

This document is received on 5 NOV 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 1649
	Date Received 收到日期	- 5 NOV 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)

Long Tin Car Park Management Limited (朗天停車場管理有限公司)

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)

PlanArch Consultants Ltd.

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 Nos. 39RP(part), 40RP, 42(part), 43S.B RP(part), 43S.C(part), 43S.D(part), 43S.E RP, 43S.F(part), 43S.G(part) in DD122 and adjoining government land, 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 1.560 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 328 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)	17 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 OZP No. S/YL-PS/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" and "Village Type Development" zones
(f) Current use(s) 現時用途	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles approved by the Town Planning Board on 4.1.2019 (TPB Ref.: A/YL-PS/578). (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. 如上述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 29/10/2021 (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 27/10/2021 (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
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			
<p>.....</p> <p>.....</p>			
(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))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <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 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input 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"/>		
		

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

(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>578</u>
(b) Date of approval 獲批給許可的日期	<u>4/1/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>4/1/2022</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 Private Cars and Light Goods Vehicles for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input 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)
(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）。


Please refer to the attached planning statement.

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


.....

Betty S.F. Ho

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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

PlanArch Consultants Ltd.

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



Date 日期

29/10/2021

..... (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 Nos. 39RP(part), 40RP, 42(part), 43S.B RP(part), 43S.C(part), 43S.D(part), 43S.E RP, 43S.F(part), 43S.G(part) in DD122 and adjoining government land, Ping Shan, Yuen Long, New Territories 新界元朗屏山第122約地段第39RP號(部份)、第40RP號、第42號(部份)、第43S.B RP號(部份)、第43S.C號(部份)、第43S.D號(部份)、第43S.E RP號、第43S.F號(部份)、第43S.G號(部份)及毗鄰政府土地
Site area 地盤面積	1,560 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 17 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19 屏山分區計劃大綱草圖編號S/YL-PS/19
Zoning 地帶	"Green Belt" and "Village Type Development" zones 「綠化地帶」及「鄉村式發展」地帶
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 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years 年期為三年的臨時私家車及小型客貨車公眾停車場

(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	328 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位		0
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		34
	Private Cars Parking and Light Goods		
	Vehicles Spaces (About 5m x 2.5m)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		0
	Medium Goods Vehicle Spaces 中型貨車車位		0
Heavy Goods Vehicle Spaces 重型貨車車位		0	
Others (Please Specify) 其他 (請列明)			

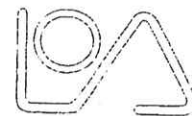
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan and Site Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
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PlanArch Consultants Ltd.
建港規劃顧問有限公司



Our Ref.: pa/yl.ps/2110639

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Mr Raymond KAN)

此文件在2021年11月5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 - 5 NOV 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.

4 November 2021

Dear Sir,

**S16 Application for a Temporary Public Vehicle Park
for Private Cars and Light Goods Vehicles**
**Lot nos. 39RP(part), 40RP, 42(part), 43S.B RP(part), 43S.C(part), 43S.D(part),
43S.E RP, 43S.F(part), 43S.G(part) in DD122 and adjoining government land,
Ping Shan, Yuen Long**

We refer to the captioned planning application submitted to the Town Planning Board on 29.10.2021.

We would like to confirm that there is no change in internal layout as compared to the previous approved application (TPB/A/YL-PS/578).

We should be grateful if you can let us have the Government comments on the captioned application for our necessary action.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho



S16 Application for a Temporary Public Vehicle Park
for Private Cars and Light Goods Vehicles

Lot nos. 39RP(part), 40RP, 42(part), 43S.B RP(part), 43S.C(part), 43S.D(part),
43S.E RP, 43S.F(part), 43S.G(part) in DD122 and adjoining government land,
Ping Shan, Yuen Long

PlanArch Consultants Ltd.

October 2021

Executive Summary

This planning statement is prepared in support of a S16 application for continual operation of an approved temporary public vehicle park for private cars and light goods vehicles at Lot nos. 39RP(part), 40RP, 42(part), 43S.B RP(part), 43S.C(part), 43S.D(part), 43S.E RP, 43S.F(part), 43S.G(part) in DD122 and adjoining government land, Ping Shan, Yuen Long for a period of 3 years.

The application site is zoned "Green Belt" ("GB") zone with a minor area falling within "Village Type Development" ("V") zone on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 gazetted on 7.5.2021. The site has a total site area of about 1,560m² and is currently used as a public vehicle park for private cars and light goods vehicles as approved by the TPB since 2004 under application nos. TPB/A/YL-PS/187, 254, 289, 332, 397, 509 and 578. This application is for the same use at the same site, as in the previous approved applications.

Since the last planning approval, there is no change in the planning circumstances. The applicant has complied with all the approval conditions attached to previous approvals. The public vehicle park is decently operated under proper management. No parking of heavy goods vehicles and no workshop activities are carried out on the site. Peripheral landscaping, boundary fencing and drainage facilities are well maintained to ensure no adverse environmental and drainage impact to the surrounding area. Intended to serve the local villagers, the proposed public vehicle park provides 34 parking spaces. Same as the previous approved applications, it is small in scale and is unlikely to have adverse traffic impact on the vicinity. The surrounding area is mainly occupied by open storages and vehicle parks, and logistic centre. The proposed public vehicle park is therefore compatible with the surrounding environment.

The application is for a temporary use which will not jeopardise the long term planning intention of the "GB" and "V" zone. In view of the above, we sincerely hope that members of the Board will give favorable consideration to approve this application.

行政摘要

本計劃書旨在支持於新界元朗屏山第 122 約地段第 39RP 號(部份)、第 40RP 號、第 42 號(部份)、第 43S.B RP 號(部份)、第 43S.C 號(部份)、第 43S.D 號(部份)、第 43S.E RP 號、第 43S.F 號(部份)、第 43S.G 號(部份)及毗鄰政府土地作臨時私家車及小型客貨車公眾停車場的申請，擬議年期為三年。

申請地點主要位於已在 2021 年 5 月 7 日展示的屏山分區計劃大綱草圖(圖則編號 S/YL-PS/19)上的「綠化地帶」，另外有小部分坐落於「鄉村式發展」地帶上。申請地盤面積約為 1,560 平方米，現用作私家車及小型客貨車公眾停車場，該用途由 2004 年起獲得城市規劃委員會批准，有關的先前申請編號為 TPB/A/YL-PS/187、254、289、332、397、509 及 578。是次申請的用途和地點與過往批准的申請相同。

自上一次申請，申請地點周圍的環境和規劃情況並沒有改變。申請人已履行所有的附帶核准條件。停車場的管理良好，亦致力保養樹木及圍欄以美化環境和保持渠道暢通，而場內並無停泊重型車輛以及工場活動，故此該停車場不會影響附近環境。申請續期的公眾停車場只提供 34 個泊位的小型停車場以服務當地村民，因此不會對影響當區的交通。申請地點鄰近地方主要是一些露天存放場、停車場和物流中心，故此擬議的公眾停車場與鄰近環境的用途相容。

是次申請建議為臨時用途申請，並不會影響有關「綠化地帶」和「鄉村式發展」地帶的長遠規劃意向。依以上理據，敬希城市規劃委員會通過此申請。

1 INTRODUCTION

- 1.1 On behalf of Long Tin Car Park Management Limited, PlanArch Consultants Ltd. submits a S16 application to the Town Planning Board for a public vehicle park for private cars and light goods vehicles at Lot nos. 39RP(part), 40RP, 42(part), 43S.B RP(part), 43S.C(part), 43S.D(part), 43S.E RP, 43S.F(part), 43S.G(part) in DD122 and adjoining government land, Ping Shan, Yuen Long for a period of 3 years.
- 1.2 The application site is currently used as a public vehicle park for private cars and light goods vehicles. It is the subject of seven previous planning applications (ref nos. TPB/A/YL-PS/187, TPB/A/YL-PS/254, TPB/A/YL-PS/289, TPB/A/YL-PS/332, TPB/A/YL-PS/397, TPB/A/YL-PS/509 and TPB/A/YL-PS/578) approved on 26.11.2004, 17.11.2006, 24.10.2008, 12.11.2010, 11.1.2013, 8.1.2016 and 4.1.2019 respectively (**Plan 1**).
- 1.3 It should be noted that since the last approval, some of the land lots were sub-divided, and therefore there are minor changes to the land lot numbers. In particular, Lot no. 43 S.B (part) becomes Lot no. 43 S.B RP (part) and Lot no. 43 S.E (part) becomes 43 S.E RP. Nevertheless, the location and area of the application site remain the same as the previous approval.
- 1.4 The applicant has demonstrated good practices in clean operation with full compliance with all approval conditions of the seven previous approved applications, including maintenance of landscape planting and drainage facilities as well as provision of fire services installations (FSIs) and boundary fencing.
- 1.5 There has been no material change in planning circumstances since the last approved application no. TPB/A/YL-PS/578. When compared to the last approved scheme, the application is submitted by the same applicant with the same use at the same site with a total of 34 monthly parking spaces provided.
- 1.6 This planning statement is intended to demonstrate the suitability of the application site for the public vehicle park for private cars and light goods vehicle and for the continual operation of the approved public vehicle park on a temporary basis for a period of three years in order to allow flexibility in future planning of the area.

2 SITE CONTEXT

2.1 Location

The application site is located to the southeast of Ha Mei San Tsuen in Ping Shan area, Yuen Long (**Plan 1**). It comprises Lot nos. 39RP(part), 40RP, 42(part), 43S.B RP(part), 43S.C(part), 43S.D(part), 43S.E RP, 43S.F(part), 43S.G(part) in DD122 and adjoining government land, Ping Shan, Yuen Long (**Plan 2**).

2.2 Land Use Zoning and Land Status

The site has a total site area of about 1,560m² including about 17m² of Government land. It mainly falls within “Green Belt” (“GB”) zone (about 64%) with a minor portion in “Village Type Development” (“V”) zone (about 36%) on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 gazetted on 7.5.2021 (**Plans 1 & 2**).

The site is located on old schedule agricultural lots held under Block Government Lease and a small portion of Government land.

2.3 Existing Land Use

The site is being used as a public vehicle park for private cars and light goods vehicles as approved by the Town Planning Board since 2004 under application nos. TPB/A/YL-PS/187, TPB/A/YL-PS/254, TPB/A/YL-PS/289, TPB/A/YL-PS/332, TPB/A/YL-PS/397, TPB/A/YL-PS/509 and TPB/A/YL-PS/578 (**Plan 1, Photo 1 & 2**).

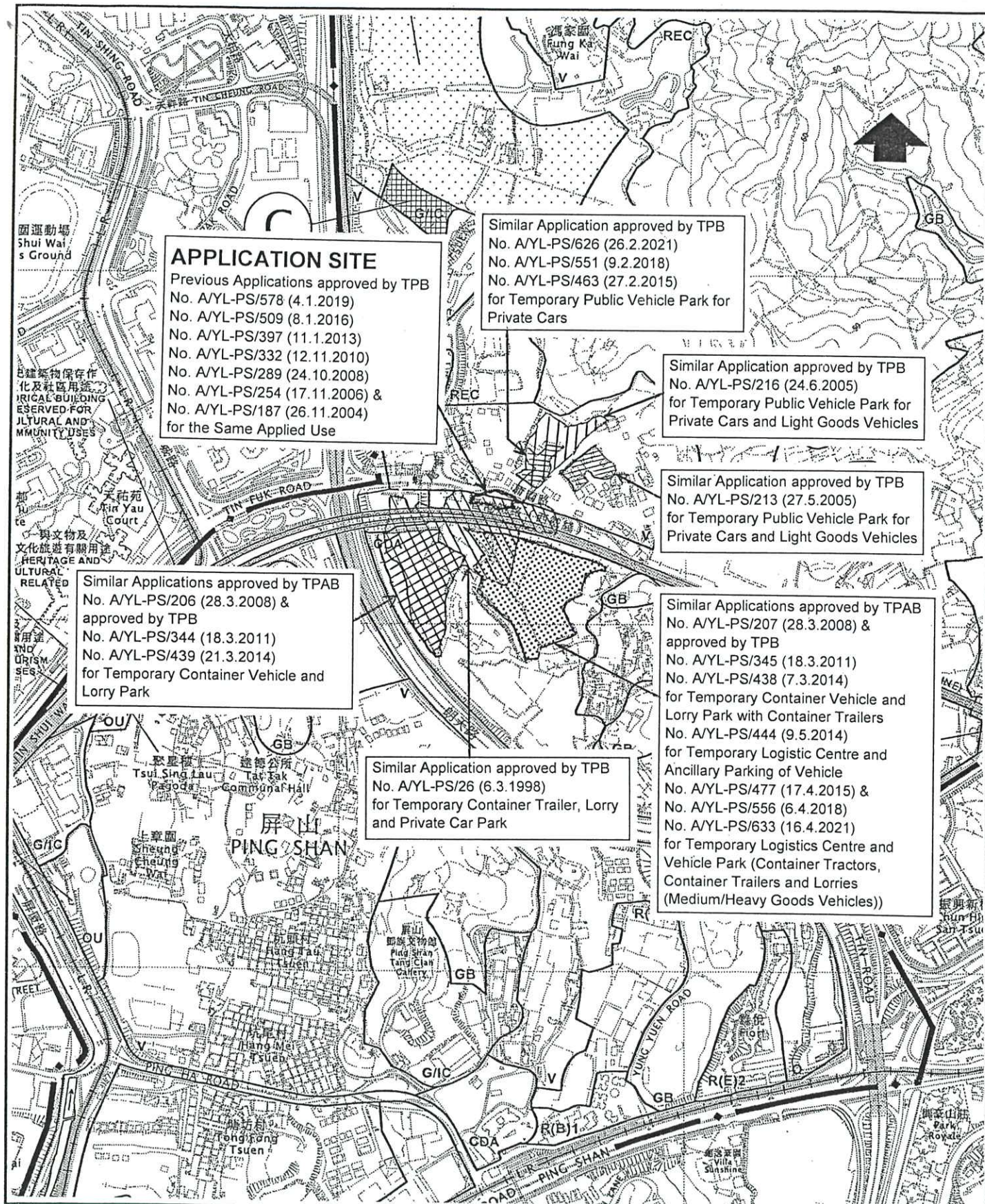
The site is well-paved, clean and tidy with provision of peripheral landscaping and drainage facilities. All the approval conditions of the seven previous applications have been fully complied with. Peripheral surface channels, drainage facilities, landscape provision, FSIs and boundary fencing are well maintained (**Photos 3 & 4**).

2.4 Adjacent Land Uses

The application site is located to the immediate north of the elevated viaduct of MTR West Rail. A number of small houses, vehicle parks and open storage are found in the vicinity. On the other side of the West Rail viaduct to the south, there are logistic centre, and container vehicle and lorry parks with valid planning permissions granted by the Town Planning Board (**Plan 1 & Photo 5**).

2.5 Accessibility and Local Traffic

The application site is accessible from Ha Mei San Tsuen Road, which connects to Tin Fuk Road and Tin Tsz Road (**Plan 2 & Photo 6**).



Location Plan

Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
Various Lots in DD122
and Adjoining Government Land,
Ping Shan, Yuen Long

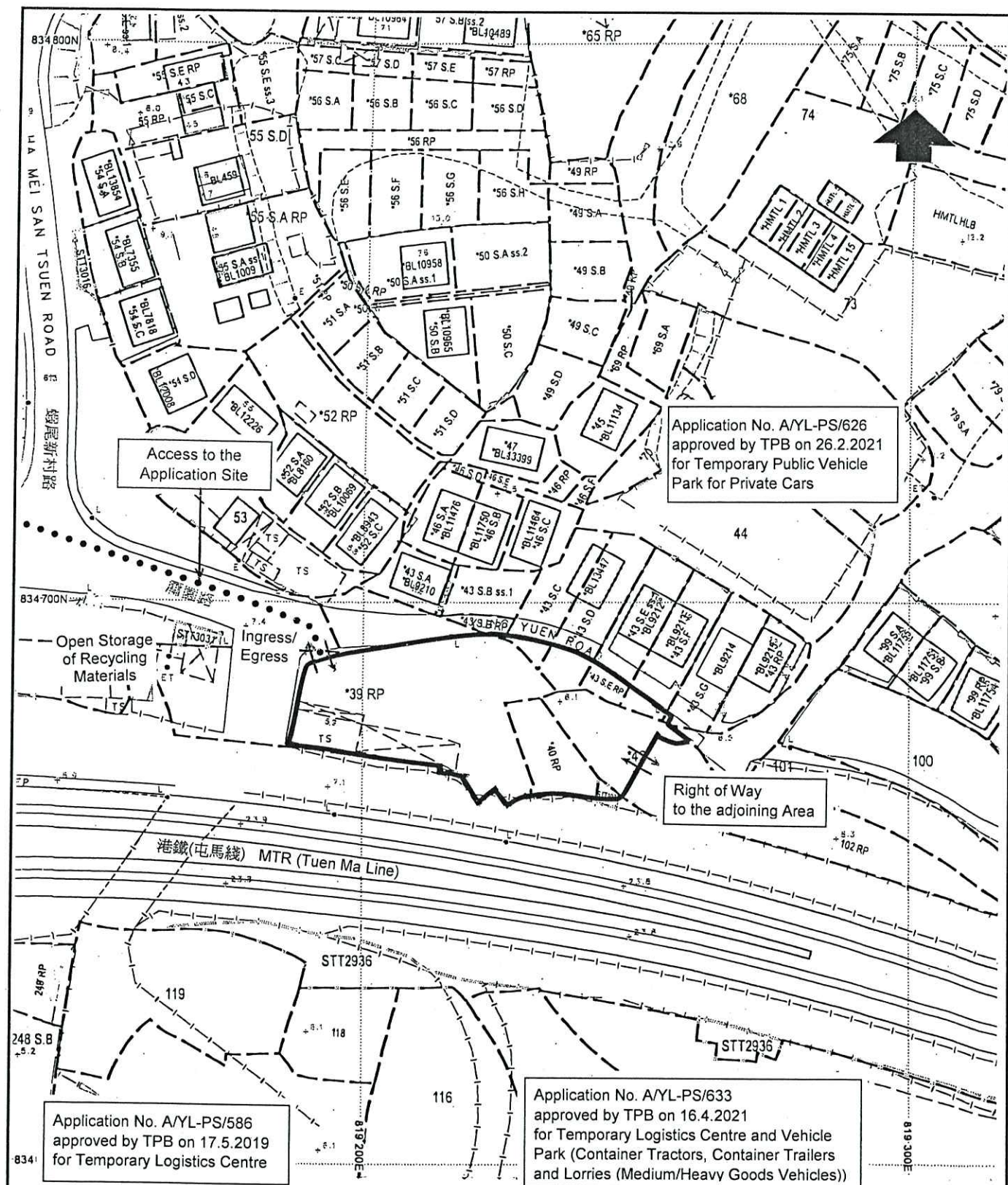
0 200 400 METRES

Plan 1

PlanArch Consultants Ltd.

Revision: Date: 11.10.2021

Plan Based on
Ping Shan Outline Zoning Plan
No. S/YL-PS/19
Exhibited on 7.5.2021



Legend

The Application Site

Base Plan Extracted from
Lot Index Plan
No. LIP962341P
Prepared by the District
Survey Office /DSOST
on 4.10.2021

Site Plan

Temporary Public Vehicle Park for
Private Cars and Light Goods Vehicles
Various Lots in DD122
and Adjoining Government Land,
Ping Shan, Yuen Long

0 10 20 30 40 50 METRES

Plan 2

PlanArch Consultants Ltd.

Revision:

Date: 12.10.2021

Photo 1 & 2: The Application site

The public vehicle park for private cars and light goods vehicles is decently operated and the site is well-paved, clean and tidy. The applicant has fulfilled all approval conditions of previous applications.



Photo 3: Landscape and Fencing

The landscaping provision complied with the approval conditions attached to previous approval (Ref. No. TPB/A/YL-PS/578). The plants have been well maintained and in good condition. It provides good buffer and amenity to the surrounding areas



Photo 4: Drainage Facilities

The drainage facilities are provided to the satisfaction of DSD in compliance with the previous approval condition. Regular maintenance and clearing of debris from the channels have been carried out.



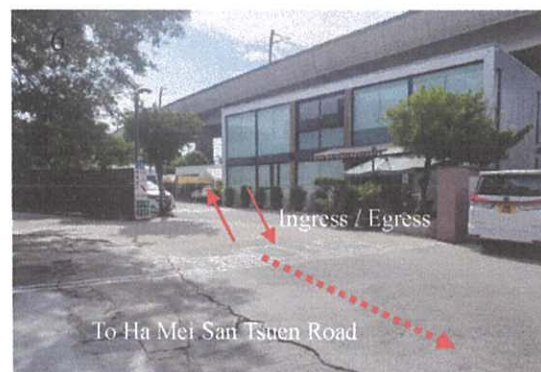
Photo 5: Adjoining Land Uses

A number of vehicle parks, open storage, logistic centre and vehicle repairing workshops are found in the vicinity.



Photo 6: Accessibility of the Site

The application site is accessible from Ha Mei San Tsuen Road and connects to Tin Fuk Road and Tin Tsz Road.



3 DEVELOPMENT PROPOSAL

3.1 Public Vehicle Park for Private Cars and Light Goods Vehicles

The applicant, who has complied with all approval conditions attached to the previous approved application no. TPB/A/YL-PS/578, can guarantee decent operation of public vehicle park for private cars and light goods vehicles. The site is well-paved and properly fenced off by peripheral planting with provision of drainage facilities and FSIs. The application intends to apply for the same temporary use at the same site as in the previous approved application.

The proposed layout is shown in **Plan 3**. A total of 34 monthly parking spaces are provided to alleviate the demand for private car and light goods vehicle parking spaces by local villagers in the area. An ancillary site office and canopy for car park and fire services installations of about 327.75 m² is located in the south-western part of the application site.

3.2 Access and Traffic

Access to the application site is made from Ha Mei San Tsuen Road which is connected to Tin Fuk Road and Tin Tsz Road (**Plan 2 & Photo 6**). The operation of the existing public vehicle park in the past 14 years also proved that the application will not pose adverse traffic impact to the adjoining areas.

As requested by the landowner of Lot No. 42 in DD122, a right of way from the eastern boundary of the application site for the access to the adjoining area will be provided (**Plan 2 & 3**).

3.3 Provision of Peripheral Fencing and Landscaping

As approved by the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), *Ficus microcarpa* L.f. are planted at 5m interval along the boundary of the site. Besides, double row of *Schefflera heptaphylla* are planted at 450mm intervals as peripheral fencing between the proposed trees to screen off the site from possible adverse impact and enhance the amenity of the environment (**Plan 3 & Photo 3**). These plants are in good condition and well managed.

The approval conditions of previous application no. TPB/A/YL-PS/187 in relation to the submission and provision of landscape and tree preservation proposal, and provision of fencing had been complied with in 2005. Please refer to the relevant compliance letters in **Appendices Ia to Id** for reference.

Regular maintenance including watering, weeding, pest control, litter removal, fertilising, etc. are undertaken by the operator. The plants are well maintained and are in good condition as shown in **Photo 3** and **Appendix Ie**. CTP/UD&L, PlanD had the following comment on the condition of existing landscaping in the RNTPC Paper No. A/YL-PS/578 (10.1.10, Page 12):

“...the applied use is currently in operation with existing trees generally along the site boundary...significant change to the landscape character arising from the continued use of the application is not anticipated.”

Proposal and photos in relation to the approval condition on provision of boundary fencing on the site under previous application no. TPB/A/YL-PS/578 (**Appendix If**) was submitted and the approval condition had been satisfactorily complied with (**Appendix Ig**).

3.4 Provision of Drainage Facilities

Adequate drainage facilities including peripheral surface channel and catchpits were installed to ensure no adverse drainage impact on the surrounding areas to the satisfaction of the Drainage Services Department (DSD). Please refer to **Plan 3** for the drainage layout.

The approval conditions on design and provision of drainage facilities had been satisfactorily complied with under previous application no. TPB/A/YL-PS/187. Please refer to the relevant compliance letters attached in **Appendices IIa & IIb**. The condition record of the existing drainage facilities on the site was also submitted to the satisfaction of the DSD under previous application no. TPB/A/YL-PS/578 (**Appendix IIc & IId**).

Regular maintenance and clearance of debris are carried out. The existing drainage facilities on the site are well maintained as shown in **Photo 4** and **Appendix Iie**. No flooding in the surrounding area is recorded.

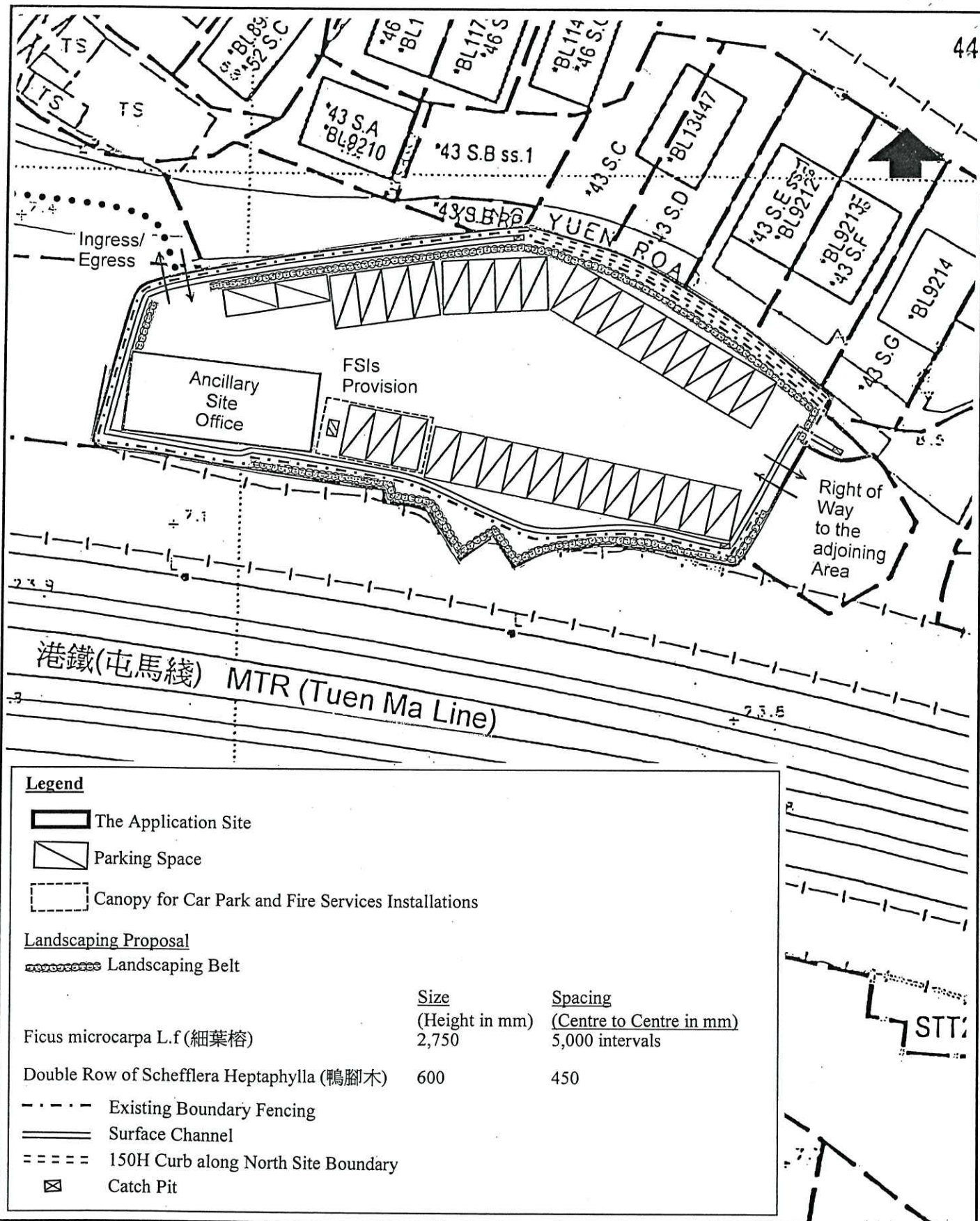
3.5 Environmental Mitigation Measures

Since the site is only for private cars and light goods vehicle parking, the Director of Environmental Protection (DEP) had no adverse comment on seven previous applications from environmental point of view.

Nevertheless, the applicant has carried out environmental mitigation measures such as well-paving of the site, provision of peripheral landscaping to delineate the site boundary and enhance the amenity of the site. The applicant also strictly follows the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” revised in 2005.

3.6 Provision of Fire Service Installations (FSIs)

Adequate FSIs including exit sign, emergency lighting, fire extinguishers, fire alarm system, hose reel system, and a 2m³ F.S tank are provided in the ancillary site office. The submission and implementation of the fire services installation proposals were accepted by the Fire Services Department (FSD) under previous application no. TPB/A/YL-PS/578, please refer to the relevant submissions and compliance letters in **Appendices IIIa to IIId**. The FSIs are well maintained with annual inspection to the satisfaction of the FSD. Please see form FS251 at **Appendix IIIe**.



Layout Plan

Temporary Public Vehicle Park for
Private Cars and Light Goods Vehicles
Various Lots in DD122 and Adjoining Government Land,
Ping Shan, Yuen Long

0 10 20 30 METRES

Plan 3

PlanArch Consultants Ltd.

Revision:

Date: 12.10.2021

4 PLANNING JUSTIFICATIONS

4.1 The Proposed Use is Suitable for the Proposed Interim Use and will not Jeopardise the Long-Term Planning Intention of the “GB” and “V” Zones

The application site is zoned as “GB” zone with a minor area falling within “V” zone on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19.

According to the concerned Explanatory Statement, the planning intention of “GB” zone is for *“defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.”* The proposed temporary vehicle park has been in operation since the first planning approval in 2004. It provides essential parking facilities to residents in the surrounding area and also reduces illegal road side parking in the vicinity. Therefore, the proposed use contains and avoids urban sprawl to other rural areas with natural features. In fact, the applicant has provided and maintained the lush planting along the site boundary. These mature trees and shrubs not only serve as effective screening but also greatly enhance the amenity value of the area, and provide a green buffer between the viaduct structure of West Rail and the “V” zone to its north. With all these greening, initiatives and efforts done by the applicant, the site is considered appropriate as a green belt. Since the proposed public vehicle park is on a temporary basis, approval of this application will not affect the long-term planning intention of the “GB” zone.

The planning intention of “V” zone is *“to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects”*. At present, the villagers have no intention to build their small houses at the application site. The application is intended to provide a temporary public vehicle park to serve the local villagers in the vicinity. It therefore will not jeopardise the planning intention of the “V” zone.

4.2 The Proposed Use is Compatible with the Surrounding Uses

The surrounding area is mainly occupied by open storages, vehicle parks, logistic centre and vacant land. A few village houses are found to the north of the application site. The proposed public vehicle park on a temporary basis is compatible with the character of its surrounding areas and will not cause any adverse impacts to the surrounding.

The existing rural track Yung Yuen Road to the immediate north of the site links some village houses in the east to Ha Mei San Tsuen Road. It also separates the small houses at the adjoining lots from the vehicle park (**Plan 2**). As such, the proposed development will not affect village development in the area.

4.3 The Proposed Use Help Meet the Existing Parking Demand in the Area and Follow the HKPSG Standard

According to Hong Kong Planning Standard and Guidelines, the parking standard for village houses is up to 1 car parking space for each standard NTEH (65m²) with 10-15% of provision for overnight goods vehicles, and they are generally provided in communal parking area(s) within the village environ. The public car parks in the vicinity of the application site are nearly fully occupied, and so the provision of vehicle parks can help alleviate the demand of parking spaces in the area. The proposed public vehicle park can provide 34 parking spaces for private cars and light goods vehicles. It serves as an essential infrastructure to be provided for residents of the "V" zone. Indeed, since the operation of the proposed public vehicle park in 2004, the problem of illegal road side parking has been alleviated.

4.4 Provision of Mitigation Measures to Ensure no Adverse Environmental, Visual, Landscape and Drainage Impact to the Surrounding Area

4.4.1 Restricted Use

The proposed public vehicle park is only for private cars and light goods vehicles. The operation hour is restricted from 7:00 a.m. to 11:00 p.m. daily. There is no parking of heavy vehicles (i.e. tractors/trailers) and no vehicle washing, vehicle repair dismantling, paint spraying or other workshop activities are carried out on the site. The site is decently operated, well-paved and well-managed, it is a non-polluting use. Therefore, no adverse noise and environmental impact is envisaged. The Director of Environmental Protection (DEP) had no adverse comment on seven previous applications from environmental point of view.

4.4.2 Peripheral Landscaping and Fencing (Photo 3 and Appendix Ie)

The applicant has implemented the approved peripheral landscaping and fencing by planting double row of *Schefflera heptaphylla* at 450mm intervals between the proposed trees (i.e. *Ficus microcarpa* L.f. at 5m intervals along the periphery of the vehicle parking area) to effectively screens the application site from surrounding areas and enhance the amenity of the area. The peripheral landscaping was considered acceptable by CTP/UD&L under previous application no. TPB/A/YL-PS/578 and it has been well maintained since then.

4.4.3 Provision of Drainage Facilities (Photo 4 and Appendix IIe)

Adequate drainage facilities are installed and well-maintained in accordance with the

drainage proposals to the satisfaction of DSD to ensure no adverse drainage impacts to the surrounding uses.

4.5 The Proposed Use Will Not Cause Adverse Traffic Impact

Since the proposed vehicle park with only 34 parking spaces is intended to serve the parking demand from the local villagers and to help alleviate on-street illegal parking, no adverse impact on traffic network is envisaged.

4.6 Provision of Fire Service Installations (FSIs) to Enhance Fire Safety (*Appendix IIIe*)

Adequate FSIs including exit sign, emergency lighting, fire extinguishers, fire alarm system, hose reel system and a 2m³ F.S tank are provided to the satisfaction of Fire Services Department under previous application no. TPB/A/YL-PS/578.

The FSIs approved by Fire Services Department are well maintained and there is no change in the layout and FSIs provisions when compared to the previous application no. TPB/A/YL-PS/578 and the FSIs provision at the application site are in good condition with annual inspection to the satisfaction of the FSD.

4.7 Previous Planning Approval has been Granted

The same applied use at the application site was approved by Town Planning Board since 2004, the public vehicle park has been well-managed and has not caused any adverse traffic, drainage, fire safety, and other environmental impacts. It would not set an undesirable precedent case for similar applications. The good track records should merit the approval of this application by the Town Planning Board.

5 CONCLUSION

The application site is the subject of seven previous planning approvals and is suitable for a public vehicle park for private cars and light good vehicles. The applicant has demonstrated good practices in clean operation with full compliance with all approval conditions of these previous applications. In view of the applicant's excellent track record to fulfill the approval conditions and efforts to mitigate possible environmental impacts, members of the Town Planning Board are respectfully requested to give favourable consideration to the application.

By Post and Fax (2620 6022)

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屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號	Your Reference:	Pa/yl.ps/0411235
本署編號	Our Reference:	(59) in TPB/A/YL-PS/187
電話號碼	Tel. No.:	2158 6288
傳真號碼	Fax No.:	2489 9711

27 January 2005

PlanArch Consultants Ltd.
Suite 711, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East
Kowloon

(Attn.: Ms. Betty S. F. HO)

Dear Madam,

Compliance of Approval Condition (b)

Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
For a Period of 3 Years in "Undetermined" and "Village Type Development" zones,
Lots No. 39RP(part), 40RP, 42(part), 43B(part), 43C(part), 43D(part), 43E(part), 43F(part),
43G(part) and Adjoining Government Land in D.D. 122, Ping Shan, Yuen Long
(Application No. A/YL-PS/187)

I refer to your letter dated 11 January 2005 addressed to this office regarding the captioned subject.

The Senior Landscape Architect of Planning Department was consulted who advised that the landscape and tree preservation proposals are considered acceptable. In this connection, approval condition (b) regarding the submission of landscape and tree preservation proposals is complied with.

You are advised to proceed to implement the accepted landscape and tree preservation proposals accordingly and to submit relevant photos with plans showing the completed works to this office for further processing in due course.

Please also be reminded that you are requested to comply with approval condition (a) as stated in the Secretary of the Town Planning Board's letter dated 10.12.2004 that no vehicles other than private cars and light goods vehicles are allowed to be parked at the site. If this condition is not complied with at any time during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice. Moreover, according to approval condition (1) of the application, you are required to reinstate the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board upon the expiry of the planning permission.

我們的抱負——「透過規劃工作，使香港成為一個充滿創意的國際城市。」
Our Vision — "To plan to make Hong Kong a World City of Vision."



Should you have any further queries, please feel free to contact me.

Yours faithfully,



(Ms. Doris TING)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

C.C.
CTP/UD &L

(Attn.: Mr. Stone KOO)

187-condition-b/d/ps/s16

By Post and Fax (2620 6022)

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沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference: pa/yl.ps/0411235
本署編號 Our Reference: () in TPB/A/YL-PS/187 II
電話號碼 Tel. No.: 2158 6288
傳真號碼 Fax No.: 2489 9711

15 August 2005

PlanArch Consultants Ltd.
Suite 711, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East
Kowloon

(Attn.: Ms. Betty S. F. HO)

Dear Madam,

Compliance of Approval Condition (c)

**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
For a Period of 2 Years in "Undetermined" and "Village Type Development" zones,
Lots No. 39RP(part), 40RP, 42(part), 43B(part), 43C(part), 43D(part), 43E(part), 43F(part),
43G(part) and Adjoining Government Land in D.D. 122, Ping Shan, Yuen Long
(Application No. A/YL-PS/187)**

I refer to your letter dated 4 July 2005 informing this office that the applicant has implemented the approved landscape and tree preservation proposal and enclosing relevant photos showing the preserved trees and landscaping belt for compliance of approval condition (c) attached to the captioned application. The letter together with the photos were received by this office on 6 July 2005.

The Chief Town Planner/Urban Design and Landscape of this department has been consulted who advised that the approval condition (c) regarding the implementation of landscape and tree preservation proposals is considered complied with.

Moreover, I would like to take this opportunity to remind you that you should maintain the preserved trees and the completed landscape works in good condition at all times during the planning approval period.

Should you have any queries, please feel free to contact me at 2158 6288.

2/...

Yours faithfully,



(Ms. Doris TING)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

C.C.
CTP/UD&L

(Attn.: Mr. John CHAN)

187-condition-c/d/ps/s16

By Post and Fax (2620 6022)

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屯門及元朗規劃處
新界沙田上禾輋路一號
沙田政府合署 14 樓



Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference: Pa/yl.ps/0411235
本署編號 Our Reference: () in TPB/A/YL-PS/187
電話號碼 Tel. No.: 2158 6288
傳真機號碼 Fax No.: 2489 9711

28 April 2005

PlanArch Consultants Ltd.
Suite 711, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East
Kowloon

(Attn.: Ms. Betty S. F. HO)

Dear Madam,

Compliance of Approval Condition (h)

**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
For a Period of 2 Years in "Undetermined" and "Village Type Development" zones,
Lots No. 39RP(part), 40RP, 42(part), 43B(part), 43C(part), 43D(part), 43E(part), 43F(part),
43G(part) and Adjoining Government Land in D.D. 122, Ping Shan, Yuen Long
(Application No. A/YL-PS/187)**

I refer to your letter dated 21 April 2005 addressed to this office submitting a revised peripheral fencing proposal for our consideration before proceeding to implement the required approval condition (h) on the provision of peripheral fencing of the site in respect of the captioned application.

The Chief Town Planner/Urban Design and Landscape of this department has been consulted who advised that your latest proposal is considered acceptable subject to the following amendments:

- (a) the height of *Schefflera heptaphylla* (鴨腳木) be not less than 600mm; and
- (b) the planting spacing (from centre to centre) should not be more than 450mm.

I should be grateful if you could note the above comments and take appropriate follow-up actions to comply with the approval condition (h) on or before 26.5.2005. Upon the completion of your work, I should be grateful if you could inform this office accordingly and submit relevant photos and plans for our consideration.

2/...

我們的抱負 — 「透過規劃工作，使香港成為一個充滿創意的國際城市。」
Our Vision — "To plan to make Hong Kong a World City of Vision."



Please also be reminded that you are requested to comply with approval condition (a) as stated in the Secretary of the Town Planning Board's letter dated 10.12.2004 that no vehicles other than private cars and light goods vehicles are allowed to be parked at the site. If this condition is not complied with at any time during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice. Moreover, according to approval condition (l) of the application, you are required to reinstate the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board upon the expiry of the planning permission.

Yours faithfully,



(Ms. Doris TING)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

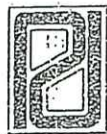
C.C.
CTP/UD&L

(Attn.: Mr. Stone KOO)

By Post and Fax (2620 6022)

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Planning Department

Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference: Pa/yl.ps/0411235
本署編號 Our Reference: () in TPB/A/YL-PS/187 II
電話號碼 Tel. No.: 2158 6288
傳真號碼 Fax No.: 2489 9711

9 August 2005

PlanArch Consultants Ltd.
Suite 711, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East
Kowloon

(Attn.: Ms. Betty S. F. HO)

Dear Madam,

Compliance of Approval Condition (h)

**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
For a Period of 2 Years in "Undetermined" and "Village Type Development" zones,
Lots No. 39RP(part), 40RP, 42(part), 43B(part), 43C(part), 43D(part), 43E(part), 43F(part),
43G(part) and Adjoining Government Land in D.D. 122, Ping Shan, Yuen Long
(Application No. A/YL-PS/187)**

I refer to your letter dated 4 July 2005 informing this office that the applicant has implemented the approved peripheral fencing proposal and enclosing relevant photos showing the completed peripheral fencing work for compliance of approval condition (h) attached to the captioned application. The letter together with the photos were received by this office on 6 July 2005. Subsequently, the supplementary information submitted by you via e-mail was received by this office on 4 August 2005.

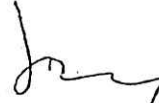
The Chief Town Planner/Urban Design and Landscape of this department has been consulted who advised that the approval condition (h) regarding the provision of peripheral fencing of the site is considered complied with.

Moreover, I would like to take this opportunity to remind you that you should maintain the completed works in good condition at all times during the planning approval period.

Should you have any queries, please feel free to contact me at 2158 6288.

2/...

Yours faithfully,



(Ms. Doris TING)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

C.C.
CTP/UD&L

(Attn.: Mr. John CHAN)

187-condition-h/d/ps/s16

**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
for 3 Years in Lots 39RP (Part), 40RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part),
43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part)
in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long**

Provision of Boundary Fencing on the Site (Existing)

(date of photos taken: 5.10.2021)



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Suite 1714, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax : (852) 2620-6022
E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.
建港規劃顧問有限公司



TPB Ref.: A/YL-PS/578
Our Ref.: pa/yl.ps/1810593

By Post and Email

Tuen Mun and Yuen Long West District Planning Office
14th floor, Sha Tin Government Offices
1 Sheung Wo Che Road, Sha Tin
(Attn.: Mr. Ronald CHAN)

23 January 2019

Dear Sir,

**Submission for Compliance with Approval Condition (k)
Provision of Boundary Fencing on the Site**

**for Approved Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
for 3 Years in Lots 39RP (Part), 40RP, 42 (Part), 43 S.B (Part), 43 S.C (Part),
43 S.D (Part), 43 S.E (Part), 43 S.F (Part) and 43 S.G (Part)
in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long**

We refer to the planning approval under application no. TPB/A/YL-PS/578 granted by the TPB on 4.1.2019.

Please be advised that the applicant has provided boundary fencing at the site and enclosed please find 2 sets of the plans and photos of the boundary fencing for your consideration.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

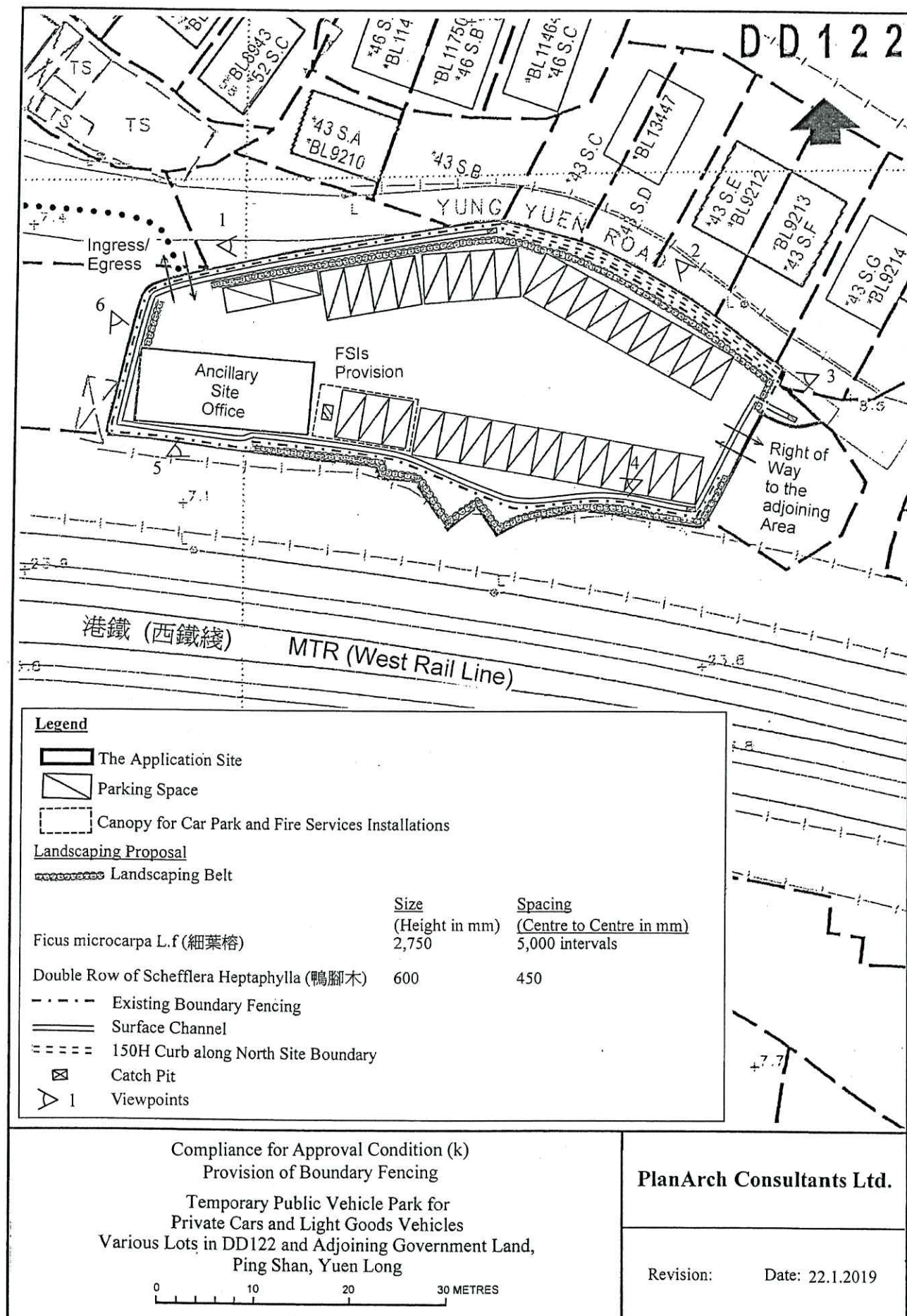
Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

w/e. (2 sets of Plans and Photos showing the boundary fencing)

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Page 1 of 1



**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
for 3 Years in Lots 39RP (Part), 40RP, 42 (Part), 43 S.B (Part), 43 S.C (Part),
43 S.D (Part), 43 S.E (Part), 43 S.F (Part) and 43 S.G (Part)
in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long**

**Planning Application No. A/YL-PS/578 – Compliance for Approval Condition (k)
Provision of Boundary Fencing on the Site**



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By Post & Fax (2802 7203)

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沙田政府合署14樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

你的編號 Your Reference
本署編號 Our Reference TPB/A/YL-PS/578
電話號碼 Tel. No.: 2158 6330
傳真號碼 Fax No.: 2489 9711

21 February 2019

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/578
Compliance with Approval Condition (k)

I refer to your letter of 23.1.2019 for compliance with the captioned approval condition on the provision of boundary fencing.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
Internal
CTP/TPB(2)

By Post and Fax (2620 6022)

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沙田政府合署 14 樓



Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference: pa/yl.ps/0411235
本署編號 Our Reference: (67) in TPB/A/YL-PS/187
電話號碼 Tel. No.: 2158 6288
傳真號碼 Fax No.: 2489 9711

25 May 2005

PlanArch Consultants Ltd.
Suite 711, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East
Kowloon

(Attn.: Ms. Betty S. F. HO)

Dear Madam,

Compliance of Approval Condition (d)

**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
For a Period of 3 Years in "Undetermined" and "Village Type Development" zones,
Lots No. 39RP(part), 40RP, 42(part), 43B(part), 43C(part), 43D(part), 43E(part), 43F(part),
43G(part) and Adjoining Government Land in D.D. 122, Ping Shan, Yuen Long
(Application No. A/YL-PS/187)**

I refer to your letter dated 10 May 2005 addressed to this office providing further explanation for compliance of approval condition (d) attached to the captioned application.

The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. W. Y. TSOI, Tel. No. 2300 1347) was consulted who confirmed that your drainage proposal submitted under cover of your earlier letter dated 7 April 2005 is considered satisfactory from a drainage viewpoint. As such, the approval condition (d) on the submission of drainage proposal in respect of the captioned application is considered complied with.

Notwithstanding the above, please note that CE/MN, DSD's earlier comments as conveyed to you vide my earlier letter dated 22.4.2005 are still valid.

In view of the above, I should be grateful if you could proceed to provide the drainage facilities as proposed in the accepted drainage proposal as soon as possible.

Apart from the above, it is also noted that you have not yet made any submission for compliance of other outstanding approval conditions (viz. (c), (e), (g) and (h)) which should be satisfactorily complied with on or before 26.5.2005 as required under these approval conditions. In this regard, you are reminded to submit an application for Extension of Time for Compliance of Approval Conditions as soon as possible, but in any case no later than 26.5.2005.

Should you have any queries, please feel free to contact me at Tel. No. 2158 6288.

Yours faithfully,



(Ms. Doris TING)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

C.C.

CE/MN, DSD

(Attn.: Mr. W. Y. TSOI)

By Post and Fax (2620 6022)

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新界沙田上禾輋路一號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference: pa/yl.ps/0411235
本署編號 Our Reference: (67) in TPB/A/YL-PS/187
電話號碼 Tel. No.: 2158 6288
傳真號碼 Fax No.: 2489 9711

29 July 2005

PlanArch Consultants Ltd.
Suite 711, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East
Kowloon

(Attn.: Ms. Betty S. F. HO)

Dear Madam,

Compliance of Approval Condition (e)

**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
For a Period of 3 Years in "Undetermined" and "Village Type Development" zones,
Lots No. 39RP(part), 40RP, 42(part), 43B(part), 43C(part), 43D(part), 43E(part), 43F(part),
43G(part) and Adjoining Government Land in D.D. 122, Ping Shan, Yuen Long
(Application No. A/YL-PS/187)**

I refer to your letter dated 4 July 2005 informing this office that the applicant has implemented the approved drainage proposal and enclosing relevant photos showing the completed drainage work for compliance of approval condition (e) attached to the captioned application. The letter together with the photos were received by this office on 6 July 2005.

The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. M. L. WONG, Tel. No. 2300 1347) was consulted who advised that he has carried out site inspection and found that the completed drainage works acceptable and are in compliance with the previously approved drainage proposal. As such, the approval condition (e) regarding the provision of drainage facilities as proposed is considered satisfactorily complied with.

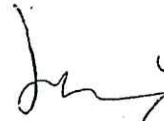
May I take this opportunity to remind you that you should maintain the implemented drainage facilities for the site in good condition at all times during the planning approval period.

Should you have any queries, please feel free to contact me at 2158 6288.

我們的抱負 — 「透過規劃工作，使香港成為一個充滿創意的國際城市。」
Our Vision — "To plan to make Hong Kong a World City of Vision."



Yours faithfully,



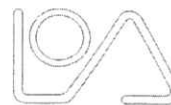
(Ms. Doris TING)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

C.C.
CE/MN, DSD

(Attn.: Mr. M. L. WONG)

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.
建港規劃顧問有限公司



TPB Ref.: A/YL-PS/578
Our Ref.: pa/yl.ps/1810593

By Post and Email

Tuen Mun and Yuen Long West District Planning Office,
14th floor, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin
(Attn.: Mr. Ronald CHAN)

23 January 2019

Dear Sir,

**Submission for Compliance with Approval Condition (h)
on Submission of a Condition Record of the Existing Drainage Facilities**

**for Approved Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
for 3 Years in Lots 39RP (Part), 40RP, 42 (Part), 43 S.B (Part), 43 S.C (Part),
43 S.D (Part), 43 S.E (Part), 43 S.F (Part) and 43 S.G (Part)
in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long**

We refer to the planning approval under application no. TPB/A/YL-PS/578 granted by the TPB on 4.1.2019.

Please be advised that the applicant has been maintaining the existing drainage facilities properly at all times. Enclosed please find 2 sets of photo records of the existing drainage facilities, together with the viewpoint location plans for your consideration.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

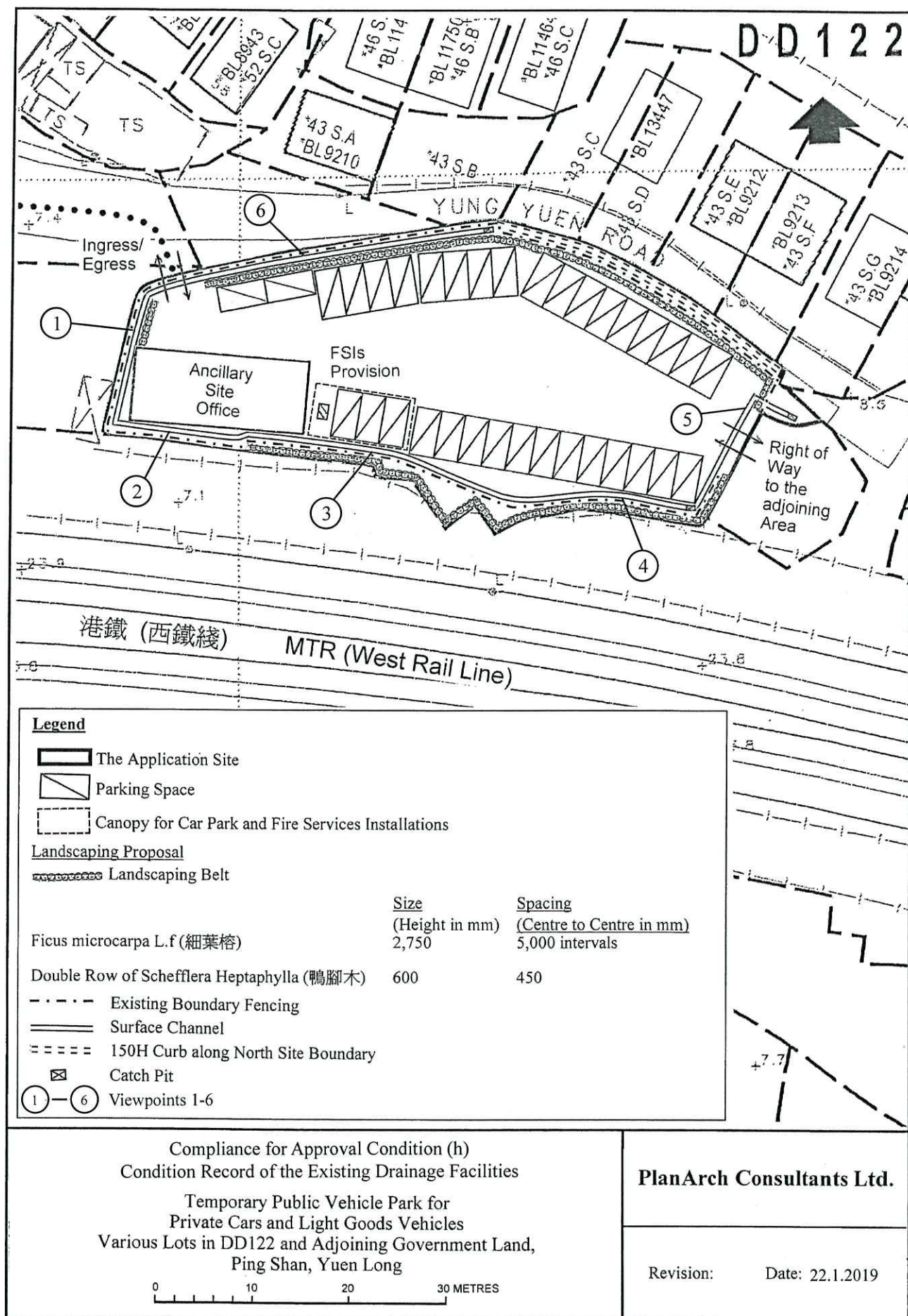
Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

w/e. (2 sets of photo records with viewpoint location plans)

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Page 1 of 1



**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
for 3 Years in Lots 39RP (Part), 40RP, 42 (Part), 43 S.B (Part), 43 S.C (Part),
43 S.D (Part), 43 S.E (Part), 43 S.F (Part) and 43 S.G (Part)
in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long**

**Planning Application No. A/YL-PS/578 – Compliance for Approval Condition (h)
on Submission of a Condition Record of the Existing Drainage Facilities**



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By Post & Fax (2620 6022)

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路1號
沙田政府合署14樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference TPB/A/YL-PS/578
電話號碼 Tel. No.: 2158 6330
傳真機號碼 Fax No.: 2489 9711

23 April 2019

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/578
Compliance with Approval Condition (h)

I refer to your letter of 23.1.2019 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
Internal
CTP/TPB(2)

**Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
for 3 Years in Lots 39RP (Part), 40RP, 42 (Part), 43 S.B RP(Part), 43 S.C (Part),
43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part)
in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long**

Condition Record of the Existing Drainage Facilities (Existing)
(date of photos taken: 5.10.2021)



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3



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5



6

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
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PlanArch Consultants Ltd.
建港規劃顧問有限公司



TPB Ref.: A/YL-PS/578
Our Ref.: pa/yl.ps/1810593

By Post

Tuen Mun and Yuen Long West District Planning Office,
14th floor, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin
(Attn.: Mr. Ronald Chan)

10 May 2019

Dear Sir,

**Submission for Compliance with Approval Condition (i)
on Submission of a Fire Service Installations Proposal**

**for Approved Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
Lot Nos. 39RP(part), 40RP, 42(part), 43S.B(part), 43S.C(part), 43S.D(part),
43S.E(part), 43S.F(part), 43S.G(part) in D.D. 122 and adjoining government land,
Ping Shan, Yuen Long**

We refer to the planning approval under application no. TPB/A/YL-PS/578 granted by the TPB on 4.1.2019.

Enclosed please find 2 sets of the fire service installations proposal for your consideration. We would be grateful if you would consider our compliance with approval condition (i).

Should you have any question, please feel free to contact Mr. Billy Kwok of Century Fire Service Engineering Co. Ltd. (Tel.: 2393 8468) or the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.








Betty S. F. Ho
w/e. (2 sets of fire service installations proposal)

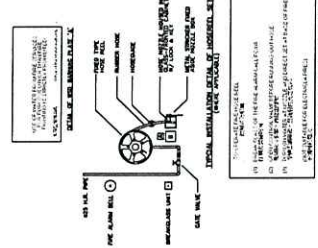
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Page 1 of 1

1. GENERAL

- ## LEGEND

	HOSE REEL		EMERGENCY LIGHT
	BREAK GLASS UNIT		EXIT SIGN
	FIRE ALARM BELL		PUMP SET
	5KG CO2 FIRE EXTINGUISHER		



PROJECT : Temporary Public Vehicle Park for Private Car and Light Goods Vehicles Various Lots in DD122 and Adjoining Government Land, Ping Shan, Yuen Long	DRAWING TITLE :		ARCHITECT :		FIRE SERVICE CONTRACTOR :		DRAWING NO. :		REV. : 0
	F.S. Notes, Legend, Fire Service Installation Layout Plan				Century Fire Service Engineering Co., Ltd.		FS-01		
							DATE : 23 April 2019		
							SCALE : 1:150 @ A1		
	REV	DESCRIPTION					APPROVED BY	SOURCE : B.O.O Ref. BD F.S.D Ref. FP	

By Post & Fax (2620 6022)

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路1號
沙田政府合署14樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference pa/yl.ps/1810593
本署檔號 Our Reference TPB/A/YL-PS/578
電話號碼 Tel. No.: 2158 6330
傳真機號碼 Fax No.: 2489 9711

3 July 2019

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/578
Compliance with Approval Condition (i)

I refer to your letter of 10.5.2019 for compliance with the captioned approval condition on the submission of fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
Internal
CTP/TPB(2)

Director of Fire Services (Contact Person: Mr. CHOW Yin-hei, Tel. No.: 2733 7737, Fax. No.: 2367 6976) has the following comment through memo dated 2.7.2019 (ref.: (67) in FSD/PG 3368/00 Pt. 7):

Please be advised that the installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the director of Fire Services.

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.
建港規劃顧問有限公司



TPB Ref.: A/YL-PS/578
Our Ref.: pa/yl.ps/1810593

By Post

Tuen Mun and Yuen Long West District Planning Office,
14th floor, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin
(Attn.: Mr. Ronald Chan)

6 December 2019

Dear Sir,

**Submission for Compliance with Approval Condition (j)
on Implementation of a Fire Service Installations Proposal**

**for Approved Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles
Lot Nos. 39RP(part), 40RP, 42(part), 43S.B(part), 43S.C(part), 43S.D(part),
43S.E(part), 43S.F(part), 43S.G(part) in D.D. 122 and adjoining government land,
Ping Shan, Yuen Long**

We refer to the planning approval under application no. TPB/A/YL-PS/578 granted by the TPB on 4.1.2019.

Enclosed please find 2 sets of FS251 for the provision of FSIs for compliance of approval condition (j) for your consideration.

Should you have any question, please feel free to contact Mr. Billy Kwok of Century Fire Service Engineering Co. Ltd. (Tel.: 2393 8468) or the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho
w/e. (2 sets of FS251)

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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

FSD Ref.:
消防處檔號

A 8051919

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Temporary Public Vehicle Park for Private Car and Light Good Vehicles

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Lot 39RP (Part), 40RP, 42 (Part), 43SB (Part), 43SC (Part), 43SD (Part), 43SE (Part), 43SF (Part), 43SG (Part) and Adjoining Government Land

Lot in DD 122

Ping Shan

Block:

座

District:

分區

Yuen Long

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 特許處所 ☐ 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 號碼 (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)
11	Emergency Light	G/F-1/F	Conforms With FSD Requirement (9 Nos : Camlite WT-LED-R2)	29-11-2019	28-11-2020
12	Exit Sign	G/F	Conforms With FSD Requirement (1 Nos : Camlite WT-LED-S100)	29-11-2019	28-11-2020
23	Hose Reel	G/F	Conforms With FSD Requirement	29-11-2019	28-11-2020
13	MFA System	G/F-1/F	Conforms With FSD Requirement	29-11-2019	28-11-2020

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

Code 號碼 (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)

Part 3 第三部 Defects 損壞事項

Code 號碼 (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

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



KWOK CHUNG YIN

RC1/389 RC2/554

Century Fire Service

Engineering Co. Ltd.

2393-8468

29-11-2019

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 8175587

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client: Temporary Public Vehicle Park for Private Car and Light Goods Vehicles.

顧客姓名

Name of Building: Lot 39 R.P. (Part), 40 R.P. (Part), 43 S.B. (Part), 43 S.C. (Part), 43 S.D. (Part), 43 S.E. (Part).

樓宇名稱

43 S.F. (Part), 43 S.G. (Part) and Adjoining Government Land

Street No./Town Lot:

門牌號數/市地段

Lot in DD122

Street/Road/Estate Name:

街道/屋苑名稱

Ping Shan

Block:

座

District:

分區

Yuen Long

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 編碼 (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)
			**** NIL ****		

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

Code 編碼 (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)
24.	6 nos. X 5 kg Dry Powder Type F.E.				29/11/2019
24.	2 nos. X 9 Lit. Water/CO2 Type F.E.	G/F	To Supply & Install	Conform with FSD Requirements	29/11/2019
24.	2 nos. X 5 kg CO2 Gas Type F.E.				29/11/2019

Part 3 第三部 Defects 損壞事項

Code 編碼 (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的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.

F.S. 251 (Rev. 1/2016)

Authorized
Signature
授權人簽署Name
姓名

Ting Ka Hin

FSD/RC No.
消防處註冊號碼

RC3/98

Company Name
公司名稱POLLY FIRE PREVENTION
SERVICE ENGINEERING CO.Telephone
聯絡電話

2765-8255

Date
日期

29-NOV-2019

For FSD
use only:

Inspected

Key-in

Verified



By Post & Fax (2620 6022)

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference pa/yl.ps/1810593
本署檔號 Our Reference TPB/A/YL-PS/578
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

2 March 2020

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/578
Compliance with Approval Condition (j)

I refer to your letter of 6.12.2019 for compliance with the captioned approval condition on the implementation of fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
Internal
CTP/TPB(2)

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

FSD Ref.: _____
消防處檔號

A 8727206

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

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 編碼 (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)
11	Emergency Lighting	G/F	Conforms With FSD Requirements	18-10-2021	17-10-2022
12	Exit Sign	G/F	Conforms With FSD Requirements	18-10-2021	17-10-2022
14	Fire Alarm System	G/F	Conforms With FSD Requirements	18-10-2021	17-10-2022
23	Hand Rail	G/F	Conforms With FSD Requirements	18-10-2021	17-10-2022

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

Code 編碼 (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)

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

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

For FSD
use only:

Inspected

Key-in

Verified

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

FSD Ref.: _____
消防處檔號

A 8484289

Name of Client :

顧客姓名

朗天停車場

Name of Building :

樓宇名稱

Lot 500 (Part), 405A, 42/Part, 425B, 42/Part, 42C, 42/Part, 425D, 42/Part, 425E, 42/Part, 425F, 42/Part and Adjoining Government Land

Street No./Town Lot :

門牌號數/市地段

DD 122

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Yuen Long (Ping Shan)

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(DDMM/YY)
24	Portable Fire Extinguisher	G/F	Conforms with FSD Requirement (1 Nos Dry Powder Type F.E.) (2 Nos 9L WCO2 Type F.E.) (2 Nos 5Kg CO2 Gas Type F.E.)	18-10-2021	17-10-2022

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(DDMM/YY)

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

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

Ting Ka Hin

FSD/RC No. :

消防處註冊號碼

RC3/98

Company Name :

公司名稱

POLLY FIRE PREVENTION

SERVICE ENGINEERING CO.

Telephone :

聯絡電話

2397 8468 / 2765 8255

Date :

日期

18-10-2021

For FSD
use only:

Inspected

Key-in

Verified

**Extract of Town Planning Board Guidelines
for Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance**

(TPB PG-No. 10)

The main planning criteria for assessing applications for development within the “Green Belt” zone under s.16 of the Town Planning Ordinance are:

- (a) There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.

- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Extract 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. 34D)

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 s.16 Applications Covering the Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
1	A/YL-PS/26	Mostly “U” and partly “V”	Temporary Container Trailer, Lorry and Private Car Park for a Period of 12 Months	6.3.1998	(5), (7), (9), (11), and (13)
2	A/YL-PS/187	Partly “U” and partly “V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	26.11.2004 (TPB) (approved for 2 years)	(1), (5), (7), (8), (10), (12) and (13)
3	A/YL-PS/254	Partly “U” and partly “V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles under Application No. A/YL-PS/187 for a Period of 3 Years	17.11.2006 (approved for 2 years)	(1), (2), (3), (6), (7), (8), (12) and (13)
4	A/YL-PS/289	Partly “U” and partly “V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	24.10.2008 (approved for 2 years)	(1), (2), (4), (6), (7), (8), (12) and (13)
5	A/YL-PS/332	Partly “U” and partly “V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles under Application No. A/YL-PS/289 for a Period of 3 Years	12.11.2010 (approved for 2 years)	(1), (2), (4), (6), (7), (8), (12) and (13)
6	A/YL-PS/397	Partly “GB” and partly “V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	11.1.2013	(1), (2), (4), (6), (7), (8), (12) and (13)
7	A/YL-PS/509	Partly “GB” and partly “V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	8.1.2016	(1), (2), (4), (6), (7), (8), (12) and (13)
8	A/YL-PS/578	Partly “GB” and partly “V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	4.1.2019	(1), (2), (3), (4), (6), (7), (8), (10), (12), (13), (14) and (15)

Approval Conditions

- (1) Only private cars and light goods vehicles to be parked.
- (2) Restriction on operation hours.
- (3) No repair and workshop activity.
- (4) No dismantling and repairing of vehicles and other workshop activity.
- (5) Submission and implementation of landscape and tree preservation proposal.
- (6) Existing landscape planting should be maintained
- (7) Submission and implementation of drainage proposal/submission of a condition record of the existing drainage facilities/provision of drainage facilities.
- (8) Submission and implementation of fire service installations.
- (9) Provision of paving and peripheral fencing of the site.
- (10) Provision of peripheral fencing of the site.
- (11) Provision of a vehicular access.
- (12) Revocation clauses.
- (13) Reinstatement clause.
- (14) No vehicles without valid licences issued under the Road Traffic Ordinance to be parked/stored on site.
- (15) No vehicle queuing back to public road or reversing onto/from public road.

Rejected Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Reasons for Rejection</u>
1	A/YL-PS/90	Partly "V" and partly "REC"	Temporary Container Vehicles and Trailers Park with Ancillary Repair/Maintenance Workshops, Open Storage of Building Materials and Office for a Period of 3 Years	12.1.2001	(1) to (3)
2	A/YL-PS/168	Partly "U" and partly "V"	Temporary Vehicle Park for Private Cars, Light Goods Vehicles, Ancillary Office and Canteen for a Period of 3 Years	2.4.2004 (TPB)	(1), (2), (4) and (5)

Reasons for Rejection:

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding land uses.
- (3) Insufficient information to demonstrate no adverse noise, dust, environmental and visual impacts.
- (4) Insufficient information to demonstrate no adverse drainage impacts.
- (5) Undesirable precedent.

**Similar s.16 Applications within the same “GB” and “V” Zones
on the draft Ping Shan OZP No. S/YL-PS/19**

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
1	A/YL-PS/213	“V”	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	27.5.2005 (approved for 2 years) (revoked on 15.12.2005)	(1), (2), (4) to (8), (10) and (11)
2	A/YL-PS/216	“V”	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	24.6.2005 (approved for 2 years) (revoked on 15.12.2005)	(1), (2), (4) to (8), (10) and (11)
3	A/YL-PS/463	“V”	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	27.2.2015	(1), (3) to (7), (9) to (14)
4	A/YL-PS/551	“V”	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	9.2.2018	(1), (3), (4), (6), (7), (9) to (14)
5	A/YL-PS/626	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	26.2.2021	(1), (3), (4), (6), (7), (10), (12) to (17)

Approval Conditions

- (1) No vehicles without valid licences issued under the Road Traffic Ordinance to be parked/stored on site.
- (2) Only private cars and light goods vehicles to be parked.
- (3) Only private cars to be parked
- (4) Restriction on operation hours.
- (5) Submission and implementation of landscape and tree preservation proposal.
- (6) Submission and implementation of drainage proposal/submission of a condition record of the existing drainage facilities/provision of drainage facilities.
- (7) Submission and implementation of fire service installations.
- (8) Provision of paving and fencing of the site.
- (9) Provision of boundary fencing.
- (10) Revocation clauses.
- (11) Reinstatement clause.
- (12) Posting notice to indicate that only private cars to enter/be parked on the site.
- (13) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity.
- (14) No vehicle queuing back to public road or reversing onto/from public road.

- (15) Existing boundary fencing on the site should be maintained.
- (16) Existing landscape planting on the site should be maintained.
- (17) Existing drainage facilities on the site should be maintained.

Rejected Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Reasons for Rejection</u>
1	A/YL-PS/240	“V”	Temporary Public Vehicle Park for Private Car, Light Goods Vehicle and Container Trailer for a Period of 3 Years	13.10.2006 (TPB)	(1) to (3)
2	A/YL-PS/241	“V”	Temporary Public Vehicle Park for Private Car, Light Goods Vehicle and Container Trailer for a Period of 3 Years	7.4.2006	(1), (2) and (4)

Reasons for Rejection:

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding residential dwellings.
- (3) Insufficient information to demonstrate no adverse environmental and drainage impacts.
- (4) Insufficient information to demonstrate no adverse environmental, drainage and landscape impacts.

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

參考編號

Reference Number:

211112-165053-00518

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

12/11/2021 16:50:53

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/649

「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。

寄件日期: 2021年12月02日星期四 0:51
收件者: tpbpd
主旨: A/YL-PS/649 DD 122, Yung Yuen Road, Ping Shan GB

5-2

Dear TPB Members,

The greater part of the lots are zoned GB. There is going to be extensive residential development in Ping Shan. It is now time to ensure that the green buffer along the road be restored to ensure a more pleasant living environment.

The vehicles can be parked on stacked facilities to release the GB element.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 18 December 2015 1:47 AM CST
Subject: A/YL-PS/509 Ping Shan

A/YL-PS/509
Lots in D.D. 122 and adjoining Government Land, Yung Yuen Road, Ping Shan, Yuen Long
Site area : About 1,500 m² Includes Government Land of about 28 m²
Zoning : "Green Belt" and "VTD"
Applied Use : Temporary Public Vehicle Park / 34 Vehicles

Dear TPB Members,

This is a Green Belt site the zoning of which has been abused for decades.

While the government is considering the construction of multi storey towers to accommodate storage and parking it would be unacceptable to continue to grant approval to application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise.

The Green Belt should be cleared of obstruction and revegetated.

TPB should reject this application as its approval would set an undesirable precedent. TPB by rejecting these applications will encourage government departments and businesses to accelerate a modernization programme that will clear up our countryside and introduce good planning concepts.

Mary Mulvihill

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the site comprises Government land (GL) and Old Scheduled Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. GL in D.D. 122 is covered by Short Term Tenancy (STT) No. 3031 for “Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles”. Lot No. 39 RP in D.D. 122 is covered by Short Term Waiver (STW) No. 3362 which permits the structure(s) erected thereon for the purpose of “Ancillary office and shroff to vehicle park”. The STW/STT holder(s) will need to apply to his office for modification of the STW/STT 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 structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as 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 the LandsD;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. 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. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. 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 Director of Environmental Protection that the applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimize potential environmental nuisance to the surrounding area;
- (d) to note the comments of the Commissioner for Transport that sufficient spaces within the Site should be provided for manoeuvring of vehicles;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that if the proposed access on Yung Yuen Road is approved by Transport Department (TD), the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or

H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (f) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department that as the location of the applied use falls within the Railway Protection Zone of existing Tuen Ma Line, the applicant should consult the railway protection team of MTRCL with respect to operation, maintenance and safety of the existing railway network;
- (g) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.