

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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.
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1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
GD Management Limited 浩龍實業管理有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	Lots 665 S.A. (Part), 666 S.A. (Part), 667, 669 S.B. RP, and 685, in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,364 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 558 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 555 sq.m 平方米 <input checked="" type="checkbox"/> About 約

6. Type(s) of Application 申請類別																										
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)																										
(a) Proposed use(s)/development 擬議用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																									
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月																									
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 3,806sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 558sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 4 Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 558sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 558sq.m <input checked="" type="checkbox"/> About 約																										
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)																										
<table border="1"> <thead> <tr> <th>Structure</th> <th>Use</th> <th>Covered Area</th> <th>GFA</th> <th>Building Height</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>Electric Transformer</td> <td>54 m²</td> <td>54 m²</td> <td>4m (about)(1-Storey)</td> </tr> <tr> <td>B2</td> <td>Site Office</td> <td>14 m²</td> <td>14 m²</td> <td>2.5m (about)(1-Storey)</td> </tr> <tr> <td>B3</td> <td>Covered Parking</td> <td>284 m²</td> <td>284 m²</td> <td>3m (about)(1-Storey)</td> </tr> <tr> <td>B4</td> <td>Covered Parking</td> <td>206 m²</td> <td>206 m²</td> <td>3m (about)(1-Storey)</td> </tr> </tbody> </table>		Structure	Use	Covered Area	GFA	Building Height	B1	Electric Transformer	54 m ²	54 m ²	4m (about)(1-Storey)	B2	Site Office	14 m ²	14 m ²	2.5m (about)(1-Storey)	B3	Covered Parking	284 m ²	284 m ²	3m (about)(1-Storey)	B4	Covered Parking	206 m ²	206 m ²	3m (about)(1-Storey)
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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 36 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 8 (Light Bus) 19 (Coach)																										
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Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 665 S.A. (Part), 666 S.A. (Part), 667, 669 S.B. RP, and 685, in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To, New Territories
Site area 地盤面積	4,364 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 555 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
Zoning 地帶	Agriculture 'AGR'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	558 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.13 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	4	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	12.8	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		63
	Private Car Parking Spaces 私家車車位		36
Motorcycle Parking Spaces 電單車車位			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位			
Others (Please Specify) 其他 (請列明)			
<u>Light Bus</u>			8
<u>Coach</u>			19
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			
Taxi Spaces 的士車位			
Coach Spaces 旅遊巴車位			
Light Goods Vehicle Spaces 輕型貨車車位			
Medium Goods Vehicle Spaces 中型貨車車位			
Heavy Goods Vehicle Spaces 重型貨車車位			
Others (Please Specify) 其他 (請列明)			

3. Development Proposal

3.1. The Application site consists of an area of 4,364m² (about). 4 Temporary structures are provided at the site for covered parking, site offices and Transformer/ Meter Room with total GFA of about 558m². Details of development parameters are shown in Table 1 below:

Table 1: Development Parameters

Table 1: Development Parameters of the Proposed Development Application Site Area	4,364m ² (about)
Covered Area	558m ² (about)
Uncovered Area	3,806m ² (about)
Plot Ratio	0.13
Site Coverage	About 12.8%
Number of Structure	4
Building Height	Not more than 4m
Total GFA	558m ² (about)
Domestic GFA	Not Applicable
Non-Domestic GFA	558m ² (about)

1.1.1.1 Four structures of one story (not more than) 4m in height are proposed at the Site for covered parking, transformer/switch gear and site office with total GFA 558m² (about) (**Table 2**). The site office is to provide indoor workspace for administrative staff to support the daily operation of the Site.

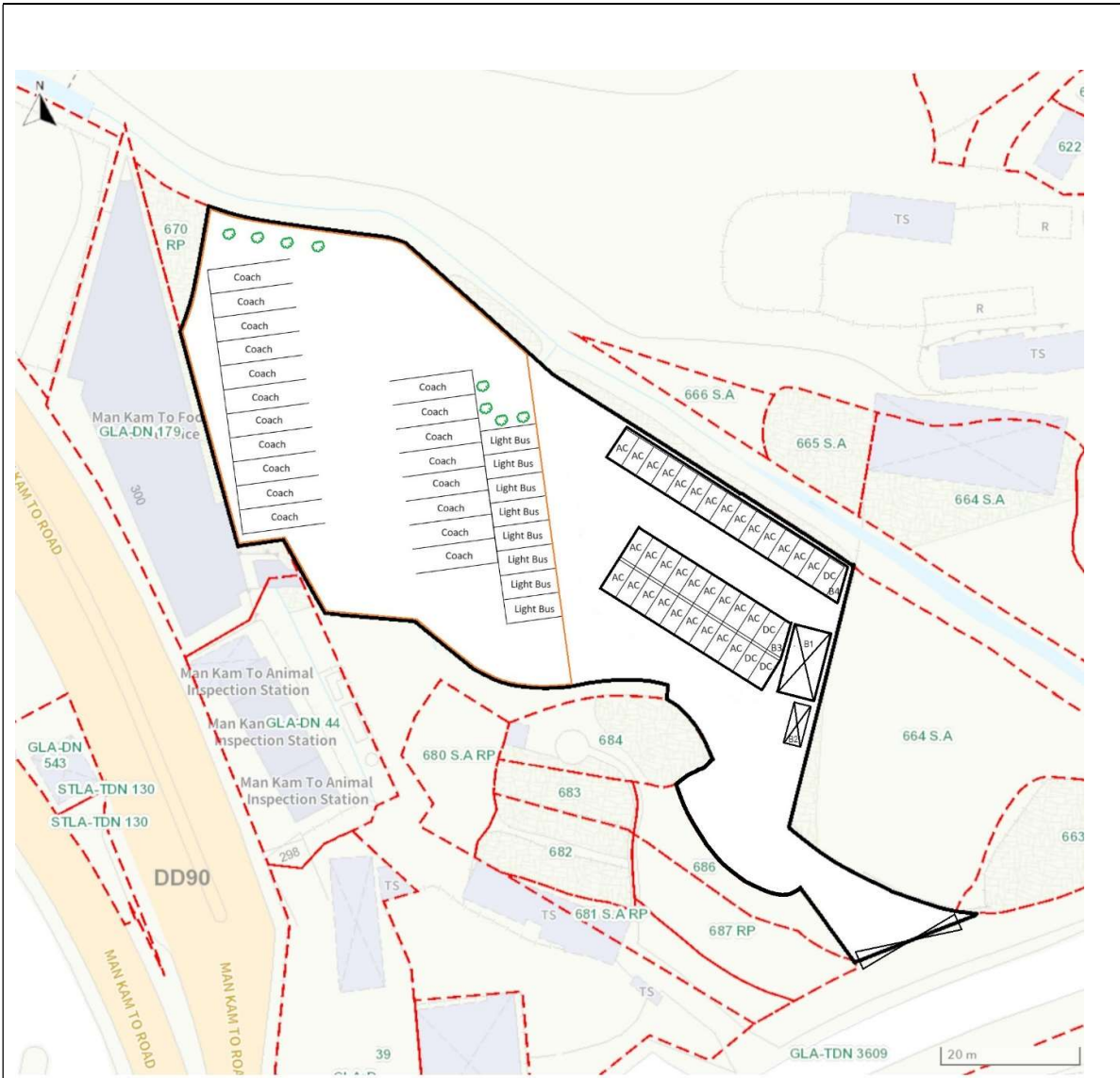
Table 2: Building Parameters

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m ²	54 m ²	4m (about)(1-Storey)
B2	Site Office	14 m ²	14 m ²	2.5m (about)(1-Storey)
B3	Covered Parking	284 m ²	284 m ²	3m (about)(1-Storey)
B4	Covered Parking	206 m ²	206 m ²	3m (about)(1-Storey)

3.2. Site formation is proposed to form a flat uniform surface as the application site is comprised of two levelled areas, +7.1mPD and +8.4mPD, and a sloped area at the ingress/egress, from +10.2mPD. Filling of land is required to form an even and stable platform for parking and circulation purposes. It is proposed to fill the land for a maximum of 1.2m of rubble and concrete. Concrete site formation is required to provide stronger ground reinforcement to stabilize the existing ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

3.3. The Site is accessible from Lin Ma Hang Road. The operation hours of the proposed development are 24-hours daily, including public holidays. Wan Chun Tours Company Limited will operate the Western portion of the Site, approximately 56.2% of the site, with an area of about 2,451m², where 19 coach parking spaces and 8 light bus parking spaces will be provided. The remaining portion of the Site will be rented on an hourly and monthly basis to nearby residents and cross boundary travellers.

3.4. Local mini buses are available along Lin Ma Hang Road to transport cross boundary travellers to Heung Yuen Wai Boundary Control Point. The site will also offer cross boundary hire car services from authorized operators for crossings at the Man Kam To Boundary Control Point.



PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE W/ EV CHARGING : 36
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF LIGHT BUS PARKING SPACE : 8
 DIMENSION OF PARKING SPACE : 8 m (L) x 3.5 m (W)

NO. OF COACH PARKING SPACE : 19
 DIMENSION OF PARKING SPACE : 12 m (L) x 3.5 m (W)

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m ²	54 m ²	4m (about)1-Storey
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- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE
 - INGRESS / EGRESS
 - PROPOSED TREE
 - PRIVATE CAR/TAXI PARKING WITH AC CHARGING
 - PRIVATE CAR/TAXI PARKING WITH DC CHARGING
 - COACH PARKING BY LOCAL OPERATOR

Project:
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land.

Drawing Title:
Site Layout Plan

Remarks:

Drawing No:
Plan 3

運俊客運有限公司
Wan Chun Tours Company Limited

城市規劃委員會
香港北角渣華道333號北角政府合署15樓

關於在文錦渡, D.D. 90 Lot 665 S.A. (Part), 666 S.A. (Part), 667, 669 S.B. RP, and 685, 的臨時停車場規劃申請, 本公司表示極力支持。此申請地點佔盡地理優勢, 用作臨時停車場是非常適合的用途, 亦能幫助舒緩旅遊巴士泊車位嚴重不足問題。

此規劃申請有以下優勢

- 地點正正位於文錦渡關口旁邊也非常接近香園圍口岸及上水市區, 可節省來往中港兩地的路程和時間, 既環保又可以節省營運成本
- 附近有公共交通工具, 方便司機取車及泊車
- 面積夠大, 出入口夠闊, 容易進出及泊車
- 連接蓮麻坑路及文錦渡兩條主要道路, 交通便利
- 其位置非常方便在中港之間調動車輛, 讓旅遊巴士能更有效率應對緊急需要情況

目前本港商用車輛停泊車位的比率約為1:0.6, 即每台商用車不足一個泊位。旅遊巴士泊車位明顯不足。業界早年曾促請政府在規劃新區域前優先考慮增加商用車輛的停泊位置, 但時至今日仍未有絲毫的改善。此外, 隨着更多棕地及短期租約用地被收回作發展之用, 商用車輛泊車位不足的問題加劇, 其營運受到嚴重影響。在此情況下, 部份非專營巴士同業被迫違例泊車, 而經常遭警方瘋狂票控, 以致整天收入化為烏有, 淪為泊車位供求失衡的受害者。與此同時, 經陸路來往中港兩地旅客人數由上年通關後明顯上升令旅遊巴士使用率上升, 以致旅遊巴士泊車位更加緊絀, 亦加劇旅遊巴士違例停泊及阻塞交通的問題。

商用車輛提供客貨運輸, 在整體經濟方面擔當重要角色。隨着本港的發展需要, 商用泊車位不足的問題只會越來越嚴重。在沒有完善配套下, 業界未能有效服務社會, 也沒有足夠應變能力來有效應付突如其來的情況, 例如最近除夕倒數當晚。這個規劃申請可善用閒置的土地, 提供急切需要的泊車位給我們業界, 給予我們多一些支持。綜合上述考慮, 希望貴署委員會能批准這個規劃申請。

運俊客運有限公司 謹啟

