

2024年 7月 1 6日

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

Appendix I of RNTPC  
Paper No. A/YL-TYST/1278A

This document is received on 2024 -07- 1 6  
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-I  
表格第 S16-I 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 proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
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;及
- (iii) **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的臨時用途或發展的許可續期

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](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](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

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by hand

Form No. S16-I 表格第 S16-I 號

|                                 |                         |                |
|---------------------------------|-------------------------|----------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/YL-TYST/1278 |
|                                 | Date Received<br>收到日期   | 2024-07-16     |

- 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)

蕭照安 SIU CHIU ON

### 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)

領嶠物業顧問有限公司 Top Planning Property Consultants Limited

### 3. Application Site 申請地點

|  |   |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | 新界元朗屏山丈量約份第121約地段第91號D分段 (部分)、第91號餘段 (部分)、第103號C分段餘段 (部分)、第104號餘段及毗連政府土地<br>Lots 91 S.D(Part), 91 RP(Part), 103 S.C RP(Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories            |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 1736 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 870 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | 168 sq.m 平方米 <input checked="" type="checkbox"/> About 約  |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14<br>APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 鄉村式發展 Village Type Development   |
| (f) Current use(s)<br>現時用途   | 存放汽車<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

| Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of ‘Current Land Owner(s)’<br>「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<br>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)<br>取得同意的日期 (日/月/年) |
|  |  |  |
|  |  |  |
|  |  |  |

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of ‘Current Land Owner(s)’<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
|   |  |   |
|   |  |   |

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
\_\_\_\_\_ 07/06/2024 \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ 07/06/2024 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ 21/06/2024 \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ 21/06/2024 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

|  |  |                                    |                      |
|--|--|------------------------------------|----------------------|
| (a) Total floor area involved<br>涉及的總樓面面積  | sq.m 平方米   |                                    |                      |
| (b) Proposed use(s)/development<br>擬議用途/發展   | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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) |                                    |                      |
| (c) Number of storeys involved<br>涉及層數   |  | Number of units involved<br>涉及單位數目 |                      |
| (d) Proposed floor area<br>擬議樓面面積  | Domestic part 住用部分 .....   |                                    | sq.m 平方米 □About 約    |
|  | Non-domestic part 非住用部分 .....  |                                    | sq.m 平方米 □About 約    |
|  | Total 總計 .....   |                                    | sq.m 平方米 □About 約    |
| (e) Proposed uses of different floors (if applicable)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>樓層   | Current use(s) 現時用途                | Proposed use(s) 擬議用途 |
|  |  |                                    |                      |
|  |  |                                    |                      |
|  |  |                                    |                      |

**(ii) For Type (ii) application 供第(ii)類申請**

|  |   |
|--|---|
| <p>(a) Operation involved<br/>涉及工程</p>             | <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘<br/> Area of filling 填塘面積 ..... sq.m 平方米      <input type="checkbox"/> About 約<br/> Depth of filling 填塘深度 ..... m 米      <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土<br/> Area of filling 填土面積 ..... sq.m 平方米      <input type="checkbox"/> About 約<br/> Depth of filling 填土厚度 ..... m 米      <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/> Area of excavation 挖土面積 ..... sq.m 平方米      <input type="checkbox"/> About 約<br/> Depth of excavation 挖土深度 ..... m 米      <input type="checkbox"/> About 約</p> <p>(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)<br/> (請用圖則顯示有關土地/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))</p> |
| <p>(b) Intended use/development<br/>有意進行的用途/發展</p> |   |

**(iii) For Type (iii) application 供第(iii)類申請**

| <p>(a) Nature and scale<br/>性質及規模</p> | <p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate<br/> 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="520 1352 1450 1843"> <thead> <tr> <th>Name/type of installation<br/>裝置名稱/種類</th> <th>Number of provision<br/>數量</th> <th>Dimension of each installation<br/>/building/structure (m) (LxWxH)<br/>每個裝置/建築物/構築物的尺寸<br/>(米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> | Name/type of installation<br>裝置名稱/種類   | Number of provision<br>數量 | Dimension of each installation<br>/building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(米)(長 x 闊 x 高) |  |  |  |  |  |  |  |  |  |
|---------------------------------------|---|--|---------------------------|--|--|--|--|--|--|--|--|--|--|
| Name/type of installation<br>裝置名稱/種類  | Number of provision<br>數量   | Dimension of each installation<br>/building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(米)(長 x 闊 x 高) |                           |  |  |  |  |  |  |  |  |  |  |
|                                       |   |  |                           |  |  |  |  |  |  |  |  |  |  |
|                                       |   |  |                           |  |  |  |  |  |  |  |  |  |  |
|                                       |   |  |                           |  |  |  |  |  |  |  |  |  |  |

**(iv) For Type (iv) application 供第(iv)類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

|   |  |
|---|--|
| (a) Proposed use(s)/development 擬議用途/發展 | 臨時商店及服務行業 (汽車陳列室) 連附屬設施 (為期5年)<br>PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOW ROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS<br><br>(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) |
|---|--|

**(b) Development Schedule 發展細節表**

|   |  |           |   |
|---|--|-----------|---|
| Proposed gross floor area (GFA) 擬議總樓面面積           | 870 .....  | sq.m 平方米  | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | 0.5 .....  |           | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積                     | 46 .....   | %         | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數                       | 4 .....  |           |   |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | 1-2 .....  | storeys 層 |   |
|   | <input type="checkbox"/> include 包括 .....storeys of basements 層地庫  |           |   |
|   | <input type="checkbox"/> exclude 不包括 .....storeys of basements 層地庫 |           |   |
| Proposed building height of each block 每座建築物的擬議高度 | ..... mPD 米(主水平基準上)  |           | <input type="checkbox"/> About 約            |
|   | 7 .....  | m 米       | <input checked="" type="checkbox"/> About 約 |

|  |  |   |
|--|--|---|
| <input type="checkbox"/> Domestic part 住用部分  |  |   |
| GFA 總樓面面積  | ..... sq. m 平方米  | <input type="checkbox"/> About 約                            |
| number of Units 單位數目   | .....  |   |
| average unit size 單位平均面積   | .....sq. m 平方米   | <input type="checkbox"/> About 約                            |
| estimated number of residents 估計住客數目   | .....  |   |
| <input checked="" type="checkbox"/> Non-domestic part 非住用部分                            |  |   |
|  | <u>GFA 總樓面面積</u>   |   |
| <input type="checkbox"/> eating place 食肆   | ..... sq. m 平方米  | <input type="checkbox"/> About 約                            |
| <input type="checkbox"/> hotel 酒店  | ..... sq. m 平方米  | <input type="checkbox"/> About 約                            |
|  | (please specify the number of rooms<br>請註明房間數目) .....  |   |
| <input type="checkbox"/> office 辦公室  | ..... sq. m 平方米  | <input type="checkbox"/> About 約                            |
| <input type="checkbox"/> shop and services 商店及服務行業                                     | ..... sq. m 平方米  | <input type="checkbox"/> About 約                            |
| <input type="checkbox"/> Government, institution or community facilities<br>政府、機構或社區設施 | (please specify the use(s) and concerned land<br>area(s)/GFA(s) 請註明用途及有關的地面面積／總<br>樓面面積)<br>.....<br>.....<br>.....  |   |
| <input checked="" type="checkbox"/> other(s) 其他  | (please specify the use(s) and concerned land<br>area(s)/GFA(s) 請註明用途及有關的地面面積／總<br>樓面面積)<br>.....<br>VEHICLE SHOW ROOM & OFFICE<br>.....<br>GFA: 870 sq.m (about)<br>..... |   |
| <input type="checkbox"/> Open space 休憩用地   | (please specify land area(s) 請註明地面面積)  |   |
| <input type="checkbox"/> private open space 私人休憩用地                                     | ..... sq. m 平方米  | <input type="checkbox"/> Not less than 不少於                  |
| <input type="checkbox"/> public open space 公眾休憩用地                                      | ..... sq. m 平方米  | <input type="checkbox"/> Not less than 不少於                  |
| (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)                            |  |   |
| [Block number]<br>[座數]   | [Floor(s)]<br>[層數]   | [Proposed use(s)]<br>[擬議用途]                                 |
| B1   | 2  | VEHICLE SHOW ROOM+OFFICE G/F: VEHICLE SHOW ROOM 1/F: OFFICE |
| B2   | 1  | VEHICLE SHOW ROOM   |
| B3   | 1  | VEHICLE SHOW ROOM   |
| B4   | 1  | VEHICLE SHOW ROOM+OFFICE                                    |
| (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途                         |  |   |
| 停車位及車輛通道   |  |   |
| .....  |  |   |
| .....  |  |   |
| .....  |  |   |
| .....  |  |   |

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2025年6月

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

|  |   |   |
|--|---|---|
| Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？                 | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>可從青山公路-屏山段直接到達<br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><input type="checkbox"/>  |
| Any provision of parking space for the proposed use(s)?<br>是否有為擬議用途提供停車位？              | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br>請註明種類及數目並於圖則上顯示)<br>Private Car Parking Spaces 私家車車位 6<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |
| Any provision of loading/unloading space for the proposed use(s)?<br>是否有為擬議用途提供上落客貨車位？ | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否 | <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br>請註明種類及數目並於圖則上顯示)<br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____  |



**9. 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。

|  |   |  |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|--|---|--|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building?<br/>擬議發展計劃是否包括現有建築物的改動?</p>  | <p>Yes 是<br/><br/><br/><br/><br/><br/><br/><br/><br/><br/>No 否</p>  | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Does the development proposal involve the operation on the right?<br/>擬議發展是否涉及右列的工程?<br/>(Note: where Type (ii) application is the subject of application, please skip this section.<br/>註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是<br/><br/><br/><br/><br/><br/><br/><br/><br/><br/>No 否</p>  | <p><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)<br/>(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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘<br/>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土<br/>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Would the development proposal cause any adverse impacts?<br/>擬議發展計劃會否造成不良影響?</p>   | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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)<br/>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> | 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"/> |
| 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"/>  |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |

## 10. Justifications 理由

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


請參考附件申請報告書

**11. 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



Jacky Wong

Name in Block Letters  
姓名（請以正楷填寫）

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

Manager

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

領嶠物業顧問有限公司 Top Planning Property Consultants Limited

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

Date 日期

24 / 6 / 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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## 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.<br>申請編號                                       | (For Official Use Only) (請勿填寫此欄)  |  |  |
| Location/address<br>位置／地址                                     | 新界元朗屏山丈量約份第121約地段第91號D分段（部分）、第91號餘段（部分）、第103號C分段餘段（部分）、第104號餘段及毗連政府土地<br>Lots 91 S.D(Part), 91 RP(Part), 103 S.C RP(Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories |  |  |
| Site area<br>地盤面積   | 1736  | sq. m 平方米  | <input checked="" type="checkbox"/> About 約  |
|   | (includes Government land of 包括政府土地   | 168  | sq. m 平方米 <input checked="" type="checkbox"/> About 約)   |
| Plan<br>圖則  | 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14<br>APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14  |  |  |
| Zoning<br>地帶  | 鄉村式發展 Village Type Development  |  |  |
| Applied use/<br>development<br>申請用途／發展                        | 臨時商店及服務行業（汽車陳列室）連附屬設施（為期5年）<br>PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOW ROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS   |  |  |
| (i) Gross floor area<br>and/or plot ratio<br>總樓面面積及／或<br>地積比率 |   | sq.m 平方米   | Plot Ratio 地積比率  |
|   | Domestic<br>住用  | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於            | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於            |
|   | Non-domestic<br>非住用   | 870 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 | 0.5 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 |
| (ii) No. of blocks<br>幢數                                      | Domestic<br>住用  | N/A  |  |
|   | Non-domestic<br>非住用   | 4  |  |
|   | Composite<br>綜合用途   | N/A  |  |



|  |  |     |  |
|--|--|-----|--|
| (iii) Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用                                   | N/A | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | N/A | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | N/A | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)                       |
|  | Non-domestic<br>非住用                              | 7   | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)   |
|  |  | N/A | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | 2   | Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Composite<br>綜合用途                                | N/A | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | N/A | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | N/A | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)                       |
| (iv) Site coverage<br>上蓋面積                       | 46 % <input checked="" type="checkbox"/> About 約 |     |  |
| (v) No. of units<br>單位數目                         | N/A  |     |  |
| (vi) Open space<br>休憩用地                          | Private 私人                                       | N/A | sq.m 平方米 <input type="checkbox"/> Not less than 不少於  |
|  | Public 公眾  | N/A | sq.m 平方米 <input type="checkbox"/> Not less than 不少於  |

|  |  |                       |
|--|--|-----------------------|
| (vii) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  | 6                     |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ | 6<br>0<br>0<br>0<br>0 |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  | N/A                   |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |                       |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
|  | Chinese<br>中文                       | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>  |                                     |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                    | <input type="checkbox"/>            | <input 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 type="checkbox"/>            |
| <u>Land Status, Site Location Plan</u>   |                                     |                                     |
| <b>Reports 報告書</b>   |                                     |                                     |
| Planning Statement/Justifications 規劃綱領/理據  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Tree Survey 樹木調查   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Risk Assessment 風險評估   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <u>行政摘要, 申請報告書</u>   |                                     |                                     |
| 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。

## 行政摘要

根據《城市規劃條例》(第 131 章)第 16 條遞交的許可申請擬議在  
新界元朗屏山丈量約份第 121 約地段第 91 號 D 分段 (部分)、第 91 號餘段 (部  
分)、第 103 號 C 分段餘段 (部分)、第 104 號餘段及毗連政府土地  
作臨時商店及服務行業 (汽車陳列室) 連附屬設施 (為期 5 年)

1. 本擬議申請臨時商店及服務行業 (汽車陳列室) 連附屬設施 (為期 5 年), 座落於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 上的「鄉村式發展」地帶。根據該大綱圖的註釋, 「商店及服務行業」需屬於「鄉村式發展」地帶內的第二欄用途, 然而臨時用途或發展須先向城規會提出申請。
2. 本擬議發展的地盤面積為約 1736 平方米, 當中面積約 168 平方米為政府土地, 總樓面面積為約 870 平方米, 為 4 個樓高一至兩層 (高度不超過 7 米) 的汽車陳列室及辦公室, 現時土地為石屎地因此並不涉及填土工程。申請地點設有 6 個訪客停車位 (2.5 米 x 5 米) 供訪客使用, 並沒有上落貨需要。擬議發展的營運時間為星期一至六早上 9 時至下午 6 時 (星期日及公眾假期休息)。
3. 規劃申請理據如下:
  - 3.1 本擬議發展為臨時性質, 因此不會影響申請地點用途長遠規劃的發展;
  - 3.2 本擬議發展在申地點上只會設有 4 個臨時構築物, 現時為石屎地, 並不涉及大型工程及填土工程;
  - 3.3 本擬議發展就在馬路邊, 獨立出入口, 不會影響附近村民進出;
  - 3.4 本擬議發展與周邊土地用途及性質兼容;
  - 3.5 本擬議發展不會對附近地方構成不良的交通、環境及排水影響;
  - 3.6 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 「鄉村式發展」地帶已有多個類近規劃許可申請獲得批准: A/YL-TYST/912、A/YL-TYST/1129、A/YL-TYST/1134、A/YL-TYST/1188、A/YL-TYST/1222、A/YL-TYST/1251。
4. 根據以上各點, 申請人懇請城市規劃委員會寬大批准新界元朗屏山丈量約份第 121 約地段第 91 號 D 分段 (部分)、第 91 號餘段 (部分)、第 103 號 C 分段餘段 (部分)、第 104 號餘段及毗連政府土地作臨時商店及服務行業 (汽車陳列室) 連附屬設施 (為期 5 年)。

## 申請報告書

### 1. 背景

1.1 本擬議申請地點位於新界元朗屏山丈量約份第121約地段第91號D分段（部分）、第91號餘段（部分）、第103號C分段餘段（部分）、第104號餘段及毗連政府土地，現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時商店及服務行業（汽車陳列室）連附屬設施（為期5年）。

1.2 本擬議臨時商店及服務行業（汽車陳列室）連附屬設施申請主要是作為室內汽車陳列，供有意購買汽車的客人作預約參觀。

### 2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 1736 平方米，當中面積約 168 平方米為政府土地（大部份面積為地政署批給申請人的短期租約 STT1820），總樓面面積為約 870 平方米，全部為非住用構築物，構築物樓高不多於兩層而高度不超過 7 米，上蓋面積為 46%，地積比率為 50%，是次申請地點現為石屎地，不涉及填土工程。整個範圍內有 4 個樓高一至兩層（高度不超過 7 米），總樓面面積為約 870 平方米的汽車陳列室及辦公室。擬議發展的營運時間為星期一至六早上 9 時至下午 6 時（星期日及公眾假期休息），場內的工作人員約 4-6 人，他們只會在營業時間內工作。

| 構築物列表 |           |           |           |             |
|-------|-----------|-----------|-----------|-------------|
| 構築物   | 用途        | 上蓋面積      | 總樓面面積     | 高度          |
| B1    | 汽車陳列室及辦公室 | 約 140 平方米 | 約 210 平方米 | 約 7 米(2 層高) |
| B2    | 汽車陳列室     | 約 220 平方米 | 約 220 平方米 | 約 7 米(1 層高) |
| B3    | 汽車陳列室     | 約 220 平方米 | 約 220 平方米 | 約 7 米(1 層高) |
| B4    | 汽車陳列室及辦公室 | 約 220 平方米 | 約 220 平方米 | 約 7 米(1 層高) |



2.2 本擬議申請地點可從青山公路-屏山段前往，申請場內出入閘口闊度為約 7 米，設有 6 個訪客私家車車位，面積為 2.5 米 x 5 米，因為是預約形式，預計每日訪客不超過 20 人，每個時段不會太多車輛進出。由於是作為商店及服務行業（汽車陳列室），因此不會有上落客貨車位置。訪客亦可從九巴 68A、68X、268X、276P 及輕鐵在塘坊村站步行約 2 分鐘前往。

| 私家車車輛流量預算   |   |   |           |
|-------------|---|---|-----------|
| 時間          | 入 | 出 | 每小時車輛入出次數 |
| 09:00-10:00 | 1 | 1 | 2         |
| 10:00-11:00 | 2 | 2 | 4         |
| 11:00-12:00 | 2 | 2 | 4         |
| 12:00-13:00 | 1 | 1 | 2         |
| 13:00-14:00 | 2 | 2 | 4         |
| 14:00-15:00 | 2 | 2 | 4         |
| 15:00-16:00 | 2 | 2 | 4         |
| 16:00-17:00 | 2 | 2 | 4         |
| 17:00-18:00 | 2 | 2 | 4         |

### 3. 規劃背景

3.1 本擬議申請座落於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 上的「鄉村式發展」。根據該大綱圖的註釋，「商店及服務行業」需屬於「鄉村式發展」地帶內的第二欄用途，然而臨時用途或發展，須先向城規會提出申請。

3.2 參照規劃署記錄，唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 的「鄉村式發展」有多個類近規劃申請個案獲得批准：

| 個案編號           | 申請用途                      | 獲批會議日期     |
|----------------|---------------------------|------------|
| A/YL-TYST/912  | 擬議臨時商店及服務行業（汽車陳列室）（為期3年）  | 07/09/2018 |
| A/YL-TYST/1129 | 擬議臨時商店及服務行業（為期 3 年）       | 14/01/2022 |
| A/YL-TYST/1134 | 擬議臨時商店及服務行業（為期 3 年）       | 28/01/2022 |
| A/YL-TYST/1188 | 臨時商店及服務行業（汽車陳列室）（為期 3 年）  | 09/12/2022 |
| A/YL-TYST/1222 | 擬議臨時公眾停車場和商店及服務行業（為期 3 年） | 28/07/2023 |
| A/YL-TYST/1251 | 臨時商店及服務行業（為期 3 年）及挖土工程    | 01/03/2024 |

#### 4. 規劃申請理據

- 4.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
- 4.2 本擬議發展在申地點上只會設有4個臨時構築物，現時為石屎地，並不涉及大型工程及填土工程；
- 4.3 本擬議發展就在馬路邊，獨立出入口，不會影響附近村民進出；
- 4.4 本擬議發展與周邊土地用途及性質兼容；
- 4.5 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
- 4.6 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14「鄉村式發展」地帶已有多個類近規劃許可申請獲得批准：A/YL-TYST/912、A/YL-TYST/1129、A/YL-TYST/1134、A/YL-TYST/1188、A/YL-TYST/1222、A/YL-TYST/1251。

#### 5. 總結

- 5.1 本擬議發展為臨時性質，只是作為商店及服務行業（汽車陳列室）連附屬設施的服務性行業，與周邊土地用途及環境兼容，不會對生態、環境、空氣及噪音帶來負面影響，若此申請獲得批准後，有關政府土地及構築物亦會向地政署申請短期租約及短期豁免書，相關消防裝置、排水設施及一切附帶條件會嚴格遵守及履行。
- 5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗屏山丈量約份第 121 約地段第 91 號 D 分段（部分）、第 91 號餘段（部分）、第 103 號 C 分段餘段（部分）、第 104 號餘段及毗連政府土地作臨時商店及服務行業（汽車陳列室）連附屬設施（為期 5 年）。

# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,736 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 1,568 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 168 m<sup>2</sup> (ABOUT)



## PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOW ROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

## SITE LOCATION

LOTS 91 S.D(PART), 91 RP(PART), 103 S.C RP(PART) AND 104 RP IN D.D. 121 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

## SCALE

1 : 500 @ A4

## DRAWING TITLE

LAND STATUS

## DRAWN BY

J.W

## DATE

17.6.2024

## REVISED BY

## DATE

## APPROVED BY

## DATE

## DWG NO.

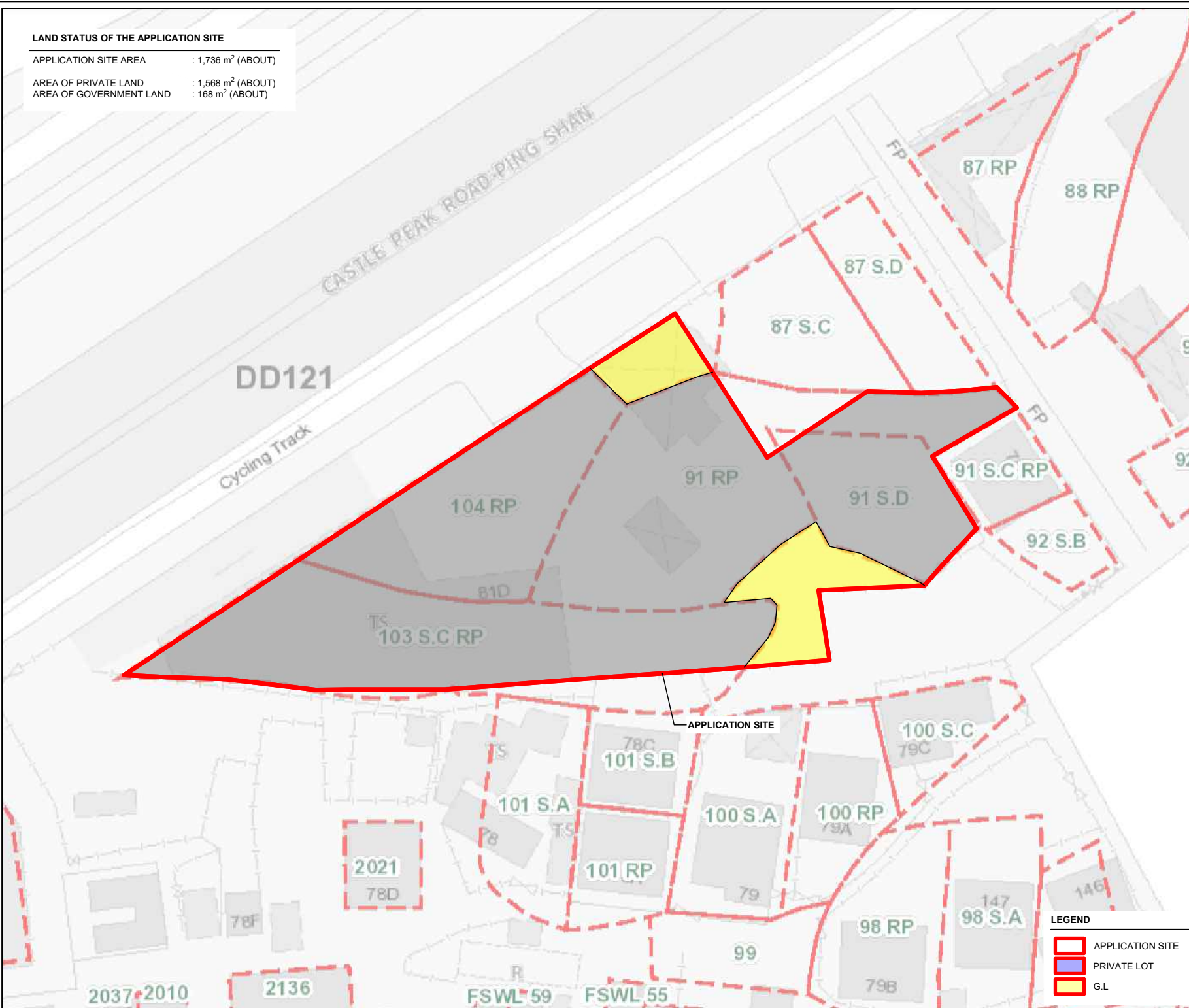
PLAN 1

## VER.

A-1

## LEGEND

- APPLICATION SITE
- PRIVATE LOT
- G.L



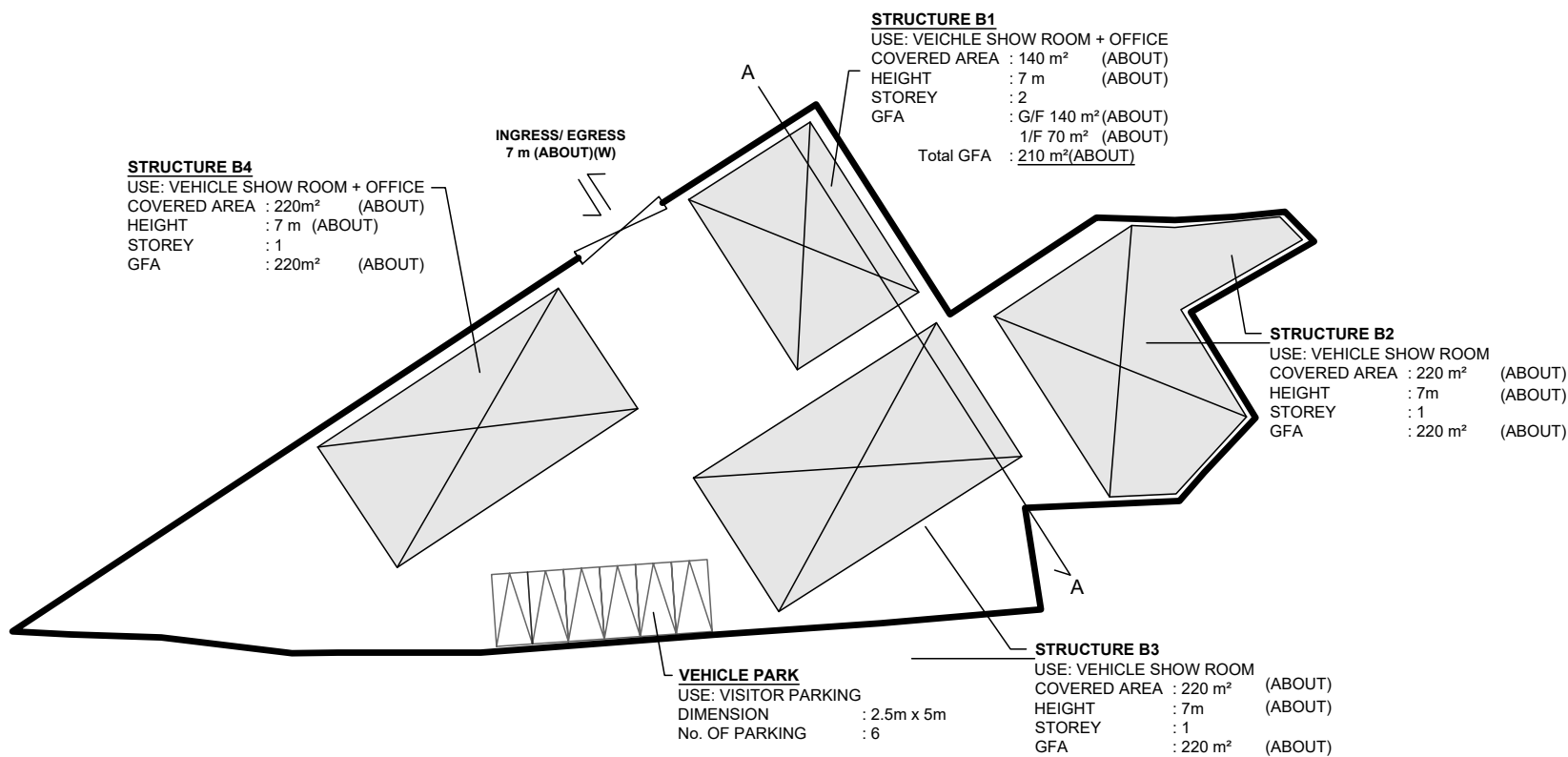
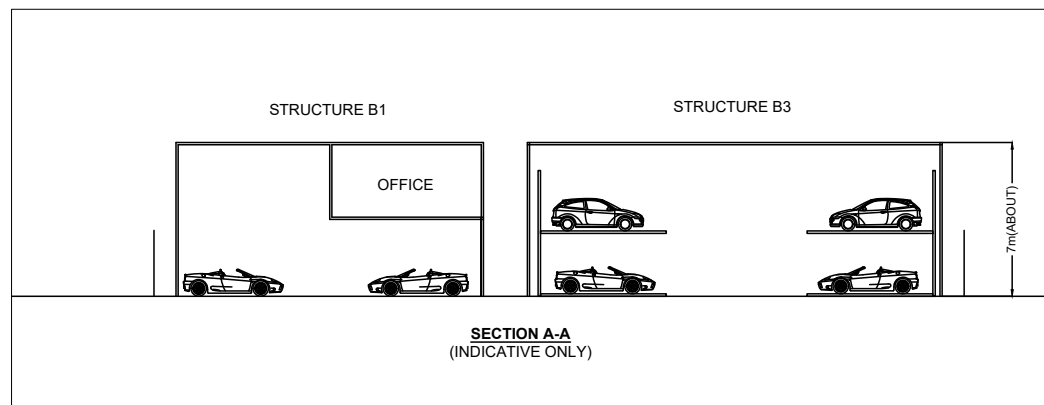
## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,736 m<sup>2</sup> (ABOUT)  
COVERED AREA : 800 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 936 m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.50 (ABOUT)  
SITE COVERAGE : 46% (ABOUT)

NO. OF STRUCTURE : 4  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 870 m<sup>2</sup> (ABOUT)  
TOTAL GFA : 870 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 7 m (ABOUT)  
NO. OF STOREY : 1 - 2



## LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- INGRESS / EGRESS



## PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOW ROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

## SITE LOCATION

LOTS 91 S.D(PART), 91 RP(PART), 103 S.C RP(PART) AND 104 RP IN D.D. 121 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

## SCALE

1 : 500 @ A4

## DRAWING TITLE

LAYOUT PLAN

## DRAWN BY

J.W

## DATE

17.6.2024

## REVISED BY

## DATE

## APPROVED BY

## DATE

## DWG NO.

PLAN 2

## VER.

A-1



**VEHICULAR ACCESS**  
ACCESSIBLE FROM CASTLE PEAK ROAD - PING SHAN



PROJECT

PROPOSED TEMPORARY SHOP  
AND SERVICES (VEHICLE SHOW  
ROOM) WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS

SITE LOCATION

LOTS 91 S.D(PART), 91 RP(PART),  
103 S.C RP(PART) AND 104 RP IN  
D.D. 121 AND ADJOINING  
GOVERNMENT LAND, PING SHAN,  
YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWING TITLE

## SITE LOCATION PLAN

DRAWN BY

J.W

|  |      |
|--|------|
|  | DATE |
|--|------|

17.6.2024

REVISÉ BY

DATE \_\_\_\_\_

APPROVED BY:

DATE \_\_\_\_\_

DWG NO

### PLAN 3

VER

A-1

**LEGEND**

 APPLICATION SITE

**\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Paper No. A/YL-TYST/1278A

Edwin Wai Shing YEUNG/PLAND

---

寄件者: [REDACTED]  
寄件日期: 2024年08月13日星期二 14:55  
收件者: tpbbpd/PLAND  
副本: Edwin Wai Shing YEUNG/PLAND  
主旨: 有關A/YL-TYST/1278意見回覆  
附件: TYST1278意見回覆\_20240813.pdf  
  
類別: Internet Email

敬啟者,

有關 A/YL-TYST/1278 意見回覆可見附件。

如有任何查詢，可隨時與本人聯絡。

黃先生

電話: [REDACTED]

A/YL-TYST/1278

意見回覆

土地狀況

1. 申請地點上現有租客用途為存放車輛，申請人蕭照安先生希望透過規劃許可申請作臨時商店及服務行業（汽車陳列室）連附屬設施，如獲得城規會批准申請，現有租客會在申請批出後遷出申請地點，而新租客會清理現場並按照間隔圖之間隔營運汽車陳列室，並不涉及洗車、維修、拆裝、噴油等工場活動。



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

Edwin Wai Shing YEUNG/PLAND

---

寄件者: [REDACTED]  
寄件日期: 2024年08月29日星期四 11:58  
收件者: tpbpd/PLAND  
副本: Edwin Wai Shing YEUNG/PLAND  
主旨: 有關A/YL-TYST/1278擬議發展詳情及運輸署意見回覆  
附件: TYST1278運輸署意見回覆\_20240828.pdf; TYST1278擬議發展詳情意見回覆\_20240828.pdf; SITE INGRESS PHOTO.pdf; DD121\_104 RP\_ Swept Path Analysis Plan\_20240828.pdf  
  
類別: Internet Email

敬啟者,

有關 A/YL-TYST/1278 擬議發展詳情及運輸署意見回覆可見附件。

如有任何查詢，可隨時與本人聯絡。

黃先生

電話: [REDACTED]

A/YL-TYST/1278

擬議發展詳情意見回覆

擬議發展詳情

1. 擬議發展的 4 個汽車陳列室均只會展示全新的私家車，不會涉及輕型、中型或其他車輛，室內總共會展示約 18-20 架私家車，全部會陳列在地下，不會作兩層高的展示方式，為了空間感及整體佈局全部汽車陳列室為約 7 米高。申請人承諾有關規劃許可申請不會涉及任何洗車、維修、拆裝、噴油等工場活動。

A/YL-TYST/1278

運輸署意見回覆

|   |                              |
|---|------------------------------|
| a) The applicant should provide existing photos on the proposed access point and mark the proposed access point with dimension on the photo;  | 見附件 SITE INGRESS PHOTO       |
| b) The applicant should submit drawings on how the access point would be formed; and  | 見附件 Swept Path Analysis Plan |
| c) Sufficient space should be provided within the application site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed. | 見附件 Swept Path Analysis Plan |





INGRESS/ EGRESS  
7M WIDTH



# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

RUN-IN/OUT DESIGN SHALL FOLLOW HYD STANDARD DRAWING NO. H1113C AND H1114B. TYPE 2 FRANGIBLE BOLLARDS WILL BE ERECTED AT THE SIDES OF THE RUN-IN/OUT (HYD DRAWING NO. H2189/1).



PROJECT  
 PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOW ROOM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION  
 LOTS 91 S.D(PART), 91 RP(PART), 103 S.C RP(PART) AND 104 RP IN D.D. 121 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 500 @ A4

DRAWING TITLE  
 SWEPT PATH ANALYSIS PLAN

DRAWN BY : J.W  
 DATE : 28.8.2024

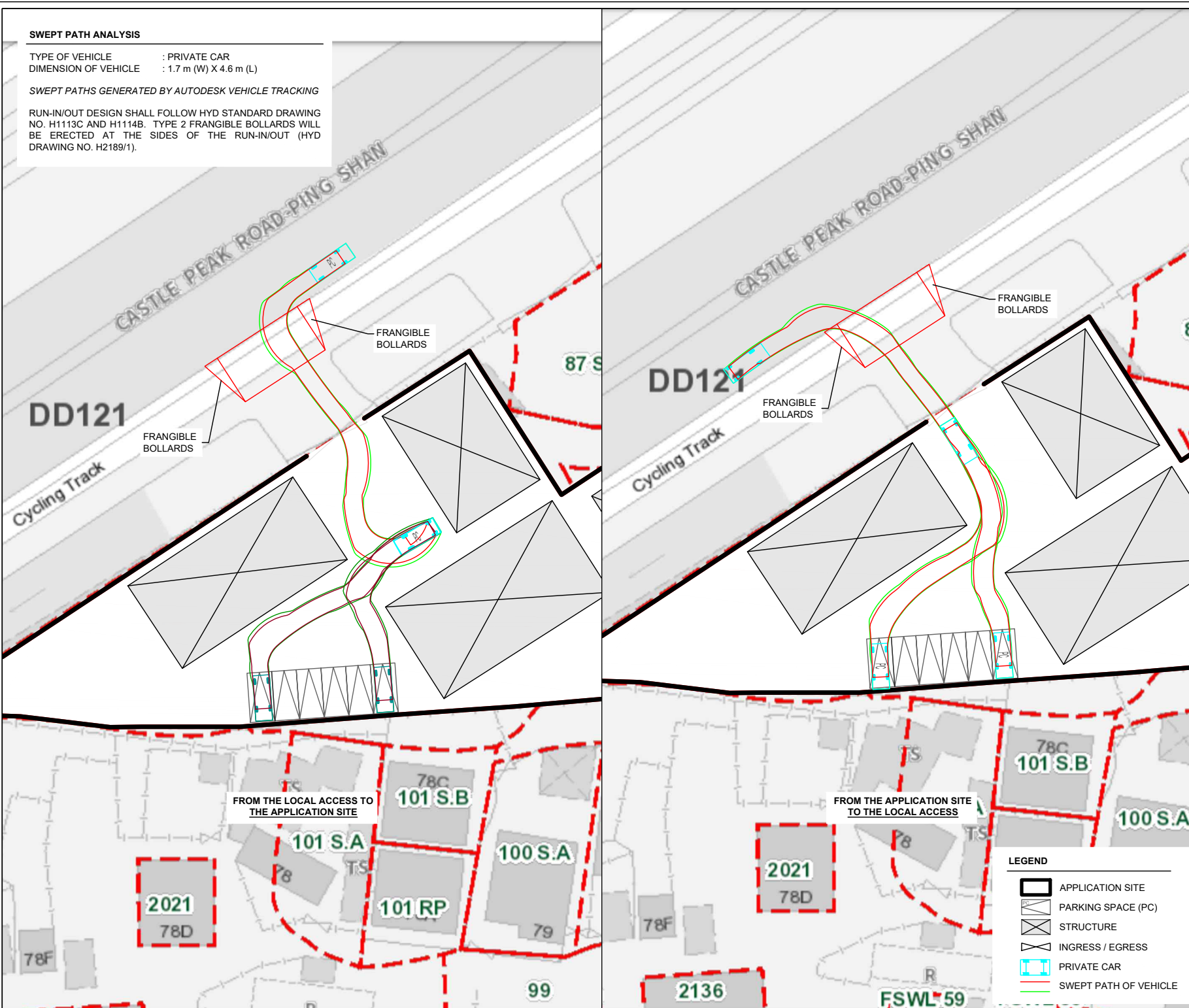
REVISED BY :  
 DATE :

APPROVED BY :  
 DATE :

DWG NO. : PLAN 4  
 VER. : A-1

## LEGEND

- APPLICATION SITE
- PARKING SPACE (PC)
- STRUCTURE
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



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

Edwin Wai Shing YEUNG/PLAND

---

寄件者: [REDACTED]  
寄件日期: 2024年10月08日星期二 11:22  
收件者: tpbpd/PLAND  
副本: Edwin Wai Shing YEUNG/PLAND  
主旨: Re: 有關A/YL-TYST/1278運輸署意見回覆可見附件  
附件: A\_YL-TYST\_1278\_TD.pdf  
類別: Internet Email

[REDACTED] 於 2024-10-05 11:31 寫到:

> 敬啟者,  
>  
> 有關 A/YL-TYST/1278 運輸署意見回覆可見附件。  
>  
> 如有任何查詢，可隨時與本人聯絡。  
>  
> 黃先生  
> 電話：[REDACTED]

有關 A/YL-TYST/1278 運輸署意見回覆可見附件，此電郵取代 2024 年 10 月 5 日早上 11:31 的電郵。

如有任何查詢，可隨時與本人聯絡。

黃先生  
電話：[REDACTED]

Technical Support for Section 16 Planning Application for Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years at Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long (Planning Application No. A/YL-TYST/1278) - Response to Comments

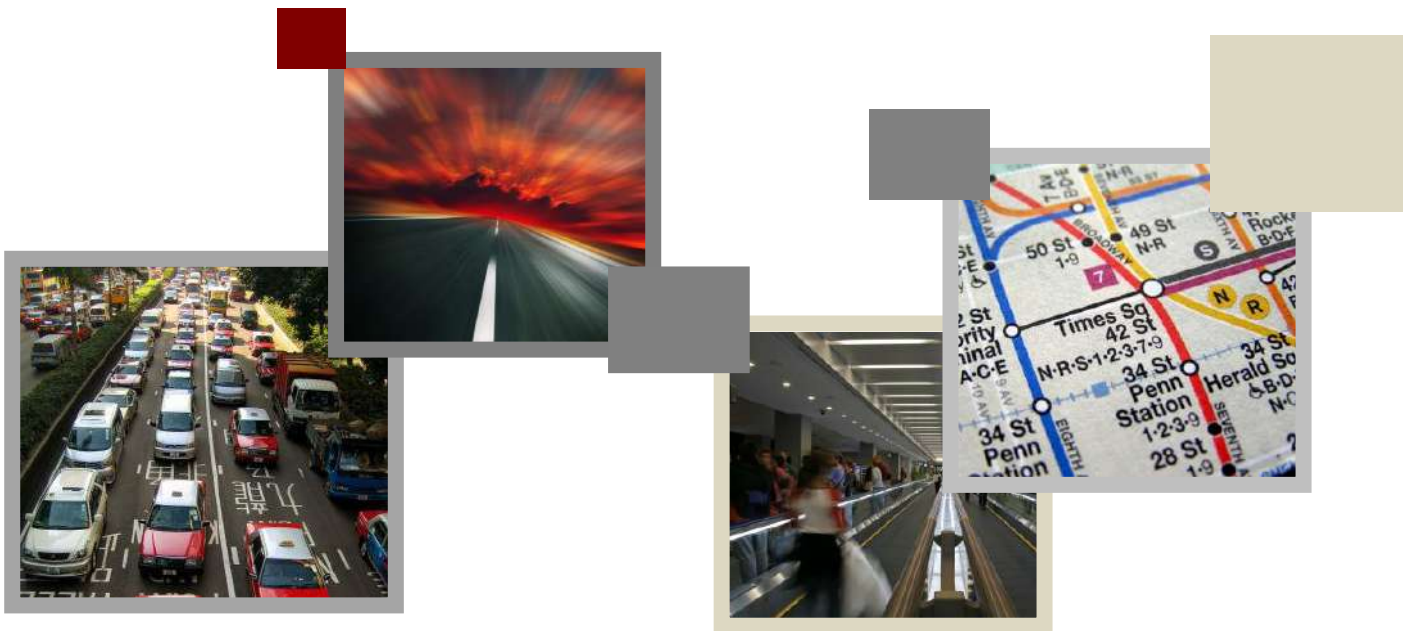
| <b>Comments from Transport Department<br/>(Contact Person: Miss Grace Fok) Dated 29 August 2024</b>  | <b>Responses</b>  |
|--|---|
| <p>a) The drawing provided should be a traffic aid drawings with road markings and traffic signs. In addition, the proposed arrangement with dimensions should be shown instead of providing an indicative sketch.</p> | <p>Noted. The drawings indicate the proposed arrangement including the traffic aids have been enclosed in the Traffic Review Report (<b>Annex A</b>).</p> |



# **Annex A**

# **Traffic Review Report**

**Technical Support for Section 16 Planning Application for Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years at Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long (Planning Application No. A/YL-TYST/1278)**



## **TRAFFIC REVIEW REPORT**

Reference: 31047-T01-01  
Date: October 2024

## Contents

|          |  |          |
|----------|--|----------|
| <b>1</b> | <b>Introduction</b>                                      | <b>1</b> |
| 1.1      | Background   | 1        |
| 1.2      | Objective  | 1        |
| 1.3      | Structure of the Report                                  | 1        |
| <br>     |  |          |
| <b>2</b> | <b>Site Description and Proposed Traffic Arrangement</b> | <b>3</b> |
| 2.1      | Site Location  | 3        |
| 2.2      | Proposed Access Arrangement                              | 3        |
| 2.3      | Proposed Parking Arrangement                             | 3        |
| <br>     |  |          |
| <b>3</b> | <b>Technical Analysis and Supporting Data</b>            | <b>4</b> |
| 3.1      | Vehicle Manoeuvrability                                  | 4        |
| 3.2      | Visibility Splay   | 4        |
| <br>     |  |          |
| <b>4</b> | <b>Conclusion and Recommendations</b>                    | <b>5</b> |
| 4.1      | Conclusion   | 5        |

## Figures

## Annex A – Swept Path Analysis

# **1 Introduction**

## **1.1 Background**

Axon Consultancy Limited has been commissioned to prepare a traffic review report concerning the proposed traffic arrangement for the temporary shop and services (motor-vehicle showroom) with ancillary facilities for 5 years at Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and adjoining Government Land, Ping Shan, Yuen Long, under planning application A/YL-TYST/1278.

## **1.2 Objective**

The objective of this report is to confirm that the proposed traffic arrangement for the application site complies with the Transport Department's standards for safe and efficient vehicular operations. This entails ensuring sufficient manoeuvring space within the site, preventing any vehicles from needing to reverse or form queues on public roads, and accurately delineating the access points with suitable dimensions, road markings and traffic aids.

## **1.3 Structure of the Report**

This report is organised into four chapters to provide a comprehensive review of the proposed access arrangement:

**Chapter 1 – Introduction**, which covers the study's background, objectives and report structure.

After this introductory chapter, there are the following chapters:

**Chapter 2 – Site Description and Proposed Access:** Details the current site configuration and the proposed access arrangements.

**Chapter 3 – Technical Analysis and Supporting Data:** Presents the findings from the vehicle manoeuvrability and sightline assessments, supporting the feasibility of the proposed access design.

**Chapter 4 – Conclusion and Recommendations:** Summarises the findings and provides recommendations based on the analysis.

## **2 Site Description and Proposed Traffic Arrangement**

### **2.1 Site Location**

The proposed site is located in Ping Shan, Yuen Long, covering an area of approximately 1,736 square meters. The site will be used temporarily as a motor-vehicle showroom with ancillary facilities and is accessed via the Castle Peak Road - Ping Shan. The location and layout of the site, as well as its proximity to the surrounding road network, are detailed in **Figure 2.1**.

### **2.2 Proposed Access Arrangement**

Access to the site is facilitated through a single entrance located along Castle Peak Road-Ping Shan Section. The existing access point measures 7 meters in width, enabling two-way traffic to flow smoothly in and out of the site. This configuration supports both northbound and southbound vehicular movements, ensuring that vehicles can enter and exit the site safely and efficiently, as shown in **Figure 2.2**.

### **2.3 Proposed Parking Arrangement**

Sufficient parking spaces have been provided within the site, with 6 parking spaces, each measuring 5 meters x 2.5 meters, ensuring that all visitors to the showroom have designated spaces for parking within the site, reducing the risk of illegal parking or congestion on Castle Peak Road - Ping Shan. The parking layout has been designed to prevent vehicles from queuing or reversing onto public roads, as illustrated in **Figure 2.2**.

## 3 Technical Analysis and Supporting Data

### 3.1 Vehicle Manoeuvrability

A swept path analysis was conducted to assess the adequacy of the proposed access point and internal circulation for all anticipated vehicle movements. This includes vehicles entering the site, navigating the internal layout, and accessing the 6 parking spaces. The analysis confirms that vehicles, including private cars, can manoeuvre safely within the site, in compliance with TD's requirements to prevent queuing or reversing onto Castle Peak Road.

The findings, shown in **SP01 to SP06 (Appendix A)**, demonstrate that the internal circulation supports smooth vehicle movement, ensuring that parking and access operations are handled efficiently without disrupting public road traffic.

### 3.2 Visibility Splay

A visibility splay was derived to ensure the existing access point along Castle Peak Road meets the visibility standards outlined in the Transport Planning and Design Manual (TPDM). For a road with a design speed of 70 km/hr, a minimum sightline distance of 130 meters is required in both directions. The assessment confirms that the access provides sufficient visibility for safe vehicle entry and exit.

The results, illustrated in **Figure 3.1** validate that the existing design meets TD's safety standards, ensuring clear sightlines and safe operations.



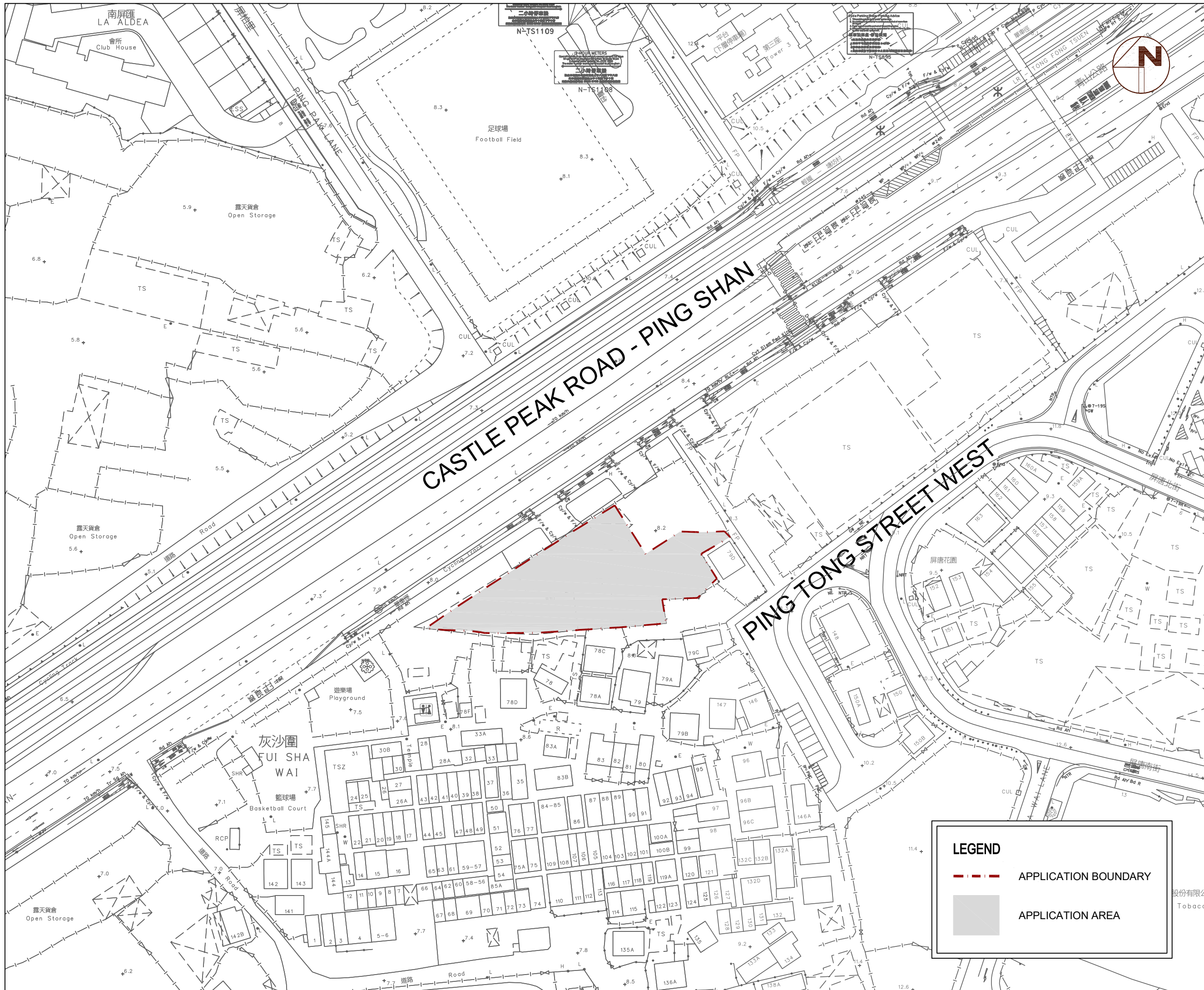
## **4 Conclusion and Recommendations**

### **4.1 Conclusion**

This report has reviewed the proposed traffic arrangement for the temporary motor-vehicle showroom at Ping Shan, Yuen Long, and assessed its compliance with the Transport Department's requirements. The analysis has demonstrated that location and dimension of existing access point and internal circulation fully accommodates the expected vehicle movements, preventing queuing or reversing onto Castle Peak Road. Additionally, the parking layout and visibility splay confirm that the design supports safe and efficient operations.

The swept path analysis and sightline assessment validate the feasibility of the proposed traffic arrangement, ensuring that vehicles can manoeuvre within the site safely. The design effectively mitigates potential congestion and enhances safety, aligning with the Transport Department's standards and internal site management. The proposal complies with best practices in traffic management and ensures minimal disruption to the surrounding road network.

# Figures



Technical Support for  
 Section 16 Planning  
 Application for  
 Proposed Temporary  
 Shop and Services  
 (Motor-vehicle  
 Showroom) with  
 Ancillary Facilities for a  
 Period of 5 Years at  
 Lots 91 S.D (Part), 91  
 RP (Part), 103 S.C RP  
 (Part) and 104 RP in  
 D.D. 121 and Adjoining  
 Government Land,  
 Ping Shan, Yuen Long  
 (Planning Application  
 No. A/YL-TYST/1278)

SITE LOCATION

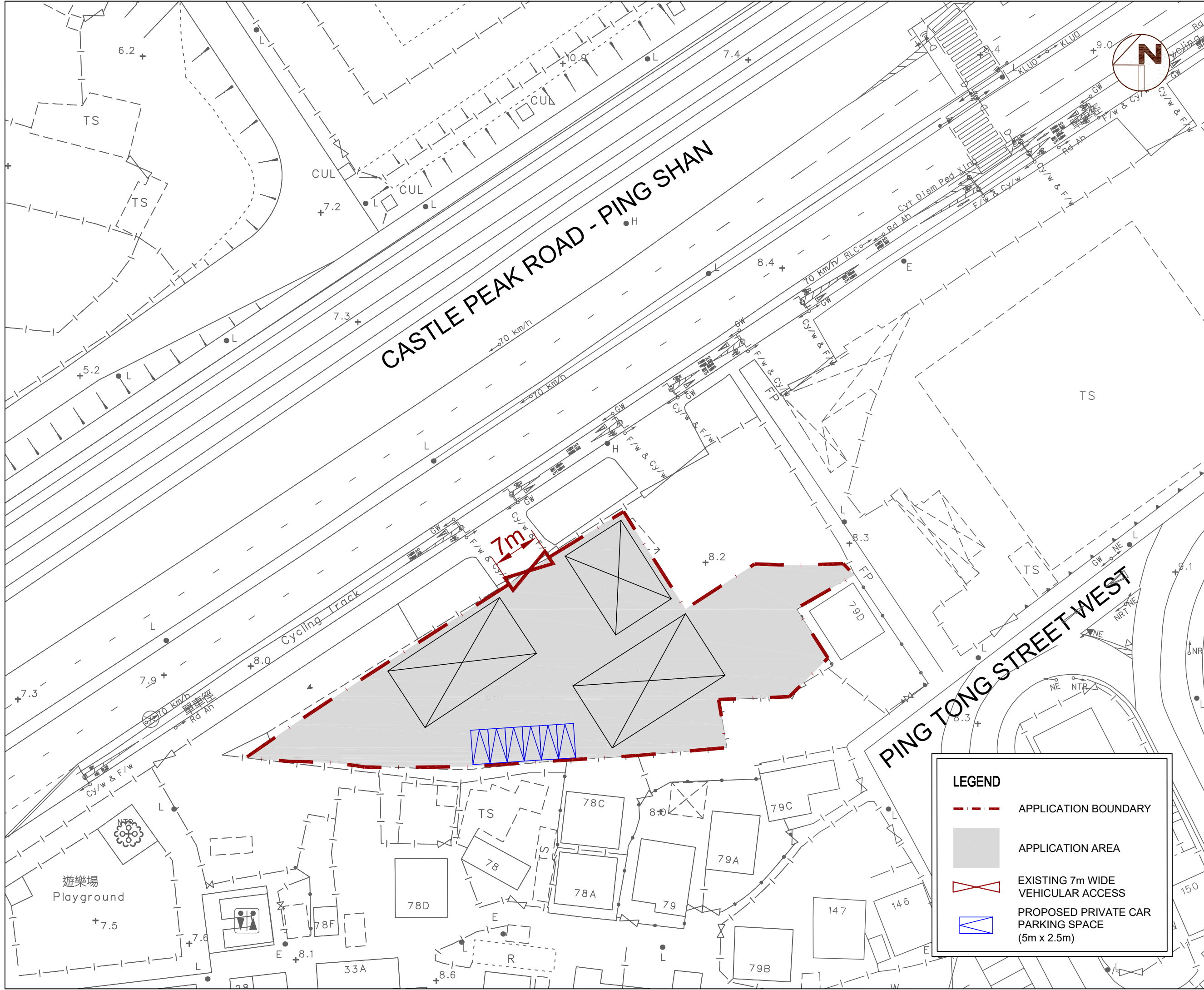
FIGURE 2.1

Scale : 1:1000 (A3)

Date : SEP 2024

Rev. :





Technical Support for  
Section 16 Planning  
Application for  
Proposed Temporary  
Shop and Services  
(Motor-vehicle  
Showroom) with  
Ancillary Facilities for a  
Period of 5 Years at  
Lots 91 S.D (Part), 91  
RP (Part), 103 S.C RP  
(Part) and 104 RP in  
D.D. 121 and Adjoining  
Government Land,  
Ping Shan, Yuen Long  
(Planning Application  
No. A/YL-TYST/1278)

## PROPOSED TRAFFIC ARRANGEMENT

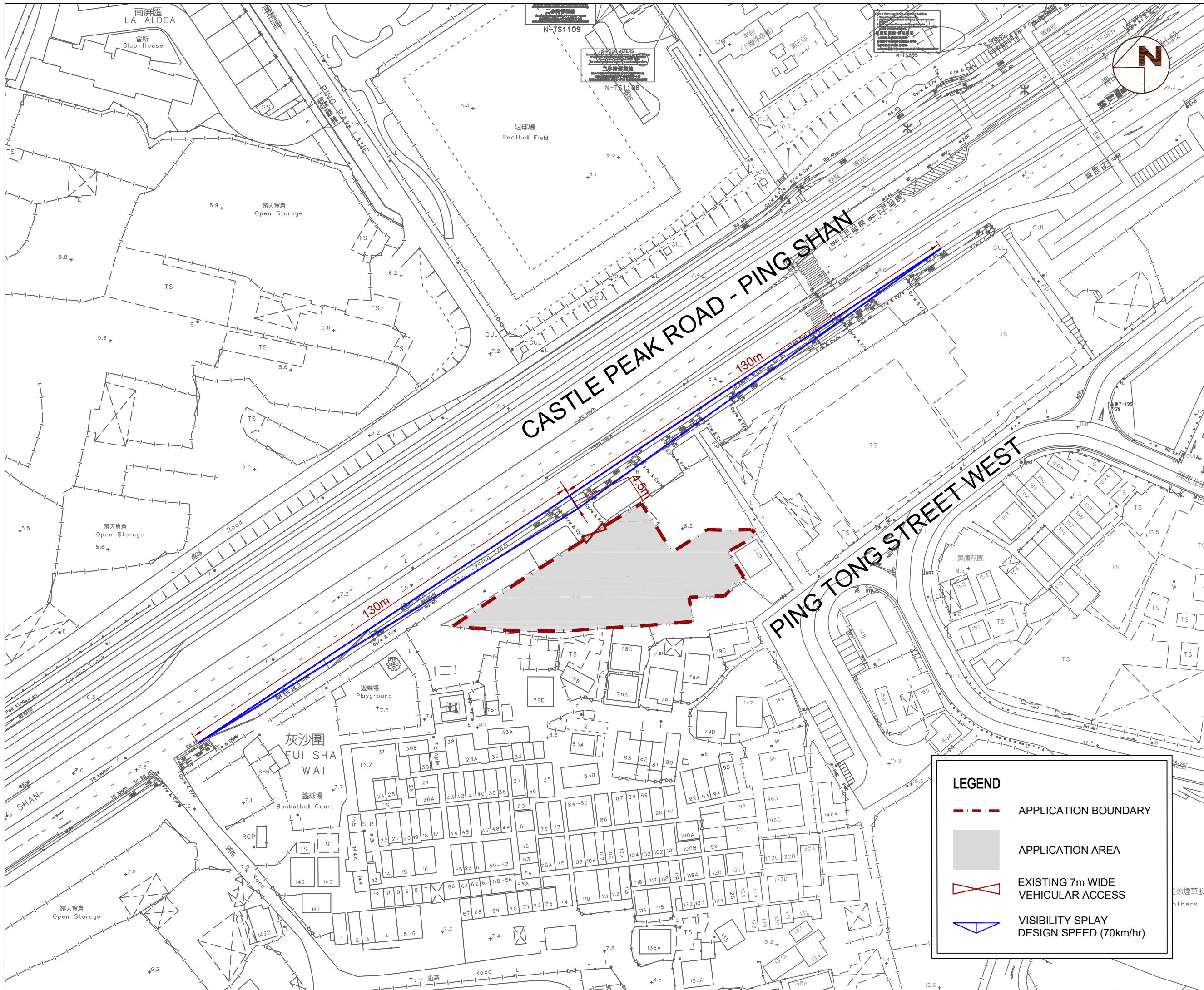
FIGURE 2.2

Scale : 1:500 (A3)

Date : SEP 2024

Rev. :





Technical Support for  
Section 16 Planning  
Application for  
Proposed Temporary  
Shop and Services  
(Motor-vehicle  
Showroom) with  
Ancillary Facilities for a  
Period of 5 Years at  
Lots 91 S.D (Part), 91  
RP (Part), 103 S.C RP  
(Part) and 104 RP in  
D.D. 121 and Adjoining  
Government Land,  
Ping Shan, Yuen Long  
(Planning Application  
No. A/YL-TYST/1278)

# VISIBILITY SPLAY OF EXISTING VEHICULAR ACCESS

FIGURE 3.1

LEGEND

APPLICATION BOUNDARY

APPLICATION AREA

EXISTING 7m WIDE  
VEHICULAR ACCESS

VISIBILITY SPLAY  
DESIGN SPEED (70km/hr)

Scale : 1:1000 (A3)

Date : SEP 2024

Rev. :

AXON

CONSULTANCY

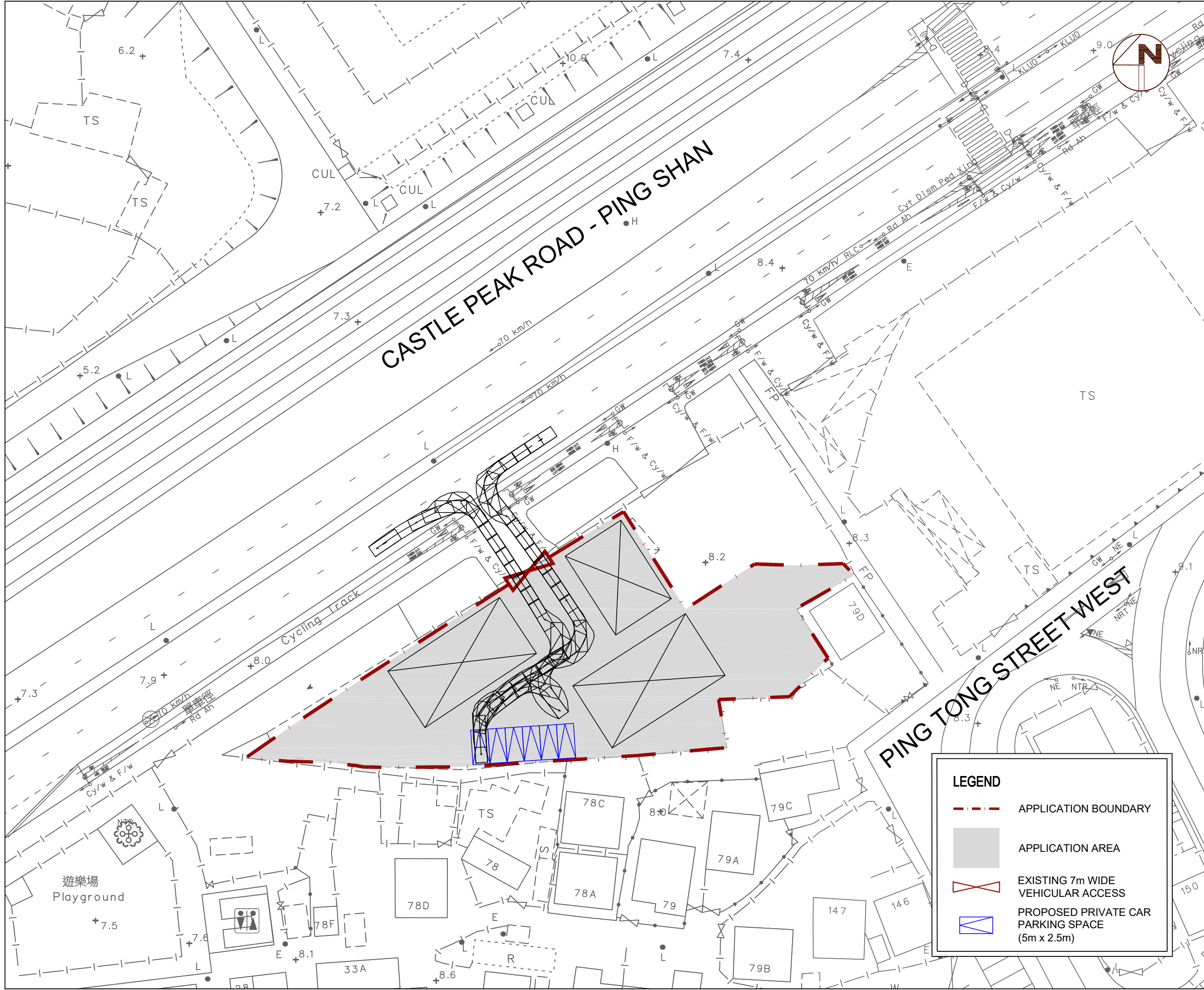
http://www.axonhk.com

X:\PROJECT\31047 DD121 PING SHAN, YUEN LONG\DATA\DRAWING\FIG. 3.1.DWG

# **Appendix A**

## **Swept Path Analysis**





Technical Support for  
Section 16 Planning  
Application for  
Proposed Temporary  
Shop and Services  
(Motor-vehicle  
Showroom) with  
Ancillary Facilities for a  
Period of 5 Years at  
Lots 91 S.D (Part), 91  
RP (Part), 103 S.C RP  
(Part) and 104 RP in  
D.D. 121 and Adjoining  
Government Land,  
Ping Shan, Yuen Long  
(Planning Application  
No. A/YL-TYST/1278)

SWEPT PATH  
ANALYSIS OF  
5m PRIVATE CAR

FIGURE SP01

LEGEND

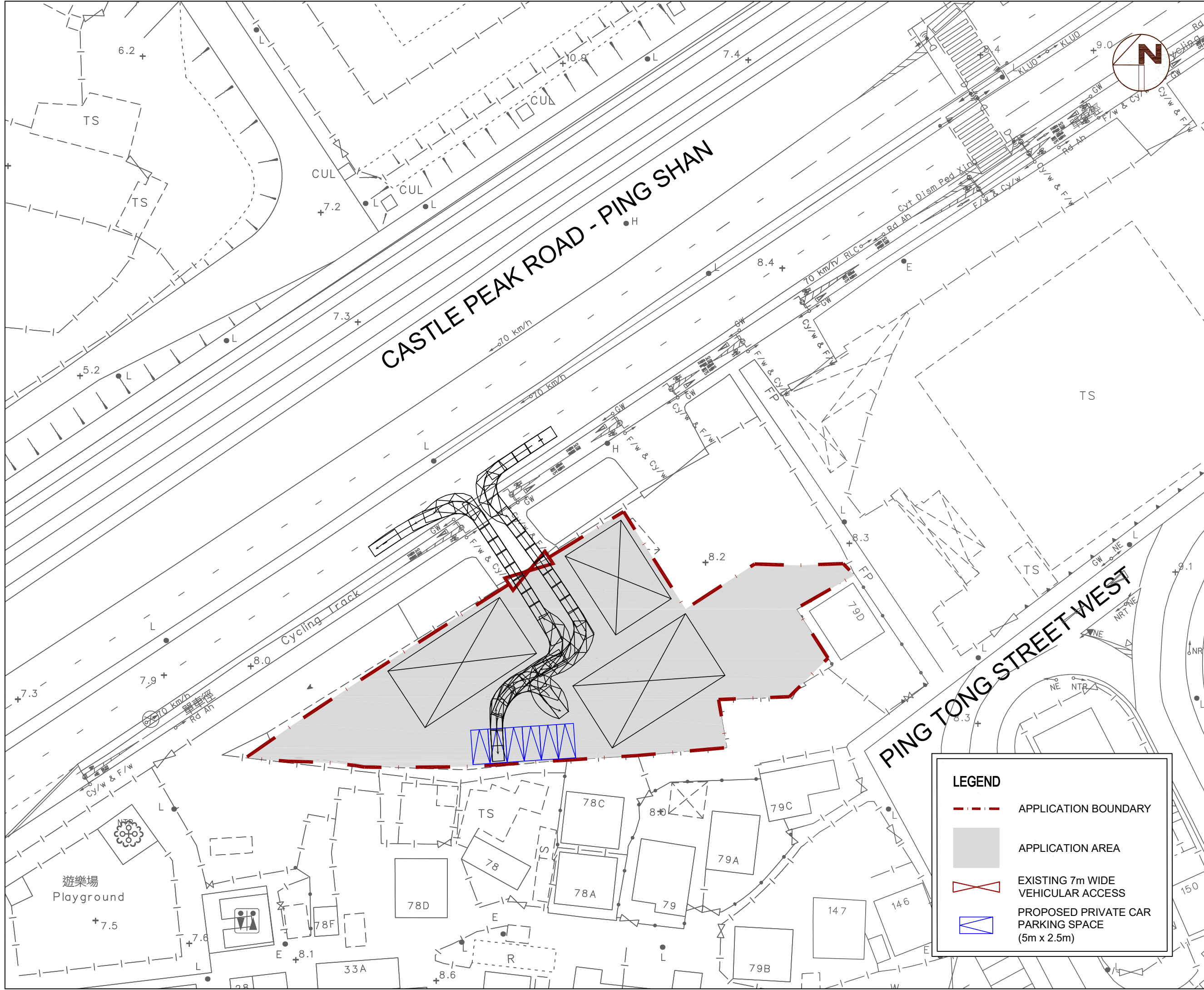
APPLICATION BOUNDARY

APPLICATION AREA

Scale : 1:500 (A3)  
Date : SEP 2024  
Rev. :

X:\PROJECT\31047\_DD121\_PING\_SHAN\_YUEN\_LONG\DATA\DRAWING\FIG.2.2.DWG





Technical Support for  
Section 16 Planning  
Application for  
Proposed Temporary  
Shop and Services  
(Motor-vehicle  
Showroom) with  
Ancillary Facilities for a  
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RP (Part), 103 S.C RP  
(Part) and 104 RP in  
D.D. 121 and Adjoining  
Government Land,  
Ping Shan, Yuen Long  
(Planning Application  
No. A/YL-TYST/1278)

SWEPT PATH  
ANALYSIS OF  
5m PRIVATE CAR

FIGURE SP02

LEGEND

APPLICATION BOUNDARY

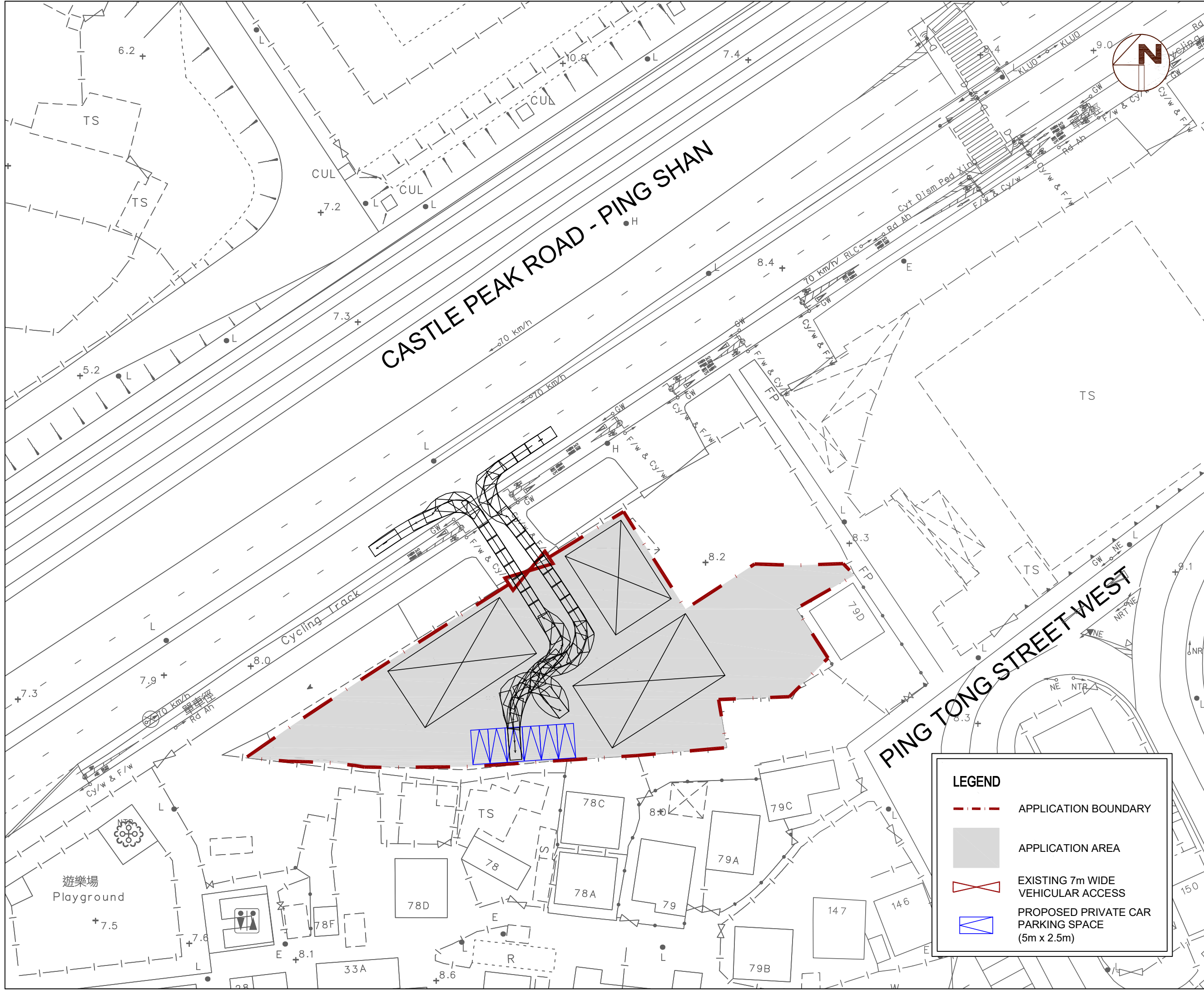
APPLICATION AREA

EXISTING 7m WIDE  
VEHICULAR ACCESS

PROPOSED PRIVATE CAR  
PARKING SPACE  
(5m x 2.5m)

Scale : 1:500 (A3)  
Date : SEP 2024  
Rev. :

X:\PROJECT\31047 DD121 PING SHAN, YUEN LONG\DATA\DRAWING\FIG. 2.2.DWG



Technical Support for  
Section 16 Planning  
Application for  
Proposed Temporary  
Shop and Services  
(Motor-vehicle  
Showroom) with  
Ancillary Facilities for a  
Period of 5 Years at  
Lots 91 S.D (Part), 91  
RP (Part), 103 S.C RP  
(Part) and 104 RP in  
D.D. 121 and Adjoining  
Government Land,  
Ping Shan, Yuen Long  
(Planning Application  
No. A/YL-TYST/1278)

SWEPT PATH  
ANALYSIS OF  
5m PRIVATE CAR

FIGURE SP03

LEGEND

APPLICATION BOUNDARY

APPLICATION AREA

EXISTING 7m WIDE  
VEHICULAR ACCESS

PROPOSED PRIVATE CAR  
PARKING SPACE  
(5m x 2.5m)

Scale : 1:500 (A3)

Date : SEP 2024

Rev. :

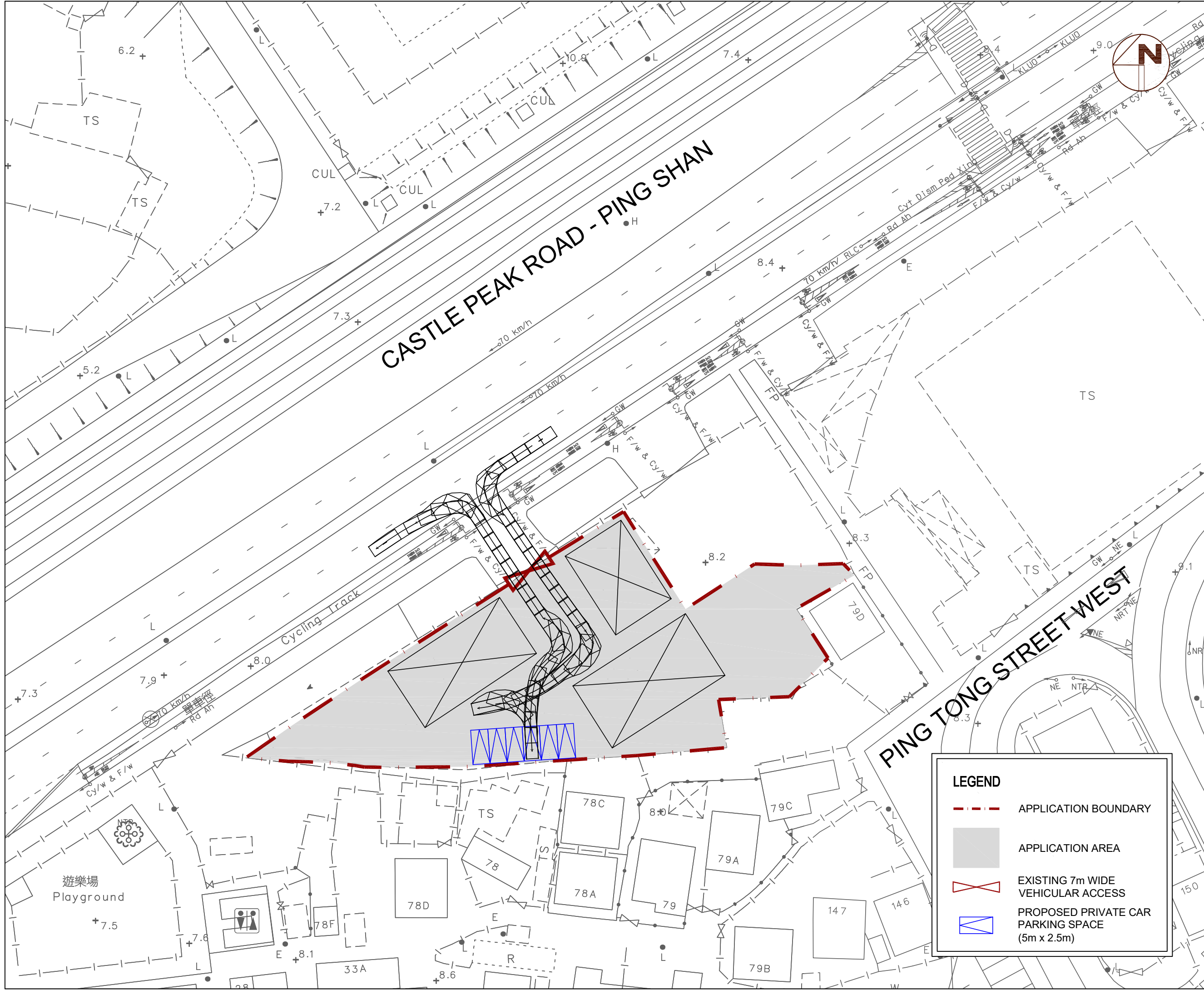
AXON

CONSULTANCY

<http://www.axonhk.com>

X:\PROJECT\31047\_DD121\_PING\_SHAN\_YUEN\_LONG\DATA\DRAWING\FIG.2.2.DWG





LEGEND

APPLICATION BOUNDARY

APPLICATION AREA

EXISTING 7m WIDE VEHICULAR ACCESS

PROPOSED PRIVATE CAR PARKING SPACE (5m x 2.5m)

Technical Support for Section 16 Planning Application for Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years at Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long (Planning Application No. A/YL-TYST/1278)

SWEPT PATH ANALYSIS OF 5m PRIVATE CAR

FIGURE SP04

Scale : 1:500 (A3)

Date : SEP 2024

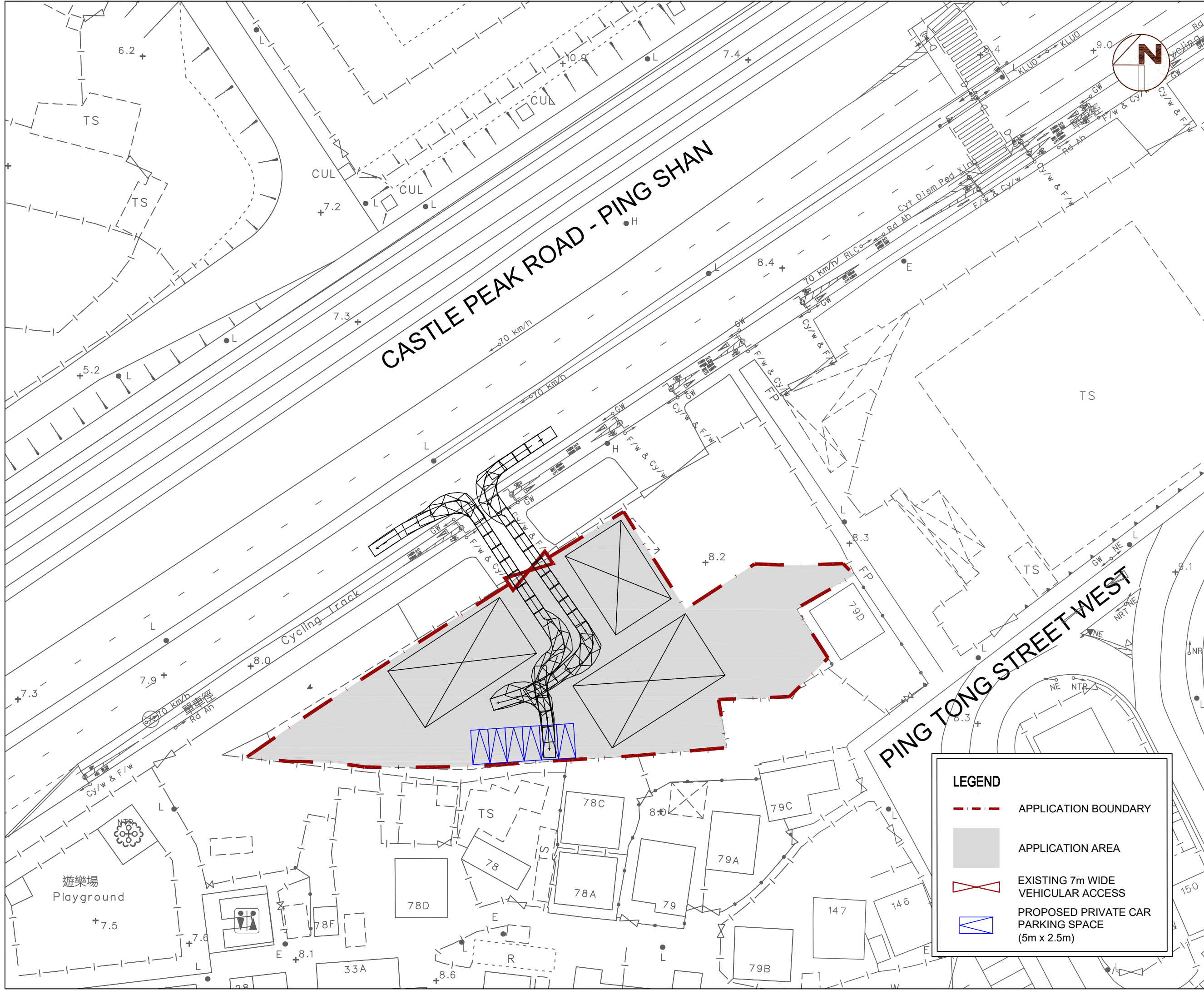
Rev. :

AXON

CONSULTANCY

http://www.axonhk.com

X:\PROJECT\31047 DD121 PING SHAN, YUEN LONG\DATA\DRAWING\FIG. 2.2.DWG



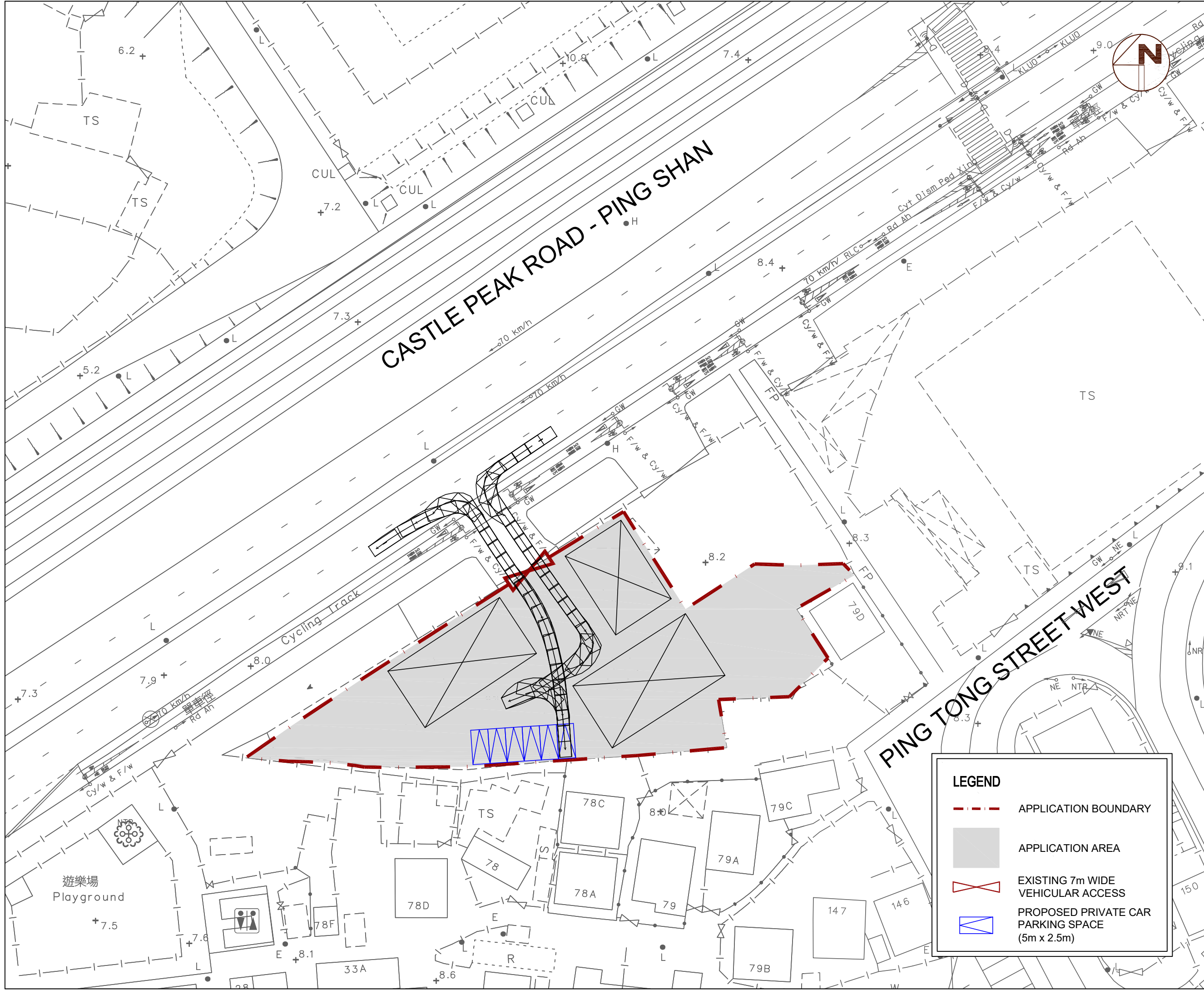
Technical Support for  
Section 16 Planning  
Application for  
Proposed Temporary  
Shop and Services  
(Motor-vehicle  
Showroom) with  
Ancillary Facilities for a  
Period of 5 Years at  
Lots 91 S.D (Part), 91  
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(Part) and 104 RP in  
D.D. 121 and Adjoining  
Government Land,  
Ping Shan, Yuen Long  
(Planning Application  
No. A/YL-TYST/1278)

SWEPT PATH  
ANALYSIS OF  
5m PRIVATE CAR

FIGURE SP05

Scale : 1:500 (A3)  
Date : SEP 2024  
Rev. :





**LEGEND**

- - - APPLICATION BOUNDARY
- APPLICATION AREA
- ↔ EXISTING 7m WIDE VEHICULAR ACCESS
- PROPOSED PRIVATE CAR PARKING SPACE (5m x 2.5m)

Technical Support for  
 Section 16 Planning  
 Application for  
 Proposed Temporary  
 Shop and Services  
 (Motor-vehicle  
 Showroom) with  
 Ancillary Facilities for a  
 Period of 5 Years at  
 Lots 91 S.D (Part), 91  
 RP (Part), 103 S.C RP  
 (Part) and 104 RP in  
 D.D. 121 and Adjoining  
 Government Land,  
 Ping Shan, Yuen Long  
 (Planning Application  
 No. A/YL-TYST/1278)

**SWEPT PATH  
 ANALYSIS OF  
 5m PRIVATE CAR**

**FIGURE SP06**

Scale : 1:500 (A3)

Date : SEP 2024

Rev. :

**Similar Application within/straddling the subject “V” Zone  
on the Tong Yan San Tsuen OZP since 2019**

**Approved Application**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>                    | <b><u>Date of Consideration<br/>(RNTPC)</u></b> |
|---|-------------------------------|---|---|
| 1 | A/YL-TYST/1129                | Proposed Temporary Shop and Services for a Period<br>of 3 Years | 14.1.2022                                       |

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- there is no Small House application approved/under processing at the application site (the Site).

**2. Traffic**

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

- no adverse comment on the application; and
- the applicant should provide a run-in/out to the satisfaction of her department and the Highways Department.

(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 environmental complaint concerning the Site was received in the past three years.

**4. 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; and
- should the application be approved by the Town Planning Board (the Board), 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 in-principle objection to the application 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
- it is noted that four structures are 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 the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

**7. District Officer's Comments**

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

His office did not receive any feedback from locals.

**8. Other Departments**

The following departments have no comment on the application:

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C of P).



**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 Government Land (GL) and Old Schedule Agricultural Lots 91 S.D, 91 RP, 103 S.C RP and 104 RP in D.D. 121 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) portion of GL (about 106 m<sup>2</sup>) in the Site is covered by Short Term Tenancy (STT) No. 1820 for the purpose of storage of vehicle and vehicle parts;
  - (iii) no permission is given for occupation of portion of GL (about 62 m<sup>2</sup> as mentioned in the application form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
  - (iv) the following irregularities covered by the planning application have been detected by his office:
    - the GL within the Site (about 62 m<sup>2</sup> as mentioned in the application form) has been fenced off / illegally occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
  - (v) the STT holder will need to apply to his office for modification of the STT conditions where appropriate and the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application(s) for STW and 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 and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (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 Castle Peak Road – Ping Shan Section is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Castle Peak Road – Ping Shan Section;

- (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, and 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 services requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) for unauthorized building works (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;
- (iv) 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
- (v) detailed checking under the BO will be carried out at building plan submission stage; and

- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

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**From:**  
**Sent:** 2024-08-13 星期二 03:40:47  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TYST/1278 DD 121 Fu Sha Wai, Ping Shan

A/YL-TYST/1278

Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and Adjoining Government Land, Fu Sha Wai, Ping Shan

Site area: About 1,736sq.m Includes Government Land of about 168sq.m

Zoning: "VTD"

Applied use: Motor-vehicle Showroom / 6 Vehicle Parking / **5 Years**

Dear TPB Members,

How come no history of approval when the site has obviously been used for brownfield for many years and there is Government Land included in the site?

The village looks very full, are there any sites free to meet the demand for village houses?

Why 5 years approval period when the regulations indicate a period of 3 years?

Mary Mulvihill