

e-form No. S16-III  
電子表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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.  
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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
TANG Lai Choi (鄧勵才) (Mr. 先生)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）</b>
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

<b>3. Application Site 申請地點</b>	
(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 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long
(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 13336.2 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 323.88 ..... 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）	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development ( “V” )
(f) Current use(s) 現時用途	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

#### 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 ..... (日/月/年) 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)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年)

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

- ☐ has notified ..... “current land owner(s)”<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)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

- ☐ sent request for consent to the “current land owner(s)”<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
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<sup>&</sup> on 22/05/2025 (DD/MM/YYYY)  
於 22/05/2025 (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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 19/05/2025 (DD/MM/YYYY)  
於 19/05/2025 (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）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

### (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

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

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

<b>(c) Development Schedule 發展細節表</b>		
Proposed uncovered land area 擬議露天土地面積	.....	sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....	
Proposed domestic floor area 擬議住用樓面面積	.....	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	sq.m <input type="checkbox"/> About 約
<b>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)</b>                      		
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>		
Private Car Parking Spaces 私家車車位	.....	
Motorcycle Parking Spaces 電單車車位	.....	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	
Others (Please Specify) 其他 (請列明)	.....	
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>		
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)	.....	
<b>Proposed operating hours 擬議營運時間</b>                      		
<b>(d) Any vehicular access to the site/subject building?</b> 是否有車路通往地盤／有關建築物？	Yes 是                      No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																				
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情 .....																																		
	No 否 <input type="checkbox"/>																																			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																																		
	No 否 <input type="checkbox"/>																																			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	_____		
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																		
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	<b>A/YL-PS /663</b>
(b) Date of approval 獲批給許可的日期	<u>29/07/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>29/07/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years





## 7. Justifications 理由

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

Please refer to Appendix I (Justifications) for details.

## 8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

Signed with recognised  
e-signature  
Signer: POON Chi Him Alan

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

Surveyor .....

Name  
姓名

Position (if applicable)  
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 .....

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) .....

### 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

- 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：
  - 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
  - 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。
- 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。
- 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long		
Site area 地盤面積	13336.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地                      sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20		
Zoning 地帶	Village Type Development ( "V" )		
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途／發展	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	323.88 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.024 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	19
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 5.5 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 2 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	2.09 % <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 <u>218</u>  Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) PC, LGV, 24-Seat Coach <u>88</u> MGV and Coach <u>130</u>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____  Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b><u>Plans and Drawings 圖則及繪圖</u></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）		
<u>Location Plan (Plan 1)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan (Plan 2)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Tree Preservation and Landscape Proposal (Plan 4)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Fire Service Installations Proposal (Plan 5)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal (Plan 6)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Compliance Letter of Previous Approved Application</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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。



Executive Summary

1. The application site is on Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long.
2. The site area is about 13,336.2 m<sup>2</sup>.
3. The proposed use is 'Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles' under planning permission no. A/YL-PS/663 for a Period of 3 Years.
4. Public Vehicle Park (Column 2 use in "V") conforms to the planning intention.
5. A total of 19 structures (total floor area of 323.88m<sup>2</sup>) are proposed on the site for site office, storage for tools, meter room, open shed and parking of private car uses.
6. The site will provide 88 parking spaces for private cars, 5.5 tonnes vehicles and 24-seat coaches; and 130 parking spaces for coaches and 24 tonnes goods vehicles.
7. Operation hours are between 7 a.m. to 11 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於元朗屏山坑尾村丈量約份第 122 約地段第 429 號、第 430 號(部分)、第 431 號(部分)、第 436 號(部分)、第 437 號(部分)、第 438 號 A 分段、第 438 號餘段(部分)、第 446 號(部分)、第 447 號(部分)及第 449 號餘段(部分)。
2. 申請面積為大約 13,336.2 平方米。
3. 申請地點的用途為「臨時鄉郊公共公眾私家車、5.5 公噸貨車、旅遊車及 24 公噸貨車停車場」用途規劃許可編號 A/YL-PS/663 的續期申請，為期 3 年。
4. 公眾停車場(鄉村式發展的第二欄用途)符合規劃意向。
5. 申請地點擬議提供 19 個構築物(總樓面面積為 323.88 平方米)作辦公室、工具貯物室、電錶房、開放式棚架及私家車停泊用途。
6. 申請地點將會設置 88 個私家車、5.5 公噸貨車及 24 座旅遊車泊車位 及 130 個旅遊車及 24 公噸貨車泊車位。
7. 營業時間為每天上午七時至晚上十一時(星期日及公眾假期照常營業)。

## **Justification**

**Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A,  
438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122,  
Hang Mei Tsuen, Ping Shan, Yuen Long**

### **1. The Proposed Use**

- 1.1. This application is for the use of ‘Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles’ under planning permission no. A/YL-PS/663 for a period of 3 years.

### **2. Location**

- 2.1. The application site (the site) is on Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long.

### **3. Background of Planning Application**

- 3.1. The site is the subject of a previously approved planning application no. A/YL-PS/663 for the same use. As this planning approval will lapse on 29.7.2025, the applicant would like to renew the planning approval for a period of 3 years to continue the current approved use.

### **4. Site Area**

- 4.1. The site area is about 13,336.2m<sup>2</sup>. It remains the same as the previously approved scheme (A/YL-PS/663).

### **5. Town Planning Zoning**

- 5.1. The site falls within an area zoned “Village Type Development” (“V”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
- 5.2. The planning intention of the zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board (TPB).
- 5.3. Under the provisions of the OZP, the applied use - ‘Public Vehicle Park (excluding container vehicle)’, falls within Column 2 use of the “V” zone.



## 6. Development Parameters

- 6.1. All development parameters of the proposed use remain the same as the previously approved scheme under planning application no. A/YL-PS/663.

### Operation Hours

- 6.2. The operation hours are between 7:00 a.m. to 11:00 p.m. daily (including Sundays and Public Holidays).

### Parking Space

- 6.3. The site provides 218 parking spaces for private cars, 5.5 tonnes goods vehicles, 24-seat coaches, 24 tonnes goods vehicles and coaches. Please see the following table and Layout Plan (Plan 3) for detailed parking arrangement.

Vehicle Types Parked on Site	Nos.
Private Car / 24-seat Coaches / 5.5 tonnes Goods Vehicles	88
24 tonnes Goods Vehicles / Coaches	130
<b>Total</b>	<b><u>218</u></b>

- 6.4. “Coach” has the same meaning as “bus” under Cap. 374 s2 of the Road Traffic Ordinance. Bus means a motor vehicle constructed or adapted for the carriage of more than 16 passengers and their personal effects.
- 6.5. No heavy goods vehicles over 24 tonnes or container tractors and trailers are allowed to be parked on-site.

### Structures

- 6.6. There are 19 structures on site for site offices, storage for tools, meter room, open shed for private car parking uses.
- 6.7. The total floor area is about 323.88m<sup>2</sup>. All the structures (except open shed) are converted-container structures. Please refer to the following table and Layout Plan (Plan 3) for details.

## Appendix I

No.	Structure	Covered Area	Floor Area	Height (m)
1	1-storey container for meter room	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
2	2-storey container for Site Office (under structure 3)	$2.5\text{m} \times 6\text{m}$ (per storey) $= 15\text{m}^2$	$15\text{m}^2 \times 2$ storeys $= 30\text{m}^2$	5.2m
3	Open Shed	$(3.5\text{m} \times 7\text{m}) - (2.5\text{m} \times 6\text{m})$ $= 24.5\text{m}^2 - 15\text{m}^2$ $= 9.5\text{m}^2$	$9.5\text{m}^2$	5.5m
4	2-storey container storage for tools (under structure 5)	$2.5\text{m} \times 12\text{m} = 30\text{m}^2$	$30\text{m}^2 \times 2$ storeys $= 60\text{m}^2$	5.2m
5	Open Shed	$(3.5\text{m} \times 13.5\text{m}) - (2.5\text{m} \times 12\text{m})$ $= 47.25\text{m}^2 - 30\text{m}^2$ $= 17.25\text{m}^2$	$17.25\text{m}^2$	5.5m
6	1-storey container storage for tools (under structure 8)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
7	1-storey container for ancillary site office (under structure 8)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
8	Open Shed	$(3.5\text{m} \times 15\text{m}) - (2.5\text{m} \times 6\text{m}) \times 2$ $= 52.5\text{m}^2 - (15\text{m}^2 \times 2)$ $= 22.5\text{m}^2$	$22.5\text{m}^2$	3m
9	1-storey temporary structure for storage for tools	$2\text{m} \times 3.5\text{m} = 7\text{m}^2$	$7\text{m}^2$	2m
10	Tent (for private car parking)	$3\text{m} \times 4\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
11	Tent (for private car parking)	$3\text{m} \times 4\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
12	Tent (for private car parking)	$4\text{m} \times 3\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
13	Tent (for private car parking)	$4\text{m} \times 3\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
14	1-storey container for storage for tools (under structure 15)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
15	Open Shed	$(3\text{m} \times 7\text{m}) - (2.5\text{m} \times 6\text{m})$ $= 21\text{m}^2 - 15\text{m}^2$ $= 6\text{m}^2$	$6\text{m}^2$	3.0m
16	1-storey container for storage for tools	$2.5\text{m} \times 6\text{m}$ $= 15\text{m}^2$	$15\text{m}^2$	2.6m
17	1-storey container for storage for tools	$2.0\text{m} \times 3.6\text{m}$ $= 7.2\text{m}^2$	$7.2\text{m}^2$	2.0m
18	1-storey container for site office	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
19	Open Shed	$7.5\text{m} \times 5\text{m} = 37.5\text{m}^2$ (Should be $26.43\text{m}^2$ as it overlaps with structures 16, 17 and 18)	$37.5\text{m}^2$ (Should be $26.43\text{m}^2$ as it overlaps with structures 16, 17 and 18)	5m
	<b>Total</b>	<u><math>278.88\text{m}^2</math></u>	<u><math>323.88\text{m}^2</math></u>	

## 7. Previously Approved Applications

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Consideration</b>	<b>Decision</b>
A/YL-PS/243	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	28.4.2006	Approved with conditions (3 Years)
A/YL-PS/266	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	9.3.2007	Approved with conditions (3 Years)
A/YL-PS/278	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	14.12.2009	Approved with conditions (1 Year)
A/YL-PS/294	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 1 Year	13.2.2009	Approved with conditions (1 Year)
A/YL-PS/317	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Year	19.3.2010	Approved with conditions (1 Year)
A/YL-PS/340	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches under Application No. A/YL-PS/317 for a Period of 3 Year	18.3.2011	Approved with conditions (1 Year)
A/YL-PS/385	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	10.8.2012	Approved with conditions (1 Year)
A/YL-PS/437	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Buses (Coaches) and 24 Tonnes Goods Vehicles for a Period of 3 Years	7.3.2014	Approved with conditions (1 Year)
A/YL-PS/472	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Year	27.2.2015	Approved with conditions (1 Year)
A/YL-PS/515	Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles) for a Period of 3 Year	29.7.2016	Approved with conditions (3 Years)
A/YL-PS/590	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	19.7.2019	Approved with conditions (3 Years)

Application No.	Applied Use	Date of Consideration	Decision
A/YL-PS/663	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	29.7.2022	Approved with conditions (3 Years)

- 7.1. The site is the subject of 12 previous applications for the same use as Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles).
- 7.2. The site is for the same use as the previous approval under application No. A/YL-PS/663 applied by the same applicant.
- 7.3. The applicant has complied with all approval condition in previously approved application No. A/YL-PS/663.
- 7.4. The development parameters of this submission remain the same as the previously approved scheme. There is no material change in terms of planning circumstances. Planning consideration for the proposed development should be granted.

## 8. Planning Gain

- 8.1. There is no other public vehicle parking facility in the area. The site is owned by local Tsos/Tongs who have no intention to develop Small House on the site. They intend to use the land for a communal vehicle park for the nearby villages, which provided spacious and orderly parking of private cars, coaches and goods vehicles to the neighbourhood. The car park can contain the unplanned sprawling of vehicle parking which generates traffic problems and environmental nuisances to the community.
- 8.2. The site provides car park for the coaches, accommodating Ping Shan Heritage Trail tourists. Using the site as a communal vehicle park for the coaches is therefore justified.

## 9. No Adverse Impact on the Environment

### Landscape

- 9.1. The existing 100 trees within the site will be properly maintained. Please refer to the Tree Preservation and Landscape Plan (Plan 4) for details. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to

ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

Fire Service Installations

- 9.2. Annual inspection of the existing fire service installations has been conducted. Please refer to the Fire Service Installations Proposal (Plan 5) for details.

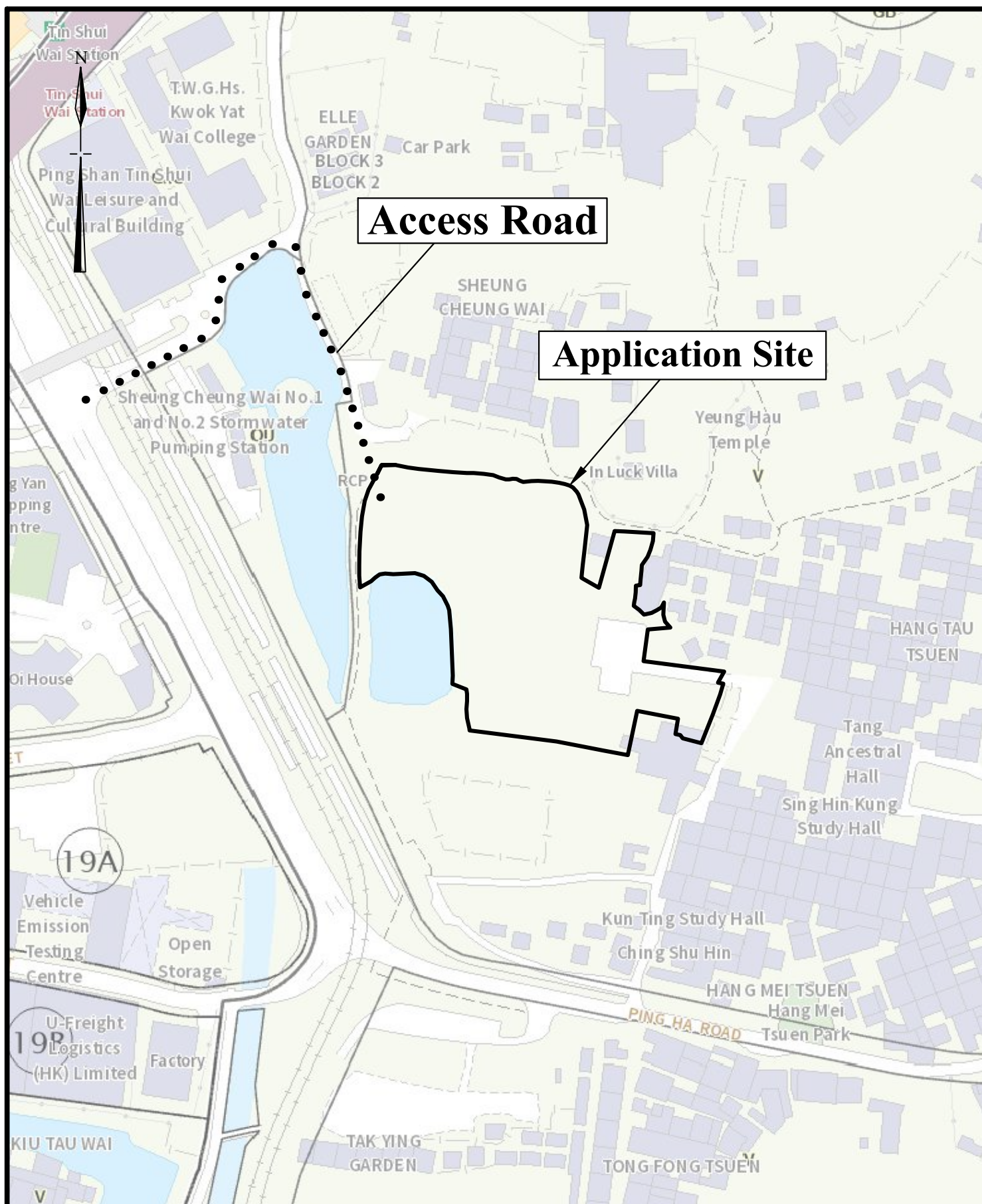
Drainage

- 9.3. The applicant had complied with the approval condition regarding the submission of record of the existing drainage facilities. Please refer to the Drainage Proposal (Plan 6) for details.

Fencing

- 9.4. The fencing is kept in good condition. The whole area will be fenced so that there will be no disturbance to the surrounding environment.

- End -



Extracted from Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

Not to Scale	<b>Location Plan</b>	Goldrich Planners & Surveyors Ltd.
May 2025	Lots No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and 449 R. P. (Part) in D. D. 122.	<b>Plan 1</b> ( A 7137 )





1 : 1000

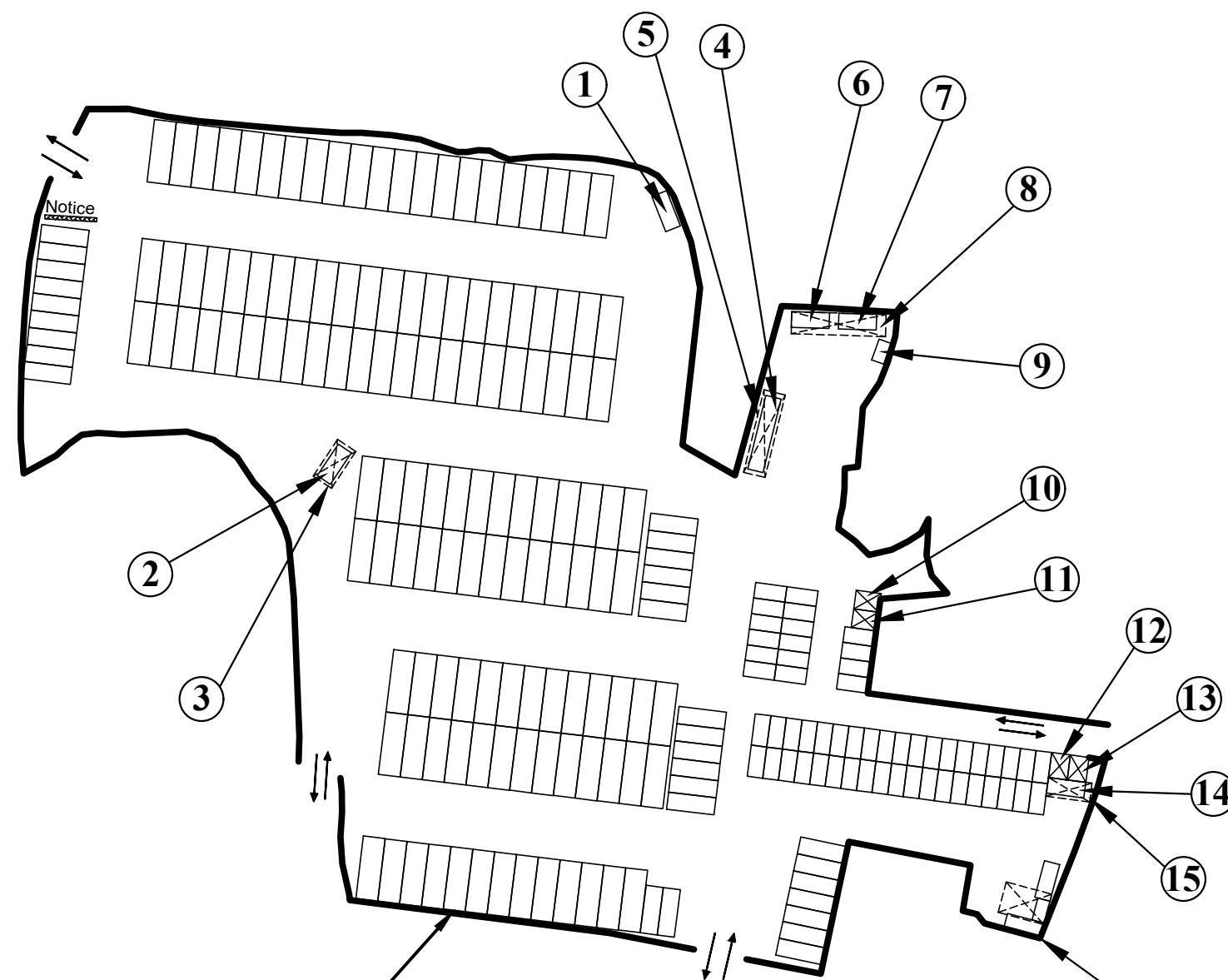
### Lot Index Plan

Goldrich Planners &  
Surveyors Ltd.

May 2025





Lots No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part),  
438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and  
449 R. P. (Part) in D. D. 122.

Plan 2  
( A 7137 )



No.	Structure	Covered Area	Floor Area	Storeys	Height
1	1-storey container for meter room	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
2	2-storey container for Site Office (under structure 3)	15m <sup>2</sup>	30m <sup>2</sup>	2	5.2m
3	Open Shed	24.5m <sup>2</sup>	24.5m <sup>2</sup>	1	5.5m
4	2-storey container storage for tools (under structure 5)	30m <sup>2</sup>	60m <sup>2</sup>	2	5.2m
5	Open Shed	47.25m <sup>2</sup>	47.25m <sup>2</sup>	1	5.5m
6	1-storey container storage for tools (under structure 8)	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
7	1-storey container for ancillary site office (under structure 8)	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
8	Open Shed	52.5m <sup>2</sup>	52.5m <sup>2</sup>	1	3m
9	1-storey temporary structure for storage for tools	7m <sup>2</sup>	7m <sup>2</sup>	1	2m
10	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
11	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
12	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
13	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
14	1-storey container for storage for tools (under structure 15)	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
15	Open Shed	21m <sup>2</sup>	21m <sup>2</sup>	1	3m
16	1-storey container for storage for tools	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
17	1-storey container for storage for tools	7.2m <sup>2</sup>	7.2m <sup>2</sup>	1	2m
18	1-storey container for site office	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
19	Open Shed	37.5m <sup>2</sup> (Should be 26.43m <sup>2</sup> as it overlaps with structures 16, 17 and 18)	37.5m <sup>2</sup> (Should be 26.43m <sup>2</sup> as it overlaps with structures 16, 17 and 18)	1	5m
	Total	278.88m <sup>2</sup>	323.88m <sup>2</sup>		

**Legend:**

 /  / 	Private Car / 5.5 tonnes Vehicle / 24-seat Coach	88 nos.
	Coach / 24 tonnes Vehicle	130 nos.
	Total	218 nos.

Notice                      Notice Board Prohibiting Vehicles Over 24 Tonnes

Note: No 24 Tonne Goods Vehicle and Coaches are allowed to be parked in the eastern portion

**1 : 1000**

May 2025

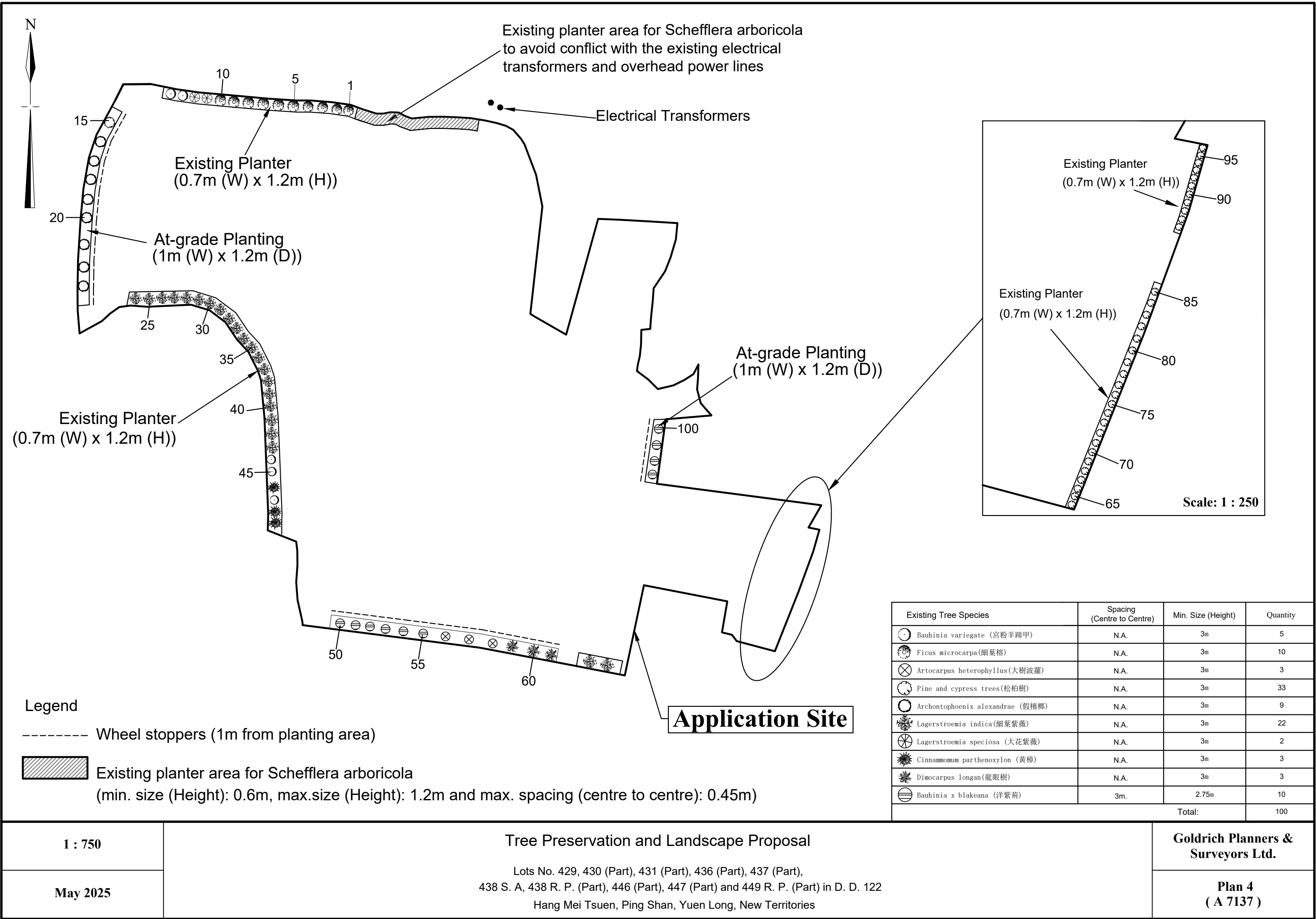
# Layout Plan

**Lots No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and 449 R. P. (Part) in D. D. 122.**

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 3**  
**( A 7137 )**





Existing planter area for Schefflera arboricola  
to avoid conflict with the existing electrical  
transformers and overhead power lines

Electrical Transformers

Existing Planter  
(0.7m (W) x 1.2m (H))

At-grade Planting  
(1m (W) x 1.2m (D))

Existing Planter  
(0.7m (W) x 1.2m (H))

At-grade Planting  
(1m (W) x 1.2m (D))

Application Site

Existing Planter  
(0.7m (W) x 1.2m (H))

Existing Planter  
(0.7m (W) x 1.2m (H))

Scale: 1 : 250

Legend

----- Wheel stoppers (1m from planting area)

Existing planter area for Schefflera arboricola  
(min. size (Height): 0.6m, max.size (Height): 1.2m and max. spacing (centre to centre): 0.45m)

Existing Tree Species	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
Bauhinia variegata (宮粉羊蹄甲)	N.A.	3m	5
Ficus microcarpa(細葉榕)	N.A.	3m	10
Artocarpus heterophyllus(大樹波蘿)	N.A.	3m	3
Pine and cypress trees(松柏樹)	N.A.	3m	33
Archontophoenix alexandrae (假檳榔)	N.A.	3m	9
Lagerstroemia indica(細葉紫薇)	N.A.	3m	22
Lagerstroemia speciosa (大花紫薇)	N.A.	3m	2
Cinnamomum parthenoxylon (黃樟)	N.A.	3m	3
Dimocarpus longan(龍眼樹)	N.A.	3m	3
Bauhinia x blakeana (洋紫荊)	3m.	2.75m	10
Total:			100

1 : 750

May 2025

Tree Preservation and Landscape Proposal

Lots No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part),  
438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and 449 R. P. (Part) in D. D. 122  
Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories

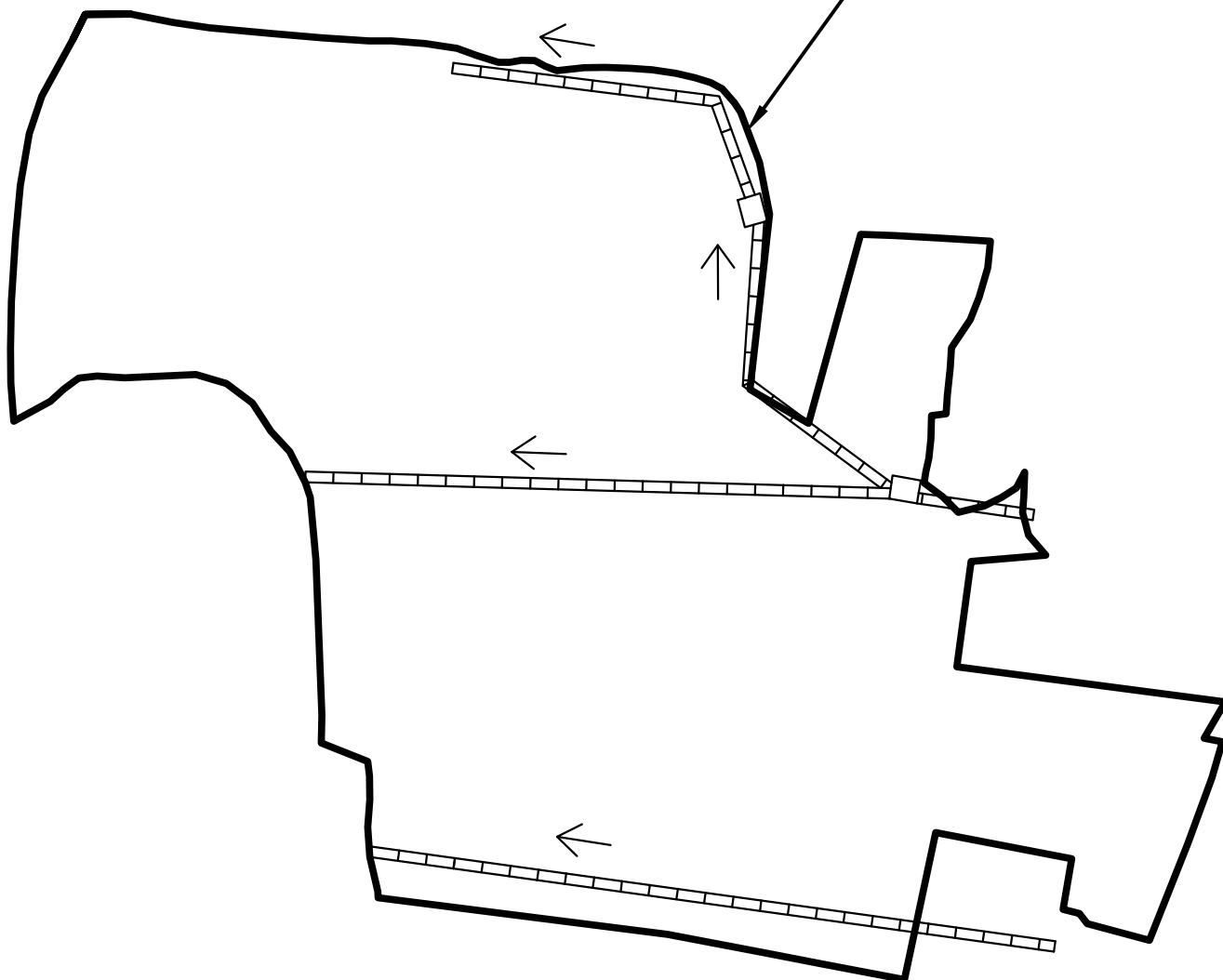
Goldrich Planners &  
Surveyors Ltd.

Plan 4  
( A 7137 )

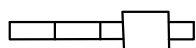




**Application Site**



**Legend:**



Existing Drainage Facilities



Direction of water flow

**1 : 1000**

**May 2025**

**Drainage Proposal**

Lots No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part),  
438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and  
449 R. P. (Part) in D. D. 122.

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 6  
( A 7137 )**

## 規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



By Post & Fax ([REDACTED])

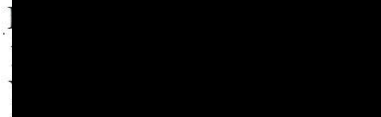
## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

來函檔號 Your Reference  
本署檔號 Our Reference TPB/A/YL-PS/663  
電話號碼 Tel. No.: 2158 6362  
傳真機號碼 Fax No.: 2489 9711

28 April 2023

Goldrich Planners & Surveyors Ltd.



(Attn: Francis LAU)

Dear Sir/Madam,

### Planning Application No. A/YL-PS/663 Compliance with Approval Condition (g)

I refer to your submission of 24 April 2023 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Max YL WONG)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

cc.  
CE/MN, DSD (Attn.: Mr. Victus KWAN)

Internal  
CTP/TPB(2)

我們的理想 - 「透過規劃工作，使香港成為世界知名的國際都市。」  
Our Vision - "We plan to make Hong Kong an international city of world prominence."



**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-PS/757

Our Ref.: A7137/TL25229

16 July 2025

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

By Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S. 16 Application**

**Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park  
for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles  
for a Period of 3 Years**

**Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A,  
438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part)  
in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories**

We would like to submit updated executive summary, justifications (Appendix I) and further information to respond to departmental comments for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



---

Francis Lau

Encl.



## Comments from Fire Service Department

(Contact Person: Mr. CHEUNG Wing Hei, 2733 7737)

	Comment	Response
(i)	Full set of valid F.S. 251(s) covering all the FSIs implemented on the application site	Please refer to the attached FS251 certificates for the application.

## Comments from Transport Department

(Contact Person: Ms. Grace FOK, 2399 6913)

	Comments	Responses
(a)	The applicant should provide a parking layout plan with dimensions of the parking spaces, aisles and access points and the direction of the traffic;	Dimensions of the parking spaces, aisles and access points and the direction of the traffic are provided. Please refer to updated Layout Plan (Plan 3a) for details.
(b)	The applicant should paint appropriate road marking within the site to indicate the traffic circulation for the users;	Noted.
(c)	The local track leading to the subject site is not under TD's purview. The applicant shall obtain consent of the owners/ managing parties of the local track for using it as the access to the subject site.	Noted.

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9589059

FSD Ref.:

消防處檔號

Name of Client :

顧客姓名

屏山文物徑停車場--大停車場

Name of Building :

樓宇名稱

DD122 LOT429,431(part),436(part),437,438 S.A.,446(part),447(part)and449 RP(part)

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

屏山文物徑

Block :

座

District :

分區

天水圍

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial工業☐ Commercial商業☐ Domestic住宅☒ Composite綜合☐ Licensed premises持牌處所☐ Institutional社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	6 x 5kg Dry Powder Type F.E.		Conforms With FSD Requirements	30-May-2025	29-May-2026
24	1 x 5kg Dry Powder Type F.E.		defect see part 3	30-May-2025	NIL

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			N/A		

## Part 3 第三部 Defects 損壞事項

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
24	1 x 5kg Dry Powder Type F.E.		Missing	Need supplement

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
授權人簽署

Name :  
姓名

FSD/RC No. :  
消防處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話

Date :  
日期



WKS Fire Engineering Co.

30-May-2025

For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9468207

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

屏山文物徑停車場-大停車場

Name of Building:

樓宇名稱

DD122 LOT429,431(part),436(part),437,438 S.A.,446(part),447(part)and449 RP(part)

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

屏山文物徑

Block:

座

District:

分區

天水圍

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第9(1)條, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NA		

## Part 2 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	1 x Skg Dry Powder Type F.E.L.		To Supply	Conforms With FSD Requirements	11-Jun-2025

## Part 3 Defects 損壞事項

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installation/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/特此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備之檢驗、測試及保養之檢查測試及保養中用之規格。損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
受權人簽署Name:  
姓名  
FSD/FC No.:  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期

WKS Fire Engineering Co.

WKS Fire Engineering Co.

11-Jun-2025

11-Jun-2025

FSD use only

Inspected

Key-in

Verified





Executive Summary

1. The application site is on Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long.
2. The site area is about 13,336.2 m<sup>2</sup>.
3. The proposed use is 'Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles' under planning permission no. A/YL-PS/663 for a Period of 3 Years.
4. Public Vehicle Park (Column 2 use in "V") conforms to the planning intention.
5. A total of 19 structures (total floor area of 323.88m<sup>2</sup>) are proposed on the site for site office, storage for tools, meter room, open shed and parking of private car uses.
6. The site will provide 45 parking spaces for private cars, 32 parking spaces for 5.5 tonnes vehicles and 24-seat coaches; and 113 parking spaces for coaches and 24 tonnes goods vehicles.
7. Operation hours are between 7 a.m. to 11 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於元朗屏山坑尾村丈量約份第 122 約地段第 429 號、第 430 號(部分)、第 431 號(部分)、第 436 號(部分)、第 437 號(部分)、第 438 號 A 分段、第 438 號餘段(部分)、第 446 號(部分)、第 447 號(部分)及第 449 號餘段(部分)。
2. 申請面積為大約 13,336.2 平方米。
3. 申請地點的用途為「臨時鄉郊公共公眾私家車、5.5 公噸貨車、旅遊車及 24 公噸貨車停車場」用途規劃許可編號 A/YL-PS/663 的續期申請，為期 3 年。
4. 公眾停車場(鄉村式發展的第二欄用途)符合規劃意向。
5. 申請地點擬議提供 19 個構築物（總樓面面積為 323.88 平方米）作辦公室、工具貯物室、電錶房、開放式棚架及私家車停泊用途。
6. 申請地點將會設置 45 個私家車、32 個 5.5 公噸貨車及 24 座旅遊車泊車位及 113 個旅遊車及 24 公噸貨車泊車位。
7. 營業時間為每天上午七時至晚上十一時(星期日及公眾假期照常營業)。

## **Justification**

**Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A,  
438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122,  
Hang Mei Tsuen, Ping Shan, Yuen Long**

### **1. The Proposed Use**

- 1.1. This application is for the use of ‘Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles’ under planning permission no. A/YL-PS/663 for a period of 3 years.

### **2. Location**

- 2.1. The application site (the site) is on Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long.

### **3. Background of Planning Application**

- 3.1. The site is the subject of a previously approved planning application no. A/YL-PS/663 for the same use. As this planning approval will lapse on 29.7.2025, the applicant would like to renew the planning approval for a period of 3 years to continue the current approved use.

### **4. Site Area**

- 4.1. The site area is about 13,336.2m<sup>2</sup>. It remains the same as the previously approved scheme (A/YL-PS/663).

### **5. Town Planning Zoning**

- 5.1. The site falls within an area zoned “Village Type Development” (“V”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
- 5.2. The planning intention of the zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board (TPB).
- 5.3. Under the provisions of the OZP, the applied use - ‘Public Vehicle Park (excluding container vehicle)’, falls within Column 2 use of the “V” zone.

## 6. Development Parameters

- 6.1. All development parameters of the proposed use remain the same as the previously approved scheme under planning application no. A/YL-PS/663.

### Operation Hours

- 6.2. The operation hours are between 7:00 a.m. to 11:00 p.m. daily (including Sundays and Public Holidays).

### Parking Space

- 6.3. The site provides 190 parking spaces for private cars, 5.5 tonnes goods vehicles, 24-seat coaches, 24 tonnes goods vehicles and coaches. Please see the following table and Layout Plan (Plan 3a) for detailed parking arrangement.

Vehicle Types Parked on Site	Nos.
Private Cars	45
5.5 tonnes Goods Vehicles / 24-seat Coaches	32
Coaches / 24 tonnes Goods Vehicles	113
<b>Total</b>	<b><u>190</u></b>

- 6.4. “Coach” has the same meaning as “bus” under Cap. 374 s2 of the Road Traffic Ordinance. Bus means a motor vehicle constructed or adapted for the carriage of more than 16 passengers and their personal effects.
- 6.5. No heavy goods vehicles over 24 tonnes or container tractors and trailers are allowed to be parked on-site.

### Structures

- 6.6. There are 19 structures on site for site offices, storage for tools, meter room, open shed for private car parking uses.
- 6.7. The total floor area is about 323.88m<sup>2</sup>. All the structures (except open shed) are converted-container structures. Please refer to the following table and Layout Plan (Plan 3a) for details.

## Appendix I

No.	Structure	Covered Area	Floor Area	Height (m)
1	1-storey container for meter room	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
2	2-storey container for Site Office (under structure 3)	$2.5\text{m} \times 6\text{m}$ (per storey) $= 15\text{m}^2$	$15\text{m}^2 \times 2$ storeys $= 30\text{m}^2$	5.2m
3	Open Shed	$(3.5\text{m} \times 7\text{m}) - (2.5\text{m} \times 6\text{m})$ $= 24.5\text{m}^2 - 15\text{m}^2$ $= 9.5\text{m}^2$	$9.5\text{m}^2$	5.5m
4	2-storey container storage for tools (under structure 5)	$2.5\text{m} \times 12\text{m} = 30\text{m}^2$	$30\text{m}^2 \times 2$ storeys $= 60\text{m}^2$	5.2m
5	Open Shed	$(3.5\text{m} \times 13.5\text{m}) - (2.5\text{m} \times 12\text{m})$ $= 47.25\text{m}^2 - 30\text{m}^2$ $= 17.25\text{m}^2$	$17.25\text{m}^2$	5.5m
6	1-storey container storage for tools (under structure 8)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
7	1-storey container for ancillary site office (under structure 8)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
8	Open Shed	$(3.5\text{m} \times 15\text{m}) - (2.5\text{m} \times 6\text{m}) \times 2$ $= 52.5\text{m}^2 - (15\text{m}^2 \times 2)$ $= 22.5\text{m}^2$	$22.5\text{m}^2$	3m
9	1-storey temporary structure for storage for tools	$2\text{m} \times 3.5\text{m} = 7\text{m}^2$	$7\text{m}^2$	2m
10	Tent (for private car parking)	$3\text{m} \times 4\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
11	Tent (for private car parking)	$3\text{m} \times 4\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
12	Tent (for private car parking)	$4\text{m} \times 3\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
13	Tent (for private car parking)	$4\text{m} \times 3\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
14	1-storey container for storage for tools (under structure 15)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
15	Open Shed	$(3\text{m} \times 7\text{m}) - (2.5\text{m} \times 6\text{m})$ $= 21\text{m}^2 - 15\text{m}^2$ $= 6\text{m}^2$	$6\text{m}^2$	3.0m
16	1-storey container for storage for tools	$2.5\text{m} \times 6\text{m}$ $= 15\text{m}^2$	$15\text{m}^2$	2.6m
17	1-storey container for storage for tools	$2.0\text{m} \times 3.6\text{m}$ $= 7.2\text{m}^2$	$7.2\text{m}^2$	2.0m
18	1-storey container for site office	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
19	Open Shed	$7.5\text{m} \times 5\text{m} = 37.5\text{m}^2$ (Should be $26.43\text{m}^2$ as it overlaps with structures 16, 17 and 18)	$37.5\text{m}^2$ (Should be $26.43\text{m}^2$ as it overlaps with structures 16, 17 and 18)	5m
	<b>Total</b>	<u><math>278.88\text{m}^2</math></u>	<u><math>323.88\text{m}^2</math></u>	

## 7. Previously Approved Applications

Application No.	Applied Use	Date of Consideration	Decision
A/YL-PS/243	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	28.4.2006	Approved with conditions (3 Years)
A/YL-PS/266	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	9.3.2007	Approved with conditions (3 Years)
A/YL-PS/278	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	14.12.2009	Approved with conditions (1 Year)
A/YL-PS/294	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 1 Year	13.2.2009	Approved with conditions (1 Year)
A/YL-PS/317	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Year	19.3.2010	Approved with conditions (1 Year)
A/YL-PS/340	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches under Application No. A/YL-PS/317 for a Period of 3 Year	18.3.2011	Approved with conditions (1 Year)
A/YL-PS/385	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	10.8.2012	Approved with conditions (1 Year)
A/YL-PS/437	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Buses (Coaches) and 24 Tonnes Goods Vehicles for a Period of 3 Years	7.3.2014	Approved with conditions (1 Year)
A/YL-PS/472	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Year	27.2.2015	Approved with conditions (1 Year)
A/YL-PS/515	Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles) for a Period of 3 Year	29.7.2016	Approved with conditions (3 Years)
A/YL-PS/590	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	19.7.2019	Approved with conditions (3 Years)



Application No.	Applied Use	Date of Consideration	Decision
A/YL-PS/663	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	29.7.2022	Approved with conditions (3 Years)

- 7.1. The site is the subject of 12 previous applications for the same use as Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles).
- 7.2. The site is for the same use as the previous approval under application No. A/YL-PS/663 applied by the same applicant.
- 7.3. The applicant has complied with all approval condition in previously approved application No. A/YL-PS/663.
- 7.4. The development parameters of this submission remain the same as the previously approved scheme. There is no material change in terms of planning circumstances. Planning consideration for the proposed development should be granted.

## 8. Planning Gain

- 8.1. There is no other public vehicle parking facility in the area. The site is owned by local Tsos/Tongs who have no intention to develop Small House on the site. They intend to use the land for a communal vehicle park for the nearby villages, which provided spacious and orderly parking of private cars, coaches and goods vehicles to the neighbourhood. The car park can contain the unplanned sprawling of vehicle parking which generates traffic problems and environmental nuisances to the community.
- 8.2. The site provides car park for the coaches, accommodating Ping Shan Heritage Trail tourists. Using the site as a communal vehicle park for the coaches is therefore justified.

## 9. No Adverse Impact on the Environment

### Landscape

- 9.1. The existing 100 trees within the site will be properly maintained. Please refer to the Tree Preservation and Landscape Plan (Plan 4) for details. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to

ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

Fire Service Installations

- 9.2. Annual inspection of the existing fire service installations has been conducted. Please refer to the Fire Service Installations Proposal (Plan 5) for details.

Drainage

- 9.3. The applicant had complied with the approval condition regarding the submission of record of the existing drainage facilities. Please refer to the Drainage Proposal (Plan 6) for details.

Fencing

- 9.4. The fencing is kept in good condition. The whole area will be fenced so that there will be no disturbance to the surrounding environment.

- End -

**Previous Applications Covering the Application Site**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Development/Use(s)</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/57	“V”	Temporary Public Vehicle Park for Lorries, Coaches and Private Cars for a Period of 3 Years	27.8.1999
A/YL-PS/123	“V”	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	14.2.2003 (TPB)
A/YL-PS/243	“V”	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	28.4.2006  (revoked on 28.7.2006)
A/YL-PS/266	“V”	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	9.3.2007  (revoked on 6.9.2007)
A/YL-PS/278	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	25.7.2008 (approved for a period of 12 months) (TPB)  (revoked on 25.10.2008)
A/YL-PS/294	“V”	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 1 Year	13.2.2009
A/YL-PS/317	“V”	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	19.3.2010 (approved for a period of 12 months)  (revoked on 8.3.2011)
A/YL-PS/340	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches under Application No. A/YL-PS/317 for a Period of 3 Years	18.3.2011 (approved for a period of 12 months)  15.7.2011 (review on

			conditions by TPB)  (revoked on 12.8.2011)
A/YL-PS/385	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	10.8.2012 (approved for a period of 12 months)  (revoked on 10.4.2013)
A/YL-PS/437	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	7.3.2014 (approved for a period of 12 months)
A/YL-PS/472	“V”	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	27.2.2015 (approved for a period of 12 months)
A/YL-PS/515	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	29.7.2016
A/YL-PS/590	“V”	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	19.7.2019
A/YL-PS/663	“V”	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	29.7.2022

**Similar Applications within/straddling the same “V” zone in the past 5 years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s)</u> <u>(at the time of</u> <u>approval)</u></b>	<b><u>Proposed Use(s)/Development</u></b>	<b><u>Date of</u> <u>Consideration</u></b>
1	A/YL-PS/625	“V” & “OU(HCTRU)”	Proposed Temporary Public Vehicle Park for Private Car & Light Goods Vehicle for a Period of 3 Years	22.1.2021
2	A/YL-PS/628	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car for a Period of 3 Years	26.2.2021
3	A/YL-PS/630	“V”	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	26.3.2021
4	A/YL-PS/635	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	25.6.2021
5	A/YL-PS/636	“V”	Temporary Vehicle Park for Coaches for a Period of 3 Years	25.6.2021
6	A/YL-PS/638	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	9.7.2021
7	A/YL-PS/641	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	13.8.2021
8	A/YL-PS/651	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	28.1.2022
9	A/YL-PS/657	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.4.2022
10	A/YL-PS/658	“V”, “R(B)1”, “R(E)2” & “CDA”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	24.6.2022
11	A/YL-PS/681	“V” & “R(E)2”	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	19.5.2023 (revoked on 19.11.2024)
12	A/YL-PS/684	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	23.6.2023
13	A/YL-PS/709	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	19.4.2024
14	A/YL-PS/712	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle (LGV) for a Period of 3 Years	7.6.2024
15	A/YL-PS/715	“V” & “OU(HCTRU)”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	7.6.2024

	<b><u>Application No.</u></b>	<b><u>Zoning(s)</u> <u>(at the time of approval)</u></b>	<b><u>Proposed Use(s)/Development</u></b>	<b><u>Date of Consideration</u></b>
16	A/YL-PS/725	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	16.8.2024
17	A/YL-PS/738	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	20.12.2024
18	A/YL-PS/744	“V”	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 5 Years and associated Filling of Land	14.2.2025
19	A/YL-PS/734	“V” & “R(E)2”	Proposed Temporary Public Vehicle Park with Electric Vehicle Charging Device for a Period of 3 Years	28.2.2025
20	A/YL-PS/745	“V”	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 5 Years and Associated Filling of Land	28.2.2025
21	A/YL-PS/746	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	11.4.2025
22	A/YL-PS/748	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	2.5.2025
23	A/YL-PS/756	“V”, “R(B)1”, “R(E)2” & “CDA”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	18.7.2025



**Government Departments' General Comments**

**1. Traffic**

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

No objection to the application.

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

No objection to the application.

**2. 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
- according to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/YL-PS/663 will be maintained for the subject development. Should the application be approved by the Town Planning Board, a condition requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to satisfaction of DSD should be stipulated.

**3. 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 19 structures are proposed in the application. Before any new building works are to be carried out on the Site, prior approval and consent of Buildings Authority should be obtained, otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with Buildings Ordinance.

**4. District Officer's Comments**

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

No feedbacks from locals was received.

## 5. **Other Departments**

The following departments has no comment on the application:

- Project Manager (West) (PM(W)),CEDD;
- Director of Fire Services (D of FS);
- Commissioner of Police (C of P);
- Director of Electrical and Mechanical Services (DEMS); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the following private lots are currently covered by Short Term Waivers (STWs), details of which are listed below:

Lot No. in D.D. 122	STW No.	Permitted Use
429	STW 3957	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Buses (Coaches) and 24 Tonnes Goods Vehicles
431 & 436	STW 3958	
438 S.A	STW 3959	
449 RP	STW 3960	

- the STW holder(s) will need to apply to his office for modification of STW conditions where appropriate and the lot owner(s) of the lot(s) shall apply to his office for STW to permit the structure(s) to be erected within Lots 430, 437, 438 RP, 446 and 447 in D.D.122. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the access road connecting the Site with Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Ha Road;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage plan approved under planning application No. A/YL-PS/663;
- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the

relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential nuisance; and

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

- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulation (B(P)R); and
- if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.