

此文件在 2021年 6月 25日 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 25 JUN 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](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](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL PS / 641
	Date Received 收到日期	25 JUN 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 449 R.P. (Part), 450 (Part), and 452 R.P. (Part) in D.D. 122 and Adjoining Government Land, 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 ..... 1,853 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 32 ..... sq.m 平方米 <input checked="" 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	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
(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 Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
23/06/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 23/06/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**  
 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          No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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 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 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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 20%;">Yes 會 <input type="checkbox"/></td> <td style="width: 20%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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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>564</u>
(b) Date of approval 獲批給許可的日期	<u>17/8/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>24/8/2021</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 for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

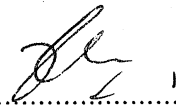
Please refer to Appendix 1

**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

23.6.2021

(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 449 R.P. (Part), 450 (Part), and 452 R.P. (Part) in D.D. 122 and Adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories
Site area 地盤面積	1,853 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 32 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
Zoning 地帶	"Village Type Development" ("V")
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 for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Site Plan (Plan 3), Landscape Plan (Plan 4) Drainage Plan (Plan 5), Plan showing Road Signs (Plan 6.1 and 6.2) and Plan showing Road Signs Photographs (Plan 6.3 and 6.4)		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
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。



# GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

## Executive Summary

1. The application site (the site) is on Lots 449 R.P. (Part), 450 (Part) and 452 R.P. (Part) in D. D. 122 and adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long.
2. The site falls in "Village Type Development" zone.
3. The proposed use is a 'Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars' under planning permission no. A/YL-PS/564 for a Period of 3 Years.
4. The proposed use (Column 2 use) conforms to the planning intention and benefits the residents of the area.
5. The site area is about 1,853 m<sup>2</sup>.
6. Operation hours are 7 a.m. to 11 p.m. every day (including Public Holidays).

## 行政摘要

1. 申請地點位於元朗屏山丈量約份第 122 約地段第 449 號餘段(部份)、第 450 號(部份) 及 第 452 號餘段(部份)和毗連政府土地。
2. 申請地點在鄉村式發展地帶。
3. 申請人擬議把申請地點作臨時中型巴士(24 座位)及私家車公眾停車場，連帶於規劃許可申請編號 A/YL-PS/564 的續期申請(為期 3 年)。
4. 申請用途(第二欄用途)符合上述規劃意向，並且有利於地區居民。
5. 申請面積大約為 1,853 平方米。
6. 每天營業時間為早上 7 時至晚上 11 時 (公眾假期照常營業)。

**Justification**  
**(Lot No. 449R.P.(Part), 450 (Part), 452 R.P. (Part) in D. D. 122 and  
adjoining Government Land, Hang Mei Tsuen, Yuen Long)**

1 The Proposed Use

The proposed use is a 'Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars' under planning permission no. A/YL-PS/564 for a Period of 3 Years.

2 Location

The application site (the site) is on Lot Nos. 449R.P.(Part), 450 (Part), 452 R.P. (Part) in D. D. 122 and Adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long.

3 Site Area

Private Land	1,821 m <sup>2</sup>
Government Land	32 m <sup>2</sup>
Total	<u>1,853 m<sup>2</sup></u>

4 Development Parameters

- (a) Operation hours are 7 a.m. to 11 p.m. every day (including Sundays and Public Holidays).
- (b) No heavy vehicles will park here.
- (c) The vehicle park is for parking of 24-seat buses and private cars only. There are a total of 36 parking spaces.

5 Town Planning Zoning

The site falls within "Village Type Development" ("V") zone on the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19.

According to the Notes of the OZP, 'Public Vehicle Park (excluding container vehicle)' use is a Column 2 use, which may be permitted with or without conditions on application to the Town Planning Board ("TPB").

## 6 Previous Application

Application No.	Applied Use	Date of Decision	Decision
A/YL-PS/249	Temporary Vehicle Park for Sludge Collection Vehicles, Light Goods Vehicles and Pick-up Trucks for a Period of 2 Years	29.9.2006	Approved with conditions (1 Year)
A/YL-PS/306	Temporary Public Vehicle Park for Medium Size Buses (24-seats) and Private Cars for a Period of 3 Years	7.8.2009	Approved with conditions (3 Year)
A/YL-PS/386	Temporary Public Vehicle Park for Medium Size Buses (24-seats) and Private Cars for a Period of 3 Years	24.8.2012	Approved with conditions (3 Year)
A/YL-PS/485	Renewal of Temporary Public Vehicle Park for Medium Size Buses (24-seats) and Private Cars for a Period of 3 Years	7.8.2015	Approved with conditions (3 Year)
A/YL-PS/564	Renewal of Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	17.8.2018	Approved with conditions (3 Year)

The site is the subject to a previous Application No. A/YL-PS/564 which was approved for the same use by the Town Planning Board on 17.8.2018 for a period of 3 years until 24.8.2021. The applicant has complied with all the planning conditions under the planning permission.

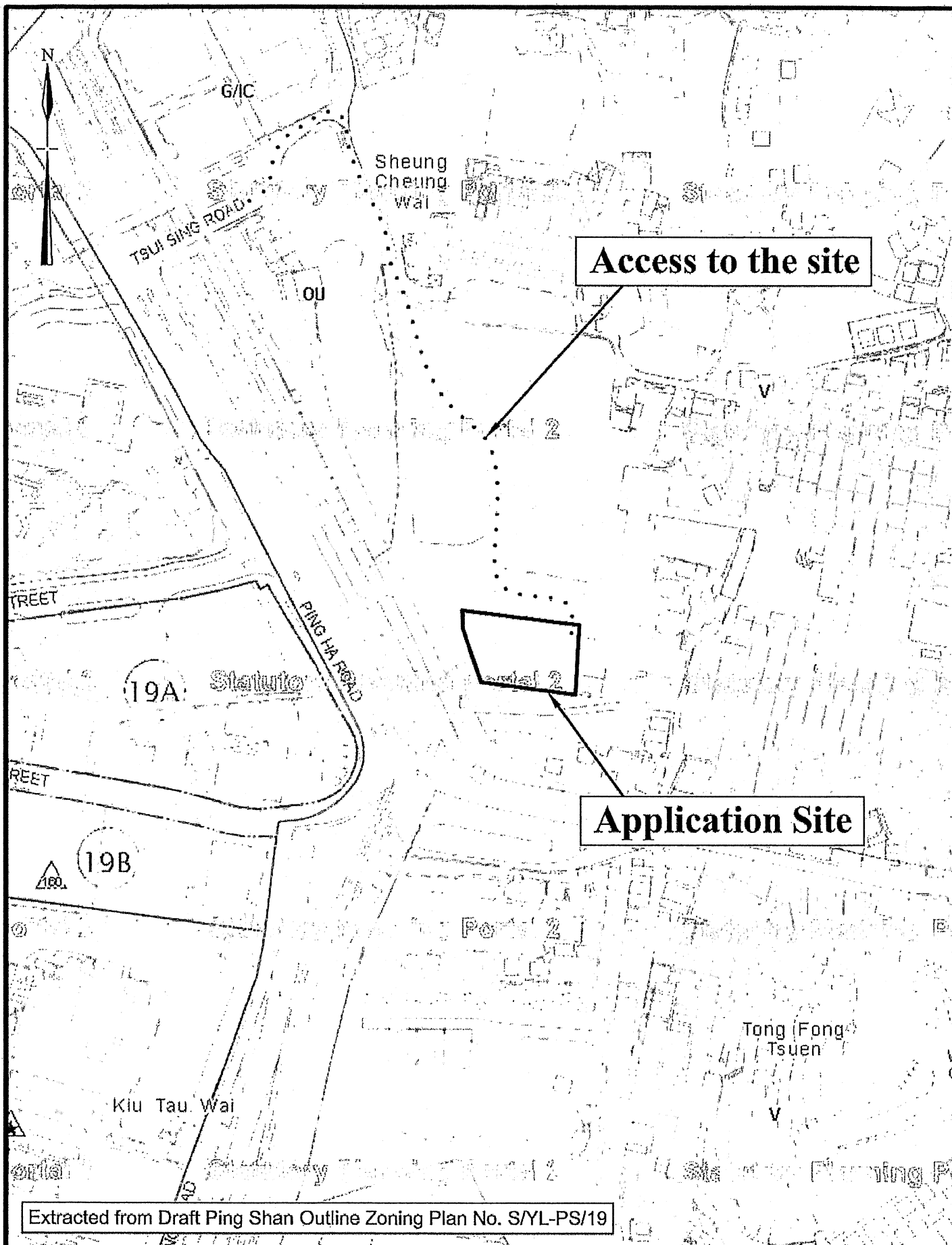
## 7 Planning Gain

There are many new residential developments in Hang Mei Tsuen. The public vehicle park would continue to serve the need of the residents.

## 8 No Adverse Impact on the Environment

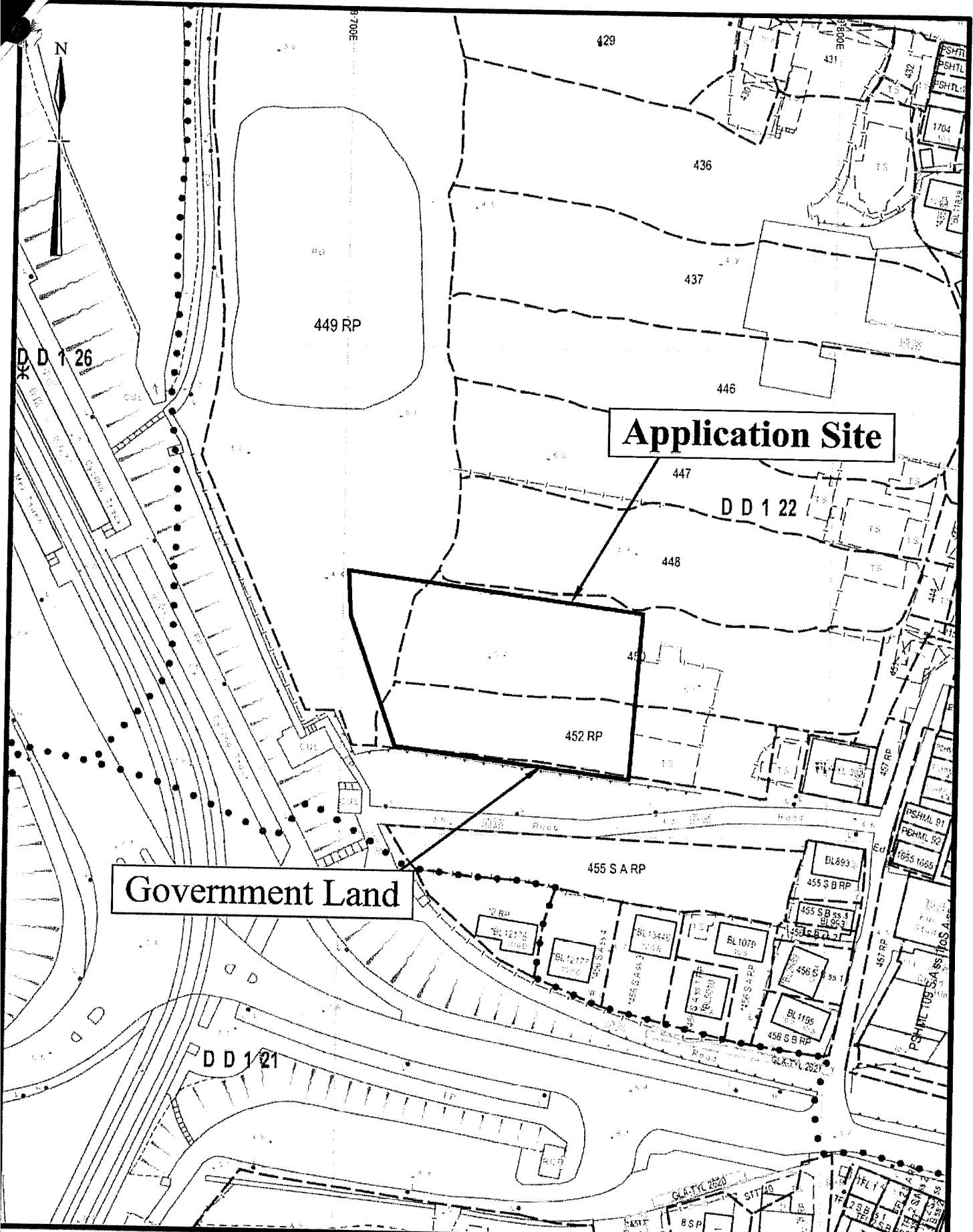
## 8.1 Landscape

The existing trees planted around the boundaries of the site will be preserved. Please see the Approved Landscape Proposal (Plan 4)



Extracted from Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19

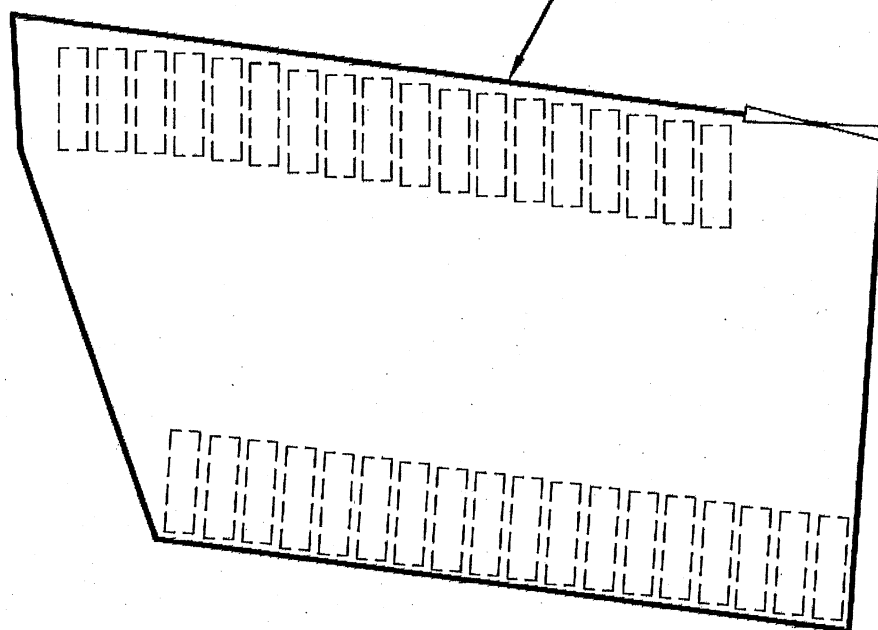
Not to Scale	<b>Location Plan</b>  Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	Goldrich Planners & Surveyors Ltd.
June 2021		Plan 1 ( P 9023 )



1 : 1000	<b>Lot Index Plan</b>  Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	Goldrich Planners & Surveyors Ltd.
June 2021		Plan 2 ( P 9023 )



**Application Site**



**Legend**



Car Park for Medium Size Buses (24-seats) 7m x 2m (36nos.)

1 : 500

**Site Plan**

**Goldrich Planners &  
Surveyors Ltd.**

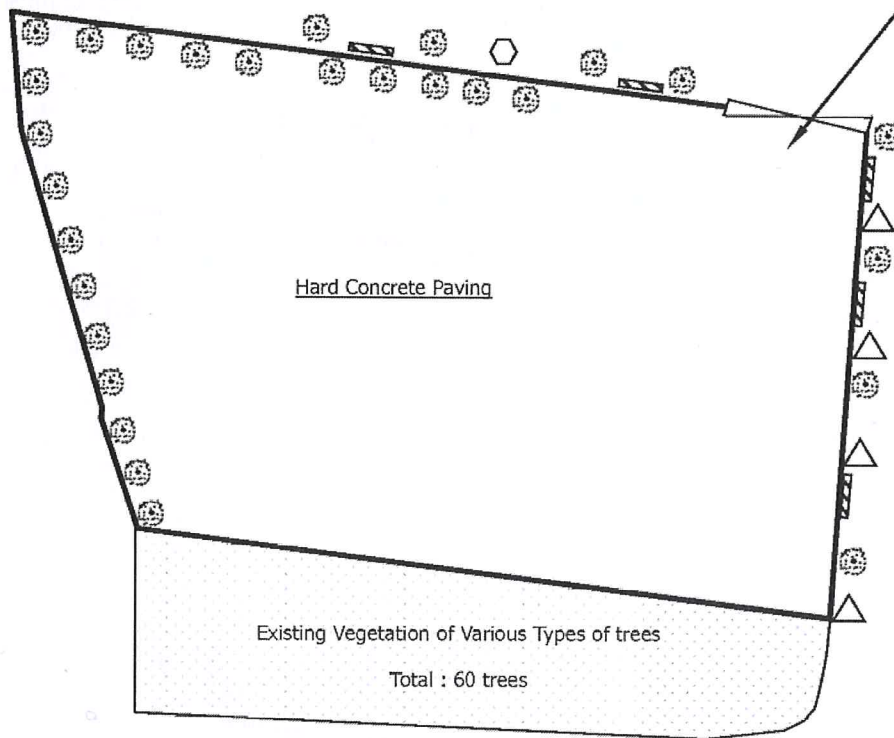
June 2021

Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122



**Plan 3  
( P 9023 )**






## Application Site



### Legend

-  Planter 3m x 0.5m x 1.5m (H) Total : 5 nos.  
 Site Boundary

Species		Quantity
Ficus Microcarpa (細葉榕)		28
Livistona Chinensis (葵樹)		4
Mangifera Indica (芒果樹)		1

1 : 500

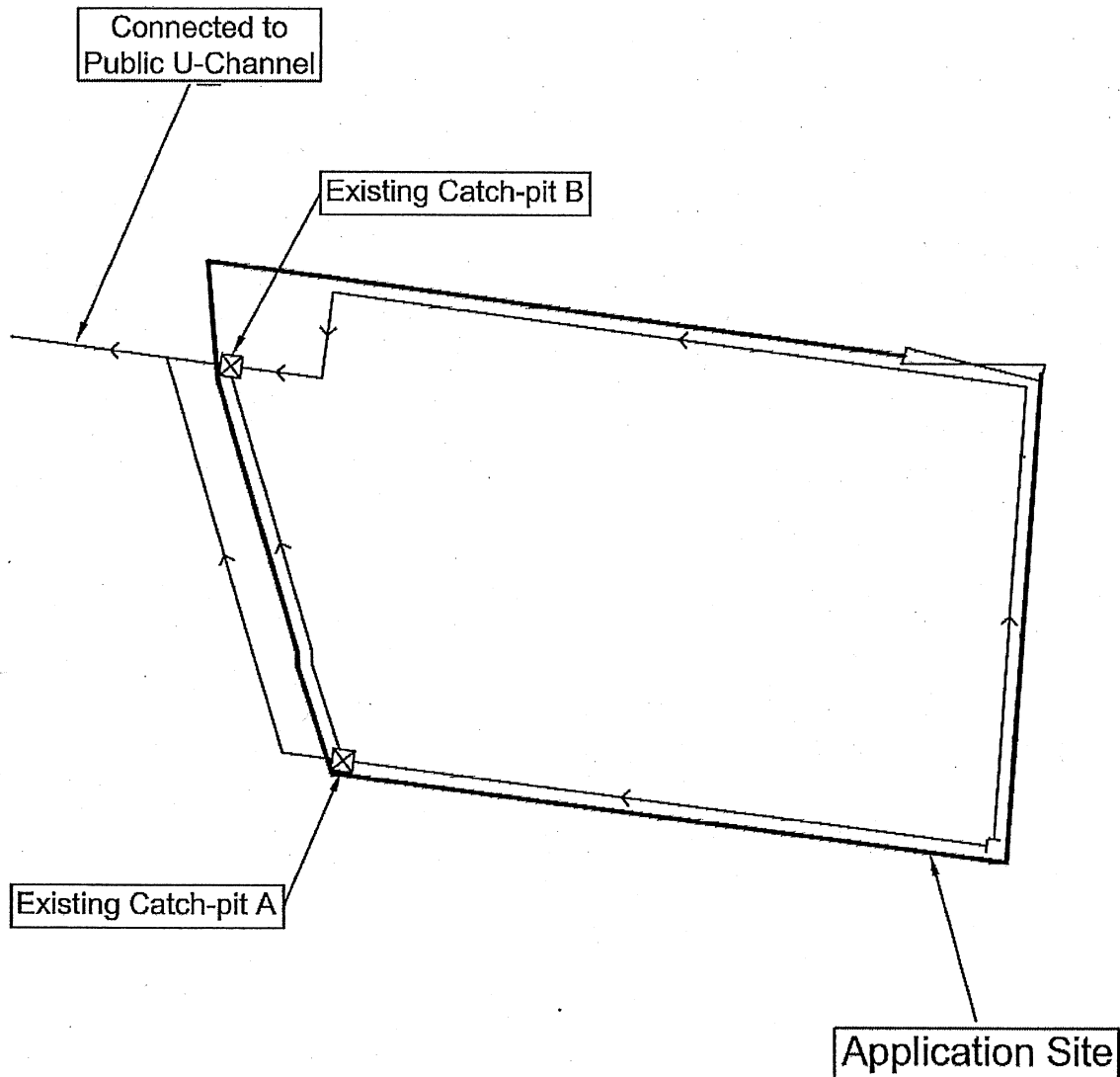
## Landscape Plan

Goldrich Planners &  
Surveyors Ltd.

June 2021

Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122

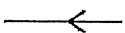
Plan 4  
( P 9023 )



### Legend



Proposed Catch-pit



Proposed 450mm U-Channel

1 : 500

### **Drainage Plan**

**Goldrich Planners &  
Surveyors Ltd.**

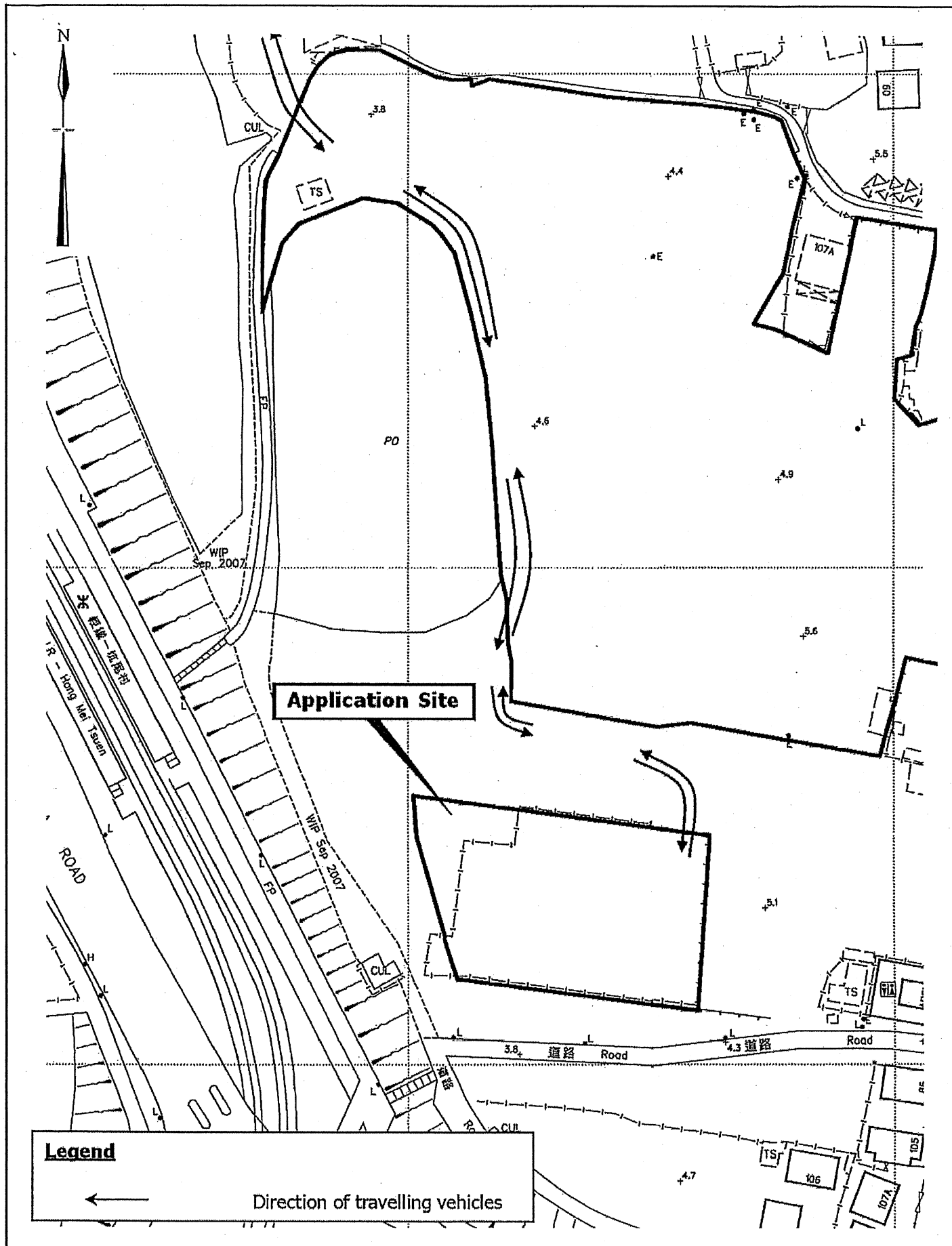
June 2021

Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122

Plan 5  
( P 9023 )











**Photo 1**



**Photo 2**

<b>Not to Scale</b>	<b>Plan showing Road Signs Photographs (1)</b>  Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>June 2021</b>		<b>Plan 6.3 ( P 9023 )</b>



Photo 3



Photo 4

Not to Scale	Plan showing Road Signs Photographs (2)	Goldrich Planners & Surveyors Ltd.
June 2021	Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	Plan 6.4 ( P 9023 )



**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.:

Our Ref.: P9023/TL21218

30 June 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**

**Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years on Lots 449 R.P. (part), 450 (part) and 452 R.P. (part) in D.D. 122 and Adjoining Government Land, 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 medium Size Buses (24-seater) and private cars are allowed to park.

A notice will be posted to indicate that no vehicle exceeding 5.5 tones, including container tractor / trailer or bus exceeding 24 seats is allowed into the site.

Vehicles without a valid vehicle license issued under the road traffic ordinance are not allowed to park on site.

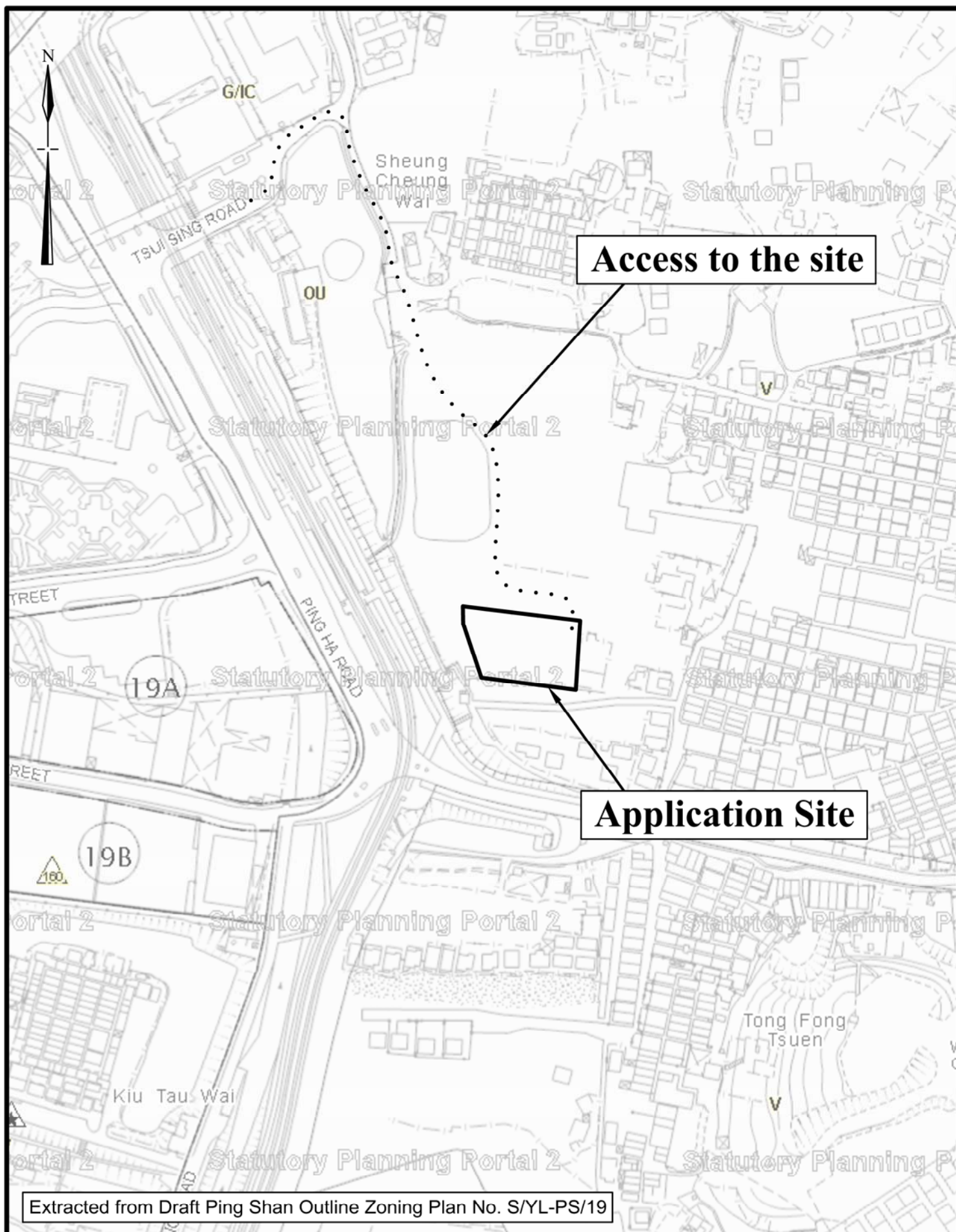
A set of updated plans (Plan 1 to 6.2) are attached to rectify the boundary of the site.

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



Francis Lau

Encl.

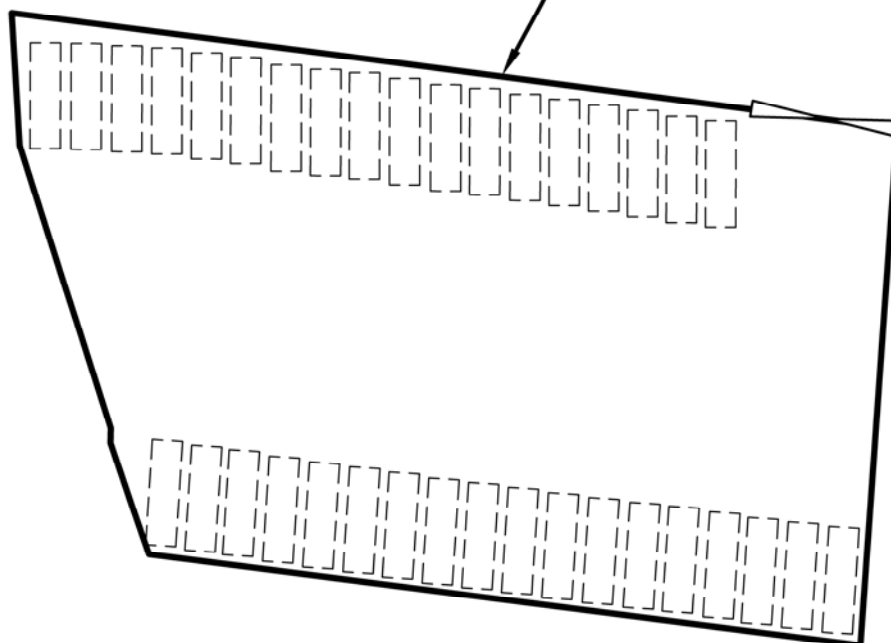


Not to Scale	<b>Location Plan</b>  Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	Goldrich Planners & Surveyors Ltd.
June 2021		Plan 1 ( P 9023 )

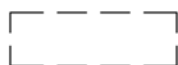




**Application Site**



**Legend**



Car Park for Medium Size Buses (24-seats)      7m x 2m (36nos.)

**1 : 500**

**Site Plan**

**Goldrich Planners &  
Surveyors Ltd.**

**June 2021**

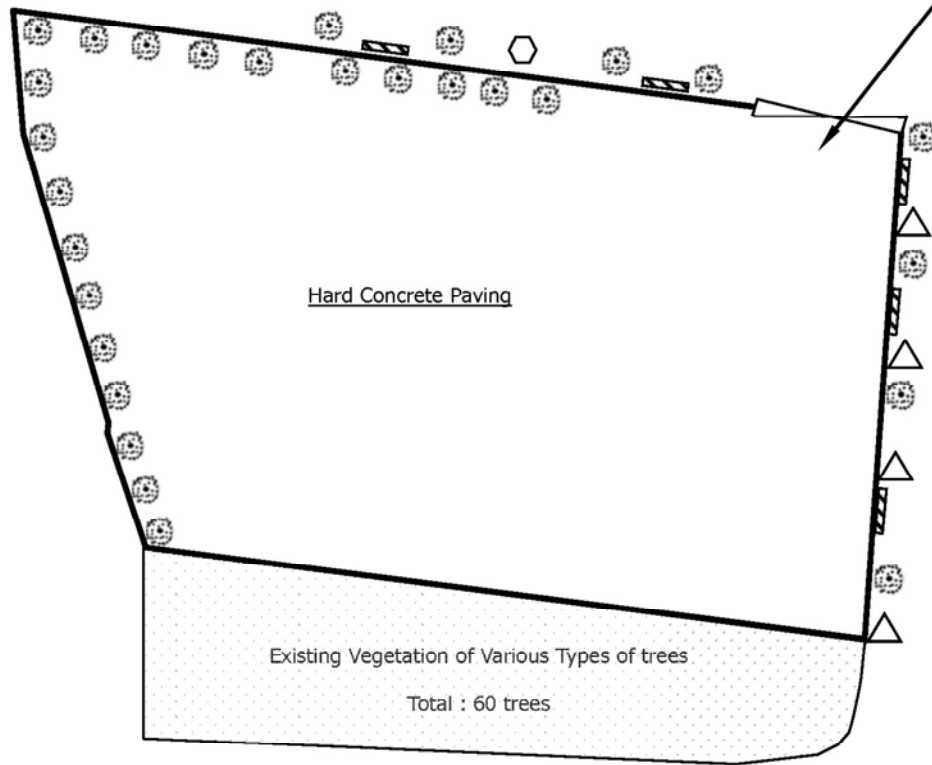
**Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122**

**Plan 3  
( P 9023 )**







**Application Site**



**Legend**

-  Planter 3m x 0.5m x 1.5m (H) Total : 5 nos.  
 Site Boundary

Species		Quantity
Ficus Microcarpa (細葉榕)		28
Livistona Chinensis (葵樹)		4
Mangifera Indica (芒果樹)		1

1 : 500

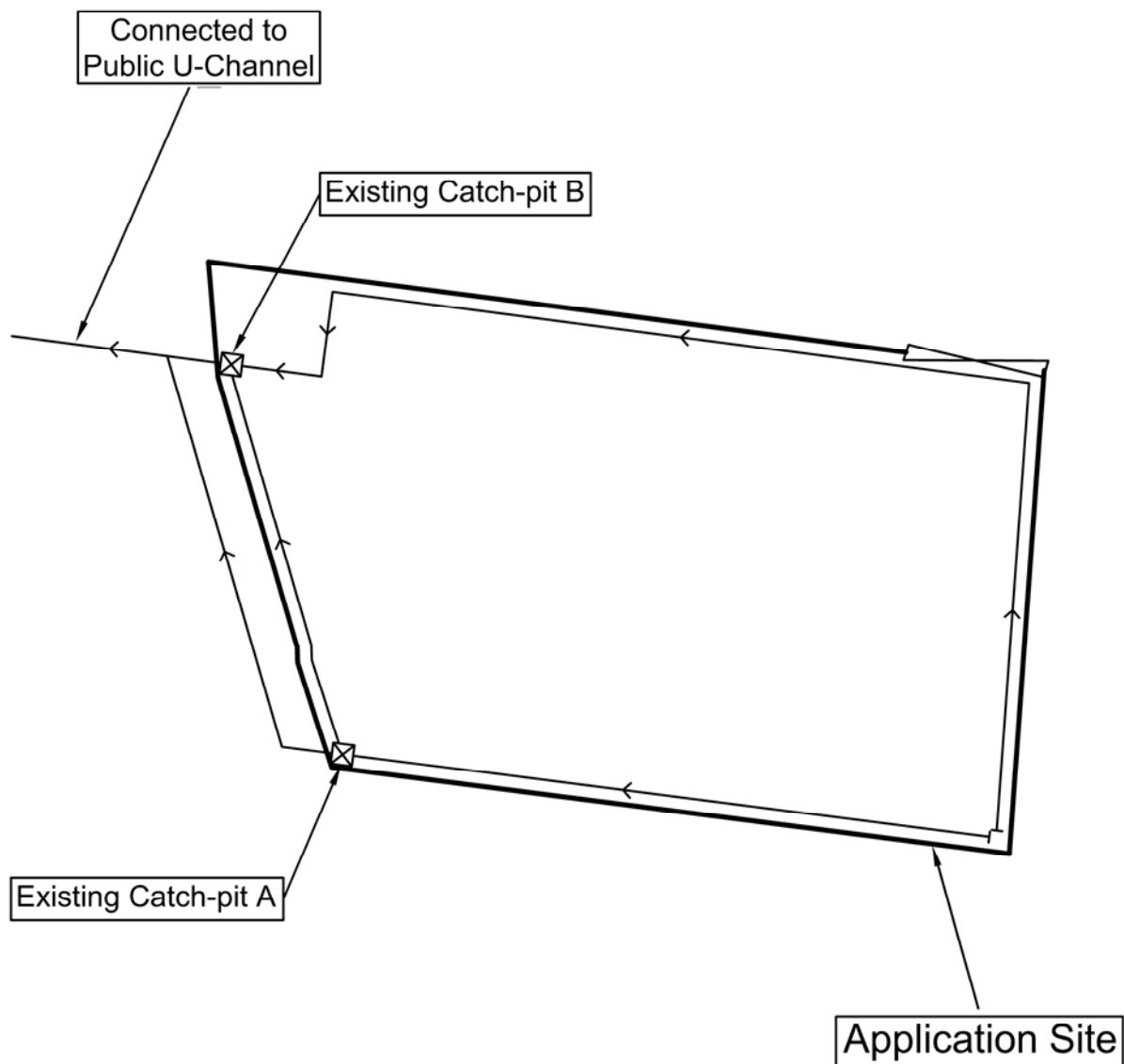
**Landscape Plan**

**Goldrich Planners & Surveyors Ltd.**


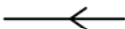
June 2021

Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122

**Plan 4  
( P 9023 )**



### Legend

-  Proposed Catch-pit
-  Proposed 450mm U-Channel

1 : 500

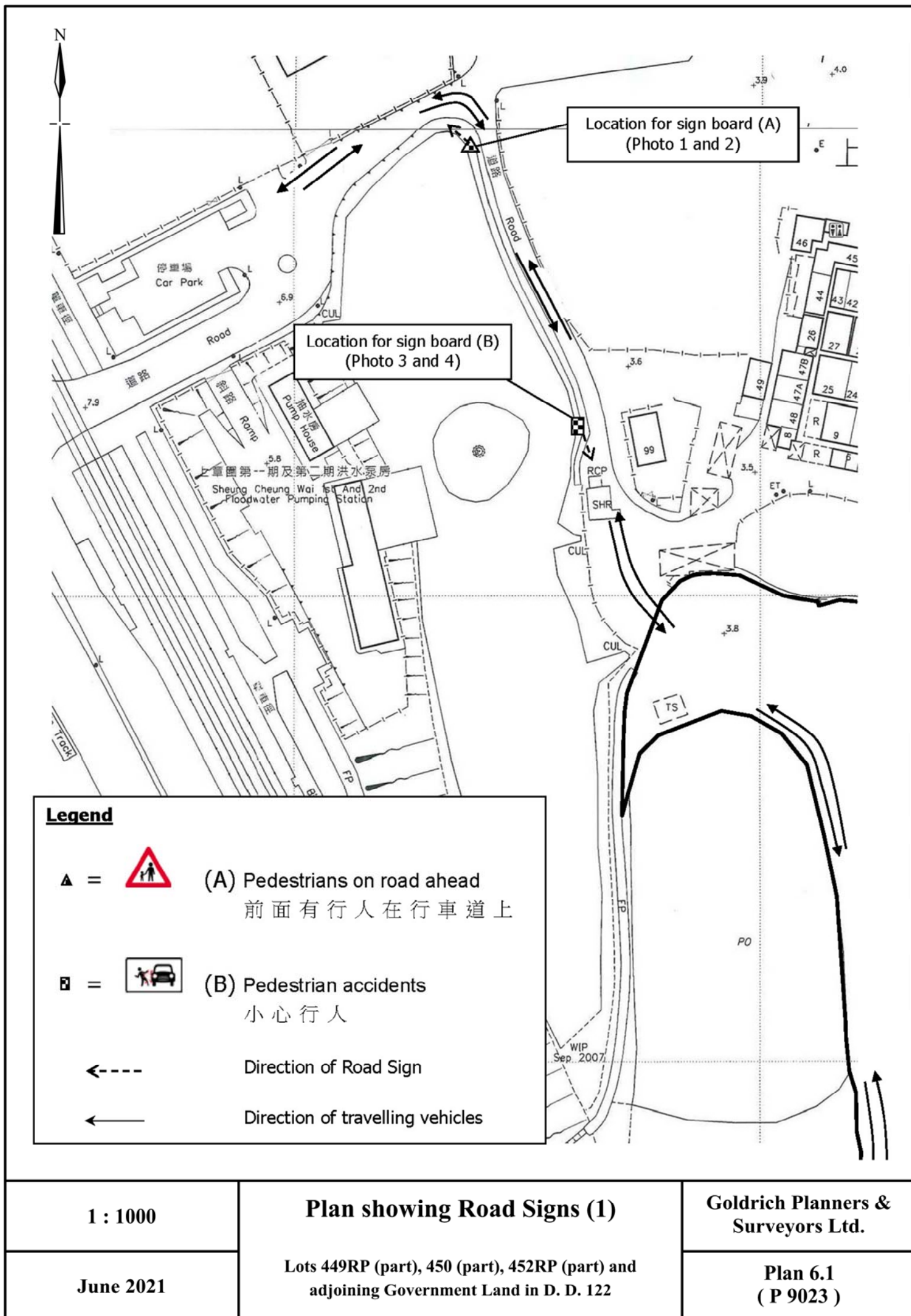
## Drainage Plan

Goldrich Planners &  
Surveyors Ltd.

June 2021

Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122

Plan 5  
( P 9023 )



1 : 1000

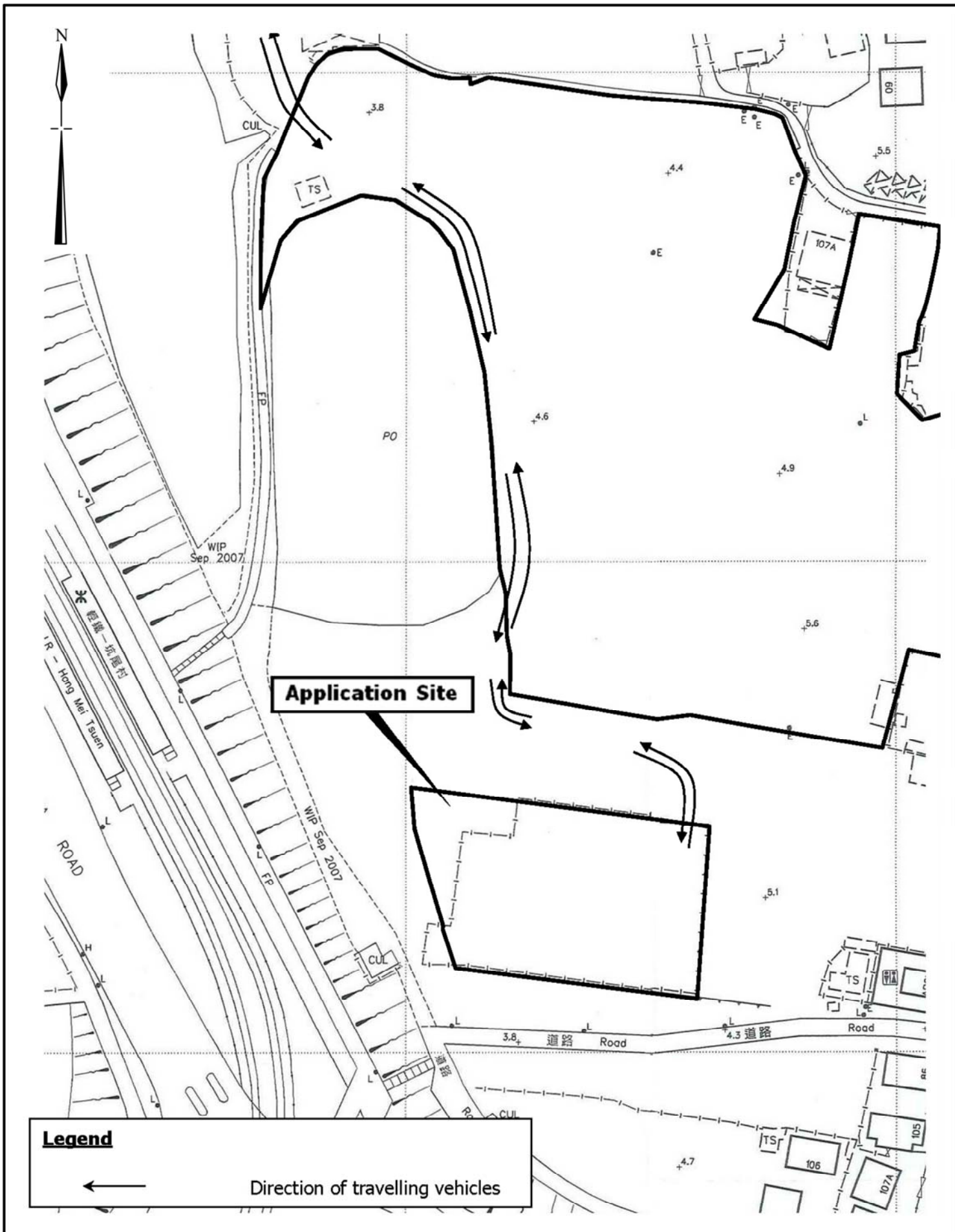
## Plan showing Road Signs (1)

Goldrich Planners &  
Surveyors Ltd.

June 2021

Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122

Plan 6.1  
( P 9023 )



1 : 1000	<b>Plan Showing Road Signs (2)</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
June 2021	Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	<b>Plan 6.2 ( P 9023 )</b>

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-PS/641

Our Ref.: TL21229 / P9023

12 July 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**

**Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars  
and 24-seat Buses for a Period of 3 Years on Lots 449 R.P. (part), 450 (part) and  
452 R.P. (part) in D.D. 122 and Adjoining Government Land,  
Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories  
(Application No. A/YL-PS/641)**

We refer to the comment from the Transport Department dated 8.7.2021. Our response is as follows:

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

Response: The estimated trip generation and attraction is about 30 trips per day respectively and 60 trips per day in total. There is no additional trips and traffic impact comparing to the previous application as the development parameters are the same.

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

  
Francis Lau



**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-PS/641

Our Ref.: TL21256 / P9023

22 July 2021

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

Dear Sir,

**Further Information**

**Renewal of Planning Approval for Temporary Public Vehicle Park  
for Medium Size Buses (24-seats) and Private Cars  
for a Period of 3 Years  
on Lots 449 R.P. (Part), 450 (Part), and 452 R.P. (Part) in D.D. 122  
and Adjoining Government Land, Hang Mei Tsuen, Ping Shan,  
Yuen Long, New Territories**

We would like to submit the previously approved Fire Service Installations Proposal (Plan 7) and an updated FS251 certificate for the captioned application.

We clarify that there is no change in the layout / proposed use compared with the previous application no.: A/YL-PS/564.

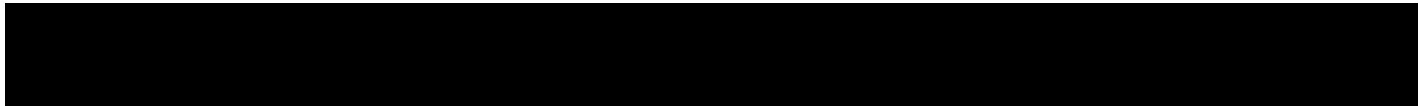
Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

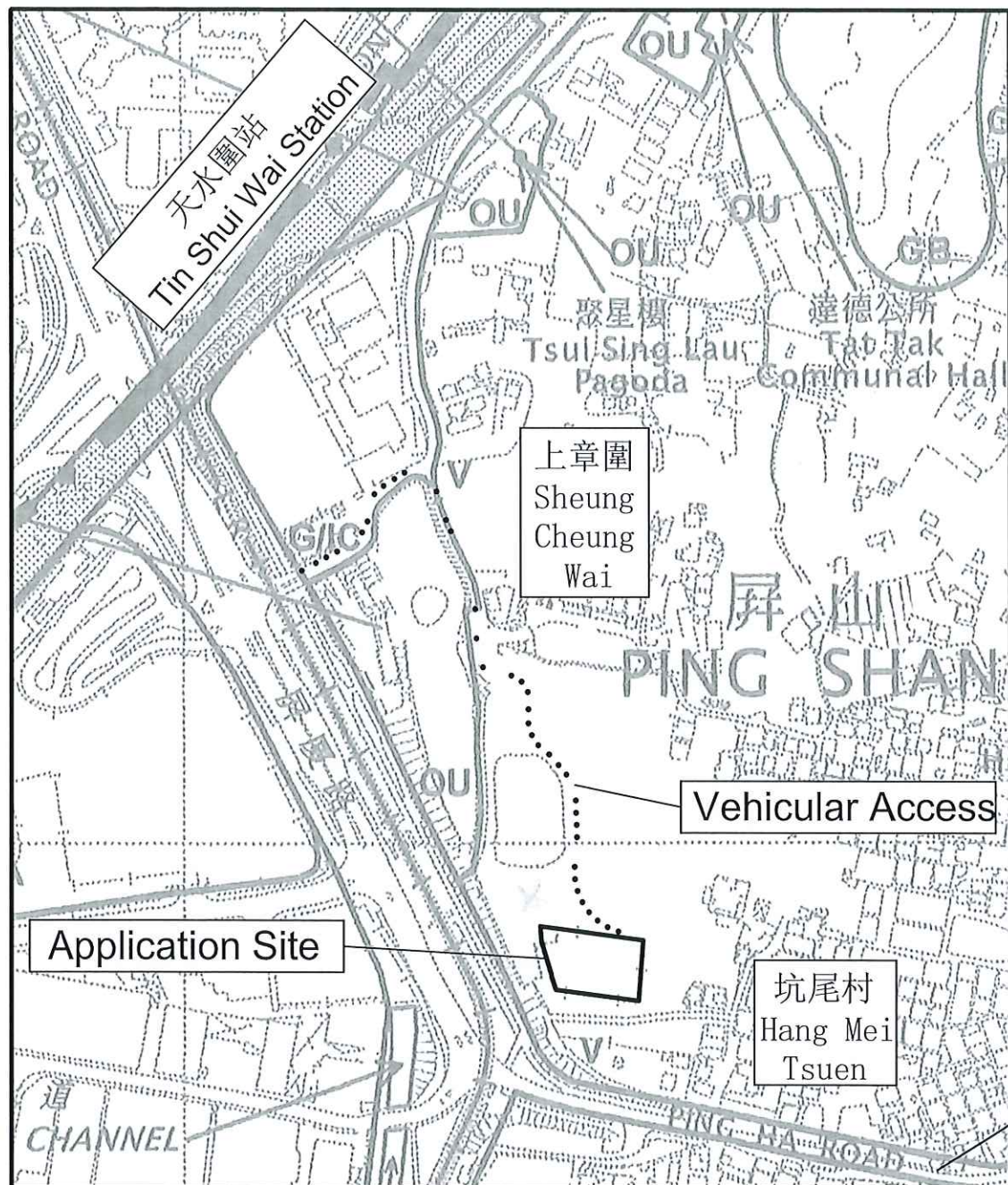


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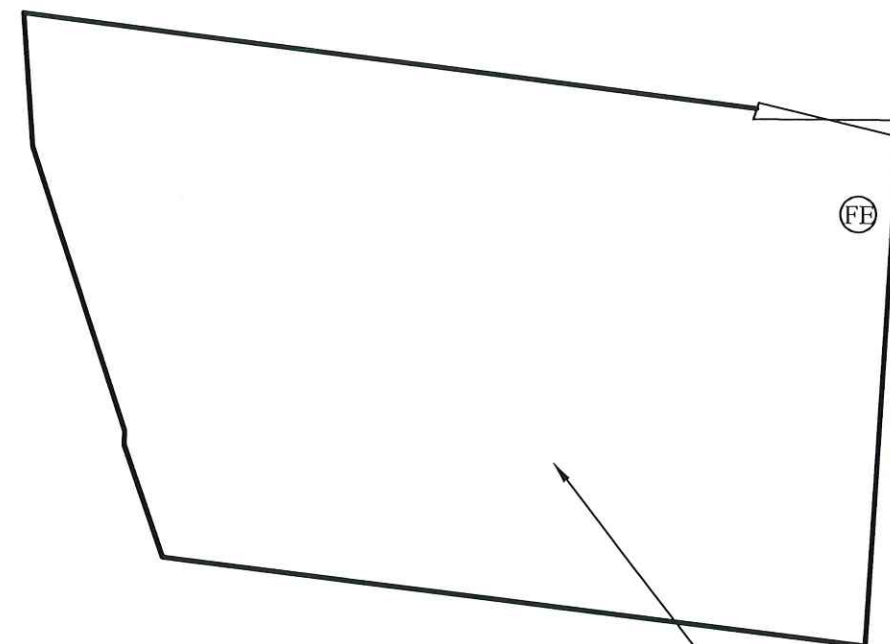
Francis Lau

Encl.





Location Plan  
Not to scale



36 Private Cars  
Parking Spaces

**Legend :**

ⓕ 5.0公斤二氧化碳  
碳氣體滅火筒 5.0kg CO2 Gas type  
Fire Extinguisher

**FS NOTES:**

(i) Portable hand-operated approved appliances shall be provided as required by occupancy.

1 : 500

July 2021

**Fire Service Installation Proposal**

Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 7  
( P 9023 )**



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 7987369

FSD Ref.: \_\_\_\_\_  
消防處檔號Name of Client :  
顧客姓名

屏山文物徑停車場-私家車場

Name of Building :  
樓宇名稱

DD122 LOT449 RP(part),450 (part)and452 RP(part)

Street No./Town Lot :  
門牌號數/市地段Street/Road/Estate Name :  
街道/屋苑名稱

屏山文物徑

Block :  
座District :  
分區

天水圍

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

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

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1 x 5kg CO <sub>2</sub> Gas Type F.E.		Conforms With FSD Requirements	13-Jul-2021	12-Jul-2022

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

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

## Part 3 第三部 Defects 損壞事項

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

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

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

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

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

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

*Poon Kin Keung*  
Poon Kin Keung

RC3/647

WKS Fire Engineering Co.

13-Jul-2021

For FSD  
use only:

Inspected

Key-in

Verified



**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> (TPB/RNTPC)	<u>Approval Conditions</u>
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	8.10.2004 approved upon review for 2 years (Revoked on 14.9.2006)	(1) to (7) and (19)
A/YL-PS/249	Temporary Vehicle Park for Sludge Collection Vehicles, Light Goods Vehicles and Pick-up Trucks for a Period of 2 Years	29.9.2006 approved for 12 months	(1), (5), (9) to (13) and (19)
A/YL-PS/306	Temporary Public Vehicle Park for Medium Size Buses (24-Seats) and Private Cars for a Period of 3 Years	7.8.2009	(1) to (3), (9), (10), (14), (15) and (19)
A/YL-PS/386	Temporary Public Vehicle Park for Medium Size Buses (24-Seats) and Private Cars for a Period of 3 Years	24.8.2012	(1), (2), (8) to (10), (12), (14) to (16) and (19)
A/YL-PS/485	Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	7.8.2015	(1), (4), (5), (8) to (12), (14), (15) and (16) to (18)
A/YL-PS/564	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	17.8.2018	(1), (4), (5), (8), (9), (12), (14) to (19)

### Approval Conditions

- (1) Restriction on operation hours.
- (2) Submission and/or implementation of landscape and/or tree preservation proposal.
- (3) Submission and/or implementation of the drainage proposal/ provision of drainage facilities.
- (4) Submission and/or implementation of fire service installations proposal.
- (5) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed.
- (6) Set back of the boundary of the site.
- (7) Submission and/or implementation of vehicular access proposal.
- (8) Submission of condition record of existing drainage facilities.
- (9) Revocation clauses.
- (10) Reinstatement clause.
- (11) Maintenance of landscape planting/existing vegetation.
- (12) Maintenance of the implemented/existing drainage facilities.
- (13) Provision of 9-litres water type/3kg dry powder fire extinguisher in the site office.
- (14) No vehicle without valid licence issued under the Road Traffic Ordinance.
- (15) Provision of warning signs at the access road.
- (16) Posting of notice at a prominent location to indicate that only certain types of vehicle are allowed to enter/be parked on the site.
- (17) No vehicle is allowed to queue back to or reverse onto/from public road.
- (18) Only certain vehicles are allowed to enter/be parked on the site.
- (19) Certain vehicles are not allowed to be parked/stored on or enter/exit the site.

**Similar Applications within the same “V” zone**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u> (at the time of approval)</b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u> (TPB/RNTPC)</b>	<b><u>Approval Conditions</u></b>
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/371	“V”	Temporary Vehicle Park for Coaches For a Period of 3 Years	24.2.2012	(2), (4), (5), (9), (12), (16), (17)
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/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/469	“V”	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	6.2.2015	(2), (4), (5), (9), (12), (16), (17), (22), (23)

<b><u>Application No.</u></b>	<b><u>Zoning</u> (at the time of approval)</b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u> (TPB/RNTPC)</b>	<b><u>Approval Conditions</u></b>
A/YL-PS/472	“V”	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	27.2.2015 (12 months)	(1), (3) to (7), (10), (15), (16), (18), (20), (22) to (24)
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/552	“V”	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	9.2.2018	(2), (4), (5), (8), (9), (12), (15), (17), (18), (22)
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)
A/YL-PS/636	“V”	Temporary Vehicle Park for Coaches for a Period of 3 Years	25.6.2021	(1), (4) to (7), (14), (15), (18), (22), (27)

#### **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
- (27) Only coaches are allowed to be parked/stored on or enter/exit the site

### **Rejected Application**

<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration (TPB/RNTPC)</u></b>	<b><u>Reasons for Rejected</u></b>
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 on review	(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:

210720-160533-19622

提交限期

Deadline for submission:

27/07/2021

提交日期及時間

Date and time of submission:

20/07/2021 16:05:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/641

「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



tpbpd@pland.gov.hk

---

寄件者:  
寄件日期: 2021年07月26日星期一 4:17  
收件者: tpbpd  
主旨: A/YL-PS/641 DD 122 Hang Mei Tsuen  
附件: Hang Mei Tsuen - Google Maps.pdf

Dear TPB Members,

These and adjoining lots are one big inefficient land use. At grade parking facilities take up around 50% of the 'V' Zone.

PlanD: "Although the applied use was not in line with the planning intention of the "V" zone, there was no Small House application at the site". This has been the situation for decades.

So on what basis has the size of the 'V' zone been calculated as it does not appear to reflect actual demand?

**Are any of these lots per chance 'VEA'?**

There was a discussion on this zoning on 6 Nov 1920

"Under the VEA scheme, introduced in 1981, the Government would resume private land and provide necessary infrastructure and facilities for indigenous villagers to build Small Houses in a more orderly manner. However, in 1999, the Government decided to suspend the implementation of designated VEA projects in view of the review of the Small House Policy. In 2018, having considered HYK's proposal, DEVB agreed that private land within two suspended VEA projects would be "unfrozen". As for the Ling Hill VEA project, DEVB had agreed to further follow up with HYK about the possibility of "unfreezing" private land "

Most of this parking could be accommodated underground or in multi-storey parking facilities and the land freed up for other purposes.

Members questions please.

Mary Mulvihill

---

**From:**

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

**Sent:** Monday, July 16, 2018 3:40:32 AM

**Subject:** A/YL-PS/564 DD 122 Hang Mei Tsuen

A/YL-PS/564

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

Site area :About 1,853m<sup>2</sup> Includes Government Land of about 32m<sup>2</sup>

Zoning ; "VTD"

Applied Use ; 36 Vehicle Parking

Dear TPB Members,

While this operation has been approved for over a decade, in view of the purported shortage of land it is now time to question why such a large site be devoted to parking.

It is unacceptable that 50sqmts, the size of many 3-bedroom residential units for sale these days, is being devoted to parking a single vehicle. This large site could be used for some form of temporary housing.

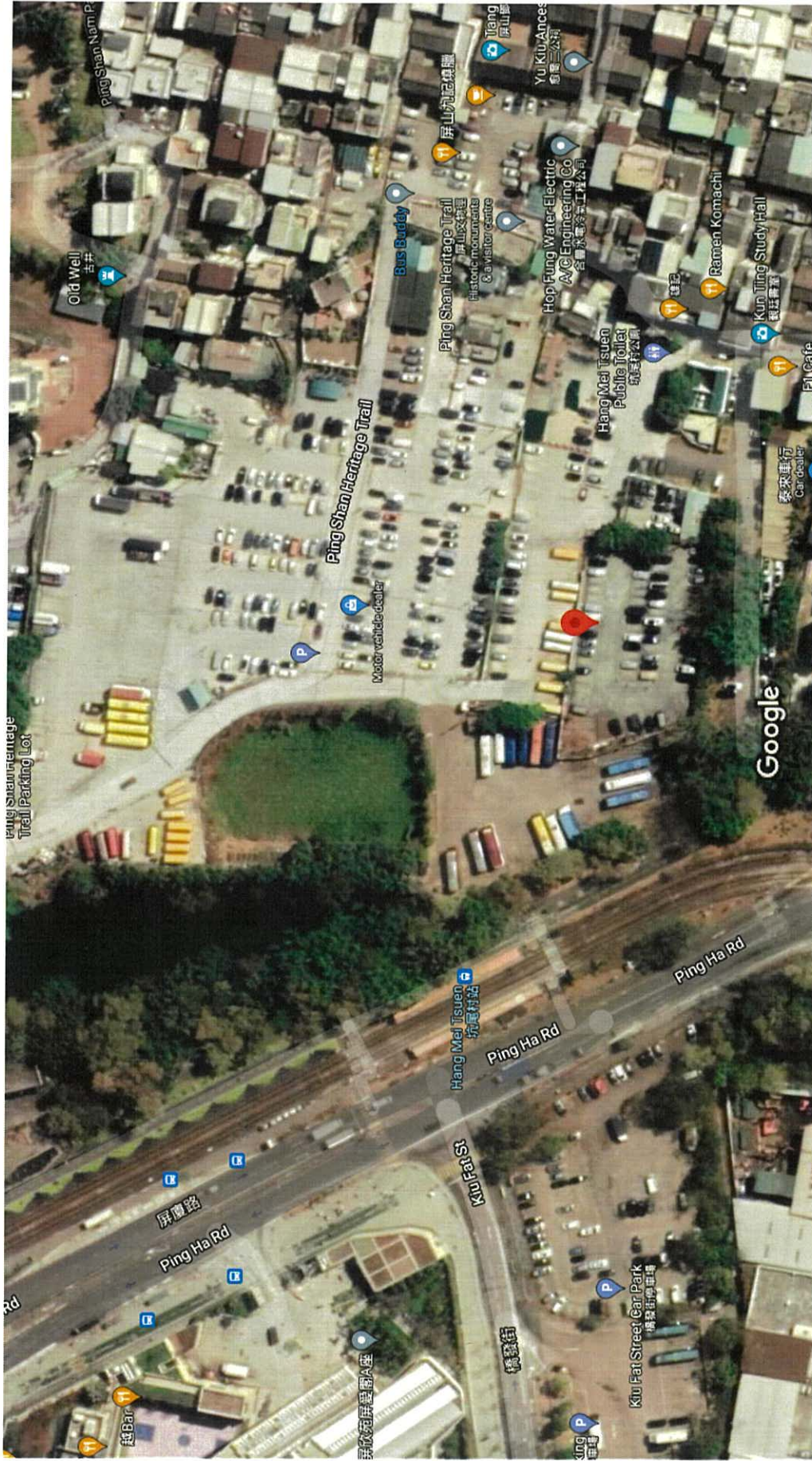
Moreover the site is zoned for residential use so the long term use as parking facilities will have a cumulative and negative impact on the quality of the land and environs.

TPB members should recognize the part they have been playing in the artificial shortage of land for building homes via their far too liberal approval of that most inefficient land use, at grade parking. Vehicles should be parked underground, in custom built high rise towers or on the ground floor of 2,100sqft Net houses or villa developments.

If parking is indeed required it should be provided in stacked facilities, see attached, thereby free up land for other uses.

As land owners and government departments are reluctant to move forward then TPB should provide impetus by rejecting these plans.

Mary Mulvihill



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

**Advisory Clauses**

- (a) to resolve any land issues relating to the development with other owner(s) of the application site (the Site);
- (b) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval from the Government;
  - (ii) no permission is given for occupation of GL (about 32m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed;
  - (iii) 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";
  - (iv) 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
  - (v) the STW holder(s) will need to apply to his office for modification of the 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 regularization or erection of temporary structures(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by the LandsD acting in the capacity of 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 the 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; and
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
  - (i) according to our site visit on 08.07.2021, many of the trees along the northern and western boundary within the Site have been severely topped. Please carry out appropriate mitigation measures/tree replacement for all the topped trees. Please note that topping of mature trees should be avoided and refer to DEVB’s following guidelines on proper tree pruning:
    - *Guidelines on Tree Pruning* (樹木修剪指引) :  
[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Guidelines\\_on\\_Tree\\_Pruning.pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Guidelines_on_Tree_Pruning.pdf)
    - *Do's and Don'ts in Pruning* (樹木修剪的錦囊):  
[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/factsheet\\_c.pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/factsheet_c.pdf)
    - *Tree Management Practice Note No.3: Tree Pruning* (樹木管理作業備考第3號：修剪樹木) :  
[https://www.greening.gov.hk/filemanager/content/pdf/knowledge\\_database/tree\\_column/tree\\_management\\_practice\\_note\\_no.3.pdf](https://www.greening.gov.hk/filemanager/content/pdf/knowledge_database/tree_column/tree_management_practice_note_no.3.pdf)
  - (ii) some of the trees were entwined with climbers. The applicant is reminded that weeding of planting areas including removal of invasive climbers on trees should be carried out in regular basis for healthy growth of the plants;
  - (iii) 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
  - (iv) the applicant should refer to the guidelines promulgated by the DEVB on tree management to undertake proper and regular tree maintenance work. Please refer to the “Handbook on Tree Management” on guidelines and standards of good practices on tree management;  
([https://www.greening.gov.hk/tc/tree\\_care/Handbook\\_on\\_Tree\\_Management.html](https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html))