

2023年 5月 23日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

23 MAY 2023

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
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

2301345

15.5 2023

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-PS / 687
	Date Received 收到日期	23 MAY 2023

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

1. Name of Applicant 申請人姓名/名稱

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

鴻運的士有限公司 HUNG WAN TAXI COMPANY LIMITED

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

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

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 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	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20
(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”[#] (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 15/05/2023 (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 15/05/2023 (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/發展臨時公眾停車場 (私家車、中型貨車及旅遊巴士)
Temporary Public Vehicle Park for Private Cars,
Medium Goods Vehicles and Coaches

(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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	6,500	sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	0	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	0		
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	0	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	0	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	10
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	28
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	22個旅遊巴停車位

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
私家車和旅遊巴士的營業時間為星期一至星期日上午七時至晚上九時，包括星期日以外的公眾假期； 中型貨車停車場的營業時間在星期一至星期六早上七時至晚上六時，不包括公眾假期。			
(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)) 由朗屏路經一條鄉村道路進入	
	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	<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)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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>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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Ms Hermose Chong

Name in Block Letters
姓名（請以正楷填寫）

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

15/05/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	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
Site area 地盤面積	6,500 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20
Zoning 地帶	Comprehensive Development Area 「綜合發展區」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時公眾停車場 (私家車、中型貨車及旅遊巴士) Temporary Public Vehicle Park for Private Cars, Medium Goods Vehicles and Coaches

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	0	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		60
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 22個旅遊巴停車位		10 0 0 28 0 22
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		0 0 0 0 0 0

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

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請摘要

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核准圖編號 S/YL-PS/20，申請地點現時被規劃為「綜合發展區」。
2. 申請地點現時涉及一個物流中心的規劃許可申請 (A/YL-PS/662)，唯因為土地業權問題無法向地政申請短期豁免書，所以前申請人無法繼續該規劃申請。新的申請人發現附近嚴重缺乏停車位，所以申請人向城規會申請臨時公眾停車場。
3. 擬議申請用途為臨時公眾停車場，屬於「綜合發展區」地帶內第二欄的准許用途，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。
4. 申請用途的停車場主要停泊私家車、中型貨車及旅遊巴士，由於現時疫情已過，流浮山及尖鼻咀本地旅遊團需求急升，旅遊巴士停車位需求相應增加，因此申請人希望能正規合法申請停泊旅遊巴，減少旅遊巴違泊情況。
5. 申請人會把擬議申請地點用鐵板圍起，不會影響到附近的民居。
6. 擬議停車場的私家車和旅遊巴的營業時間為星期一至星期日上午七時至晚上九時，包括星期日以外的公眾假期；中型貨車停車場的營業時間在星期一至星期六早上七時至晚上六時，不包括公眾假期。。
7. 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。
8. 擬議發展只會作臨時公眾停車場停泊私家車、中型貨車及旅遊巴以滿足區內數萬名低收入的勞工階層對私家車及中型貨車位以及疫情過後的旅遊從業員司機對旅遊巴車位的殷切需求。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；中型貨車為重量超過 5.5 噸，但 24 噸以下的貨車。

9. 申請用途不涉及汽車維修、汽車美容、洗車、拆卸及工場用途。

10. 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停車場的申請個案（A/YL-PS/377、A/YL-PS/633、A/YL-PS/637、A/YL-PS/660），也是為期 3 年與本申請相同性質的公眾停車場。

11. 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，申請人定會好好履行附帶條件。

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)作為期三年的臨時公眾停車場（私家車、中型貨車及旅遊巴士）。

預計車輛進出流量報告（私家車）

（星期一至星期日，包括公眾假期）

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

預計車輛進出流量報告 (旅遊巴士)

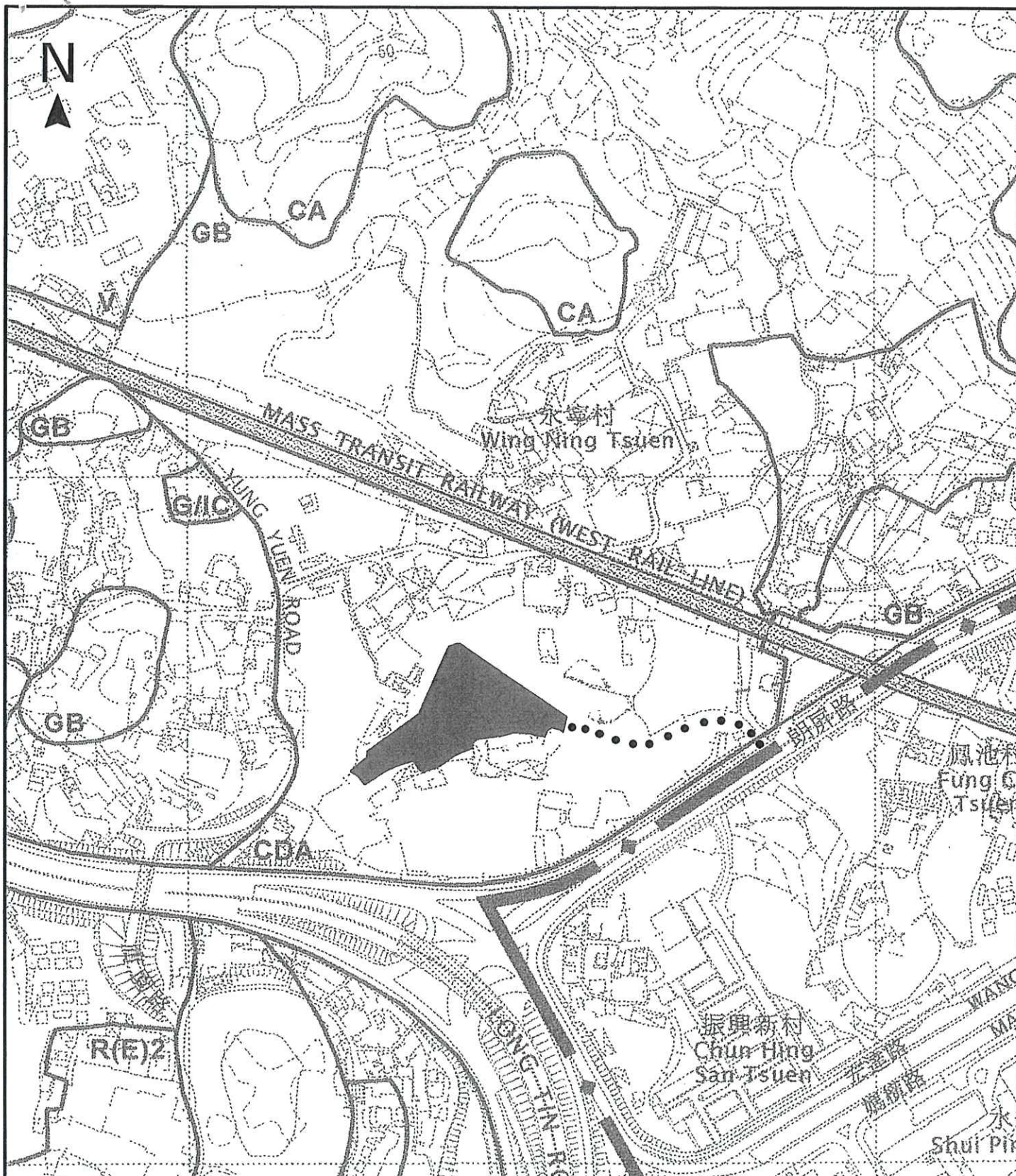
(星期一至星期日，包括公眾假期)

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

預計車輛進出流量報告 (中型貨車)

(星期一至星期六)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	2	2
8 : 00 - 9 : 00	2	0
9 : 00 - 10 : 00	2	2
10 : 00 - 11 : 00	2	3
11 : 00 - 12 : 00	3	2
12 : 00 - 13 : 00	5	1
13 : 00 - 14 : 00	2	4
14 : 00 - 15 : 00	1	2
15 : 00 - 16 : 00	2	4
16 : 00 - 17 : 00	4	4
17 : 00 - 18 : 00	3	4
合計(輛)	28	28



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars, Medium Goods Vehicles and Coaches 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, New Territories

Drawing Title 圖紙標題:

Location Plan

Drawing No. 圖號:

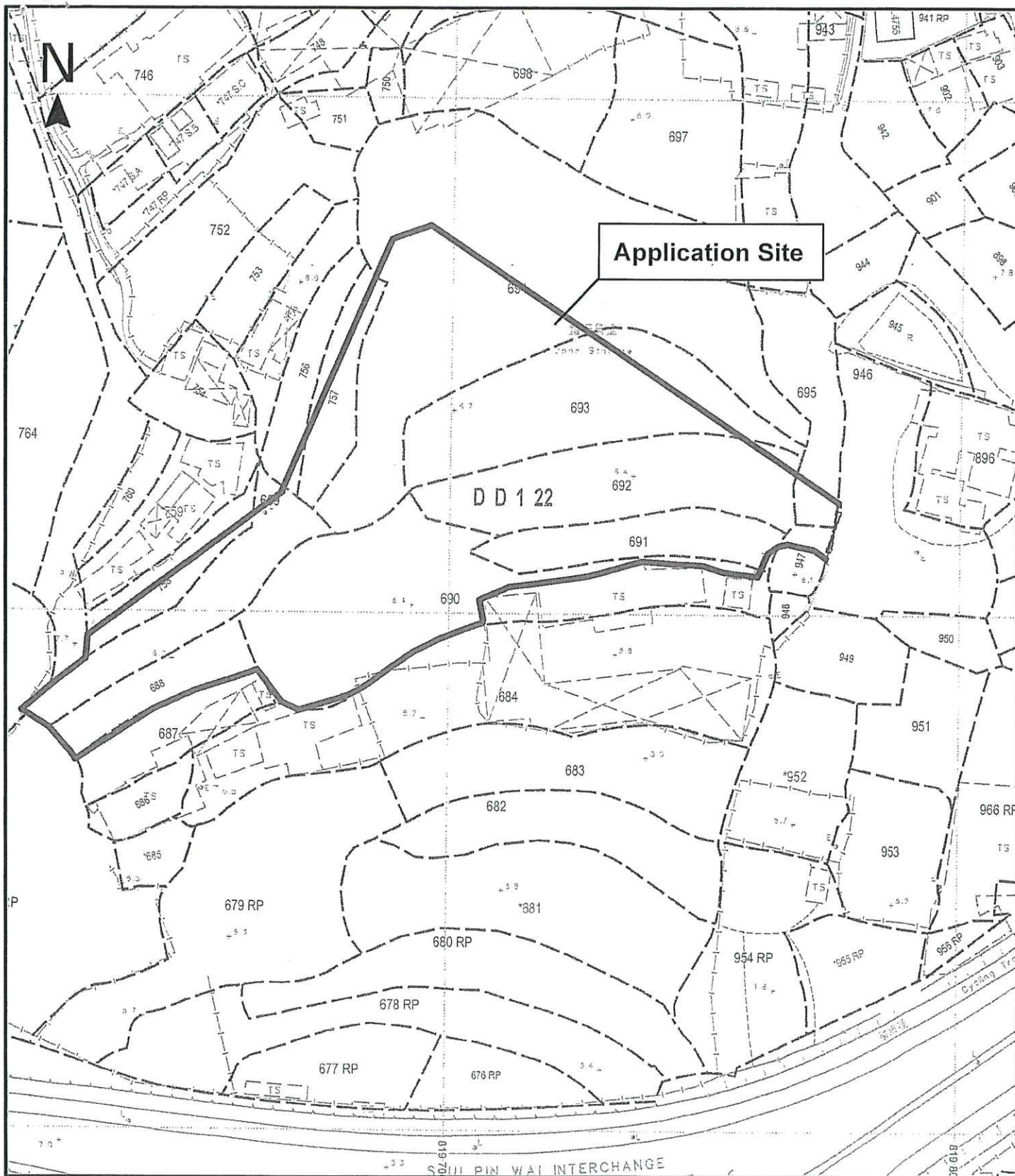
20230508



Remarks 備註:

... Vehicular access leading from Long Ping Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars, Medium Goods Vehicles and Coaches 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, New Territories

Drawing Title 圖紙標題:

Site Plan

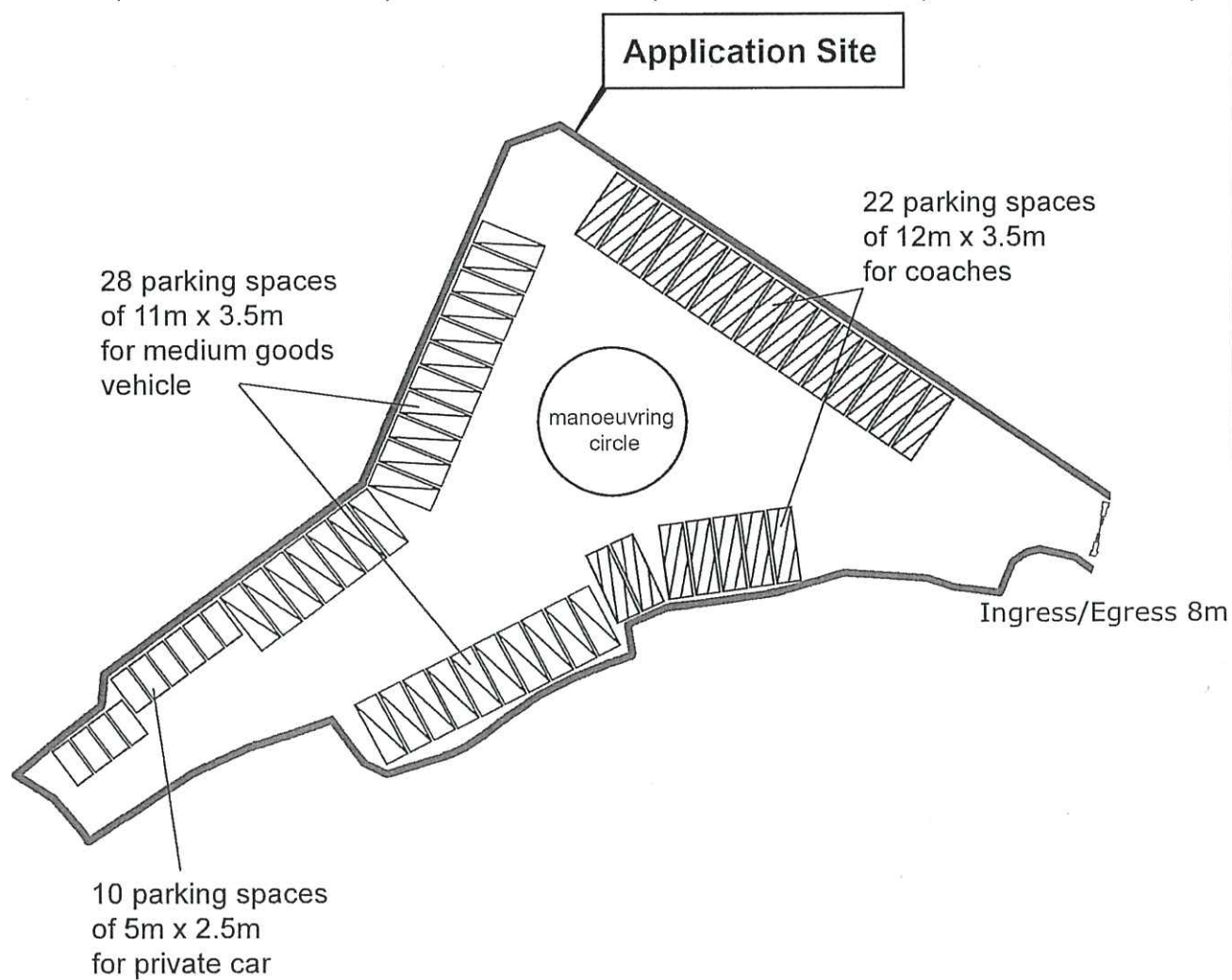


Drawing No. 圖號:

20230508

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars, Medium Goods Vehicles and Coaches 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, New Territories

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20230508

Remarks 備註:



Medium Goods Vehicle



Coaches



Private Car

Scale 比例:

No. 622824
編號



**COMPANIES ORDINANCE
(CHAPTER 32)**

香港法例第32章
公司條例

CERTIFICATE OF INCORPORATION
公司註冊證書

————— * * * —————
I hereby certify that
本人謹此證明

HUNG WAN TAXI COMPANY LIMITED

鴻運的士有限公司

is this day incorporated in Hong Kong under the Companies Ordinance,
於本日在香港依據公司條例註冊成為

and that this company is limited.
有限公司。

Issued by the undersigned on 3 September 1997.

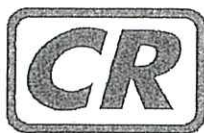
本證書於一九九七年九月三日簽發。

MISS' H. CHANG

.....
for Registrar of Companies
Hong Kong

香港公司註冊處處長
(公司註冊主任 張巧雯 代行)

編號 2529693
No. _____



公司註冊處
COMPANIES REGISTRY

公司更改名稱證明書
CERTIFICATE OF CHANGE OF NAME

本人謹此證明
I hereby certify that

Allgain Land Administrators (Sha Tin) Limited
全堅土地行政師行(沙田)有限公司

已藉特別決議更改其名稱，該公司根據
having by special resolution changed its name, is now incorporated under the

香港法例第622章《公司條例》註冊的名稱現為
Companies Ordinance (Chapter 622 of the Laws of Hong Kong) in the name of

Allgain Land Administrators (Hong Kong) Limited
全堅土地行政師行(香港)有限公司

本證明書於二〇一七年六月三十日發出。

Issued on 30 June 2017.

香港特別行政區公司註冊處處長鍾麗玲

Ms Ada L L CHUNG

Registrar of Companies
Hong Kong Special Administrative Region

註 Note:

公司名稱獲公司註冊處註冊，並不表示獲授予該公司名稱或其任何部分的商標權或任何其他知識產權。

Registration of a company name with the Companies Registry does not confer any trade mark rights or any other intellectual property rights in respect of the company name or any part thereof.

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



回覆: Planning Application No. A/YL-PS/687

03/07/2023 16:11

From: [REDACTED] <[REDACTED]>
To: "mylwong@pland.gov.hk" <mylwong@pland.gov.hk>
Cc: "awymak@pland.gov.hk" <awymak@pland.gov.hk>, "jhltam@pland.gov.hk" <jhltam@pland.gov.hk>

1 attachment



0. Responses to Departmental Comments.pdf

規劃處：

現附上申請人回覆部門的意見，請查收。

謝謝。

Ms Chong

([REDACTED])

Planning Application No. A/YL-PS/687

Table A: Responses to Departmental Comments (dated 23.06.2023)

	Departmental Comments	Responses
	HAD	
(a)	Site formation including hard-paving the site and raising the ground level, as well as the drainage channels being assembled indiscriminately have been reported. Flash flooding at Yung Yuen Road and surrounding village dwellings occurred more frequently. Damage to property and furniture, and even power outages was reported, subsequent safety and drainage concerns have been raised;	申請地點現時涉及一個規劃申請編號：A/YL-PS/662（物流中心），申請人按照正常程序在申請範圍內進行鋪石屎和渠務等工程，申請人也是在申請範圍設置圍板，希望能減少工程對周邊村民的影響。
(b)	The applied use for this application is for a public vehicle park, while the site has been occupied by heavy vehicles including coaches and engineering vehicles, local users were not able to use the application site which is not in line with the applied use; and	申請人為了附近市民的對泊車需求，於是重新入新的規劃申請用作停車場，希望能合法使用土地。
(c)	The noise and gas exhaust matters caused by the heavy vehicles at the site affected the villagers' livelihood and the local road safety.	申請人會在營業時間內營業，並會設置獨立圍板，盡量減少對周邊村民的影響。

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Planning Application No. A/YL-PS/687 : 回應部門意見

07/07/2023 09:25

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

1 attachment



補充說明_.pdf

城規會/規劃處：

現附上申請人回覆部門的意見，請查收。

此電郵將取代2023年7月6日的電郵。

謝謝。

Ms Chong

([REDACTED])

A/YL-PS/687

補充說明

由於擬議停車場不同車輛的營業時間不相同，分別如下：

私家車和旅遊巴的營業時間為星期一至星期日上午七時至晚上九時，包括星期日以外的公眾假期；

中型貨車停車場的營業時間為星期一至星期六早上七時至晚上六時，不包括公眾假期。

申請人將會在停車場入口附近設置警衛室（位於已批出的規劃申請 A/YL-PS/660 停車場的入口附近），並會聘請職員指示相關車輛的停泊地點和監管不同車輛按照以上的營業時間出入停車場，確保不同類型的車輛會在正確的營業時間內進出。



警衛室

Previous Applications Covering the Site

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/662	Proposed Temporary Logistics Centre for a Period of 3 Years	29.7.2022

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	“Undetermined” (“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

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/637	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	25.6.2021
A/YL-PS/660	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles for a Period of 3 Years	29.7.2022

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

- He has no adverse comment on the application.

3. Drainage

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

- He has no in-principle objection to the proposed application from drainage point of view; and
- Should the Town Planning Board consider that the application is acceptable from planning point of view, he would suggest that a condition requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of DSD should be stipulated.

4. 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.

5. Building Matters

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

- He has no comment on the application noting that there is no building works proposed in the application.

6. **Environment**

Comments of the Director of Environmental Protection (DEP):

- He has no objection to the application.

7. **Long Term Development**

Comments of the Project Team Leader/Housing, Civil Engineering and Development Department (PTL/HP1, CEDD):

- He has no adverse comment on the application.

8. **Heritage**

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

- He has no adverse comment on the application.

9. **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 Agriculture, 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) the permission is given to the use/development under application. It does not condone any other use/development which currently exists on the site but not covered by the application. The applicant should be requested to take immediate action to discontinue such use/development not covered by the permission;
- (c) 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;
 - it is noted that no structure is proposed on the Site; and
 - right-of-way is not guaranteed to the Site;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the applicant is 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; and
 - the Site is connected to the public road network via a local access road which is not managed by his department. The land status of that local access road should be checked with LandsD. The management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (e) 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;
- (f) 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” issued by the Environmental Protection Department;

- (g) 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; and
 - 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 Project Team Leader/Housing, Civil Engineering and Development Department (PTL/HP1, CEDD) that the Site is located at the east of the site boundary of the northern portion of the proposed public housing development at Ping Shan North, Yuen Long. The applicant should note the potential interface issue in proposed development and the tentative site formation and infrastructure works; 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.

致：規劃署

城市規劃委員會

提出反對檔案編號：A/YL-PS/687

反對臨時公眾停車場（私家車、中型貨車及旅遊巴士）（為期 3 年）

本永寧村村委會在集合村民及附近居民反映，該申請在其符近土地在並沒有政府通過及商討前，已直接使用混凝土加高地面高度及把所有排水渠道胡亂集合導致村內，每逢落雨便水浸，近日一場大雨更令整條庸園路導致水浸，多處地方及居民住所出現水浸及雨水入屋，家具損毀，更有房屋出現停電問題，村民驚慌及害怕會出現到漏電，危害生命安全。

該處以住是坭地為主，但近日符近大興土木傾倒水泥加高路面，避免導致環境破壞及水利問題，該項目申請名義改變土地成為公眾停車場，但村民及居民並不能使用該，該地方現時已被其他大型公司的連鎖車隊，當中包括大量旅遊車及工程車所佔用及使用，何來公眾之說，當中不排除假公濟私的申請行為！

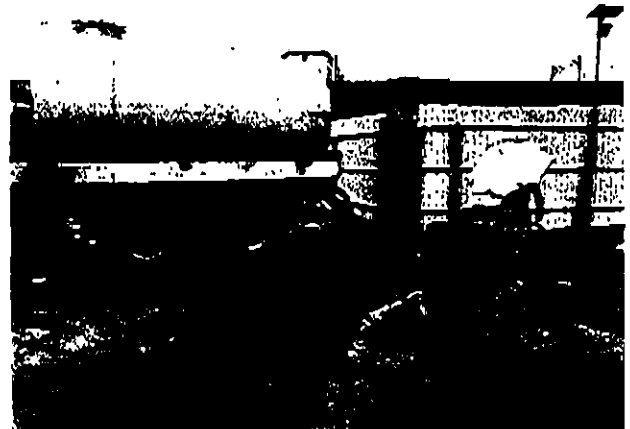
車輛的噪音及廢氣嚴重影響村民生活及道路的安全。

所以希望貴署正視問題所在及杜絕非法使用土地危害村民生活及安全。



2023 年 6 月 15 日

元朗
簽署：屏山鄉
永寧村委員會
簽





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

參考編號

Reference Number:

230618-160935-57278

提交限期

Deadline for submission:

20/06/2023

提交日期及時間

Date and time of submission:

18/06/2023 16:09:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/687

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧

意見詳情

Details of the Comment :

該地區以往非法停泊貨櫃車輛及大量大型車量等，另到該處出現嚴重交通阻塞及事故，朗天路一直出現路面未能負荷車輛問題，另外該申請人在未有與附近居民溝通及政府批准的情況下，就把該土地改變為混凝土地面，更把地面升高導致村內每逢落雨都有水浸問題，更在2023年6月17號一場大雨中令庸園路出現嚴重水浸情況，雨水未能排出，多處路面雨水及膝，更有多名村民房屋出現水浸，甚至雨水到大腿，全房停電，出現非常嚴重危險情況。

令外該處現時停泊大量屬於某公司的旅遊巴和某公司工程車輛，與申請公眾停車場使用不符，附近居民不能停泊車輛在該處，完全係假公濟私的行為！

2

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A/YL-PS/687 DD 122 Wing Ning Tsuen, Ping Shan CDA
19/06/2023 02:56

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

Of course the 'logistics centre' was merely an excuse to get the first approval, conditions not fulfilled and back with the real operation:

Private Car Parking Spaces 10

Medium Goods Vehicle Parking Spaces 28

Coach Parking Spaces 22

This operation would have greater impact on local traffic than the 6 vehicles mentioned in 662. That the Applicant is Wing On Car Park should have been considered in the first place.

But then anyone familiar with the process knows that it is a game of smoke and mirrors.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 7 June 2022 2:52 AM CST

Subject: A/YL-PS/662 DD 122 Wing Ning Tsuen, Ping Shan CDA

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