

This document is received on - 8 JUN 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

e-form No. S16-III  
電子表格第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](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

2301488

31.5.2023 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TZ-PS/692
	Date Received 收到日期	- 8 JUN 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)

Ms. Lam Hing Fun & Mr. Leung Wing Cheung

### 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)

### 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)	DD123 Lot 159 S.B. SS.1 RP Ping Shan, Yuen Long New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 107 ..... 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)	..... 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	S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展
(f) Current use(s) 現時用途	<p>停泊業主車輛</p> <p>(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)</p>

#### 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)"<sup>#</sup>  
已通知 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (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<sup>&</sup>

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> <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</b> <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> <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)</b>	
(a) Proposed use(s)/development 擬議用途/發展	臨時私人停車場 (只限業主私家車)  (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 ..... 107 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 .....sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... Proposed domestic floor area 擬議住用樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 .....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 ..... 4 ..... Motorcycle Parking Spaces 電單車車位 ..... 不設 ..... Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... 不設 ..... Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... 不設 ..... Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... 不設 ..... Others (Please Specify) 其他 (請列明) ..... 不設 ..... ..... 不設 .....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 ..... 不設 ..... Coach Spaces 旅遊巴車位 ..... 不設 ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... 不設 ..... Medium Goods Vehicle Spaces 中型貨車車位 ..... 不設 ..... Heavy Goods Vehicle Spaces 重型貨車車位 ..... 不設 ..... Others (Please Specify) 其他 (請列明) ..... 不設 ..... ..... 不設 .....	

Proposed operating hours 擬議營運時間 每日24小時 (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)) 福順路																															
	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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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"/>
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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>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
<b>位於鄉郊地區臨時用途/發展的許可續期</b>	
(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>Reason(s) for non-compliance: 仍未履行的原因：</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）。

就有關地段於 DD123, Lot 159 S.B. SS.1 RP, Ping Shan, Yuen Long, N.T. 申請泊車的原因, 是基於城市規劃條例第131章第16條-III要求, 而本業主並沒有車位, 亦有在上址泊車的需要, 所以作出申請臨時私人停車場。




**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



Leung Wing Cheung & Lam Hing Fun

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

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

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

Date 日期

29/05/2023

..... (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。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	DD123 Lot 159 S.B. SS.1 RP Ping Shan, Yuen Long New Territories
Site area 地盤面積	107 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PS/20
Zoning 地帶	鄉村式發展
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 <u>3</u> <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	臨時私人停車場 (只限業主私家車)

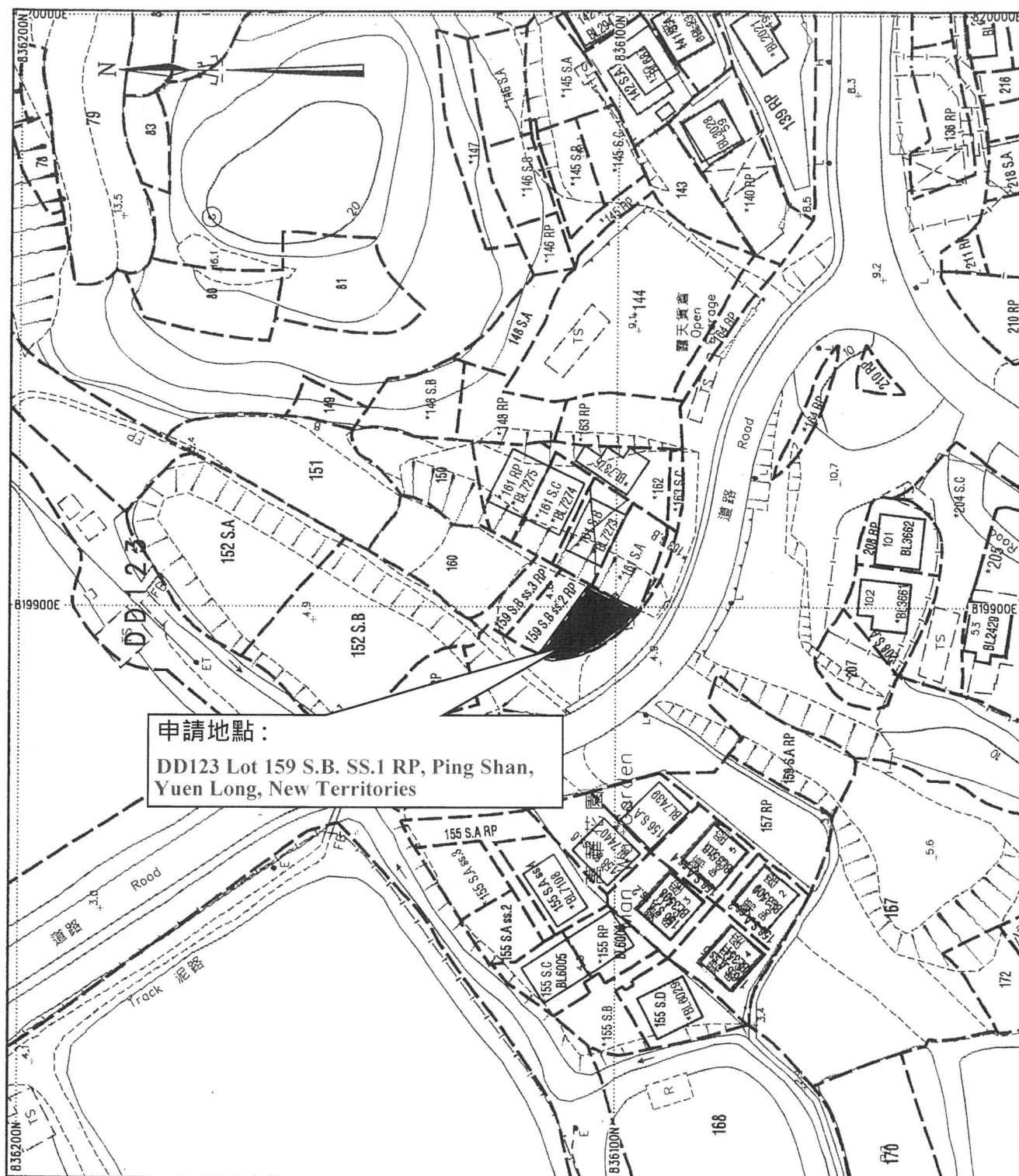
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> m 米 (Not more than 不多於)	
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
	Non-domestic 非住用	<input type="checkbox"/> m 米 (Not more than 不多於)	
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<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 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) <hr/>		4  4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
申請範圍圖則, 場地設計圖則, 交通運輸及連接公路圖則		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input 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 type="checkbox"/>	<input type="checkbox"/>
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。

# LOT INDEX PLAN



申請地點:

DD123 Lot 159 S.B. SS.1 RP, Ping Shan,  
Yuen Long, New Territories

Plan produced by SMO, Lands Department.

SCALE 1 : 1000  
METRES 10 0 10 20 30 40 50 METRES



Locality : DD123

Lot Index Plan No. : 2-SW-24C

District Survey Office : Yuen Long

Date : 10 Jan 06

Reference No. : YLLIP/06/1/156

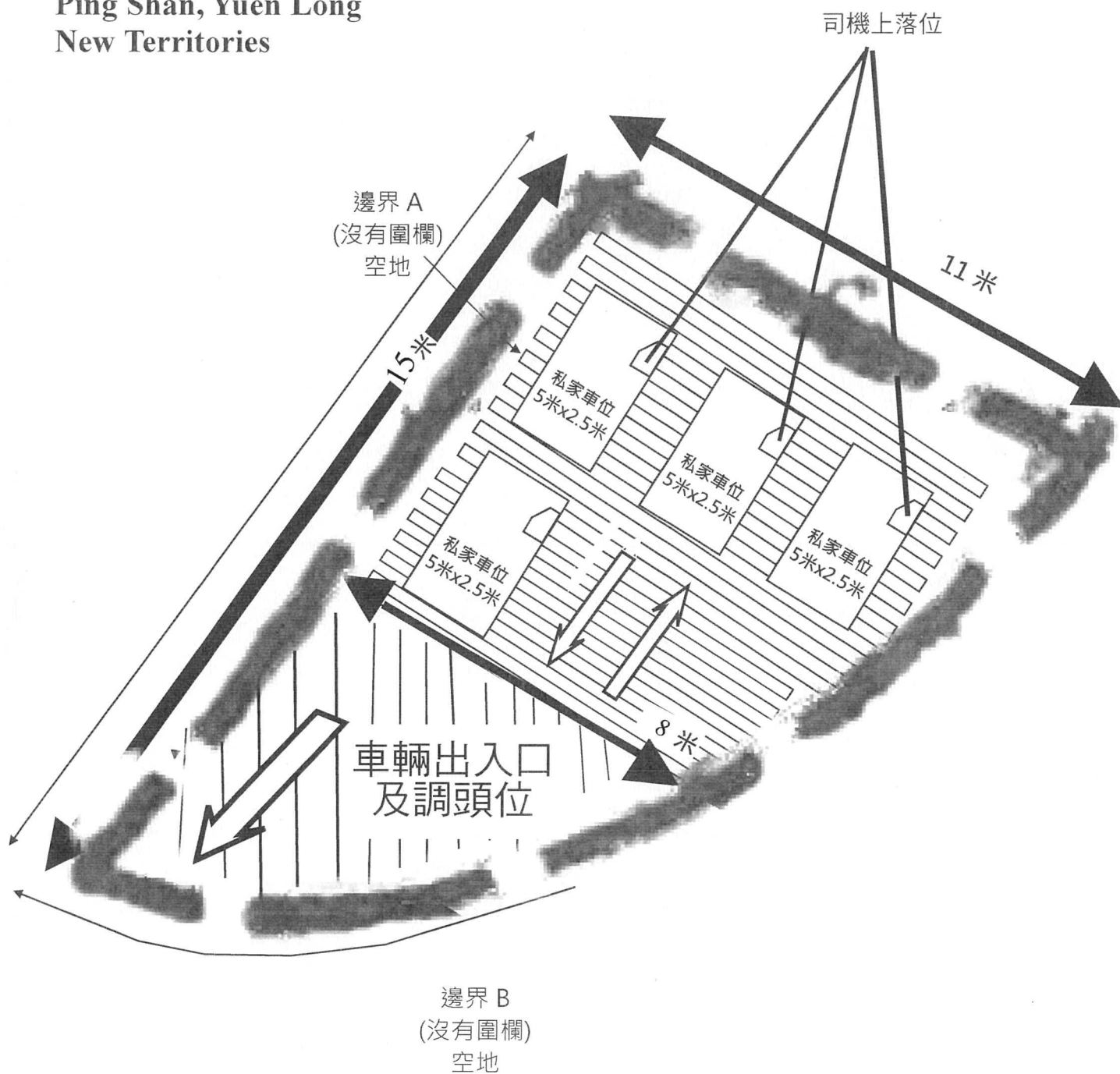
© Copyright reserved - Hong Kong Government

SMO-P01

20060110152708

This plan is a copy of the lot index plan which shows the approximate position of lot boundaries. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification when better lot boundary evidence becomes available. 本圖則為地段索引圖的複印本，旨在展示地段界線的大約位置。本圖則內的資料，必須經實地測量核證。在有較佳地段界線證據的情況下，地段索引圖可隨時被修改。

DD123 Lot 159 S.B. SS.1 RP  
Ping Shan, Yuen Long  
New Territories



Plan produced by SMO, Lands Department.

SCALE 1 : 1000  
METRES 10 0 10 20 30 40 50 METRES



Locality : DD123

Lot Index Plan No. : 2-SW-24C

District Survey Office : Yuen Long

Date : 10 Jan 06

Reference No. : YLLIP/06/1/156

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SMO-P01

20060110152708

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申請地點:

DD123 Lot 159 S.B. SS.1 RP, Ping Shan,  
Yuen Long, New Territories

現有車路



© The Government of the Hong Kong SAR

Map Printed On 30th May 2023

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted



**Fw: Planning Application No. A/YL-PS/692**

29/08/2023 10:22

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Max Yuet Lun WONG/PLAND/HKSARG@PLAND  
Cc: Alexander Weng Yip MAK/PLAND/HKSARG@PLAND, Joyce Hiu Lam TAM/PLAND/HKSARG@PLAND  
File Ref:

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 29/08/2023 10:21 -----

From: <tpbpd@pland.gov.hk>  
To: <tmylwdpo@pland.gov.hk>  
Cc: <kkfyiu@pland.gov.hk>  
Date: 28/08/2023 16:51  
Subject: FW: Planning Application No. A/YL-PS/692

**From:** May Wong [REDACTED]  
**Sent:** Monday, August 28, 2023 4:44 PM  
**To:** tpbpd@pland.gov.hk  
**Subject:** Fwd: Planning Application No. A/YL-PS/692

----- 轉寄的訊息 -----

寄件者： May Wong [REDACTED]  
日期：2023年8月24日 週四，下午2:02  
寄件者：Re: Planning Application No. A/YL-PS/692  
收件者： <[mylwong@pland.gov.hk](mailto:mylwong@pland.gov.hk)>, <[pingli@td.gov.hk](mailto:pingli@td.gov.hk)>  
副本： <[awymak@pland.gov.hk](mailto:awymak@pland.gov.hk)>, <[jhlam@pland.gov.hk](mailto:jhlam@pland.gov.hk)>

李小姐：

就有關你提及的問題，我早前曾嘗試致電給你，但未能聯繫上。

有關道路使用權，我已致電給元朗地政署的伍生(Mr. Ng)，他清楚指出地政署不反對我們使用及不需作出申請，並表示將與各部門開會時說明。

另外就第三點，由於所有車輛都是我們所擁有，因此我們可以就當時環境及情況，自由隨時作出調動。

如需要修正的話，請隨時與我聯絡。

謝謝  
May Wong



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted



**Fw: Planning Application No. A/YL-PS/692**

21/09/2023 16:04

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Max Yuet Lun WONG/PLAND/HKSARG@PLAND  
Cc: Alexander Weng Yip MAK/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 21/09/2023 16:04 -----

From: tpbpd/PLAND/HKSARG  
To: tmylwdpo@pland.gov.hk  
Cc: Kiff Kit Fu YIU/PLAND/HKSARG@PLAND  
Date: 21/09/2023 15:52  
Subject: Fw: Planning Application No. A/YL-PS/692

----- Forwarded by tpbpd/PLAND/HKSARG on 21/09/2023 15:52 -----

From: May Wong <[REDACTED]>  
To: mylwong@pland.gov.hk, pingli@td.gov.hk, jhltam@pland.gov.hk, awymak@pland.gov.hk, tpbpd@pland.gov.hk  
Date: 21/09/2023 13:20  
Subject: Re: Planning Application No. A/YL-PS/692

李小姐

就你所說的第一點, 我們作出了修正, 詳情請看附件  
請盡快回覆此修改是否可行? 以便我們再作申請車輛出入口之用  
期望能於2023年10月27日時給城規會審批停車場之申請

謝謝

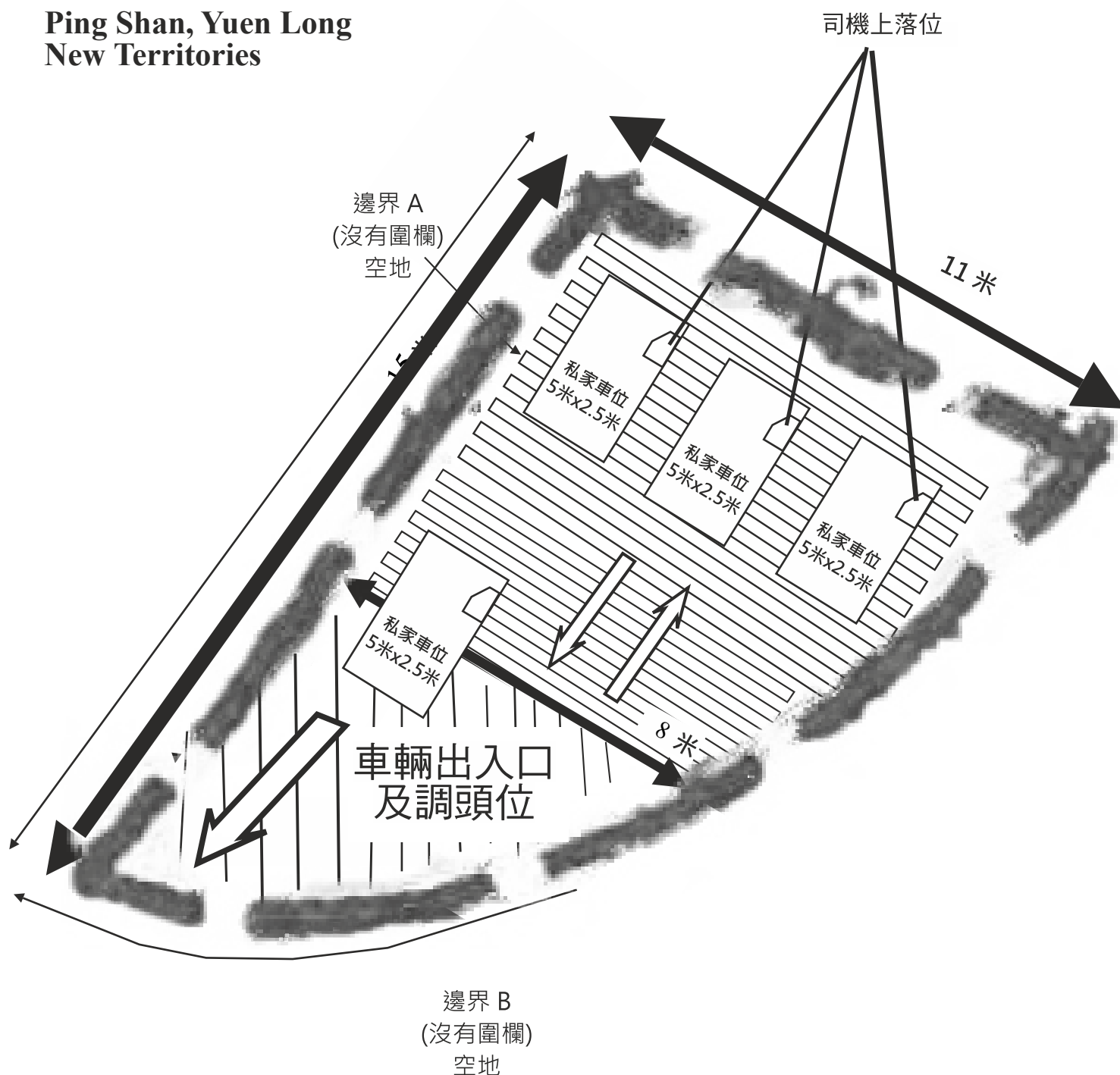
May Wong



lot 159 carpark layout 20230921.pdf

-  
-

Date : 21 Sept 2023  
DD123 Lot 159 S.B. SS.1 RP  
Ping Shan, Yuen Long  
New Territories



Plan produced by SMO, Lands Department.

SCALE 1 : 1000  
METRES 10 0 10 20 30 40 50 METRES



Locality : DD123

Lot Index Plan No. : 2-SW-24C

District Survey Office : Yuen Long

Date : 10 Jan 06

Reference No. : YLLIP/06/1/156

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SMO-P01

20060110152708

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**Relevant extract of the Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
under Section 16 of the Town Planning Ordinance  
(TPB PG-No. 12C)**

**Wetland Buffer Area (WBA)**

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

**Previous s.16 Application Covering the Site**

**Rejected Application**

<b><u>Application No.</u></b>	<b><u>Zoning(s)</u></b> (at the time of approval)	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reasons</u></b>
A/YL-PS/632	“V”	Temporary Warehouse (Storage of Water Filters and Documents) for a Period of 3 Years	16.4.2021	(1) and (2)

**Rejection Reasons**

- (1) Not in line with planning intention
- (2) Undesirable precedent

**Similar Application in the same “V” zone**

**Approved Application**

<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/666	Temporary Public Vehicle Park for a Period of 3 Years	25.11.2022

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the Site falls within an old schedule agricultural lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- it is noted that no structure is proposed on the application site.

**2. Traffic**

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

He has no adverse comment on the application provided that there is sufficient space within the lot for vehicle maneuvering in/out of each parking space without affecting or being affected by other parked vehicles at the nearby parking spaces, design and construct the vehicular access to the subject lot to the satisfaction of Transport Department (TD) and Highways Department (HyD) on the public footpath.

Comments of the Chief Highway Engineer/New Territories West, HyD (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 a 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; and

- 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 as there is no proposed building works at the Site.

## **6. Environment**

Comments of the Director of Environmental Protection (DEP):

He has no objection to the application.

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

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

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);
- Director of Electrical and Mechanical Services (DEMS);
- 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) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) on site access arrangement;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that LandsD does not guarantee any right-of-way to the application site;
- (d) to note the comment of the Commissioner of Transport (C for T) that the Site is connected to Fuk Shun Street via a piece of government land, which is not under the management of his department. The land status of the piece of government land and whether vehicular access to the subject lot is permitted under lease should be checked with the Lands Department by the applicant. It is the responsibility of the applicant to obtain consent from the owner or management party of the local access road for using it to access the Site; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway 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 the nearby public roads/drains. His department shall not be responsible for the maintenance of the access road connection the Site with Fuk Shun Street;
- (f) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department; and
- (g) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (iii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iv) 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.



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

參考編號

Reference Number:

230703-134327-49275

提交限期

Deadline for submission:

07/07/2023

提交日期及時間

Date and time of submission:

03/07/2023 13:43:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/692

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 羅

意見詳情

Details of the Comment :

- 很多居民出入，影響居民安全
- 此地方的電錶外露，雨水經常弄濕，令附近居民生命受威脅

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

## 參考編號

Reference Number:

230703-131540-06184

## 提交限期

Deadline for submission:

07/07/2023

## 提交日期及時間

Date and time of submission:

03/07/2023 13:15:40

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/692

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 盛先生

## 意見詳情

Details of the Comment :

(1)上述地段因為有太多居民進出、准許設為停車場只會影響居民進出及危害進出居民的生命！若上述地段業主真的自用、停泊自己的車輛跟本不須要申請規劃許可、這個已經確認申請人有心更改土地用途作為商業之用！若作為商業停車場進出之車輛，一定不會理會居民，造成人車爭路互不相讓引起紛爭，糾紛，牽涉人命傷亡！請問由誰人負責？所以反對呢一個規劃申請！

(2)上述申請地段未得到規劃處許可證批出已經偷步構建上蓋構築物，及在露天地方安裝電表該電表沒有電器裝置也沒有遮擋，露天的好天曬落雨淋這是非常危險的行徑，若下雨、雨水滲入電表及電線來引起漏電搶火、爆炸，是否由申請人負責？申請人咁樣做目的為什麼？相信這是滿足一己私欲自私愚蠢的做法申請人沒有理會附近居住的居民，只顧自己本身利益影響到附近居住的居民呢一點，我絕不認同！未得到規劃署，批准已偷步構建上蓋及搭建電錶（露天）已經違法！如果得到規劃處批出準許證停車場。車輛進出以幾何級數遞增後果更不堪設想！申請人有恃無恐事無忌大到時要再提出反對意見，相信已經渺茫！有見及此現向規劃署提出本人的反對意見！

(3)申請人，在申請書上隻字不提現在上述地段已經建有構築物及露天電錶請問這是什麼原因？

這點請規劃處、地政處及有關部門立刻跟進！

所以定必反對這個申請！

(4)翻查記錄上述地段於2021年3月曾有規劃申請遭規劃署拒絕、相隔兩年再作另類申請定必有相關違例事項在內才再次作出規劃申請！本人重申反對這個申請！

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

參考編號

Reference Number:

230703-143744-74974

提交限期

Deadline for submission:

07/07/2023

提交日期及時間

Date and time of submission:

03/07/2023 14:37:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/692

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 吳先生

意見詳情

Details of the Comment :

**反對規劃申請！****該申請地點段接連馬路旁邊的行人路、日常太多行人進出附近路段、對行人，絕對不利、太危險！該地段絕對係不適宜建停車場！**

申請編號	A/YL-PS/692 Appendix VII-4 of RNTPC Paper No. A/YL-PS/692
申請地區 區域	屏山 屯門及元朗西區
地點	新界元朗屏山丈量約份第 123約地段第159號B分段第 1小分段餘段
擬議	臨時私人停車場（為期3年

反對上述地段申請臨時私人停車場：

(1) 接連該地段位置日常有很多居民進出，若批出規劃許可證擔心日後人車爭路，對居民生命財產造成威脅！

該地段不適宜建停車場！

(2) 該地段在未得到規劃許可前已經停泊多輛重型貨車、私家車及已搭建構築物、懷疑已進行商業用途（泊車收費）若批出規劃許可，只怕一放難收，對居民進出附近路段及馬路旁的行人路時生命構成威脅，，有莫大關係！

決議反對該規劃申請！

以下部份只可以提供給政府部門同事存檔、請不要把個人資料及地址等等公開給公眾查閱！

本人為 居民代表、此地段為本村村界範圍內、由於近日接獲多名村民及居民投訴！有見及此本人謹代表各位村民及居民正式反對該地段之申請！

居民代表：吳業能  
居民代表助理：吳振謙 吳家冠 吳晃謙 吳偉基  
吳業能

地址：

日期：4-7-2023

