

This document is received on 16 MAR 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

STP/YLW2
TM 3
TRG4
SSO/YLW1
STO/YLW2
17/38

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

| | | |
|---------------------------------|-------------------------|---------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/4C-PS / 634 |
| | Date Received 收到日期 | 16 MAR 2021 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Tang Chi Kong (鄧志剛)

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

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

Lawson David and Sung Surveyors Limited

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 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D. 126, Fung Ka Wai, 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 | <input checked="" type="checkbox"/> Site area 地盤面積 5,609 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 46 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) | N.A. 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 No. S/YL-PS/18 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Recreation" ("REC") and "Village Type Development" ("V") |
| (f) Current use(s) 現時用途 | Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (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 (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 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) |
| | | |
| | | |
| | | |

(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
25.2.2021 (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 26.2.2021 (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 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分) | |
| (a) Proposed use(s)/development 擬議用途/發展 | Temporary Public Vehicle Park (Private Car Only) with Ancillary Site Office (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 5,586 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 23 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 1 |
| Proposed domestic floor area 擬議住用樓面面積 | N.A. sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 46 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 46 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Ancillary Site Office (2-storey; Height: 5.2m) | |
| 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 | 93 |
| Motorcycle Parking Spaces 電單車車位 | N.A. |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | N.A. |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | N.A. |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | N.A. |
| Others (Please Specify) 其他 (請列明) | N.A. |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | N.A. |
| Coach Spaces 旅遊巴車位 | N.A. |
| Light Goods Vehicle Spaces 輕型貨車車位 | N.A. |
| Medium Goods Vehicle Spaces 中型貨車車位 | N.A. |
| Heavy Goods Vehicle Spaces 重型貨車車位 | N.A. |
| Others (Please Specify) 其他 (請列明) | N.A. |

| | | | |
|--|---|---|--|
| Proposed operating hours 擬議營運時間 24 Hours from Mondays to Sundays (Including 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 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The Application Site is connected via a local track to the junction of Tin Tsz Road and Tin Wah Road. | |
| | No 否 | <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) | |
| (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，請另頁表示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 checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | <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 checked="" type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | | | |

| | |
|--|--|
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

| (B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期 | |
|---|---|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ _____ / _____ |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |
| (e) Approval conditions 附帶條件 | <p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought 要求的續期期間 | <p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p> |

7. Justifications 理由

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

Please refer to the planning statement attached

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

Signature
簽署



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

Cannis Lee

Associate Director (Planning)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他 MPIA, RPP

on behalf of
代表

Lawson David and Sung Surveyors Limited

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

Date 日期

01/03/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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 be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。) | |
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置／地址 | Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D. 126, Fung Ka Wai, Yuen Long, New Territories 新界元朗屏山馮家圍丈量約份第126約地段第280號(部分), 第282號(部分), 第284號(部分), 第285號(部分), 第286號(部分), 第287號(部分)及第320號(部分) |
| Site area 地盤面積 | 5,609 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18 屏山分區計劃大綱核准圖編號: S/YL-PS/18 |
| Zoning 地帶 | "Recreation" and "Village Type Development" 「康樂」及「鄉村式發展」 |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Temporary Public Vehicle Park (Private Car Only) with Ancillary Site Office 臨時公眾停車場(只限私家車)連附屬辦公室 |

| | | | |
|--|---|--|---|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | N.A. | |
| | Non-domestic 非住用 | 1 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N.A. m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | N.A. Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 5.2 m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 0.4 % <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 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) _____ _____ | | 93 nos. N.A. N.A. N.A. N.A. N.A. |
| | 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) _____ _____ | | N.A. |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input 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 checked="" type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Location Plan 位置圖, Lot Index Plan 地段索引圖</u> | | |
| <u>Plan Showing the Vehicular Access to the Site 顯示車輛通道的圖則</u> | | |
| Reports 報告書 | | |
| 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"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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



Section 16 Planning Application

Temporary Public Vehicle Park (Private Cars Only) with Ancillary Site Office for a Period of 3 Years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.

Planning Statement

Prepared by
Lawson David and Sung Surveyors Limited

March 2021

Executive Summary

This planning statement is prepared in support of a planning application for temporary public vehicle park (private cars only) with ancillary site office ("the proposed development") for a period of 3 years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T. (the "Application Site").

The Application Site, covering an area of about 5,609 sq.m., falls mainly within "Recreation" ("REC") zone (about 4,782m², 85%) with a minor portion on "Village Type Development" ("V") zone (about 827m², 15%) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18 gazetted on 26.10.2018. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the "Board").

The Application Site, or part of it, is the subject of 10 previous applications. The last application (No. A/YL-PS/544) was approved for a temporary war game centre on 22.9.2017 for a period of 3 years. All approval conditions of the last application have been complied with. Since the outbreak of the COVID-19 in early 2020, the social gathering was discouraged and the former war game operator has moved out at the end of June 2020. The Application Site is currently vacant and the Applicant intends to use the Application Site for temporary public vehicle park (private cars only) with ancillary site office to serve the local villagers/residents and the visitors to the nearby recreational facilities.

The proposed public vehicle park will provide a total of 93 parking spaces (2.5m x 5m) with 90 spaces for private vehicles and 3 spaces for staff. The existing temporary structure on the Application Site at the northwest part will be re-used as an ancillary site office. The Application Site has been fenced off with corrugated metal sheets of about 2.5m high. The proposed hours of operation at the Application Site are 24 hours daily from Mondays to Sundays (including public holidays).

The justifications of this application are:

1. The proposed development will meet local parking demand;
2. The proposed development does not contravene the planning intention of "REC" and "V" zones;
3. Major developments are not foreseeable in the near future;
4. Similar Approvals for Public Vehicle Park Use in "V" zone;
5. No adverse drainage, traffic and environmental impacts on the surrounding areas; and
6. The proposed development will maximize land utilization.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書旨在支持在新界元朗屏山馮家圍丈量約份第 126 約地段第 280 號(部分), 第 282 號(部分), 第 284 號(部分), 第 285 號(部分), 第 286 號(部分), 第 287 號(部分)及第 320 號(部分) (“申請地點”) 作為期三年的臨時公眾停車場(只限私家車)連附屬辦公室 (“擬議發展”)用途的規劃申請。

申請地點的面積約 5,609 平方米, 大部份面積座落在 2018 年 10 月 26 日刊憲的屏山分區計劃大綱核准圖 (圖則編號: S/YL-PS/18) 上的「康樂」地帶 (約 4,782 平方米, 85%), 小部份座落「鄉村式發展」地帶 (約 827 平方米, 15%)。根據該大綱圖的註釋, 不超過三年土地或建築物的臨時用途或發展, 需先向城市規劃委員會 (“城規會”) 提出申請。

申請地點或其部分涉及 10 宗規劃申請, 最後一次申請(申請編號: A/YL-PS/544) 於 2017 年 9 月 22 日獲批准作臨時野戰中心(為期三年), 所有該申請的規劃許可附帶條件已全部履行。自去年初新冠肺炎爆發, 不鼓勵社交聚會, 野戰中心的經營者已於 2020 年六月底遷出。申請地點現時為空置土地, 申請人擬議使用申請地點作為期三年的臨時公眾停車場(只限私家車)連附屬辦公室, 以服務本地村民/居民及到訪鄰近康樂設施的訪客。

擬議公眾停車場將提供合共 93 個停車位(2.5 米 x 5 米), 當中包括 91 個私家車停車位及 3 個供職員使用的停車位。申請地點內的現有構築物將改為附屬辦公室。申請地點已設有 2.5 米高的圍欄圍封。申請地點的營運時間為星期一至日 (包括公眾假期) 24 小時運作。

本規劃申請的理據為:

1. 擬議發展將滿足該區對停車位的需求;
2. 擬議發展不會違背「康樂」及「鄉村式發展」地帶的規劃意向;
3. 申請地點短期內均不會有重大的發展;
4. 在「鄉村式發展」地帶有同類停車場用途的規劃許可獲批;
5. 擬議發展不會對附近的排水、交通及環境構成不良的影響;
6. 擬議發展可容許更有效利用土地。

基於本規劃報告書所述的理據, 敬希 各城規會委員及有關政府部門能批准此項申請, 作為期三年的臨時用途。

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Site Photos

1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board ("the Board") in support of a planning application for temporary public vehicle park (private cars only) with ancillary site office (the "proposed development") for a period of 3 years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T. (hereafter referred to as "the Application Site"). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 5,609 sq.m., falls mainly within "Recreation" ("REC") zone (about 4,782m², 85%) with a minor portion on "Village Type Development" ("V") zone (about 827m², 15%) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18 gazetted on 26.10.2018. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 10 previous applications. The last application (No. A/YL-PS/544) was approved for a temporary war game centre on 22.9.2017 for a period of 3 years. All approval conditions of the last application have been complied with. Since the outbreak of the COVID-19 in early 2020, the social gathering was discouraged and the former war game operator has moved out at the end of June 2020. The Application Site is currently vacant and the Applicant intends to use the Application Site for temporary public vehicle park (private cars only) with ancillary site office.

The proposed development intends to serve the local villagers and residents, and the visitors to the nearby recreational facilities. The Application Site is a preferred location for the proposed development.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 Site Location

As shown in **Figure 1**, the Application Site is situated between Yuen Long and Tin Shui Wai New Town. It is located to the east of Tin Tsz Road and at the foothill of Kai Shan in Fung Ka Wai, Ping Shan, Yuen Long, N.T.

2.2 Existing Site Condition

The Application Site is a piece of flat land and currently vacant as the previous occupier has moved out. It accounts for a total area of about 5,609 sq.m. and has been fenced off with corrugated metal sheets. A temporary structure currently erected at the northwestern part of the Application Site will be re-used as ancillary site office for the current application (see **Site Photos**). A piece of Government land is enclosed within the Application Site and will be fenced off.

2.3 Surrounding Land Uses

The surrounding areas are mixed with residential dwellings, open storage yards and places of recreation. To the north and east of the Application Site within the "Conservation Area" zone is a piece of vacant land and the hilly area of Kai Shan. To the east is the hillslope of Kai Shan with a piece of woodland scattered with graves. To the south are the residential settlements of Fung Ka Wai within the "V" zone. To the west, southwest and southeast are open storage yards of new vehicles (private cars, taxis, light goods vehicles and light buses only), building materials and machinery/construction materials and/or construction equipment with planning permissions under approved Application Nos. A/YL-PS/545, 548, 579, 602 and 603. To the further north and northwest, several recreational uses can be found such as, the Hong Kong Archery Association Lam Sim Fook Archery Range and a barbecue spot, respectively.

2.4 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by an existing local track leading to the junction of Tin Tsz Road and Tin Wah Road, which connect to other parts of the New Territories. The proposed development would share the access road with the surrounding villagers, open storage and recreational facilities. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.5 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and are demised as agricultural use with lease term for 75 years, from 1.7.1898 less three days and are renewable for a further term of 24 years.

Should this application be approved, the Applicant will apply for a Short Term Waiver (STW) for the erection of temporary structure on the Application Site.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls mainly within "Recreation" ("REC") zone (about 4,782m², 85%) with a minor portion on "Village Type Development" ("V") zone (about 827m², 15%) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18 gazetted on 26.10.2018 (see **Figure 1**).

As stipulated in the Notes attached to the OZP, the planning intention of "REC" zone is primarily for "recreational developments for the use of the general public." Development of active and/or passive recreation and tourism/eco-tourism are encouraged in this zone. The planning intention of "V" zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

According to the Notes of the OZP, the proposed development (i.e. "Public Vehicle Park (excluding Container Vehicle)") is under 'Column 2' use of the "REC" and "V" zones, which requires permission from the Board on application. Meanwhile, temporary use or development of any land or building not exceeding a period of three years also requires permission from the Board.

3.2 Previous Applications

The Application Site, or part of it, is involved in 10 previous planning applications. Three applications (Nos. A/DPA/YL-PS/30, A/YL-PS/14 and 40) for temporary open storage of new vehicles were approved by the Board for a period of 12 months on 21.10.1994, 3.10.1997 and 16.10.1998 respectively.

Application No. A/YL-PS/49 for temporary golf driving range was approved on 26.3.1999 for a period of 3 years.

Four applications (Nos. A/YL-PS/295, 369, 470 and 544) for temporary war game centre were approved by the Board for a period of 3 years on 13.2.2009, 24.2.2012, 6.2.2015 and 22.9.2017 respectively.

All approval conditions in respect of the last application (No. A/YL-PS/544) have been complied with, including submission of the condition record of the existing drainage facilities; submission and implementation of landscape and tree preservation proposal and fire service installations proposal.

3.3 Similar Applications

While no similar application is found at "REC" zone, a number of similar applications were approved by the Board in the last three years for temporary public vehicle park at "V" zone within the Ping Shan OZP area. These approved applications are summarized as follows:

| Application No. | Applied Use | Site Area (m ²) | Decision | Date of Approval |
|-----------------|---|-----------------------------|--------------------------|------------------|
| A/YL-PS/595 | Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years | 5,000 | Approved with conditions | 01.11.2019 |
| A/YL-PS/594 | Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years | 2,504 | Approved with conditions | 04.10.2019 |
| A/YL-PS/592 | Temporary Public Vehicle Park for Private Cars for a Period of 3 Years | 3,540 | Approved with conditions | 04.10.2019 |
| A/YL-PS/578 | Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years | 1,560 | Approved with conditions | 04.01.2019 |
| A/YL-PS/564 | Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years | 1,853 | Approved with conditions | 17.08.2018 |

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site for temporary public vehicle park (private cars only) with ancillary site office for a period of 3 years. The proposed development intends to serve the local villagers and residents, and the visitors to the nearby recreational facilities. It will help regulate parking in the area and improve the traffic conditions in the vicinity.

The proposed public vehicle park will provide a total of 93 parking spaces (2.5m x 5m) with 91 spaces for private vehicles and 3 spaces for staff. The existing temporary structure on the Application Site at the northwest part will be re-used as an ancillary site office (see Layout Plan at **Figure 4**). The Application Site has been fenced off with corrugated metal sheets of about 2.5m high.

4.2 Site Operations

The proposed hours of operation at the Application Site are 24 hours daily from Mondays to Sundays (including public holidays). However, it is anticipated that customers of the car park would mainly visit the Application Site from 7 a.m. to 10 p.m. The proposed development will mainly provide monthly rental parking services to the nearby villagers/residents. The Applicant also confirms that there will be no repairing, car washing, paint spraying and other workshop activities conducted at the Application Site.

4.3 Landscape and Tree Preservation Proposal

The former applicant has complied with the approval conditions (e) and (f) of the last application (No. A/YL-PS/544) on the submission and implementation of landscape and tree preservation proposal. The Application Site have been provided with about 37 peripheral screen plantings (see **Figure 5**) along the site boundary to improve the existing amenity of the Application Site and to minimize

visual intrusion to the surrounding areas. The tree species are mainly *Ficus Microcarpa*, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The Applicant will maintain all the existing trees within the Application Site and manual irrigation will be used.

4.4 Traffic Arrangement

The Application Site can be accessed via a local road diverging from the junction of Tin Tsz Road and Tin Wah Road (see **Figure 3**). The ingress/egress point of the Application Site is about 8m wide and located at the western boundary. The aisle width of the proposed public vehicle park will be more than 6m for 1-way and 7.3m for 2-way traffic flow and therefore adequate spaces are reserved for manoeuvring of vehicles within the Application Site. Most of the parking spaces will be available as monthly rental, which would not generate a high traffic volume.

The number of generated trips from the proposed public vehicle park will not be more than 20 trips during peak hours, which could be absorbed by the existing road. A holding area will be provided near the site entrance and no vehicles have to queue back to public road or reverse onto/from the public road.

4.5 Drainage Proposal

Drainage facilities had been provided at the Application Site and the record of the existing drainage facilities of the last application (No. A/YL-PS/544) have been approved by the Drainage Services Department. Surface runoff is collected and diverted from the Application Site to the existing stream to the west. The Applicant will maintain the existing drainage facilities on site.

5. Planning Justifications

5.1 Meeting Local Parking Demand

With several existing local villages and Tin Shui Wai New Town nearby, the proposed public vehicle park is intended to meet the parking demand generated from local villagers and residents nearby. In addition to the existing recreational uses in the locality, the demand for a parking space is high in the area. At present, there is no proper public car parking space in Fung Ka Wai. Due to the lack of parking facilities, cars are parked freely along the local track and illegal parking is very common. With the influx of population and Kai Shan quickly developing as a prominent hiking spot, there has been an increasing local demand for private car parking spaces in Fung Ka Wai. The provision of a public vehicle park at the Application Site can help accommodate the increasing population and visitors of these sites as well as relieve potential traffic pressure off the area.

In addition, there are limited public transport options in terms of variety and frequency of public transport services in the vicinity of Fung Ka Wai. As a result, many villagers/residents rely on private cars as their major means of transportation, which account for the high demand for private car parking spaces in the area. In consequence, the introduction of the proposed public vehicle park can alleviate the parking demand and reduce illegal parking nearby.

5.2 Not Contravene the Planning Intention of "REC" and "V" Zones

The Application Site falls within "REC" and "V" zones on the Ping Shan OZP No. S/YL-PS/18 while

the previous war game use on the Application Site is not sustainable as the health concern of the public and social distancing after the outbreak of COVID-19. The Application Site has been left vacant since the removal of the former war game operator.

In view of the surrounding developments of the Application Site, which is mainly occupied by open storage/storage yards for vehicles and construction materials/equipment/machinery, the planning intention of the "REC" zone has not been materialized. In addition, the owner of the Application Site has no intention to develop Small Houses within the "V" zone in the coming three years. As such, the Application Site is unlikely be developed for recreational and residential uses in the short to medium term. Most importantly, the Proposed Development is a temporary use which would not jeopardize the long-term planning intention of "REC" and "V" zones.

5.3 Major Developments are not Foreseeable in the Near Future

The Application Site is located in Ping Shan of the North West New Territories and sandwiched between Tin Shui Wai New Town to the west and Yuen Long New Town to the east. There is a pressing need to prioritise the provision of housing sites in the Hung Shui Kiu New Development Area and Yuen Long South. Major developments to be initiated by the Government at the Application Site and its surrounding areas are not foreseeable in the near future. In this regard, temporary use of the proposed development is considered viable to maximize the interim land uses.

5.4 Similar Approvals for Public Vehicle Park Use in "V" Zone

As mentioned in Paragraph 3.3, the Board has previously approved five applications (Nos. A/YL-PS/564, 578, 592, 594 and 595) of similar uses (i.e. temporary public vehicle park) in "V" zone of the Ping Shan OZP area in the past three years. With similar applications approved in the vicinity for public vehicle park use, approval of this application is considered acceptable within the "V" zone and in line with previous decisions of the Board.

5.5 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed use, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Drainage

The submission of condition record of the drainage facilities of the last application (No. A/YL-PS/544) was considered satisfactory by Drainage Services Department. The Applicant will maintain the existing drainage facilities on the Application Site. In this regard, no adverse drainage impact is anticipated.

Traffic

Since the Application Site will mainly provide monthly rental parking services, the traffic volume could be controlled. While the development would be opened 24 hours daily, it is anticipated that customers of the car park would mainly visit the site from 7:00am to 10:00pm. With reference to Paragraph 4.4, the proposed use will not attract high traffic influx in the area and can be absorbed by existing road. The proposed development would alleviate local parking demand and avoid illegal parking in the area. The design of the proposed public vehicle park for private cars has also taken into account of vehicular circulation and manoeuvring. It is anticipated that the proposed use would not have significant traffic impact to the surrounding areas.

Environment

The Application Site falls outside the Wetland Buffer Area. As the proposed public vehicle park will only be used for parking of private cars with limited traffic influx, it would not generate adverse noise, air pollution or visual intrusion. In addition, there will be no repairing, car washing, paint spraying and other workshop activities carried out on the premises. Therefore, the Proposed Development will not generate any pollution or adverse environmental impacts on the surrounding areas.

5.6 Maximizing Land Utilization

The Application Site has been abandoned since the relocation of the former war game operator. Due to the recurring COVID-19 pandemic, the Application Site is no longer needed for recreational use with social gathering being discouraged and the use of private vehicles are preferred over public transport to minimize social contacts. As the planning intentions of both "REC" and "V" zones are not contravened as mentioned above, the proposed public vehicle park can offer an interim solution to maximize land utilization that is compatible with the needs of the surrounding environment (i.e. high local parking demand).

On the other hand, the proposed use can encourage better management of the quality of the Application Site, and therefore avoid the potential outcome of land degradation from ongoing abandonment and lack of maintenance.

6. Conclusion

The Application Site falls within "REC" and "V" zones on the Ping Shan OZP. However, in view of the site location, the existing site conditions and surrounding land uses, the Application Site is considered unattractive for recreational and residential developments in present stage. In addition, the proposed development will help regulate parking in the area and improve the traffic conditions in the vicinity. Similar applications have been approved by the Board in the "V" zone in the past 3 years, indicating that the proposed use is both compatible and suitable in land use term, at least on a temporary basis of 3 years.

Given that there will be no major developments in this part of Ping Shan area, the proposed use would not generate adverse impacts and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions, the proposed development is considered acceptable in maximize the interim land use.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape and Tree Preservation Proposal

AREA INCLUDED IN THE PLANNING SCHEME AREA

該區先前屬於由規劃署署長根據1990年城市規劃(修訂)條例草案第26條(其後已通過成為1991年城市規劃(修訂)條例的一部份)擬備並在1990年8月17日公開展示的流浮山及尖鼻咀中期發展審批地區圖第T-D.P.A./Z/L-LFS/1號的範圍。

THIS AREA WAS PREVIOUSLY COVERED BY THE INTERIM DEVELOPMENT PERMISSION AREA PLAN FOR LAU FAU SHAN AND TSIM BEI TSUI No. T-D.P.A./Z/L-LFS/1 PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 26 OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) ORDINANCE 1991) EXHIBITED ON 17.8.1990.



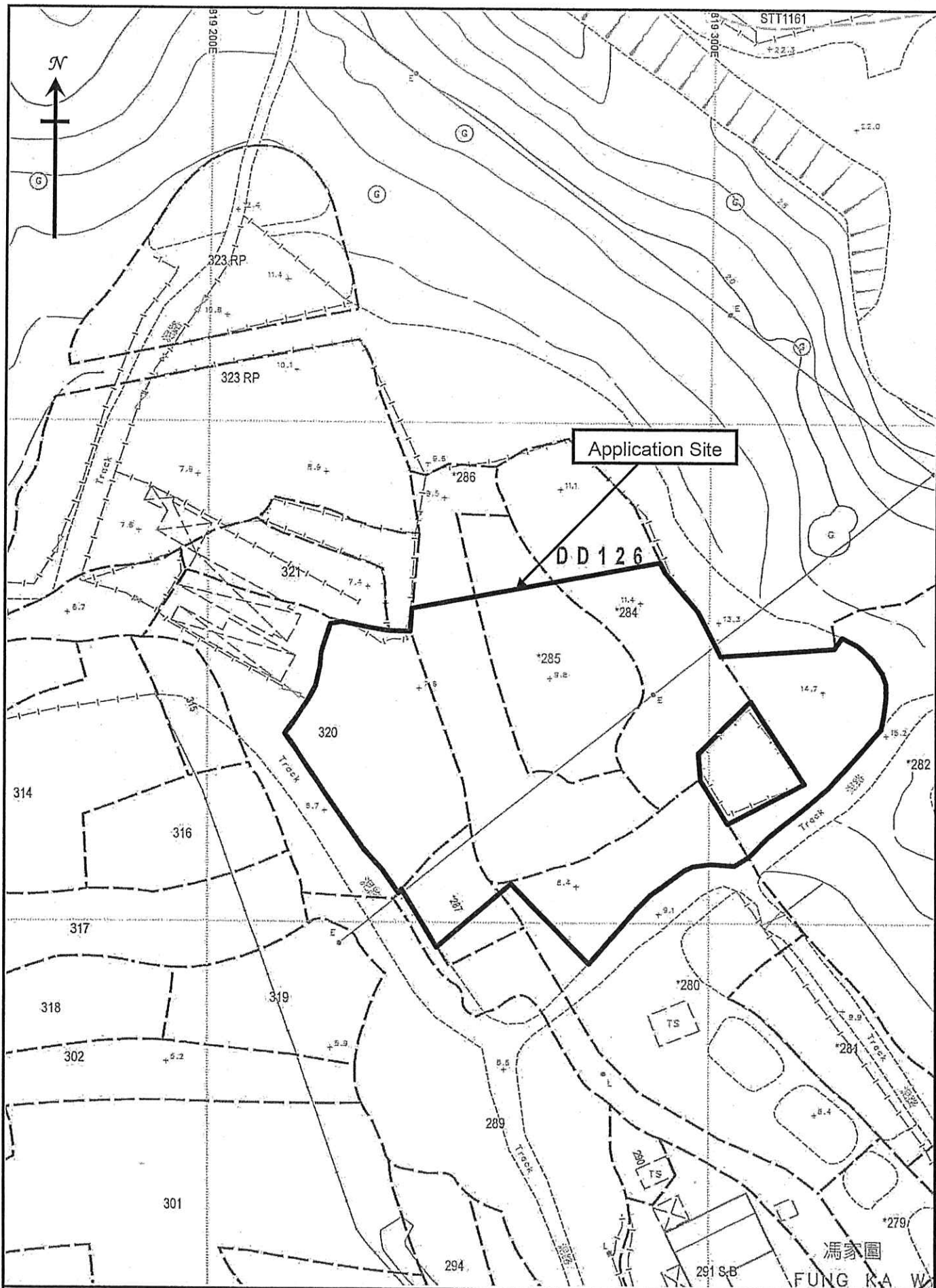
Ping Shan Outline Zoning Plan
(Extracted from Approved Ping Shan Outline Zoning Plan
No. SYL-PS/18)

Figure 1

1:7500



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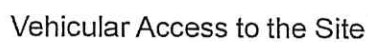
Lot Index Plan

Figure 2

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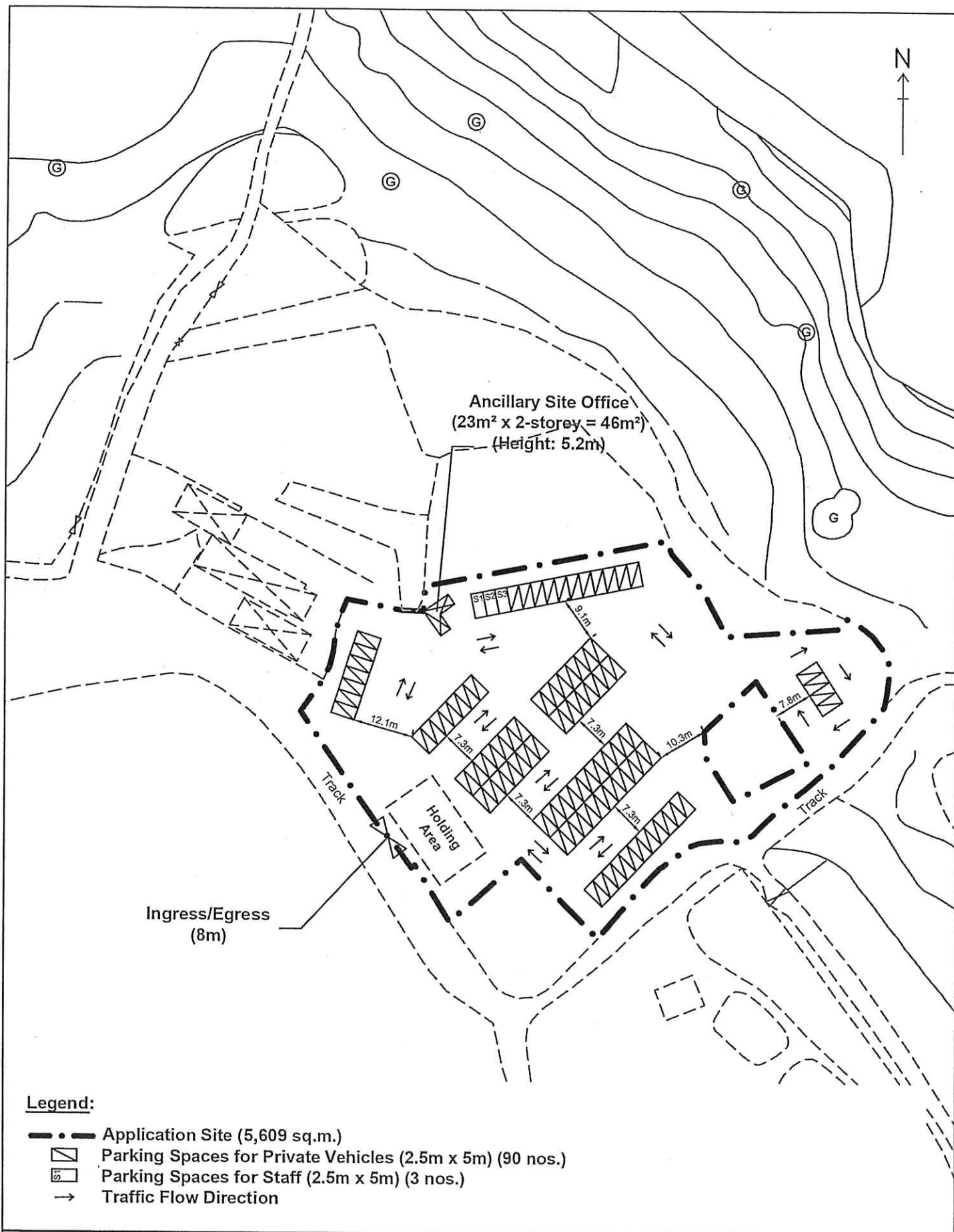


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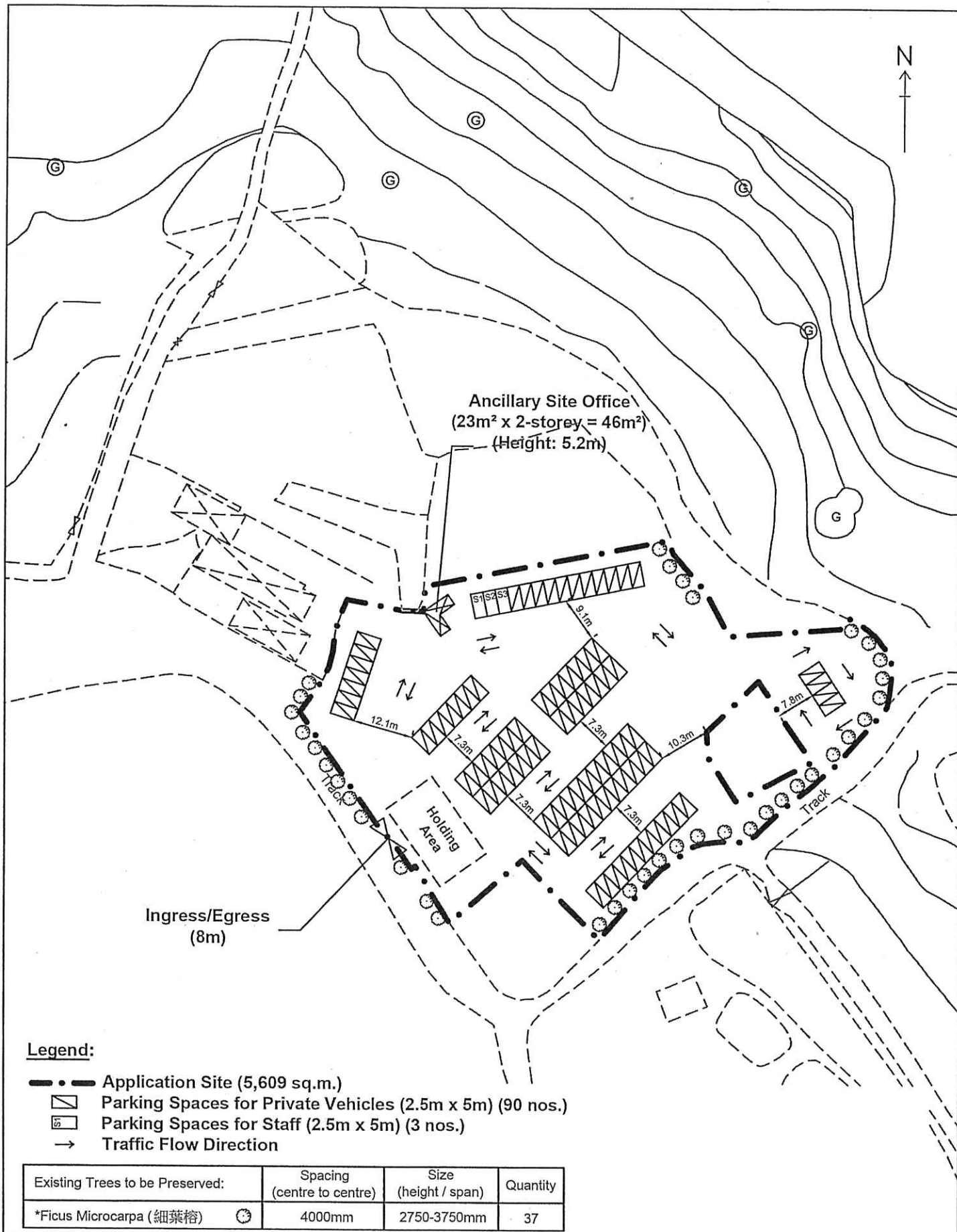
Layout Plan

Figure 4

Scale 1:1000



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Landscape and Tree Preservation Proposal

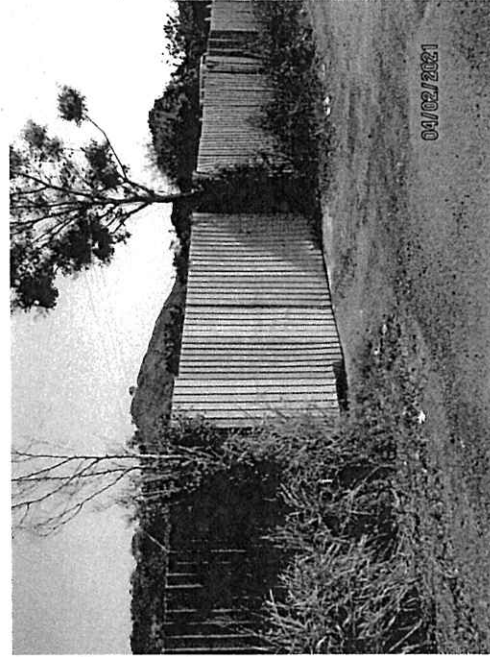
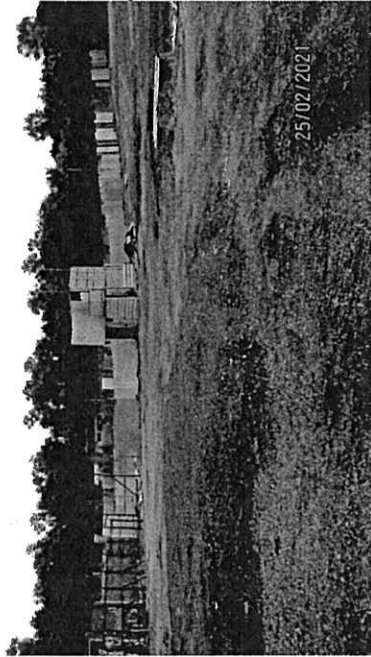
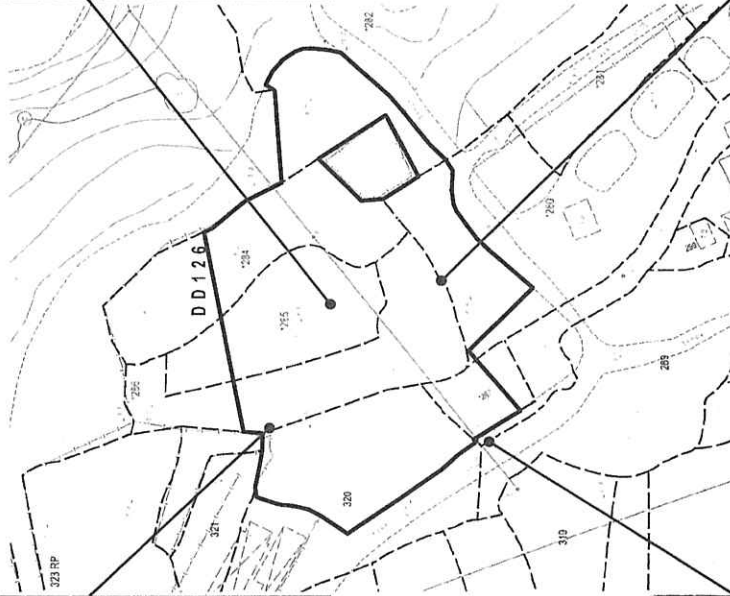
Figure 5

Scale 1:1000



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Site Photos

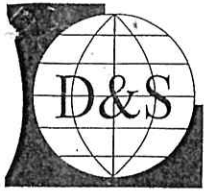


Existing Condition of the Application Site

Site Photos



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Pun How Wai
MRIBA

By Hand

Date : 1 March 2021
Our Ref. : LDS/PLAN/6095

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

Dear Sir/Madam,


Application for Planning Permission for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Site Office for a Period of 3 Years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D. 126, Fung Ka Wai, Yuen Long, N.T.

We are instructed by the Applicant, Mr. Tang Chi Kong, to seek the Town Planning Board's permission for the captioned proposal under Section 16 of the Town Planning Ordinance. An authorization letter from the Applicant is attached for your record.

Please find enclosed 5 copies of the Section 16 Planning Application Form together with 70 copies of the Planning Statement for departmental circulation and distribution to Members of the Board.

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED]

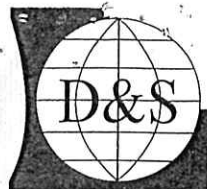
Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung 

Encl.

c.c. Client

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Pun How Wai
MRIBA

By Email and Post

Date : 9 March 2021
Our Ref. : LDS/PLAN/6095

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

Dear Sir/Madam,

2021年 3月 16日
此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
This document is received on 16 MAR 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Application for Planning Permission for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Site Office for a Period of 3 Years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D. 126, Fung Ka Wai, Yuen Long, N.T.

We refer to the captioned application submitted to the Town Planning Board on 1.3.2021 and attach herewith the replacement pages of the Application Form (page 5) and Executive Summary in Chinese for your reference.

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung 

Encl.

c.c. Client

行政摘要

此規劃報告書旨在支持在新界元朗屏山馮家圍丈量約份第 126 約地段第 280 號(部分), 第 282 號(部分), 第 284 號(部分), 第 285 號(部分), 第 286 號(部分), 第 287 號(部分)及第 320 號(部分) (“申請地點”) 作為期三年的臨時公眾停車場(只限私家車)連附屬辦公室 (“擬議發展”)用途的規劃申請。

申請地點的面積約 5,609 平方米, 大部份面積座落在 2018 年 10 月 26 日刊憲的屏山分區計劃大綱核准圖 (圖則編號: S/YL-PS/18) 上的「康樂」地帶 (約 4,782 平方米, 85%), 小部份座落「鄉村式發展」地帶 (約 827 平方米, 15%)。根據該大綱圖的註釋, 不超過三年土地或建築物的臨時用途或發展, 需先向城市規劃委員會 (“城規會”) 提出申請。

申請地點或其部分涉及 10 宗規劃申請, 最後一次申請(申請編號: A/YL-PS/544) 於 2017 年 9 月 22 日獲批准作臨時野戰中心(為期三年), 所有該申請的規劃許可附帶條件已全部履行。自去年初新冠肺炎爆發, 不鼓勵社交聚會, 野戰中心的經營者已於 2020 年六月底遷出。申請地點現時為空置土地, 申請人擬議使用申請地點作為期三年的臨時公眾停車場(只限私家車)連附屬辦公室, 以服務本地村民/居民及到訪鄰近康樂設施的訪客。

擬議公眾停車場將提供合共 93 個停車位(2.5 米 x 5 米), 當中包括 90 個私家車停車位及 3 個供職員使用的停車位。申請地點內的現有構築物將改為附屬辦公室。申請地點已設有 2.5 米高的圍欄圍封。申請地點的營運時間為星期一至日 (包括公眾假期) 24 小時運作。

本規劃申請的理據為:

1. 擬議發展將滿足該區對停車位的需求;
2. 擬議發展不會違背「康樂」及「鄉村式發展」地帶的規劃意向;
3. 申請地點短期內均不會有重大的發展;
4. 在「鄉村式發展」地帶有同類停車場用途的規劃許可獲批;
5. 擬議發展不會對附近的排水、交通及環境構成不良的影響;
6. 擬議發展可容許更有效利用土地。

基於本規劃報告書所述的理據, 敬希 各城規會委員及有關政府部門能批准此項申請, 作為期三年的臨時用途。



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Appendix Ia of RNTPC
Paper No. A/YL-PS/634



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潘孝維
Pun How Wai
MRIBA

By Email and Hand

Date : 19 April 2021
Your Ref.: TPB/A/YL-PS/634
Our Ref. : LDS/PLAN/6095

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

Dear Sir/Madam,

Application for Planning Permission for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Site Office for a Period of 3 Years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D. 126, Fung Ka Wai, Yuen Long, N.T.
(Application No. A/YL-PS/634)

We refer to the comments from the Transport Department on the captioned application and submit herewith our response (see **Annex 1**) for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung



Encl.

c.c. DPO/TM&YLW (Attn.: Mr. Ronald Chan) – By Email
Client

Your Assets for Growth

Table 1: Responses to Comments from Various Government Departments on Planning Application No. A/YL-PS/634 (19 April, 2021)

| COMMENTS | RESPONSES |
|--|---|
| 1. Transport Department | |
| (a) The Subject Site is connected to a section of Tin Wah Road via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. | - Noted. |
| (b) As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access. | <p>- Part of the Application Site has been an open storage site for new vehicles approved by the Town Planning Board from 1994-1998 (Application Nos. A/DPA/YL-PS/30, A/YL-PS/14 and 40). Then, the Application Site has been a wargame site (Application Nos. A/YL-PS/247, 295, 369 and 470) for 11 years from 2009 to 2020, in which the current application adopts the same vehicular access as all the previous approved applications. The same vehicular access was also jointly used by the adjoining open storage (with planning approvals)/recreational sites for about 20 years.</p> <p>The vehicular access to the Application Site involves 6 private lots. For Lots 312, 314 and 315 in DD126, the Applicant has a tenancy agreement with the land owners for using these lots (see Annex 2). For Lots 62S.B ss.1 RP, 62 S.C RP and 62 S.E RP in DD126, there has been a consensus among the land owners of approval on the right of using the vehicular access at the private lot(s) to the Application Site and adjoining areas.</p> |

| COMMENTS | RESPONSES |
|--|---|
| <p>(c) The applicant should justify the demand for the proposed parking in the vicinity.</p> | <p>- The proposed public vehicle park is targeted to serve the local villagers/residents and visitors to those recreational facilities nearby. This will help regulate parking in the area and improve the traffic conditions in the vicinity. To demonstrate there is a local demand for the proposed parking in the vicinity, the following information is provided:</p> <p>(a) Existing Parking Situation</p> <p>The proposed parking provisions are supported by local communities. The existing parking situation in the area has been explained in the letter from the Chairman of Ping Shan Rural Committee (see Annex 3). At present, there is no proper public car parking space for local villagers/residents nearby such as Fung Ka Wai and Ha Mei San Tsuen. Due to the lack of parking facilities, private cars are parked freely along the local track, as shown in the enclosed site photos (see Annex 4). According to 2016 Population By-census, the population within 500 radius from the Application Site is around 38,939 (including Constituency Areas of Kingswood North and Tsz Yau; and Tertiary Planning Unit 517). There has been an increasing demand for private car parking space along with the recent district development in villages and Tin Shui Wai New Town. In this regard, it was discovered that the shortage of domestic parking supply would result in improper parking and lead to traffic and road safety concerns in the surrounding areas.</p> <p>(b) Existing Public Transport Facilities</p> <p>At present, the nearest bus stops are located along Tin Shing Road, Tin Pak road and Tin Lung Road to the west, which are 500m away from</p> |

| COMMENTS | RESPONSES |
|--|--|
| <p>(d) The applicant should provide details of trip generation and attraction to justify the provision of 90 nos. of parking spaces within the subject site.</p> | <p>the Application Site. The nearby villages are also not in close proximity to any bus stop and MTR Station. As a result, many villagers rely on private cars as their major means of transportation, which account for the enormous demand for private car parking spaces in the villages.</p> <p>(c) Existing Recreational Facilities</p> <p>The Application Site and its surrounding areas are zoned “REC” on the Ping Shan OZP. A number of recreational facilities are found nearby such as barbecue spot and hobby farm and Kai Shan quickly development as a prominent hiking spot. There are also lack of parking spaces to serve these visitors.</p> <p>In view of the about, it is considered that there is a local demand for 90 parking spaces in Fung Ka Wai.</p> <p>- The breakdown of trip generation is shown in Table 1 below. There will be not more than 20 trips generated from the Application Site per hour.</p> |

Table 1: Traffic Generation from and to the Application Site

| Time | Weekdays | | | Weekends | | |
|--------------------------|---------------------------|----------------------------|-------------------------|---------------------------|----------------------------|-------------------------|
| | No. of Trips (Tenants) | No. of Trips (Visitors) | No. of Trips (Staff) | No. of Trips (Tenants) | No. of Trips (Visitors) | No. of Trips (Staff) |
| 07:00-08:00 | 15 | 0 | 2 | 10 | 5 | 2 |
| 08:00-09:00 (AM Peak) | 20 | 0 | 0 | 12 | 8 | 0 |
| 09:00-10:00 | 18 | 0 | 0 | 10 | 10 | 0 |
| 10:00-11:00 | 18 | 2 | 0 | 8 | 12 | 0 |
| 11:00-12:00 | 18 | 2 | 0 | 8 | 12 | 0 |
| 12:00-13:00 | 15 | 2 | 0 | 8 | 12 | 0 |
| 13:00-14:00 | 15 | 2 | 0 | 8 | 12 | 0 |
| 14:00-15:00 | 15 | 2 | 0 | 8 | 12 | 0 |
| 15:00-16:00 | 15 | 2 | 0 | 8 | 12 | 0 |
| 16:00-17:00 | 18 | 2 | 0 | 8 | 12 | 0 |
| 17:00-18:00 (PM Peak) | 20 | 0 | 0 | 10 | 10 | 0 |
| 18:00-19:00 | 18 | 0 | 0 | 10 | 8 | 0 |
| 19:00-20:00 | 18 | 0 | 2 | 10 | 8 | 2 |
| 20:00-21:00 | 15 | 0 | 0 | 10 | 5 | 0 |
| 21:00-22:00 | 10 | 0 | 0 | 10 | 0 | 0 |
| 22:00-23:00 | 8 | 0 | 0 | 5 | 0 | 0 |
| 23:00-07:00 | 5 | 0 | 1 | 5 | 0 | 1 |

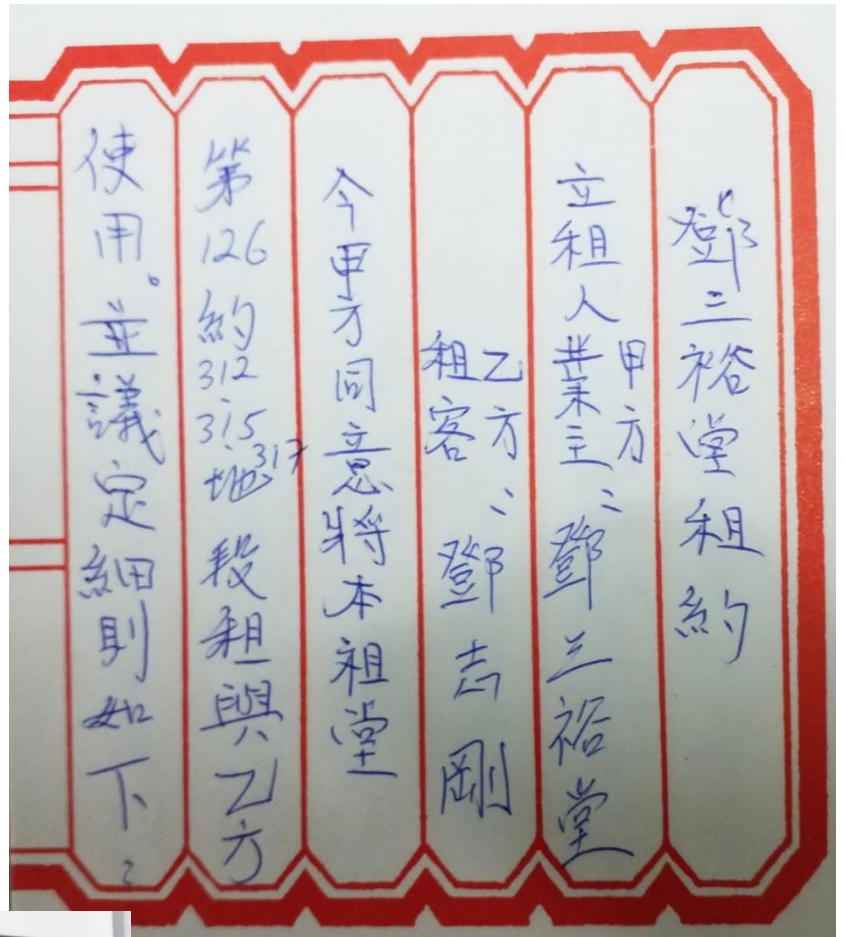
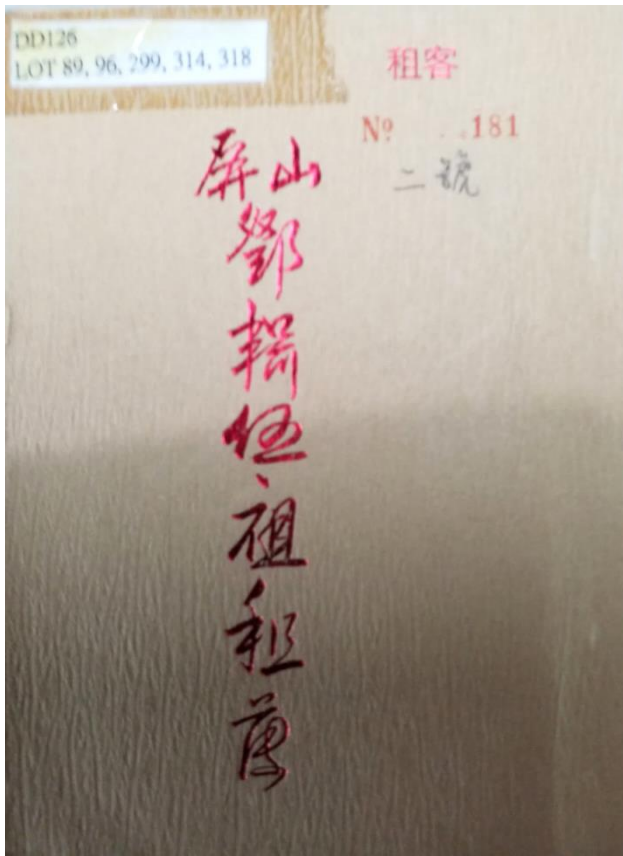
(e) Section 4.4 and Section 5.1 of attached Planning Statement:

- i. Planning justification is not tally in Section 4.4 and Section 5.1 of attached Planning Statement.

- i. We would like to clarify that the proposed public car park will mainly serve local villagers/residents in view of the fact that there are limited public transport options in terms of variety and frequency in the vicinity of Fung Ka Wai. The majority portion (about 2/3) of car parking spaces (i.e. 60 nos.) will be rented out on monthly basis for local villagers/residents while the rest (about 1/3) will be rented to visitors.

| | |
|---|---|
| <p>ii. Please clarify the proposed 90 nos. of parking spaces were provided for monthly rental purpose or facilitate the local parking demand to attraction point in the vicinity (i.e. hiking spot).</p> <p>iii. The applicant should justify the proposed parking provision considering the arrangement for staff, tenant and visitor to the attraction point in the vicinity.</p> <p>iv. Please provide breakdown of estimated trip generation and attraction rates with the proposed parking provisions considering the arrangement for staff, tenant and visitor to the attraction point in the vicinity.</p> | <p>ii. See our Response in (e) (i).</p> <p>iii. Given the proposed development is targeted to serve the local villagers/residents and visitors to the areas, and an existing local demand for private car parking spaces has been reflected from the existing parking conditions along the vehicular access nearby. The provision of 90 parking spaces will meet the local parking demand.</p> <p>iv. See Table 1 above.</p> |
|---|---|

Tenancy Agreement



| | | | | | | | |
|---------------|--|-----------------------------|-----------------------|-------------------------|-------------------------------|------------------------|--|
| <p>鄧輯伍祖租約</p> | | <p>立租約人：業主 鄧輯伍祖（以下簡稱甲方）</p> | <p>租客 鄧志剛（以下簡稱乙方）</p> | <p>今甲方同意將本祖堂第 126 約</p> | <p>89 96 299 314 318（五地段）</p> | <p>租與乙方使用。並議定細則如下：</p> | <p>（一）出租地段屬甲方二號嘗田（<small>祭修 學靠</small>）土名角子頭</p> |
|---------------|--|-----------------------------|-----------------------|-------------------------|-------------------------------|------------------------|--|

貴會檔號：TPB/A/YL-PS/634

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

**新界元朗屏山馮家圍丈量約份第 126 約地段第 280 號(部分),
第 282 號(部分), 第 284 號(部分), 第 285 號(部分),
第 286 號(部分), 第 287 號(部分)及第 320 號(部分)
臨時公眾停車場(只限私家車)連附屬辦公室(為期三年)
(規劃申請編號：A/YL-PS/634)**

本人為屏山鄉鄉事委員會主席，知悉標題申請規劃許可，用作臨時公眾停車場(只限私家車)連附屬辦公室，現特致函反映該區交通問題，供 貴會考慮。

申請地點座落屏山馮家圍，鄰近兩條鄉村（包括馮家圍村及蝦尾新村），而天慈路以西一帶均為天水圍新市鎮的公屋及私人屋苑，申請地點鄰近露天貯物場外，亦有不少康樂設施。隨著鄉村及新市鎮不斷發展，本區人口不斷增加，因而對私家車泊車位的需求殷切。

在通往申請地點通道旁的政府土地，經常停泊不少私家車，對道路使用者往往構成不便及危險，而天水圍的屋苑雖然有停車位供應，但往往供不應求，居民亦須承受高昂的租金。每逢假日，不少遊人亦從市區前往該區行山及進行康樂活動。

雖然政府近年致力改善本區對外公共交通，一直以來，村居均以私家車為主要交通工具，惟往往停車位設施嚴重不足，村民為泊車及車輛阻塞問題，時有爭議。本人得悉申請地點申請作公眾私家車停車場，定能解決該區車位不足問題，亦為村民提供合法停車位，疏導出入通道的交通。故此，本人支持是項規劃申請。

屏山鄉鄉事委員會

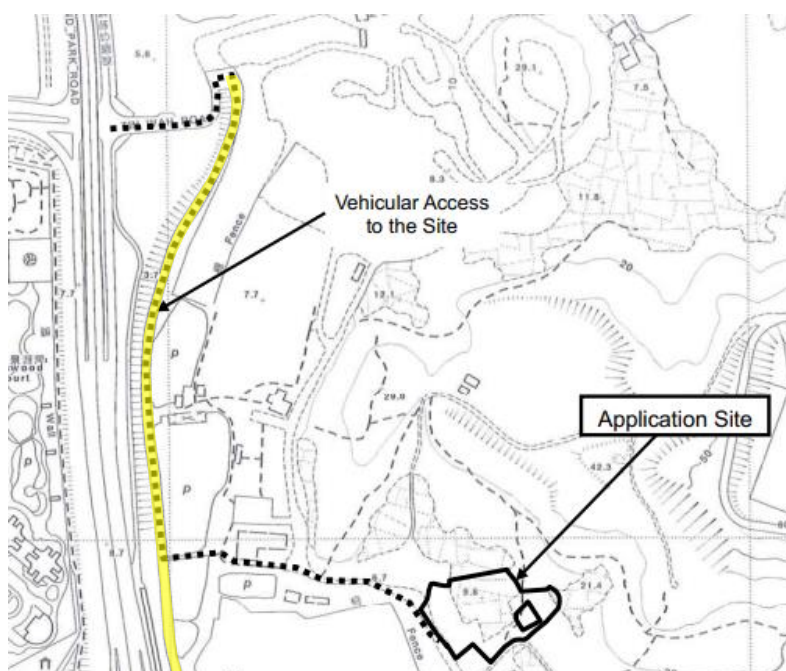
鄧志強

主席 鄧志強 啟



2021 年 4 月 15 日

Existing Parking Situation in Fung Ka Wai, Yuen Long



Site photos (taken on 15.4.2021) showing parking along the vehicular access



Previous s.16 Applications Covering the Site

Approved Applications

| <u>No.</u> | <u>Application No.</u> | <u>Development/Use</u> | <u>Zoning</u> | <u>Date of Consideration</u> | <u>Approval Conditions</u> |
|-------------------|-------------------------------|--|----------------------|--------------------------------------|-----------------------------------|
| 1 | A/DPA/YL-PS/30 | Temporary Use of Open Storage of New Vehicles | “Unspecified” (“U”) | 21.10.1994 (Approved for 3 Years) | 1-9, 16 |
| 2 | A/YL-PS/14 | Temporary Open Storage of New Vehicles for a Period of 12 Months | “REC” | 3.10.1997 | 2, 3, 5, 8, 9, 16 |
| 3 | A/YL-PS/40 | Temporary Open Storage of New Vehicles for a Period of 12 Months | “REC” | 16.10.1998 | 3, 8, 9, 16 |
| 4 | A/YL-PS/49 | Golf Driving Range | “REC” | 26.3.1999 (Approved for 3 Years) | 5, 8-10, 16 |
| 5 | A/YL-PS/295 | Temporary War Game Centre for a Period of 3 Years | “REC”, “V” | 13.2.2009 | 5, 7-10, 13, 15, 16 |
| 6 | A/YL-PS/369 | Temporary War Game Centre for a Period of 3 Years | “REC”, “V” | 24.2.2012 | 5, 7, 8, 10-13, 15, 16 |
| 7 | A/YL-PS/470 | Renewal of Planning Approval for Temporary War Game Centre for a Period of 3 Years | “REC”, “V” | 6.2.2015 (Revoked on 16.6.2017) | 5, 7, 8, 10-16 |
| 8 | A/YL-PS/544 | Temporary War Game Centre for a Period of 3 Years | “REC”, “V” | 22.9.2017 | 7, 8, 9-16 |

Approval Conditions

- (1) Submission of traffic impact assessment
- (2) Provision of vehicular access to the site
- (3) Provision of noise mitigation measures
- (4) Carrying out of proposed works in the vicinity of existing waterworks installations
- (5) Provision of a water works reserve from the affected water mains
- (6) Setting back of the site to avoid encroachment onto the proposed work limit of roadworks to Ha Mei San Tsuen for Village Flood Protection Phase IV
- (7) No night time operation
- (8) Submission and implementation of landscape/tree planting/preservation proposal
- (9) Submission and implementation of drainage proposal
- (10) Submission and implementation of fire service installations proposal
- (11) Submission of drainage record
- (12) Maintain existing drainage facilities
- (13) Provision/maintenance of peripheral fencing
- (14) No vehicle is allowed to queue back to or reverse onto/from public road
- (15) Revocation Clause
- (16) Reinstatement Clause.

Rejected Application

| <u>No.</u> | <u>Application No.</u> | <u>Development/Use</u> | <u>Zoning</u> | <u>Date of Consideration</u> | <u>Reasons for Rejection</u> |
|-------------------|-------------------------------|--|--|-------------------------------------|-------------------------------------|
| 1 | A/DPA/YL-PS/3 | Open Storage of Vehicles | “U” | 13.5.1994 (Upon review) | 1-5 |
| 2 | A/YL-PS/247 | Temporary Holiday Camp Development with Ancillary Facilities for a Period of 3 Years | “REC”, “Conservation Area” (“CA”) and “V” | 17.11.2006 | 1, 6,7 |

Reasons for Rejection:

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding land uses.
- (3) Impact of stormwater discharge on the existing stormwater drain along Tin Tze Road has not been adequately addressed.
- (4) Information on the existing access road such as land status, road surface condition and footpath provision are incomplete and the applicant have not demonstrated that the number of vehicles received/despached in future will be maintained at the present level.
- (5) Visual and noise impacts caused by proposed development have not been adequately addressed.
- (6) No information was submitted to demonstrate that the proposed development would not generate adverse drainage, sewerage, environmental, traffic and landscape impacts on the surrounding areas.
- (7) Setting an undesirable precedent.

Similar s.16 Applications within the same “REC” Zone

Rejected Application

| <u>No.</u> | <u>Application No.</u> | <u>Development/Use</u> | <u>Zoning</u> | <u>Date of Consideration</u> | <u>Rejection Reason(s)</u> |
|-------------------|-------------------------------|--|----------------------|-------------------------------------|-----------------------------------|
| 1 | A/YL-PS/523 | Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Coaches) for a Period of 3 Years | “REC” | 14.10.2016 | 1 |

Rejection Reason

- (1) approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the subject “Recreation” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

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

參考編號

Reference Number:

210325-154412-33190

提交限期

Deadline for submission:

13/04/2021

提交日期及時間

Date and time of submission:

25/03/2021 15:44:12

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/634

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設停車場將會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加
引發火警危機，影響村民安全及生活質數。

5-1 附加

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

參考編號

Reference Number:

210409-170157-83563

提交限期

Deadline for submission:

13/04/2021

提交日期及時間

Date and time of submission:

09/04/2021 17:01:57

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/634

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設擬議臨時公眾私家車停車場將會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The private land of Lot 320 in D.D.126 is currently covered by Short Term Waivers (STW) No. 3645 for the purpose of 'Temporary War Game Centre'. The private land of Lots 285 and 286 both in D.D.126 is currently covered by STW No. 3648 for the purpose of 'Temporary War Game Centre'. The STW holders will need to apply to his office for modification of the STW conditions where appropriate. The lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) of any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is/are approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Tin Wah Road/Tin Tsz Road via a section of a local access which is not managed by Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with relevant lands and maintenance authorities accordingly. As there is no information about the vehicular access at the private lot(s) to the Site, he presumes that the applicant should arrange by himself if necessary, and should seek the relevant land owner(s) on the right of using the vehicular access;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access arrangement should be commented by TD. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public footpaths/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Wah Road/Tin Tsz Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by the Environmental Protection Department to minimize the potential environmental nuisance to the surrounding areas;
- (f) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs). The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that according to the landscape and tree preservation

proposal in the planning statement, some of the proposed car parking spaces seem to be very close or may be in conflict with the existing large *Litchi chinensis* at the northern part of the Site. The applicant should review and revise the proposed layout to avoid conflict with the tree and update the landscape and tree preservation proposal accordingly. The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory proposal, where appropriate. The applicant should refer to the guidelines promulgated by the Development Bureau on tree management to undertake proper and regular tree maintenance work. Wheel stops or concrete barriers at a minimum distance of 1m from the planting areas should be installed to protect the trees from damage by vehicles. If replacement for existing tree is required, the applicant may wish to consider other tree species with small mature size in lieu of *Ficus microcarpa* which has the characteristics of vigorous root system and large tree canopy in mature size; and

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on 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. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations. Detailed checking under the BO will be carried out at building plan submission stage.