

2022年 5月 1 0日

此文件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。

Form No. S16-III  
表格第 S16-III 號

This document is received on 10 MAY 2022  
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

# APPLICATION FOR PERMISSION

A/YL-PS/661

## UNDER SECTION 16 OF

## THE TOWN PLANNING ORDINANCE

### (CAP.131)

S16/YLW2  
TP/TM3  
TP674  
S16/YLW2  
S16/YLW1

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

fee/01  
11/5/22

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

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

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

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

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

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

### General Note and Annotation for the Form

#### 填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2200978

14/4 by post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17-PS/661
	Date Received 收到日期	10 MAY 2022

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

### 1. Name of Applicant 申請人姓名/名稱

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

TANG CHI HOK 鄧志學

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

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots No. 63 (part), 68 (part), 69, 70 (part), 71 (part), 72 (part), and 73 (part) in D. D. 126, 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 ..... 6,621 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 39 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N. A. ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
(e) Land use zone(s) involved 涉及的土地用途地帶	RECREATION ("REC")
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- is the sole "current land owner" #& (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 #& (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners" #& (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 #& (請夾附業權證明文件)。
- is not a "current land owner" #.  
並不是「現行土地擁有人」 #。
- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- has notified ..... “current land owner(s)”#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on  
\_\_\_\_\_ 11/04/2022 (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 \_\_\_\_\_ 11/04/2022 (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立法團/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)

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	6,597 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	24 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	N. A. ....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	39 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	39 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明) Structure 1: 2-storey (6m) for guard room and ancillary office. ..... ..... .....	
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 (PC)	63 Nos. (PC)
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 (LGV)	59 Nos. (LGV)
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)	Light Bus Parking Spaces: 27 Nos.
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)	.....



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature  
簽署



Applicant 申請人 /  Authorised Agent 獲授權代理人

LAU TAK FRANCIS

Director

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /

HKIA 香港建築師學會 /

HKIS 香港測量師學會 /

HKIE 香港工程師學會 /

HKILA 香港園境師學會 /

HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

MRTPI, FRICS, RPS (GP)



on behalf of  
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

12/04/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots No. 63 (part), 68 (part), 69, 70 (part), 71 (part), 72 (part), and 73 (part) in D. D. 126, Yuen Long, New Territories
Site area 地盤面積	6,621 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N. A. sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
Zoning 地帶	RECREATION ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities

(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	39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0059 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		1
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> m 米 (Not more than 不多於)
			<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	6	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積		0.36 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		149 Nos.
	Private Car Parking Spaces 私家車車位 (PC) Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位(LGV) 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) Light Bus Parking Spaces (LB)		63 Nos. (PC) 59 Nos. (LGV) 27 Nos. (LB)
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	
		Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2), Drainage Proposal (Plan 4.1) and Drainage Details (Plan 4.2)</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

## Justifications

Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part)  
and 73 (Part) in D. D. 126, Yuen Long, New Territories

1. **Applied Use**

The applied use is 'Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities' for a Period of 3 Years.

2. **Location**

The site is on Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D. D. 126, Yuen Long, New Territories. Please refer to Plan 2 for details.

3. **Site Area**

The area of the site is about 6,621 m<sup>2</sup>. No government land is involved. Please refer to Plan 2 for details.

4. **Development Parameters**

(a) Operation Hours

The proposed development will operate 24 hours a day and 7 days a week including public holidays.

(b) Mode of Operation

63 parking spaces for private cars, 59 parking spaces for light goods vehicles and 27 parking spaces for light buses are proposed on site. No vehicles exceeding 8.5 tonnes including medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3 for details.

(c) Structure

Parameters of the temporary structures erected on site are as follows:

No.	Structure / Use	Covered Area (m <sup>2</sup> )	Floor Area (m <sup>2</sup> )	No. of Storeys	Height
1	U/F: Ancillary Office	24	24*	2	6m
	G/F: Guard Room		15		
	Total (about):	<u>24</u>	<u>39</u>		

\*Note: including 9 m<sup>2</sup> projection area

5. **Planning Context**(a) Town Planning Zoning

The site falls within the “Recreation” (“REC”) zone under the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19. Temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board.

The zone is intended “for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.”

The applied use is a Column 2 use under the REC zone.

(b) Wetland Buffer Area

The site is within the boundary of Wetland Buffer Area (WBA) as stipulated in the TPB Guidelines TPB PG-No. 12C - Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance. In accordance with Appendix A of the guideline, temporary uses are exempted from the requirement of ecological impact assessment as part of the submission to the TPB.

The site is accessible by vehicles via a local track from Tin Wah Road. There are vehicular trips on the local track from time to time. The proposed temporary car park, which is in REC zone, will not affect the buffer effect of the WBA.

(c) Similar Applications in the Vicinity

Application No.	Applied Use	Decision
A/YL-PS/634	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	Approved 14.5.2021

6. **No Adverse Impact**(a) Visual

The applied use is public vehicle park for private cars, light goods vehicles and light buses. The only proposed structure is 2-storey (about 6m) in height. The development intensity is in line with the rural setting of the neighbourhood. No adverse visual impact is expected.

(b) Traffic

Please refer to Layout Plan at Plan 3. A total of 151 nos. of parking spaces are proposed on site. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 8.5 tonnes will not be allowed to enter the site.

The site is accessible by vehicles from a local track from Tin Wah Road. Trip generation and attraction rates are estimated as follows:

Hours	Trip Generation			Trip Attraction			Total
	Private Cars	Light Goods Vehicles	Light Buses	Private Cars	Light Goods Vehicles	Light Buses	
0000-0700	10	2	5	0	4	2	23
0700-0900	15	10	4	5	2	0	36
0900-1300	10	8	1	10	1	1	31
1300-1500	5	4	1	5	1	1	17
1500-1700	2	2	1	5	6	1	17
1800-2000*	5	4	1	15	10	4	39*
2000-2300	<u>3</u>	<u>4</u>	<u>0</u>	<u>10</u>	<u>10</u>	<u>4</u>	<u>31</u>
Total:	<u>50</u>	<u>34</u>	<u>13</u>	<u>50</u>	<u>34</u>	<u>13</u>	<u>194</u>

\*Note: Peak hour of trips

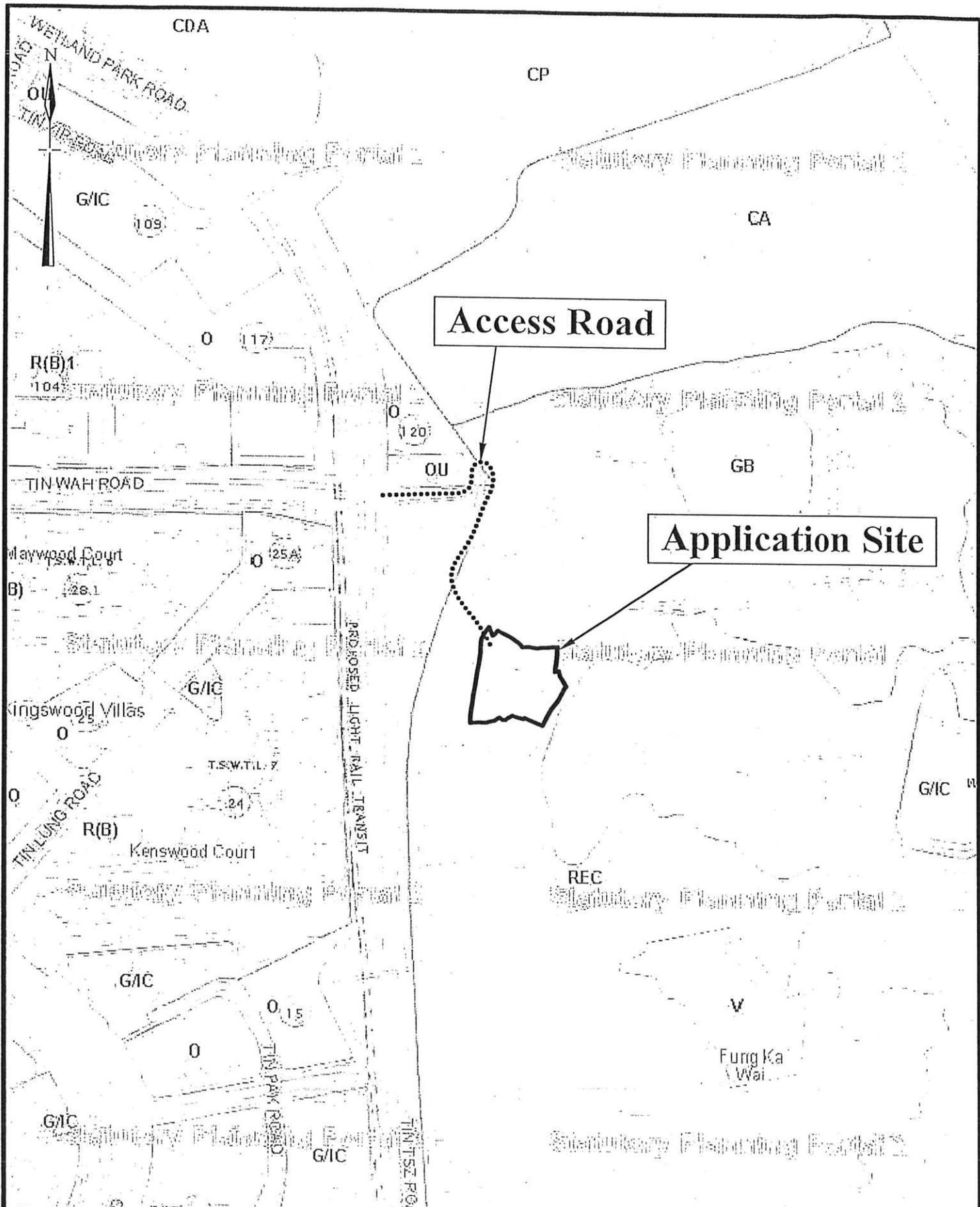
(c) Drainage

Surface runoff will be collected by proposed channels and catch pits for discharge to the existing 600mm channel which connects to the fish pond on the west. Please refer to the Drainage Proposal (Plan 4) for details.

7. **Planning Gain**

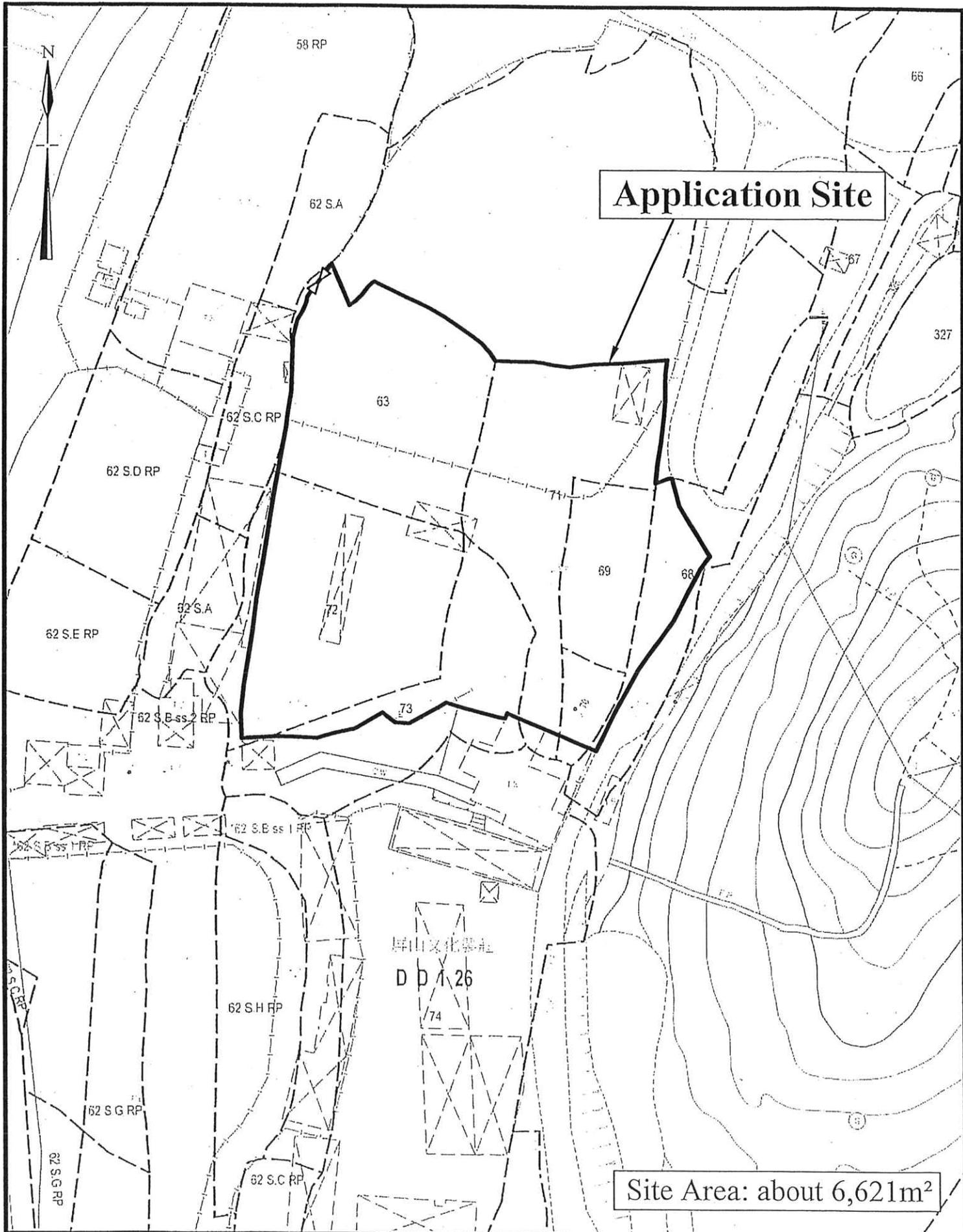
There is currently severe shortage of car parking spaces for private cars, light goods vehicles and light buses in Tin Shui Wai area. Roadside parking on roads near the application site is common, especially at night. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.

- End -



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

Not to Scale	<b>Location Plan</b>	Goldrich Planners & Surveyors Ltd.
May 2021	Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories	Plan 1 (P 20049)



**Application Site**

**Site Area: about 6,621m<sup>2</sup>**

1 : 1000

**Lot Index Plan**

**Goldrich Planners & Surveyors Ltd.**

April 2022

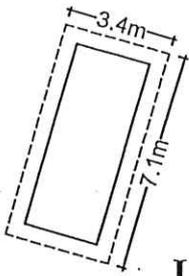
Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part),  
72 (Part) and 73 (Part) in D.D. 126,  
Ping Shan, Yuen Long, New Territories

**Plan 2  
( P 20049 )**



1

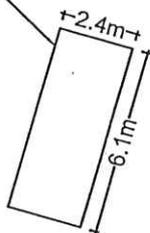
Floor Area: 15m<sup>2</sup>  
 Projection Area: 9m<sup>2</sup>  
 Covered Area: 24m<sup>2</sup>



U/F

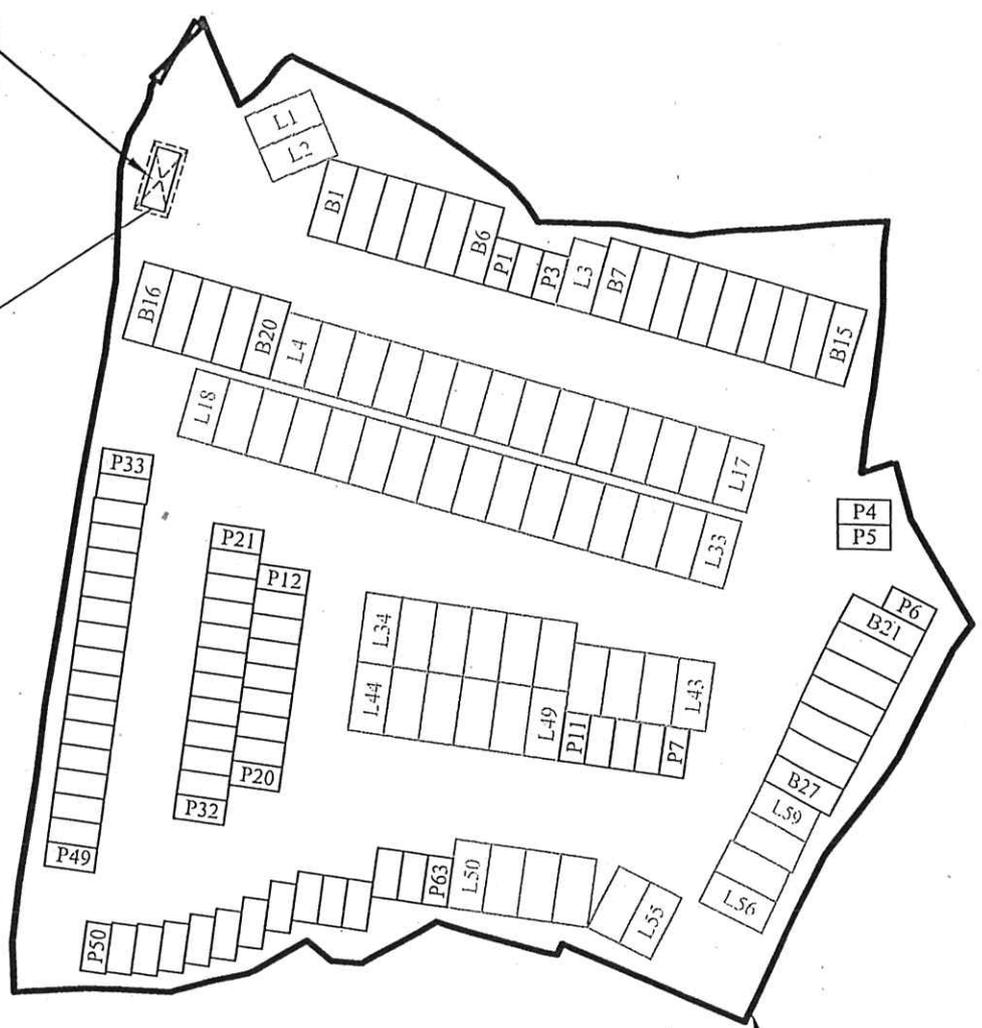
(Not to scale)

Floor Area: 15m<sup>2</sup>



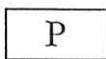
G/F

(Not to scale)

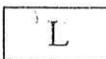


**Application Site**

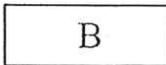
**Legend**



No. of Parking space for private car: 63 (42%)  
 (2.5m x 5m)



No. of Parking space for light goods vehicle: 59 (40%)  
 (3.5m x 7m)



No. of Parking space for light buses: 27 (18%)  
 (3m x 8m)

**Total: 149 (100%)**

Site Area: about 6,621m<sup>2</sup>

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1	U/F: Ancillary Office G/F: Guard Room	24m <sup>2</sup>	24m <sup>2</sup> * 15m <sup>2</sup>	6m	2
<b>Total</b>		<u>24m<sup>2</sup></u>	<u>39m<sup>2</sup></u>		

\*Note: including 9m<sup>2</sup> projection area

1 : 750 (A4)

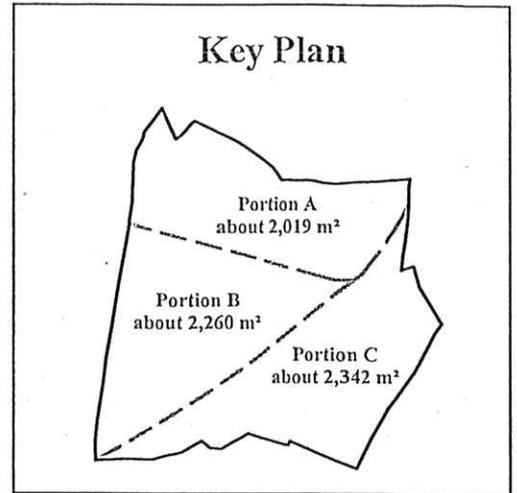
**Layout Plan**

**Goldrich Planners & Surveyors Ltd.**

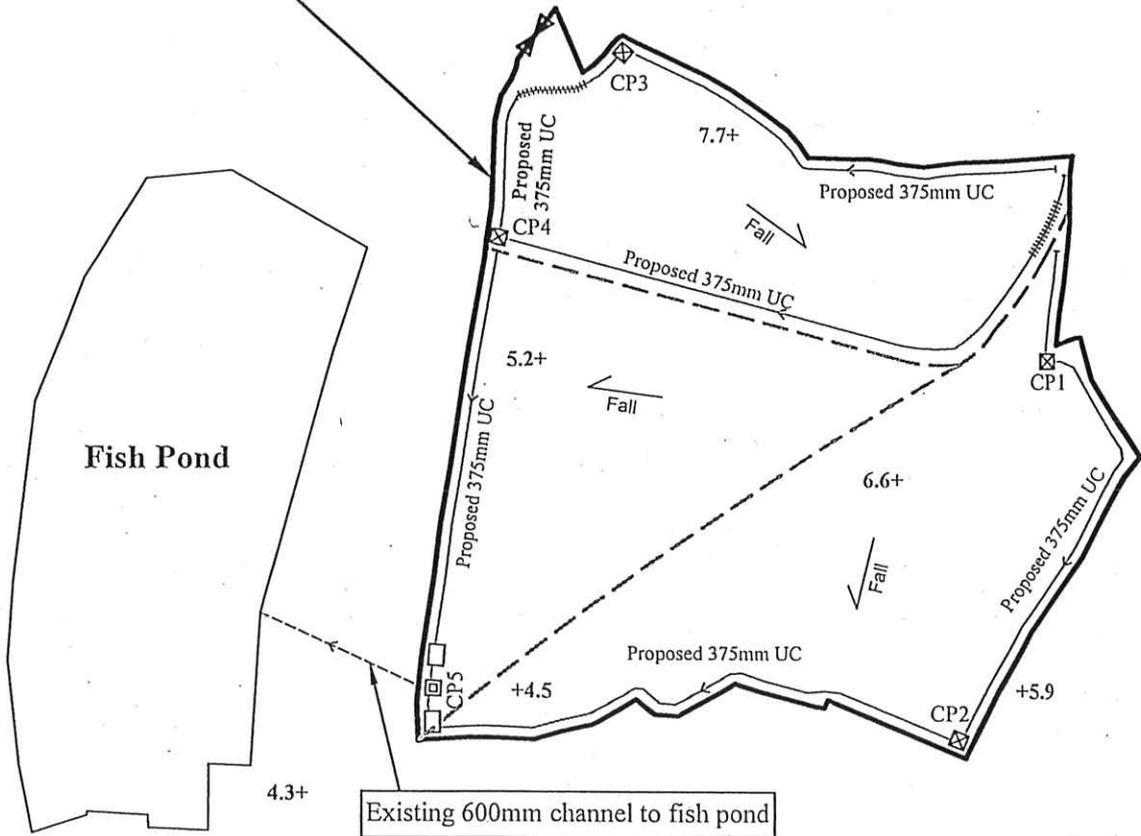
December 2021

Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part),  
 72 (Part) and 73 (Part) in D.D. 126,  
 Ping Shan, Yuen Long, New Territories

**Plan 3  
 ( P 20049 )**



**Application Site** 6.5+



Note:

1) According to Technical Note to prepare a Drainage Submission by Drainage Services Department of November 2001(p.6), 375mm is acceptable for area < 2,400m<sup>2</sup> (i.e. Portions A, B and C)

**LEGEND**

- ☒ Proposed catch pit
- ☐ Proposed last catch pit
- Proposed grease traps
- > Proposed 600mm U-channel
- ++++ Proposed U-channel with C. I. cover

**Site Area: about 6,621m<sup>2</sup>**

1 : 1000 (A4)	<b>Drainage Proposal</b>	Goldrich Planners & Surveyors Ltd.
November 2021	Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories	Plan 4.1 ( P 20049 )



### Executive Summary

1. The application site is on Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D. D. 126, Yuen Long, New Territories.
2. The site falls within the "Recreation" ("REC") zone under the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19.
3. The applied use is 'Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities' for a Period of 3 Years.
4. The area of the site is about 6,621 m<sup>2</sup>. No government land is involved.
5. 65 parking spaces for private cars, 59 parking spaces for light goods vehicles and 27 parking spaces for light buses are proposed on site.
6. One structure of 2-storey (6m) for guard room and ancillary office is proposed on site. Gross floor area is about 39m<sup>2</sup>.
7. Proposed operating hours are 24 hours a day and 7 days a week including public holidays.
8. The proposed development caters for the need of parking spaces in the area and reduces roadside illegal parking.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第126號地段第63號(部分), 第68號(部份), 第69號, 第70號(部份), 第71號(部份), 第72號(部份)及第73號(部份)。
2. 申請地點位處於屏山分區計劃大綱草圖編號 S/YL-PS/19 下的「康樂」用途地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車、輕型貨車及小型巴士)連附屬設施」用途, 為期三年。
4. 申請面積為大約 6,621 平方米。申請不牽涉政府土地。
5. 申請地點擬議提供 65 個私家車車位、59 個輕型貨車車位及 27 個小型巴士車位。
6. 該申請擬議提供 1 個 2 層(6 米)的構築物作看更房及附屬辦公室。樓面面積約為 39 平方米。
7. 擬議營運時間為每天 24 小時及每週 7 天包括公眾假期。
8. 該申請滿足當區車位需求並減少路邊違例泊車。

Your Ref.: A/YL-PS/661

Our Ref.: TL22175 / P20049

14 June 2022

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

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application**

**Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and  
Light Buses) for a Period of 3 Years**

**Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part),  
72 (Part) and 73 (Part) in D. D. 126, Yuen Long, New Territories**

We would like to submit further information for the captioned application to respond to the comments from the departments.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



---

Francis Lau

Encl.

Comment from CTP/UD&L, PlanD

(Contact: Mr. Brian Lam, Tel: 3565 3949)

Comments	Response
<p>According to the submitted Layout Plan of the Planning Statement, the location of the proposed vehicle parking spaces at the south-eastern portion of the site may have conflict with the existing trees, however, the Applicant stated that no tree felling would be conducted and caused no adverse impact under the proposed development as shown in Item 6(e) – “Impacts of Development Proposal”. The Applicant is required to clarify the untallied information.</p>	<p>Existing trees at the south-eastern portion of the site will be preserved. Some of the parking spaces are removed. Please refer to updated Layout Plan (Plan 3a) for details.</p>

Comment from DAFC

(Contact: Dr. Azaria WONG, tel.: 2150 6932)

Comments	Response
<p>2. The application site is in close proximity to the fish ponds/farms. It is undesirable to propose surface drainage to be directed to the fish pond, and hence the application is not supported from a fish culture perspective.</p>	<p>The surface drainage will not discharge to the fish pond. They will be discharged to an existing drainage facilities at the south of the site. Please refer to updated Drainage Proposal (Plan 4.1a) for details.</p> <p>As the site is unpaved, it is expected that the majority of the surface water will be soaked into the soil on site.</p>

Comment from C for T

(Contact: Ms. Li Ping, Tel.: 2399 2427)

	Comments	Response
2.	Please request the applicant to clarify total parking space number to be provided within the temporary public car park. Item 6 (b) in the Appendix I – Justification specifies that the total number of parking spaces are 151 nos. while it is 149 nos. in Application Form and Layout Plan – Plan 3 (P 20049).	The total number of parking spaces are updated to be 124 nos. Please refer to the updated Executive Summary, S.16 application form, Justification and Layout Plan (Plan 3a) for details.

Comment from H(GEO), CEDD

(Contact: Ms. Natalie YIM, Tel:2676 5372)

	Comments	Response
2.	The eastern part of the subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR. should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO Advice Note.	No critical facilities are located on the 'no-build' zone. Please refer to Plan 5 for the 'no-build' zone.
3.	However, given the temporary nature and the proposed use as open car park of the subject site, the requirement for NTHS might make the case not economically viable. As an alternative to conducting a NTHS, the eastern part of the subject site maybe designated as a 'no-build' zone, within which no critical facilities	No critical facilities are located on the 'no-build' zone. Please refer to Plan 5 for the 'no-build' zone.

	(i.e. facilities under Group 1 to 3 in the attached table) should be located. The suggested extent of the 'no-build' zone is shown in the attached plan. With the inclusion of the 'no-build' zone, the requirement for a NTHS may be waived	
4.	Please be advised that the GEO is not the responsible government department for control of land filling activities. You are advised to seek comments from relevant government departments on the proposed land filling.	Noted.
5.	Please remind the applicant to submit plans of the proposed building works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.	Noted.
6.	Please remind the applicant that the subject site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the new development, if necessary, proposed at the site, extensive geotechnical investigation maybe required as necessary. Such investigation may require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on the site.	Noted.

Executive Summary

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2. The site falls within the “Recreation” (“REC”) zone under the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19.
3. The applied use is ‘Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities’ for a Period of 3 Years.
4. The area of the site is about 6,621 m<sup>2</sup>. No government land is involved.
5. 55 parking spaces for private cars, 49 parking spaces for light goods vehicles and 20 parking spaces for light buses are proposed on site.
6. One structure of 2-storey (6m) for guard room and ancillary office is proposed on site. Gross floor area is about 39m<sup>2</sup>.
7. Proposed operating hours are 24 hours a day and 7 days a week including public holidays.
8. The proposed development caters for the need of parking spaces in the area and reduces roadside illegal parking.

行政摘要

1. 申請地點位於新界元朗丈量約份第 126 號地段第 63 號(部分), 第 68 號(部份), 第 69 號, 第 70 號(部份), 第 71 號(部份), 第 72 號(部份)及第 73 號(部份)。
2. 申請地點位處於屏山分區計劃大綱草圖編號 S/YL-PS/19 下的「康樂」用途地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車、輕型貨車及小型巴士)連附屬設施」用途, 為期三年。
4. 申請面積為大約 6,621 平方米。申請不牽涉政府土地。
5. 申請地點擬議提供 55 個私家車車位、49 個輕型貨車車位及 20 個小型巴士車位。
6. 該申請擬議提供 1 個 2 層(6 米)的構築物作看更房及附屬辦公室。樓面面積約為 39 平方米。
7. 擬議營運時間為每天 24 小時及每週 7 天包括公眾假期。
8. 該申請滿足當區車位需求並減少路邊違例泊車。

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	6,597 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	24 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	N. A. ....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	39 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	39 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: 2-storey (6m) for guard room and ancillary office. ..... ..... .....	
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 (PC)	55 Nos. (PC)
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 (LGV)	49 Nos. (LGV)
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)	Light Bus Parking Spaces: 20 Nos.
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)	.....

(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	39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0059 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6	<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	0.36 %	<input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	124 Nos.	
	Private Car Parking Spaces 私家車車位 (PC) Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位(LGV) 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) Light Bus Parking Spaces (LB)	55 Nos. (PC) 49 Nos. (LGV) 20 Nos. (LB)	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

## Justifications

### Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D. D. 126, Yuen Long, New Territories

#### 1. Applied Use

The applied use is 'Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities' for a Period of 3 Years.

#### 2. Location

The site is on Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D. D. 126, Yuen Long, New Territories. Please refer to Plan 2 for details.

#### 3. Site Area

The area of the site is about 6,621 m<sup>2</sup>. No government land is involved. Please refer to Plan 2 for details.

#### 4. Development Parameters

##### (a) Operation Hours

The proposed development will operate 24 hours a day and 7 days a week including public holidays.

##### (b) Mode of Operation

55 parking spaces for private cars, 49 parking spaces for light goods vehicles and 20 parking spaces for light buses are proposed on site. No vehicles exceeding 8.5 tonnes including medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3a for details.

(c) Structure

Parameters of the temporary structures erected on site are as follows:

No.	Structure / Use	Covered Area (m <sup>2</sup> )	Floor Area (m <sup>2</sup> )	No. of Storeys	Height
1	U/F: Ancillary Office	24	24*	2	6m
	G/F: Guard Room		15		
	Total (about):	<u>24</u>	<u>39</u>		

\*Note: including 9 m<sup>2</sup> projection area

## 5. Planning Context

### (a) Town Planning Zoning

The site falls within the “Recreation” (“REC”) zone under the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19. Temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board.

The zone is intended “*for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.*”

The applied use is a Column 2 use under the REC zone.

### (b) Wetland Buffer Area

The site is within the boundary of Wetland Buffer Area (WBA) as stipulated in the TPB Guidelines TPB PG-No. 12C - Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance. In accordance with Appendix A of the guideline, temporary uses are exempted from the requirement of ecological impact assessment as part of the submission to the TPB.

The site is accessible by vehicles via a local track from Tin Wah Road. There are vehicular trips on the local track from time to time. The proposed temporary car park, which is in REC zone, will not affect the buffer effect of the WBA.

(c) Similar Applications in the Vicinity

Application No.	Applied Use	Decision
A/YL-PS/634	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	Approved 14.5.2021

**6. No Adverse Impact**(a) Visual

The applied use is public vehicle park for private cars, light goods vehicles and light buses. The only proposed structure is 2-storey (about 6m) in height. The development intensity is in line with the rural setting of the neighbourhood. No adverse visual impact is expected.

(b) Traffic

Please refer to Layout Plan at Plan 3a. A total of 124 nos. of parking spaces are proposed on site. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 8.5 tonnes will not be allowed to enter the site.

The site is accessible by vehicles from a local track from Tin Wah Road. Trip generation and attraction rates are estimated as follows:

Hours	Trip Generation			Trip Attraction			Total
	Private Cars	Light Goods Vehicles	Light Buses	Private Cars	Light Goods Vehicles	Light Buses	
0000-0700	10	2	5	0	4	2	23
0700-0900	15	10	4	5	2	0	36
0900-1300	10	8	1	10	1	1	31
1300-1500	5	4	1	5	1	1	17
1500-1700	2	2	1	5	6	1	17
1800-2000*	5	4	1	15	10	4	39*
2000-2300	<u>3</u>	<u>4</u>	<u>0</u>	<u>10</u>	<u>10</u>	<u>4</u>	<u>31</u>
Total:	<u>50</u>	<u>34</u>	<u>13</u>	<u>50</u>	<u>34</u>	<u>13</u>	<u>194</u>

\*Note: Peak hour of trips

(c) Drainage

Surface runoff will be collected by proposed channels and catch pits for discharge to the existing 600mm channel which connects to the fish pond on the west. Please refer to the Drainage Proposal (Plan 4.1a) for details.

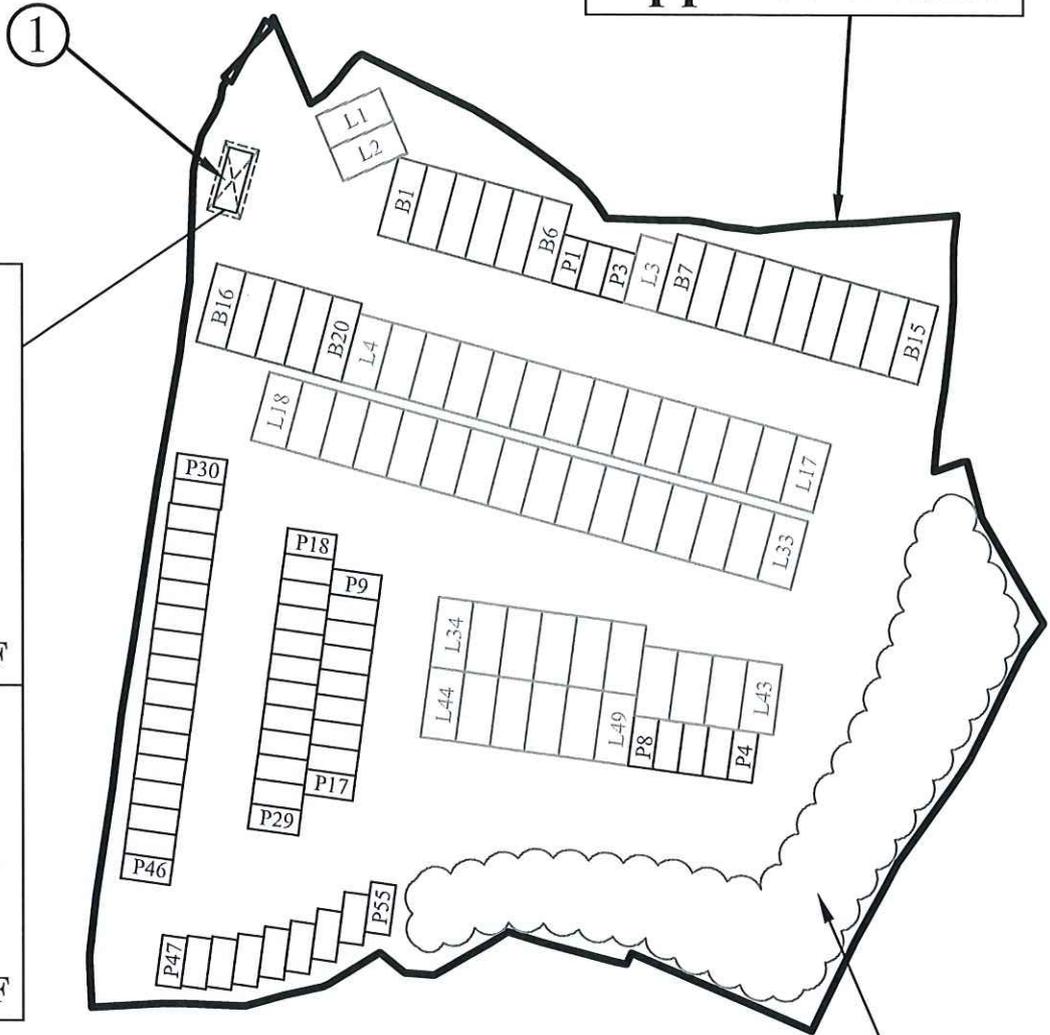
**7. Planning Gain**

There is currently severe shortage of car parking spaces for private cars, light goods vehicles and light buses in Tin Shui Wai area. Roadside parking on roads near the application site is common, especially at night. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.

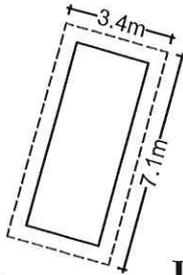
- End -



# Application Site



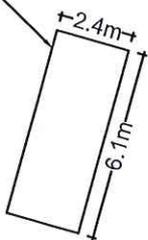
Floor Area: 15m<sup>2</sup>  
 Projection Area: 9m<sup>2</sup>  
 Covered Area: 24m<sup>2</sup>



(Not to scale)

U/F

Floor Area: 15m<sup>2</sup>



(Not to scale)

G/F

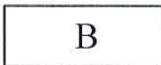
## Legend



No. of Parking space for private car: 55 (44%)  
 (2.5m x 5m)



No. of Parking space for light goods vehicle: 49 (40%)  
 (3.5m x 7m)



No. of Parking space for light buses: 20 (16%)  
 (3m x 8m)

**Total: 124 (100%)**

Site Area: about 6,621m<sup>2</sup>

Existing trees to be preserved

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1	U/F: Ancillary Office G/F: Guard Room	24m <sup>2</sup>	24m <sup>2</sup> * 15m <sup>2</sup>	6m	2
<b>Total</b>		<u>24m<sup>2</sup></u>	<u>39m<sup>2</sup></u>		

\*Note: including 9m<sup>2</sup> projection area

1 : 750 (A4)

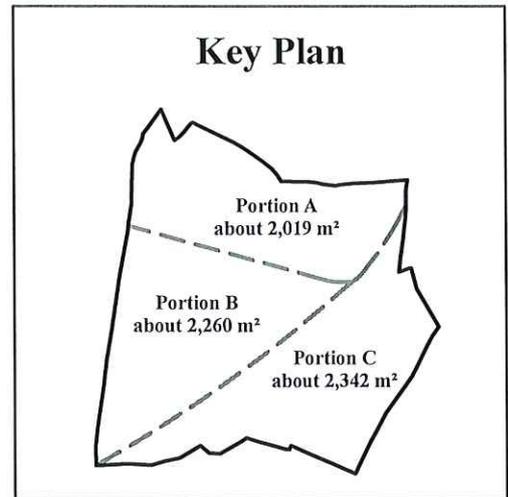
## Layout Plan

**Goldrich Planners & Surveyors Ltd.**

June 2022

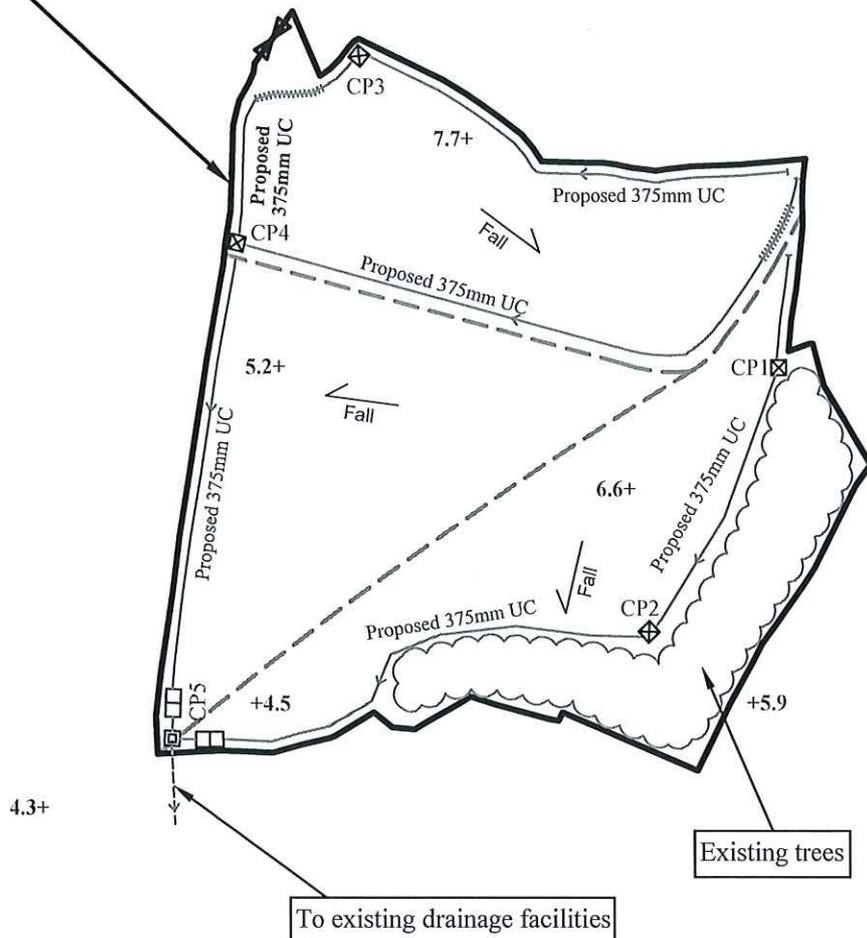
Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part),  
 72 (Part) and 73 (Part) in D.D. 126,  
 Ping Shan, Yuen Long, New Territories

**Plan 3a  
 ( P 20049 )**



**Application Site**

6.5 +



Note:

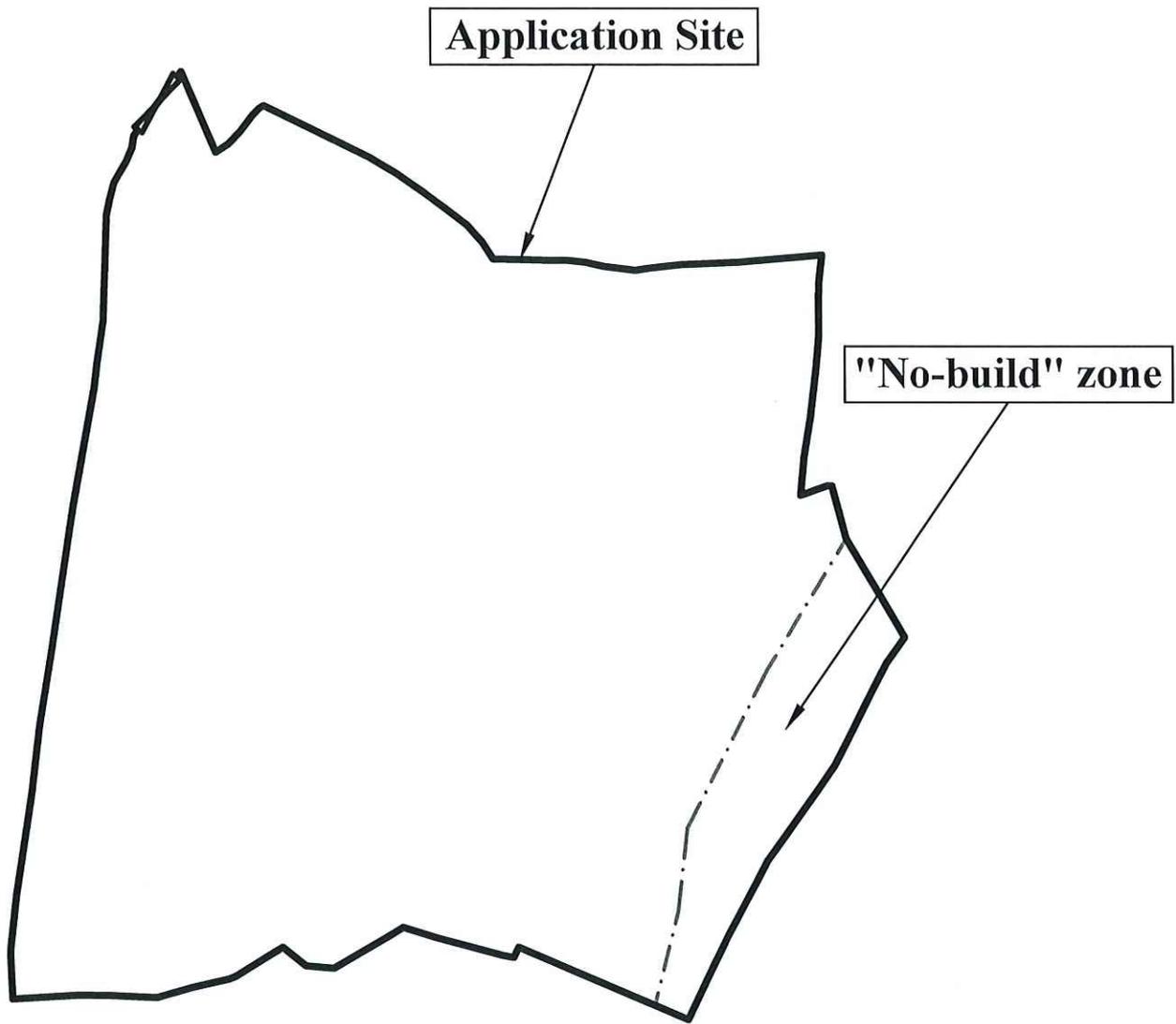
1) According to Technical Note to prepare a Drainage Submission by Drainage Services Department of November 2001(p.6), 375mm is acceptable for area < 2,400m<sup>2</sup> (i.e. Portions A, B and C)

**LEGEND**

- ☒ Proposed catch pit
- ☐ Proposed last catch pit
- ▭ Proposed grease traps
- > Proposed 600mm U-channel
- ++++- Proposed U-channel with C. I. cover

**Site Area: about 6,621m<sup>2</sup>**

<b>1 : 1000 (A4)</b>	<b>Drainage Proposal</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>June 2022</b>	Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories	<b>Plan 4.1a ( P 20049 )</b>



<b>1 : 750 (A4)</b>	<b>Plan showing "No-build" Zone</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>June 2022</b>	Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories	<b>Plan 5 ( P 20049 )</b>

**Relevant extract of the Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
under Section 16 of the Town Planning Ordinance  
(TPB PG-No. 12C)**

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

**Previous s.16 Applications Covering the Site**

**Rejected Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Reasons for Rejection</u></b>
1	A/DPA/YL-PS/50	Temporary Use as Container Vehicles Park for 3 Years	Unspecified Use	16.2.1996 (on review)	1 to 5
2	A/YL-PS/398	Proposed Temporary Open Storage of Construction Materials (Concrete Precast Product) and Construction Machinery for a Period of 3 Years	“REC”	23.11.2012	1, 6
3	A/YL-PS/441	Temporary Open Storage of Construction machinery and Materials and Ancillary Site Office for a Period of 3 Years	“REC”	25.4.2014	1, 6

**Reasons for Rejection:**

- (1) Not in line with planning intention of the area/the “REC” zone.
- (2) Not compatible with surrounding land uses.
- (3) It has not been demonstrated in the submission that the proposed development will not cause adverse impacts on the ecology of the area which is needed to sustain the nearby Mai Po Nature Reserve.
- (4) The submission has not adequately addressed the potential traffic impact of the proposed development on the surrounding area.
- (5) The road improvement work proposed by the applicant will trigger off further developments in the area and this is highly undesirable in terms of traffic growth control and transport planning.
- (6) The proposed development did not comply with the Town Planning Board (TPB) Guidelines No. 13E in that no previous planning approval had been granted for the use on the site, the applicant had failed to demonstrate that the proposed development would not have adverse landscape and traffic impacts on the surrounding areas, and there were adverse departmental comments and public objections on the application. The proposed development was also not compatible with the surrounding area which was rural in character.

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

**Approved Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration</u></b>
1	A/YL-PS/634	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	14.5.2021

**Government Departments' General Comments**

**Land Administration**

1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
  - He has no comment on the application.

**Environment**

2. Comments of the Director of Environmental Protection (DEP):
  - (a) He has no objection to the application.
  - (b) There is no substantiated complaint pertaining to the Site received in the past 3 years.

**Landscape**

3. Comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)
  - He has no comment from the landscape planning perspective.
  - According to the aerial photo of 2021, the Site is situated in area of miscellaneous rural fringe predominated by temporary structures, open storage, vacant land, fish ponds and woodland. With reference to the site photos taken on 20.5.2022, the Site is mainly bare soil with temporary structures. There are some existing trees and self-seeded vegetation at the south-eastern portion within the Site. According to the record, similar approved public vehicle park under Application No. A/YL-PS/634 is observed in the same zone, therefore, the proposed development is considered not incompatible with the existing landscape character of the surrounding area.

**Drainage**

4. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
  - He has no in-principle objection to the application from drainage point of view subject to submission of a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

**Geotechnical**

5. Comments of the Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD):
  - The eastern part of the Site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary,

indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development.

- However, given the temporary nature and the proposed use as open car park of the Site, the requirement for NTHS might make the case not economically viable. As an alternative to conducting a NTHS, the eastern part of the Site may be designated as a 'no-build' zone, within which no critical facilities should be located. With the inclusion of the 'no-build' zone, the requirement for a NTHS may be waived.

### **Fire Safety**

6. Comments of the Director of Fire Services (D of FS):

- He has no objection in principle to the proposal subject to fire services installations (FSIs) being provided to his satisfaction.
- In consideration of the design/nature of the proposal, 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.

### **District Officer's Comments**

7. Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

- His office did not receive any comments from the locals on the application.

### **Other Departments**

8. The following departments have no objection to/no comment on the application:

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (d) Chief Engineer/Land Works, CEDD (CE/LW, CEDD); and
- (e) Commissioner of Police (C of P).

**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lots 72 and 73 in D.D.126 are covered by Short Term Waivers (STW) No. 4953 and 4948 respectively for temporary place of recreation (barbecue spot) use. The STW holder(s) will need to immediately apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to immediately apply to his office for permitting the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) 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;
- (e) 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;
- (f) to note the comments of the Commissioner for Transport that the applicant is reminded that sufficient width at the gate shall be allowed for the smooth manoeuvring of vehicles at the ingress/egress. No vehicle is allowed to queue back to or reverse onto/from public roads at

any time during the planning approval period. Sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under the Transport Department (TD)'s purview. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Tin Wah Road/Tin Tsz Road is not and will not be maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Wah Road/Tin Tsz Road;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the section 16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and /or felling under lease. The applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works;
- (i) 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 BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the eastern part of the Site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). Given the temporary nature and the proposed use of the Site, the eastern part of the Site may be designated as a 'no-build' zone, within which no critical facilities (i.e. facilities under Group 1 to 3 under 'GEO Advice for Planning Applications under Town Planning Ordinance') should be located. With the inclusion of the 'no-build' zone, the requirement for a NTHS may be waived. The applicant is also reminded to submit the proposed building works to BD for approval as required under the provisions of the BO. The applicant is reminded that the Site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the proposed development, extensive geotechnical investigation may be required as necessary. Such investigation may require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on the Site.

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

參考編號

Reference Number:

220518-161704-75270

提交限期

Deadline for submission:

07/06/2022

提交日期及時間

Date and time of submission:

18/05/2022 16:17:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/661

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

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



**A/YL-PS/661 DD 126 Tin Tsz Road, Ping Shan Recreation**  
07/06/2022 02:35

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

652 was deferred and applicant is back with the same plan?

Previous objections relevant.

Mary Mulvihill

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 13 January 2022 2:45 AM CST  
**Subject:** A/YL-PS/652 DD 126 Tin Tsz Road, Ping Shan Recreation

A/YL-PS/652

Lots 63(Part), 68(Part), 69, 70(Part), 71(Part), 72(Part) and 73(Part) in D.D.126,  
Tin Tsz Road, Ping Shan, Yuen Long

Site area : About 6,621sq.m

Zoning : "Recreation"

Applied use : Vehicle Park (63 Cars / 59 Light Goods Vehicles / 27 Light Buses) /  
**Filling of Land**

Dear TPB Members,

Strong objections to such a large site being utilized for at grade parking. It works out at around 40sq.m per vehicle. Ridiculous waste of land.

In 2014 the application for open storage was rejected and it is not clear at what point the site was converted into a parking. Google images show that it is a mature operation.

*The Chief Town Planner/Urban Design and Landscape, Planning Department had reservation on the application from the landscape planning perspective considering **the possible impact on the existing trees; the inaccuracy of the***

*proposed landscape and tree preservation plan; and that the development was not compatible with the planning intention of the "Recreation" ("REC") zone*

*The Chief Engineer/Mainland North, Drainage Services Department also had reservation on the drainage proposal and had doubt on the feasibility of discharging storm water to a private pond*

*the subject open storage yard had been in operation prior to approval was granted*

So was any action taken against the unapproved use? What about the chopping down of all trees on the site?

The lots are zoned for Recreational use in a district with a fast growing population lacking in community facilities. In addition large scale parking should utilize stacked equipment.

Approval of the illegal operation makes a mockery of the planning system and sends out a message that creating a brownfield comes with zero risk and repercussions.

Mary Mulvihill