

2021年 4月 27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 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	A14L-PS/637
	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	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Busy Firm Investment Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Tang Ping Kuen	
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)	Lot 894 RP in D.D. 122, Ping Shan, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4424 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3 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)	Not Applicable 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	Comprehensive Development Area
(f) Current use(s) 現時用途	Temporary Public Vehicle Park(excluding Container Vehicles) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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 _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
permission applied for
申請的許可有效期

☐ year(s) 年

☐ 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 ☐ About 約

Proposed covered land area 擬議有上蓋土地面積sq.m ☐ 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 ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

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)

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			
.....			
.....			
(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 type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
		<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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 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	
	No 否	<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 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 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> _____ _____		

	<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>
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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/ <u>YL-PS</u> / <u>558</u>
(b) Date of approval 獲批給許可的日期	<u>06/07/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>06/07/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Vehicle Park(excluding Container Vehicles)
(e) Approval conditions 附帶條件	<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" 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) </div>
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

The justifications for the renewal of the Temporary Public Vehicle Park
 (excluding Container Vehicles) are as follow:

1. Providing parking spaces to meet the public's need

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

Tang Ping Kuen

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

on behalf of
代表

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

Date 日期

13 / 04 / 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 <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	Lot 894 RP in D.D. 122, Ping Shan, Yuen Long
Site area 地盤面積	4424 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 NO. S/YL-PS/18
Zoning 地帶	Comprehensive Development Area
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park(excluding Container Vehicles)

(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	3 <input checked="" 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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">2 m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">1 Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <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) Disabled Car Parking Spaces _____ _____		154 151 — — — — 3
	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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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 type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
<hr/>		
<hr/>		
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。

REV.	DESCRIPTION	DATE
1	FIRST ISSUE	05/03/2010

LEGEND & ABBREVIATION

GREAT MEGA
DESIGN & BUILD LTD

F

STRUCTURAL ENGINEER

PROJECT TITLE
PROPOSED TEMPORARY PUBLIC
VEHICLE PARK FOR PRIVATE CARS
AT D.D. 122 LOT 894 R.P.,
YUEN LONG

D.D.122 LOT 894 R.P.

PROPOSED LAYOUT PLAN

LAYOUT PLAN

申請編號 Application No.: A/YL-PS/558
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents

ALWAYS VERIFY MEASUREMENTS AND DETAILS ON SITE. DO NOT ATTEMPT TO RE-SALE DRAWING. ALL MATTERS SHOWN IN THIS DRAWING(S) ARE AND WILL FOREVER REMAIN THE PROPERTY OF THE FIRM AND/OR ITS AFFILIATIONS.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Renewal of Permission for Temporary Public Vehicle Park (excluding Container Vehicle) Lot 894 RP in D.D. 122, Ping Shan, Yuen Long

03/05/2021 09:32

From:

[REDACTED]

To:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "ltlyip@pland.gov.hk" <ltlyip@pland.gov.hk>

File Ref:

History:

This message has been forwarded.

1 attachment



CARPARK 558 renewal conditions 30 Apr 2021.pdf

Dear Sirs,

Please find attached our statement for your record.

Best regards,

Alex Lam

[REDACTED]

Date: 30 April 2021

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

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years
in “Comprehensive Development Area” Zone, Lot 894 RP in D.D. 122, Ping Shan, Yuen Long**

Further to your planning approval of application no.: A/YL-PS/558 on 6 Jul 2018 and our permit renewal application on 13 April 2021.

We confirm the following conditions shall be implemented during the planning approval period:

- Only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site.
- No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to parked/stored on the site.
- No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the site.
- A notice shall be posted at a prominent location of site at all times to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site.
- A notice shall be posted at a prominent location of site to remind drivers on pedestrian safety on the access road to the site.

Kindly feel free to contact Mr. Lam at [REDACTED] for any queries.

Yours faithfully,



Tang Ping Kuen

Encl.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



Re: Application No. A/YL-PS/637 - Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years in "Comprehensive Development Area" Zone at Lot 894 RP in D.D. 122, Ping Shan, Yuen Long, New Territo...

24/05/2021 09:15

From:



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

Cc: "kkhlee@pland.gov.hk" <kkhlee@pland.gov.hk>

File Ref:

1 attachment



CARPARK 558 renewal TD comment 21 May 2021.pdf

Dear Mr. Yip,

Further to Transport Department (TD) comments on 11 May 2021. Kindly find attached letter in responding the above comments for your record.

Kindly feel free to contact Mr. Lam at [REDACTED] for any queries.

Alex Lam

Date: 21 May 2021

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

Dear Sir/Madam,

Renewal of Approval of Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years in "Comprehensive Development Area" Zone, Lot 894 RP in D.D. 122, Ping Shan, Yuen Long
(Application No. A/YL-PS/637)

Further to Transport Department (TD) comments on 11 May 2021. We would like to respond the above comments as follow:


1. The subject site is connected to the Long Ping Road via a section of a local access road which managed by government departments. Please refer to attached plan showing adjoining private lots and local access road on government land.
2. Please refer to attached plan for the vehicular access route to the subject site.
3. Please refer to attached plan for the clear width of ingress and egress point.
- 4.

Description	No. of parking	AM Peak (07:15-08:15)		PM Peak (18:15-19:15)	
		Generation	Attraction	Generation	Attraction
Trip Generation/ Attraction in PCU/hr for proposed carpark					
Total trips	154	14	4	4	7

The renewal of temporary car park would result in a small amount of net increased trip generation and attraction during morning and evening only (18 pcu/hr and 11 pcu/hr for 07:15 -08:15 AM and 18:15 -19:15 PM peaks)

Kindly feel free to contact Mr. Lam at [REDACTED] for any queries.

Yours faithfully,


Tang Ping Kuen
[REDACTED]

Encl.

TPB/A/YL-PS/637

Renewal of Existing Temporary Public Vehicle Park at Lot 894RP in D.D. 122 Ping Shan, Yuen Long

Planning application to renew the existing temporary public vehicle parking with 154 parking space.

Transport Department (TD) comments was received (dated 11 May 2021) and the comment is shown below:

1. The subject site is connected to the Long Ping 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.
2. The applicant should provide the vehicle access route to the subject site.
3. The applicant should indicate the ingress and egress point with clear width on the layout plan for the subject site.
4. The applicant should provide breakdown of estimated trip generation and attraction rates with the proposed parking provisions.

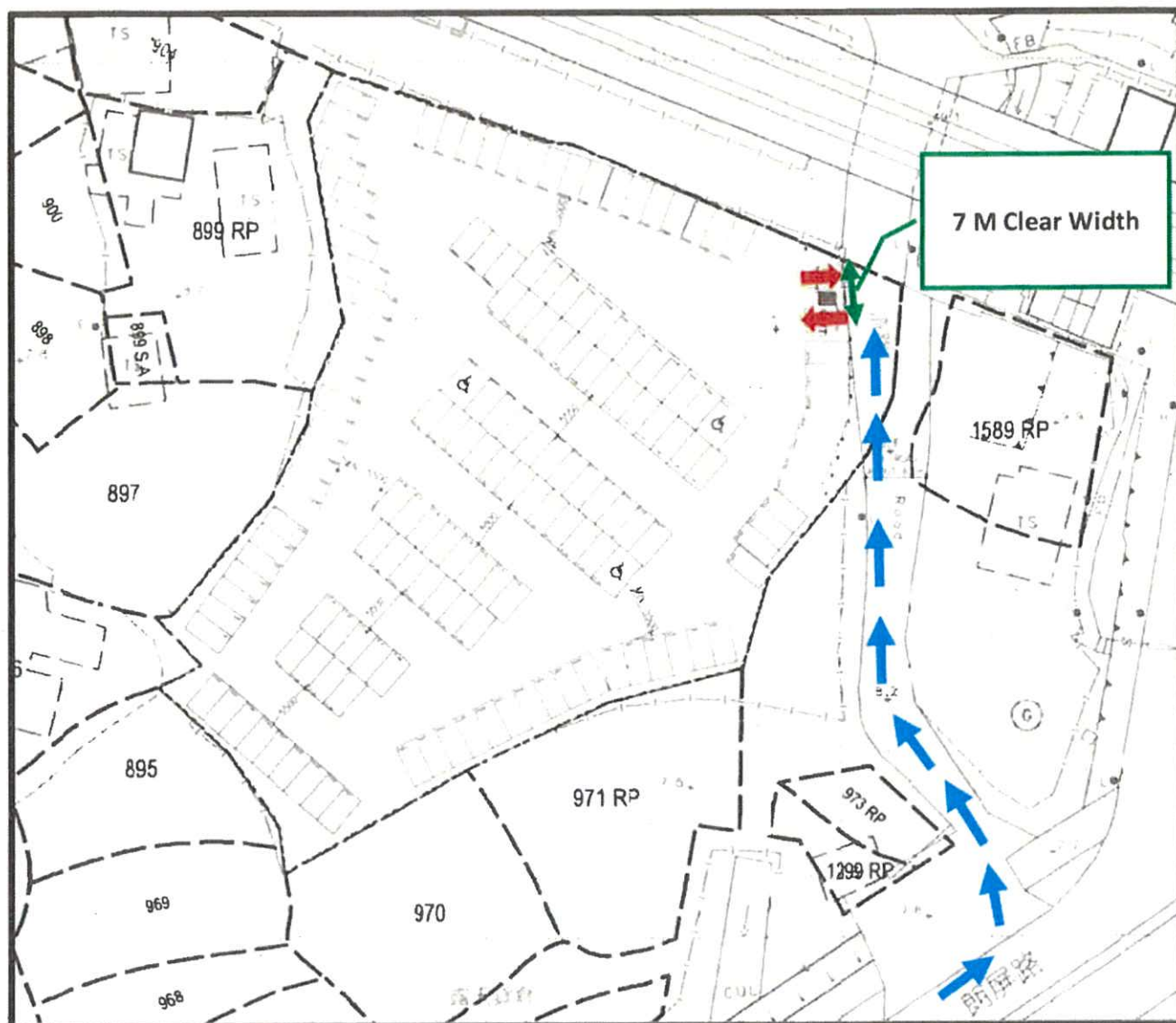
We would like to respond the above comments as follow:

1. The subject site is connected to the Long Ping Road via a section of a local access road which managed by government departments. Please refer to attached plan showing adjoining private lots and local access road on government land.
2. Please refer to attached plan for the vehicular access route to the subject site.
3. Please refer to attached plan for the clear width of ingress and egress point.
- 4.

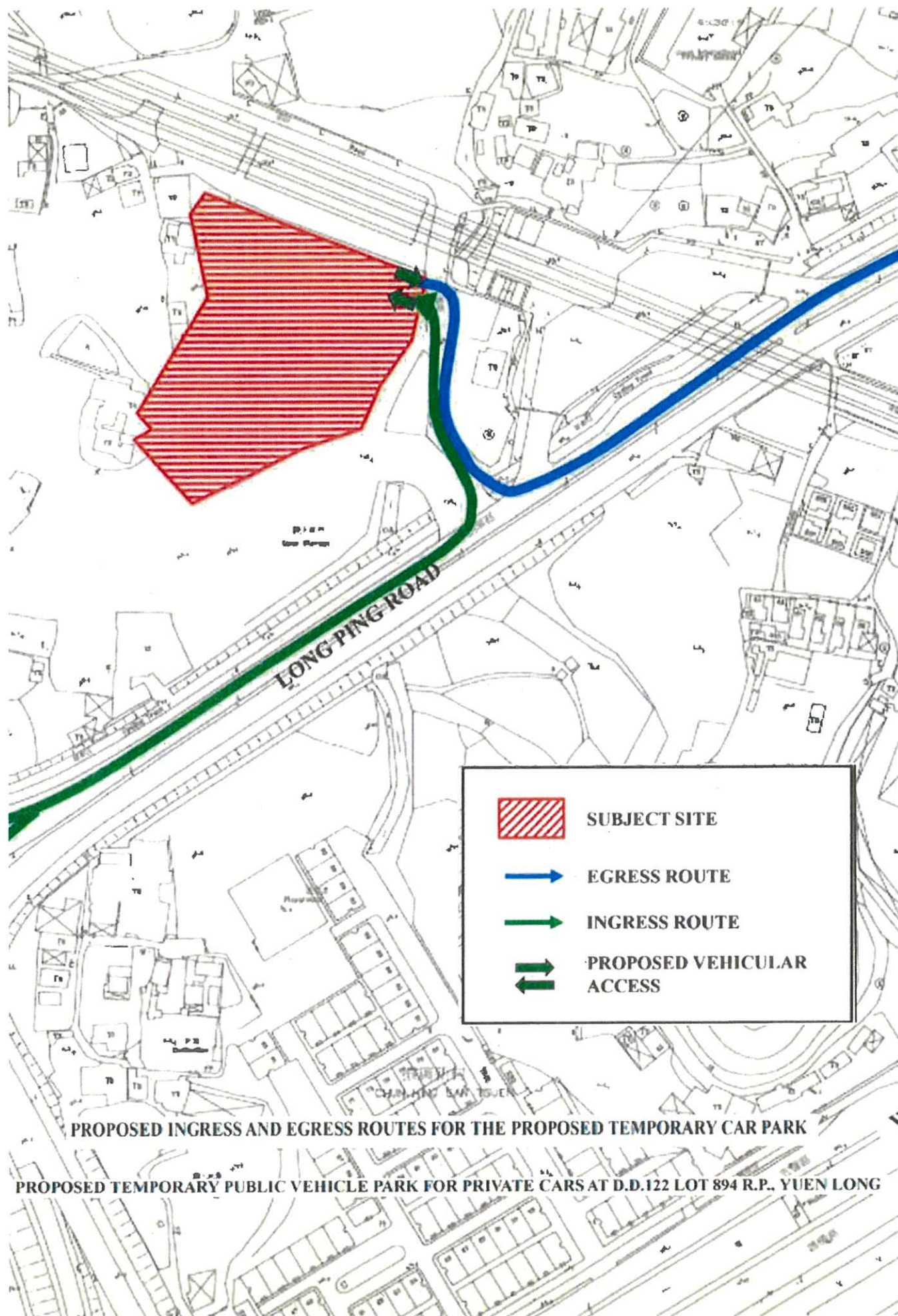
Description	No. of parking	AM Peak (07:15-08:15)		PM Peak (18:15-19:15)		
		Generation	Attraction	Generation	Attraction	
Trip Generation/ Attraction in PCU/hr for proposed carpark						
Total trips	154	14	4	4	7	

The renewal of temporary car park would result in a small amount of net increased trip generation and attraction during morning and evening only (18 pcu/hr and 11 pcu/hr for 07:15 -08:15 AM and 18:15 -19:15 PM peaks)

Renewal of Existing Temporary Public Vehicle Park at Lot 894RP in D.D. 122 Ping Shan, Yuen Long



Ingress and egress point with 7 meters clear width



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Application No. A/YL-PS/637 - Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years in "Comprehensive Development Area" Zone at Lot 894 RP in D.D. 122, Ping Shan, Yuen Long, New Territo...

28/05/2021 09:22

From:

[REDACTED]

To:

"ltlyip@pland.gov.hk" <ltlyip@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc:

"kkhlee@pland.gov.hk" <kkhlee@pland.gov.hk>

File Ref:

1 attachment



CARPARK PS 637 renewal TD comment 24 May 2021.pdf

Dear Sir/Madam,

Please find attached letter in respond to TD comment for your kind consideration.

Best regards,

Alex Lam

Date: 27 May 2021

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

Dear Sir/Madam,

Renewal of Approval of Temporary Public Vehicle Park (excluding Container Vehicle)
for a Period of 3 Years in "Comprehensive Development Area" Zone, Lot 894 RP in
D.D. 122, Ping Shan, Yuen Long
(Application No. A/YL-PS/637)

Further to Transport Department (TD) comments on 24 May 2021. We would like to submit attached breakdown of estimated trip generation and attraction rates for 100% occupancy and supplementary information of previous application PS/558 for your kind consideration.

Kindly feel free to contact Mr. Lam at [REDACTED] for any queries.

Yours faithfully,



Tang Ping Kuen

TPB/A/YL-PS/637**Renewal of Existing Temporary Public Vehicle Park at Lot 894RP in D.D. 122 Ping Shan, Yuen Long**

Parking space - 154 numbers

Estimated 100% occupancy - 154 numbers

Operation hours - 24 hours

Monthly rental parking - 134 numbers

Hourly rental parking - 20 numbers

Breakdown of estimated trip generation and attraction rates						
	Hour	Hour	Generation	Attraction	Trip Gneration/ Attraction in PCU/hr	Remark
AM	0:15	1:15	3	4	7	
AM	1:15	2:15	2	3	5	
AM	2:15	3:15	2	2	4	
AM	3:15	4:15	2	2	4	
AM	4:15	5:15	3	2	5	
AM	5:15	6:15	6	3	9	
AM	6:15	7:15	13	4	17	
AM Peak	7:15	8:15	14	4	18	Peak
AM	8:15	9:15	12	5	17	
AM	9:15	10:15	12	5	17	
AM	10:15	11:15	11	6	17	
AM	11:15	12:15	11	6	17	
PM	12:15	13:15	10	7	17	
PM	13:15	14:15	9	8	17	
PM	14:15	15:15	8	8	16	
PM	15:15	16:15	6	9	15	
PM	16:15	17:15	5	9	14	
PM	17:15	18:15	5	9	14	
PM Peak	18:15	19:15	4	11	15	Peak
PM	19:15	20:15	4	10	14	
PM	20:15	21:15	3	11	14	
PM	21:15	22:15	3	10	13	
PM	22:15	23:15	3	9	12	
PM	23:15	0:15	3	7	10	
			154	154		

Temporary Public Vehicle Park at Lot 894RP in D.D. 122 Ping Shan, Yuen Long

Supplementary Trip Generation/ Attraction Rate

Manual Traffic Count Survey

To estimate the trip generation and attraction for the proposed temporary car park, a manual traffic count survey was conducted on 4th May 2018 (Friday) at an existing car park in Tin Shui Wai. The car park was chosen under the consideration of similar site characteristic, in size (163 compared to 154nos. of proposed parking spaces) and operation form. The car park is named "Jinbao Parking", it is located at Ping Shan Heritage Trail near Tin Shui Wai MTR Station and is approximate 1.2 km away from subject site.

Survey Result and Finding

The peak hour trip generation and attraction for Jinbao car park were identified to be at 07:15- 08:15 AM and 18:15-19:15 PM respectively. The trip generation and attraction by Jinbao car park during peak hour is shown in Table1:

Table 1: Survey Peak Hour Trip Generation/ Attraction in PCU/hr for Jinbao carpark

Description	No. of parking	AM Peak (07:15-08:15)		PM Peak (18:15-19:15)		
		Generation	Attraction	Generation	Attraction	
Jinbao Car Park	163	14	4	4	7	

The trip generation and attraction by Jinbao car park during peak hour is shown in Table 2 below. The calculated figure will be adopted for the estimation of trip generation and attraction of proposed temporary car park.

Table 2: Projected Trip Generation/ Attraction for Proposed Temporary Car Park during peak Hour (PCU/hr)

Table 2: Projected Trip Generation/ Attraction for Proposed Temporary Car Park during peak periods					
Description	No. of parking	AM Peak (07:15-08:15)		PM Peak (18:15-19:15)	
		Generation	Attraction	Generation	Attraction
Reference Trip Generation/ Attraction Rate					
Jinbao Car Park	163	0.086 (14/163)	0.025 (4/163)	0.025 (4/163)	0.043 (7/163)
Calculated Trip Generation/ Attraction in PCU/hr for proposed carpark					
Total trips	154	14	4	4	7

In summary, it could be concluded that the proposed(existing) car park would not impose significant traffic impact on the vicinity road network.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Application No. A/YL-PS/637 - Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years in "Comprehensive Development Area" Zone at Lot 894 RP in D.D. 122, Ping Shan, Yuen Long, New Territo...

15/06/2021 11:07

From:

[REDACTED]

To:

"ltlyip@pland.gov.hk" <ltlyip@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc:

"kkhlee@pland.gov.hk" <kkhlee@pland.gov.hk>

File Ref:

Dear Sir/Madam,

Please be informed that there is no change in the use and layout for our planning approval renewal of A/YL-PS/637(previous approval no. A/YL-PS/ 558).

Best regards,

Alex Lam

[REDACTED]

**Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval
and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34C)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

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/148	Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years	17.10.2003 (by TPB) (revoked on 15.12.2003)	(1), (2), (10), (12) & (13)
A/YL-PS/558	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years	6.7.2018	(3) to (14)

Approval Conditions

- (1) No night-time operation.
- (2) No heavy goods vehicles and container vehicles are allowed to be parked on the site.
- (3) Only private cars are allowed to enter/be parked on the site.
- (4) A notice shall be posted at a prominent location of the site to indicate that only private cars are allowed to enter/be parked on the site.
- (5) A notice shall be posted at a prominent location of the site to remind drivers on pedestrian safety on the access road to the Site.
- (6) No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site.
- (7) No vehicle is allowed to queue back to or reverse onto/from public road is allowed.
- (8) No workshop activities.
- (9) Provision of boundary fencing.
- (10) Submission and implementation of drainage proposal or provision of drainage facilities.
- (11) Submission and implementation of the FSIs proposal.
- (12) Submission and implementation of landscaping and tree preservation proposal.
- (13) Revocation clauses.
- (14) Reinstatement clause.

Rejected Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/DPA/YL-PS/19	Proposed Residential Development	5.8.1994	(1) to (6)
A/YL-PS/33	Temporary Private Car/Rigid Lorry/Container Lorry Park and Open Storage of Unregistered Car for a period of 4 Years	17.7.1998	(6) to (8)
A/YL-PS/103	Temporary Container Vehicle Park, Private Car Park, Ancillary Office and Vehicle Repair Workshop for a Period of 3 Years	7.12.2001	(9) & (10)

A/YL-PS/112	Temporary Vehicle Park (Container Vehicles and Private Cars), Ancillary Office and Vehicle Repair Workshop for a Period of 3 Years	31.5.2002	(9) & (11)
A/YL-PS/131	Temporary Vehicle Park (Container Vehicles, Trucks, Private Cars and Motorcycles) for a Period of 3 Years	2.5.2003 (by TPB)	(9) & (12)
A/YL-PS/181	Temporary Vehicle Park for Private Cars, Light Goods Vehicles and Medium Goods Vehicles for a Period of 3 Years	11.6.2004	(9) & (12)
A/YL-PS/223	Temporary Open Storage of Vehicles for Sale for a Period until 18.3.2008	29.7.2005	(9) & (13)
A/YL-PS/290	Proposed Temporary Vehicle Park for Container Vehicle and Open Storage of Construction Material for a Period of 3 Years	11.9.2009 (by TPB) 23.8.2010 (dismissed by TPAB)	(6), (9) & (13)

Rejected Reasons

- (1) Not in line with the planning intention for the area
- (2) The site is irregular in shape resulting in development being concentrated in parts of the Site
- (3) The proposed development intensity is excessive in the rural area
- (4) The proposed vehicular access is not acceptable
- (5) The DIA has not addressed the impact of the proposed development on the stream courses and the existing underground drains
- (6) Approval of the application will set an undesirable precedent
- (7) Insufficient information to demonstrate that the proposed development would not have adverse traffic impact on the area
- (8) Insufficient information to demonstrate that the proposed development would not have significant drainage impact on the area
- (9) The development is not compatible with the surroundings
- (10) Insufficient information to demonstrate that the development would not have adverse noise, dust, environmental and drainage impacts on the surrounding area.
- (11) Insufficient information in the submission to demonstrate the development would not have adverse environmental impacts on the surrounding areas
- (12) Insufficient information submitted to demonstrate that the development would not lead to adverse environmental and drainage impacts to the surrounding areas.
- (13) Not in line with the Town Planning Board Guidelines No. 13C/13E

致：城市規劃委員會

有關元朗屏山丈量約份第 122 約地段 894 號餘段之規劃申請(A/YL-PS/637)之意見書

敬啟者：

編號：A/YL-PS/637 規劃申請的意見

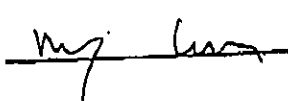
您們好，本人是元朗 屏山 永寧村 村長。對朗屏山丈量約份第 122 約地段第 894 號餘段申請作臨時公眾停車場（貨櫃車除外）的意見，經本村村委會及村民開會討論後，認為本村長期對泊車位的供應嚴重不足，由於附近未能提供私家車及輕型貨車泊位，行人路泊滿車輛及輕型貨車，行人被迫行出馬路，造成人車爭路的危險局面，影響村民日常生活的秩序造成危險。

本村委會及村民意見一致，贊同及支持朗屏山丈量約份第 122 約地段第 894 號餘段續期申請作臨時公眾停車場（貨櫃車除外）。三年前的臨時公眾停車場成功批准，已對村民的生活及安全帶來極大改善，特此表達對城市規劃委員會的感謝！

希望貴署能以村民的福祉著想盡快批准是次的規劃申請。

祝工作愉快！

村長 陳煥金

元 朗
屏 山 鄉
永寧村委員會
簽署: 

()
日期：二零二一年五月八日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角匯華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-PS/637

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

致城市規劃委員會，本人是永寧村，村長陳愛金由於
894號地盤申請續期，在村需要大量車位，需要以要車足夠
用，本人是贊成車位。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature 陳愛金 日期 Date 2021-5-16

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

參考編號

Reference Number:

210507-153507-75376

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 15:35:07

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/637

「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，鄉郊設臨時公眾停車場(貨櫃車除外)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/637 DD 122 Ping Shan CDA
24/05/2021 04:13

From:

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

Dear TPB Members,

The site belongs to New World. If it has no immediate plans to develop to better us than at grade parking, then the government should consider compulsory purchase. A sit so close to an MTR station should be used for residential/commercial. TPB is standing in the way of redevelopment by rolling over brownfield use of sites like this.

Mary Mulvihill

From:

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

Sent: Thursday, April 12, 2018 2:31:40 AM

Subject: A/YL-PS/558 DD 122 Ping Shan CDA

A/YL-PS/558

Lot 894 RP in D.D. 122, Ping Shan

Site area :About 4,424m²

Zoning : "CDA"

Applied Use : 154 Vehicle Parking

Dear TPB Members,

It appears that this parking has been operating without approval for more than two decades.

It is time to review this most inefficient form of land use, or abuse being a better term. Now that humans are forced to live in nano flats it is no longer tolerable that hundreds of hectares of land be devoted to parking vehicles. In this case 30sqmts per vehicle, the size of many residential units on the market. How about providing temporary container homes on the site?

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit.

This brownfield use has been rejected many times. TPB should not reward the applicant with approval this time around.

Mary Mulvihill

Advisory Clauses

- (a) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot 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;
 - (ii) Lot No. 894 RP in D.D. 122 is covered by Short Term Waiver (STW) No. 5055 to permit structures erected thereon for the purpose of “Temporary Public Vehicle Park (excluding container vehicle)”;
 - (iii) STW holder(s) will need to apply to his office for modification of STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization 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;
- (b) to note the comment of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) 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; and
 - (iv) if 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the Long Ping 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 LandsD 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;

- (d) to note the comments of the Chief Highway 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 Long Ping Road;
- (e) to note the comment of the Chief Engineer/Railway Development 2-2/Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD) that the Site falls within the railway protection boundary of the existing West Rail Line. The applicant should consult MTRCL with respect to operation, maintenance, safety and future construction on the existing railway network with reference to the procedure in PNAP APP-24;
- (f) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (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 photo taken on 10.05.2021, the *Bauhinia spp.* (羊蹄甲屬) trees within Site are supported by bamboo stakes. The applicant shall note that staking should be inspected and adjusted regularly to avoid damaging the tree trunk. In general, after trees are well established, staking could be removed as appropriate;
 - (ii) the applicant is advised that approval of section 16 application by the Town Planning 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; and
 - (iii) the applicant should refer to the guidelines promulgated by the Development Bureau on tree management to undertake proper and regular tree maintenance work;
- (h) 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;
- (i) 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 FSI 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 BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) 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.