

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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。

1. Name of Applicant 申請人姓名/名稱
葉崇堅 (Mr. 先生)

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

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☒ Site area 地盤面積 2259 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1925 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/22
(e) Land use zone(s) involved 涉及的土地用途地帶	Government, Institute or Community (“G/IC”) Village Type Development (“V”) Residential (Group B)1 (“R(B)1”)
(f) Current use(s) 現時用途	Temporary Shop and Services (Motor-vehicle Showroom), Motor-vehicle Testing Centre and Public Utility Installation (Solar Photovoltaic System) (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”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at 03/07/2026 (DD/MM/YYYY), this application involves a total of 2 “current land owner(s)”[#].
根據土地註冊處截至 03/07/2026 (日/月/年) 的記錄，這宗申請共牽涉 2 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

☒ has obtained consent(s) of 2 “current land owner(s)”[#].

已取得 2 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年)
1	Lot 31 RP in D.D. 121	31/07/2026
1	Lot 32 RP in D.D. 121	31/07/2026

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

☐ has notified “current land owner(s)”[#]

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
-

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services (Motor-vehicle Showroom), Motor-vehicle Testing Centre and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 3 Years (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	☒ year(s) 年 3
	☐ month(s) 個月

(c) <u>Development Schedule 發展細節表</u>		
Proposed uncovered land area 擬議露天土地面積	536	sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	1723	sq.m ☒ 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		sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1925	sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	1925	sq.m ☒ 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)		
Refer to Plan 3		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	2	
Motorcycle Parking Spaces 電單車車位		
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)		
Light Bus	5	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間		
9 a.m. to 6 p.m. daily (including Sundays and public holidays)		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Ping Kwai Road via a local track</u> ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
	No 否	☐

Proposed uncovered land area 擬議露天土地面積	536	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	1723	sq.m	☒ 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		sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1925	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	1925	sq.m	☒ 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)

Refer to Plan 3

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	
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)	
Light Bus	5

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	_____
Coach Spaces 旅遊巴車位	_____
Light Goods Vehicle Spaces 輕型貨車車位	_____
Medium Goods Vehicle Spaces 中型貨車車位	_____
Heavy Goods Vehicle Spaces 重型貨車車位	_____
Others (Please Specify) 其他 (請列明)	_____

Proposed operating hours 擬議營運時間

9 a.m. to 6 p.m. daily (including Sundays and public holidays)

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

- ☒ 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))
- Ping Kwai Road via a local track
- ☐ 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)
- ☐

[illegible]

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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 Planning Statement at Appendix I

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: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

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

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。

Gist of Application 申請摘要 (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 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories		
Site area 地盤面積	2259 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/22		
Zoning 地帶	Government, Institute or Community ("G/IC") Village Type Development ("V") Residential (Group B)1 ("R(B)1")		
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ 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 ☐ Year(s) 年 ☐ Month(s) 月		
Applied use/ development 申請用途/發展	Temporary Shop and Services (Motor-vehicle Showroom), Motor-vehicle Testing Centre and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1925 ☒ About 約 ☐ Not more than 不多於	0.85 ☒ About 約 ☐ Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	4
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	m 米 8 ☒ (Not more than 不多於)
		Storeys(s) 層 2 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	76.3 % ☒ 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>7</u> Private Car Parking Spaces 私家車車位 <u>2</u> 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> <u>5</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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
<u>Location Plan</u>	☐	☒
<u>Lot Index Plan</u>	☐	☒
<u>Swept Path Analysis</u>	☐	☒
<u>Drainage Proposal</u>	☐	☒
<u>FSI Proposal</u>	☐	☒
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	☒	☒
<u>CLP letter</u>	☐	☒

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。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. YIP Shung Kin (“the Applicant”) in support of the planning application for ‘Temporary Shop and Services (Motor-vehicle Showroom), Motor-vehicle Testing Centre and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 3 Years’ (“the Development”) at Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories. The Site is accessible from Ping Kwai Road via a local track leading to the ingress to its west.
3. The site area is about 2,259 m². No Government Land is involved.

Application Background

4. This application is the subject of the previous approved application no. A/YL-PS/720 for the same use. The Applicant had made several submissions in complying with the approval condition regarding the submission of a fire service installations proposal under the previous approved application no. A/YL-PS/720, but the Fire Services Department had comments on the submissions. The applicant did not have enough time to address the comments before the deadline of the approval condition. The application was therefore revoked. The Applicant would like to submit a fresh application to continue the operation.

Planning Context

5. The Site falls within an area zoned “Government, Institute or Community” (“G/IC”), “Village Type Development” (“V”) and “Residential (Group B)1” (“R(B)1”) on the Approved Ping Shan Outline Zoning Plan (the “OZP”) No. S/YL-PS/22.
6. The planning intention of the “G/IC” zone is primarily intended for the provision of G/IC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
7. The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

8. The planning intention of the “R(B)1” zone is primarily intended for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
9. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “G/IC”, “V” and “R(B)1” zones.

Development Parameters

10. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1a	Car Showroom		333	333	8	1
1b	G/F	Car Testing Centre (Vehicle Examination) and Toilet	1,172	1,172	8	2
	U/F	Ancillary Office and Solar Photovoltaic System	202			
2	Meter Room (under structure 1b)		96*	--	4	1
3	Shed for Parking Cars		218	218	5	1
4	Meter Room (under structure 3)		8*	--	3	1
Total			<u>1,925</u>	<u>1,723</u>		
*Floor Area of Meter Rooms is excluded to avoid double counting			Plot Ratio	Site Coverage		
			0.85	76.3%		

11. All structures are built of temporary material (i.e. metal sheets).

Mode of Operation

12. Operation hours are from 9 a.m. to 6 p.m. daily, including Sundays and public holidays.
13. The Development provides vehicle examination services for private cars and light buses.
14. There are four items in the vehicle examination:
 - (a) **Visual inspection of chassis** – The vehicle would be raised and visually inspected. No noise, dust or smell would be produced.
 - (b) **Light test** – The headlight, turning light and other light would be turned on and off to see if they function properly. No noise, dust or smell would be expected.
 - (c) **Emission test** – The car will be in normal stand-by condition and checked by a computer. The test lasts for 45-60 seconds.
 - (d) **Seat test (light buses only)** – Seats will be inspected in order to be complied with the Road Traffic (Construction and Maintenance of Vehicles) Regulations 73(1AA).

15. The whole vehicle examination process will normally take an hour to complete. However, due to potential technical problems, more time may be needed. Thus, 2 parking spaces for private cars (5m (L) x 2.5m (W) each) and 5 parking spaces for light buses (8m (L) x 3m (W) each) are provided to prevent queuing outside the Site.
16. The Site is equipped with two charging poles – one with dual connectors and one with a single connector. It allows up to three cars to charge simultaneously. Each connector delivers 7kW of output power.
17. No medium goods vehicle or heavy goods vehicle over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374A), will be parked on the Site.
18. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity will be carried out.
19. The Development also involves the provision of solar panels (about 1,053mm (W) x 1,590mm (L) each) on the rooftop of structures 1a & 1b. About 111 nos. of solar panels are provided within the “V” zone on the OZP, which require planning permission from the Town Planning Board. The remaining solar panels are provided within the “G/IC” zone on the OZP, where ‘Public Utility Installation’ is a Column 1 use that is always permitted.
20. The Development is in line with government commitment with the Hong Kong’s Climate Action Plan 2050 in optimising the favourable conditions of premises and developing renewable energy in Hong Kong.
21. The solar photovoltaic system has been connected to the existing electrical power network of CLP Power Hong Kong Limited under the “Feed-in Tariff Scheme” since 10.6.2021 and the generation capacity of the installation is 166.50kW (**Annex I**). The electricity generated will be sold to CLP Power on commercial basis.

Previous Applications

22. The Site is the subject of 4 previous applications approved by the Committee:

Application No.	Applied Use	Date of Approval
A/YL-PS/488	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Car Testing Centre (Private Cars and Light Goods Vehicles) with Ancillary Office for a Period of 3 Years	23.10.2015
A/YL-PS/587	Temporary Car Testing Centre with Ancillary Office for a Period of 3 Years	17.5.2019
A/YL-PS/618	Temporary Car Showroom and Testing Centre with Ancillary Office for a Period of 3 Years	20.11.2020

A/YL-PS/720	Proposed Temporary Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office for a Period of 3 Years	2.8.2024
-------------	--	----------

23. The previous applications were approved mainly on considerations that approval of temporary uses would not frustrate the long-term use of the area; compatible with the surrounding areas; the concerns of relevant government departments could be addressed by means of approval conditions; and the applicant complied with all approval conditions.
24. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous approval.

No Adverse Impacts to the Surroundings

Visual

25. There is a vehicle park to the immediate north of the Site and a residential development (i.e. La Mansion) to the southwest of the Site.
26. The Development is surrounded by 2 to 3-storey developments, thus is compatible with the surrounding environment. Adverse visual impacts to the surrounding areas should not be anticipated.

Traffic

27. The Site is accessible via a local track connecting to Ping Kwai Road. The main access of about 9m wide is located at the west of the Site. There is also a pedestrian access of about 2m wide located at the southeast of the Site, which is for staff access only. The employees are expected to arrive on foot or by public transport. Please refer to the Location Plan (**Plan 1**) and Layout Plan (**Plan 3**) for details.
28. 2 parking spaces for private cars (5m (L) x 2.5m (W) each) and 5 parking spaces for light buses (8m (L) x 3m (W) each) are provided for visitors who are waiting for the vehicle examination. Sufficient manoeuvring space will be provided within the site (Plan 5). Hence, no queuing, reversing, and manoeuvring of vehicles out of the site is required for vehicles travelling into and out of the Site.
29. The estimated daily trip generation and attraction rate is 4 (2 in and 2 out) for Private cars, and 10 (5 in and 5 out) for light buses. No significant traffic impact is anticipated.

Drainage

30. The drainage proposal and the implementation works were accepted in the previous approved planning application no. A/YL-PS/618. The existing drainage facilities will be maintained in good

conditions throughout the approval period. Please refer to the Drainage Proposal (**Plan 4**) for details.

Sewage

31. About 8 staff and 5 visitors are expected to visit the Site every day. A toilet (with five compartments) would be provided and wastewater collected from the toilet will be treated in the existing septic tank and soakage pit.

Fire Safety

32. The Applicant has submitted a layout plan incorporated with the proposed FSI for D of FS' consideration. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by D of FS.

Environment

33. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
34. The emission test will be carried out nearby a ventilation system in order to minimise any potential adverse air impact to the surrounding environment.

- End -

Executive Summary

1. The application site (the Site) is on Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories.
2. The site area is about 2,259 m². No Government Land is involved.
3. The Site falls within an area zoned “Government, Institute or Community” (“G/IC”), “Village Type Development” (“V”) and “Residential (Group B)1” (“R(B)1”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/22.
4. The applied use is ‘Temporary Shop and Services (Motor-vehicle Showroom), Motor-vehicle Testing Centre and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities’ for a Period of 3 Years.
5. A total of 4 nos. of temporary structures are provided for car showroom, car testing centre, meter room, toilet, ancillary office and solar photovoltaic system uses. The gross floor area is about 1,925 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗屏山丈量約份第 121 約地段第 31 號餘段及第 32 號餘段。
2. 申請地點的面積約 2,259 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《屏山分區計劃大綱核准圖編號 S/YL-PS/22》上劃為「政府、機構或社區」，「鄉村式發展」及「住宅(乙類)1」地帶。
4. 申請用途為「臨時商店及服務行業（汽車陳列室）、汽車測試中心及公用事業設施裝置（太陽能光伏系統）連附屬設施」（為期 3 年）。
5. 申請地點提供 4 個臨時構築物作汽車陳列室、汽車測試中心、電錶房、洗手間、附屬辦公室及太陽能光伏系統用途，總樓面面積約 1,925 平方米。
6. 營運時間為每日上午 9 時至下午 6 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

16 June 2021

中華電力有限公司

CLP Power Hong Kong Limited

企業客戶服務部

Corporate Customer Experience (CCE)

網址 Website

Attention: YIP SHUNG KINCLP Electricity :
Account Number

Application No. :

Please quote our application number whenever you correspond with us about this application

Dear YIP SHUNG KIN,

CLP Renewable Energy Feed-in Tariff (FiT) Scheme – Completion Letter**Renewable Energy (RE) System at DD 121 LOT 31 & 32 RP, TONG FONG TSUEN, PING SHAN YUEN LONG with a Total Generation Capacity of 166.50 kW**

Thank you once again for your support for the CLP Renewable Energy Feed-in Tariff (FiT) Scheme. We are pleased to inform you that the RE system at the above address has been connected to the CLP grid with effect from the commencement date as follows.

The following table indicates the FiT rate applicable from the commencement date throughout the useful life of the RE system up to 31 December 2033, subject to the FiT Scheme Terms and Conditions.

RE system at the above address under your FiT Agreement	Generation capacity (kW)	FiT rate (\$/kWh)	Commencement date
New solar system at DD 121 LOT 31 & 32 RP, TONG FONG TSUEN, PING SHAN YUEN LONG, NEW TERRITORIES	166.50 (Three-phase)	4.00	10 June 2021

Please be reminded that the design, installation, operation and maintenance of the RE system should comply with all applicable laws, regulations, guidelines, and safety and technical requirements. This includes compliance with the requirements set out under the Technical Guidelines on Grid Connection of Renewable Energy Power Systems and the Guidance Notes for Solar Photovoltaic (PV) System Installation, both issued by the Electrical and Mechanical Services Department ("EMSD").

We would also like to remind you that, according to the FiT Scheme Terms and Conditions, all the electricity generated by the RE system under the Scheme will be sold to CLP and Scheme participants are restricted in claiming emissions reduction benefits that may arise from the RE system. Scheme participants who wish to claim emissions reduction benefits may consider purchasing CLP Renewable Energy Certificates. Please contact your Account Manager for details.

You should not make any changes to the RE system, including changes to its capacity, without prior written approval from CLP. If you wish to increase the capacity of the RE system, you can do so by submitting a new application.

If you have any questions, please do not hesitate to contact your Account Manager, Lam, Hon Sing on [REDACTED].

Yours sincerely,

CLP Power Hong Kong Limited

Note: This is a computer printout letter that requires no signature.



Extracted from Approved Ping Shan Outline Zoning Plan No. S/YL-PS/22

Not to Scale

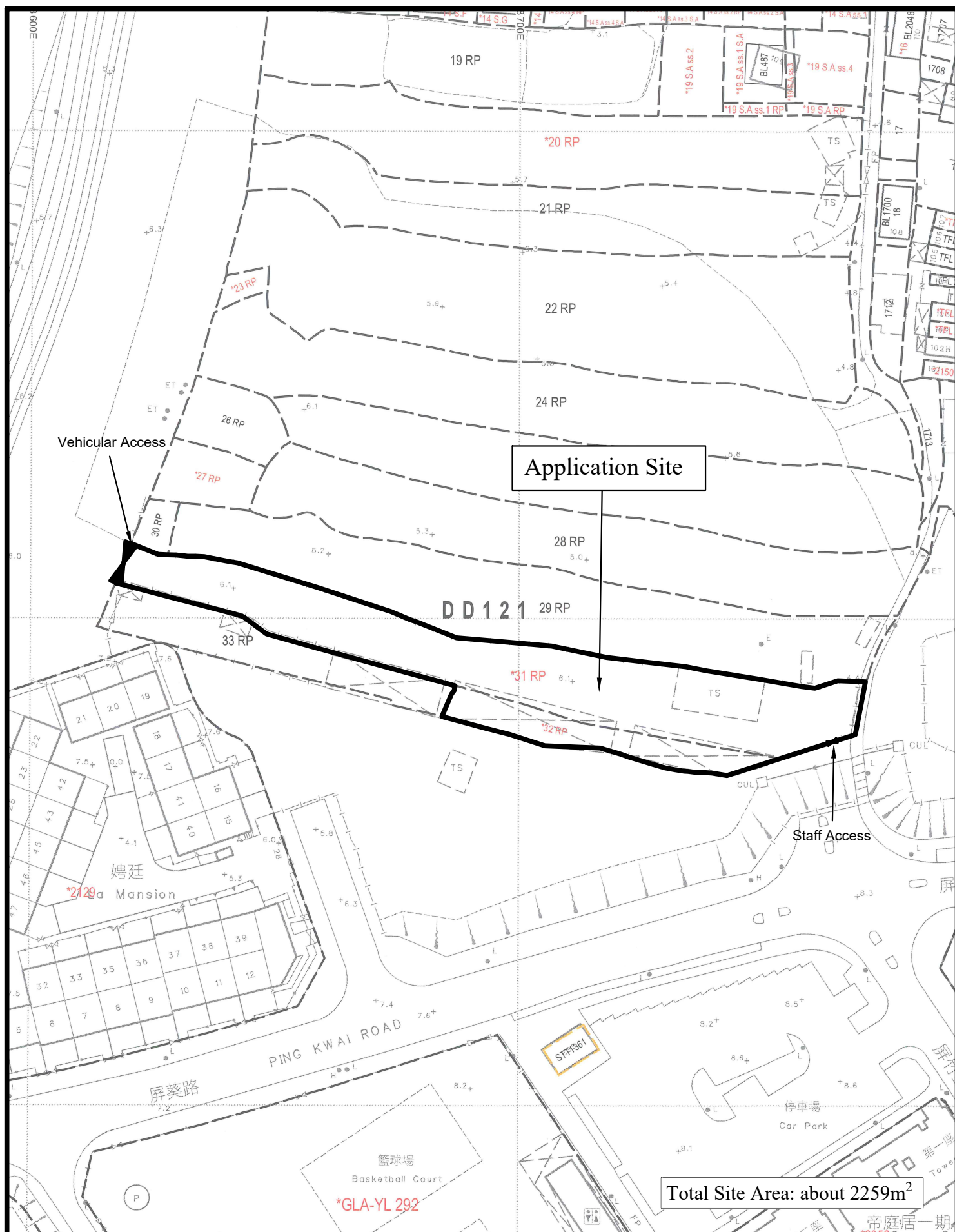
Location Plan

Goldrich Planners &
Surveyors Ltd.

July 2026

Lot 31 R.P. and 32 R.P. in D.D. 121
Ping Shan, Yuen Long, New Territories

Plan 1
(P 15065)





Legend

Ingress/ egress: x and y through z (about 9m wide)



Parking Space for Private Cars
(2.5m(W) x 5m(L) x 2nos.)



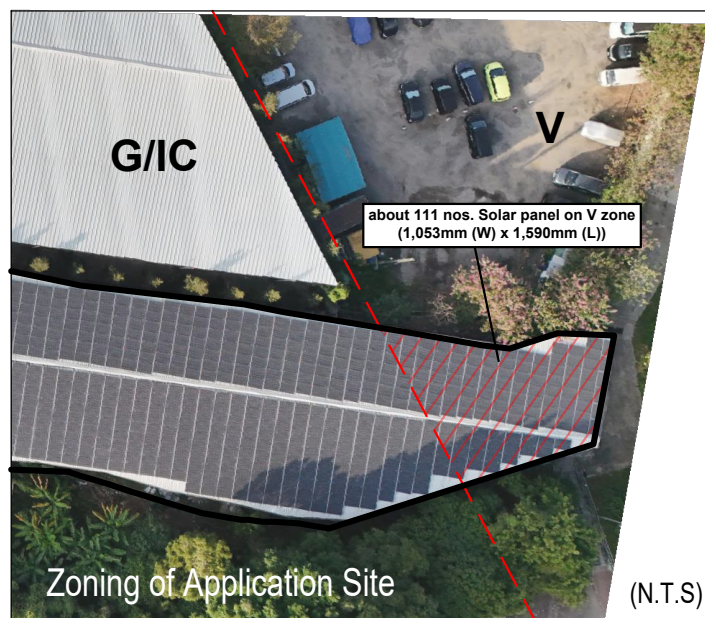
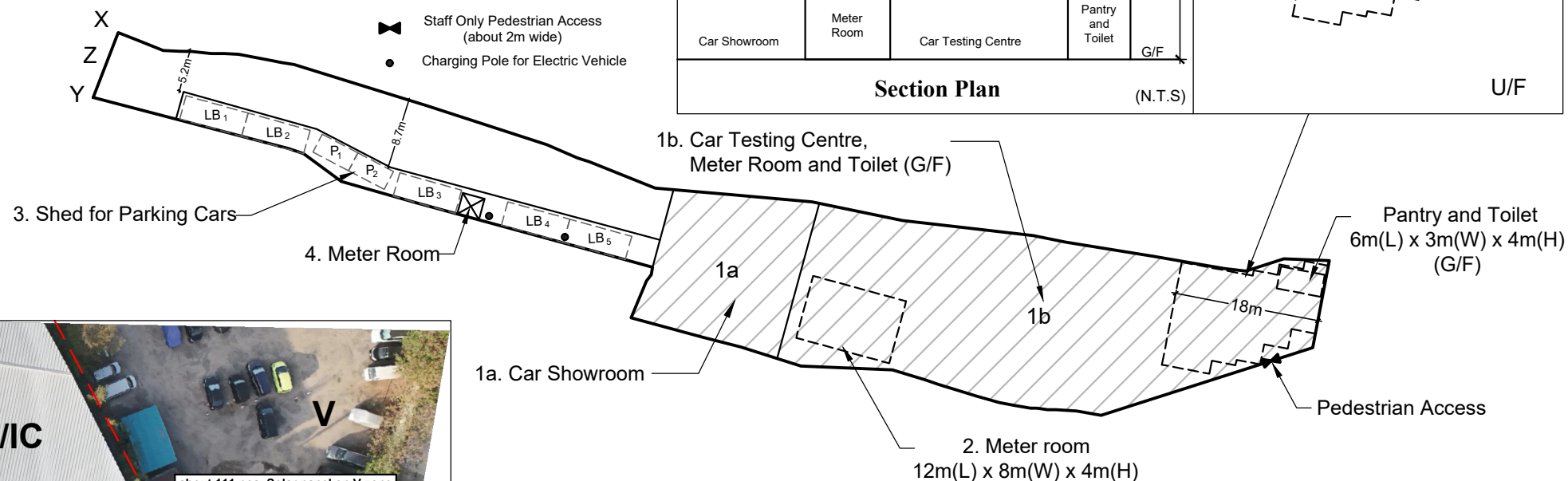
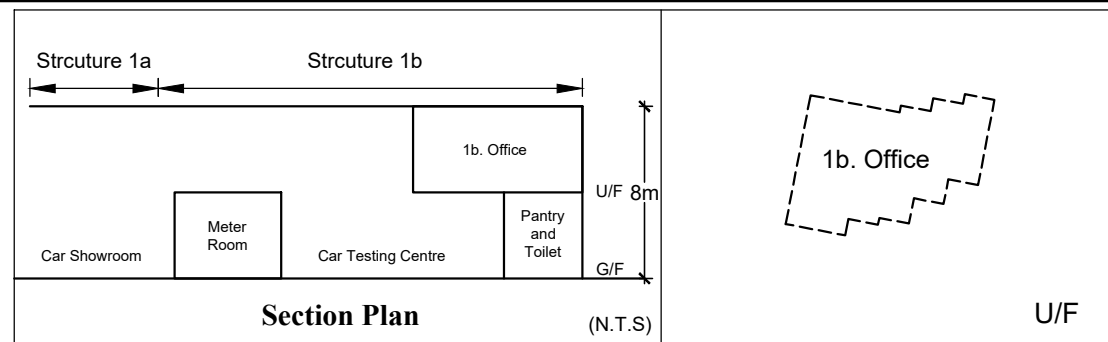
Parking Space for Light Buses
(3m(W) x 8m(L) x 5nos.)



Staff Only Pedestrian Access
(about 2m wide)



Charging Pole for Electric Vehicle



* Floor Area of Meter Rooms is excluded to avoid double counting Total Site Area: about 2,259m²

No.	Uses	Floor Area	Covered Area	No. of Storeys	Height
1a	Car Showroom	333 m ²	333 m ²	1	8m
1b	G/F: Car Testing Centre (Vehicle Examination) and Toilet	1,172m ²	1,172 m ²	2	8m
	U/F: Ancillary Office and solar photovoltaic system	202 m ²			
2	Meter Room (under structure 1b)	96 m ² *	--	1	4m
3	Shed for Parking Cars	218m ²	218m ²	1	5m
4	Meter Room (under structure 3)	8 m ² *	--	1	3m
Total		1,925 m ²	1,723 m ²		

1 : 750

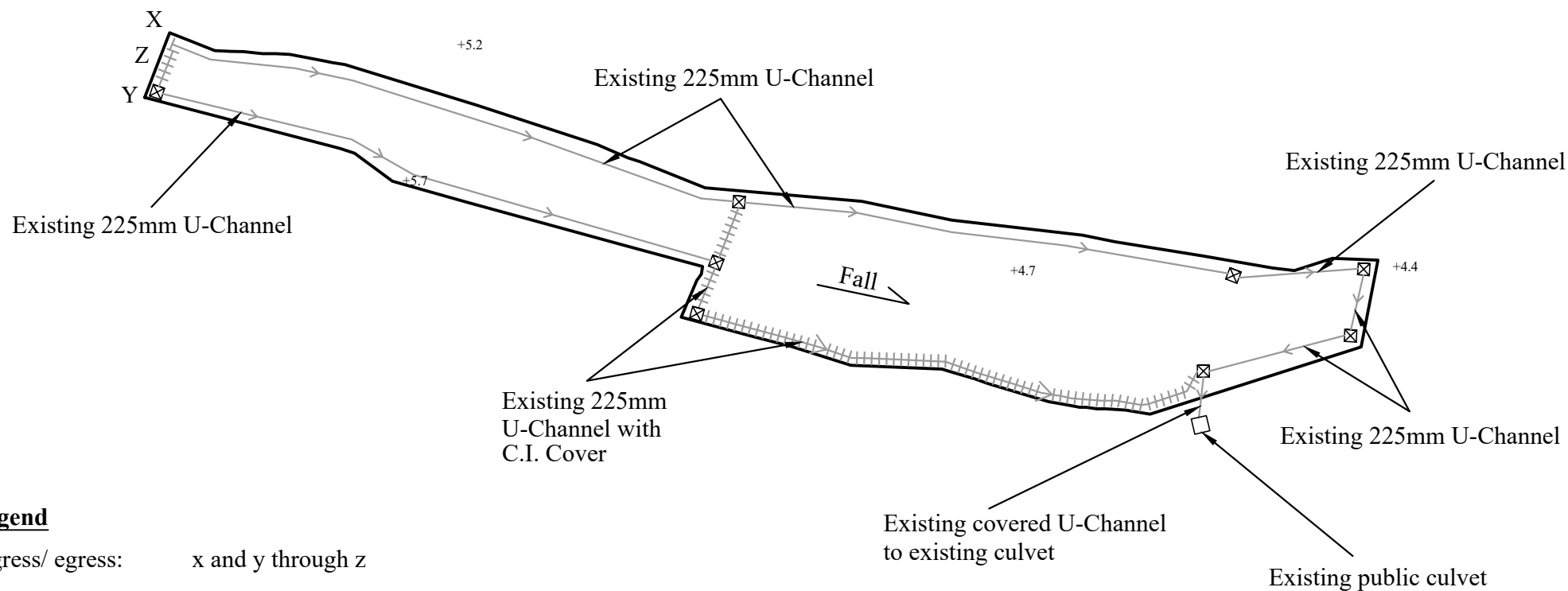
July 2026

Layout Plan

Lot 31 R.P. and 32 R.P. in D.D. 121
Ping Shan, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 15065)



Legend

- Ingress/ egress: x and y through z
- ☒ Existing Catchpit
- Existing U-Channel
- +----- Existing U-Channel with C.I. Cover

Site Area: about 2259m²

1 : 750

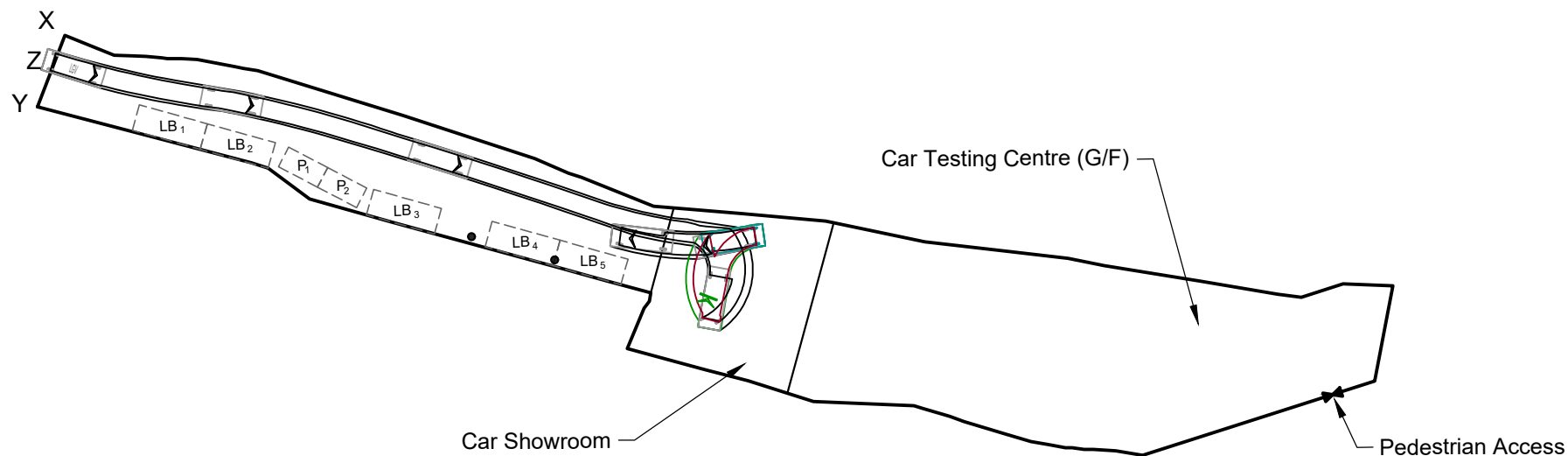
Drainage Proposal

**Goldrich Planners &
Surveyors Ltd.**

July 2026

Lot 31 R.P. and 32 R.P. in D.D. 121
Ping Shan, Yuen Long, New Territories

**Plan 4
(P 15065)**



Legend

Ingress / Egress :

X and Y through Z



Light Bus
(7m(L) x 2.5m(W))



Charging Pole for Electric Vehicle

1 : 750

July 2026

Swept Path Analysis

Lots 31 R.P. and 32 R.P. in D.D. 121
Ping Shan, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 5
(P 15065)

