

This document is received on 27 APR 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)**

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/636
	Date Received 收到日期	27 APR 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)

Richland Properties Management Company Limited
(富田物業管理有限公司)

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

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

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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 448 (Part), 449R.P. (Part), 450 (Part) and 452 R.P. (Part) in D.D.122, Hang Mei Tsuen, 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 2,249 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Vehicle Park for Coaches (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
22/4/2021 (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 22/4/2021 (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 Vehicle Park for Coaches (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sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積sq.m <input type="checkbox"/> About 約	
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)	
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 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) Coach Parking Spaces: 15	
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

7 a.m. to 11 p.m. every day (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 No 否	<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)) <u>Local track connecting to Ping Ha Road</u> <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 <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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	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) 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)
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(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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

FRANCIS LAU

Planning Manager

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

☒ RPP 註冊專業規劃師

Others 其他

MRTPI, FRICS, RPS(GP)



on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

22.4.2021

(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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 448 (Part), 449R.P. (Part), 450 (Part) and 452 R.P. (Part) in D.D.122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories
Site area 地盤面積	2,249 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
Zoning 地帶	"Village Type Development" ("V")
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 Vehicle Park for Coaches

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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) Coach Parking Spaces _____ _____		15
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Tree Preservation Proposal (Plan 4), Drainage Proposal (Plan 5)		
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。

Appendix I

Justifications

(Lots 448 (Part), 449 R.P. (Part), 450 (Part) and 452 R.P. (Part) in D.D.122,
Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories)

1) The Applied Use

The applied use is 'Temporary Vehicle Park for Coaches' for a Period of 3 years. This application is subject to a previously approved application no. A/YL-PS/552.

2) Location

The application site is on lots 448 (Part), 449 R.P. (Part), 450 (Part) and 452 R.P. (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories.

3) Site Area

The site area is about 2,249m². No Government Land is involved. The site area is the same as those under the previously approved application no. A/YL-PS/552.

4) Land Use Zoning

The site falls within an area zoned "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18.

The planning intention of this 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. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to Town Planning Board (TPB).

According to the Notes of the OZP, 'Public Vehicle Park (excluding container vehicle)' use is a Column 2 use of the "V" zone. A s.16 application to the Town Planning Board ("TPB") is required.

5) Development Parameters

(a) Operation Hours

The operation hours will be from 7:00 a.m. to 11:00 p.m. every day (including Sundays and public holidays). The operation hours remain the same as those under the previous approved application no. A/YL-PS/552.

(b) Structure

Same as the previously approved application no. A/YL-PS/552, no structure will be erected at the site.

(c) Provision of Access and Parking Facilities

The site is accessible via a local track connecting to Ping Ha Road (Plan 1). A total of 15 parking spaces for coach (12m (L) x 3.5m (W)), which will not be designated, will be provided at the site. The arrangement of provision of access and parking facilities remain the same as the previously approved application no. A/YL-PS/552.

6) Previously Approved Application

The site is the subject of three previously approved applications. As planning circumstances in proximity of the site have not been materially changed, TPB are invited to favourably consider the current application.

Table 1—Previous Applications at the “V” zone

Application No.	Applied Use	Decision
A/YL-PS/371	Temporary Vehicle Park for Coaches for a Period of 3 Years	Approved on 24.2.2012
A/YL-PS/469	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	Approved on 6.2.2015
A/YL-PS/552	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	Approved on 9.2.2018

The approval conditions in respect of drainage facilities and fire service installations of the previously approved application no. A/YL-PS/552 have been satisfactorily complied with. Hence, TPB are invited to favourably consider the current application.

7) Similar Applications at the “V” zone

Table 2—Similar Applications at the “V” zone

Application No.	Applied Use	Decision
A/YL-PS/183	Temporary Vehicle Park for Sludge Collection Vehicles, Lorries and Pick-up Trucks, Vehicle Washing Area and Storage Area for a Period of 3 Years	Approved under Review on 8.10.2004
A/YL-PS/243	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	Approved on 28.4.2006
A/YL-PS/249	Temporary Vehicle Park for Sludge Collection Vehicles, Light Goods Vehicles and Pick-up Trucks for a Period of 2 Years	Approved on 29.9.2006 (for 1 year)

Application No.	Applied Use	Decision
A/YL-PS/266	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	Approved on 9.3.2007
A/YL-PS/278	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	Approved on 14.12.2009 (for 1 year)
A/YL-PS/294	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 1 Year	Approved on 13.2.2009
A/YL-PS/306	Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	Approved on 7.8.2009
A/YL-PS/317	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	Approved on 19.3.2010 (for 1 year)
A/YL-PS/340	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches under Application No. A/YL-PS/317 for a Period of 3 Years	Approved on 18.3.2011 (for 1 year)
A/YL-PS/385	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	Approved on 10.8.2012 (for 1 year)
A/YL-PS/386	Temporary Public Vehicle Park for Medium Size Buses (24-seats) and Private Cars for a Period of 3 Years	Approved on 24.8.2012
A/YL-PS/437	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Buses (Coaches) and 24 Tonnes Goods Vehicles for a Period of 3 Years	Approved on 7.3.2014 (for 1 year)
A/YL-PS/452	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	Approved on 14.11.2014
A/YL-PS/472	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	Approved on 27.2.2015 (for 1 year)
A/YL-PS/485	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	Approved on 7.8.2015
A/YL-PS/515	Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	Approved on 29.7.2016
A/YL-PS/516	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	Approved on 22.4.2016
A/YL-PS/564	Temporary Public Vehicle Park for Medium Size Buses (24-seats) and Private Cars for a Period of 3 Years	Approved on 17.8.2018
A/YL-PS/590	Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	Approved on 19.7.2019

A number of similar applications for public vehicle park have been approved at the subject "V" zone in the past 16 years. Approval of the current application is in line with previous decisions of RNTPC of TPB.

8) **Planning Gain**

There is a pressing need for providing more parking spaces for coaches in the vicinity as the number of visitors of Ping Shan Heritage Trail is increasing.

9) **No Reduction in the Land Available for Village Type Development**

Although the site is zoned "V", it is a piece of Tso/Tong land. The Tso/Tong has no intention of building village houses at the site. Therefore, the applied use does not frustrate the planning intention of the "V" zone.

10) **Compatibility with the Surrounding Environment**

The site is located to the west of village-type houses of Hang Mei Tsuen and in the vicinity of the Ping Shan Heritage Trail. The applied use is compatible with the surrounding environment.

11) **No Adverse Impact on the Environment**

(a) Landscape

Within the site, there are 32 existing *Ficus Microcarpa*. 19 of the existing *Ficus Microcarpa* were planted under the approved landscape proposal of the previously approved application no. A/YL-PS/552 whilst the other 13 are naturally existing *Ficus Microcarpa*. Also, there are a number of existing trees to the west of the site. Please refer to the tree preservation proposal (Plan 4) for details.

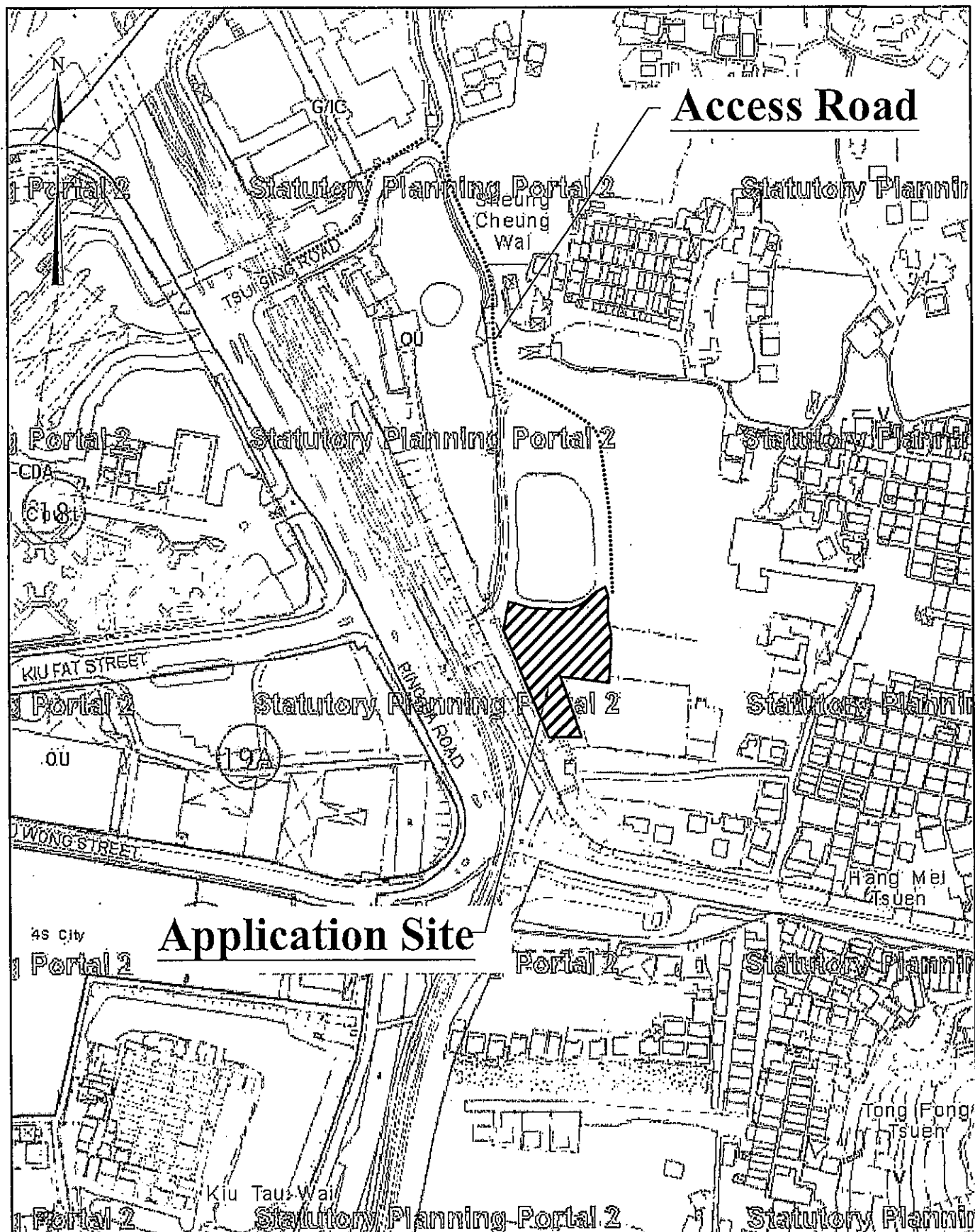
The 32 existing *Ficus Microcarpa*, as shown in Plan 4, will be properly maintained. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

(b) Drainage

375mm U-channels and the CI covers have been provided within the site under the approved drainage proposal of the previously approved application no. A/YL-PS/552. The existing drainage facilities will be maintained in good conditions throughout the approval period. Please refer to the drainage proposal (Plan 5) for details.

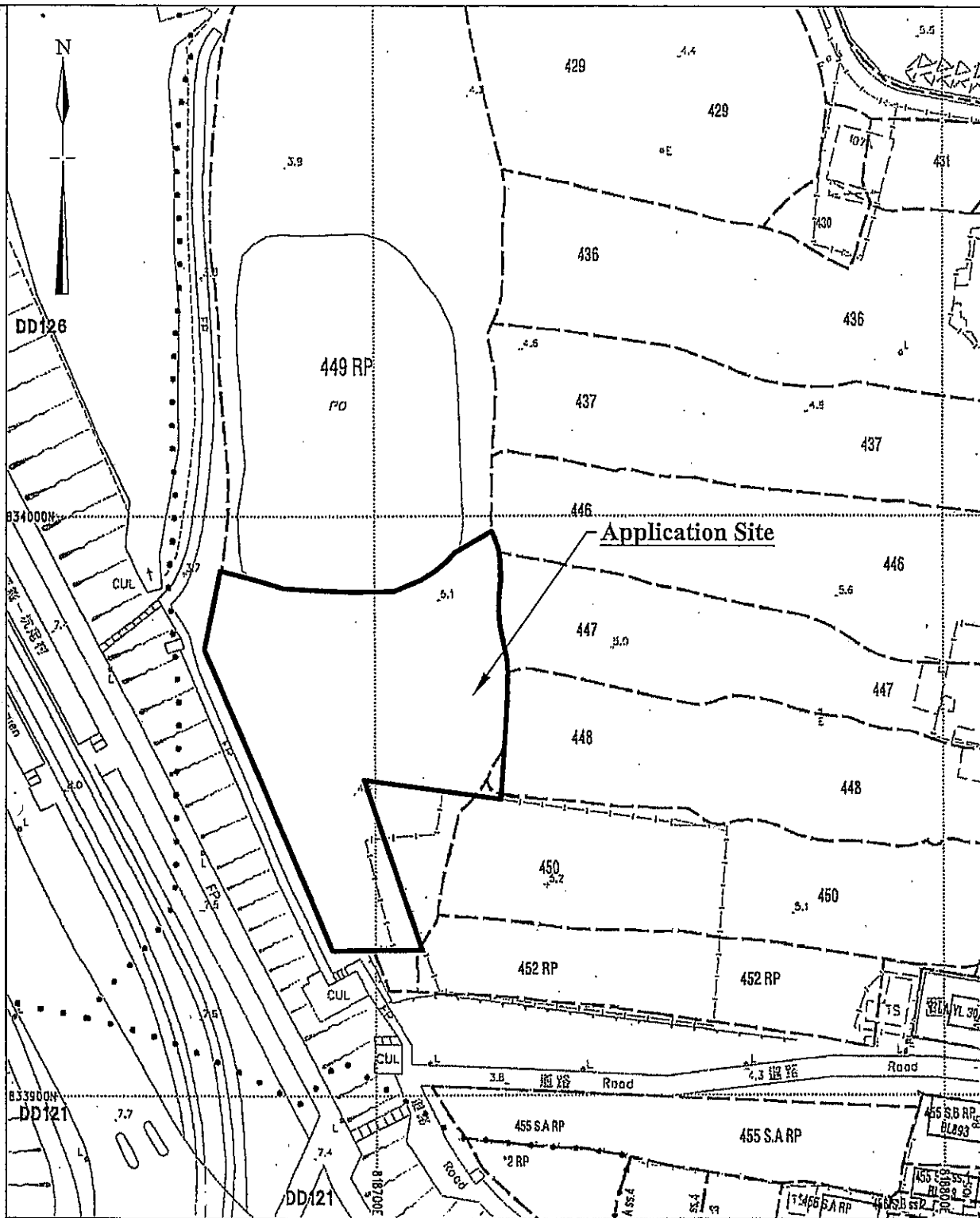
(c) Traffic

As the number of coach parking spaces to be provided at the site is limited, no significant adverse traffic impact are expected.



Extracted from Ping Shan Outline Zoning Plan No. S/YL-PS/18

Not to Scale For Identification Purpose Only	Location Plan	Goldrich Planners & Surveyors Ltd.
April 2021	Lots 448(Part), 449RP(Part), 450(Part) and 452RP(Part) in D. D. 122 Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories	Plan 1 (P10120)



Site Area: 2,249m²

1 : 1000

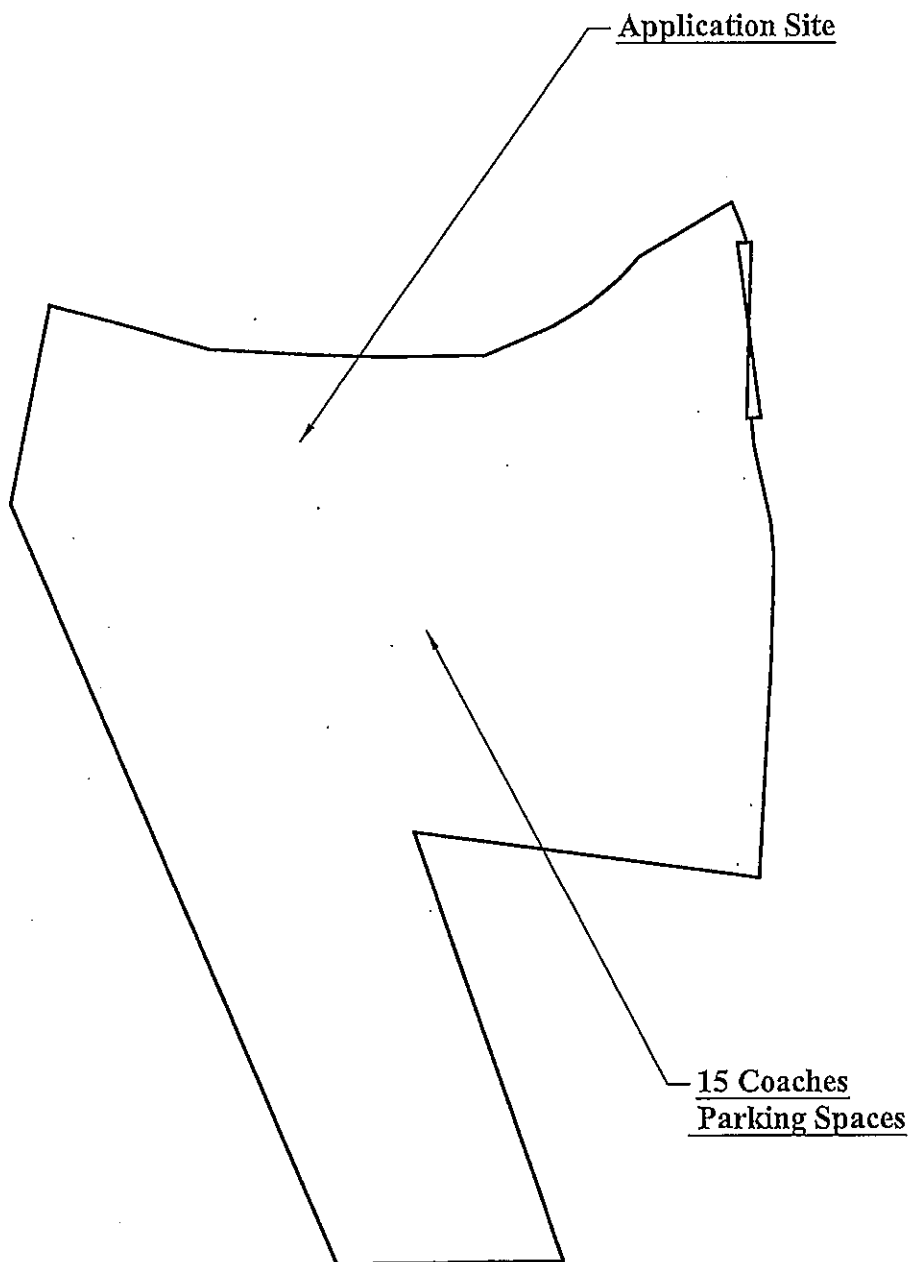
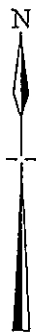
Lot Index Plan

Goldrich Planners &
Surveyors Ltd.

April 2021

Lots 448(Part), 449RP(Part), 450(Part) and 452RP(Part) in D. D. 122
Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories

Plan 2
(P10120)



1 : 500

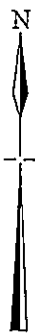
Site Plan

Goldrich Planners &
Surveyors Ltd.

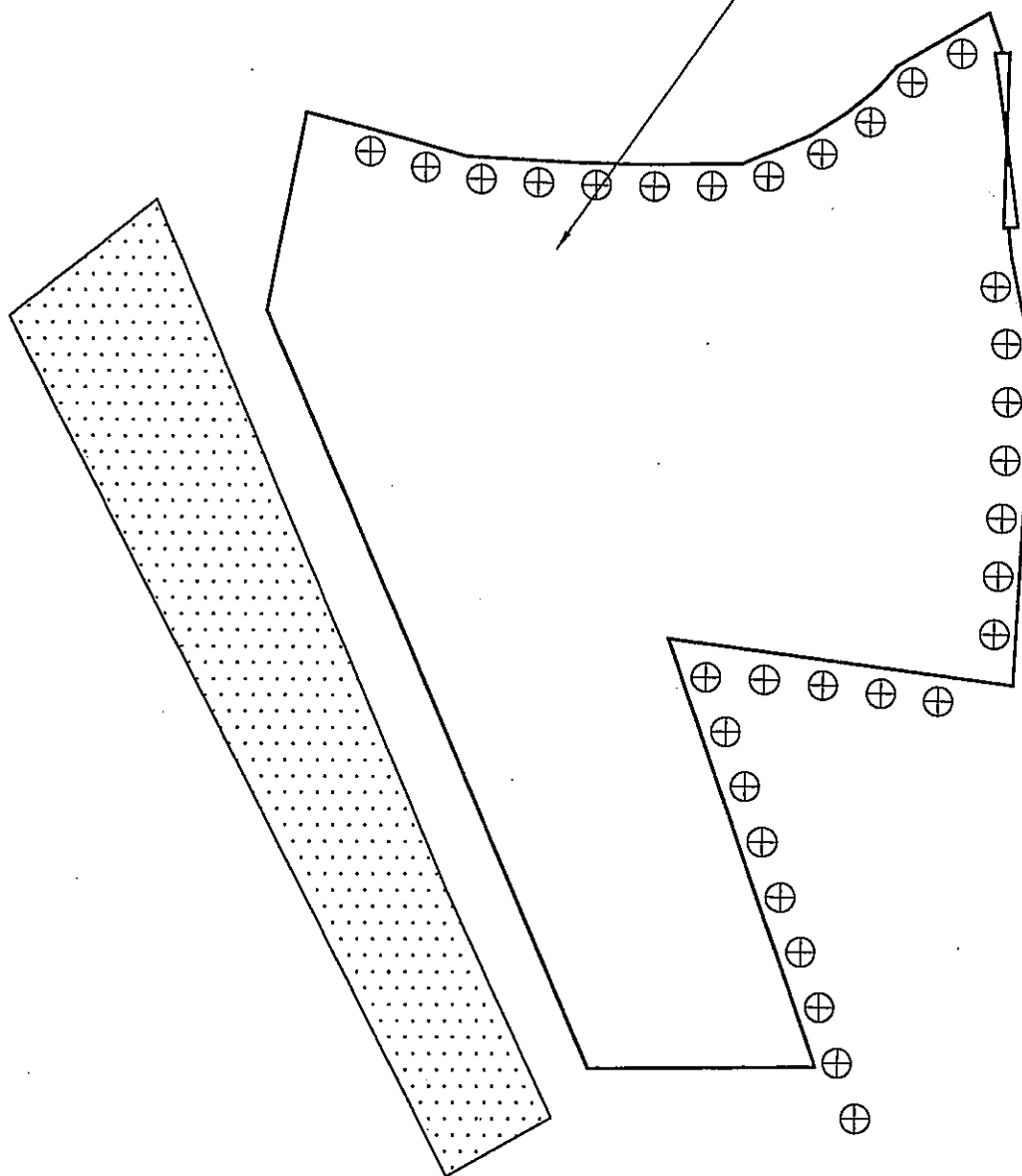
April 2021

Lots 448(Part), 449RP(Part), 450(Part) and 452RP(Part) in D. D. 122
Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories

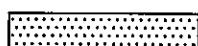
Plan 3
(P 10120)



Application Site

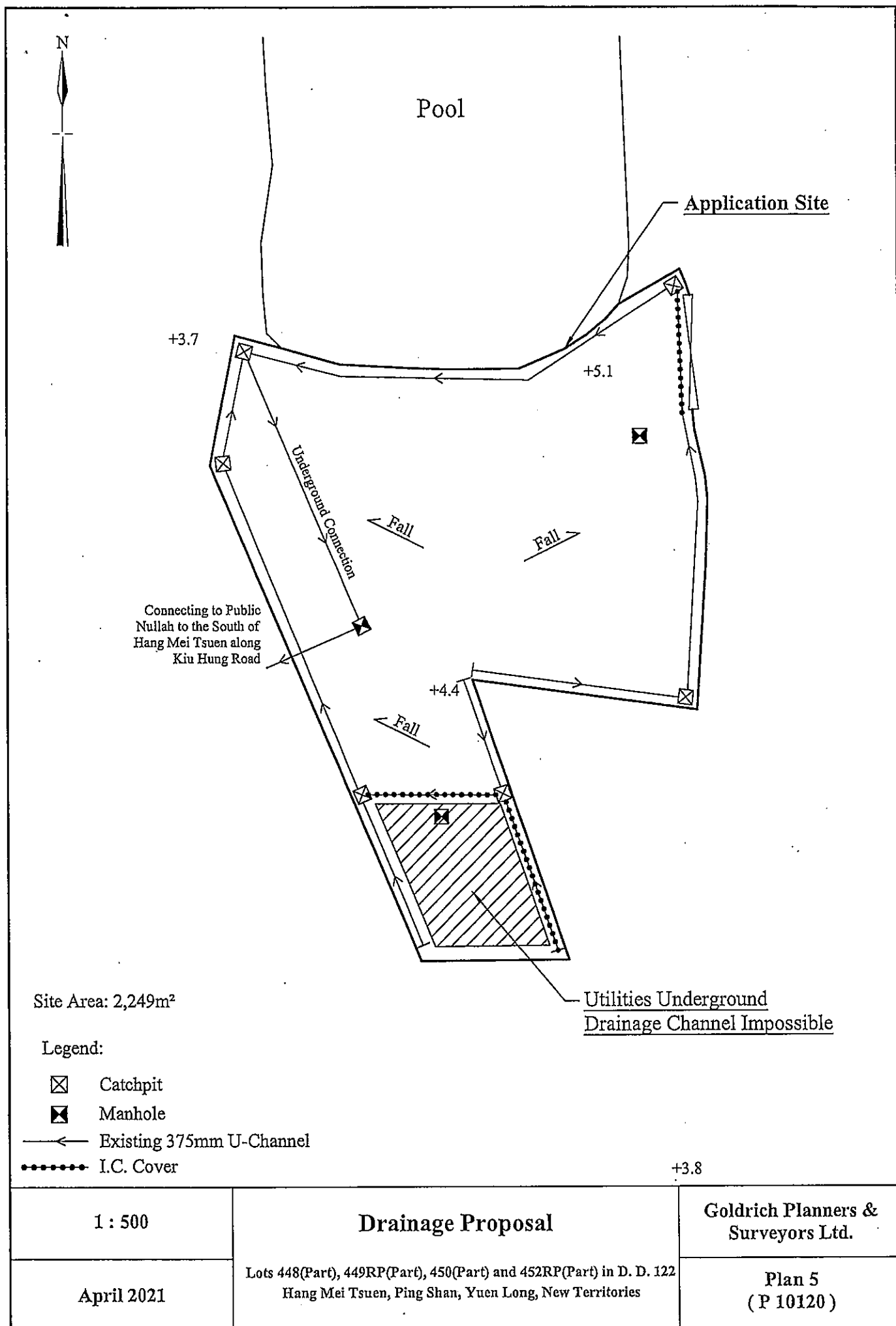


Legend



Existing Trees

Existing Trees to be Preserved	Spacing (Centre to Centre)	Size (Height)	Quantity
⊕ Ficus Microcarpa (細葉榕)	4m	2.75m	32
1 : 500	Tree Preservation Proposal Lots 448(Part), 449RP(Part), 450(Part) and 452RP(Part) in D. D. 122 Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories		Goldrich Planners & Surveyors Ltd.
April 2021			Plan 4 (P 10120)



Executive Summary

1. The application site is on lots 448 (Part), 449 R.P. (Part), 450 (Part) and 452 R.P. (Part) in D.D.122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories.
2. The applied use is 'Temporary Vehicle Park for Coaches' for a Period of 3 years.
3. The application is subject to the previously approved application no.: A/YL-PS/552. The site area and parameters remain unchanged.
4. The site area is about 2,249m².
5. A total of 15 parking spaces for coaches will be provided at the site
6. Operation hours are 7 a.m. to 11 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界元朗屏山坑尾村丈量約份第 122 約地段第 448 號(部份)、第 449 號餘段(部份)、第 450 號(部份)及第 452 號餘段(部份)。
2. 申請用途為‘臨時旅遊車停車場’的規劃許可申請，為期 3 年。
3. 此規劃申請是連帶於之前的規劃申請批准編號：A/YL-PS/552。申請範圍及參數不變。
4. 申請面積為大約 2,249 平方米。
5. 申請地點會提供 15 個旅遊車泊車位。
6. 營業時間為每日上午 7 時至下午 11 時 (包括星期日及公眾假期)。

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Your Ref.:

Our Ref.: P10120/TL21152

30 April 2021

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

Dear Sir,

Supplementary Information for

s.16 Application

'Temporary Vehicle Park for Coaches' for a period of 3 years

Lots. 448 (Part), 449RP (Part), 450 (Part) and 452RP (Part) in D.D. 122,

Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories

We would like to clarify that no workshop activities or vehicle repair will be implemented on site. Only coaches are allowed to park. A notice will be posted to indicate that only coaches are allowed to park. Coaches without a valid vehicle license issued under the road traffic ordinance are not allowed to park on site.

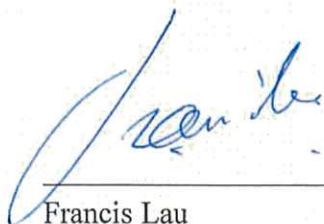
There are existing fence walls at the eastern, southern and northern side along the site boundary. There are a slope and trees at the western side to soften the visual impact of the coach park. The slope and the trees are higher than the coaches. The applicant proposes no fence wall at the western side which is the same as the previous approved application.

We would also like to submit the updated Layout Plan (Plan 3) and Tree Preservation Plan (Plan 4) for your consideration.

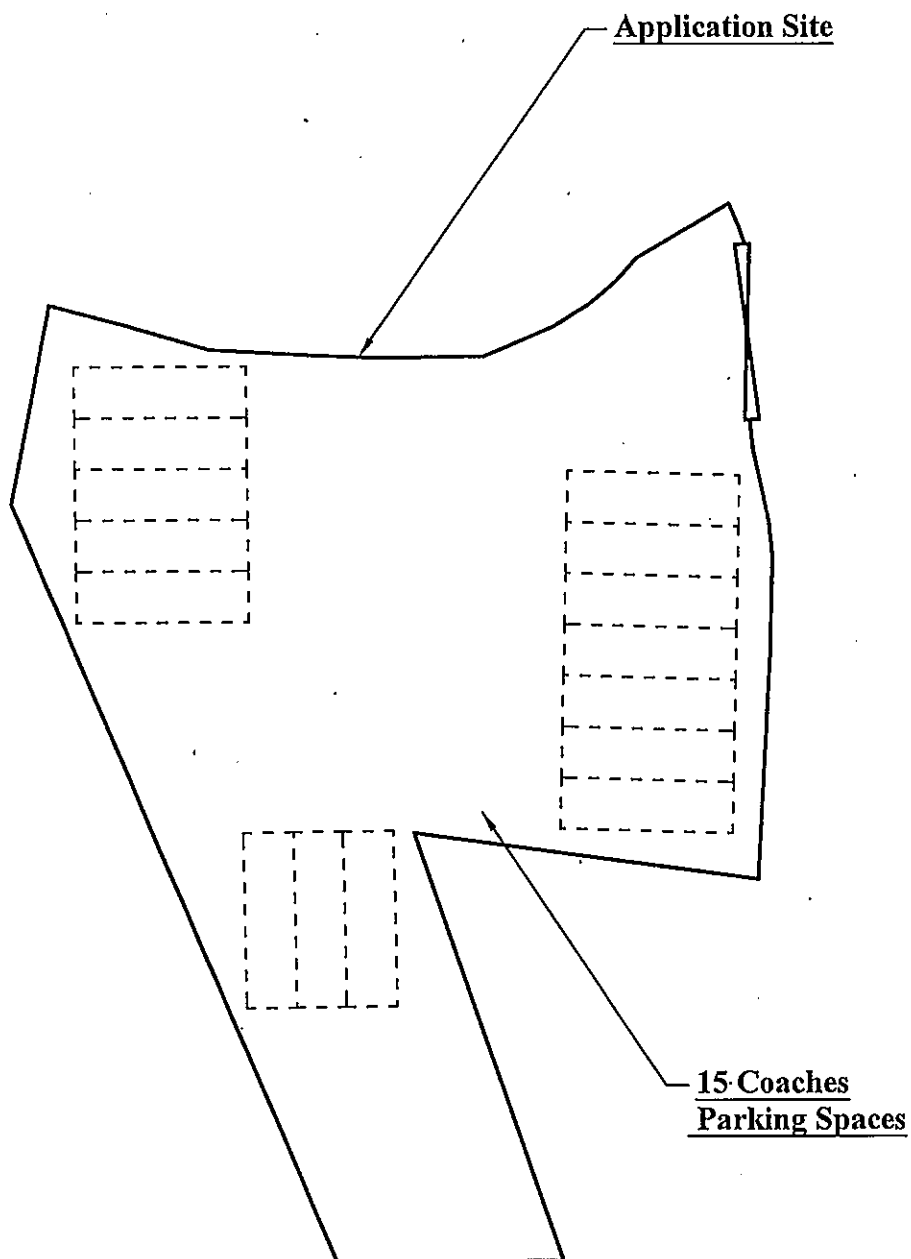
Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.


Francis Lau

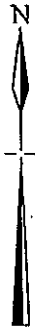
Encl.



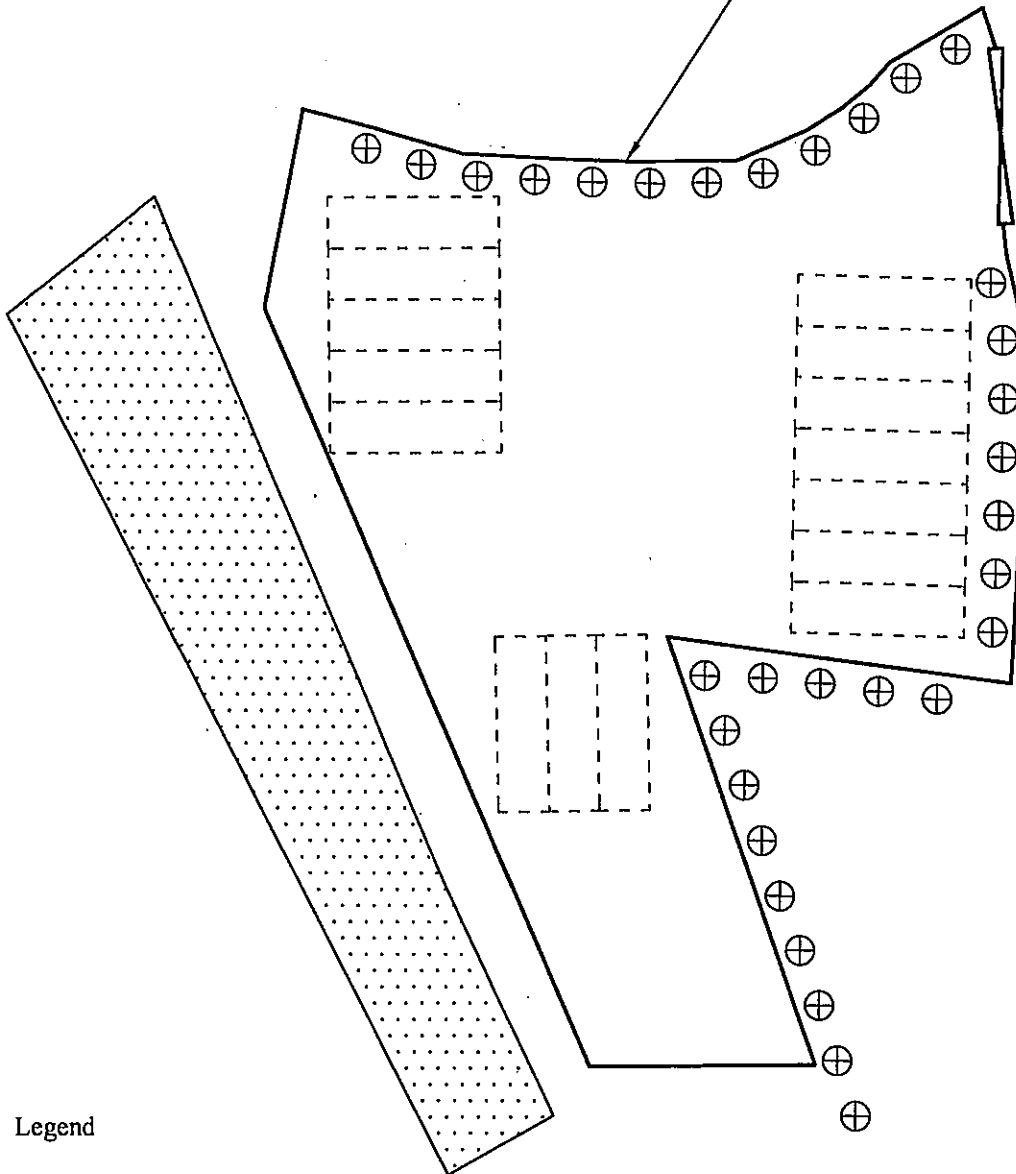
Legend

[- - - -] Parking Space for Coaches and Buses (12m (L) x 3.5m (W))

1 : 500	Layout Plan Lots 448(Part), 449RP(Part), 450(Part) and 452RP(Part) in D. D. 122 Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
April 2021		Plan 3 (P 10120)



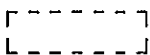
Application Site



Legend



Existing Trees



Parking Space for Coaches and Buses (12m (L) x 3.5m (W))

Existing Trees to be Preserved	Spacing (Centre to Centre)	Size (Height)	Quantity
⊕ Ficus Microcarpa (細葉榕)	4m	2.75m	32
1 : 500	Tree Preservation Proposal Lots 448(Part), 449RP(Part), 450(Part) and 452RP(Part) in D. D. 122 Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories		Goldrich Planners & Surveyors Ltd.
April 2021			Plan 4 (P 10120)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-PS/636

Our Ref.: P10120/TL21164

12 May 2021

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

Dear Sir,

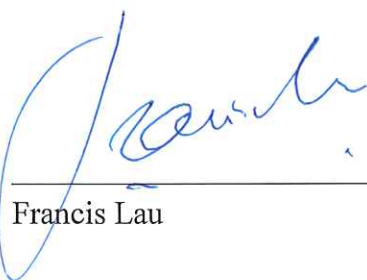
Submission of Further Information

s.16 Application

**‘Temporary Vehicle Park for Coaches’ for a period of 3 years
Lots. 448 (Part), 449RP (Part), 450 (Part) and 452RP (Part) in D.D. 122,
Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories**

We would like to submit a further information to respond to the comment from the Transport Department.

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



Francis Lau

Encl.

Use: Temporary Vehicle Park for Coaches for a Period of 3 years

Location: lots 448 (Part), 449 R.P. (Part), 450 (Part) and 452 R.P. (Part) in
D.D.122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories

Further Information

Comment from the Transport Department

(Contact Person: Mr. Wilson Man, Tel: 2399 2422)

Comment: The applicant is required to advise the estimated trip generation and attraction for further consideration on the application.

Response:

According to the applicant, the current daily trip generation and attraction rate are as follows:

	Trip Generation (Weekdays)	Trip Attraction (Weekdays)	Trip Generation (Weekends)	Trip Generation (Weekends)
07:00 – 08:00	2	0	0	0
08:00 – 09:00	0	0	0	0
09:00 – 10:00	0	0	0	0
10:00 – 11:00	1	0	0	0
11:00 – 12:00	1	0	0	0
12:00 – 13:00	0	0	0	0
13:00 – 14:00	0	0	0	0
14:00 – 15:00	1	0	0	0
15:00 – 16:00	1	0	0	0
16:00 – 17:00	1	0	0	0
17:00 – 18:00	1	4	0	0
18:00 – 19:00	0	4	0	0
19:00 – 23:00	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>8</u>	<u>8</u>	<u>0</u>	<u>0</u>

The current total daily trip generation and attraction rate for coaches is 16 per day (8 in and 8 out).

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-PS/636

Our Ref.: P10120/TL21178

25 May 2021

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

Dear Sir,

Submission of Further Information

s.16 Application

‘Temporary Vehicle Park for Coaches’ for a period of 3 years
Lots. 448 (Part), 449RP (Part), 450 (Part) and 452RP (Part) in D.D. 122,
Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories

We refer to the comment of the Director of Environmental Protection dated 25.5.2021.
Our response to comment is as follows:

Comment: “Please clarify whether there is any restriction on the coaches to be allowed to enter/park at the subject site. If affirmative, please advise whether only coaches with less than/equal to 19 passenger seats will be allowed to enter/park at the subject site.”

Response: Currently all the parking spaces are occupied by coaches with more than 19 passenger seats. Coaches with less than / more than / equal to 19 passenger seats may be allowed to park on site when there is vacancy. There is no restriction on the number of passenger seats of the coaches to be allowed to park on site.

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



Francis Lau

Previous Applications Covering the Site

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/371	Temporary Vehicle Park for Coaches For a Period of 3 Years	24.2.2012	(1), (2), (6), (8), (12) to (16)
A/YL-PS/469	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	6.2.2015	(1), (3) to (7), (9) to (11), (14) to (16)
A/YL-PS/552	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	9.2.2018	(1), (3) to (7), (9) to (11), (14) to (16)

Approval Conditions

- (1) No night-time operation.
- (2) No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, are allowed to be parked on the site.
- (3) Only coaches are allowed to enter/be parked.
- (4) No parking/storage of vehicles without valid licences.
- (5) No vehicle is allowed to queue back to or reverse onto/from public road.
- (6) Posting notice to indicate the type of vehicles be allowed to enter/be parked on the site.
- (7) No workshop activity.
- (8) Provision of peripheral fencing.
- (9) Maintenance of existing fencing.
- (10) Maintenance of existing trees.
- (11) Submission of a condition record and maintenance of existing drainage facilities.
- (12) Submission and implementation of drainage facilities.
- (13) Submission and implementation of landscape and tree preservation proposals.
- (14) Submission and provision of fire service installations proposal.
- (15) Revocation clauses.
- (16) Reinstatement clause.

Similar Applications within the same “V” zone

Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/340	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	18.3.2011 (12 months) 15.7.2011 (review on conditions by TPB) (revoked on 12.8.2011)	(1), (2), (4), (5), (9), (14) to (17), (22) to (24)
A/YL-PS/356	“CDA”, “R(B)1”, “R(E)2” & “V”	Temporary Public Vehicle Park for Private Car, Light Goods Vehicle and Light Buses for a Period of 3 Years	21.10.2011	(1), (2), (4), (5), (10), (14) to (17), (22), (23), (25) & (26)
A/YL-PS/385	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	10.8.2012 (12 months) (revoked on 10.4.2013)	(1), (2), (4), (5), (9), (14) to (17), (19), (22) to (24)
A/YL-PS/386	“V”	Temporary Public Vehicle Park for Private Cars and Medium Size Buses (24-seats) for a Period of 3 Years	24.8.2012	(1), (2), (4), (5), (8), (9), (14), (15), (22) & (23)
A/YL-PS/437	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	7.3.2014 (12 months)	(1), (3) to (7), (9), (14) to (17), (19), (22) to (24)
A/YL-PS/458	“CDA”, “R(B)1”, “R(E)2” & “V”	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Light Buses for a Period of 3 Years	17.10.2014 (revoked on 19.8.2015)	(1), (3) to (7), (9), (14) to (17), (22) & (23)
A/YL-PS/472	“V”	Renewal of Planning Approval for Temporary Rural Communal Public	27.2.2015 (12 months)	(1), (3) to (7), (10), (15), (16),

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
		Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years		(18), (20), (22) to (24)
A/YL-PS/485	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24 Seats) and Private Cars for a Period of 3 Years	7.8.2015	(1), (3) to (8), (10), (14) to (16), (22) & (23)
A/YL-PS/515	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	29.7.2016	(1), (2), (4) to (7), (9), (14) to (17), (22) & (23)
A/YL-PS/521	“V”	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 3 Years	29.7.2016	(1), (2), (4) to (7), (9), (14) to (16), (18), (22) & (23)
A/YL-PS/564	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	17.8.2018	(1), (3) to (8), (10), (14) to (16), (22) & (23)
A/YL-PS/590	“V”	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	19.7.2019	(1), (2), (4) to (7), (10), (14) to (16), (18) & (22)

Approval Conditions

- (1) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (2) No (medium or heavy goods vehicle) or parking of (goods) vehicles (exceeding) 5.5 tonnes (or more), (coaches, container vehicles), container tractors and/or trailers.
- (3) Only private cars (and light goods vehicles) are allowed to enter/be parked.
- (4) Posting notice at a prominent location to indicate the types of vehicle allowed to enter/be parked.
- (5) No night time operation.
- (6) No vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities.

- (7) No vehicle is allowed to queue back to or reverse onto/from public road.
- (8) Posting notice at a prominent location to remind drivers on pedestrian safety on access road.
- (9) Submission and/or implementation of the (accepted) tree preservation and/or landscape proposal(s).
- (10) Maintenance of (existing) landscape planting/vegetation/trees, including replacement of dead plants.
- (11) Submission of tree survey plan and schedule.
- (12) Submission and/or implementation of (accepted) drainage proposal/Drainage Impact Assessment/implementation of flood mitigation measures identified therein.
- (13) Provision of drainage facilities proposed.
- (14) Maintenance of (existing/implemented) drainage facilities.
- (15) Submission of condition record of existing drainage facilities.
- (16) Submission and/or implementation of fire services installations proposal or provision of fire service installations proposed.
- (17) Provision of peripheral/boundary fencing.
- (18) Maintenance of existing peripheral/boundary fencing.
- (19) Provision of paving and fencing.
- (20) Maintenance of (existing) paving and/or fencing.
- (21) A minimum of 3.5m set back from the northern, eastern and southern boundaries.
- (22) Revocation Clauses.
- (23) Reinstatement Clause.
- (24) The parking layout arrangement should be adhered to at all times
- (25) No excavation of land was allowed on the site
- (26) Submission and/or implementation of run-in/out proposal

Rejected Application

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Reasons for Rejected</u>
A/YL-PS/372	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Medium Goods Vehicles and Coaches (not exceeding 24 seaters) For a Period of 3 Years	27.7.2012 (TPB)	(1) to (2)

Reasons for Rejection

- (1) Not in line with the planning intention;
- (2) The development had to be accessed via a long stretch of local track passing through the “V” zone and would generate environmental nuisance to the adjacent residential settlements as well as those along the access road.

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

參考編號

Reference Number:

210507-153344-70544

提交限期

Deadline for submission:

25/05/2021

提交日期及時間

Date and time of submission:

07/05/2021 15:33:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/636

「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，鄉郊設臨時旅遊車停車場必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:

210524-163540-28129

提交限期

Deadline for submission:

25/05/2021

提交日期及時間

Date and time of submission:

24/05/2021 16:35:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/636

「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，鄉郊設停車場必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。

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-PS/636 DD 122 Hang Mei Tsuen
24/05/2021 04:04

From:

To: tpbpd <tpbpd@pland.gov.hk>

FileRef:

Dear TPB Members,

Coach parking cannot be considered as an ancillary facility to village housing. TPB rolling over these applications is removing pressure from both the operators and government dept to find permanent solutions to the need to identify suitable locations for multi-storey or underground parking facilities to free up land for other purposes.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Tuesday, January 23, 2018 1:55:01 AM

Subject: A/YL-PS/552 DD 122 Hang Mei Tsuen

A/YL-PS/552

Lots 448 (Part), 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long

Site area : About 2,249m²

Zoning : "VTD"

Applied Use :15 Coach Parking

Dear TPB Members,

The planning intention of the "Village Type Development" ("V") zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. The applied development is not in line with the planning intention of the "V" zone. No strong planning justification has been given in the submission for a departure from such planning intention, even on a temporary basis,

The applied development is not compatible with the surrounding land uses which are predominantly residential in nature.

The applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding residences.

Parking facilities should be accommodated in high rise buildings or underground.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications

would result in a general degradation of the environment of the area.

Mary Mulvihill

Advisory Clauses

- (a) to resolve any land issues relating to the development with other owner(s) of the Site;
- (b) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) 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 prior approval of the Government;
 - (ii) Lot No. 449 RP in D.D. 122 is covered by Short Term Waiver (STW) No. 3960 to permit structures erected thereon for the purpose of “Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles”;
 - (iii) Lot No. 452 RP in D.D. 122 is covered by STW No. 4529 to permit structures erected thereon for the purpose of “Temporary Public Vehicle Park for Private Cars”; and
 - (iv) STW holder(s) will need to apply to his office for modification of STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for 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 will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under TD’s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tsui Sing Road;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photo taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes terminal catch pits/manholes and the downstream discharge path as indicated on the

submitted drainage proposal.

- (f) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” (“COP”) issued by the Environmental Protection Department;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) according to site photos taken on 10.5.2021, signs of pest infestation are observed on trees along the northern boundary while mechanical damage and tearing wound are observed on trees along the eastern boundary within Site. The applicant shall carry out appropriate remedial actions, such as pest control, as appropriate;
 - (ii) the applicant is advised that approval of section 16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works;
 - (iii) the applicant should refer to the guidelines promulgated by DEVB on tree management to undertake proper and regular tree maintenance work;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (iii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iv) the applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES (A&M), AMO) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under Antiquities and Monuments Ordinance (Cap. 53) are discovered during the course of works.