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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

2402602

29.10.2024 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 / 739
	Date Received 收到日期	2024 -11- 15

- 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)

Real River Limited 正河有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)	Lots 26 (Part), 27 (Part), 28 (Part), 29, 30, 31 RP, 31 S.A, 31 S.B, 32, 33, 34 (Part), 35 (Part), 36, 37 (Part), 345, 346, 347, 348, 349 (Part), 350 (Part), 352 (Part), 353 (Part), 354 (Part), 355 S.A (Part), 355 S.B, 356, 357, 359, 360, 363, 364, 365, 367, 368 S.A, 368 S.B, 369, 370, 371, 372, 373, 374, 375, 376, 377 (Part), 378 (Part), 379, 380, 382 (Part), 383 RP, 383 S.A, 385, 386 (Part), 387 (Part), 400 (Part), 401 (Part), 402 (Part), 403, 404 S.A-C, 405, 406, 407, 408, 409, 410, 411, 412 (Part), 413, 414, 415, 416, 422 RP (Part), 422 S.B (Part), 423, 424 (Part), 426 RP (Part), 426 S.A (Part), 426 S.C, 426 S.D (Part), 428 (Part), 429, 430, 431 S.A-F (Part), 432 (Part), 433 (Part), 434 (Part) and 435 (Part) in D.D. 126 and Adjoining Government Land, 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 41,010 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 18 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) 914 sq.m 平方米 <input checked="" 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 OZP No.: S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" Zone
(f) Current use(s) 現時用途	Vacant (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_____ 18/10/2024 (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_____ (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 _____ 15/10/2024 (DD/MM/YYYY)[&]
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[&]

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	Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)															
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月															
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 40,992sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 18sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 1 Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 18sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 18sq.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)																
.....	<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GFA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>GUARDROOM</td> <td>18 m² (ABOUT)</td> <td>18 m² (ABOUT)</td> <td>3 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>18 m² (ABOUT)</td> <td>18 m² (ABOUT)</td> <td></td> </tr> </tbody> </table>	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	TOTAL		18 m ² (ABOUT)	18 m ² (ABOUT)	
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT												
B1	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)												
TOTAL		18 m ² (ABOUT)	18 m ² (ABOUT)													
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 2 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明)																
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明)																

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays			
(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)) Accessible from Tin Wah Road via a local access <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)	
	No 否	<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 checked="" 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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積13,394..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 ..not more than 0.5... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積41,010..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.1... 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 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 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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the supplementary statement.

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

Matthew NG

Planning and Development 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 MRTPI, MPPIA, CMILT

on behalf of

代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

29/10/2024

(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	Lots 26 (Part), 27 (Part), 28 (Part), 29, 30, 31 RP, 31 S.A, 31 S.B, 32, 33, 34 (Part), 35 (Part), 36, 37 (Part), 345, 346, 347, 348, 349 (Part), 350 (Part), 352 (Part), 353 (Part), 354 (Part), 355 S.A (Part), 355 S.B, 356, 357, 359, 360, 363, 364, 365, 367, 368 S.A, 368 S.B, 369, 370, 371, 372, 373, 374, 375, 376, 377 (Part), 378 (Part), 379, 380, 382 (Part), 383 RP, 383 S.A, 385, 386 (Part), 387 (Part), 400 (Part), 401 (Part), 402 (Part), 403, 404 S.A-C, 405, 406, 407, 408, 409, 410, 411, 412 (Part), 413, 414, 415, 416, 422 RP (Part), 422 S.B (Part), 423, 424 (Part), 426 RP (Part), 426 S.A (Part), 426 S.C, 426 S.D (Part), 428 (Part), 429, 430, 431 S.A-F (Part), 432 (Part), 433 (Part), 434 (Part) and 435 (Part) in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories
Site area 地盤面積	41,010 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 914 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan OZP No.: S/YL-PS/20
Zoning 地帶	"Recreation" Zone
Type of Application 申請類別	<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 <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 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0004 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	0.04 % <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		2
	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) _____ _____		2 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	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) _____ _____		N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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"/>
Plans showing location/zoning/land status of the Site; Plans showing location/zoning of the original premises; Plan showing public housing development near Tin Tsz Road; Plan showing alternative sites for relocation; TPB PG-No. 13G; Aerial photos; Plan showing filling of land/pond at the Site; and Swept path analysis.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
<hr/> <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。

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND
IN “RECREATION” ZONE**

**VARIOUS LOTS IN D.D. D.D. 126 AND ADJOINING GOVERNMENT LAND
PING SHAN, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Real River Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Various Lots in D.D. 126 and Adjoining Government Land (GL), Ping Shan, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**' (the proposed development).
- The Site falls within an area zoned "Recreation" ("REC") on the Approved Ping Shan Outline Zoning Plan (OZP) No.: S/YL-PS/20. The Site occupies an area of 41,010 m² (about), including 1,114 m² (about) of GL. One single-storey structure is proposed at the Site for guardroom use with total gross floor area (GFA) of 18 m² (about). The remaining area is reserved for open storage of vehicle, vehicle parking spaces, and loading/unloading and circulation area.
- The Site is accessible from Tin Wah Road via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by land resumption for the public housing development near Tin Tsz Road in Tin Shui Wai;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's original premises;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "REC" zone.
- Details of development parameters are as follows:

Site Area	41,010 m ² (about), including 1,114 m ² (about) of GL
Covered Area	18 m ² (about)
Uncovered Area	40,992 m ² (about)
Plot Ratio	0.0004 (about)
Site Coverage	0.04% (about)
Number of Structure	1
Total GFA	18 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m ² (about)
Building Height	3 m (about)
No. of Storey	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗屏山丈量約份第 126 約多個地段及毗連政府土地的規劃申請，於上述地點作「擬議臨時露天存放汽車連附屬設施（為期 3 年）及相關填土及填塘工程」（擬議發展）。
- 申請地點所在的地區在《屏山分區計劃大綱核准圖編號 S/YL-PS/20》上劃為「康樂」地帶。申請地盤面積為 41,010 平方米（約），當中包括 1,114 平方米（約）的政府土地。申請地點將設有一座單層構築物作保安更亭用途，構築物的總樓面面積合共為 18 平方米（約），申請地點的其餘地方將預留作露天存放汽車、車輛停泊位和上／落貨及流轉空間。
- 申請地點可從天華路經一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午六時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到「近天水圍天慈路公營房屋發展」收地影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可則不會影響「康樂」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

地盤面積：	41,010 平方米（約）， 包括 1,114 平方米（約）的政府土地
上蓋總面積：	18 平方米（約）
露天地方面積：	40,992 平方米（約）
地積比率：	0.0004（約）
上蓋覆蓋率：	0.04%（約）
樓宇數目：	1 座
總樓面面積	18 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	18 平方米（約）
構築物高度：	3 米（約）
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Real River Limited**¹ (the applicant) to make submission on their behalf to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance (Cap. 131) in respect to *Lots 26 (Part), 27 (Part), 28 (Part), 29, 30, 31 RP, 31 S.A, 31 S.B, 32, 33, 34 (Part), 35 (Part), 36, 37 (Part), 345, 346, 347, 348, 349 (Part), 350 (Part), 352 (Part), 353 (Part), 354 (Part), 355 S.A (Part), 355 S.B, 356, 357, 359, 360, 363, 364, 365, 367, 368 S.A, 368 S.B, 369, 370, 371, 372, 373, 374, 375, 376, 377 (Part), 378 (Part), 379, 380, 382 (Part), 383 RP, 383 S.A, 385, 386 (Part), 387 (Part), 400 (Part), 401 (Part), 402 (Part), 403, 404 S.A-C, 405, 406, 407, 408, 409, 410, 411, 412 (Part), 413, 414, 415, 416, 422 RP (Part), 422 S.B (Part), 423, 424 (Part), 426 RP (Part), 426 S.A (Part), 426 S.C, 426 S.D (Part), 428 (Part), 429, 430, 431 S.A-F (Part), 432 (Part), 433 (Part), 434 (Part) and 435 (Part) in D.D. 126 and Adjoining Government Land (GL), Ping Shan, Yuen Long, New Territories (the Site) (Plans 1 to 3).*
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**' (the proposed development). The Site currently falls within an area zoned "Recreation" ("REC") on the Approved Ping Shan Outline Zoning Plan (OZP) No.: S/YL-PS/20 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor column two use within the "REC" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 12** and **Appendices I and II**). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Real River Limited** 正河有限公司 (the applicant) is authorized by **Crown Motors Limited** 皇冠汽車有限公司 (the affected business operator) to facilitate the relocation of the existing affected business premises in Ping Shan. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the public housing development near Tin Tsz Road in Tin Shui Wai

- 2.1 The current application is intended to facilitate the relocation of the affected business premises in Ping Shan due to land resumption and to pave way for the public housing development near Tin Tsz Road in Tin Shui Wai. The site of the affected premises is covered with a valid planning application (No. A/YL-PS/653) for the same applied use, which was approved by the Board in 2022. The last 3 applications (Nos. A/YL-PS/405, 511 & 579) covering the same site for the same applied use were approved by the Board between 2013 and 2019. All time-limited approval conditions had been complied with (**Plans 4 to 6**).
- 2.2 The affected premises currently falls within an area zoned "Residential (Group A)6", "REC" and "Village Type Development" on the Approved Ping Shan OZP No.: S/YL-PS/20 (**Plan 5**). According to the implementation programme, the applicant's affected premises falls within the land resumption limit for the public housing development near Tin Tsz Road in Tin Shui Wai (**Plan 6**). Therefore, the applicant desperately needs to identify a suitable site for relocation to continue its business operation.

Applicant's effort in identifying suitable site for relocation

- 2.3 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership or accessibility (**Appendix II** and **Plan 7**). After a lengthy site-searching process, the Site was identified for relocation as it is relatively flat, in close proximity to the original premises and easily accessible by public roads.

Applied Use Is the Same as the Affected Business in Ping Shan

- 2.4 The proposed development involves the operation of an open storage of vehicle with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected premises in Ping Shan. Details of the original premises are shown at **Table 1** below.

Table 1 – Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (a) – (b)
Site Area	45,870 m ²	41,010 m ²	-4,860 m ² , -11%
Gross Floor Area (GFA)	6 m ²	18 m ²	+12 m ² , +200%

- 2.5 The Site is mostly uncovered (i.e. 40,992 m², 99.97%) and designated for open storage use, vehicle parking spaces and loading/unloading (L/UL) area, in order to support the daily operation of the Site. A substantial amount of circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimize the potential adverse traffic impacts to the surrounding road network.

Approval of the application would not frustrate the long-term planning intention of the "REC" zone

- 2.6 Although the Site falls within area zoned "REC" on the Approved Ping Shan OZP No.: S/YL-PS/20, the Site has been vacant without any known programme for long-term development. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and would better utilize deserted land in the New Territories.
- 2.7 Despite the fact that the proposed development is not in line with the planning intention of the "REC" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "REC" zone.

The proposed development is not incompatible with surrounding land uses

- 2.8 The surrounding areas of the Site are considered to be predominately in semi-rural character comprising unused/vacant land partly covered with vegetation, fishponds, temporary structures and village houses. The proposed development is considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arisen from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 550 m east of Tin Wah Road; 2.3 km north of Tin Shui Wai MTR Station; 4.0 km northwest of Long Ping MTR Station; and 800 m north of the original premises (**Plan 7**).

Accessibility

- 3.2 The Site is accessible from Tin Wah Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently vacant, generally flat and partly covered with vegetation (**Plans 1, 3 and 9**).

Surrounding Area

- 3.4 The Site is mainly surrounded by unused/vacant land partly covered with vegetation, ponds, temporary structures and village houses (**Plans 1, 3 and 9**).
- 3.5 To its immediate north is unused/vacant land covered with vegetation. To its further north are some ponds;
- 3.6 To its immediate east is unused/vacant land covered with vegetation, village houses in Shing Uk Tsuen and some ponds. To its further east is Yuen Long InnoPark.
- 3.7 To its immediate south is a vegetated slope scattered with some graves. To its further south are the Hong Kong Archery Association Lam Sim Fook Archery Range and Wang Chau Service Reservoir.
- 3.8 To its immediate west are a vegetated knoll and the sites of a shop and services (No. A/YL-PS/675), a public vehicle park (No. A/YL-PS/698) and filling of land for permitted agricultural use (No. A/YL-PS/694) approved by the Board between 2023 and 2024. To its further west is Tin Shui Wai New Town.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned "REC" on the Approved Ping Shan OZP No.: S/YL-PS/20 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor column two use within the "REC" zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "REC" zone is *primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.*

Filling of Land and Pond Restrictions

- 4.3 According to the Remarks of the "REC" zone, any **filling of land/pond**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Board under S.16 of the Ordinance.

Previous Application

- 4.4 Portion of the Site was subject of 3 previous planning application for 'war game centre' use submitted by different applicants, which were approved by the Board between 2009 and 2015.

Similar Application

- 4.5 There are 9 similar planning applications (Nos. A/YL-PS/602, 603, 612, 653, 680, 685, 695 & 721) for 'open storage' use within/straddling the "REC" zone on the same OZP approved by the Board between 2020 and 2023.

Town Planning Board Guidelines (TPB PG-No.) 13G

- 4.6 The Site falls within **Category 3 area**, which are those outside Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably

considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 4.7 The Site falls within Category 3 area of *TPB PG-No. 13G (Plan 8)*, the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the public housing development near Tin Tsz Road in Tin Shui Wai. Approval of the current application is in line with *TPB PG-No. 13G* and would not set an undesirable precedent within the Category 3 area. It should be considered on individual merits given the special background of the applicant.

Land Status of the Site

- 4.8 The Site consists of 86 private lots in D.D. 126, i.e. *Lots 26 (Part), 27 (Part), 28 (Part), 29, 30, 31 RP, 31 S.A, 31 S.B, 32, 33, 34 (Part), 35 (Part), 36, 37 (Part), 345, 346, 347, 348, 349 (Part), 350 (Part), 352 (Part), 353 (Part), 354 (Part), 355 S.A (Part), 355 S.B, 356, 357, 359, 360, 363, 364, 365, 367, 368 S.A, 368 S.B, 369, 370, 371, 372, 373, 374, 375, 376, 377 (Part), 378 (Part), 379, 380, 382 (Part), 383 RP, 383 S.A, 385, 386 (Part), 387 (Part), 400 (Part), 401 (Part), 402 (Part), 403, 404 S.A-C, 405, 406, 407, 408, 409, 410, 411, 412 (Part), 413, 414, 415, 416, 422 RP (Part), 422 S.B (Part), 423, 424 (Part), 426 RP (Part), 426 S.A (Part), 426 S.C, 426 S.D (Part), 428 (Part), 429, 430, 431 S.A-F (Part), 432 (Part), 433 (Part), 434 (Part), 435 (Part) in D.D. 126, with private land area of 39,896 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the above private lots, the Site also consists of 1,114 m² (about) of GL (*Plan 3*).*
- 4.9 Given that there is restriction on the erection of structures without the prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department to make way for the erection of the proposed structure at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 41,010 m² (about), including 1,114 m² (about) of GL. Details of development parameters are shown at **Table 2** below.

Table 2 – Development Parameters

Site Area	41,010 m ² (about), including 1,114 m ² (about) of GL
Covered Area	18 m ² (about)
Uncovered Area	40,992 m ² (about)
Plot Ratio	0.0004 (about)
Site Coverage	0.04% (about)
Number of Structure	1
Total GFA	18 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m ² (about)
Building Height	3 m (about)
No. of Storey	1

- 5.2 A single-storey structure is proposed at the Site for guardroom use with total GFA of 18 m² (about), the remaining open area is reserved for open storage of vehicle, vehicle parking spaces and L/UL area (**Plan 10**). Details of the structure are shown at **Table 3** below.

Table 3 – Details of the Proposed Structure

Structure	Use	Covered Area	GFA	Building Height
B1	Guardroom	18 m ²	18 m ²	3 m (about) (1-storey)
Total		18 m² (about)	18 m² (about)	-

Filling of Pond at the Site

- 5.3 The filling of pond for 13,394 m² (about) under the current application intends to regularize the current state of the Site, at which the previously existed ponds had already been filled as early as the 1990s. Therefore, no further filling of pond will be carried out after obtaining planning permission from the Board (**Plan 11**).

Filling of Land at the Site

- 5.4 The Site, including the filled ponds mentioned in Section 5.3 above, is proposed to be entirely filled with concrete of not more than 0.1 m in depth (from the range of +5.7 mPD and +9.7 mPD to the range of +5.8 mPD and +9.8 mPD) for open storage of vehicle, site formation of structure, parking space, and L/UL and circulation area (**Plan 11**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the operation need of the proposed development.

Operation Mode

- 5.5 The Site is designated for open storage of about 2,250 vehicles including private cars (PCs), light goods vehicles (LGVs) and light buses (LBs), which are the same as those in the original premises. The area designated for open storage of vehicle is 33,358 m² (about) (i.e. about 81% of the site area). Operation hours are Monday to Saturday from 09:00 to 18:00. There is no operation on Sunday and public holidays.
- 5.6 It is estimated that the Site would be able to accommodate not more than 3 staff. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal Traffic Impact

- 5.7 The Site is accessible from Tin Wah Road via a local access (**Plan 1**). A 9 m (about) wide ingress/egress is provided at the northwestern part of the Site (**Plan 10**). Two private car parking spaces are provided at the Site for staff use. Container vehicles will be deployed for the transportation of vehicles into/out of the Site during non-peak hours (i.e. between 10:00 and 17:00). Details of the parking space provision are shown at **Table 4** below:

Table 4 – Provision of Parking Spaces

Type of Space	No. of Space
Parking space for private cars - 2.5 m (W) x 5 m (L)	2

- 5.8 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 12**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation/attraction of proposed development at AM and PM peak hours are provided at **Table 5** below.

Table 5 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	Private Car		Container Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	0	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	0	1
Average trip per hour (10:00 – 17:00)	0.5	0.5	2	2	5

- 5.9 As the estimated vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.10 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.12 For the operation of the proposed development, the applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.13 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed

properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.14 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

- 5.15 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety Aspect

- 5.16 The applicant will submit a fire service installations (FSIs) proposal to enhance fire safety of the Site. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by the Fire Services Department.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Ping Shan, which will be affected by the public housing development near Tin Tsz Road in Tin Shui Wai. Whilst the applicant attempted to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable. Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimize the impact on the implementation programme of the public housing development.
- 6.2 Although the Site is not in line with the long-term planning intention of the "REC" zone, the Site has been vacant without any known programme for long-term development. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, ponds, temporary structures, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 3 area of *TPB PG-No. 13G*, given that the application's special background to facilitate the public housing development near Tin Tsz Road in Tin Shui Wai, approval of the current application would not set an undesirable precedent within the "REC" zone and Category 3 area, and should be considered on its own merits.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and FSIs proposals etc., to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond'**.

R-riches Property Consultants Limited
October 2024

APPENDICES

Appendix I	Details of the Affected Business Premises
Appendix II	Details of Alternative Sites for Relocation

Appendix I

Details of the Affected Business Premises

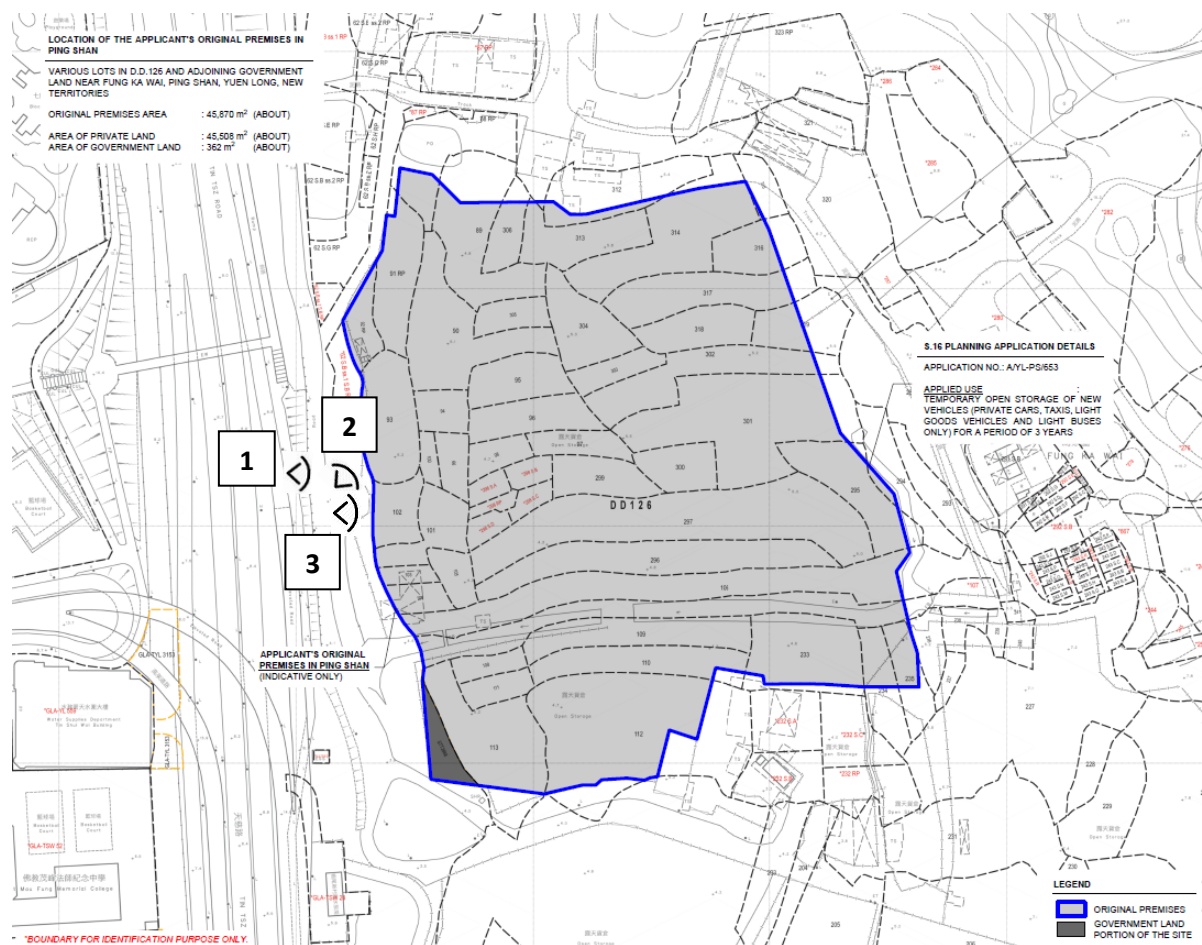
Appendix I – Details of the Affected Business Premises

Company Name: **Crown Motors Limited**
(authorised Real River Limited as applicant of the current application)

Details of Business Premises

Location: Various Lots in D.D. 126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long, New Territories

Use of Premises: Open Storage of Vehicle







Appendix II

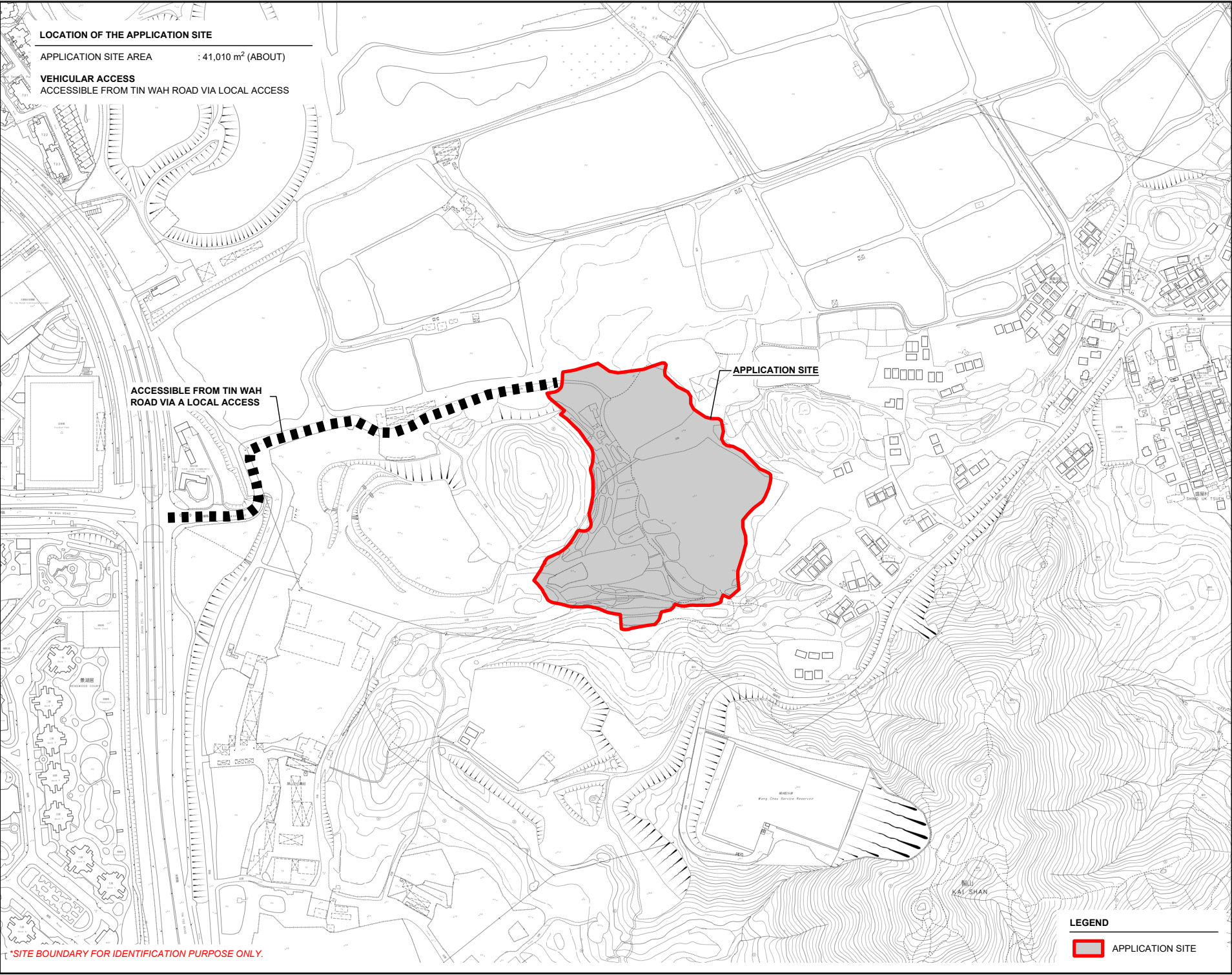
Details of Alternative Sites for Relocation

Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Ping Shan, Yuen Long

Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 9, Kau Lung Hang, Tai Po, New Territories	Various Lots in D.D. 89, Man Kam To, New Territories	Various Lots in D.D. 78, Lin Ma Hang, New Territories	Various Lots in D.D. 126, Ping Shan, Yuen Long, New Territories
Site Area	73,160 m ² (about)	30,190 m ² (about)	11,045 m ² (about)	16,256 m ² (about)	24,446 m ² (about)	41,010 m ² (about)
Accessibility	Accessible from Kam Pok Road West via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Tai Wo Service Road via a local access	Accessible from Man Kam To Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Tin Wah Road via a local access
Distance from Original Premises	12.6 km (about)	20.0 km (about)	29.5 km (about)	24.1 km (about)	27.5 km (about)	0.8 km (about)
Outline Zoning Plan	Draft Nam Sang Wai OZP No.: S/YL-NSW/9	Approved Ma Tso Lung and Hoo Hok Wai OZP No.: S/NE-MTL/3	Approved Kau Lung Hang OZP No.: S/NE-KLH/11	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18	Approved Ta Kwu Ling North OZP No.: S/NE-TKLN/2	Approved Ping Shan OZP No.: S/YL-PS/20
Zoning	“Conservation Area” (“CA”)	“CA(1)”	“Green Belt” (“GB”)	“Agriculture”	“Recreation” (“REC”)	“REC”
Existing Condition	Occupied by fishponds and footpath	Mostly vacant, covered with vegetation and occupied by fishpond.	Covered with vegetation and woodland	Vacant and generally flat and majority of the Site is covered with vegetation	Mostly vacant and partially hard-paved	Vacant, generally flat and partly covered with vegetation
Surrounding Area	Surrounded by fishpond and footpath	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by agricultural activities and vacant land covered with vegetation and woodland	Surrounded by vacant land, woodland, public roads and temporary structures	Surrounded by vacant land, woodland, public roads, temporary structures and village houses	Surrounded by ponds, unused/ vacant land, village houses and temporary structures
Suitability for Relocation	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 59% <u>larger</u> than the original premises - Within the “CA” zone and Wetland Conservation Area - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 34% <u>smaller</u> than the original premises - Within the “CA(1)” zone - Not compatible with the surrounding area - Relatively distanced from original premises - Remote location 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 76% <u>smaller</u> than the original premises - Within the “GB” zone - Site area is too small for current business - Active agricultural activities - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 76% <u>smaller</u> than the original premises - Not compatible with the surrounding area - Relatively distanced from original premises - Remote location 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 65% <u>smaller</u> than the original premise - Remote location - Relatively distanced from the original premises - Not compatible with the surrounding area 	<u>Comparatively suitable</u> for relocation: <ul style="list-style-type: none"> - In close proximity to the original premises, built-up area and major road network - Relatively flat and mostly vacant - No active agricultural activities

LIST OF PLANS

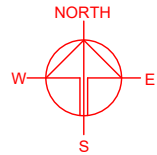
Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Site
Plan 3	Plan showing the Land Status of the Site
Plan 4	Original Premises – Location
Plan 5	Original Premises – Zoning
Plan 6	Plan showing the Public Housing Development near Tin Tsz Road
Plan 7	Plan showing Alternative Sites for Relocation
Plan 8	Town Planning Board Planning Guidelines No. 13G
Plan 9	Aerial Photos
Plan 10	Layout Plan
Plan 11	Plan showing Filling of Land/Pond at the Site
Plan 12	Swept Path Analysis



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TIN WAH ROAD VIA LOCAL ACCESS



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

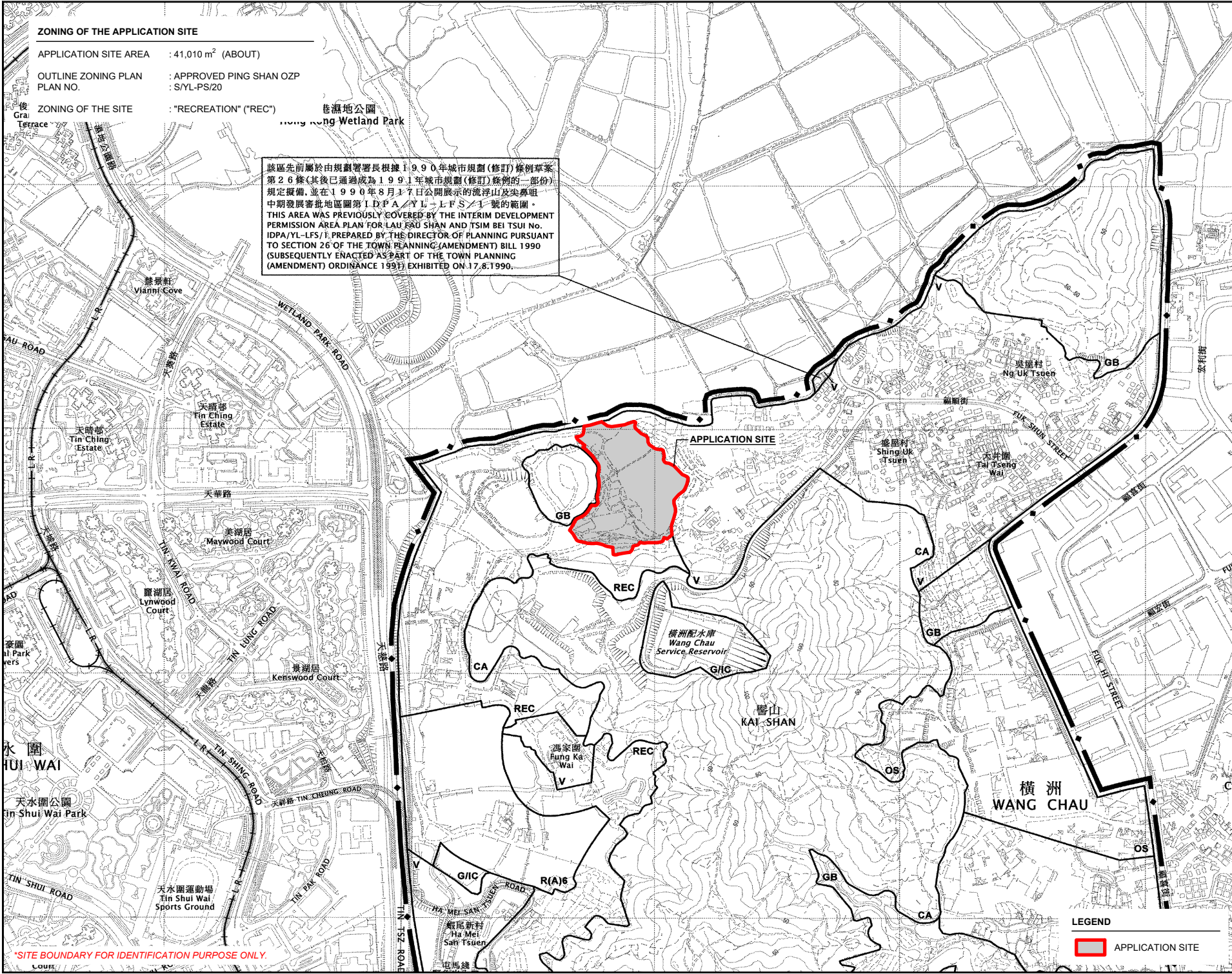
VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	25.9.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



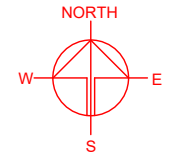
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED PING SHAN OZP
PLAN NO. : S/YL-PS/20

ZONING OF THE SITE : "RECREATION" ("REC")

該區先前屬於由規劃署署長根據1990年城市規劃(修訂)條例草案第26條(其後已通過成為1991年城市規劃(修訂)條例的一部份)規定擬備,並在1990年8月17日公開展示的流浮山及尖鼻咀中期發展審批地區圖第IDPA/YL-LFS-1號的範圍。 THIS AREA WAS PREVIOUSLY COVERED BY THE INTERIM DEVELOPMENT PERMISSION AREA PLAN FOR LAU FAU SHAN AND TSIM BEI TSUI No. IDPA/YL-LFS/1, PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 26 OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) ORDINANCE 1991) EXHIBITED ON 17.8.1990.



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1: 10000 @ A4

DRAWN BY	DATE
MN	24.9.2024
REVISED BY	DATE
APPROVED BY	DATE

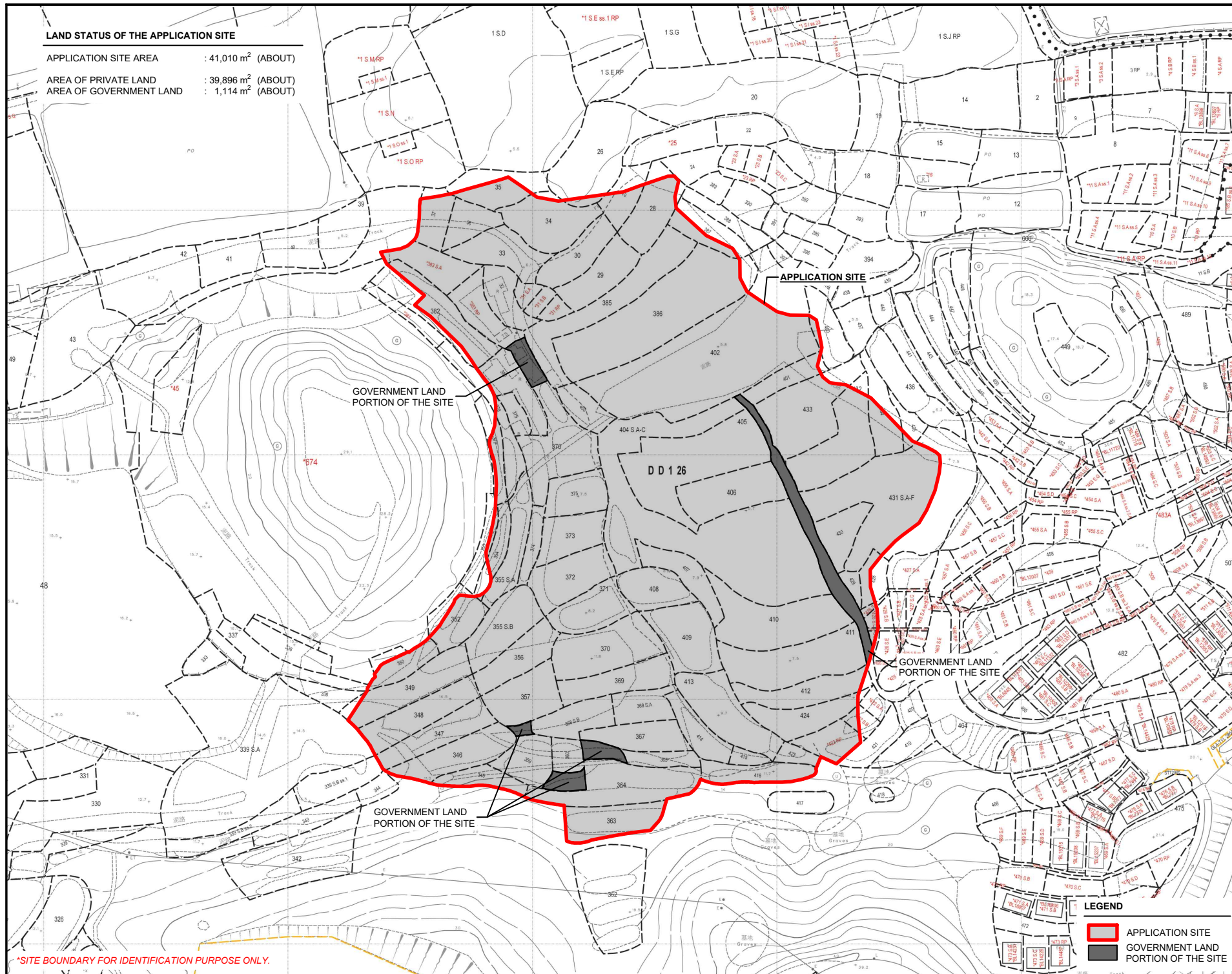
DWG. TITLE

ZONING OF THE SITE

DWG NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 AREA OF PRIVATE LAND : 39,896 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 1,114 m² (ABOUT)



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY MN DATE 24.9.2024

REVISED BY DATE

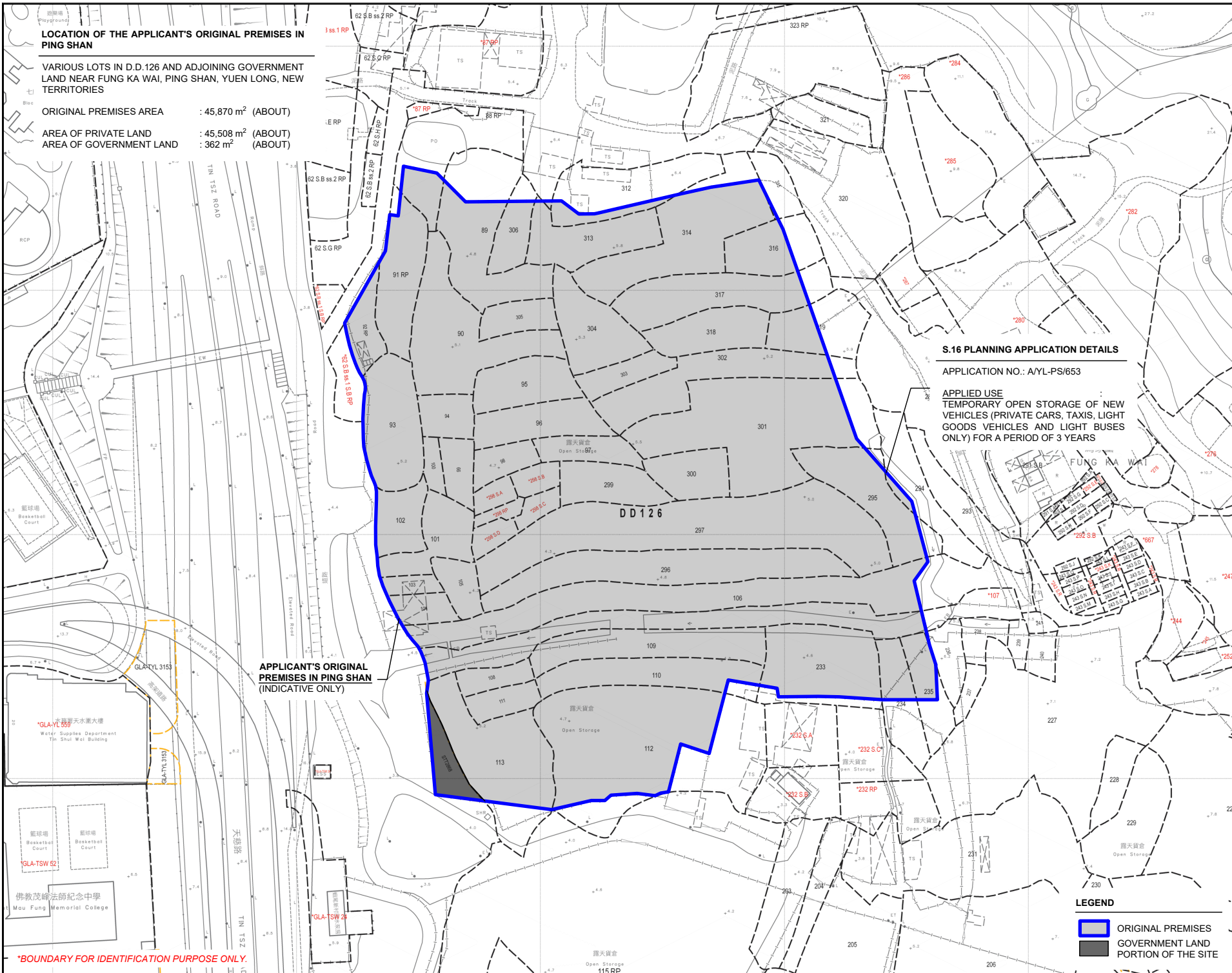
APPROVED BY DATE

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE SITE

DWG. TITLE
LAND STATUS OF THE SITE

DWG. NO. PLAN 3 VER. 001



LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN PING SHAN

VARIOUS LOTS IN D.D.126 AND ADJOINING GOVERNMENT LAND NEAR FUNG KA WAI, PING SHAN, YUEN LONG, NEW TERRITORIES

ORIGINAL PREMISES AREA : 45,870 m² (ABOUT)

AREA OF PRIVATE LAND : 45,508 m² (ABOUT)

AREA OF GOVERNMENT LAND : 362 m² (ABOUT)

APPLICANT'S ORIGINAL PREMISES IN PING SHAN (INDICATIVE ONLY)

S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/YL-PS/653

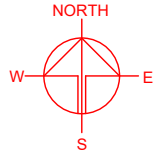
APPLIED USE
TEMPORARY OPEN STORAGE OF NEW VEHICLES (PRIVATE CARS, TAXIS, LIGHT GOODS VEHICLES AND LIGHT BUSES ONLY) FOR A PERIOD OF 3 YEARS

LEGEND

ORIGINAL PREMISES

GOVERNMENT LAND

PORTION OF THE SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

24.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION PLAN)

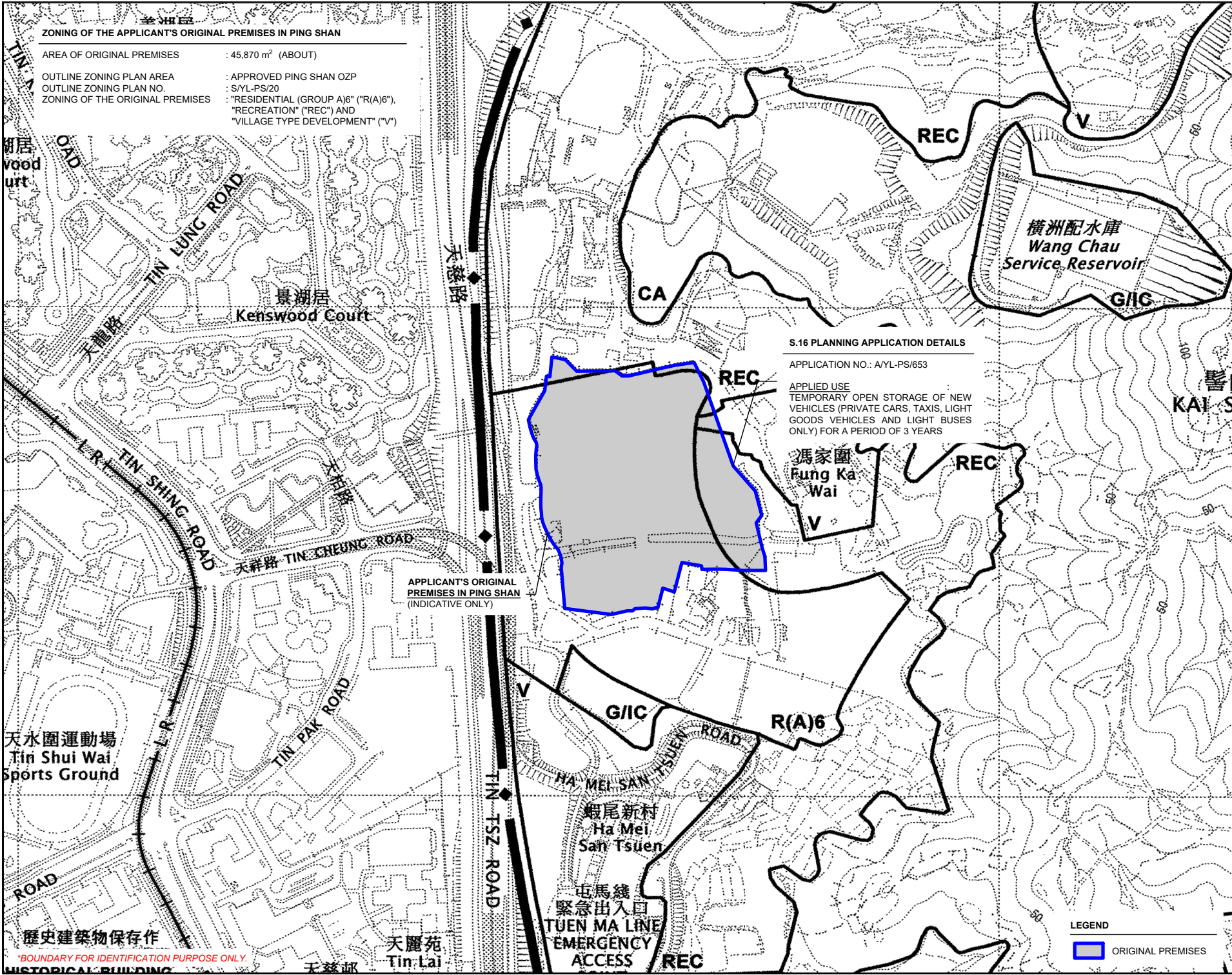
DWG NO.

PLAN 4

VER.

001

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN PING SHAN

AREA OF ORIGINAL PREMISES : 45,870 m² (ABOUT)

OUTLINE ZONING PLAN AREA : APPROVED PING SHAN OZP

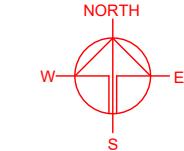
OUTLINE ZONING PLAN NO. : SYL-PS/20

ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP A)6" ("R(A)6"), "RECREATION" ("REC") AND "VILLAGE TYPE DEVELOPMENT" ("V")

S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/YL-PS/653

APPLIED USE
TEMPORARY OPEN STORAGE OF NEW VEHICLES (PRIVATE CARS, TAXIS, LIGHT GOODS VEHICLES AND LIGHT BUSES ONLY) FOR A PERIOD OF 3 YEARS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

24.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

 ORIGINAL PREMISES

DWG. TITLE

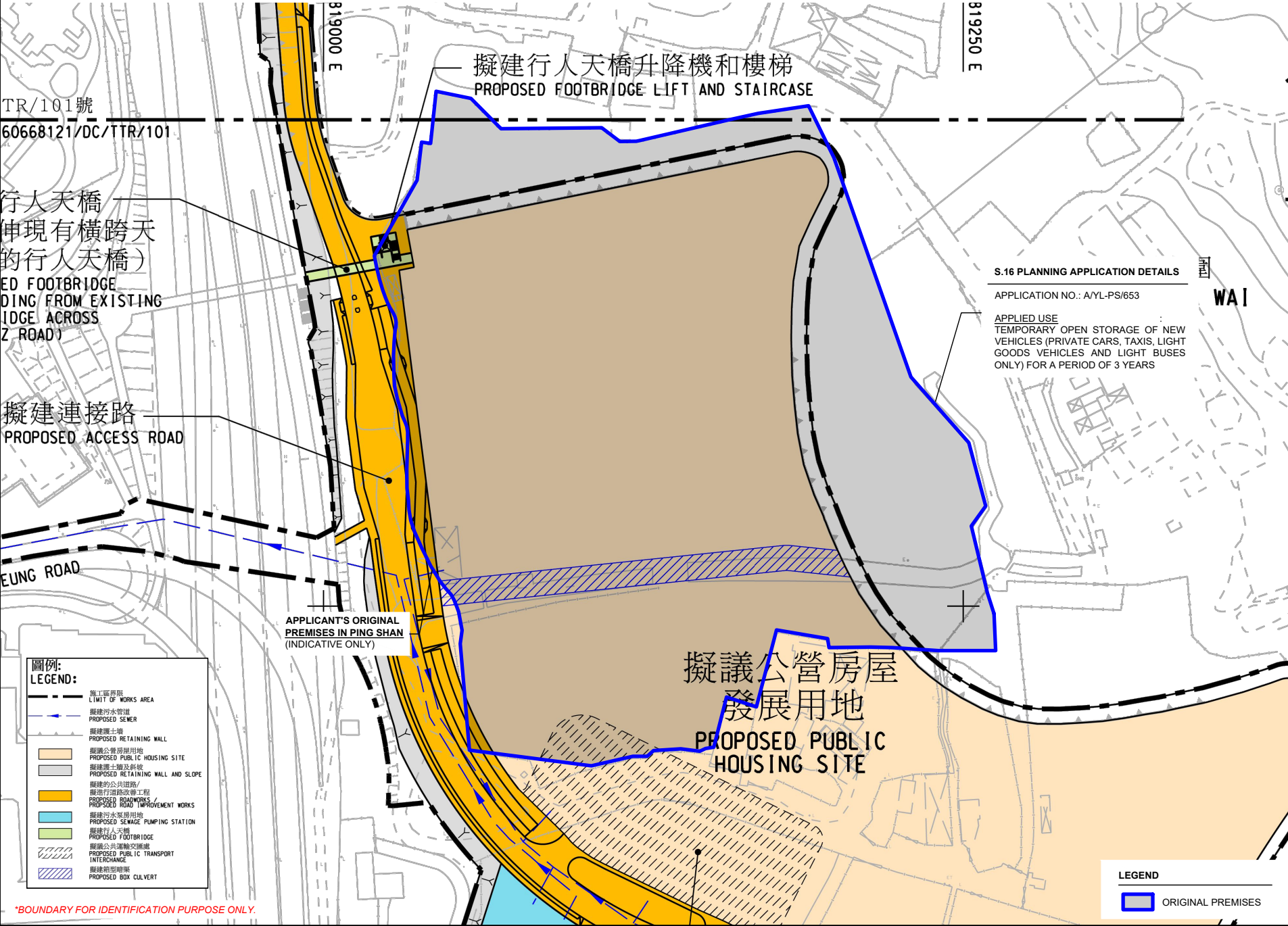
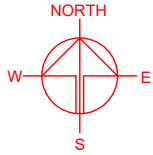
OP (ZONING PLAN)

DWG NO.

PLAN 5

VER.

001



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF VEHICLE WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND
AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND
ADJOINING GOVERNMENT
LAND, PING SHAN, YUEN LONG,
NEW TERRITORIES

SCALE

1:2000 @ A4

DRAWN BY

MN

DATE

24.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

PUBLIC HOUSING DEV.

DWG NO.

PLAN 6

VER.

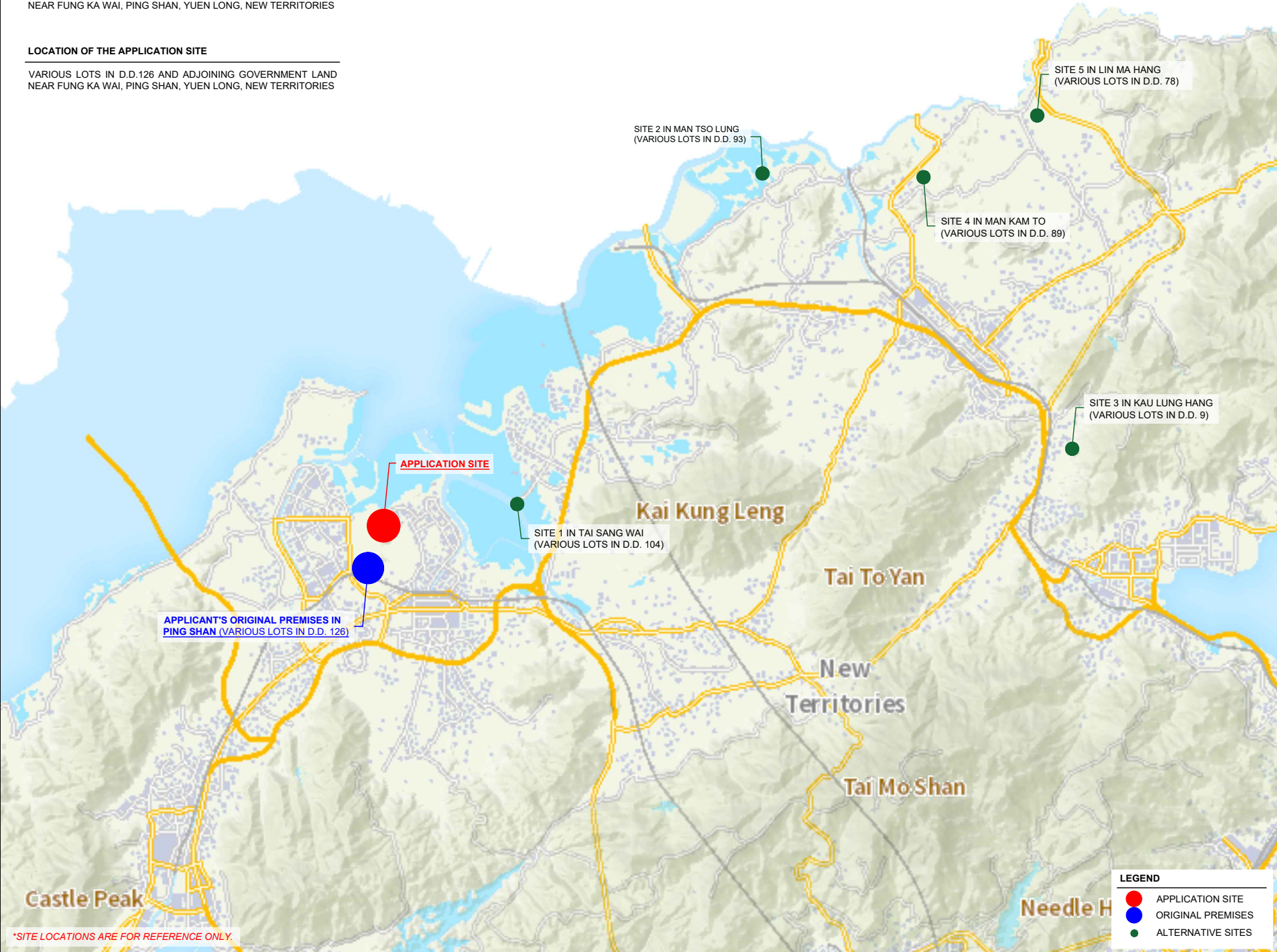
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LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

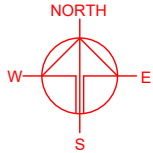
VARIOUS LOTS IN D.D.126 AND ADJOINING GOVERNMENT LAND
NEAR FUNG KA WAI, PING SHAN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D.126 AND ADJOINING GOVERNMENT LAND
NEAR FUNG KA WAI, PING SHAN, YUEN LONG, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF VEHICLE WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND
AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND
ADJOINING GOVERNMENT
LAND, PING SHAN, YUEN LONG,
NEW TERRITORIES

SCALE
INDICATIVE ONLY

DRAWN BY MN	DATE 24.9.2024
CHECKED BY	DATE
APPROVED BY	DATE

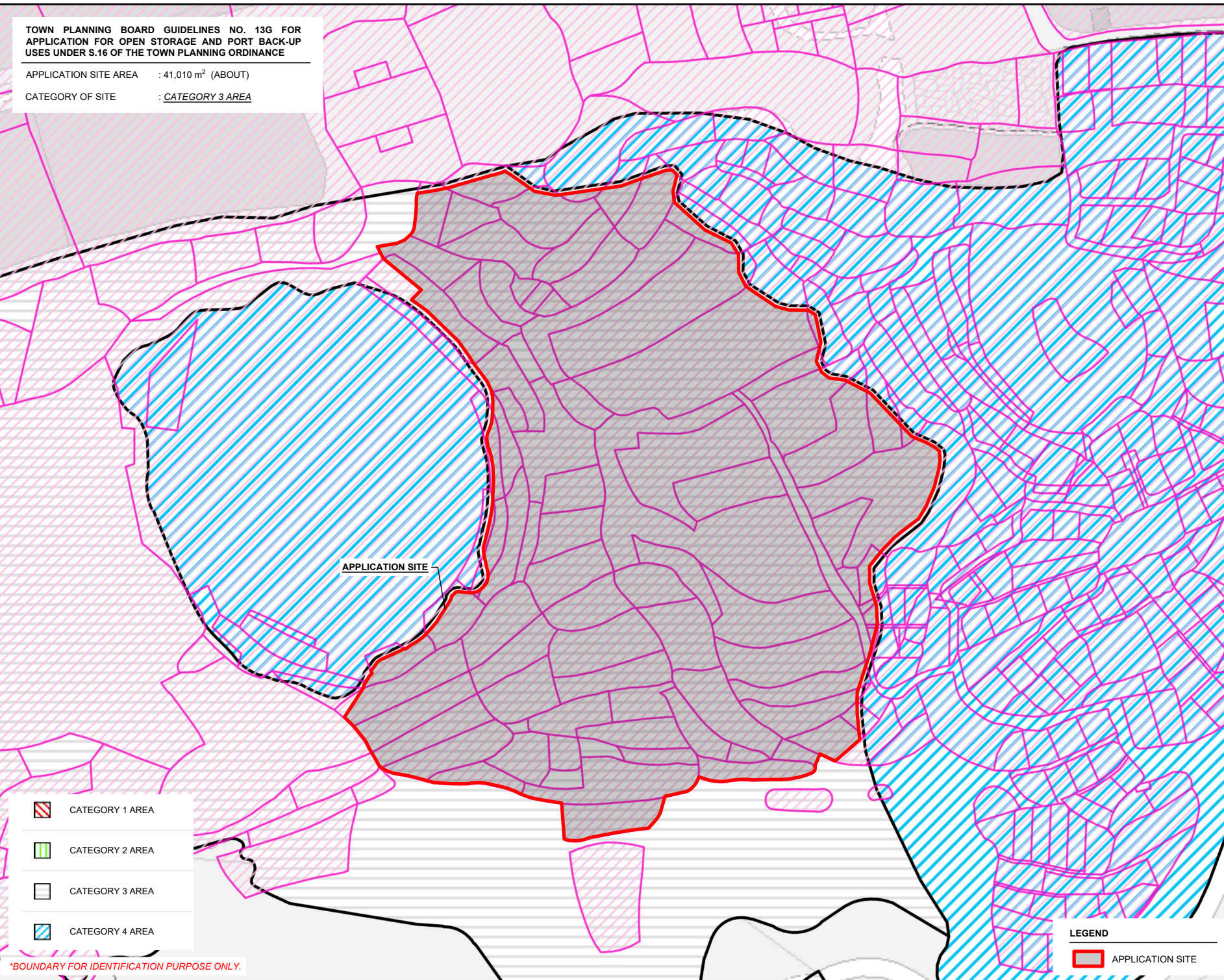
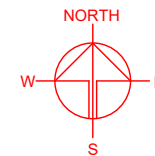
DWG. TITLE
ALTERNATIVE SITES

DWG NO. PLAN 7	VER. 001
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TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 41,010 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA



 CATEGORY 1 AREA

 CATEGORY 2 AREA

 CATEGORY 3 AREA

 CATEGORY 4 AREA

LEGEND

 APPLICATION SITE

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

24.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG NO.

PLAN 8

VER.

001

CONDITION OF THE APPLICATION SITE IN 1993

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 AERIAL PHOTO NO. : A34502
 DATE OF TAKEN : 29/5/1993
 SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

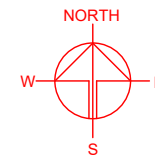
CONDITION OF THE APPLICATION SITE IN 2023

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD SPP3 AND
 SURVEY & MAPPING OFFICE, LANDSD

APPLICATION SITE

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY MN DATE 7.10.2024

CHECKED BY DATE

APPROVED BY DATE

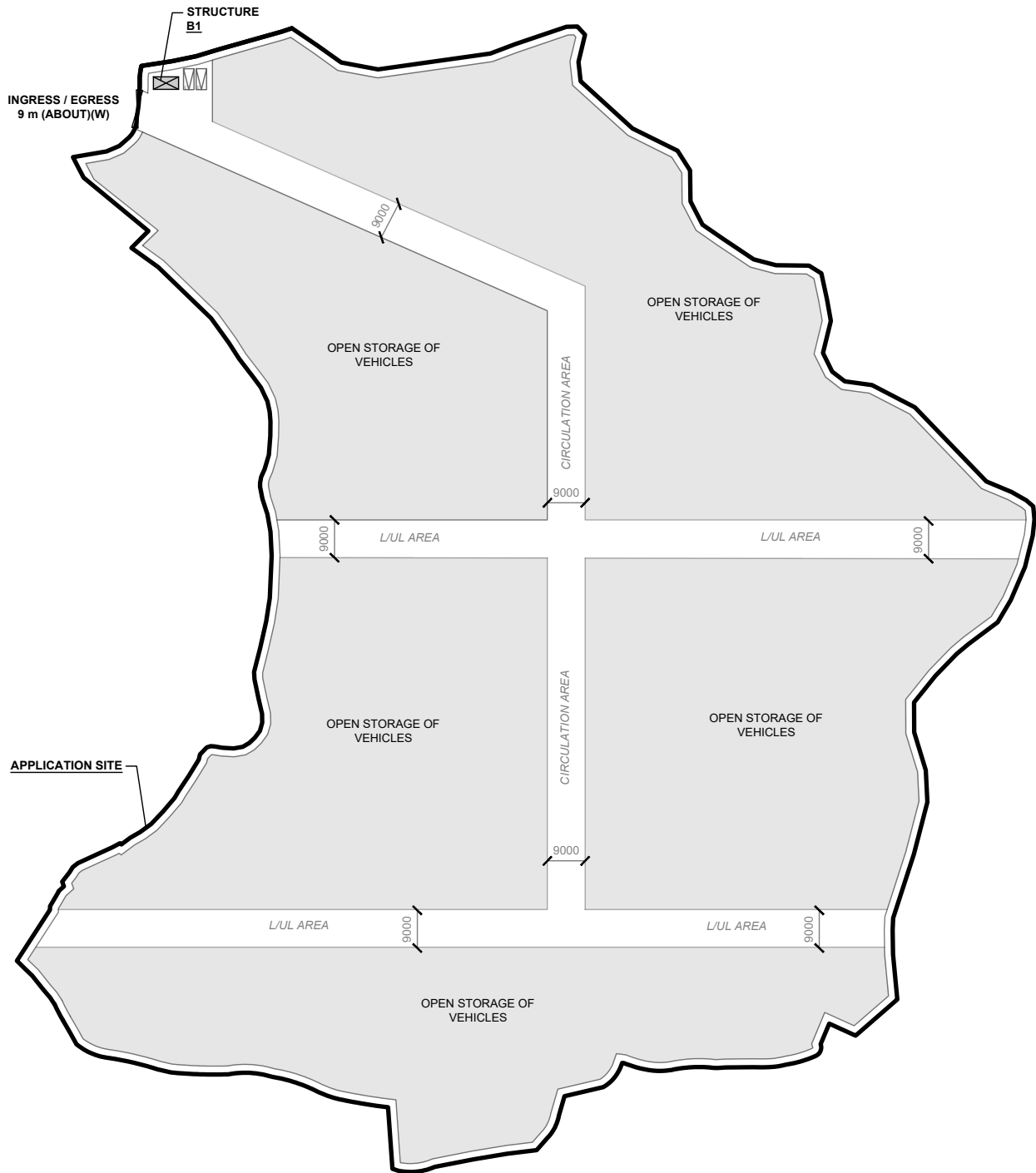
DWG. TITLE
 AERIAL PHOTOS

DWG NO. PLAN 9 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 41,010 m ²	(ABOUT)
COVERED AREA	: 18 m ²	(ABOUT)
UNCOVERED AREA	: 40,992 m ²	(ABOUT)
PLOT RATIO	: 0.0004	(ABOUT)
SITE COVERAGE	: 0.04 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m ²	(ABOUT)
TOTAL GFA	: 18 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m ² (ABOUT)	18 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

ADDRESS

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

24.9.2024

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 10

VER.

001

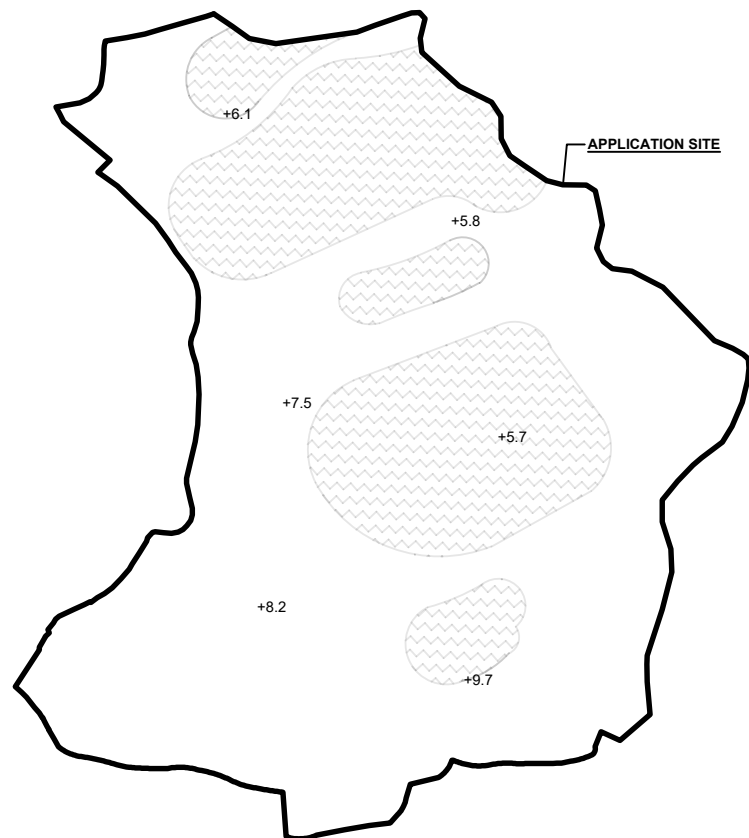


EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 EXISTING SITE LEVELS : +5.7 mPD - +9.7 mPD (ABOUT)
 GROUND SURFACE : SOILED GROUND

CONDITION OF THE APPLICATION SITE IN 1990s

POND AREA : 13,394 m² (ABOUT)
 DEPTH OF POND : NOT MORE THAN 0.5 m



LEGEND

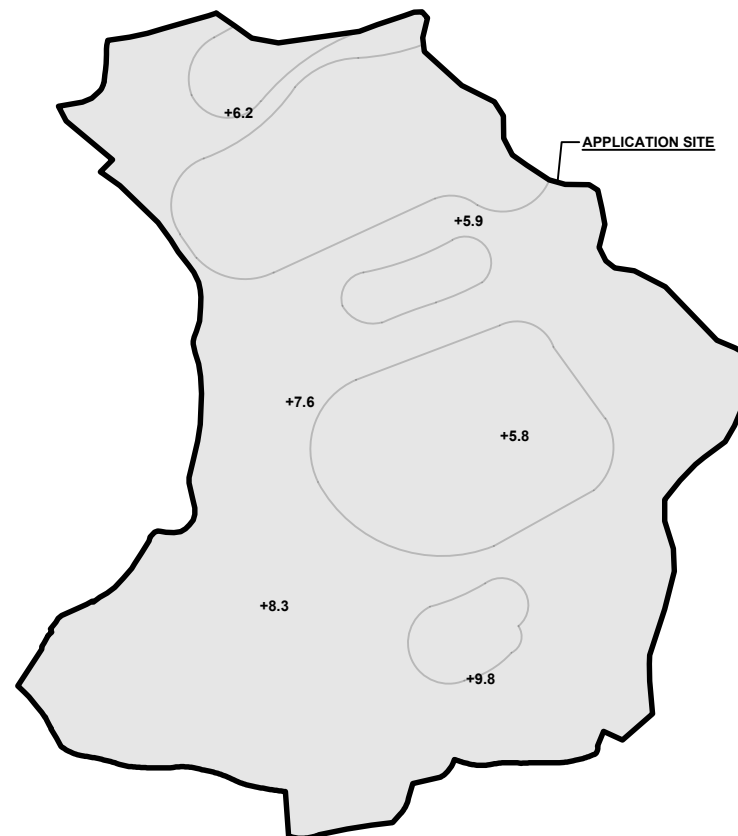
- APPLICATION SITE
- POND AREA BEFORE KEY DATE OF OZP
- +10.2 EXISTING SITE LEVEL

*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

PROPOSED FILLING OF LAND AND POND AT THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 PROPOSED FILLING AREA : 41,010 m² (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.1 m
 PROPOSED SITE LEVELS : +5.8 mPD - +9.8 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 STORAGE OF VEHICLE, PARKING
 SPACES AND CIRCULATION AREA

EXISTING FILLING OF POND AREA : 13,394 m² (ABOUT)
 DEPTH OF FILLING : NOT MORE THAN 0.5 m

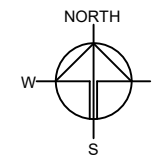


LEGEND

- APPLICATION SITE
- FILLING OF LAND AND POND AREA
- +10.2 PROPOSED SITE LEVEL

THE PONDS **WERE FILLED IN THE 1990s** AND NO FURTHER FILLING OF POND WILL BE CARRIED OUT AFTER OBTAINING PLANNING PERMISSION FROM THE BOARD.

0.1 m OF CONCRETE WILL BE FILLED ON TOP OF THE EXISTING FILLED POND AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE BOARD.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY MN DATE 7.10.2024

REVISED BY DATE

APPROVED BY DATE

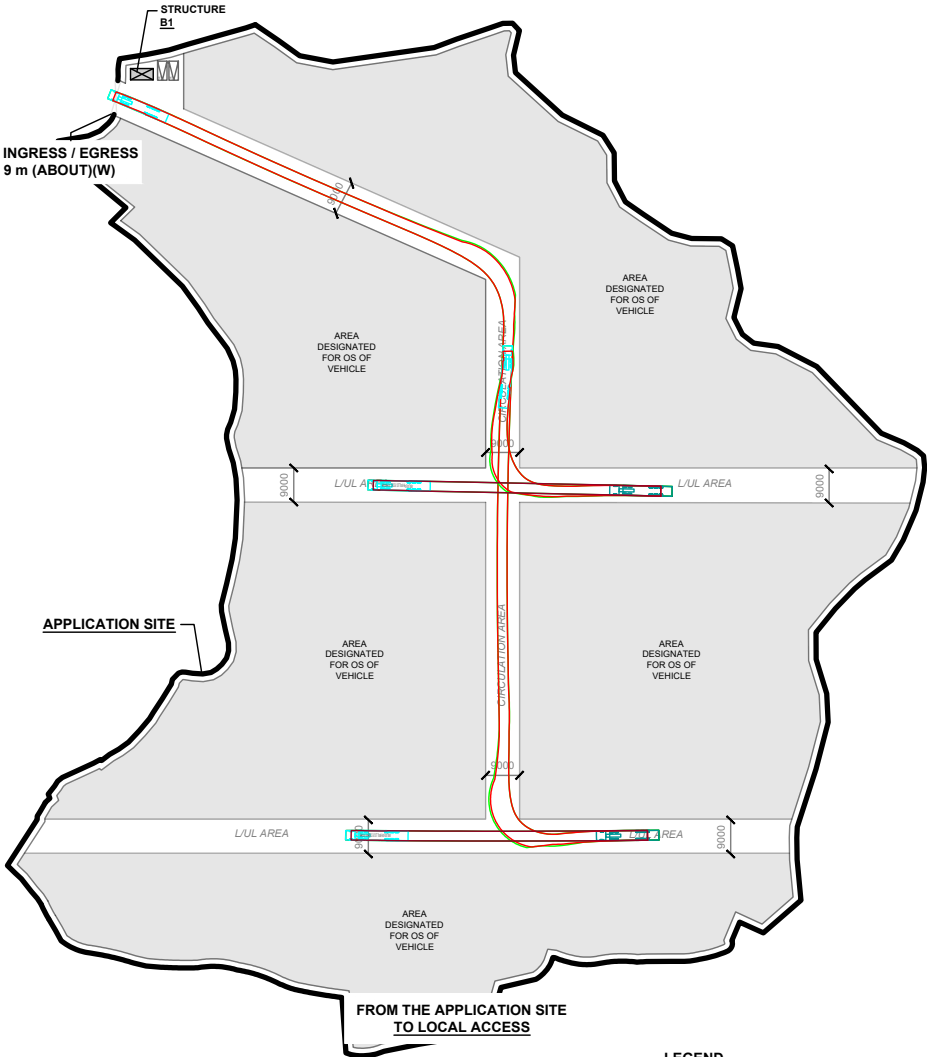
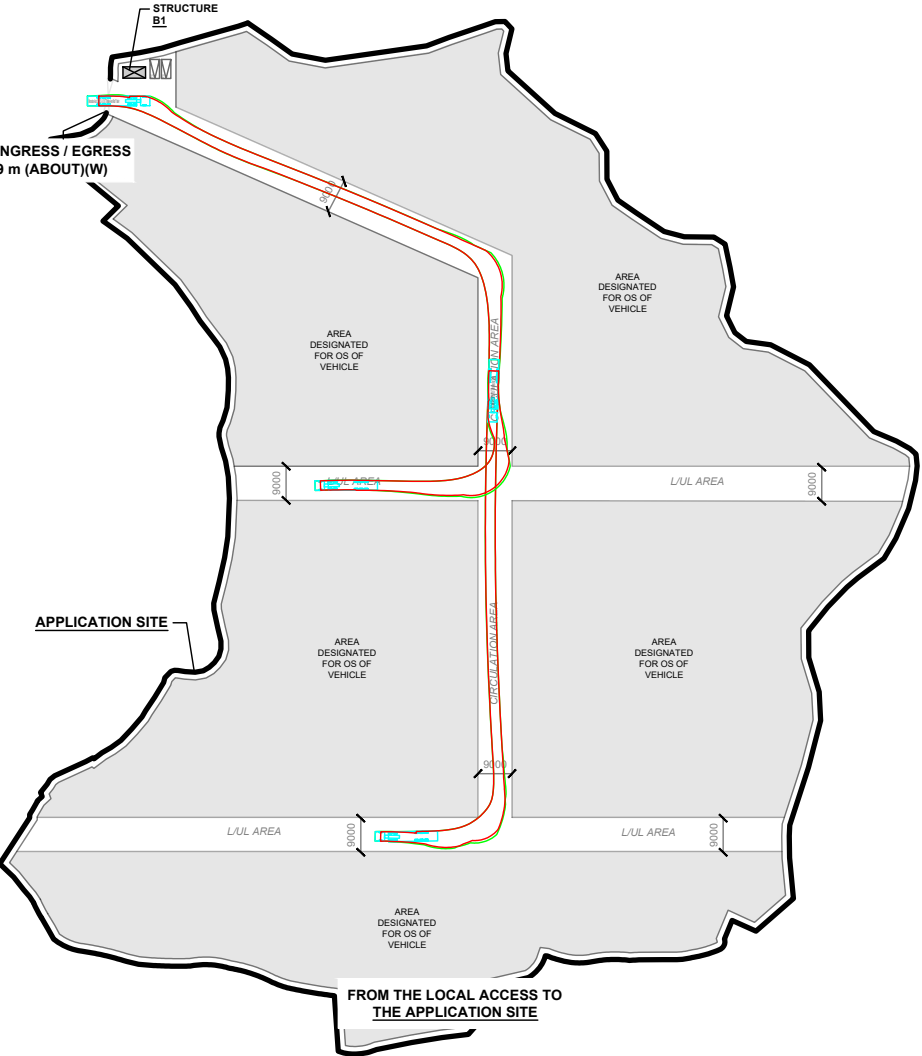
DWG. TITLE FILLING OF LAND AND POND

DWG NO. PLAN 11 VER. 001

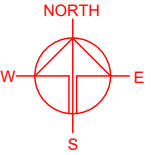
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - INGRESS / EGRESS
 - CONTAINER VEHICLE
 - SWEPT PATH OF VEHICLE



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION
VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 2000 @ A4	
DRAWN BY MN	DATE 7.10.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (CV)	
DWG NO. PLAN 12	VER. 001



盈卓物業
顧問有限公司

Our Ref.: DD 126 Lot 29 & VL
Your Ref.: TPB/A/YL-PS/739

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

11 February 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land and Pond in "Recreation" Zone,
Various Lots in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PS/739)

We write to submit further information in response to comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Max WONG
(Attn.: Mr. Spencer LEUNG

email: mylwong@pland.gov.hk)
email: sktleung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land and Pond in “Recreation” Zone, Various Lots in D.D. 126 and
Adjoining Government Land, Ping Shan, Yuen Long, New Territories**

(Application No. A/YL-PS/739)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD)		
(a)	The subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO Advice Note (Annex 1).	Noted.
(b)	Given the temporary nature and the proposed use as open storage of the subject site, the requirement for NTHS might make the case not economically viable. As an alternative, part of the subject site (as indicated in Annex 2) maybe designated as a “no-build” zone, within which no critical facilities (i.e. facilities under Groups 1 to 3 in Annex 3) should be located. In particular, the proposed site offices should be located away from the “no-build” zone. With the inclusion of the “no-build” zone, the requirement for NTHS may be waived.	<u>No critical facilities</u> will be located within the “no-build” zone. The proposed structure, i.e. a guardroom, is located about 30 m away from the boundary of the “no-build” zone. Besides, no manned facilities nor open storage of dangerous goods will be allowed within the “no-build” zone. As such, it is considered that the requirement for Natural Terrain Hazard Study would not be necessary. Please refer to the Layout Plan at Plan 1 of Annex 1 .

(c)	An existing man-made slope (feature no. 6NW-B/C73) and some unregistered slopes are located within or in the vicinity of the application site. These slopes may affect or be affected by the proposed development. Please remind the applicant of the requirements of making necessary site formation submission(s), including but not be limited to stability assessments of the existing/proposed geotechnical features within or in the vicinity of the Site, to the Buildings Department for approval as required under the provisions of Buildings Ordinance if found applicable.	Noted.
(d)	Unauthorised development was previously identified within and in the vicinity of the captioned lots in May 2023.	
(e)	Please remind the applicant that the subject site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the new development at the proposed area, extensive geotechnical investigation may be required. Such investigation may require high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the subject site.	

Departmental Comments		Applicant's Responses
2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	In view of the large area of the application site, should the Town Planning Board consider that the application is acceptable from the planning point of view, I would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a Drainage Impact Assessment (DIA) report, to implement and maintain the drainage facilities proposed in the DIA report to the satisfaction of this Division. The applicant is required to demonstrate in the DIA report that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to the proposed works.	Noted. The applicant will submit a Drainage Impact Assessment upon obtaining planning permission from the Town Planning Board (the Board).

Departmental Comments		Applicant's Responses
3. Comments of the Director of Environmental Protection (DEP)		
(a)	<p>It is noted that there are residential buildings (i.e. Shing Uk Tsuen) located approximately 50 m from the subject site boundary. Environmental issues such as air and noise nuisance may arise if adequate mitigation and/or pollution control measures are not implemented. To enlighten our views, this office would appreciate it if the Applicant can clarify whether the proposed uses involve traffic of heavy vehicles, vehicle repairing, or dismantling operations, and to advise the environmental control measures to be implemented to mitigate the relevant impacts. The Applicant can make reference to the "<i>Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites</i>".</p>	<p>Container vehicles will be deployed for the transportation of brand-new vehicles into/out of the application site (the Site). In order to minimise the potential adverse traffic and noise impacts, the delivery operations will be <u>restricted within non-peak hours, i.e. between 10:00 and 17:00</u>. It is expected that not more than 4 nos. of vehicular trip will be generated/attracted by the proposed development on an hourly basis (Sections 5.7-5.9 of the Planning Statement refer), which <u>shall not</u> lead to significant adverse traffic and noise impacts to the surroundings.</p> <p>The applicant will strictly follow the '<i>Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites</i>' to minimise the potential adverse environmental impacts and nuisance to the surrounding areas (Section 5.10 of the Planning Statement refers).</p> <p>The applicant proposes to erect 2.5 m high solid metal fencing along the site boundary to minimise the potential visual and noise nuisance to the surroundings. Maintenance will be conducted by the applicant on a regular basis (Section 5.13 of the Planning Statement refers).</p>
(b)	<p>It is noted that part of the site area falls within the Deep Bay Buffer Zone 2. Kindly be advised that a residential or recreational development, other than New Territories exempted houses, within Deep Bay Buffer Zone 1 or 2 may constitute to a Designated Project under Schedule 2 of the EIAO. If there are any applicable developments related to the proposed uses, the Applicant should review the potential implication under EIAO.</p>	Noted.

Departmental Comments	Applicant's Responses
4. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)	
<p>(a) The application site is located within the Wetland Buffer Area. It is adjacent to the Wetland Conservation Area and "Conservation Area" zone to the north while its northern tip encroaches on the Priority Site for Enhanced Conservation under the New Nature Conservation Policy. The site is largely vegetated with marsh/swamp at the eastern portion and woodland/shrubland at the western portion. The surrounding area is largely rural with ponds and vegetation. The proposed filling of land and pond will result in potential loss of wetlands and potential adverse ecological impacts to the adjacent wetlands in the WCA. However, no ecological impact assessment has been submitted to demonstrate that any negative impacts could be mitigated through positive measures. Therefore, we have reservation on the application from nature conservation perspective.</p>	<p>Noting that some existing marsh/swamp has been found within the northern portion of the Site, the applicant proposes to provide <u>buffer area</u> around the existing marsh/swamp, which will be surrounded by periphery fencing to minimise the potential adverse visual and noise impacts to the habitat.</p> <p>Moreover, the applicant proposes to reduce the open storage area from 33,358 m² (about) to 27,953 m² (about) with a view to preserving the existing marsh/swamp. The extent of the proposed filling of land has also been shrunk from 41,010 m² (about) to 31,764 m² (about) in view of the reduced open storage area.</p> <p>Please refer to the revised Layout Plan and revised plan showing the filling of land/pond at Plans 1 and 2 of Annex 1.</p> <p>The revised Swept Path Analysis and the revised pages of the Planning Statement and Form No. S16-III are also enclosed at Annex 1.</p>

Departmental Comments		Applicant's Responses
5. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	No landscape technical assessment such as information of existing landscape resources and proposed mitigation measures are included. The Applicant should provide the broadbrush tree survey, mitigation measures and landscape proposal to demonstrate that the proposed uses would not have adverse landscape impact on the Site and surrounding areas.	The applicant proposes to <u>plant 42 nos. of new trees</u> of local species along the eastern periphery of the Site, with a view to mitigating the potential adverse landscape impact that would have arisen from the proposed development. The Landscape Plan is enclosed at Plan 1 of Annex 2 .

- (ii) The applicant provides responses to comments on the application received during the public inspection period:

Town Planning Board Guidelines Aspect

- with reference to *Town Planning Board Guidelines No. 13G (TPB PG-No. 13G)*, the Board would also take other considerations into account, such as the important role of open storage and port back-up uses in Hong Kong's economy and provision of employment opportunities, as well as the difficulties faced by operators/uses affected by resumption and clearance operations of the Government in finding a replacement site to make way for developments. Sympathetic consideration could be given to such type of applications; and
- despite the fact that the Site situates within Category 3 area under *TPB PG-No. 13G*, the special background of the applicant being an affected operator under the public housing development near Tin Tsz Road in Tin Shui Wai should be considered on its individual merit, of which approval of the application would not set an undesirable precedent. In addition, the application is to facilitate the relocation of the affected operator, which is crucial to the smooth clearance of land and implementation of the public housing development, and the provision of operating space for displaced brownfield operations still needed by the community.

Environmental & Drainage Aspects

- the application is to seek planning permission on a temporary basis for a period of 3 years, the majority of the Site will be for open storage use where no structure will be erected thereon, whilst the remaining area will be reserved for circulation area. The applicant undertakes to reinstate the Site into an amenity area suitable for recreation use upon expiry of the planning permission;
- upon obtaining planning permission from the Board, the applicant will provide periphery drainage u-channel with catchpits and sand trap to collect the surface run-off from the Site

(Section 5.15 of the Planning Statement refers). The final design of drainage facilities shall subject to requirements of the Drainage Authority. With the proper implementation of the drainage facilities, adverse drainage impacts to the surroundings shall not be envisaged; and

- the proposed development involves the open storage of brand-new vehicles pending for sale, which shall not incur frequent traffic trips onto the local road network. According to the development proposal (Section 5.7 of the Planning Statement refers), container vehicles will be deployed for the transportation of vehicles into/out of the Site only during non-peak hours (i.e. between 10:00 and 17:00). Besides, 2.5 m-high solid metal fencing will be erected along the site boundary (Section 5.13 of the Planning Statement refers). No vehicle workshop activity will be carried out at the Site. As such, it is anticipated that the proposed development would not impose adverse traffic, air quality and noise impacts to the surrounding area.

Operation Aspects

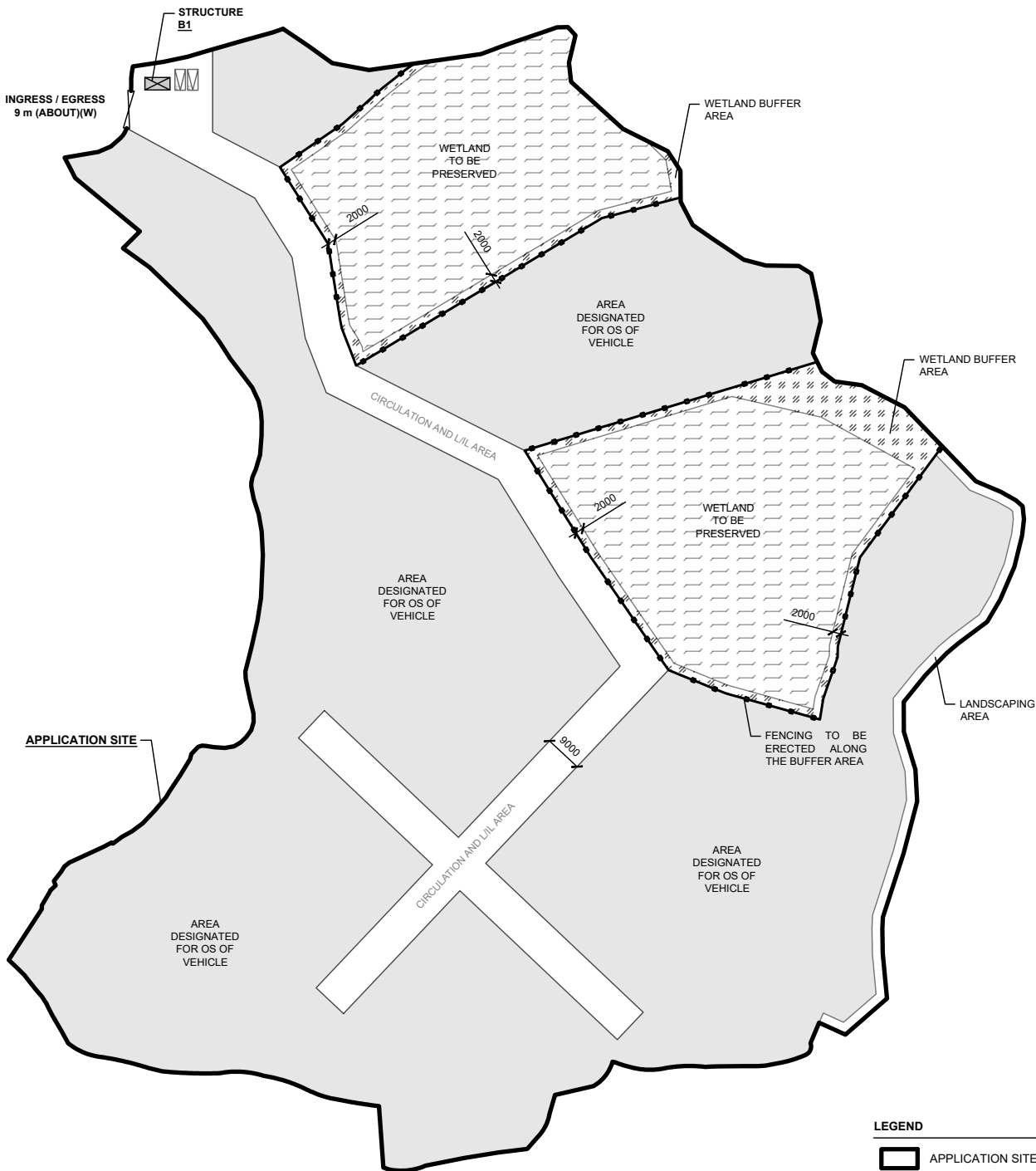
- although the site occupies an area of 41,010 m² (about), a portion of the Site, i.e. 68%, 27,953 m² (about), will be designated for open storage use. The Site is proposed to accommodate about 2,000 nos. of brand-new vehicle pending for sale, which is equivalent to 14 m² (about) per vehicle, taking into account the internal circulation area and side clearance of each vehicle within the open storage area. According to the *Hong Kong Planning Standards and Guidelines*, the recommended dimension for private car parking space is 12.5 m², i.e. 5 m (L) x 2.5 m (W). Hence, it is anticipated that the designated open storage area is reasonable and sufficient to meet the demand for vehicle storage; and
- the Site comprises Old Schedule Lots held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of Short Term Waivers from the Government, the usage of a multi-storey racking system on a temporary basis at the Site is considered to be impracticable from economic and operation perspectives.

Annex 1



Revised Plans, Planning Statement and Form S.16-III

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 41,010 m ²	(ABOUT)
COVERED AREA	: 18 m ²	(ABOUT)
UNCOVERED AREA	: 40,992 m ²	(ABOUT)
PLOT RATIO	: 0.0004	(ABOUT)
SITE COVERAGE	: 0.04 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m ²	(ABOUT)
TOTAL GFA	: 18 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 28,378 m ²	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m ² (ABOUT)	18 m ² (ABOUT)	



PARKING PROVISIONS		
NO. OF PRIVATE CAR PARKING SPACE	: 2	
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)	

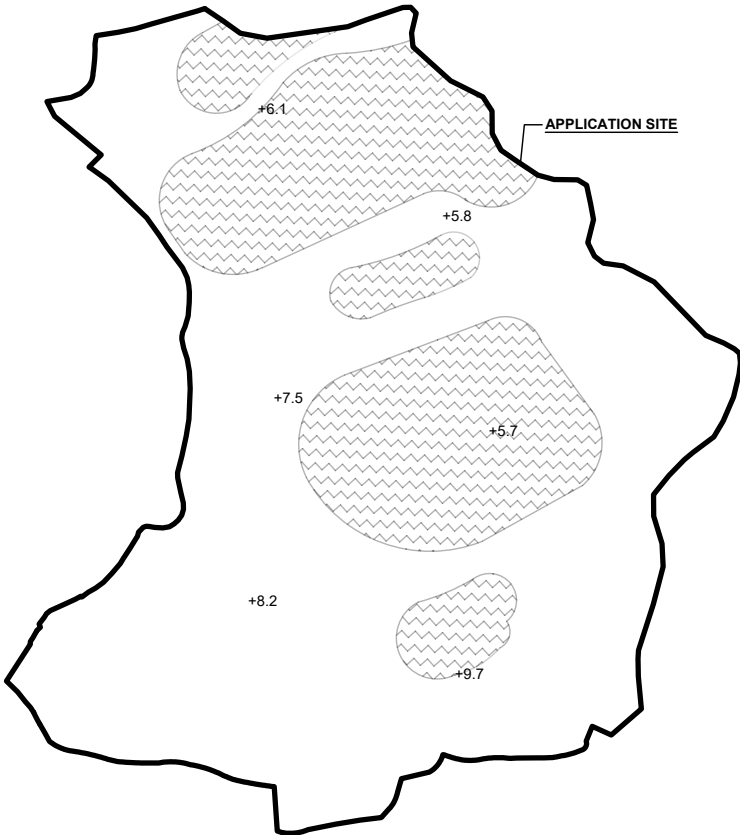
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND	ADDRESS VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1500 @ A4		TITLE LAYOUT PLAN		
			DRAWN BY MN	DATE 7.2.2025			
			REVISED BY	DATE	DWG NO. PLAN 1	VER. 002	

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
EXISTING SITE LEVELS : +5.7 mPD - +9.7 mPD (ABOUT)
GROUND SURFACE : SOILED GROUND

CONDITION OF THE APPLICATION SITE IN 1990s

POND AREA : 13,394 m² (ABOUT)
DEPTH OF POND : NOT MORE THAN 0.5 m



LEGEND

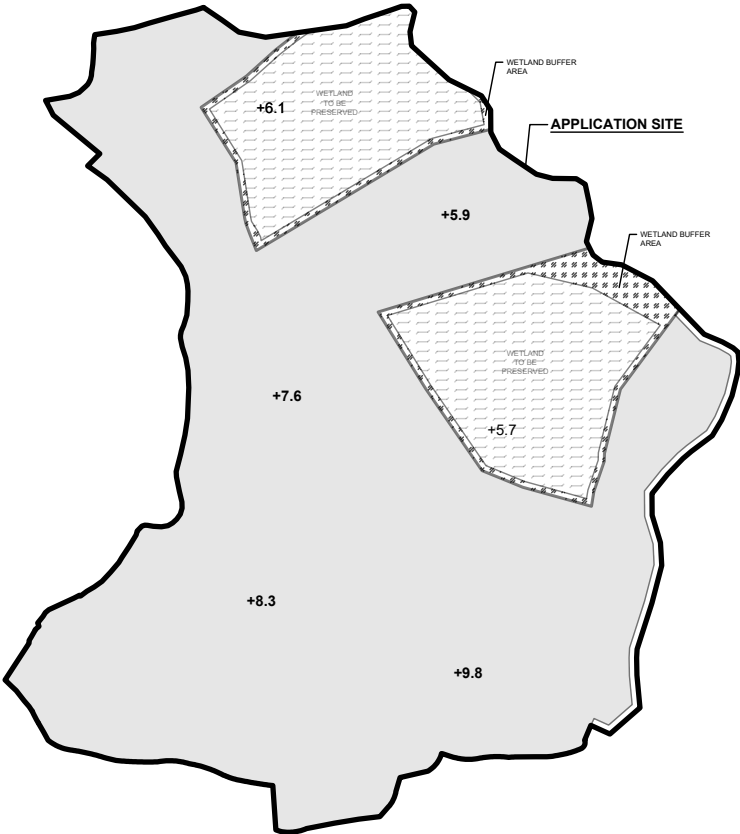
- APPLICATION SITE
- POND AREA BEFORE KEY DATE OF OZP
- EXISTING SITE LEVEL

*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

PROPOSED FILLING OF LAND AND POND AT THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
PROPOSED FILLING AREA : 31,764 m² (ABOUT)
MATERIAL OF FILLING : CONCRETE
PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.1 m
PROPOSED SITE LEVELS : +5.7 mPD - +9.8 mPD (ABOUT)
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
STORAGE OF VEHICLE, PARKING
SPACES AND CIRCULATION AREA

EXISTING FILLING OF POND AREA : 13,394 m² (ABOUT)
DEPTH OF FILLING : NOT MORE THAN 0.5 m

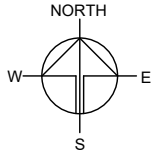


LEGEND

- APPLICATION SITE
- FILLING OF LAND AND POND AREA
- EXISTING WETLAND
- WETLAND BUFFER AREA
- PROPOSED SITE LEVEL

THE PONDS WERE FILLED IN THE 1990s AND NO FURTHER
FILLING OF POND WILL BE CARRIED OUT AFTER OBTAINING
PLANNING PERMISSION FROM THE BOARD.

0.1 m OF CONCRETE WILL BE FILLED ON TOP OF THE
EXISTING FILLED POND AFTER PLANNING PERMISSION HAS
BEEN GRANTED FROM THE BOARD.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF VEHICLE WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND
AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND
ADJOINING GOVERNMENT
LAND, PING SHAN, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY MN	DATE 7.2.2025
REVISED BY	DATE
APPROVED BY	DATE

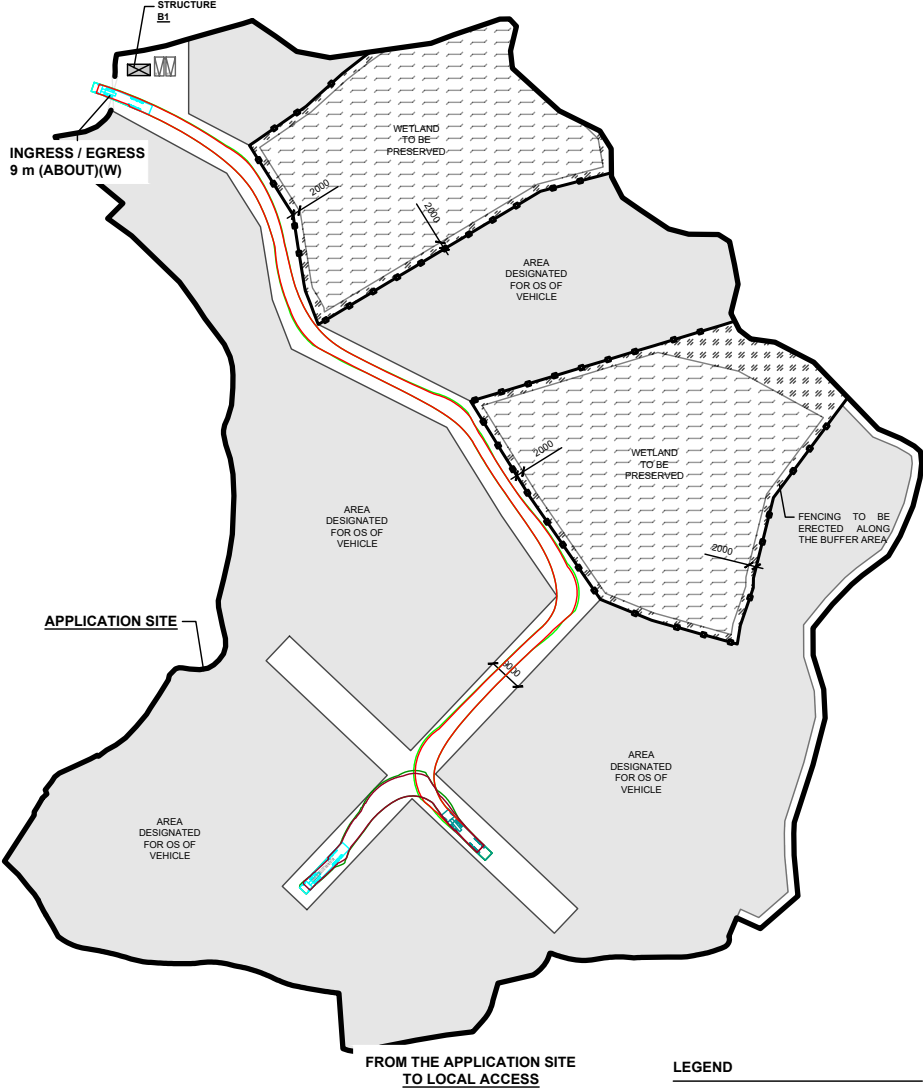
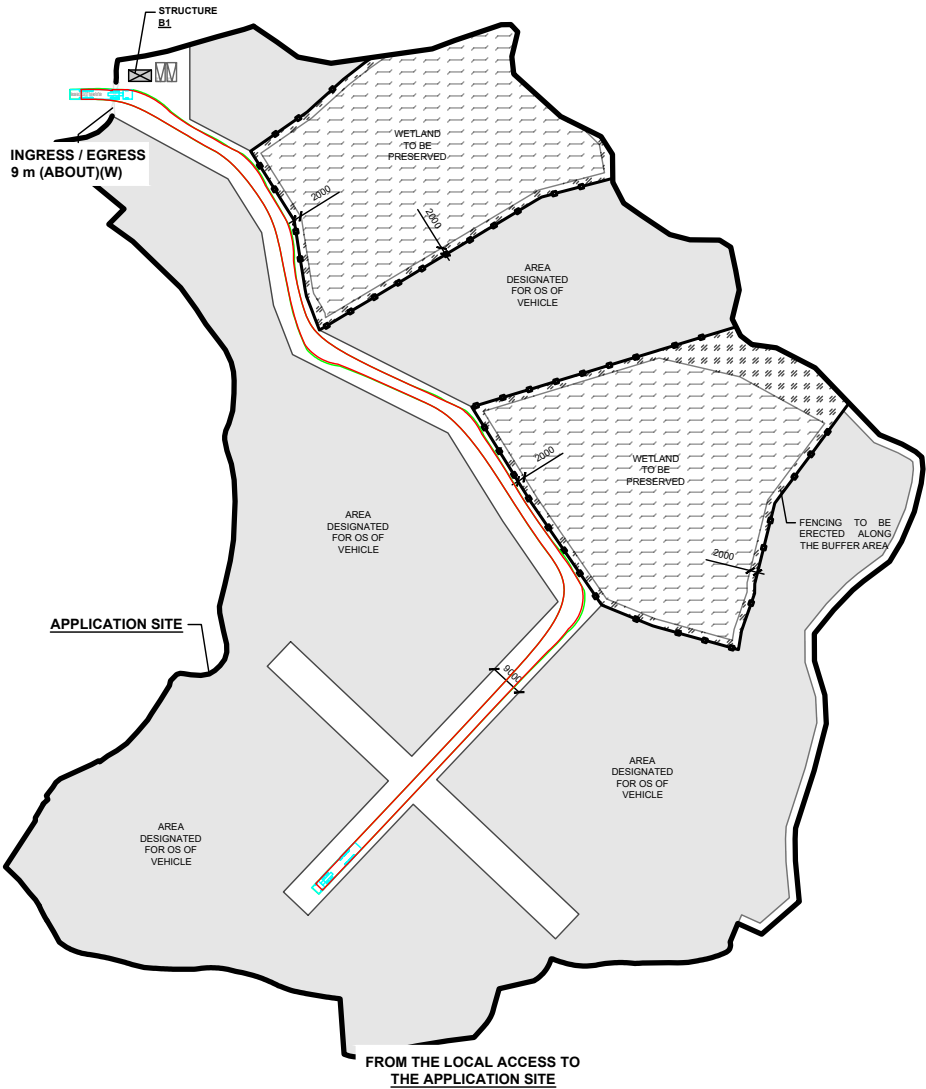
DWG. TITLE
FILLING OF LAND AND POND

DWG NO. PLAN 2	VER. 002
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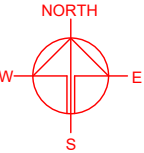
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	INGRESS / EGRESS
	CONTAINER VEHICLE
	SWEPT PATH OF VEHICLE



PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND	
SITE LOCATION	
VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 2000 @ A4	
DRAWN BY	DATE
MN	6.2.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS (CV)	
DWG NO.	VER.
PLAN 3	002

Filling of Land at the Site

- 5.4 Majority of the Site (i.e. 77%, 31,764 m² (about)) is proposed to be filled with concrete of not more than 0.1 m in depth (from the range of +5.7 mPD and +9.7 mPD to the range of +5.8 mPD and +9.8 mPD) for open storage of vehicle, site formation of structure, parking space, and L/UL and circulation area (**Plan 11**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the operation need of the proposed development.

Operation Mode

- 5.5 The Site is designated for open storage of about 2,250 vehicles including private cars (PCs), light goods vehicles (LGVs) and light buses (LBs), which are the same as those in the original premises. The area designated for open storage of vehicle is 33,358 m² (about) (i.e. about 81% of the site area). Operation hours are Monday to Saturday from 09:00 to 18:00. There is no operation on Sunday and public holidays.
- 5.6 It is estimated that the Site would be able to accommodate not more than 3 staff. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal Traffic Impact

- 5.7 The Site is accessible from Tin Wah Road via a local access (**Plan 1**). A 9 m (about) wide ingress/egress is provided at the northwestern part of the Site (**Plan 10**). Two private car parking spaces are provided at the Site for staff use. Container vehicles will be deployed for the transportation of vehicles into/out of the Site during non-peak hours (i.e. between 10:00 and 17:00). Details of the parking space provision are shown at **Table 4** below:

Table 4 – Provision of Parking Spaces

Type of Space	No. of Space
Parking space for private cars - 2.5 m (W) x 5 m (L)	2

- 5.8 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 12**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation/attraction of proposed development at AM and PM peak hours are provided at **Table 5** below.

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays			
(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)) <u>Accessible from Tin Wah Road via a local access</u>	
	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 checked="" 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／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 13,394 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 not more than 0.5 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 31,764 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 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 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"/> 		

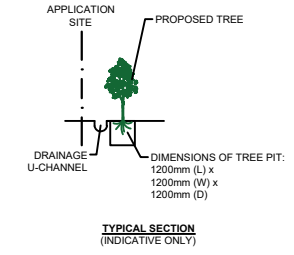
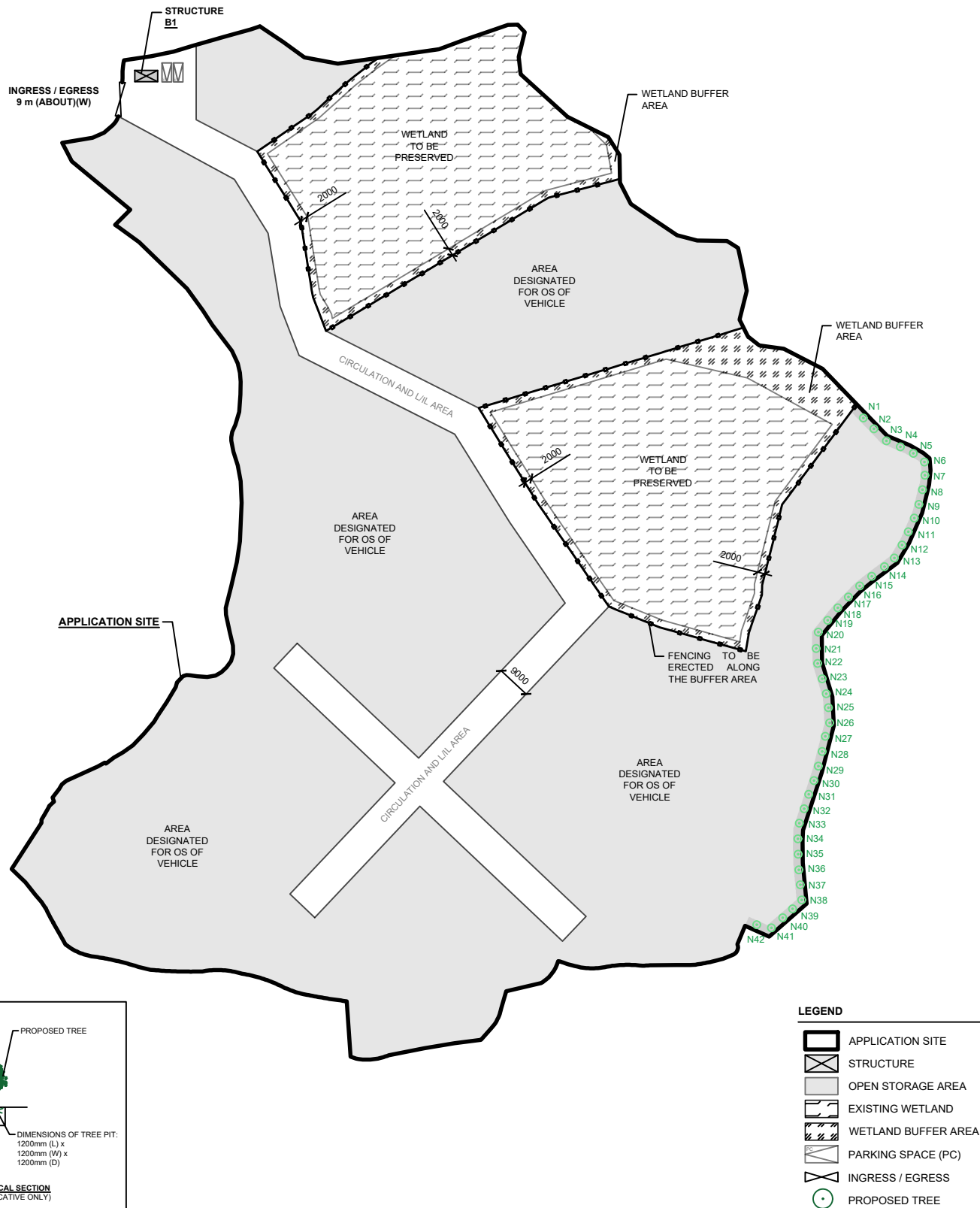
Annex 2
Landscape Plan

LANDSCAPE PLAN

APPLICATION SITE AREA : 41,010 m² (ABOUT)
NOS. OF TREE TO BE PLANTED : 42 (N1-N42)
SPECIES OF NEW TREES : *BAUHINIA x BLAKEANA*
HEIGHT OF NEW TREES : NOT LESS THAN 2.75 m
SPACING OF NEW TREES : NOT LESS THAN 4 m
DIMENSION OF TREE PITS : 1.2 m (W) X 1.2 m (L) X 1.2 m (D)

NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

ADDRESS

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

7.2.2025

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

002



**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.
- (c) Applications for new open storage or container back-up uses including workshops within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for such uses involving filling of contiguous ponds

List of Uses Exempted from Ecological Impact Assessment Within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board:

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones

- Police Post/Police Reporting Centre - Post Office*
- Private Club# - Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor
- vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Relevant extracts of the Town Planning Board Guidelines
for Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses under Section 16 Of The Town Planning Ordinance (TPB PG-No.13G) were promulgated, which set out the following criteria for the various categories of the area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the

phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous Applications Covering the Site

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/297	Temporary War Game Centre for a Period of 3 Years	27.3.2009
A/YL-PS/374	Renewal of Planning Approval for Temporary War Game Centre for a Period of 3 Years	16.3.2012
A/YL-PS/473	Renewal of Planning Approval for Temporary War Game Centre for a Period of 3 Years	13.3.2015

Similar s.16 Applications within the same “REC” Zone

Approved Application

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/721	Proposed Temporary Open Storage of Construction Materials (Metal) for a Period of 3 Years	2.8.2024

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 (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for the occupation of the GL (about 914m² subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed.

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 adverse comment on the application.

3. Drainage

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

- no in-principle objection to the application from a drainage point of view;
- should the application be approved, a condition should be stipulated requiring the applicant to submit a Drainage Impact Assessment (DIA) report, to implement and maintain the drainage facilities proposed in the DIA to the satisfaction of the Director of Drainage Services; and
- regarding the drainage proposal submitted by the applicant, the applicant should note his advisory comments at **Appendix VI**.

4. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

No objection to the application given the temporary nature of the proposed use and the applicant undertakes to reinstate the Site into an amenity area upon expiry of the planning permission.

5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- having considered the nature of open storage, the approval condition for the provision of fire extinguisher(s) within six weeks from the date of planning approval to the satisfaction of D of FS shall be added.

6. **Building Matters**

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

- no objection to the application; and
- it is noted that one structure is proposed in the application. 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 Buildings Authority should be obtained, otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with Buildings Ordinance.

7. **Geotechnical Engineering**

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

No adverse geotechnical comment on the application given that no critical facilities including manned structures and dangerous goods will be located within the “no-build” zone.

8. **District Officer’s Comments**

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

No local feedback was received.

9. **Other Departments**

The following departments has no comment on the application:

- Commissioner of Police (C of P);
- 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) the Site should be kept in a clean and tidy condition at all times;
- (c) to note the comments of the Secretary for Development (SDEV) that it is emphasised that the above policy support is given on the premises that departure of the operator currently running its operation at the Original Site will facilitate Government's future land resumption of this Original Site for taking forward the planned public housing development. Subject to Government's consideration and prevailing circumstances, in any event that another operator ("Operator B") moves into the Original Site after the departure of the current operator and before the Government undertakes resumption of the Original Site, no policy support will be granted again to this Operator B in the future if similar planning application is made;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected or to be erected within the private lots, if any and the occupation of the Government Land and/or apply for modification of STW(s)/ STT(s) conditions where appropriate. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s) and/or STT (s), 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;
- (e) 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 Tin Wah Road via a section of a local 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access road connecting the Site with Tin Wah 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 Tin Wah Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should 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;

- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should avoid night-time light and minimise disturbances to the surrounding area during the construction and operation phase of the proposed development;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to demonstrate in the Drainage Impact Assessment that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas, and shall be liable for any adverse drainage impact due to the proposed development;
- (j) 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;
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. In addition, Good practice guidelines for open storage (**Appendix VIII** of this RNTPC Paper) should also be adhered to;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L) that for species selection for the proposed new trees planting, the applicant may consider to choose the tree species based on the findings of the existing tree information of the Site for proposing suitable species and native tree species are preferable; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - for Unauthorized Building Works (UBWs) erected on lease land, enforcement may be taken by BD to effect their removal in accordance with the prevailing

enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

29th November, 2024.



By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period
of 3 Years and Associated Filling of Land and Pond**
(A/YL-PS/739)

1. We refer to the captioned.
2. The site is adjoining the Conservation Area (CA) zone under the Approved Lau Fau Shan and Tsim Bei Tsui OZP. Within this CA zone, there are many fish ponds and these ponds are important habitats for many species of conservation importance. Below photo was taken in November 2024 and it shows the site (partially; indicated by arrow) and some of these ponds.



3. We urge the Board to seriously consider with relevant authorities as to whether the application would potentially cause any adverse off-site environmental impacts (e.g., ecological impacts, water quality impacts) on the wetlands in this CA zone, and if yes, to consider whether technical assessments should be submitted to address the potential environmental impacts.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

**新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號：A/YL-PS/739**

我對該項申請提出反對，因申請地段屬於保育區，是很多昆蟲植物生長之地，包括極稀有品種的螢火蟲、各種類的蝴蝶、螳螂、小魚及龜等，所以絕對不適宜填塘或填泥，不但令昆蟲雀鳥失去棲身地方，破壞生態環境，更會造成環境污染。我相信政府漁護署及環保署是專業及有識見，城規會有責任先諮詢相關部門後再作審批。除此之外，該項申請對周邊居民的生活造成影響，包括空氣污染、噪音及治安等問題。

因此，我認為城規會有責任要求申請人提交環評報告，然後經研究後再作審批，確保該項申請對排水系統、交通及生態環境等不會造成負面影響，保障周邊居民的日常生活。

我現向 貴委員會提出反對意見，懇請 貴委員會聽取民意，再三考慮否決有關申請。

吳棠能

大井村代表：

吳煥輝

()

(身份證:

鄭奇祺

附件

地址
電話

副本送：規劃署署長

日期：4-12-2024



3

尊敬的城規會：

我寫信是想表達對於新界元朗屏山丈量約份第126約多個地段和毗連政府土地申請臨時露天存放汽車，規劃申請編號：A/YL-PS/739的反對意見。

首先，我們認為申請地點位於保育區內，是有很多稀有的昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等。所以該區也絕不適宜填魚塘及填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有見識，更希望城規會先諮詢相關部門後再作審批。

其次，申請人計劃在此處臨時露天存放汽車，這不僅會對周邊居民的生活造成極大影響，同時在該區申請這麼大的臨時存放汽車會造成空氣污染噪音等，亦會對排水問題及環境衛生問題出現嚴重影響。

總之，在此我們認為在新界元朗屏山丈量約份第126約多個地段和毗連政府土地申請臨時露天存放汽車是不適當的。我們強烈建議城規會重視這個問題，以確保環境資源得到充分的保護。在此，我們真誠希望您能夠考慮我們的意見及反對申請。

最後，感謝您撥冗閱讀我們的函件，期待您的回應。

此致

敬禮

來信人：(姓名) 涂楊柳

日期：2024 年 12 月 9 日

(11)

3 附加

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

我對該項申請提出反對。首先，我們認為申請地段位於保育區內，是很多稀有昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等，所以該區也絕不適宜填漁塘或填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有識見，更希望城規會先諮詢相關部門後再作審批。

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總之，在此我們認為在新界屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車場是不適當的。我們強烈建議城規會重視這個問題，以確保環境資源得到充分的保護。在此，我們真誠希望您能夠考慮我們的意見及反對申請。

最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者： 馮楊柳
()
(身份證:)

地址：
電話：

日期：10-12-2024

⑤

4

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

我對該項申請提出反對。首先，我們認為在保護區內設臨時露天停放汽車場將會對該地區的生態環境造成很大的破壞。該地區棲息著多種稀有動植物，如各種鳥類、魚類、螢火蟲、蝴蝶等，這些動植物是生物多樣性的重要代表，在自然生態系統中扮演至關重要的角色。為了保護這些稀有動植物，我們強烈呼籲並懇請官方重視這個問題。反對在保護區內進行任何可能對其造成損害的建設活動，包括臨時露天存放汽車場。

其次，該地區設臨時露天存放汽車場也會對周邊居民的生活造成很大影響。這些影響包括空氣污染、噪音污染以及排水和衛生問題等。為了避免這些不利影響，我們強烈反對在該地區進行任何可能對我們造成負面影響的建設。我們強烈建議城市規劃委員會重視這個問題，確保環境資源得到充分的保護。在此，我們真誠地希望您考慮我們對申請的意見及反對意見。

最後，感謝您抽出寶貴時間閱讀我們的來信，並期待您的回應。

反對者： 梁俊新
()

地址：
電話：

日期： 10-12-2024

21

4 附加

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

我對該項申請提出反對。首先，我們認為申請地段位於保育區內，是很多稀有昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等，所以該區也絕不適宜填漁塘或填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有識見，更希望城規會先諮詢相關部門後再作審批。

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總之，在此我們認為在新界屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車場是不適當的。我們強烈建議城規會重視這個問題，以確保環境資源得到充分的保護。在此，我們真誠希望您能夠考慮我們的意見及反對申請。

最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：

黎俊新
()

地址：
電話：

日期：10-12-2024

20

5

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
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規劃申請編號 : A/YL-PS/739

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反對者： 袁日娥
()

地址：
電話：

日期：10-12-2024

22

5 附加

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
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規劃申請編號 : A/YL-PS/739

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總之，在此我們認為在新界屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車場是不適當的。我們強烈建議城規會重視這個問題，以確保環境資源得到充分的保護。在此，我們真誠希望您能夠考慮我們的意見及反對申請。

最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者： 麥月娥
()

地址：
電話：

日期：10-12-2024

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6

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
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規劃申請編號 : A/YL-PS/739

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反對者： 梁銳明

地址：
電話：

日期：10-12-2024

⑨

6 附加

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者： 朱銳明

地址：
電話：

日期：10-12-2024

③

7

尊敬的城市規劃委員會：

我謹致函向你表達我們對屏山分區各地段及毗鄰政府土地申請臨時露天存放汽車的反對意見。新界元朗丈量約份 126 約地段規劃申請編號：AYL-PS/739。

首先，我們認為在保護區內臨時露天停放汽車將會對該地區的生態環境造成很大的破壞。該地區棲息著多種稀有動植物，如各種鳥類、魚類、螢火蟲、蝴蝶等，這些動植物是生物多樣性的重要代表，在自然生態系統中扮演至關重要的角色。為了保護這些稀有動植物，我們強烈呼籲並懇請官方重視這個問題。反對在保護區內進行任何可能對其造成損害的建設活動，包括臨時露天存放汽車。

其次，該地區汽車臨時露天存放也會對週邊居民的生活造成很大影響。這些影響包括空氣污染、噪音污染以及排水和衛生問題等。為了避免這些不利影響，我們強烈反對在該地區進行任何可能對我們造成負面影響的建設。我們強烈建議城市規劃委員會重視這個問題，確保環境資源得到充分保護。在此，我們真誠地希望您考慮我們對申請的意見和反對意見。

最後，感謝您抽出寶貴時間閱讀我們的來信，並期待您的回覆。

地址

來信：(姓名)

鄭明良

日期：24 年 2 月 10 日

11

8

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

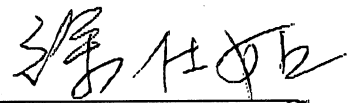
我對該項申請提出反對。首先，我們認為申請地段位於保育區內，是很多稀有昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等，所以該區也絕不適宜填漁塘或填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有識見，更希望城規會先諮詢相關部門後再作審批。

其次，申請人計劃在此處設臨時露天存放汽車場，這不僅會對周邊居民的生活造成極大影響，同時在該區申請這麼大的臨時存放汽車場會造成空氣污染噪音等，亦會對排水問題及環境衛生問題出現嚴重影響。

總之，在此我們認為在新界屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車場是不適當的。我們強烈建議城規會重視這個問題，以確保環境資源得到充分的保護。在此，我們真誠希望您能夠考慮我們的意見及反對申請。

最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：



地址：
電話：

日期：

9-12-2024

⑫

9

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號：A/YL-PS/739

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反對者： 吳志明

地址：
電話：

日期：24年 12月9日

(13)

10

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
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規劃申請編號 : A/YL-PS/739

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：

陳韻而

地址：
電話：

日期：24年12月9日

14

11


城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
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規劃申請編號：A/YL-PS/739

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其次，該地區設臨時露天存放汽車場也會對周邊居民的生活造成很大影響。這些影響包括空氣污染、噪音污染以及排水和衛生問題等。為了避免這些不利影響，我們強烈反對在該地區進行任何可能對我們造成負面影響的建設。我們強烈建議城市規劃委員會重視這個問題，確保環境資源得到充分的保護。在此，我們真誠地希望您考慮我們對申請的意見及反對意見。

最後，感謝您抽出寶貴時間閱讀我們的來信，並期待您的回應。

反對者： 吳星宇 

地址：
電話：

日期：24年 12月9日

15

12

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者： 陳炳才
(
(身份證:)

地址：
電話：

日期：2024年12月9日

(16)

13

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：

陳喬揚

地址：

電話：

日期：24年12月10日

17

14

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：

甘國蘭

地址：
電話：

日期：24年 12月 9日

18

15

尊敬的城規會：

我寫信是想表達對於新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車，規劃申請編號：A/YL-PS/739 的反對意見。

首先，我們認為申請地點位於保育區內，是有很多稀有的昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等。所以該區也絕不適宜填魚塘及填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有見識，更希望城規會先諮詢相關部門後再作審批。

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

此致敬禮

來信人：(姓名) 劉浩元

日期：24 年 12 月 11 日

(19)

16

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：張帶鳳

地址：
電話：

日期：

12-12-2024年

33

17

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

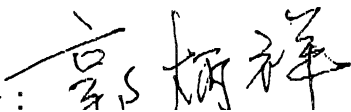
新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

我對該項申請提出反對。首先，我們認為申請地段位於保育區內，是很多稀有昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等，所以該區也絕不適宜填漁塘或填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有識見，更希望城規會先諮詢相關部門後再作審批。

其次，申請人計劃在此處設臨時露天存放汽車場，這不僅會對周邊居民的生活造成極大影響，同時在該區申請這麼大的臨時存放汽車場會造成空氣污染噪音等，亦會對排水問題及環境衛生問題出現嚴重影響。

總之，在此我們認為在新界屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車場是不適當的。我們強烈建議城規會重視這個問題，以確保環境資源得到充分的保護。在此，我們真誠希望您能夠考慮我們的意見及反對申請。

最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者： 

地址：
電話：

日期： 12-12-2024

(34)

18

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號: A/YL-PS/739

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者: 王慧汶

地址 :
電話 :

日期 : 12-12-2024年

(35)

19

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

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反對者： 郭錦輝

地址：
電話：

日期：12-12-2024年

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20

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

**新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號: A/YL-PS/739**

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者: 曾炳源

地址:
電話:

日期: 11-12-2024

(23)

21

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號：A/YL-PS/739

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其次，該地區設臨時露天存放汽車場也會對周邊居民的生活造成很大影響。這些影響包括空氣污染、噪音污染以及排水和衛生問題等。為了避免這些不利影響，我們強烈反對在該地區進行任何可能對我們造成負面影響的建設。我們強烈建議城市規劃委員會重視這個問題，確保環境資源得到充分的保護。在此，我們真誠地希望您考慮我們對申請的意見及反對意見。

最後，感謝您抽出寶貴時間閱讀我們的來信，並期待您的回應。

反對者： 莫潤基

地址：
電話：

日期：2024年12月12日

(24)

22

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

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擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
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反對者：

陳永強

地址：
電話：

日期：11.12.2024

25

23

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

**新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號：A/YL-PS/739**

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其次，該地區設臨時露天存放汽車場也會對周邊居民的生活造成很大影響。這些影響包括空氣污染、噪音污染以及排水和衛生問題等。為了避免這些不利影響，我們強烈反對在該地區進行任何可能對我們造成負面影響的建設。我們強烈建議城市規劃委員會重視這個問題，確保環境資源得到充分的保護。在此，我們真誠地希望您考慮我們對申請的意見及反對意見。

最後，感謝您抽出寶貴時間閱讀我們的來信，並期待您的回應。

反對者：盧秀娟

地址：

電話：

日期：11.12.2024

26

24

尊敬的城市規劃委員會：

我謹致函向你表達我們對屏山分區各地段及毗鄰政府土地申請臨時露天存放汽車的反對意見。新界元朗丈量約份 126 約地段規劃申請編號：AYL-PS/739。

首先，我們認為在保護區內臨時露天停放汽車將會對該地區的生態環境造成很大的破壞。該地區棲息著多種稀有動植物，如各種鳥類、魚類、螢火蟲、蝴蝶等，這些動植物是生物多樣性的重要代表，在自然生態系統中扮演至關重要的角色。為了保護這些稀有動植物，我們強烈呼籲並懇請官方重視這個問題。反對在保護區內進行任何可能對其造成損害的建設活動，包括臨時露天存放汽車。

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最後，感謝您抽出寶貴時間閱讀我們的來信，並期待您的回覆。

來信：(姓名)

羅建春

日期：2024年12月10日

27

25

尊敬的城規會：

我寫信是想表達對於新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車，規劃申請編號：AYL-PS/739 的反對意見。

首先，我們認為申請地點位於保育區內，是有很多稀有的昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等。所以該區也絕不適宜填魚塘及填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有見識，更希望城規會先諮詢相關部門後再作審批。

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總之，在此我們認為在新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車是不適當的。我們強烈建議城規會重視這個問題，以確保環境資源得到充分的保護。在此，我們真誠希望您能夠考慮我們的意見及反對申請。

最後，感謝您撥冗閱讀我們的函件，期待您的回應。

此致敬禮

來信人：(姓名) 張祥欣

日期：24 年 12 月 10 日

(28)

26

尊敬的城市規劃委員會：

我謹致函向你表達我們對屏山分區各地段及毗鄰政府土地申請臨時露天存放汽車的反對意見。新界元朗丈量約份 126 約地段規劃申請編號：AYL-PS/739。

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最後，感謝您抽出寶貴時間閱讀我們的來信，並期待您的回覆。

來信：(姓名)

顧建文

日期：2024年12月10日

29

27

尊敬的城規會：

我寫信是想表達對於新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車，規劃申請編號：A/YL-PS/739 的反對意見。

首先，我們認為申請地點位於保育區內，是有很多稀有的昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等。所以該區也絕不適宜填魚塘及填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有見識，更希望城規會先諮詢相關部門後再作審批。

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

此致敬禮

來信人：(姓名)

A. King Tot

日期：24 年 12 月 10 日

30

28

尊敬的城規會：

我寫信是想表達對於新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車，規劃申請編號：A/YL-PS/739 的反對意見。


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此致敬禮

來信人：(姓名) 

日期：24 年 12 月 10 日

31

29

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

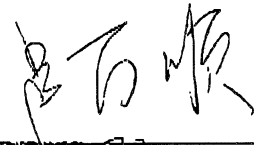
我對該項申請提出反對。首先，我們認為申請地段位於保育區內，是很多稀有昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等，所以該區也絕不適宜填漁塘或填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有識見，更希望城規會先諮詢相關部門後再作審批。

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：



地址：
電話：

日期：24年12月10日

32

30

尊敬的城規會：

我寫信是想表達對於新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車，規劃申請編號：AYL-PS/739 的反對意見。

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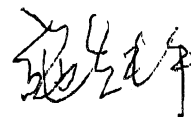
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此致敬禮

來信人：(姓名)



日期：24 年 12 月 10 日

①

31

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739

我對該項申請提出反對。首先，我們認為申請地段位於保育區內，是很多稀有昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等，所以該區也絕不適宜填漁塘或填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有識見，更希望城規會先諮詢相關部門後再作審批。

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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：王淑勤

地址：
電話：

日期：10/12/2024

④

32

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
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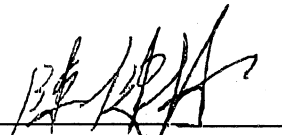
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最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：



地址
電話

日期：10.12.2024.

⑤

33

尊敬的城規會：

我寫信是想表達對於新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車，規劃申請編號：A/YL-PS/739 的反對意見。


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此致敬禮

來信人：(姓名) Ip Chi Kin 

日期：24 年 12 月 10 日

⑥

34

尊敬的城規會：

我寫信是想表達對於新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車，規劃申請編號：AYL-PS/739 的反對意見。

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此致敬禮

來信人：(姓名)

陸輝耀

日期：2024年12月10日

⑦

35

尊敬的城規會：

我寫信是想表達對於新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車，規劃申請編號：A/YL-PS/739 的反對意見。

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此致敬禮

來信人：(姓名)

李國祥

日期：24年12月12日

⑧

36

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
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反對者：

陳志捷

地址
電話

日期：2024年12月10日

10

37

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號：A/YL-PS/739

我對該項申請提出反對。首先，我們認為申請地段位於保育區內，是很多稀有昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等，所以該區也絕不適宜填漁塘或填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有識見，更希望城規會先諮詢相關部門後再作審批。

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反對者：梁曉瑩

地址：
電話：

日期：7-12-2024

①

38

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
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反對者： 梁曉輝

地址：
電話：

日期：7-12-2024

(2)

39

城市規劃委員會
城市規劃委員會主席
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反對者: 梁俊平

地址：
電話：

日期: 7-12-2024

③

40

城市規劃委員會
城市規劃委員會主席
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反對者：劉秀娟

地址：
電話：

日期：10-12-2024

④

41

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

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反對者： 陳潤生
()
(身份證:)

地址：
電話：

日期： 6-12-2024

⑥

42

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

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反對者： 賴振雄

地址：
電話：

日期：8/12/2024

⑦

43

城市規劃委員會
城市規劃委員會主席
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反對者： 賴晉然

地址：:

電話：:

日期：8/12/2024

⑧

44

城市規劃委員會
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反對者：CHAN YING KWAN

地址：
電話：

日期： 10-12-2024

⑨

45

尊敬的城市規劃委員會：

我謹致函向你表達我們對屏山分區各地段及毗鄰政府土地申請臨時露天存放汽車的反對意見。新界元朗丈量約份126約地段規劃申請編號：A/YL-PS/739。

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來信：（姓名）曾繼安

日期：2024年12月9日

(10)

46

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
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反對者：

C
(蔡振鏗)

地址：
電話：

日期： 10-12-24

12

47

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:


新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號：A/YL-PS/739

我對該項申請提出反對。首先，我們認為在保護區內設臨時露天停放汽車場將會對該地區的生態環境造成很大的破壞。該地區棲息著多種稀有動植物，如各種鳥類、魚類、螢火蟲、蝴蝶等，這些動植物是生物多樣性的重要代表，在自然生態系統中扮演至關重要的角色。為了保護這些稀有動植物，我們強烈呼籲並懇請官方重視這個問題。反對在保護區內進行任何可能對其造成損害的建設活動，包括臨時露天存放汽車場。

其次，該地區設臨時露天存放汽車場也會對周邊居民的生活造成很大影響。這些影響包括空氣污染、噪音污染以及排水和衛生問題等。為了避免這些不利影響，我們強烈反對在該地區進行任何可能對我們造成負面影響的建設。我們強烈建議城市規劃委員會重視這個問題，確保環境資源得到充分的保護。在此，我們真誠地希望您考慮我們對申請的意見及反對意見。

最後，感謝您抽出寶貴時間閱讀我們的來信，並期待您的回應。

反對者：


(羅漢生)
(身份證:)

地址：
電話：

日期： 10-12-2024

13

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.:

48

新界元朗屏山丈量約份第 126 約多個地段和毗連政府土地
擬議臨時露天存放汽車連附屬設施(為期 3 年)及相關填土及填塘工程
規劃申請編號 : A/YL-PS/739


我對該項申請提出反對。首先，我們認為申請地段位於保育區內，是很多稀有昆蟲和植物，當中包括極稀有品種的螢火蟲、各種類的蝴蝶、雀鳥、小魚及龜等，所以該區也絕不適宜填漁塘或填泥等工程，這不但令昆蟲及雀鳥失去棲身住所，更會破壞大自然環境，並且會造成環境污染。我相信政府漁護署及環保署是專業及有識見，更希望城規會先諮詢相關部門後再作審批。

其次，申請人計劃在此處設臨時露天存放汽車場，這不僅會對周邊居民的生活造成極大影響，同時在該區申請這麼大的臨時存放汽車場會造成空氣污染噪音等，亦會對排水問題及環境衛生問題出現嚴重影響。

總之，在此我們認為在新界屏山丈量約份第 126 約多個地段和毗連政府土地申請臨時露天存放汽車場是不適當的。我們強烈建議城規會重視這個問題，以確保環境資源得到充分的保護。在此，我們真誠希望您能夠考慮我們的意見及反對申請。

最後，感謝您撥冗閱讀我們的函件，期待您的回應。

反對者：


(曾憲明)

地址：

電話：

日期：10-12-24

14

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尊敬的城市規劃委員會：

我謹致函向你表達我們對屏山分區各地段及毗鄰政府土地申請臨時露天存放汽車的反對意見。新界元朗丈量約份 126 約地段規劃申請編號：AYL-PS/739。

首先，我們認為在保護區內臨時露天停放汽車將會對該地區的生態環境造成很大的破壞。該地區棲息著多種稀有動植物，如各種鳥類、魚類、螢火蟲、蝴蝶等，這些動植物是生物多樣性的重要代表，在自然生態系統中扮演至關重要的角色。為了保護這些稀有動植物，我們強烈呼籲並懇請官方重視這個問題。反對在保護區內進行任何可能對其造成損害的建設活動，包括臨時露天存放汽車。

其次，該地區汽車臨時露天存放也會對週邊居民的生活造成很大影響。這些影響包括空氣污染、噪音污染以及排水和衛生問題等。為了避免這些不利影響，我們強烈反對在該地區進行任何可能對我們造成負面影響的建設。我們強烈建議城市規劃委員會重視這個問題，確保環境資源得到充分保護。在此，我們真誠地希望您考慮我們對申請的意見和反對意見。

最後，感謝您抽出寶貴時間閱讀我們的來信，並期待您的回覆。

來信：(姓名) 陳銳佳

日期：2024 年 12 月 8 日

(15)



13th December 2024

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

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



Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-PS/739

The Conservancy Association (CA) would express concerns on the captioned application.

1. Not in line with TPB Guideline PG-No. 13G

According to TPB Guideline PG-No. 13G, large portion of the site falls within Category 3 areas". *"Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years."*

From the above, it seems that the planning application can be approved only if there

are “existing” and previous planning approval cases. Viewing the scale of the planning application, it is doubtful if sympathetic consideration should be given to this planning application.

2. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, such as open storage of vehicles, would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Impact on trees: It seems that the proposed development would be in conflict with existing trees. However, currently no tree survey and other related documents are provided to evaluate if any impacts would be anticipated, and if any mitigation measures would be necessary.
- Interface with Wetland Conservation Area (WCA): It is noted that the subject site lies within Wetland Buffer Area and its northern fringe is very close to WCA. The intention of WCA is *“to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area”*. Even though the proposed use is in temporary, there are no attempts to provide certain buffer to separate the proposed use from WCA.

Yours faithfully,
The Conservancy Association

From:
Sent: 2024-12-12 星期四 02:17:27
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PS/739 DD 126 Ping Shan Rec
Attachment: Multi-Storey-Stereo-Garage-Equipment-Automated-Auto-Stacker-Smart-Car-Parking-System.avif; Vertical Rotary Smart Parking.jpg

A/YL-PS/739

Various Lots in D.D. 126 and Adjoining Government Land, Ping Shan

Site area: About 41,010sq.m Includes Government Land of about 914sq.m

Zoning: "Recreation"

Applied use: Open Storage of 2,250 Vehicles / 2 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

Strongest Objections.

The development of the Northern Metropolis, we were told, would transform NT into a modern, high tech region. Instead, the reality is that the ugly, land inefficient and 19th Century style operations are not only not being eliminated, they are now encroaching into districts that were previously spared the blight of rows of rusty, ramshackle brownfields.

The development plans were announced years ago. There has been ample time for both the operators and the government to prepare for the relocation of various enterprises. Neither took the necessary action.

That over 40,000sq.mts of land be filled in in order to accommodate at grade storage of 2,250 vehicles is absolutely outrageous in this day and age. This works out at almost 20sq.mt per vehicle, the size of many new residential units currently on sale.

This is not a parking lot where vehicles come and go. IT IS A STORAGE FACILITY. There are countless multi-storey racking systems on the market. But this requires some investment on the part of operators and to date they have been given a free lunch because of the facility with which our scare land resources can be trashed and cemented in. See attached.

The site is; **Category 3 areas**

Within these areas, **"existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable**

That this was previously an area with active ponds indicate that that the soil is porous and filling in such a large area would have a negative impact on the natural drainage function.

There is absolutely no justification in approving this application when it is clear that the intended use could be accommodated on a site a quarter of the size on in an existing brownfield zone.

Mary Mulvihill





致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 1 52

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

AYL-PS/739 Received on 11/02/2025

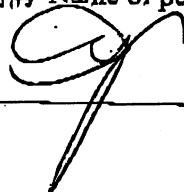
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人持反對意見，反對該填塘
工程。

「提意見人」姓名/名稱 Name of person/company making this comment N6 YAT CHEUNG

簽署 Signature



日期 Date

7.3.2025

From:
Sent: 2025-03-13 星期四 02:54:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-PS/739 DD 126 Ping Shan Rec

Dear TPB Members,

It is noted that part of the site area falls within the Deep Bay Buffer Zone 2.

The application site is located within the Wetland Buffer Area. It is adjacent to the Wetland Conservation Area and "Conservation Area" zone to the north while its northern tip encroaches on the Priority Site for Enhanced Conservation under the New Nature Conservation Policy.

The proposed filling of land and pond will result in potential loss of wetlands and potential adverse ecological impacts to the adjacent wetlands in the WCA.

The brownfield used while supposedly 'temporary' in nature would inflict irreversible damage on an area with significant ecological issues. I would remind members

15 Mar 2023 A/YL-TT/583

190. A Member considered that the approval of planning applications for the applied use involving filling of land, even on a temporary basis, would lead to irreversible degradation of the condition of arable land. The Member expressed that the general statement as indicated in PlanD's Papers that approval of such applications on a temporary basis would not frustrate the long-term planning intention of the "Agriculture" ("AGR") zone was not entirely true
the Site fell within Category 2 areas of TPB PG. No.13G where planning permission for temporary uses for three years **could be granted where there was no adverse departmental comments**

Bearing in mind that this location is Cat 3, the planning intention is "Recreational", there would be an onus to give even greater emphasis to the irreversible impact of approving a large brownfield operation on these lots.

The ridiculous proposition, see Layout Plan, Plan 1, that two separated sections be retained as "wetland to be preserved" underline how inappropriate the planned land use would be.

This application cannot be approved.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 12 December 2024 2:17 AM HKT
Subject: A/YL-PS/739 DD 126 Ping Shan Rec

A/YL-PS/739

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Mary Mulvihill

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.