Remarks 備註:

... Vehicular access leading from Long Ping Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre  
for a Period of 3 Years at Lots 688,  
689(Part), 690(Part), 691(Part),  
692(Part), 693(Part), 694(Part),  
695(Part), 756(Part), 757(Part),  
758(Part) and 947(Part) in D.D. 122,  
Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:

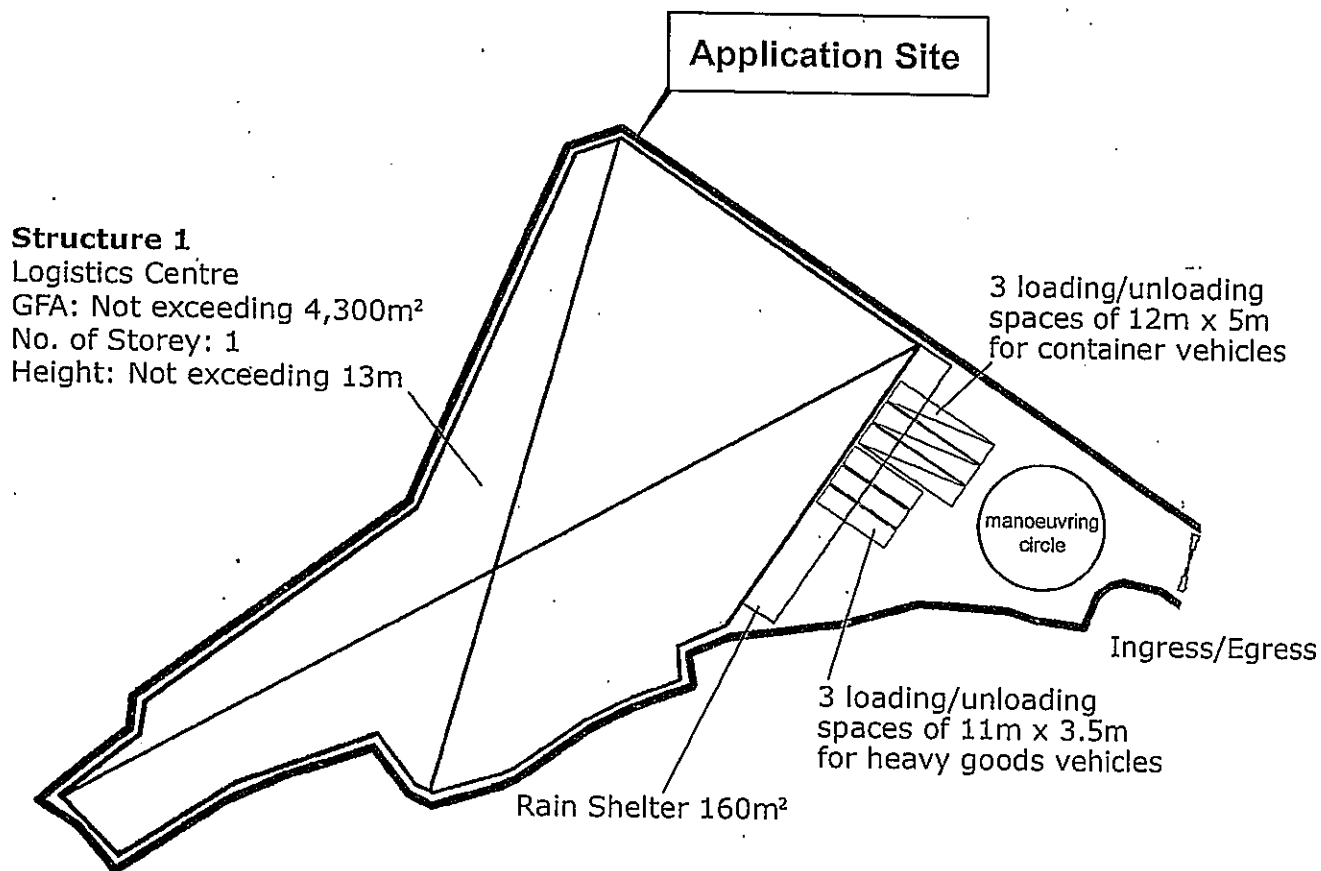
Site Plan



Drawing No. 圖號:

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 688, 689(Part), 690(Part), 691(Part), 692(Part), 693(Part), 694(Part), 695(Part), 756(Part), 757(Part), 758(Part) and 947(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:

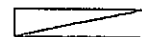
Layout Plan



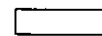
Drawing No. 圖號:

Figure 1

Remarks 備註:



Container vehicles



Heavy goods vehicles

Scale 比例:

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



**回覆: Planning Applications No. A/YL-PS/660 & 662 - Proposed Temporary  
Public Vehicle Park and Temporary Logistics Centre in "CDA" Zone, Ping Shan**  
18/06/2022 18:57

From:

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

2 attachments



PS\_660\_layout\_Plan\_new.pdf PS\_662\_layout\_Plan\_new.pdf

Dear Kent Lee,

Thanks for the email.

Here is our reply:

For the application A/YL-PS/660 (Temporary Public Vehicle Park),

(1)The width of the ingress/egress gate has been indicated on the plan,please see the attachment.

(2) All vehicles without valid licences are not allowed to be parked in the site.

---

For the application A/YL-PS/662 (Temporary Logistics Centre),

(1)and(2): We have modified the layout plan, please see the attachment.

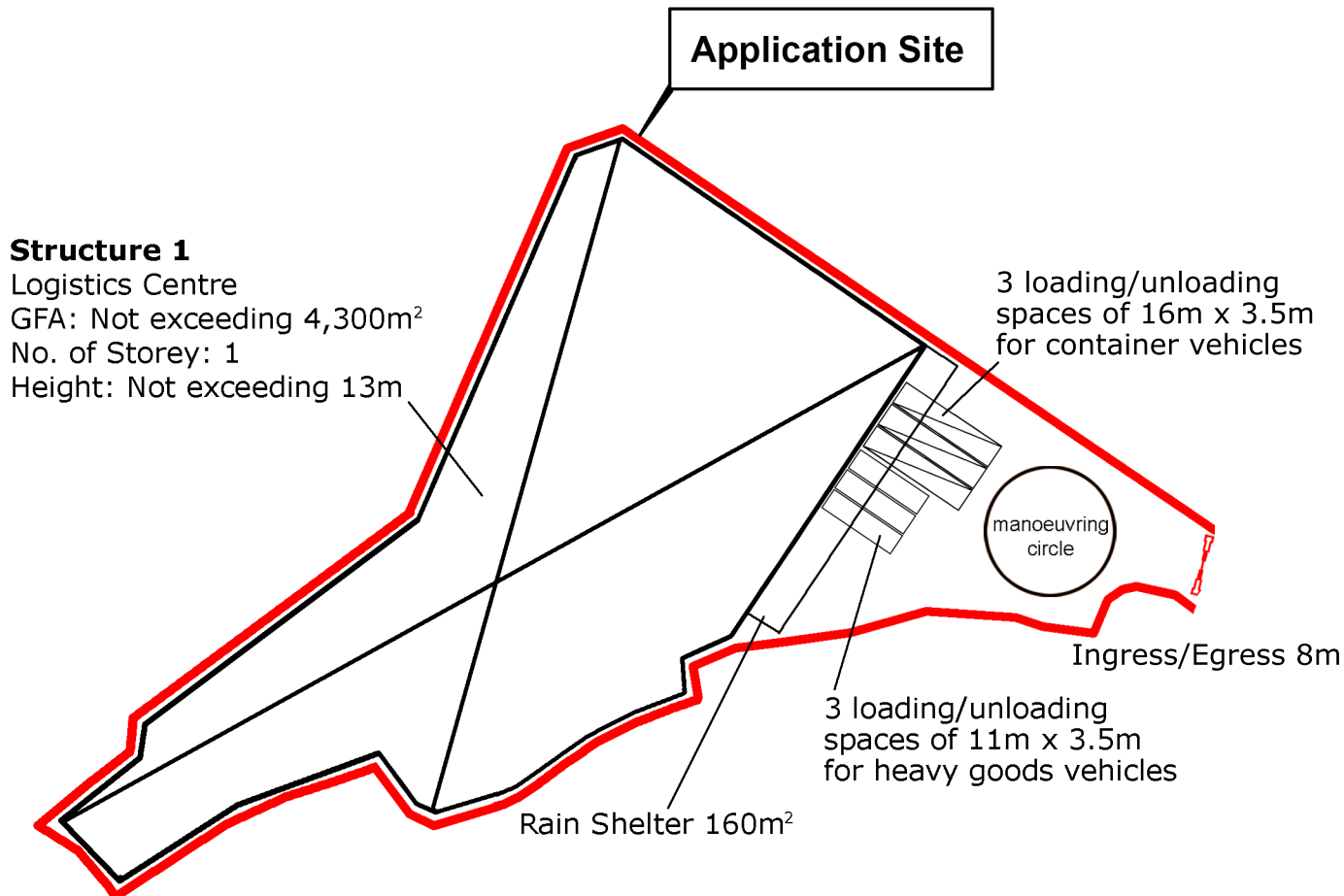
(3)The application site do not need any private car parking space.

Please feel free to contact me if you have any questions.

Regards,

Hermose Chong

---



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 688, 689(Part), 690(Part), 691(Part), 692(Part), 693(Part), 694(Part), 695(Part), 756(Part), 757(Part), 758(Part) and 947(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan



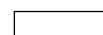
Drawing No. 圖號:

20220618

Remarks 備註:



Container vehicles



Heavy goods vehicles

Scale 比例:

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



規劃許可： **A/YL-PS/662**的申述  
05/07/2022 09:30

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "kkhlee@pland.gov.hk" <kkhlee@pland.gov.hk>

城規會/規劃處：

有關規劃許可： **A/YL-PS/662**

申請地點擬發展的物流中心，現時已經有潛在租客。  
他們是因2021年政府向元朗洪水橋收地影響而需搬遷的用戶。

Thanks!

Ms Chong  
( [REDACTED] )



**Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No.13F)**

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/ proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional

circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
  - (a) the use of sites of less than 1,000 m<sup>2</sup> each for open storage uses and 2,000 m<sup>2</sup> each for port back-up uses in rural areas is generally not encouraged, other than sites located in major road corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
  - (b) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
  - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

## Previous Applications Covering the Site

### Rejected Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of consideration)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/33	“U”	Temporary Private Car/Rigid Lorry/Container Lorry Park and Open Storage of Unregistered Car for a Period of 4 Years	17.7.1998	(1), (2) & (3)
A/YL-PS/79	“U”	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	14.7.2000	(4) & (5)
A/YL-PS/82	“U”	Temporary Open Storage of Construction Materials for a Period of 3 Years	23.2.2001 (TPB)	(4) & (5)
A/YL-PS/85	“U”	Temporary Open Storage of Construction Materials for a Period of 3 Years	11.5.2001 (TPB)	(4) & (5)
A/YL-PS/113	“U”	Temporary Open Storage of Building Materials and Construction Machinery for a Period of 3 Years	14.6.2002	(4) & (5)
A/YL-PS/182	“U”	Temporary Open Park of Left Hand Drive Private Cars and Light Goods Vehicles for a Period of 3 Years	11.6.2004	(1), (4) & (6)
A/YL-PS/233	“U”	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2006 (TPB)	(1) & (3)
A/YL-PS/642	“CDA”	Proposed Residential Development (Houses)	24.12.2021	(5) & (7)

### Rejection Reasons

- (1) Undesirable precedent
- (2) Insufficient information to demonstrate no adverse traffic impact on the area
- (3) Insufficient information to demonstrate no adverse drainage impact on the area
- (4) Incompatible with the surrounding land uses
- (5) Insufficient information to demonstrate no adverse impacts on the surrounding
- (6) Not in line with the Town Planning Board Guidelines on “Open Storage and Port Back-up Uses”
- (7) Not in line with the Town Planning Board Guidelines on the implementation of “CDA” Zones

**Similar Applications in the vicinity “CDA” Zone**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/444	Proposed Temporary Logistic Centre and Ancillary Parking of Vehicle for a Period of 3 Years	9.5.2014 (Revoked on 9.5.2015)
A/YL-PS/477	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	17.4.2015
A/YL-PS/514	Proposed Temporary Logistics Centre for a Period of 3 Years	13.5.2016
A/YL-PS/556	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	6.4.2018
A/YL-PS/586	Temporary Logistics Centre for a Period of 3 Years	17.5.2019
A/YL-PS/633	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	16.4.2021
A/YL-PS/659	Temporary Logistics Centre for a Period of 3 Years	24.6.2022

**Government Departments' General Comments**

**1. Land Administration**

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

- He has no adverse comment on the application.

**2. Traffic**

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

- He has no adverse comment on the application.

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

- He has no adverse comment on the application.

**3. Fire Safety**

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

- He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposal FSIs to his department for approval.

**4. Building Matters**

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

- As there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

**5. Long Term Development**

Comments of the Project Team Leader/Housing, Civil Engineering Office, Civil Engineering and Development Department (PLT/H, CEO, CEDD):

- The Site is located to the east of the potential public housing development at Ping Shan North (PSN), Yuen Long for which an engineering feasibility study (EFS)

was commenced in 2021. The implementation programme will be subject to the findings of EFS. The applicant should note the potential interface issue in proposed development.

#### **6. District Officer's Comments**

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

- He has no adverse comment on the application.

#### **7. Heritage**

Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO):

- His office has not received any comment from locals.

#### **8. Other Departments**

The following departments has no comment on the application:

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Commissioner of Police (C of P);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agricultural, Fisheries and Conservation (DAFC); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the 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 prior approval of the Government;
  - the lot owner(s) will need to apply to his office to permit the structures to be erected or to regularize any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the applicant is reminded that sufficient gate width should be allowed for the smooth maneuvering of the ingress/egress of vehicles;
  - the applicant is also reminded that sufficient space within the Site should be provided for maneuvering of vehicles. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
  - the Site is connected to the public road network (Long Ping Road) via a local access road which is not managed by TD. The land status of that local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the access road connecting the Site with Long Ping Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Long Ping Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- 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;

(f) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised to submit relevant layout plans incorporated with the proposed Fire Service Installations (FSIs) to his department for approval;
- the applicant should be advised on the following:
  - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
- 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 or referral from relevant licensing authority respectively;

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- 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;
- 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 B(P)R at building plan submission stage;



- 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 B(P)R; and
  - detailed checking under BO will be carried out at building plan submission stage;
- (h) to note the comments of the Project Team Leader/Housing, Civil Engineering Office, Civil Engineering and Development Department (PTL/H, CEO, CEDD) that the potential interface issue with the potential public housing development at Ping Shan North, Yuen Long is subject to the findings under CEDD's engineering feasibility study (EFS); and
- (i) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO) that the applicant should inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

參考編號

Reference Number:

220518-162115-40242

提交限期

Deadline for submission:

07/06/2022

提交日期及時間

Date and time of submission:

18/05/2022 16:21:15

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/662

「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，鄉郊設臨時物流中心倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

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



**A/YL-PS/662 DD 122 Wing Ning Tsuen, Ping Shan CDA**  
07/06/2022 02:52

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

**A/YL-PS/662**

Lots 688, 689 (Part), 690 (Part), 691 (Part), 692 (Part), 693 (Part), 694 (Part), 695 (Part), 756 (Part), 757 (Part), 758 (Part) and 947 (Part) in D.D. 122, Ping Shan

Site area : About 6,500sq.m

Zoning: "Comprehensive Development Area"

Applied use: Logistics Centre / 6 Vehicle Parking

Dear TPB Members,

Under the new system of directing interested parties to the OZP website to find the history of approvals one has to waste hours clicking onto the many links to try and identify the correct predecessor.

The closest I can find in this instance is 617 that was withdrawn.

The objections to that are relevant and upheld.

Mary Mulvihill

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 20 October 2020 3:25 AM CST  
**Subject:** A/YL-PS/617 dd 122 Wing Ning Tsuen CDA

**A/YL-PS/617**

Lots 689 (Part), 690 (Part), 691 (Part), 692, 693, 694 (Part), 695 (Part), 697 (Part), 698 (Part), 946 (Part), 947 (Part) in D.D. 122, Wing Ning Tsuen, Ping Shan

Site area : About 9,400sq.m

Zoning : "Comprehensive Development Area"

Applied use : Open Storage of Construction Machinery / 2 Vehicle Parking

Dear TPB Members,

This site has been well and truly trashed. It is zoned CDA and therefore the intention is that it be part of a new community.

The public has been advised that plans are under way to redevelop Ping Shan. Members must inquire what is the intention for this area close to MTR.

There is no history of previous approval for the current operation so members are free to judge if the application intention will interfere with redevelopment plans.

Mary Mulvihill