

此文件只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 23 JUN 2023
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-TYST/1229 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131).

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2301644

13.6.2023 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1229
	Date Received 收到日期	23 JUN 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpl/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpl/>), 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

謝振南 TSE CHUN NAM

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

新界元朗屏山大道村 DD121 LOT444RP

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 ≥ 600 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 52 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(乙類)1
(f) Current use(s) 現時用途	荒廢寮屋, 停車場

(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"¹² (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹² (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"¹² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹² (請夾附業權證明文件)。

☒ is not a "current land owner"¹².
並不是「現行土地擁有人」¹²。

☐ 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)"¹⁴.
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」¹⁴。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"¹⁴.
已取得 名「現行土地擁有人」¹⁴的同意。

Details of consent of "current land owner(s)" ¹⁴ obtained 取得「現行土地擁有人」 ¹⁴ 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足, 請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」的詳細資料		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)[#]
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書^{*}

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)^{*}
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)^{*}
於 9-6-2023 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)^{*}
於 12-6-2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他 (請指明)
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時公眾停車場(貨櫃車除外) 及附屬辦公室 (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 2 <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	2578sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	22sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5 (其中三個為車位)
Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	22sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	22sq.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)	
列於布局設計圖	
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	51
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位/私家車	12
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)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	

Proposed operating hours 擬議營運時間 <div style="text-align: center; font-size: 1.2em;">24小時</div>																																				
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate). 有一條現有車路。(請註明車路名稱(如適用)) <u>由灰沙圍南路經小路到達</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																																		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																				
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <hr/> <hr/> <hr/> <input checked="" type="checkbox"/>																																		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																																		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Yes 會</th> <th style="width: 20%; text-align: center;">No 不會</th> </tr> </thead> <tbody> <tr> <td>On environment 對環境</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </tbody> </table>				Yes 會	No 不會	On environment 對環境	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On traffic 對交通	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On water supply 對供水	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On drainage 對排水	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On slopes 對斜坡	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。

香港地少人多，車輛多，泊位少，附近居民也是面對同樣問題。本車場能提供價廉質優的泊車位，定能造福於市民。

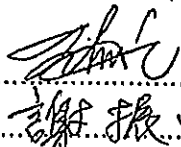
另外此場地有鉄絲網圍欄，有4間荒廢寮屋及一間廁所。3間寮屋將重建為兩層住宅，另一間寮屋作為辦公室。停車場將提供63個車位，（51個私家車位，12個私家車/輕型貨車車位）提供A租車位服務給公眾人士。上述三間重建寮屋是自用住宅，根據唐人新村分區計劃大綱核准圖編號SYL-TYST/14的註釋，申請場地住宅（乙類）地帶，住宅屬於第一類經常准許的用途，所以不須向城規會作申請。

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

13-6-2023 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	新界元朗屏山大道村DP121 LOT 444RP	
Site area 地盤面積	<p>≥ 600 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</p>	
Plan 圖則	S/XL-TYST/14	
Zoning 地帶	住宅(乙類)1	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	臨時公眾停車場(貨櫃車除外)及 附屬辦事處	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	22 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	3	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input checked="" 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	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		63
	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 / 私家車 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)		51 12
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
位置圖、行車路線圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
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.

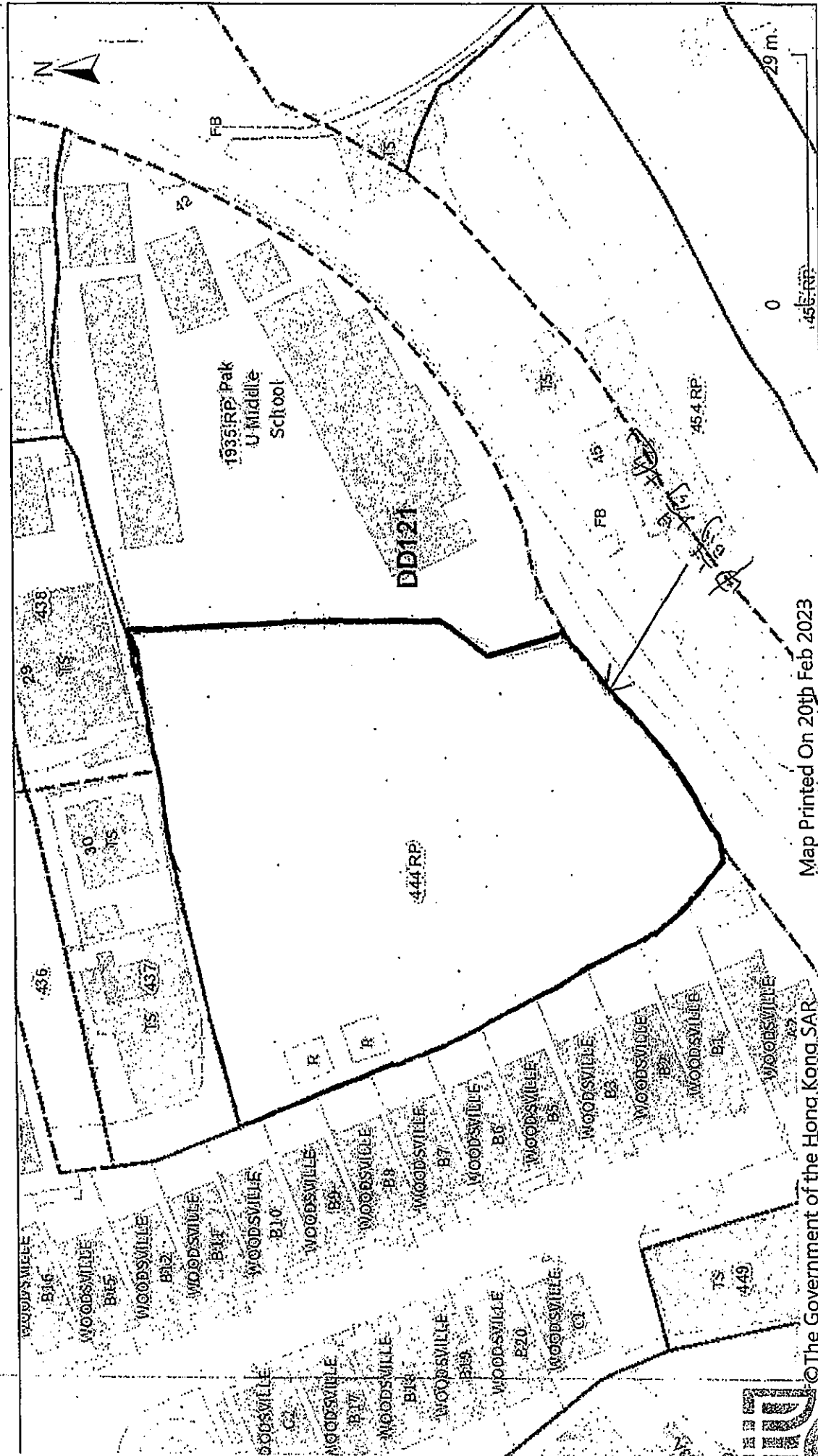
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



位置圖

GO GEOINFO MAP
地理資訊地圖

Go to map: <https://www2.map.gov.hk/gm/geo:22.4327,114.0010?z=564>



Map Printed On 20th Feb 2023

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powered by GeoInfo Map: <https://www2.map.gov.hk>

布局設計圖

N

包租公寓(中層)
GFA約32m²
二層高約6m

(大包租公寓)
GFA約32m²
二層高約6m

大包租公寓
GFA約40m²
二層高約6m

GFA約2m²
二層高約2.5m

P.C.車位(5m x 2.5m)

停至51號共51個

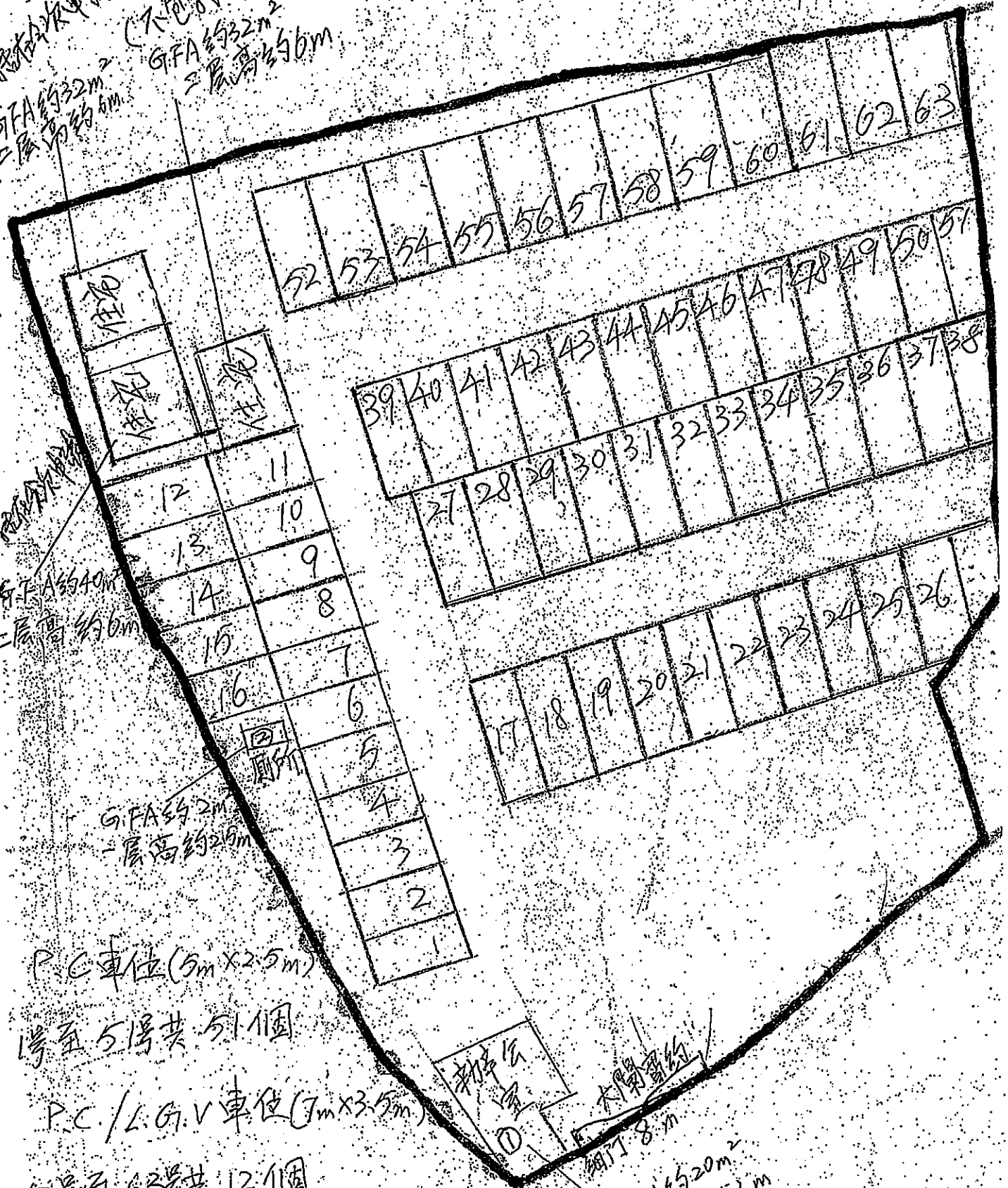
P.C./L.G.V.車位(7m x 3.5m)

52號至63號共12個

辦公室

太陽房約
11.8m

GFA約20m²
二層高約3m

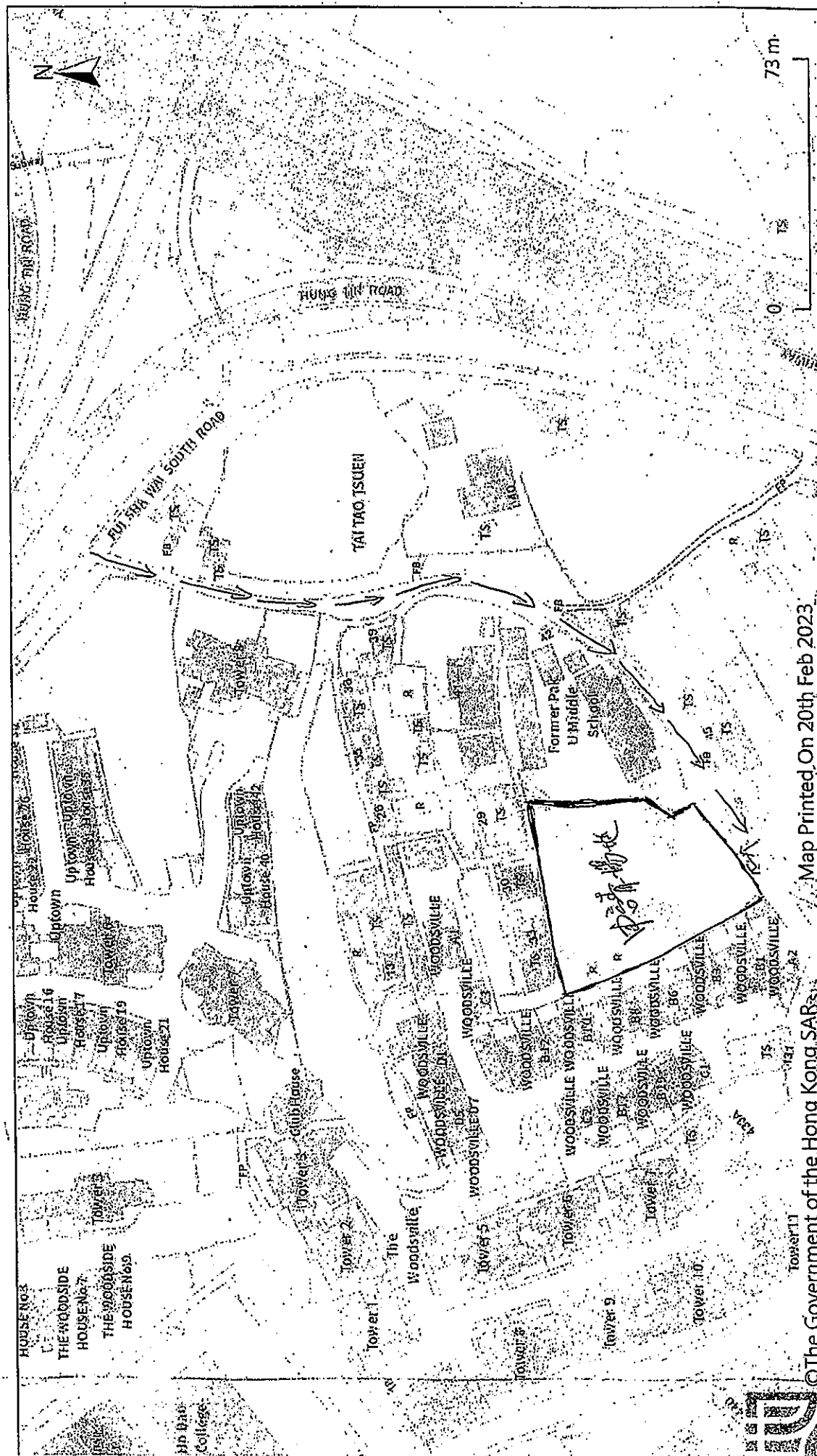




GEOINFO MAP
地理資訊地圖

行車總線圖

Go to map: <https://www2.map.gov.hk/gm/geo:22.4333,114.0016?z=1128>.



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Map Printed On 20th Feb 2023

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



Fw: 規劃處Edwin Yeung

03/08/2023 15:39

From: tmylwdpo_pd/PLAND/HKSARG
To: Edwin Wai Shing YEUNG/PLAND/HKSARG@PLAND
Cc: Alexander Weng Yip MAK/PLAND/HKSARG@PLAND, Joyce Hiu Lam TAM/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 03/08/2023 15:39 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 03/08/2023 15:05
Subject: FW: 規劃處Edwin Yeung

-----Original Message-----

From: Laiha Tse <[REDACTED]>

Sent: Thursday, August 3, 2023 2:45 PM

To: tpbpd@pland.gov.hk

Subject: 規劃處Edwin Yeung

從我的iPhone傳送



image0.jpeg image1.jpeg image2.jpeg image3.jpeg image4.jpeg image5.jpeg image7.jpeg image8.jpeg



image9.jpeg image10.jpeg image11.jpeg

From: TSE CHUN NAM

To: Edwin YBUNG.

FAX No: 24899711

Date: 1st Aug. 2023

規劃申請編號: A/YL-TYST/1229.

敬規劃署：

現指在規劃申請場地內：

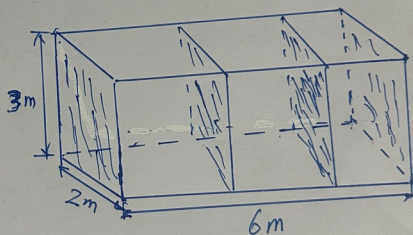
- ① 不會停泊重型車輛及貨櫃車。
- ② 不會在場內做車輛維修、汽車美容及洗車等工作。

致規劃署：

為免除附近居民之疑慮，現決定在
布局設計圖中的 12 號至 16 號車位不會停泊
任何車輛。

布局設計圖建築物 2 號(廁所)。原本是
有化糞池的，我們已將它修建妥當，經過
濾排出的水是沒有任何異味的。

此化糞池尺寸是： $2\text{m} \times 6\text{m} \times 3\text{m}$



化糞池

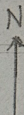
此化糞池是在地下，離地面約 0.5 米。它是
之前柏雨學校及場內寮屋聯排的。

交通方面，我們會尽力管理好，與附近居民保持良好關係。

a. 行車線路圖①号位置，我們會樹立交通標誌，提醒司機車場位置及小心駕駛。②位置是我的車房，我們會在此樹立交通安全標誌。③号位置是學校門口有地方可避車。④号位置是避車位。⑤号位置是車場門口，我們會在此樹立交通標誌，提醒司機小心駕駛，小心行人。

b. 經仔細觀察，現時此路段的車流是十分稀疏的，每小時的車流是個立數。估計我們的車場泊滿車後，在繁忙時間，此段路的車流是每小時3、4輛車左右，因此車場對當地的交通是影响輕微的。

布局設計圖



(不包括在次中街)
GFA約32m²
二層高約6m

(不包括在次中街)
GFA約32m²
二層高約6m

(不包括在次中街)
GFA約40m²
二層高約6m

12至16號車位
不會停泊車輛

GFA約2m²
一層高約2.5m

P.C車位(5m x 2.5m)

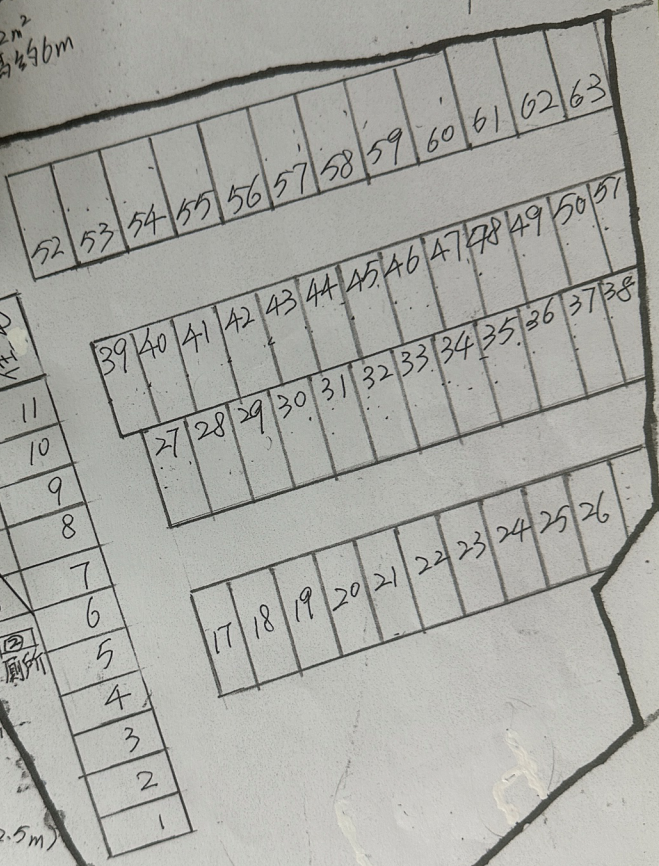
1號至5號共51個

P.C./L.G.V車位(7m x 3.5m)

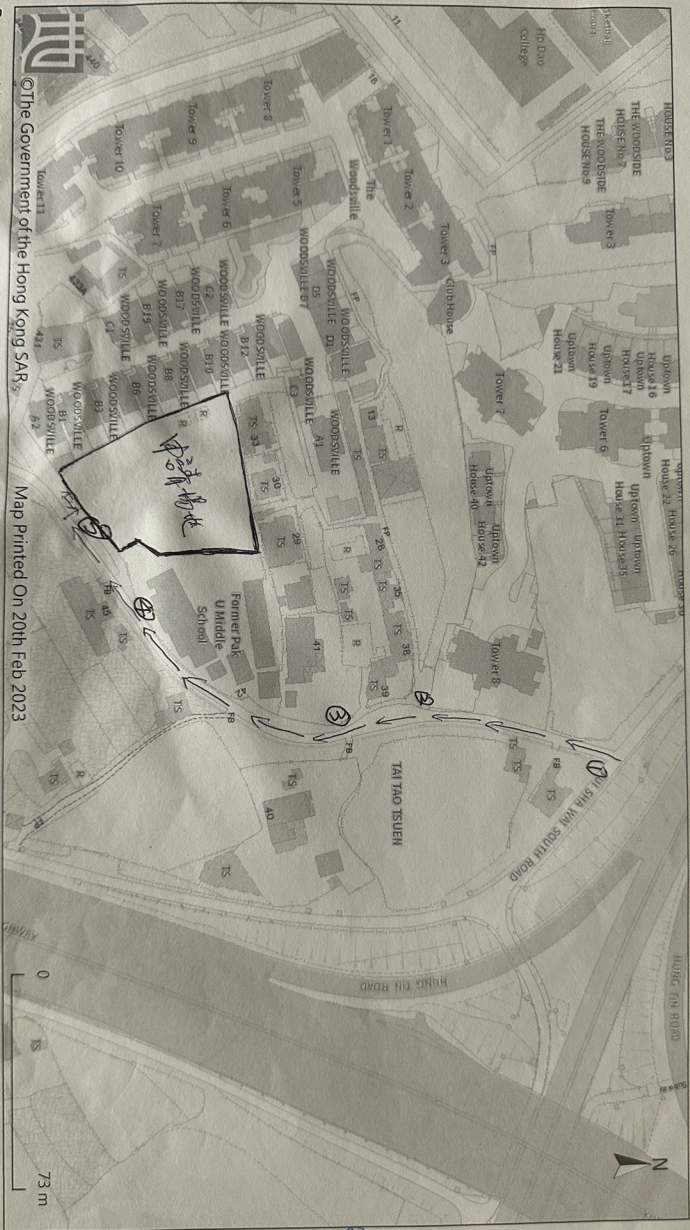
52號至63號共12個

辦公室
①

大陽棚約
細門8m
GFA約20m²
一層高約3m



行車線路圖



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**Similar Applications within/straddling the Subject “R(B)1” Zone
on the Tong Yan San Tsuen OZP Since 2018**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/934*	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	8.3.2019
2	A/YL-TYST/1139*	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	28.1.2022

Remarks:

* Straddling the adjacent “Comprehensive Development Area” zone.

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.

2. Traffic

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

- no comment on the application from traffic engineering point of view; and
- the local track leading to the application site (the Site) is not under her purview.

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no substantiated environmental complaint concerning the Site received in the past three years.

4. Drainage

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

- no objection in principle to the proposed application from the public drainage point of view; and
- should the Town Planning Board (the Board) consider the application is acceptable from the planning point of view, approval conditions requiring the submission, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

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

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

6. Building Matters

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

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

7. District Officer's Comments

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

His office has not received any feedback from locals.

8. Other Departments

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD), Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Agriculture, Fisheries and Conservation (DAFC) and Commissioner of Police (C of P) have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the Yuen Long South Development Area programme should be taken into account when drawing up the Short Term Waiver boundary and layout of structures to be built on the Site; and
 - (iii) the lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) consent of the owners/managing departments of the local track should be obtained for using it as the access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Fui Sha Wai South 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 Fui Sha Wai South Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs

should be submitted to his department for approval;

- (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of 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 service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site should be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity should be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 **The application no. to which the comment relates**
A/YL-TYST/1229

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請參閱附件信件。

「提意見人」姓名/名稱 Name of person/company making this comment The Incorporated Owners of The Woodville

簽署 Signature



日期 Date 18 July 2023



檔案編號：TW-IO-L013-2023

香港北角
渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書

郵寄及傳真至: 2877 0245/ 2522 8426

敬啟者：

**有關規劃申請：新界元朗屏山大道村丈量約份第 121 約地段第 444 號餘段
臨時公眾停車場（貨櫃車除外）連附屬辦公室（為期 3 年）
（申請編號 A/YL-TYST/1229）**

本苑位於元朗洪水橋洪順路18號，環境幽靜及周邊的自然綠化環境，故提供了一個優越的居住環境及深受退休人士愛戴的居所。

首先，本苑業戶衷心感激 貴會以持平和客觀態度，在處理早前對同一地點的規劃（該申請編號：A/YL-TYST/1208）審批，把擬用作停泊田螺工程車和車輛維修工場的計劃得以擱置，才可讓本苑逃過一場空氣污染之災。

就標題所提及的規劃申請（申請編號：A/YL-TYST/1229），由於本苑地理位置接近申辦臨時公共停車場的地段，本苑業戶對臨時公共停車場會帶來的潛在治安風險和因24小時全天運作所帶來的嘈音滋擾問題，將會影響日常生活質素而感到憂慮。但考慮到作為一個小社區的持份者，也不可能只維護自身利益而剝奪申辦人的發展空間，故希望在下列情況下能達成共識：

1. 反對 12 至 16 號車位的安排

由於12至16號車位太接近本苑圍牆，而圍牆後方已是本苑洋房單位的花園，恐令不法份子透過爬上車輛，容易竄入單位作出爆竊等罪案。這會對本苑居民生命財產構成威脅，故希望申辦人可更改12至16號車位的位置。

2. 反對公眾停車場內廁所的位置

公眾停車場內廁所的位置同樣過於接近本苑單位。本苑業戶憂慮若廁所日常清潔不當，除了會傳出臭味外，亦會容易形成傳播病毒的媒介。有住戶提出倘若廁所的排氣管設計／安裝不當，便會將充滿病菌的臭氣從渠管散播到廁所內。同時，若廁所內的抽氣扇開啟，更會形成對流作用，把渠管的臭氣抽出，臭氣便會隨風吹到鄰近的本苑單位。由於本苑業戶已對抗了長達3年的2019冠狀病毒病疫症，故對車場內的廁所設計十分關注，同時認為廁所位置應遠離民居。

溱林業主立案法團

The Incorporated Owners of The Woodville

新界元朗洪順路 18 號

18 Hung Shun Road, Yuen Long, N.T.

電話 TEL : 2652 1175 傳真 FAX: 2652 1699



3. 縮短停車場營運時間

停車場鄰近住宅地段，倘若全天候24小時運作，深夜及清晨時分，均會影響本苑業戶的日常生活作息。加上本苑大多為年長的退休人士，車輛行駛時發出的嘈音，會對居民作息造成滋擾，故提出希望縮短停車場的營運時間。

4. 查詢車場內排污系統及原有三棟荒廢住宅的安排

參閱申請人提交的文件，並沒有顯示車場排污系統的設計及有關排污系統對本苑影響的評估。另外，申請人提交的文件所示，規劃場內原有三棟荒廢住宅並不包括是次規劃申請內。但由於場內設有廁所及原有三棟荒廢住宅，故想查詢場內的排污系統，以及該三棟荒廢住宅日後的發展和安排。

因此，本法團懇請 貴會在審批該地段作臨時停車場前，能先處理上述幾項建議及就上述問題提供進一步資料予本法團參閱，以釋除本苑業戶之疑慮。

附上收集所得的溱林業戶聯署簽名表供 貴委員會委員，望能慎重考量。

倘若有任何查詢，歡迎致電

與屋苑經理黃美珍女士聯絡。

溱林業主立案法團
第四屆管理委員會



主席 何耀枝

二零二三年七月十七日

附件：溱林業戶聯署簽名表

有關興建臨時公眾停車場(貨櫃車除外)

連付屬辦公室(為期3年)

申請編號: A/YL-TYST/1229

地點: 新界元朗屏山大道村丈量約份第121約地段第444號餘段

NO.	日期	住戶姓名	贊成	反對	簽名確認
1	4-7-2023	羅月如		✓	羅月如
2	4-7-2023	CHOW L		✓	CHOW L
3	4/7/2023	LYN		✓	LYN
4	4/7/2023	周偉基		✓	周偉基
5	4/7/2023	陳錦強		✓	陳錦強
6	4/7/2023	FRANKIE		✓	FRANKIE
7	4/7/2023	CHENG		✓	CHENG
8	4/7/2023	AUNCE		✓	AUNCE
9	4/7/2023	LYN		✓	LYN
10	4/7/2023	LYN		✓	LYN
11	4.7.2023	LYN		✓	LYN
12	4/7/2023	LYN		✓	LYN
13	4/7/2023	LYN		✓	AUNCE
14	4/7/2023	LYN		✓	LYN
15	4/7/2023	LYN		✓	LYN
16	4/7/2023	LYN		✓	LYN
17	4/7/2023	SIN		✓	SIN
18	4/7/2023	LYN		✓	LYN
19	4/7/2023	HO YIN HE		✓	HO YIN HE
20	4/7/2023	DAVID LOU		✓	DAVID LOU

有關興建臨時公眾停車場(貨櫃車除外)

連付屬辦公室(為期3年)

申請編號: A/YL-TYST/1229

地點: 新界元朗屏山大道村丈量約份第121約地段第444號餘段

NO.	日期	住戶姓名	贊成	反對	簽名確認
21	4/7/23	Lo Man Chy		✓	[Signature]
22	4/7/23	張靜嫻		✓	[Signature]
23	4/7/23	吳偉理		✓	[Signature]
24	4/7/23	陳文成		✓	[Signature]
25	4/7/23	Fanny		✓	[Signature]
26	4/7/23	Hui Ting Kwan		✓	[Signature]
27	4/7/23	Abby Mak		✓	[Signature]
28	4/7/2023	YAN HUI		✓	[Signature]
29	4-7-23	[Signature]		✓	[Signature]
30	4-7-23	[Signature]		✓	[Signature]
31	4-7-2023	[Signature]		✓	[Signature]
32	4-7-2023	Sai Kit Lam		✓	[Signature]
33	5-7-2023	[Signature]		✓	[Signature]
34	5/7/2023	LOU KA WAI CAROL		✓	[Signature]
35	5/7/2023	Carol		✓	[Signature]
36	5/7/2023	Hockey Lam		✓	[Signature]
37	5/7/2023	鄭榮昌		✓	[Signature]
38	5/7/2023	鄭國全		✓	[Signature]
39	5/7/2023	陸發美		✓	[Signature]
40	5/7/2023	[Signature]		✓	[Signature]

有關興建臨時公眾停車場(貨櫃車除外)

連付屬辦公室(為期3年)

申請編號: A/YL-TYST/1229

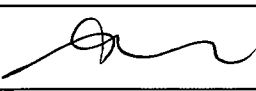
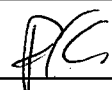
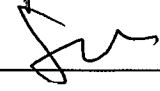
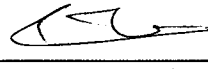
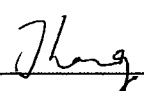


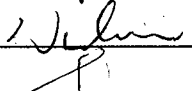
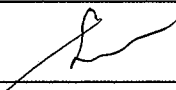
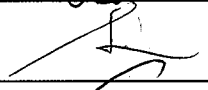
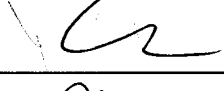
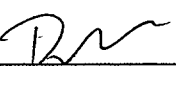
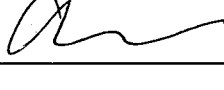
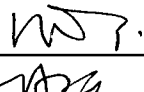

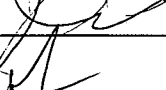
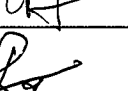
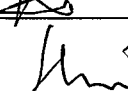
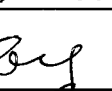

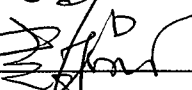
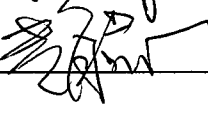
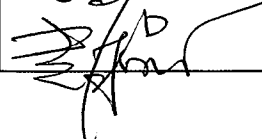
地點: 新界元朗屏山大道村丈量約份第121約地段第444號餘段

NO.	日期	住戶姓名	贊成	反對	簽名確認
41	5/7/2023	Mrs Ho		✓	Ho.
42	5/7/2023	Micheal Ho		✓	
43	5/07/2023	TH		✓	
44	5-7-2023	孫山田		✓	Mr.
45	5-7-2023	Peter	✓	✓	Peter
46	5-7-2022	Sy.	✓	✓	S.
47	5-7-2023	X		✓	
48	5/7/2023	Li Su		✓	
49	5-7-23	Mrs Ho		✓	Ho.
50	5-7-23	Ho		✓	Ho
51	5-7-23	Ho		✓	Ho
52	5-7-23	Ho		✓	Ho
53	2023-7-8	Can		✓	Can
54	2023-07-08	Lee		✓	Lee
55	2023-7-5	Can		✓	Can
56	5/7/2023	S. L. Lee		✓	S. L. Lee
57	5/7/2023	廖映澄		✓	廖
58	5/7/23	Lo Ching Tung		✓	Lo
59	5-7-23	Sam Wing		✓	Sam
60	6-8-23	J. Chan		✓	J. Chan

有關興建臨時公眾停車場(貨櫃車除外)
連付屬辦公室(為期3年)

申請編號: A/YL-TYST/1229

地點: 新界元朗屏山大道村丈量約份第121約地段第444號餘段

NO.	日期	住戶姓名	贊成	反對	簽名確認
61	6/7	To Yee Shu		✓	
62	6/7	He Chow		✓	
63	6/7	Joe Yau		✓	
64	6/7	Wong Ka Yan		✓	
65	6/7	Thang		✓	
66	6/7	Joanna		✓	
67	6/7	Mary		✓	
68	6/7	Wahon		✓	
69	6/7			✓	
70	6/7	Richard Mole		✓	
71	6/7			✓	
72	6-7-23	Winnie		✓	
73	6/7/2023	孫錦培		✓	
74	6/7	陳		✓	
75	6/7	Von		✓	
76	6/7	Rosemarie		✓	
77	7/7	K. Hui		✓	
78	7/7	Kay		✓	
79	7/7	Judy		✓	
80	7/7			✓	

有關興建臨時公眾停車場(貨櫃車除外)

連付屬辦公室(為期3年)

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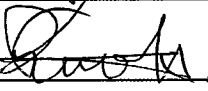
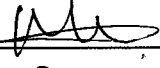

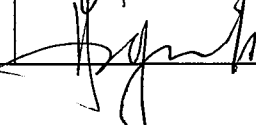
NO.	日期	住戶姓名	贊成	反對	簽名確認
81	7/7/2023	何國通		✓	[Signature]
82	7/7/2023	何卓雄		✓	[Signature]
83	7/7/23	何振輝		✓	[Signature]
84	8/7/2023	Allen To		✓	Allen To
85	8/7/2023	Pau		✓	Pau
86	8/7/2023	Yip		✓	Yip
87	8/7/2023	Yip		✓	Yip
88	8/7/2023	Minnie		✓	[Signature]
89	8/7/2023	Law Tsz		✓	[Signature]
90	8.7.2023	Disson		✓	[Signature]
91	8/7/2023	Yip		✓	[Signature]
92	8/7/2023	Tammy Ho		✓	[Signature]
93	8/7/2023	Linda Ng		✓	[Signature]
94	8/7/2023	Siu Mui		✓	S.M.
95	8/7/2023	Li Lai Shan		✓	[Signature]
96	8/7/2023	Chau Yuk Ying		✓	[Signature]
97	9/7/2023	[Signature]		✓	[Signature]
98	9.7.23	Man Yee		✓	WY
99	9/7/2023	Rebecca		✓	[Signature]
100	9-7-23	[Signature]		✓	[Signature]

有關興建臨時公眾停車場(貨櫃車除外)

連付屬辦公室(為期3年)

申請編號: A/YL-TYST/1229

地點: 新界元朗屏山大道村丈量約份第121約地段第444號餘段

NO.	日期	住戶姓名	贊成	反對	簽名確認
101	9/7	Edwin		✓	
102	9/7	Bruce		✓	Bruce
103	9/8	Ans		✓	
104	9/8	Wan		✓	Wan
105	9/8	Walter		✓	
106	9.7.23	Mauching		✓	
107	9/7	Mary		✓	
108	10.7.2023	Heleen		✓	Heleen
109	10.7.2023	Geo		✓	Geo
110	10.7.2023	Chun		✓	Chun
111	10.7.2023	Joe		✓	Joe
112	10.7.2023	Mr.		✓	Mr.
113	11.7.2023	Zeng Kook Kie		✓	Zeng
114	11/7/2023	Chan		✓	Chan
115	11.7.23	Ma		✓	Ma
116	11.7.23	Joe		✓	Joe
117	11.7.23	Joe		✓	Joe
118	11.7.23	Li Siu Ping		✓	Li
119	11/7/23	Von Lau		✓	
120	11/7/23	Rico Yee		✓	

有關興建臨時公眾停車場(貨櫃車除外)

連付屬辦公室(為期3年)

申請編號: A/YL-TYST/1229

地點: 新界元朗屏山大道村丈量約份第121約地段第444號餘段

NO.	日期	住戶姓名	贊成	反對	簽名確認
121	11.7.2023	Mrs Ho		✓	[Signature]
122	11.7.2023	Mr Ho		✓	[Signature]
123	12.7.2023	[Signature]		✓	[Signature]
124	12.7.2023	Freddie		✓	[Signature]
125	13.7.2023	Wong		✓	[Signature]
126	13/7/2023	[Signature]		✓	[Signature]
127	13/7/2023	[Signature]		✓	[Signature]
128	13/7/2023	Mr Thomas		✓	Mr Thomas
129	15/7/2023	[Signature]		✓	[Signature]
130	15/7/2023	[Signature]		✓	[Signature]
131	15/7/2023	R		✓	[Signature]
132	15-7-23	Freddie		✓	Freddie
133	15-7-2023	[Signature]		✓	[Signature]
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140					

有關興建臨時公眾停車場(貨櫃車除外)
連付屬辦公室(為期3年)

申請編號：A/YL-TYST/1229

地點：新界元朗屏山大道村丈量約份第121約地段第444號餘段

NO.	日期	住戶姓名	贊成	反對	簽名確認
281	2023-7-7	張國良		✓	張
282	7-7-2023	錢永梅		✓	錢
283	7-7-2023	張海龍		✓	張
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July 17 2023

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

Total 5 pages
Faxed to 2877-0245 on 16/7/2023

Dear Sir,

Re: Concerns to Repurposed the Land to Temporary Public Car Park at Tai Tao Tsuen, Ping Shan, Yuen Long (reference number A/YL-TYST/1229)

As residents of The Woodsville, 18 Hung Shun Road, Hung Shui Kiu, Yuen Long, we are writing to express our concerns to the application for a Temporary Public Private Vehicle Park with reference number A/YL-TYST/1229 at lot 444 RP in D.D. 121, Tai Tao Tsuen, Ping Shan, Yuen Long, New Territories. We would like to urge the Town Planning Board to take the following issues into account as a crucial components throughout the assessment process and give the community a formal justification.

Firstly, the parking slots 12 to 16 are to be placed beyond the estate's wall, as it is easily accessible for criminals to break in and commit theft. Therefore, the elimination of parking slots 12 to 16 in the rear row to provide a bit more distance between the parking lot and the residential estate. The suggestion is due to concerns about crime.

Secondly, the installation of a lavatory facility near the estate will release an offensive aroma, particularly in the summer, which will negatively impact the hygienic conditions of the area and perhaps lead to illness. The submitted plan and documents that have been supplied do not include any drainage impact assessment reports, which could have a permanent negative effect on the sewage system on our estate. The candidate may have a social obligation to persuasively prove this concern prior to the test. This can assist in spotting possible issues and develop other alternatives to address them. One possibility is to move the lavatory, whether mobile or stationary, to a more distant location, such as the open space next to the main entrance or other side near former Park U Middle School.

Building a public vehicle park so close to a residential area is not ideal, but it is also inappropriate to exploit the development space of others for the sake of protecting one's own interests. We hope to reach a mutually satisfactory solution which is fair and equitable to both parties. However, if the applicant fails to address the issues specified in point 1 and 2, we firmly implore the Town Planning Board to reconsider this application.

We sincerely request that the Town Planning Board can consider our concerns as an important factors during assessment process for the sake of the nearby residents and environment. Please contact Carol Tsang at _____ if you need any further communication.

Thank for your attention.

Joint Owners of The Woodsville

1. Name: Rachel Chan
House Number:
Signature:



2. Name: 江嘉琦
House Number:
Signature:



3. Name: LI ZA
House Number:
Signature:



4. Name: RICO HO.
House Number:
Signature:

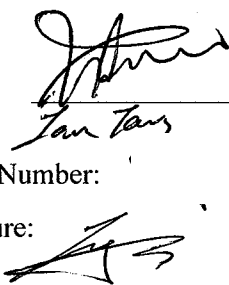


5. Name: TO YUK SHAN
House Number:
Signature:

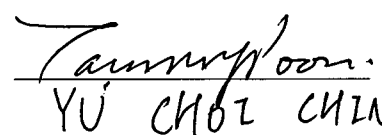
6.

Name: POON SUK FONG TAMMY
House Number:
Signature:

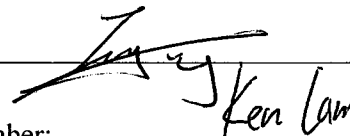
7. Name: TAN TAN
House Number:
Signature:



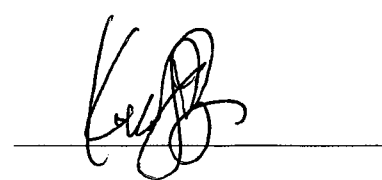
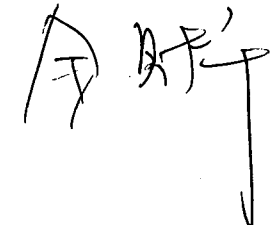
8. Name: TAMMY POON.
YU CHOI CHIN
House Number:
Signature:



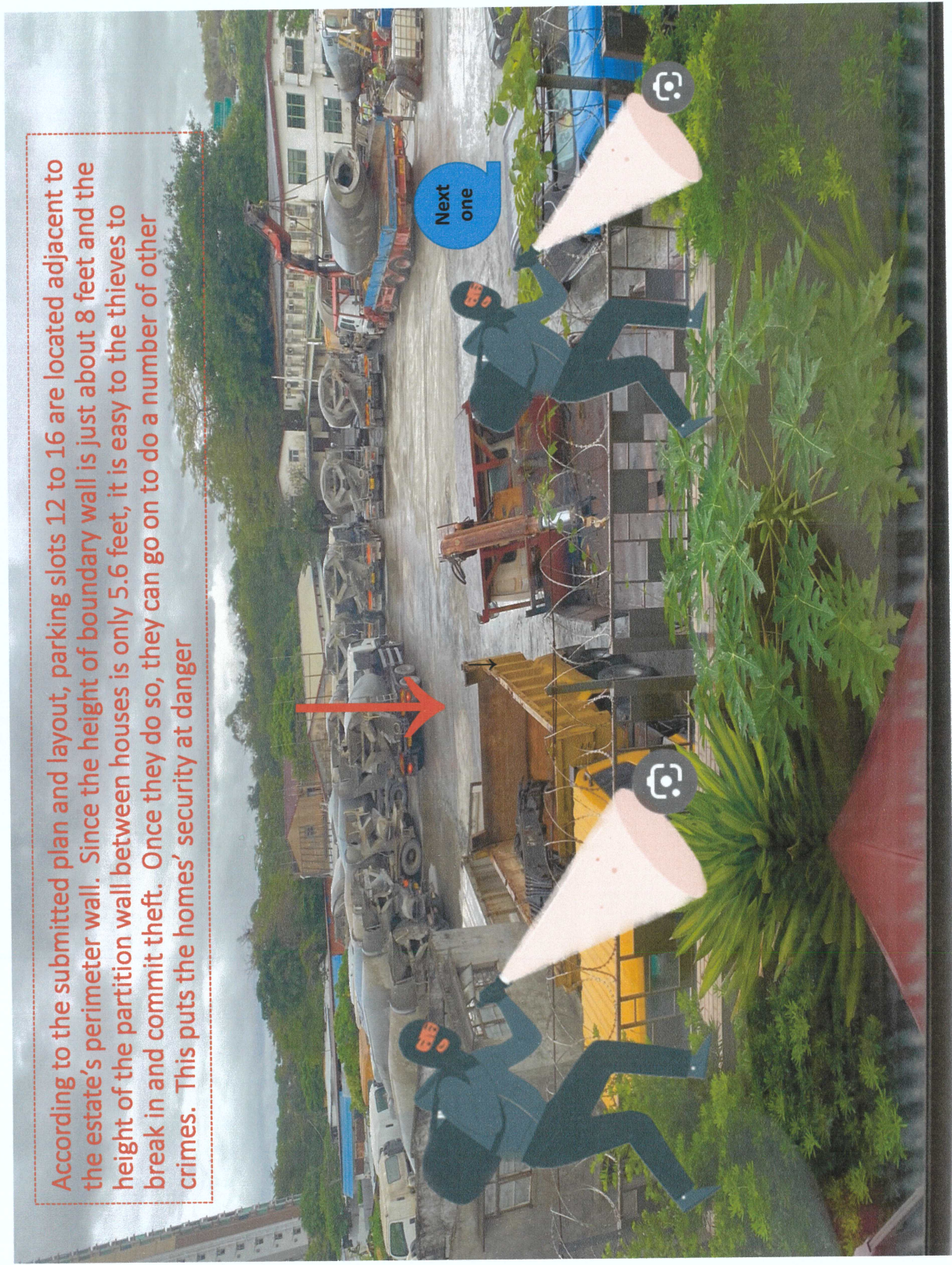
9. Name: KEN LAM
House Number:
Signature:



10. Name:
House Number:
Signature:



According to the submitted plan and layout, parking slots 12 to 16 are located adjacent to the estate's perimeter wall. Since the height of boundary wall is just about 8 feet and the height of the partition wall between houses is only 5.6 feet, it is easy to the thieves to break in and commit theft. Once they do so, they can go on to do a number of other crimes. This puts the homes' security at danger





Former Pak
U Middle
School

propose to
eliminate

relocate

Toilet

Toilet

12-16

WOODSVILLE
C3

WOODSVILLE
B16

WOODSVILLE
B15

WOODSVILLE
B12

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

參考編號

Reference Number:

230713-222242-61737

提交限期

Deadline for submission:

21/07/2023

提交日期及時間

Date and time of submission:

13/07/2023 22:22:42

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1229

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Ho

意見詳情

Details of the Comment :

我是住在濠林，正正對著現正申請做臨時公眾停車場空地。前幾個月才成功反對空地停泊田螺車，以為可以安居樂業，不會影響日常生活及健康。但不需一兩個月又再通知，空地會用作為期三年臨時公眾停車場，更加是二十四小時運作。汽車又是停泊於我家花園圍牆前，又再打擾我家日常生活。之前已提及治安問題，只需從車頂就能輕易爬進我家，空氣污染，整天車輛出入及人仕聲浪，如何在這裏安居樂業呢？再且，廁所和我們太近，或多或少臭味定會傳入家中，我們又再要把花園門常關上，日上生活大大被影響！之前停泊田螺車已有前科，真不希望這滋擾周邊住客沒完沒了！請官員們慎重考慮這申請，謝謝幫忙！

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

參考編號

Reference Number:

230715-225806-03806

提交限期

Deadline for submission:

21/07/2023

提交日期及時間

Date and time of submission:

15/07/2023 22:58:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1229

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tang

意見詳情

Details of the Comment :

I disapprove of any change of the land, as matter of fact, the change lead to damage the silent and beautiful living environment and traffic congestion at all

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

參考編號

Reference Number:

230716-112146-73284

提交限期

Deadline for submission:

21/07/2023

提交日期及時間

Date and time of submission:

16/07/2023 11:21:46

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1229

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tsang

意見詳情

Details of the Comment :

你們好！請參考本人對以上申請一些感受及意見。本人是溱林住戶，與申請之空地只一牆之隔。本人十分反對空地改建為期三年，暫時共63個車位的臨時停車場。三年其實是一段很長的時間，可以想像每天24小時有車出出入入，車聲，人聲，加上廁所的氣味，將以往寧靜生活完全打破。從前田螺車例子，每有人出入車場，生活在車場或附近的狗隻便吠過不停，在這空曠的地方十分應聲，每每在未天亮已把本人弄醒，影響睡眠質素。另外是有關治安問題。不知停車場會否安裝CCTV監察治安！在屋宇署的規例下，我們不能加建任何圍板高過圍牆。所以，我們很難避免不法分子從別墅矮矮的圍牆前的車頂，爬進別墅進行爆竊。噪音，空氣污染，治安，生活可能受威脅，公廁臭味等問題，對本人情緒十分騷擾。這個月來本人心情已被煩擾，多晚失眠。煩希貴處好好考慮週邊居民的心情，及所受的影響，多謝垂聽！

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



A/YL-TYST/1229 DD 121, Tai Tao Tsuen beside Pak U Middle School
20/07/2023 02:51

From:

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

File Ref:

A/YL-TYST/1229

Lot 444 RP in D.D. 121, Tai Tao Tsuen, Ping Shan

Site area : About 2,600sq.m

Zoning: "Res (Group B) 1"

Applied use: 63 Vehicle Parking

Dear TPB Members,

This is an existing parking operation, site is paved over. Footprint overlaps onto the Former Pak U Middles School site. Surely this is Government Land?

This looks like it could be a good location for transitional housing.

Members should question what it planned for the school site as I cannot find this information online.

Mary Mulvihill