

此文件在 2022年6月6日 收到。城市規劃委員會  
只會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。

Appendix I of RNTPC  
Paper No. A/YL-PS/663

This document is received on - 6 JUN 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.

Form No. S16-III  
表格第 S16-III 號

## APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

### **General Note and Annotation for the Form**

#### **填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-PS/663
	Date Received 收到日期	- 6 JUN 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 樓及新界沙田上禾輋路 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 )

鄧勵才

Tang Lai Choi

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

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438A, 438R.P. (Part), 446 (Part), 447 (Part) and 449 R.P. (Part) in D. D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 13,336.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 323.88 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 25/05/2022 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
25/05/2022 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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	       (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 .....
<b>(c) Development Schedule 發展細節表</b>	
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)	
(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 <p>.....</p> <p>.....</p> <p>.....</p>	
	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"/> <p>.....</p> <p>.....</p>		

	<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/ <u>YL-PS</u> / <u>590</u>
(b) Date of approval 獲批給許可的日期	<u>19/07/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>29/07/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary "Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles" for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

Please refer to Appendix 1



**8. Declaration 聲明**

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

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

Signature  
簽署



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

LAU TAK FRANCIS

Planning Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 ..... MRTPI, FRICS, RPS(GP)

on behalf of  
代表

Goldrich Planners & Surveyors Limited



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

Date 日期

25/05/2022

(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。

# GoldRich PLANNERS & SURVEYORS LTD.

## 金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

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E-mail 電郵: goldrichplanners@gmail.com

### Executive Summary

1. The application site (the site) is on Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438A, 438 R. P. (Part), 446 (Part), 447 (Part) and 449 R. P. (Part) in D. D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories.
2. The site area is about 13,336.2 m<sup>2</sup>.
3. The proposed use is 'Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles' under planning permission no. A/YL-PS/590 for a period of 3 years.
4. Public Vehicle Park (Column 2 use in "V") conforms to the planning intention.
5. A total of 19 structures (total floor area of 323.88m<sup>2</sup>) are proposed on the site for site office, storage for tools, meter room, open shed and parking of private car uses.
6. The site will provide 88 parking spaces for private cars, 5.5 tonnes vehicles and 24-seat coaches; and 130 parking spaces for coaches and 24 tonnes goods vehicles.
7. Operation hours are between 7 a.m. to 11 p.m. every day (including Sundays and Public Holidays).

### 行政摘要

1. 申請地點位於新界元朗屏山坑尾村丈量約份第 122 約地段第 429 號、第 430 號(部分)、第 431 號(部分)、第 436 號(部分)、第 437 號(部分)、第 438 號 A 分段、第 438 號餘段(部分)、第 446 號(部分)、第 447 號(部分)及第 449 號餘段(部分)。
2. 申請面積為大約 13,336.2 平方米。
3. 申請地點的用途為“臨時鄉郊公共公眾私家車、5.5 公噸貨車、旅遊車及 24 公噸貨車停車場”用途規劃許可編號 A/YL-PS/590 的續期申請，為期三年。
4. 公共停車場(鄉村式發展的第二欄用途)符合規劃意向。
5. 申請地點擬議提供 19 個構築物(總樓面面積為 323.88 平方米)作辦公室、工具貯物室、電錶房、開放棚架及私家車停泊用途。
6. 申請地點將會設置 88 個私家車、5.5 公噸貨車及 24 座旅遊車泊車位及 130 個旅遊車及 24 公噸貨車泊車位。
7. 營業時間為每天上午七時至晚上十一時(星期日及公眾假期照常營業)。

**Justification**

**Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438A,  
438R.P. (Part), 446 (Part), 447 (Part) and 449 R.P. (Part)  
in D. D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, N.T.**

**1. The Proposed Use**

- 1.1. This application is for the use of 'Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles' under planning permission no. A/YL-PS/590 for a period of 3 years.

**2. Location**

- 2.1. The application site (the site) is on Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438A, 438R.P. (Part), 446 (Part), 447 (Part) and 449 R.P. (Part) in D. D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories.

**3. Background of Planning Application**

- 3.1. The site is the subject of a previously approved planning application no. A/YL-PS/590 for the same use. As this planning approval will lapse on 29.7.2022, the applicant would like to renew the planning approval for a period of 3 years to continue the current approved use.

**4. Site Area**

- 4.1. The site area is about 13,336.2 m<sup>2</sup>. It remains the same as the previously approved scheme (A/YL-PS/590).

**5. Town Planning Zoning**

- 5.1. The site falls within an area zoned "Village Type Development" ("V") on the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19.
- 5.2. The planning intention of the zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board (TPB).
- 5.3. Under the provisions of the OZP, the applied use - 'Public Vehicle Park (excluding container vehicle)', falls within Column 2 use of the "V" zone.

## 6. Development Parameters

All development parameters of the proposed use remain the same as the previously approved scheme under planning application no. A/YL-PS/590.

### Operation Hours

- 6.1. The operation hours are between 7:00 a.m. to 11:00 p.m. daily (including Sundays and Public Holidays).

### Parking Space

- 6.2. The site provides 218 parking spaces for private cars, 5.5 tonnes goods vehicles, 24-seat coaches, 24 tonnes goods vehicles and coaches. Please see the following table and Layout Plan (Plan 3) for detailed parking arrangement.

Vehicle Types Parked on Site	Nos.
Private Car / 24-seat Coaches / 5.5 tonnes Goods Vehicles	88
24 tonnes Goods Vehicles / Coaches	130
<b>Total</b>	<b><u>218</u></b>

- 6.3. "Coach" has the same meaning as "bus" under Cap. 374 s2 of the Road Traffic Ordinance. Bus means a motor vehicle constructed or adapted for the carriage of more than 16 passengers and their personal effects.

- 6.4. No heavy goods vehicles over 24 tonnes or container tractors and trailers are allowed to be parked on-site.

### Structures

- 6.5. There are 19 structures on site for site offices, storage for tools, meter room, open shed and tent (for private car parking) uses.
- 6.6. The total floor area is about 323.88m<sup>2</sup>. All the structures (except open shed and tents) are converted-container structures. Please refer to the following table and Layout Plan (Plan 3) for details.

No.	Structure	Covered Area	Floor Area	Height (m)
1	1-storey container for meter room	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
2	2-storey container for Site Office (under structure 3)	$2.5\text{m} \times 6\text{m}$ (per storey) $= 15\text{m}^2$	$15\text{m}^2 \times 2$ storeys $= 30\text{m}^2$	5.2m
3	Open Shed	$(3.5\text{m} \times 7\text{m}) - (2.5\text{m} \times 6\text{m})$ $= 24.5\text{m}^2 - 15\text{m}^2$ $= 9.5\text{m}^2$	$9.5\text{m}^2$	5.5m
4	2-storey container storage for tools (under structure 5)	$2.5\text{m} \times 12\text{m} = 30\text{m}^2$	$30\text{m}^2 \times 2$ storeys $= 60\text{m}^2$	5.2m
5	Open Shed	$(3.5\text{m} \times 13.5\text{m}) - (2.5\text{m} \times 12\text{m})$ $= 47.25\text{m}^2 - 30\text{m}^2$ $= 17.25\text{m}^2$	$17.25\text{m}^2$	5.5m
6	1-storey container storage for tools (under structure 8)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
7	1-storey container for ancillary site office (under structure 8)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
8	Open Shed	$(3.5\text{m} \times 15\text{m}) - (2.5\text{m} \times 6\text{m}) \times 2$ $= 52.5\text{m}^2 - (15\text{m}^2 \times 2)$ $= 22.5\text{m}^2$	$22.5\text{m}^2$	3m
9	1-storey temporary structure for storage for tools	$2\text{m} \times 3.5\text{m} = 7\text{m}^2$	$7\text{m}^2$	2m
10	Tent (for private car parking)	$3\text{m} \times 4\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
11	Tent (for private car parking)	$3\text{m} \times 4\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
12	Tent (for private car parking)	$4\text{m} \times 3\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
13	Tent (for private car parking)	$4\text{m} \times 3\text{m} = 12\text{m}^2$	$12\text{m}^2$	2m
14	1-storey container for storage for tools (under structure 15)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
15	Open Shed	$(3\text{m} \times 7\text{m}) - (2.5\text{m} \times 6\text{m})$ $= 21\text{m}^2 - 15\text{m}^2$ $= 6\text{m}^2$	$6\text{m}^2$	3.0m
16	1-storey container for storage for tools	$2.5\text{m} \times 6\text{m}$ $= 15\text{m}^2$	$15\text{m}^2$	2.6m
17	1-storey container for storage for tools	$2.0\text{m} \times 3.6\text{m}$ $= 7.2\text{m}^2$	$7.2\text{m}^2$	2.0m
18	1-storey container for site office	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	$15\text{m}^2$	2.6m
19	Open Shed	$7.5\text{m} \times 5\text{m} = 37.5\text{m}^2$ (Should be $26.43\text{m}^2$ as it overlaps with structures 16, 17 and 18)	$37.5\text{m}^2$ (Should be $26.43\text{m}^2$ as it overlaps with structures 16, 17 and 18)	5m
	Total	<u><math>278.88\text{m}^2</math></u>	<u><math>323.88\text{m}^2</math></u>	

## 7. Previously Approved Applications

Application No.	Applied Use	Date of Consideration	Decision
A/YL-PS/243	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	28.4.2006	Approved with conditions (3 Years)
A/YL-PS/266	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	9.3.2007	Approved with conditions (3 Years)
A/YL-PS/278	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	14.12.2009	Approved with conditions (1 Year)
A/YL-PS/294	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 1 Year	13.2.2009	Approved with conditions (1 Year)
A/YL-PS/317	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Year	19.3.2010	Approved with conditions (1 Year)
A/YL-PS/340	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches under Application No. A/YL-PS/317 for a Period of 3 Year	18.3.2011	Approved with conditions (1 Year)
A/YL-PS/385	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	10.8.2012	Approved with conditions (1 Year)
A/YL-PS/437	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Buses (Coaches) and 24 Tonnes Goods Vehicles for a Period of 3 Years	7.3.2014	Approved with conditions (1 Year)
A/YL-PS/472	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Year	27.2.2015	Approved with conditions (1 Year)
A/YL-PS/515	Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles) for a Period of 3 Year	29.7.2016	Approved with conditions (3 Years)
A/YL-PS/590	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	19.7.2019	Approved with conditions (3 Years)

- 7.1. The site is the subject of 11 previous applications for the same use as Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles).
- 7.2. The site is for the same use as the previous approval under application No. A/YL-PS/590 applied by the same applicant.
- 7.3. The applicant has complied with all approval conditions, including drainage and fire safety of previously approved application No. A/YL-PS/590.
- 7.4. The development parameters of this submission remain the same as the previously approved scheme. There is no material change in terms of planning circumstances. Planning consideration for the proposed development should be granted.

## **8. Planning Gain**

- 8.1. There is no other public vehicle parking facility in the area. The site is owned by local Tsos/Tongs who have no intention to develop Small House on the site. They intend to use the land for a communal vehicle park for the nearby villages, which provided spacious and orderly parking of private cars, coaches and goods vehicles to the neighbourhood. The car park can contain the unplanned sprawling of vehicle parking which generates traffic problems and environmental nuisances to the community.
- 8.2. The site provides car park for the coaches, accommodating Ping Shan Heritage Trail tourists. Using the site as a communal vehicle park for the coaches is therefore justified.

## **9. No Adverse Impact on the Environment**

### Landscape

- 9.1. The existing 100 trees within the site will be properly maintained. Please refer to the Tree Preservation and Landscape Plan (Plan 4) for details. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

### Fire Service Installations

- 9.2. The applicant had complied with the approval conditions in relation to fire service installations proposals and their implementation. Annual inspection of the existing fire service installations has also been conducted. Please refer to the Fire Service

Installations Proposal (Plan 5) and a copy of FS251 certificate for details.

Drainage

- 9.3. The applicant had complied with the approval condition regarding the submission of record of the existing drainage facilities. Please refer to the Drainage Proposal (Plan 6) for details.

Fencing

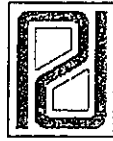
- 9.4. The fencing is kept in good condition. The whole area will be fenced so that there will be no disturbance to the surrounding environment.

- End -



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



By Post and Fax (2762 1783)

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/590  
電話號碼 Tel. No.: 2158 6362  
傳真機號碼 Fax No.: 2489 9711

23 January 2020

Goldrich Planners & Surveyors Ltd.  
Room E, 8/F, Keader Centre  
129-149 On Lok Road  
Yuen Long, New Territories  
(Attn.: Lau Tak, Francis)

Dear Sir/Madam,

Planning Application No. A/ YL-PS/590  
Compliance with Approval Condition (j)

I refer to your submission of 28 October 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. Please find detailed departmental comments at **Appendix I**.

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

Yours faithfully,

  
( Kent LEE )

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Ryan CHI)

Internal

CTP/TPB(2)

Site record

## 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



By Post and Fax (2762 1783)  
**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/590  
電話號碼      Tel. No.:      2158 6362  
傳真機號碼      Fax No.:      2489 9711

11 March 2020

Goldrich Planners and Surveyors Ltd.  
Room 8E, 8/F., Keader Centre  
129-149 On Lok Road,  
Yuen Long, New Territories  
(Attn: Francis Lau)

Dear Sir/Madam,

Planning Application No. A/YL-PS/590  
Compliance with Approval Condition (k)

I refer to your submission of 17 February 2020 for compliance with the captioned approval condition on the submission of Fire Service Installations (FSIs) 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. Please find detailed departmental comments at Appendix I.

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

Yours faithfully,

  
(Kent LEE)

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

D of FS      (Attn.: Mr. YEN Chung-ming)

Internal

CTP/TPB(2)

Site record

## 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



By Post and Fax (2762 1783)  
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/590  
電話號碼 Tel. No.: 2158 6362  
傳真機號碼 Fax No.: 2489 9711

1 September 2020

Goldrich Planners and Surveyors Ltd.  
Room 8E, 8/F., Keader Centre  
129-149 On Lok Road,  
Yuen Long, New Territories  
(Attn: Francis Lau)

Dear Sir/Madam,

Planning Application No. A/YL-PS/590  
Compliance with Approval Condition (I)

I refer to your submission of 6 August 2020 for compliance with the captioned approval condition on the implementation of Fire Service Installations (FSIs) 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. Please find detailed departmental comments at Appendix I.

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

Yours faithfully,

  
(Kent LEE)

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
D of FS (Attn.: Mr. YEN Chung-ming)  
Internal  
CTP/TPB(2)  
Site record

FSD Ref.: \_\_\_\_\_  
消防處接獲

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 7987363

Name of Client:

顧客姓名

屏山文物徑停車場-大停車場

Name of Building:

樓宇名稱

DD122 LYT429.431(part).436(part).437.438 S.A.446(part).447(part)and449 RP(part)

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

屏山文物徑

Block:

座

District:

分區

天水圍

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	7 x 4kg Dry Powder Type F.E.		Conforms With FSD Requirements	13-Jul-2021	12-Jul-2022

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

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

Part 3 第三部 Defects 損壞事項

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

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

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈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

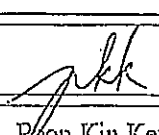
Name:  
姓名

FSD/RC No.:  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期

  
Peon Kin-Keung

RC3/647

WKS Fire Engineering Co.

2625 5554

13-Jul-2021

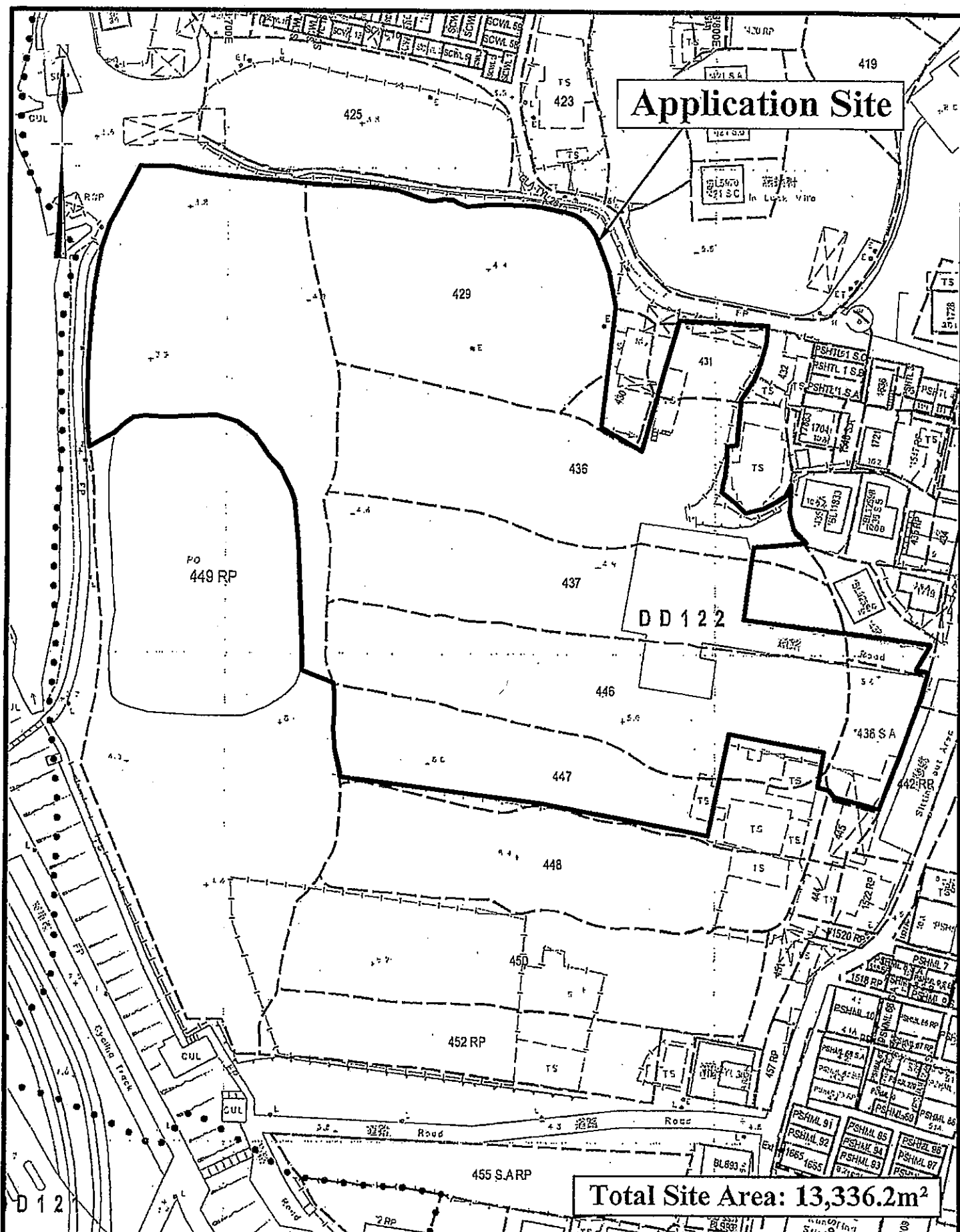
For FSD  
use only:

Inspected

Key-in

Verified





1 : 1000

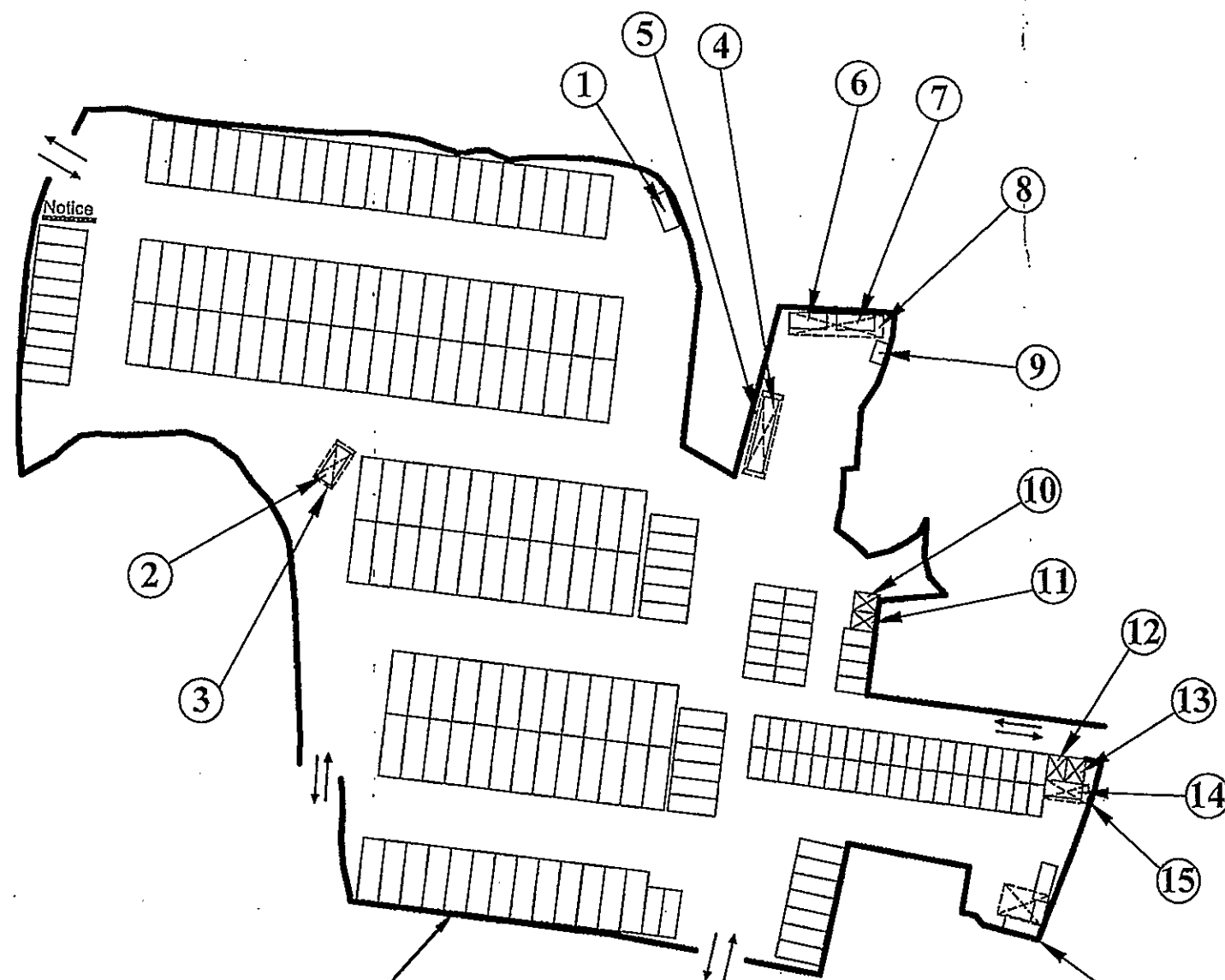
### Lot Index Plan

Lots No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part),  
438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and  
449 R. P. (Part) in D. D. 122.

Goldrich Planners &  
Surveyors Ltd.

May 2022

Plan 2  
(A 7137)



Application Site

Legend:

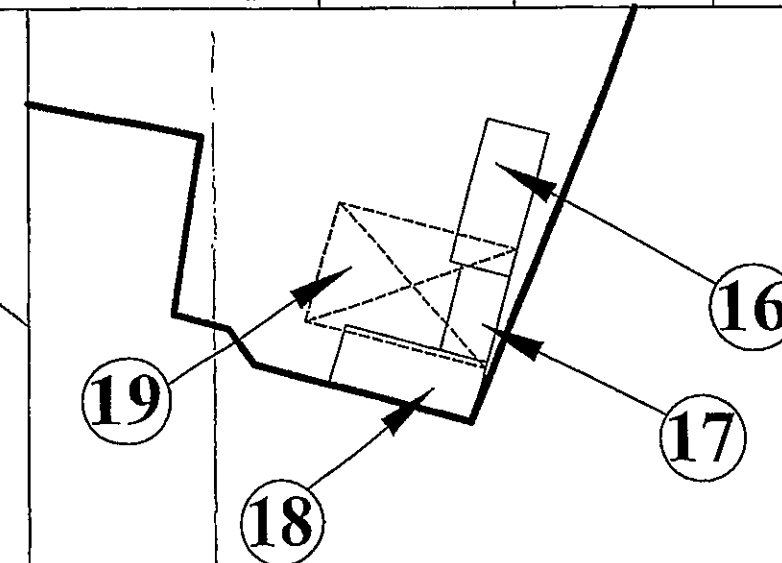
	Private Car / 5.5 tonnes Vehicle / 24-seat Coach	88 nos.
	Coach / 24 tonnes Vehicle	130 nos.
	Total	218 nos.

Notice

Notice Board Prohibiting Vehicles Over 24 Tonnes

Note: No 24 Tonne Goods Vehicle and Coaches are allowed to be parked in the eastern portion

No.	Structure	Covered Area	Floor Area	Storeys	Height
1	1-storey container for meter room	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
2	2-storey container for Site Office (under structure 3)	15m <sup>2</sup>	30m <sup>2</sup>	2	5.2m
3	Open Shed	24.5m <sup>2</sup>	24.5m <sup>2</sup>	1	5.5m
4	2-storey container storage for tools (under structure 5)	30m <sup>2</sup>	60m <sup>2</sup>	2	5.2m
5	Open Shed	47.25m <sup>2</sup>	47.25m <sup>2</sup>	1	5.5m
6	1-storey container storage for tools (under structure 8)	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
7	1-storey container for ancillary site office (under structure 8)	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
8	Open Shed	52.5m <sup>2</sup>	52.5m <sup>2</sup>	1	3m
9	1-storey temporary structure for storage for tools	7m <sup>2</sup>	7m <sup>2</sup>	1	2m
10	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
11	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
12	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
13	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
14	1-storey container for storage for tools (under structure 15)	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
15	Open Shed	21m <sup>2</sup>	21m <sup>2</sup>	1	3m
16	1-storey container for storage for tools	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
17	1-storey container for storage for tools	7.2m <sup>2</sup>	7.2m <sup>2</sup>	1	2m
18	1-storey container for site office	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
19	Open Shed	37.5m <sup>2</sup> (Should be 26.43m <sup>2</sup> as it overlaps with structures 16, 17 and 18)	37.5m <sup>2</sup> (Should be 26.43m <sup>2</sup> as it overlaps with structures 16, 17 and 18)	1	5m
Total		278.88m <sup>2</sup>	323.88m <sup>2</sup>		



Not to Scale

1 : 1000

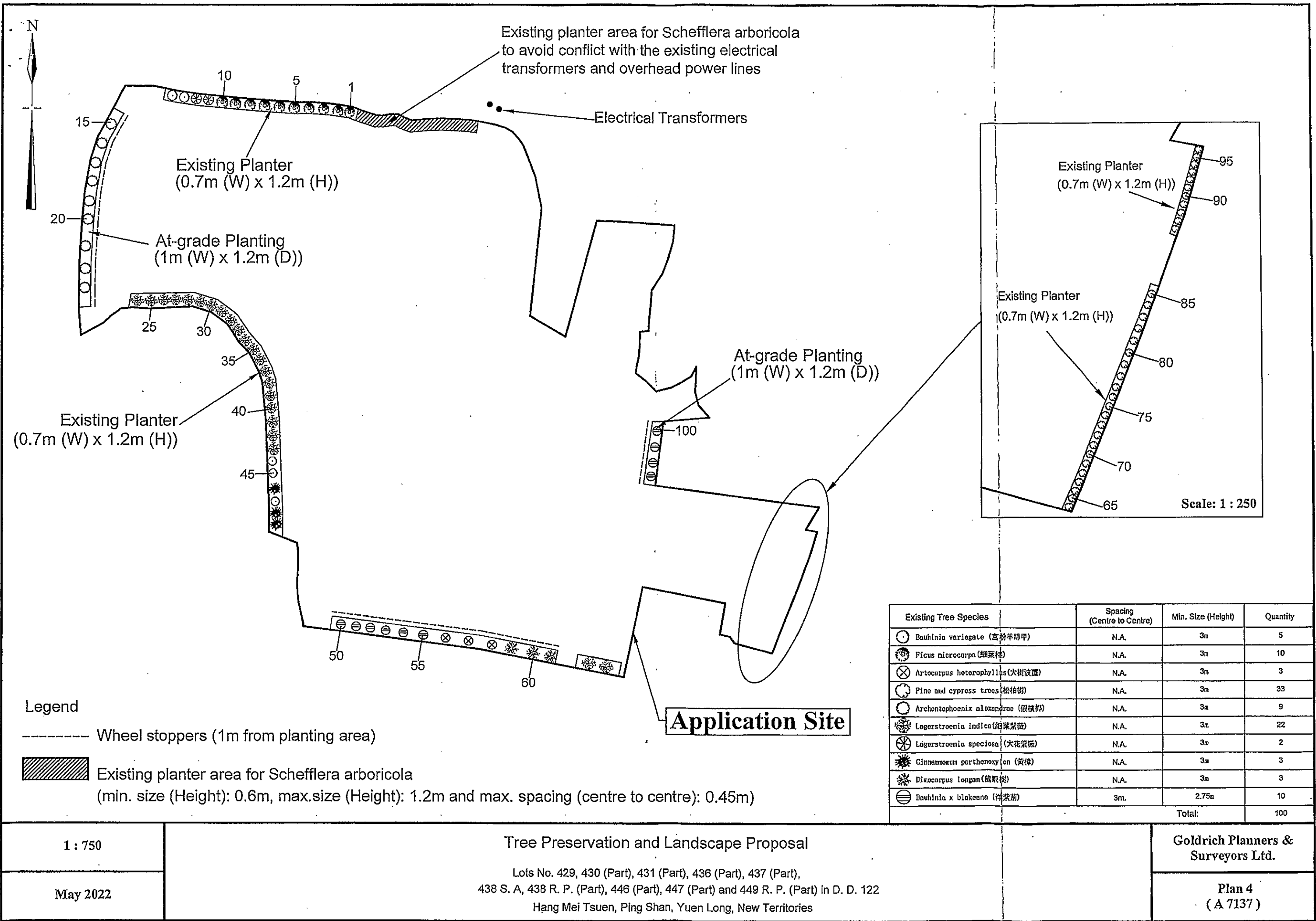
May 2022

## Layout Plan

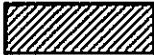
Lots No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and 449 R. P. (Part) in D. D. 122.











Goldrich Planners & Surveyors Ltd.

Plan 3  
(A 7137)



Legend

- Wheel stoppers (1m from planting area)
-  Existing planter area for Schefflera arboricola  
(min. size (Height): 0.6m, max.size (Height): 1.2m and max. spacing (centre to centre): 0.45m)

Existing Tree Species	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Bauhinia variegata (宫粉羊蹄甲)	N.A.	3m	5
 Picus microcarpa (细葉栎)	N.A.	3m	10
 Artocarpus heterophyllus (大樹波羅)	N.A.	3m	3
 Pine and cypress trees (松柏樹)	N.A.	3m	33
 Archontophoenix alexandrea (假桫欏)	N.A.	3m	9
 Lagerstroemia indica (紫葉紫薇)	N.A.	3m	22
 Lagerstroemia speciosa (大花紫薇)	N.A.	3m	2
 Cinnamomum parthenoxylon (黃樟)	N.A.	3m	3
 Dioscarpus longan (龍眼樹)	N.A.	3m	3
 Bauhinia x blakeana (洋紫荊)	3m.	2.75m	10
Total:			100

1 : 750

May 2022

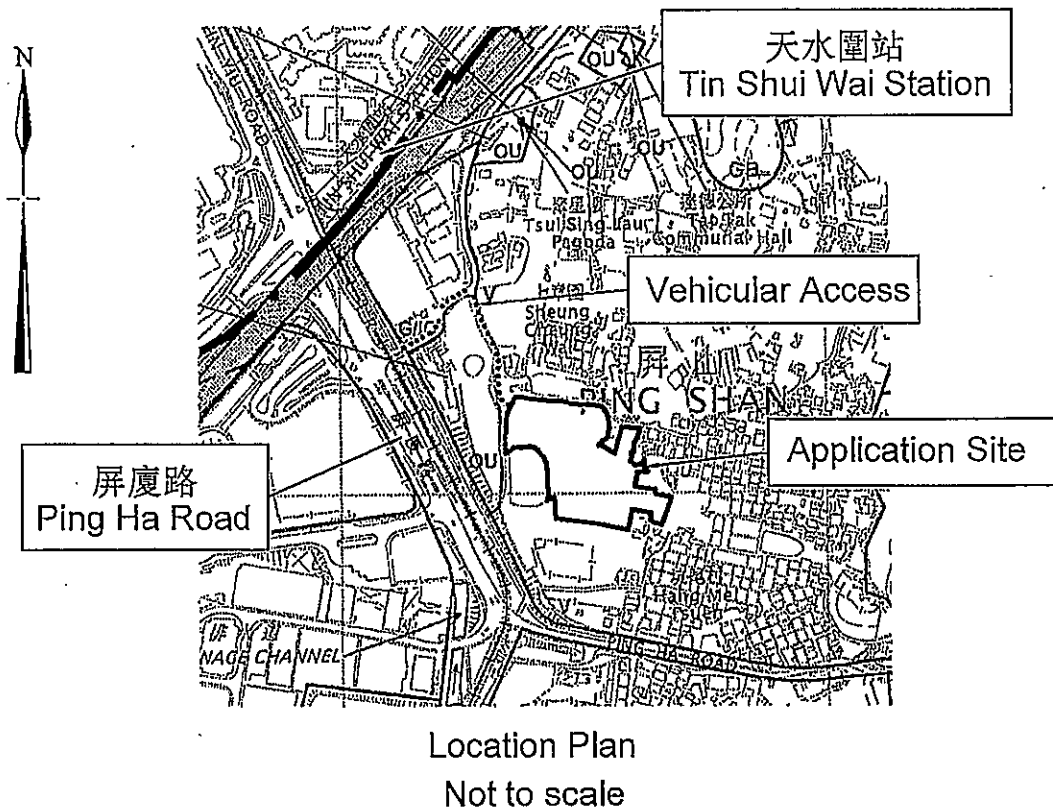
Tree Preservation and Landscape Proposal

Lois No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part),  
438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and 449 R. P. (Part) in D. D. 122  
Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 4  
( A 7137 )





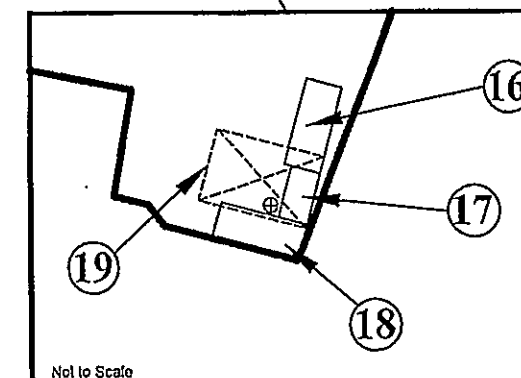
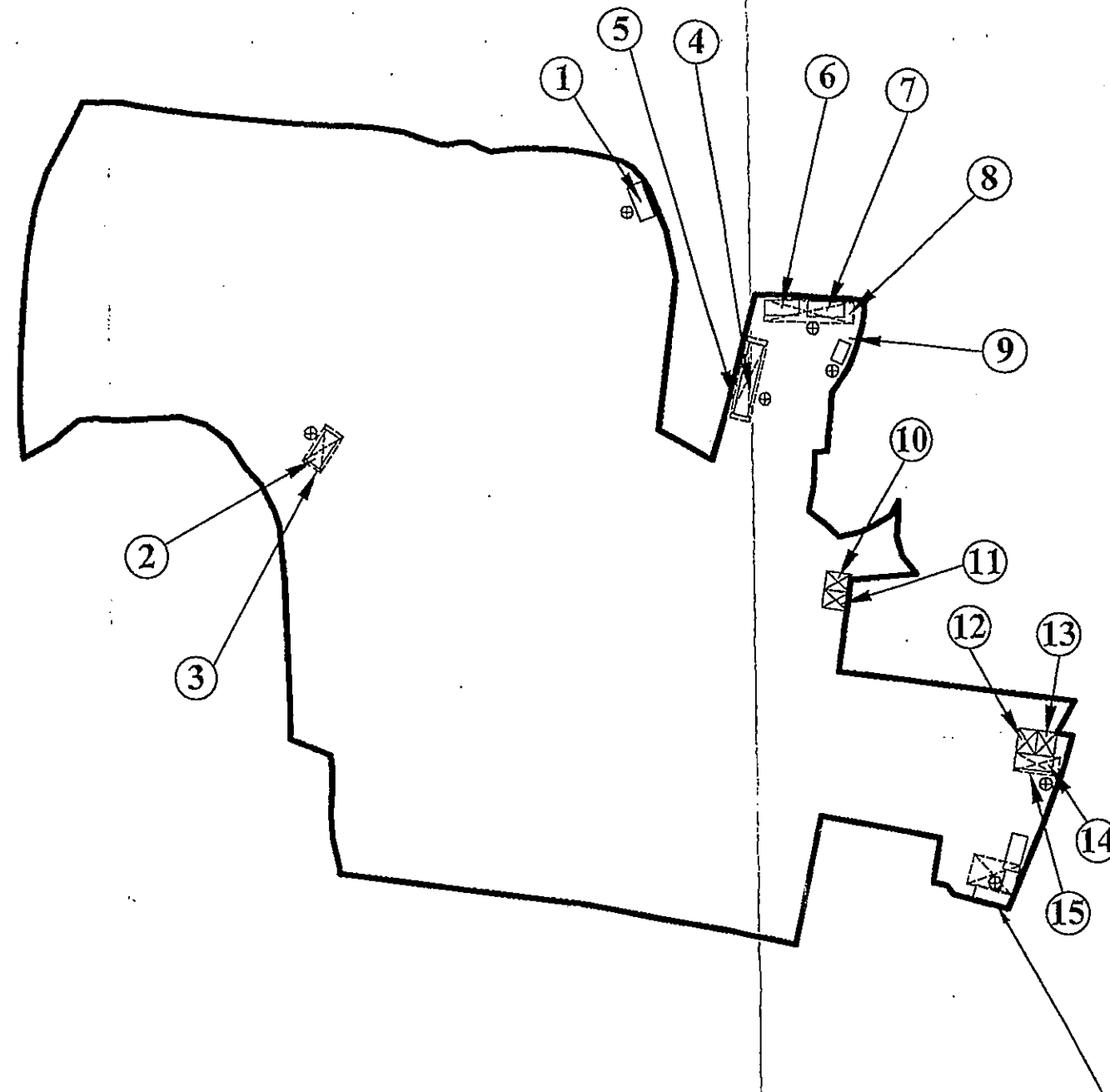
No.	Structure	Covered Area	Floor Area	Storeys	Height
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4	2-storey container storage for tools (under structure 5)	30m <sup>2</sup>	60m <sup>2</sup>	2	5.2m
5	Open Shed	47.25m <sup>2</sup>	47.25m <sup>2</sup>	1	5.5m
6	1-storey container storage for tools (under structure 8)	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
7	1-storey container for ancillary site office (under structure 8)	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
8	Open Shed	52.5m <sup>2</sup>	52.5m <sup>2</sup>	1	3m
9	1-storey temporary structure for storage for tools	7m <sup>2</sup>	7m <sup>2</sup>	1	2m
10	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
11	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
12	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
13	Tent (for private car parking)	12m <sup>2</sup>	12m <sup>2</sup>	1	2m
14	1-storey container for storage for tools (under structure 15)	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
15	Open Shed	21m <sup>2</sup>	21m <sup>2</sup>	1	3m
16	1-storey container for storage for tools	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
17	1-storey container for storage for tools	7.2m <sup>2</sup>	7.2m <sup>2</sup>	1	2m
18	1-storey container for site office	15m <sup>2</sup>	15m <sup>2</sup>	1	2.6m
19	Open Shed	37.5m <sup>2</sup> (Should be 26.43m <sup>2</sup> as it overlaps with structures 16, 17 and 18)	37.5m <sup>2</sup> (Should be 26.43m <sup>2</sup> as it overlaps with structures 16, 17 and 18)	1	5m
Total		278.88m <sup>2</sup>	323.88m <sup>2</sup>		

Legend:

⊕ 4kg Dry Powder Fire Extinguishers x 7

FS Note:

i. Provision of 4kg Dry Powder Type Fire Extinguishers on Site



Not to scale

May 2022

### Fire Service Installations Proposal

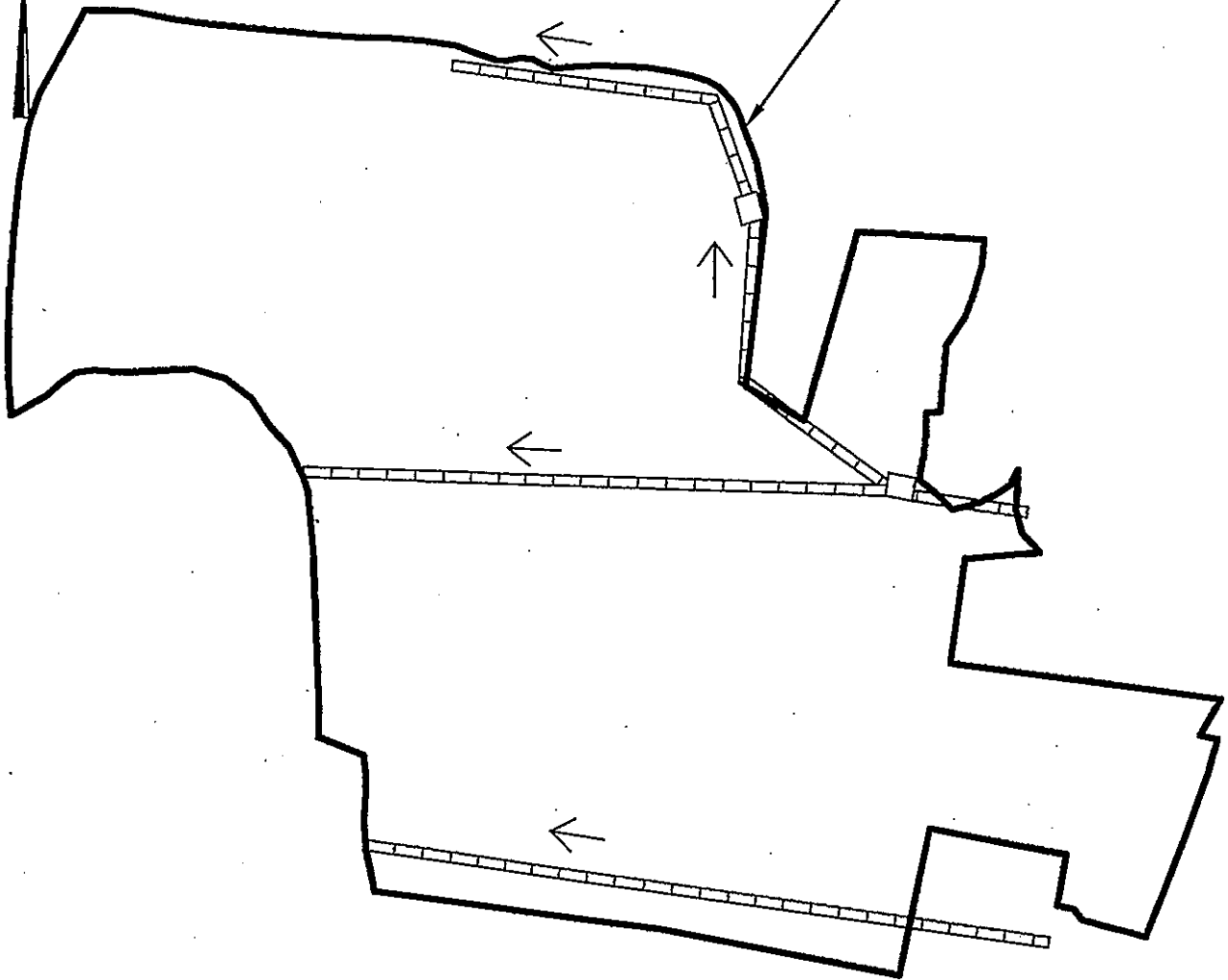
Lots No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part),  
438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and  
449 R. P. (Part) in D. D. 122.

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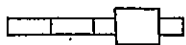
Plan 5  
(A 7137)



Application Site



**Legend:**



Existing Drainage Facilities



Direction of water flow

1 : 1000

May 2022

**Drainage Proposal**

Lots No. 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part),  
438 S. A, 438 R. P. (Part), 446 (Part), 447 (Part) and  
449 R. P. (Part) in D. D. 122.

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 6  
(A 7137)**

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

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/57	Temporary Public Vehicle Park for Lorries, Coaches and Private Cars for a Period of 3 Years	27.8.1999
A/YL-PS/123	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	14.2.2003 (TPB)
A/YL-PS/243	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	28.4.2006  (revoked on 28.7.2006)
A/YL-PS/266	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	9.3.2007  (revoked on 6.9.2007)
A/YL-PS/278	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	25.7.2008 (12 months) (TPB)  (revoked on 25.10.2008)
A/YL-PS/294	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 1 Year	13.2.2009
A/YL-PS/317	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	19.3.2010 (12 months)  (revoked on 8.3.2011)
A/YL-PS/340	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches under Application No. A/YL-PS/317 for a Period of 3 Years	18.3.2011 (12 months)  15.7.2011 (review on conditions by TPB)  (revoked on 12.8.2011)

<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/385	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	10.8.2012 (12 months)  (revoked on 10.4.2013)
A/YL-PS/437	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	7.3.2014 (12 months)
A/YL-PS/472	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	27.2.2015 (12 months)
A/YL-PS/515	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	29.7.2016
A/YL-PS/590	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	19.7.2019

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

**Approved Applications**

<b>Application No.</b>	<b>Development/Use</b>	<b>Date of Consideration</b>
A/YL-PS/543	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.9.2017
A/YL-PS/549	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	26.1.2018
A/YL-PS/552	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	9.2.2018
A/YL-PS/553	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	2.3.2018 (revoked on 13.8.2018)
A/YL-PS/554	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	2.3.2018
A/YL-PS/561	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	6.7.2018 (revoked on 6.4.2020)
A/YL-PS/562	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	20.7.2018
A/YL-PS/564	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	17.8.2018
A/YL-PS/583	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.3.2019
A/YL-PS/585	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	17.5.2019
A/YL-PS/592	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	4.10.2019
A/YL-PS/594	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	4.10.2019 (revoked on 4.4.2021)
A/YL-PS/595	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	1.11.2019
A/YL-PS/589	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	19.7.2019

<b>Application No.</b>	<b>Development/Use</b>	<b>Date of Consideration</b>
A/YL-PS/606	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10.7.2020
A/YL-PS/625	Proposed Temporary Public Vehicle Park for Private Car & Light Goods Vehicle for a Period of 3 Years	22.1.2021
A/YL-PS/628	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car for a Period of 3 Years	26.2.2021
A/YL-PS/629	Proposed Temporary Public Vehicle Park for Private Car, Light Goods Vehicle and Medium Goods Vehicle for a Period of 3 Years	14.5.2021
A/YL-PS/630	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	26.3.2021
A/YL-PS/636	Temporary Vehicle Park for Coaches for a Period of 3 Years	25.6.2021
A/YL-PS/635	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	25.6.2021
A/YL-PS/638	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	9.7.2021
A/YL-PS/641	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	13.8.2021
A/YL-PS/651	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	28.1.2022
A/YL-PS/657	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.4.2022
A/YL-PS/658	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	24.6.2022

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- He has no adverse comment on the application; and
- There is no Small House application under processing or approved at the Site.

**2. Traffic**

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- He has no adverse comment on the application.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/YL-PS/515 (the previous of the last planning permission under application No. A/YL-PS/590) will be maintained for the subject development. He has no objection in principle to the proposed development from a drainage point of view; and
- Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

**4. Fire Safety**

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

- He has no objection in principle to the renewal application subject to the existing FSIs implemented on the site being maintained in efficient working order at all times.

**5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):



- Noting that there is no proposed building works on the Site, he is not in a position to comment under the Buildings Ordinance.

#### **6. District Officer's Comments**

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

- His office has not received any comment from locals.

#### **7. Heritage**

Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO):

- He has no adverse comment on the application.

#### **8. Other Departments**

The following departments has no comment on the application:

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Commissioner of Police (C of P);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agricultural, Fisheries and Conservation (DAFC); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) 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;
- the following private lots are currently covered by Short Term Waivers (STWs), details of which are listed below:

Lot No. in D.D. 122	STW No.	Permitted Use
429	STW 3957	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Buses (Coaches) and 24 Tonnes Goods Vehicles
431 & 436	STW 3958	
438 S.A	STW 3959	
449 RP	STW 3960	

- the STW holder(s) will need to apply to his office for modification of STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structures will be considered. ~~No construction of New Territories Exempted Building(s) will be considered or allowed.~~—Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - the local track leading to the Site is not under his purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief 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; and
  - the access road connecting the Site with Tsui Sing Road is not and will not be maintained by his office. His office should not be responsible for maintaining

any access connecting the Site with Tsui Sing Road;

(e) to note the comments of the Director of Environmental Protection (DEP) that:

- to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” (“COP”) issued by the Environmental Protection Department;

(f) 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 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 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 BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulation (B(P)R);
- if the Site does not abut 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;

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal; and

(h) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO) that the applicant should inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

參考編號

Reference Number:

220620-144418-40999

提交限期

Deadline for submission:

05/07/2022

提交日期及時間

Date and time of submission:

20/06/2022 14:44:18

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/663

「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/663 DD 122 Hang Mei Tsuen  
03/07/2022 03:33

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

Dear TPB Members,

As there appears to be no demand for small houses in the vicinity, members should question government depts as to whether the lots could be considered for resumption in order to provide land for public housing.

The long term brownfield use of land zoned for homes is not acceptable when Green Belt and even public parks, like Kowloon City, are been whittled away because we are told that housing is the No 1 issue.

By utilizing stack parking facilities, at least 50% of the site could be freed up for more efficient land use. Even police stations are now using stacked parking, check out MKK and TST for example, so there is no excuse for allowing vehicles to take up so much at grade land.

We are in a new era, and TPB members have a duty to consider applications in light of current policies and community needs.

Mary Mulvihill

**From:**

**Sent:** Thursday, June 20, 2019 2:40 AM

**To:** tpbpd

**Subject:** A/YL-PS/592 DD 122 Hang Mei Tsuen ERROR SHOULD READ 590

Dear TPB Members,

60sqmts per vehicle. And we are told there is a shortage of land.

When will stacked parking be introduced in order to free up land for more productive use than parking lumps of metal?

Surely it is time some permanent solution in the form of high rise parking facilities be developed in order to resolve this issue.

Mary Mulvihill

**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Tuesday, March 15, 2016 1:18:35 AM

**Subject:** A/YL-PS/515 Hang Mei Tsuen

A/YL-PS/515

Lots in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long

Site area : About 13,336.2m<sup>2</sup>

Zoning : VTD

Applied Use : Car and truck Park - 88 cars / 130 Large Vehicles

Dear TPB Members,

This very large site has been used for parking for two decades. It is large enough for over 100 village houses.

It would appear that the small house requirements for this village have been overstated.

At grade parking is a seriously inefficient use of this large site. Parking should be carried out in multi-storey facilities with large industrial lifts, the Japanese way.

TPB should ask questions and encourage PD to rezone the site for regular housing or other uses that make better use of limited land supply.

Mary Mulvihill