

2024年 8月 1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。

This document is received on 2024-08-01
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2401767

17.7.2024

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/YL-PS/729
	Date Received 收到日期	2024-08-01

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

鄧炳輝 Tang Ping Fai

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)

Allgain Land Planning Limited 全堅土地規劃有限公司

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665號餘段(部分)、第676號餘段、第677號餘段、第678號餘段(部分)、第679號餘段(部分)、第680號餘段(部分)、第681號、第682號(部分)、第683號(部分)、第687號(部分)、第689號(部分) 及第954號餘段(部分)
(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 8,530 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,640 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	屏山分區計劃大綱核准圖編號 S/YL-PS/20 APPROVED PING SHAN OUTLINE ZONING PLAN NO. 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 01/07/2024 (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 15/07/2024 (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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展擬議臨時貨倉（為期3年）
Proposed Temporary Warehouse for a Period of 3 Years

(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	5890	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2640	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	12	.....
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	2640	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2640	.....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1-12：貨倉；每個面積約220平方米，1層高，高度不多於7米。

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	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

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	3
Others (Please Specify) 其他 (請列明)	0

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	<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)) 由朗屏路經一條地區小路進入	
	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) <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	<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 checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<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 or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

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

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 Planning Limited



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

Date 日期

17/07/2024

(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	<p>Lots 665 RP (Part), 676 RP, 677 RP, 678 RP(Part), 679 RP(Part), 680 RP(Part), 681, 682(Part), 683 (Part), 687(Part), 689(Part) and 954 RP (Part) in D.D.122, Ping Shan, Yuen Long, New Territories</p> <p>新界元朗屏山丈量約份第122約地段第665號餘段(部分)、第676號餘段、第677號餘段、第678號餘段(部分)、第679號餘段(部分)、第680號餘段(部分)、第681號、第682號(部分)、第683號(部分)、第687號(部分)、第689號(部分)及第954號餘段(部分)</p>
Site area 地盤面積	<p>8530 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)</p>
Plan 圖則	<p>屏山分區計劃大綱核准圖編號 S/YL-PS/20 APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20</p>
Zoning 地帶	<p>Comprehensive Development Area 「綜合發展區」</p>
Type of Application 申請類別	<p><input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期</p> <p><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____</p> <p><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期</p> <p><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	<p>擬議臨時貨倉 (為期3年) Proposed Temporary Warehouse for a Period of 3 Years</p>

(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	2640 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.309 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	12	
(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	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	30.9 % <input checked="" 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		0
	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) _____ _____		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	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 3

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
<u>Plans and Drawings 圖則及繪圖</u>		
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/> Site Plan, Location Plan		
<u>Reports 報告書</u>		
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 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 8,530 平方米，現時空置，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. 擬議申請用途為臨時貨倉，不屬於「綜合發展區」地帶內第一或二欄的准許用途，按照城規會條例，申請人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. 擬議申請的 12 個小型貨倉，每個約 220 平方米，1 層高，高度不超過 7 米；貨倉將會用臨時物料搭建，主要存放小型建築材料（紅磚、沙磚、沙包或石包）、裝修材料（地磚/水喉/電線喉/銅喉/木板等）、五金工具、電子零件等貨品。
4. 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。
5. 擬議貨倉涉及 3 個重型貨車上落貨位，貨倉主要從內地運送，然後暫時存放在貨倉內，再等香港的供應商或建築公司來取貨，司機會預先溝通好，同一時間內，場地內不會有超過 3 輛貨車進行上落貨活動。
6. 擬議貨倉的營業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。
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，違泊的情況十分常見，嚴重影響區內交通運輸網絡。
8. 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物流中心或貨倉等的申請個案（A/YL-PS/633、A/YL-PS/662 及 A/YL-PS/708 等）。
9. 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。

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 665 號餘段(部分)、第 676 號餘段、第 677 號餘段、第 678 號餘段(部分)、第 679 號餘段(部分)、第 680 號餘段(部分)、第 681 號、第 682 號(部分)、第 683 號(部分)、第 687 號(部分)、第 689 號(部分) 及第 954 號餘段(部分)作為期三年的臨時貨倉。

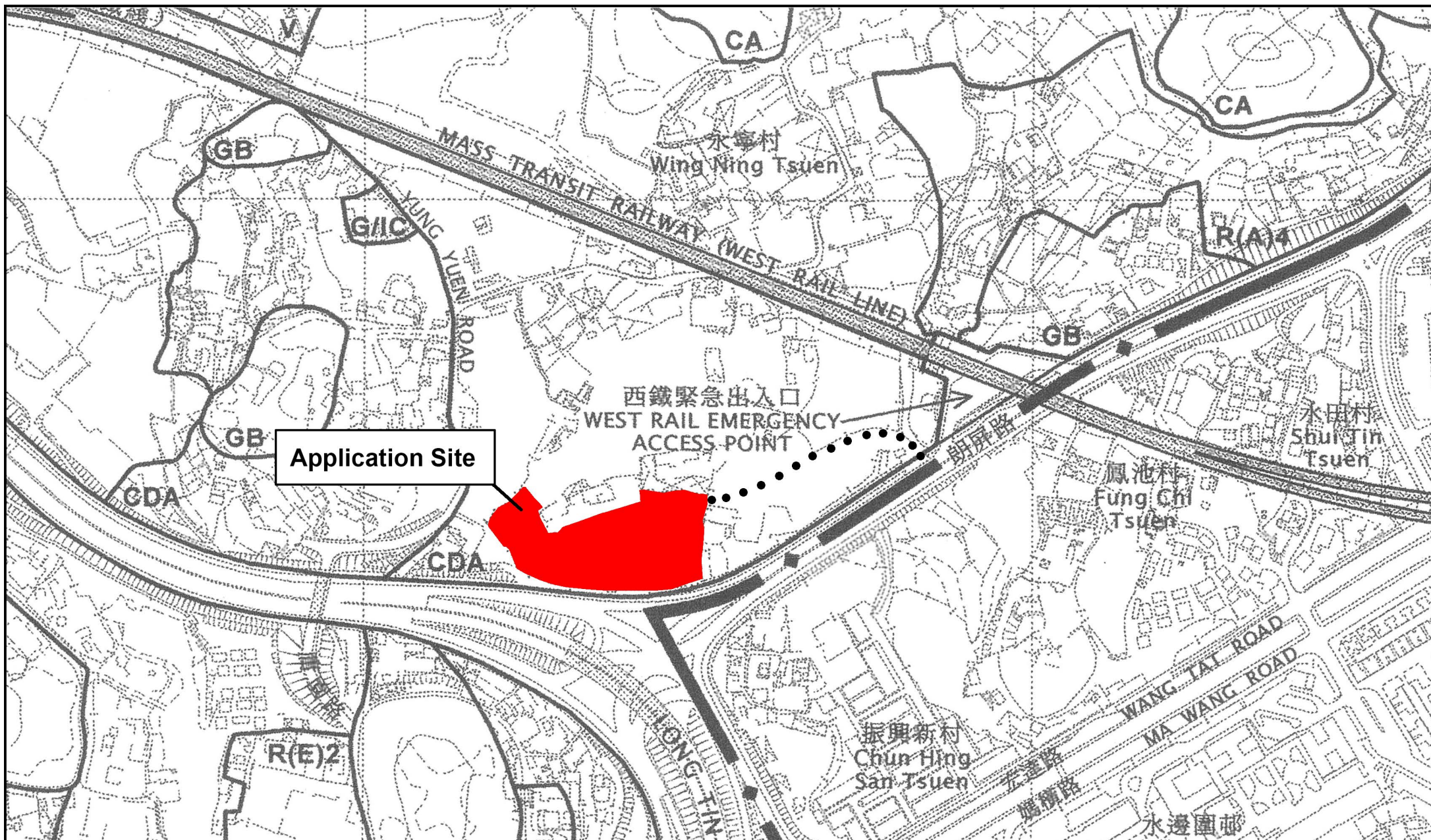
根據城市規劃條例第 16 條作出規劃許可申請

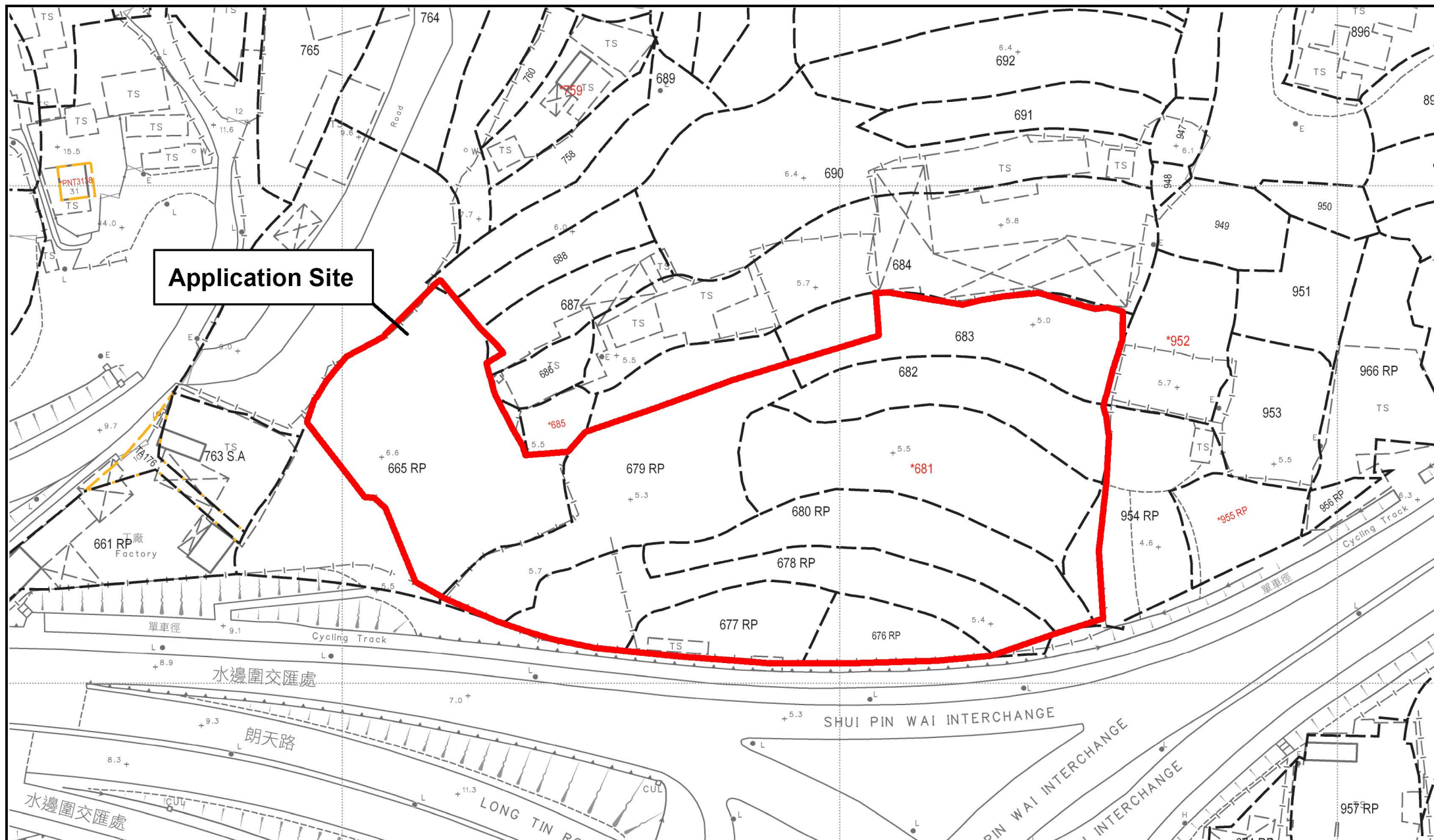
擬在新界元朗屏山丈量約份第 122 約地段第 665 號餘段(部分)、第 676 號餘段、
第 677 號餘段、第 678 號餘段(部分)、第 679 號餘段(部分)、第 680 號餘段(部分)、
第 681 號、第 682 號(部分)、第 683 號(部分)、第 687 號(部分)、第 689 號(部分)
及第 954 號餘段(部分)
作為期三年的臨時貨倉

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	0	0
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	1	0
11 : 00 - 12 : 00	0	1
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	1	0
14 : 00 - 15 : 00	0	1
15 : 00 - 16 : 00	1	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	1
合計(輛)	3	3





Project 項目名稱:

Proposed Temporary Warehouse for a Period of 3 Years at
Lots 665 RP (Part), 676 RP, 677 RP, 678 RP(Part),
679 RP(Part), 680 RP(Part), 681, 682(Part), 683(Part),
687(Part), 689(Part) and 954 RP (Part) in D.D.122,
PingShan, YuenLong, New Territories

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

20240729

Remarks 備註:

Structure 10

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 11

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 12

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 9

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

3 loading/unloading spaces
of 11m x 3.5m for heavy
goods vehicle

Ingress/Egress 6m

Application Site

manoeuvring
circle

Structure 8

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 7

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 1

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 2

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 6

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 5

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 4

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Structure 3

Warehouse
GFA: 220m² (ABOUT)
No. of storey: 1
Height: Not exceeding 7m

Project 項目名稱:

Proposed Temporary Warehouse for a Period of 3 Years at
Lots 665 RP (Part), 676 RP, 677 RP, 678 RP(Part),
679 RP(Part), 680 RP(Part), 681, 682(Part), 683(Part),
687(Part), 689(Part) and 954 RP (Part) in D.D.122,
PingShan, YuenLong, New Territories

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

20240729

Remarks 備註:

☒ Structure

☒ Heavy Goods Vehicle

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年09月10日星期二 9:21
收件者: Max Yuet Lun WONG/PLAND
副本: Wai Lap TANG/PLAND
主旨: 轉寄: Planning Application No. A/YL-PS/729 - Further Information
附件: 回應部門意見.pdf; 附件1.pdf; 附件2.pdf; 附件3: 工程期間車輛進出流量報告.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, September 10, 2024 9:16 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: Planning Application No. A/YL-PS/729 - Further Information

From: Chong Hermose <[REDACTED]>
Sent: Monday, September 9, 2024 11:17 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>
Subject: Planning Application No. A/YL-PS/729 - Further Information

城規會/規劃處：

有關規劃申請：A/YL-PS/729，現附上申請人的補充資料及回應公眾的意見，請查收。

謝謝。

莊小姐

([REDACTED])

Planning Application No. A/YL-PS/729

Table A: Clarification

		Responses
(1)	please indicate the width of the aisle, the site entrance and the vehicular access leading to the subject site (including the access at Long Ping Road);	請看附件 1，清楚標示 3 個地方的闊度。
(2)	please demonstrate with a layout plan with dimension and turning table/swept path that sufficient space would be allowed for manoeuvring inside the subject site, and along the access connecting the subject site and Long Ping Road;	請看附件 2。
(3)	please advise the provision and management of pedestrian facilities to ensure pedestrian safety;	<p>申請人會在營業時間內，聘請一名交通指揮員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。</p> <p>每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通；同一時間，交通指揮員亦會在申請地點門口指揮交通，並向行人發出手號及指示牌，確保行人在得到正確的指示才過馬路，確保周邊行人的安全。</p>
(4)	please justify whether the access between the proposed site entrance and Long Ping Road has sufficient capacity to accommodate the additional vehicular flow from the operation of the existing temporary public vehicle's park;	<p>由於擬議貨倉只涉及 3 個重型貨車上落貨位，每天營業時間內同一時間最多只有 3 輛車輛同時存在，而且現時沒有收到任何村內的投訴反汽車流量過高，因此申請人認為現時的行車通道流量是沒有問題，擬議申請不會為朗屏路帶來重大負面交通流量影響。</p>

(5)	please provide justification on no parking space is proposed at the subject site;	擬議貨倉涉及 3 個重型貨車上落貨位，貨物主要從內地運送，然後暫時存放在貨倉內，再等香港的供應商或建築公司來取貨，司機會預先溝通好，同一時間內，場地內不會有超過 3 輛貨車進行上落貨活動。卸貨後車輛便會離開，所以停車場內不需要設任何停車位置。
(6)	The applicant shall advise the trip generation during construction period;	由於現場初步已平整好，並涉及 12 個小型貨倉，沒有大型基建工程，臨時貨倉的搭建物料主要是工字鐵和坑板，不會有重型機械，預計整個工程期為 3-4 個月。 有關工程期間車輛流量報告，的請看附件 3。
(7)	please advise whether there will be open storage and workshop activities to be carried out at the subject site.	申請地點不會有任何露天存放及工場活動，當車輛來到時，負責卸貨的工作人員會立即將貨品搬入不同的貨倉內，避免貨品日曬雨淋。
(8)	please advise the intention for the proposed development and are there any operators identified.	由於申請地點附近有大型基建工程（包括政府公營房屋的建築工程），對小型建築材料（紅磚、沙磚、沙包或石包）、裝修材料（地磚/水喉/電線喉/銅喉/木板等）、五金工具、電子零件等需要很大，在香港購買成本太貴，因此在內地以批發價錢採購一整車的材料，再運送到香港貨倉臨時存放，會大大減輕建築成本。 申請人正在物色租客，並正在洽談細節，其中有兩間建築公司有意租下，包括寶裕建築工程有限公司及順興建築有限公司等。
(9)	please advise the need for using heavy goods vehicle for operation at the subject site.	擬議貨倉的運作：貨物主要從內地包裝好，然後運送到香港進行卸貨，暫時儲存放在貨倉內，再等香港的供應商或建築公司來取貨，由於中港運輸成本高，使用重型貨車擺放的貨物數量會多一點，減少營運成本。 因此擬議申請需要重型貨車。

回應公眾意見

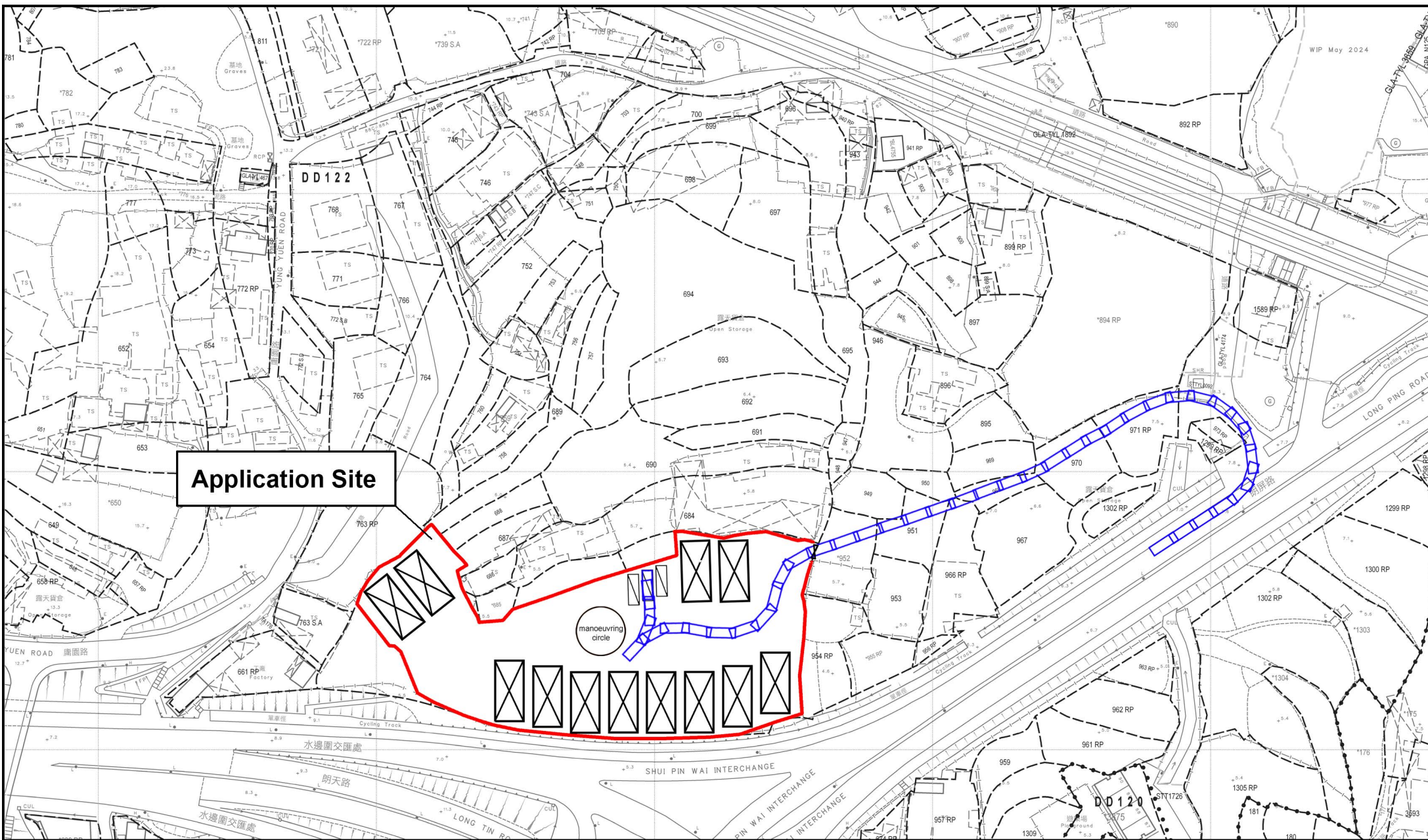
(Public comment)	<p>本人就著以上規劃申請作出強烈反對及提出意見。理由是本人及家人居於上址多年，這裡是一個居民住屋的地方，完成不適合附近建設貨倉，對居民生活影響甚大，加上該處有長者居住，對於他們出入非常不便。無論在環境上、空氣也是會惡化。</p>
Responses	<p>申請地點的規劃用途為「綜合發展區」，申請地點附近已存在類似的貨倉用途。</p> <p>申請人會將申請地點用坑板圍好，把申請地點完全和附近的民居完全隔開，而且擬議申請只是臨時存放貨物，不涉及任何工場活動。</p> <p>擬議貨倉是四邊密封的，並會增加隔音物料，除了上落貨期間，其餘時間不會有噪音。</p> <p>擬議申請存放的貨品都是小型建築材料（紅磚、沙磚、沙包或石包）、裝修材料（地磚/水喉/電線喉/銅喉/木板等）、五金工具、電子零件，都會用卡板打包好，不涉及拆貨工作，工作人員用唧車將整個卡板搬貨，不會對空氣造成惡化。</p> <p>申請人承諾只會在營業時間內營業，減少影響附近居民的影響。</p>



場内通道：約20米闊

出入口：6米闊

出入車輛道路：約7米闊



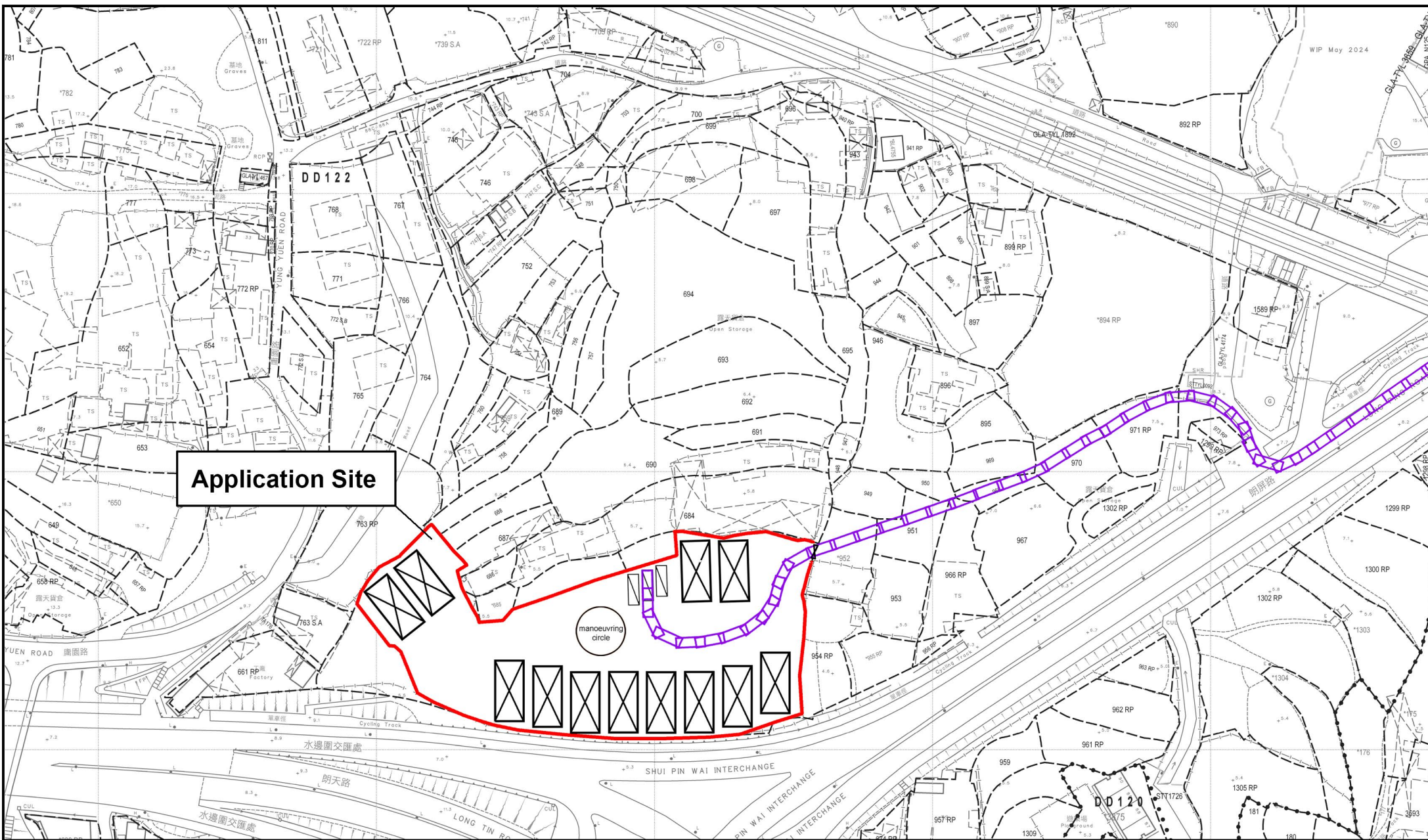
Project 項目名稱:
Proposed Temporary Warehouse for a Period of 3 Years at
 Lots 665 RP (Part), 676 RP, 677 RP, 678 RP(Part),
 679 RP(Part), 680 RP(Part), 681, 682(Part), 683(Part),
 687(Part), 689(Part) and 954 RP (Part) in D.D.122,
 PingShan, YuenLong, New Territories

Drawing Title 圖紙標題:
Swept Path (IN)

Drawing No. 圖號:
20240909

Remarks 備註:

- Heavy Goods Vehicle IN
- Heavy Goods Vehicle OUT



Project 項目名稱:
Proposed Temporary Warehouse for a Period of 3 Years at
 Lots 665 RP (Part), 676 RP, 677 RP, 678 RP(Part),
 679 RP(Part), 680 RP(Part), 681, 682(Part), 683(Part),
 687(Part), 689(Part) and 954 RP (Part) in D.D.122,
 PingShan, YuenLong, New Territories

Drawing Title 圖紙標題:
Swept Path (OUT)

Drawing No. 圖號:
20240909

Remarks 備註:

- Heavy Goods Vehicle IN
- Heavy Goods Vehicle OUT

工程期間預計車輛進出流量報告

(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	1	0
11 : 00 - 12 : 00	0	1
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	1	0
16 : 00 - 17 : 00	0	1
17 : 00 - 18 : 00	0	0
合計(輛)	2	2

Previous s.16 Applications Covering the Application Site

Rejected Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of consideration)	<u>Use/Development</u>	<u>Date of Consideration</u>	<u>Rejection Reason(s)</u>
A/YL-PS/33	“U”	Proposed Private Car/Rigid Lorry/Container Lorry Park and Open Storage of Unregistered Car for a Period of 4 Years	17.7.1998	(1) & (2)
A/YL-PS/79	“U”	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	14.7.2000	(3) & (4)
A/YL-PS/82	“U”	Temporary Open Storage of Construction Materials for 3 Years	23.2.2001 (TPB)	(3) & (4)
A/YL-PS/113	“U”	Temporary Open Storage of Building Materials and Construction Machinery for a Period of 3 Years	14.6.2002	(1)
A/YL-PS/170	“U”	Temporary Open Storage of Construction Machinery for a Period of 3 Years	21.5.2004 (TPB)	(1) & (2)
A/YL-PS/186	“U”	Temporary Open Storage of Construction Machinery for a Period of 3 Years	17.7.2004	(1), (2), (7)
A/YL-PS/233	“U”	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2006 (TPB)	(1), (5), (7)
A/YL-PS/642	“CDA”	Proposed Residential Development (Houses)	24.12.2021	(1), (5), (6)

Rejection Reasons

- (1) Insufficient information to demonstrate that no adverse traffic, drainage, sewerage, environmental and/or landscape impacts on the surrounding areas.
- (2) Setting of an undesirable precedent.
- (3) Not compatible with the surrounding land uses.
- (4) Insufficient information to demonstrate that adequate screening and mitigation measures would be implemented.
- (5) Insufficient information to demonstrate that due effort has been made to acquire the remaining portion of the Site and the comprehensiveness of the proposed development will not be adversely affected.
- (6) The development potential of the unacquired lots and individual lot owner’s land interest should not be adversely affected.
- (7) Not in line with the Town Planning Board Guidelines on “Open Storage and Port Back-up Uses”.

Similar Application in the same “CDA” Zone

Approved Application

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/650	Renewal of Planning Approval for Temporary Warehouse (Storage of Used and New Construction Materials and Equipment) for a Period of 3 Years	28.1.2022

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; and
- the Site comprises Old Schedule Agricultural Lots 665 RP, 676 RP, 677 RP, 678 RP, 679 RP, 680 RP, 681, 682, 683, 687, 689 and 954 RP all in D.D. 122 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

2. Traffic

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

No adverse comment on the application.

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

No objection to the application.

3. Drainage

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

- no in-principle objection to the proposed development from a drainage point of view; and
- should the Board consider the application acceptable, a condition should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection 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):

No objection to the application.

6. Other Departments

The following departments has no objection to / no adverse comment on the application:

- Commissioner of Police (C of P);
- Director of Electrical and Mechanical Services (DEMS);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); 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 lot owner(s) shall apply to his office for a Short Term Waivers (STW) to permit structure(s) erected at the private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track and footpath leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using it as the access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) 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 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 ("COP") issued by the Environmental Protection Department (EPD);
- (f) to note the comments of the Director of Fire Services that 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 to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. Licensing requirement would be formulated upon formal received of formal application via the licensing authority. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- (i) 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) 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 the BA should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (v) 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
 - (vi) detailed checking under BO will be carried out at the building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角源寧道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-PS/729

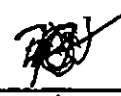
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是永寧村(村長)由於本人收到村投訴
附近的事噪音好大，所以強烈反對申請編號：A/YL-PS/729 反對他申請。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature

 陳彥
陳彥

日期 Date 2024-8-23

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

240815-111246-73859

提交限期**Deadline for submission:**

30/08/2024

提交日期及時間**Date and time of submission:**

15/08/2024 11:12:46

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-PS/729

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. CHOW SHI WUI

意見詳情**Details of the Comment :**

本人就著以上規劃申請作出強烈反對及提出意見。理由是本人及家人居於上址多年，這裡是一個居民住屋的地方，完成不適合附近建設貨倉，對居民生活影響甚大，加上該處有長者居住，對於他們出入非常不便。無論在環境上、空氣也是會惡化。

From:
Sent: 2024-08-28 星期三 03:03:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PS/729 DD 122 Nr Shui Pin Wai InterchangePing Shan

A/YL-PS/729

Lots 665 RP (Part), 676 RP, 677 RP, 678 RP (Part), 679 RP (Part), 680 RP (Part), 681, 682 (Part), 683 (Part), 687 (Part), 689 (Part) and 954 RP (Part) in D.D. 122, Nr. Shui Pin Wai Interchange, Ping Shan

Site area: About 8,530sq.m

Zoning: "Comprehensive Development Area"

Applied use: Warehouse / 3 Vehicle Parking

Dear TPB Members,

691 withdrawn, back with a increased footprint and an application for 12 warehouses. Much of the site has been stripped of vegetation but there are still some trees left. However, no mention of tree felling and compensation.

The site is zoned CDA so any development should be compatible with the planned end use of the lots.

Members should question how this brownfield operation would impact the planning intention for the area. The lots are not designated Cat 2 under the TPB PG-No. 13G demarcations.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 3 July 2023 9:02 PM HKT
Subject: A/YL-PS/691 DD 122 Ping Shan

A/YL-PS/691

Lots 676 RP (Part), 677 RP (Part), 678 RP (Part), 679 RP (Part), 680 RP, 681, 682 and 683 (Part) in D.D. 122, Ping Shan

Site area: About 7,400sq.m

Zoning: "Comprehensive Development Area"

Applied use: Open Storage of Construction Materials / 5 Vehicle Parking

Dear TPB Members,

Objections, this lots are part of Application 642 for a large residential development. This was rejected.

*The applicant fails to demonstrate that the proposed development would not generate adverse traffic, **environmental, sewerage, drainage and landscape impacts on the surrounding areas.***

There are plans for large developments in Ping Shan. Approving open storage use could hinder progress and would have a negative impact on the surroundings.

Mary Mulvihill