

This document is received on - 2 AUG 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



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19/7

By messenger

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/666
	Date Received 收到日期	- 2 AUG 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)

梁國超

### 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 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123, Tai Tseng Wai, 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 ..... 447.4 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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 (OZP) 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	Public Vehicle Park (Private Cars)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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



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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
15/07/2022 (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 15/07/2022 (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	Proposed Temporary Public Vehicle Park (Private Cars)  (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 .....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) ..... ..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b> Private Car Parking Spaces 私家車車位 ..... 14 ..... 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) ..... .....	
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b> 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 7:00 am to 11:00 pm every day (including Sundays and Holidays).....			
(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 checked="" 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)) <u>Local track connecting to Fuk Shun Street</u>	
	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 ..... ..... .....	
	No 否	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(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	<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 type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</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

15.07.2022

(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 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123, Tai Tseng Wai, Yuen Long, New Territories
Site area 地盤面積	447.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19
Zoning 地帶	"Village Type Development" ("V")
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 3 <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)



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米  <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率  <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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) _____ _____		14  14
	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		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Layout Plan (Plan 3) and Drainage Proposal (Plan 4)		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



### Executive Summary

1. The application site is on Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123, Tai Tseng Wai, Yuen Long, New Territories.
2. The site falls within "Village Type Development" ("V") zone.
3. The applied use is "Proposed Temporary Public Vehicle Park (Private Car)" for a period of 3 years.
4. Public Vehicle Park (Column 2 use in "V" zone) conforms to the planning intention.
5. The planning gain of the proposed use is to ease the demand for parking spaces in the vicinity.
6. The proposed use is on a temporary basis which would not frustrate the long term planning intention of the area.
7. The site area is about 447.4 m<sup>2</sup>. No Government Land is involved.
8. There is no structure erected on site.
9. The operation hours of Public Vehicle Park are 7am to 11pm every day (including Sundays and Public Holidays).

### 行政摘要

1. 申請地點為新界元朗大井圍丈量約份第 123 約地段第 477 號 A 分段(部分)、第 477 號 B 分段(部分)、第 477 號 C 分段、第 477 號 D 分段(部分)、第 483 號 B 分段(部分)、第 483 號 C 分段(部分)及第 483 號 D 分段(部分)。
2. 申請地點處於「鄉村式發展」地帶。
3. 申請用途為「擬議臨時公眾停車場(私家車)」(為期三年)。
4. 公眾停車場(「鄉村式發展」地帶的第二欄用途)符合上述規劃意向。
5. 申請用途的規劃效益為可以舒緩當區居民對停車的需要。
6. 擬議用途為暫時形式，不會影響長遠的規劃意向。
7. 申請面積為大約 447.4 平方米。當中不涉及政府土地。
8. 申請地點上沒有建築物。
9. 公眾停車場的營運時間為每日早上 7 時至晚上 11 時(包括星期日及公眾假期)。

## Justifications

Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123, Tai Tseng Wai, Yuen Long, New Territories

### 1. THE APPLIED USE

- 1.1. The applied use is “Proposed Temporary Public Vehicle Park (Private Cars)” for a period of 3 years.

### 2. LOCATION

- 2.1. The application site is on Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123, Tai Tseng Wai, Yuen Long, New Territories.

### 3. SITE AREA

- 3.1. The site area is about 447.4 m<sup>2</sup>. No Government Land is involved.

### 4. APPLICATION BACKGROUND

- 4.1. The site is the subject of a previously approved application no. A/YL-PS/566. The applicant complied with 3 approval conditions (3 conditions out of 5 conditions). He had made an effort to comply with the approval conditions but could not comply with the last 2 approval conditions in time. The application was revoked on 17.1.2021. The applicant would like to apply a fresh s.16 application to continue the use.

### 5. PLANNING CONTEXT

- 5.1. The site falls within “Village Type Development” (“V”) zone on the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19.
- 5.2. The planning intention of this zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 5.3. “Public Vehicle Park” falls under Column 2 use of the “V” zone. It may be permitted with or without conditions on application to the Town Planning Board.



## APPENDIX I

- 5.4. The temporary nature of the application would not jeopardise the planning intention of the “V” zone.

### 6. DEVELOPMENT PARAMETERS

#### 6.1. OPERATION HOURS

- 6.1.1. The operation hours of Public Vehicle Park are 7:00 am to 11:00 pm every day (including Sundays and Holidays).

#### 6.2. STRUCTURE

- 6.2.1. There is no structure erected on the site.

#### 6.3. OPERATION PLAN

- 6.3.1. There are 14 parking spaces for private cars. No light, medium and heavy goods vehicle and container vehicle is allowed on-site.

### 7. PREVIOUS APPLICATIONS

Application No.	Applied Use	Approval Date
A/YL-PS/501	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	Approved on 4.12.2015
A/YL-PS/566	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	Approved on 17.8.2018

- 7.1. The site is the subject of a previously approved application no. A/YL-PS/566. The applicant complied with 3 approval conditions (3 conditions out of 5 conditions). He had made an effort to comply with the approval conditions but could not comply with the last 2 approval conditions in time. The application was revoked on 17.1.2021. The applicant would like to apply a fresh s.16 application to continue the use.

### 8. SIMILAR APPLICATIONS IN THE VICINITY

Application No.	Applied Use	Approval Date
A/YL-PS/274	Temporary Vehicle Park for Private Cars for a Period of 3 Years	Approved with conditions on 28.9.2007
A/YL-PS/285	Proposed Temporary Vehicle Park for Private Cars for a Period of 3 Years	Approved with conditions on 5.9.2008
A/YL-PS/328	Temporary Vehicle Park for Private Cars and Light Vans for a Period of 2 Years	Approved with conditions on 24.9.2010

- 8.1. There were three similar applications in the same “V” zone. Those applications were approved with conditions on a temporary basis.

## APPENDIX I

### 9. NO ADVERSE ENVIRONMENTAL IMPACT

#### 9.1. DRAINAGE

- 9.1.1. Existing 225mm u-channel is provided in the site. It is connected to the existing culverts located to the west and south-east of the site. Please refer the Drainage Proposal (Plan 4) for details.

#### 9.2. TRAFFIC

- 9.2.1. The width of ingress/egress is 7.3m wide and located at the southeast boundary of the site. Please see the Layout Plan (Plan 3) for details.
- 9.2.2. The site is accessible via a local track connecting to Fuk Shun Street. 14 parking spaces for private cars (5m (L) x 2.5m(W)) are provided. Sufficient manoeuvring space will be provided within the site. Hence, no queuing, reversing and manoeuvring of vehicles out of the site is required for vehicles travelling into and out of the site.
- 9.2.3. The estimated daily trip generation and attraction rate for private car is 14 per day. The number of trips generated from and attracted to the site is expected to be similar for both weekdays and weekends. Please refer to the trip generation and attraction rate as follows:

Timeslots	Weekdays, Weekends and Public Holidays	
	Trip generations	Trip attractions
07:00 – 08:00	4	0
08:00 – 09:00	4	0
09:00 – 10:00	2	0
10:00 – 11:00	0	0
11:00 – 12:00	0	0
12:00 – 13:00	0	2
13:00 – 14:00	2	2
14:00 – 15:00	2	0
15:00 – 16:00	0	0
16:00 – 17:00	0	0
17:00 – 18:00	0	0
18:00 – 19:00	0	4
19:00 – 20:00	0	4
20:00 – 21:00	0	0
21:00 – 22:00	0	1
22:00 – 23:00	0	1

- 9.2.4. The vehicle park aims at serving the residents in vicinity. Thus, the proposed use will not attract extra vehicles outside the village. No significant adverse impact is anticipated to the local network, especially Fuk Shun Street.

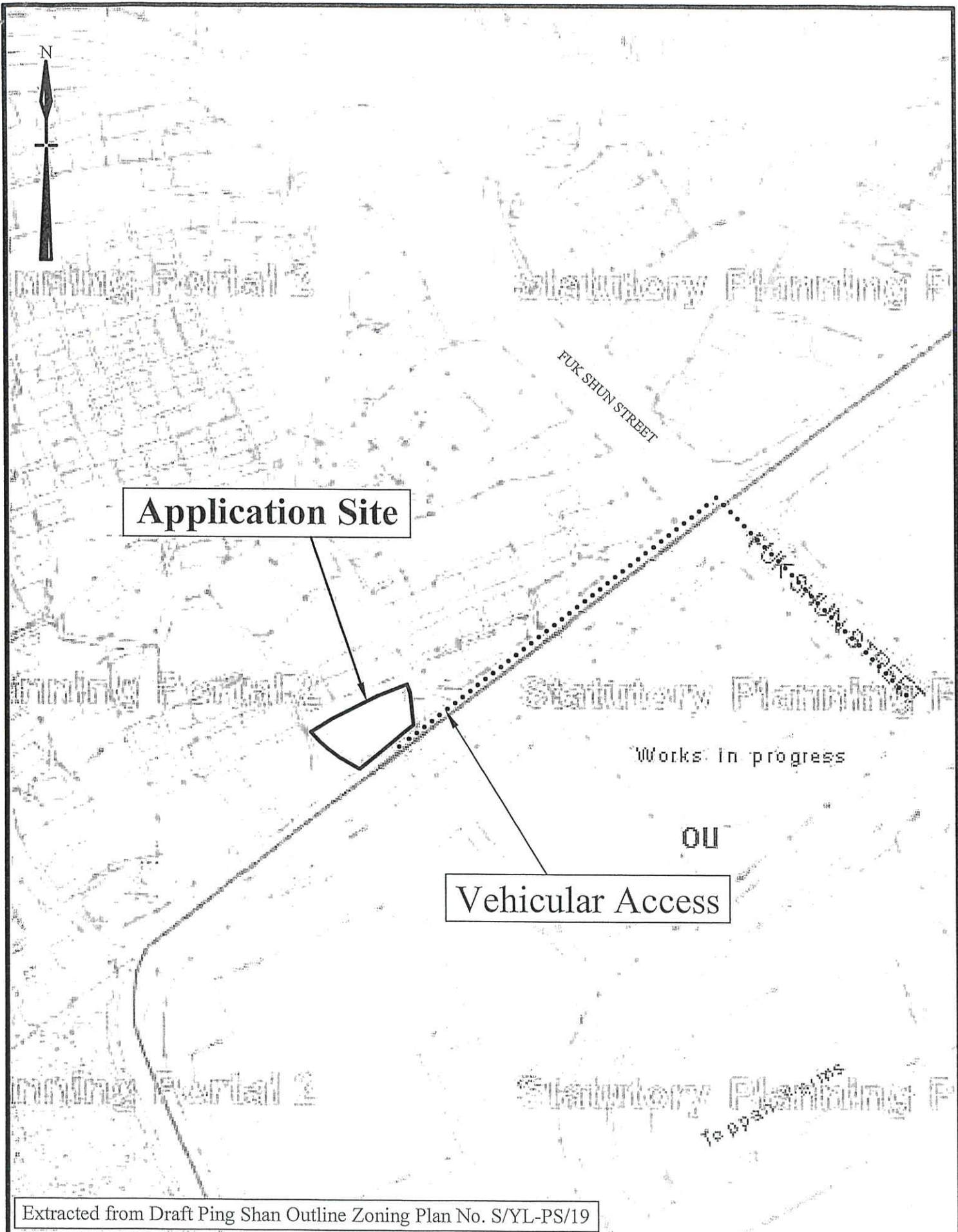


## APPENDIX I

### 10. PLANNING GAIN

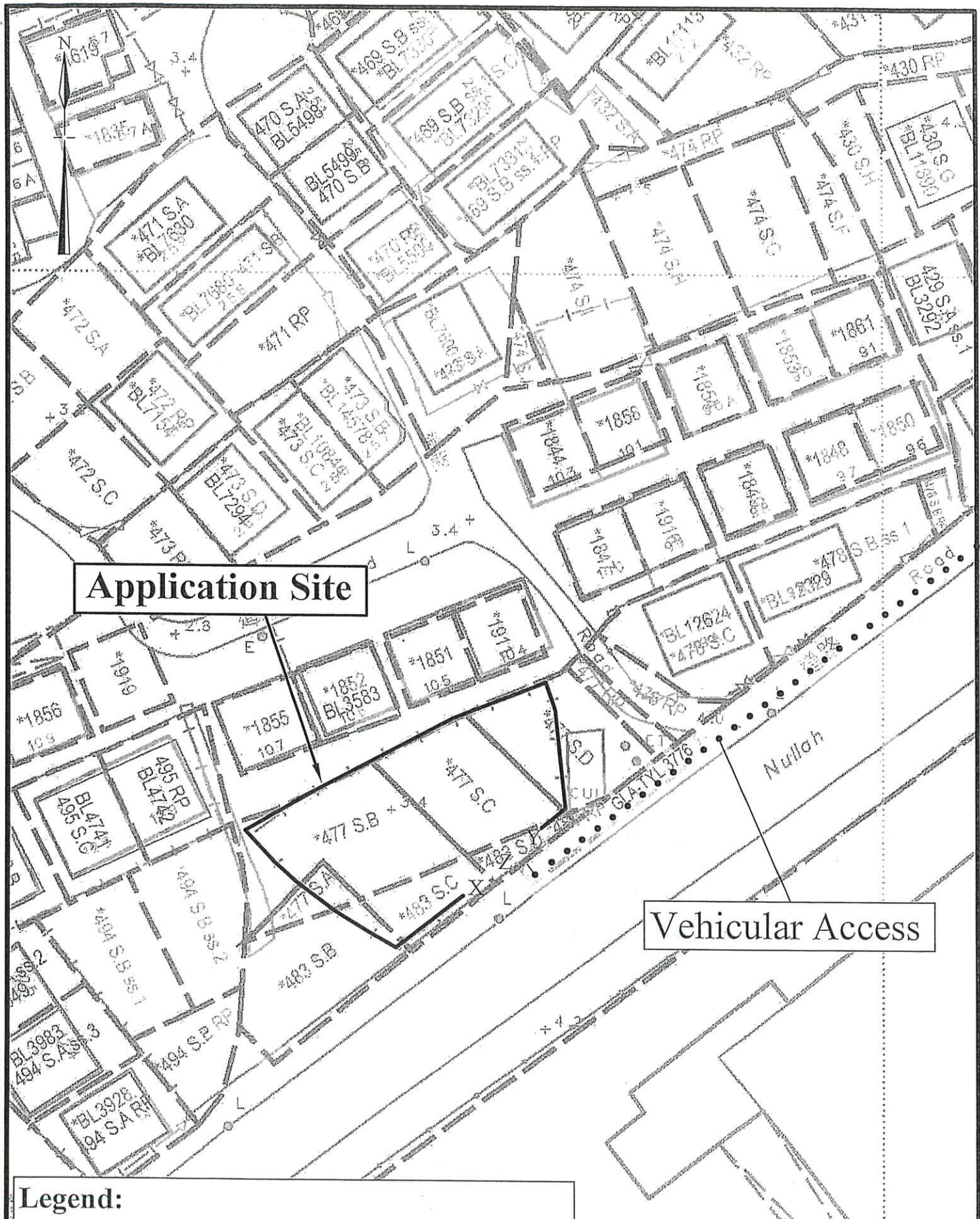
- 10.1. The proposed use serves the vicinity and benefit the residents in the local area since there is no existing public vehicle park for the vicinity. The proposed use will continue to serve the demand for public car park and help regulate the chaotic parking situation in the area.

- END -



1 : 1000	<b>Location Plan</b> Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
July 2022		Plan 1 ( P 15078 )





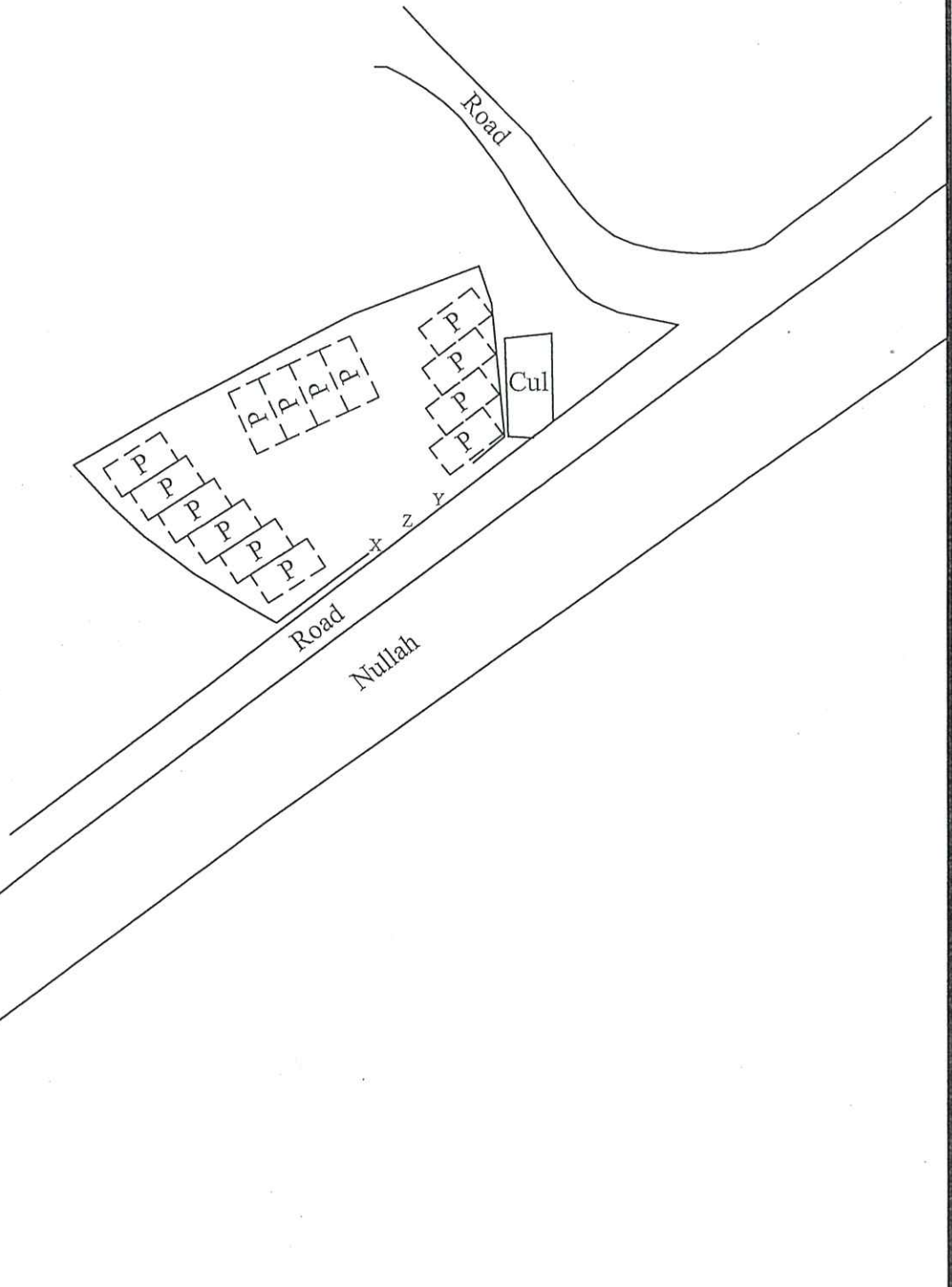
**Application Site**

**Vehicular Access**

**Legend:**  
Ingress / egress: x and y through z (about 7.3m wide)

Site Area: about 447.4m<sup>2</sup>

1 : 500	<b>Lot Index Plan</b> Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part), and 483 S.D (Part) in D. D. 123 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
July 2022		Plan 2 ( P 15078 )



### Legend

Ingress / egress: x and y though z (about 7.3m wide)



Parking Space for Private Car: 2.5m x 5m (14 nos.)

1 : 500

July 2022

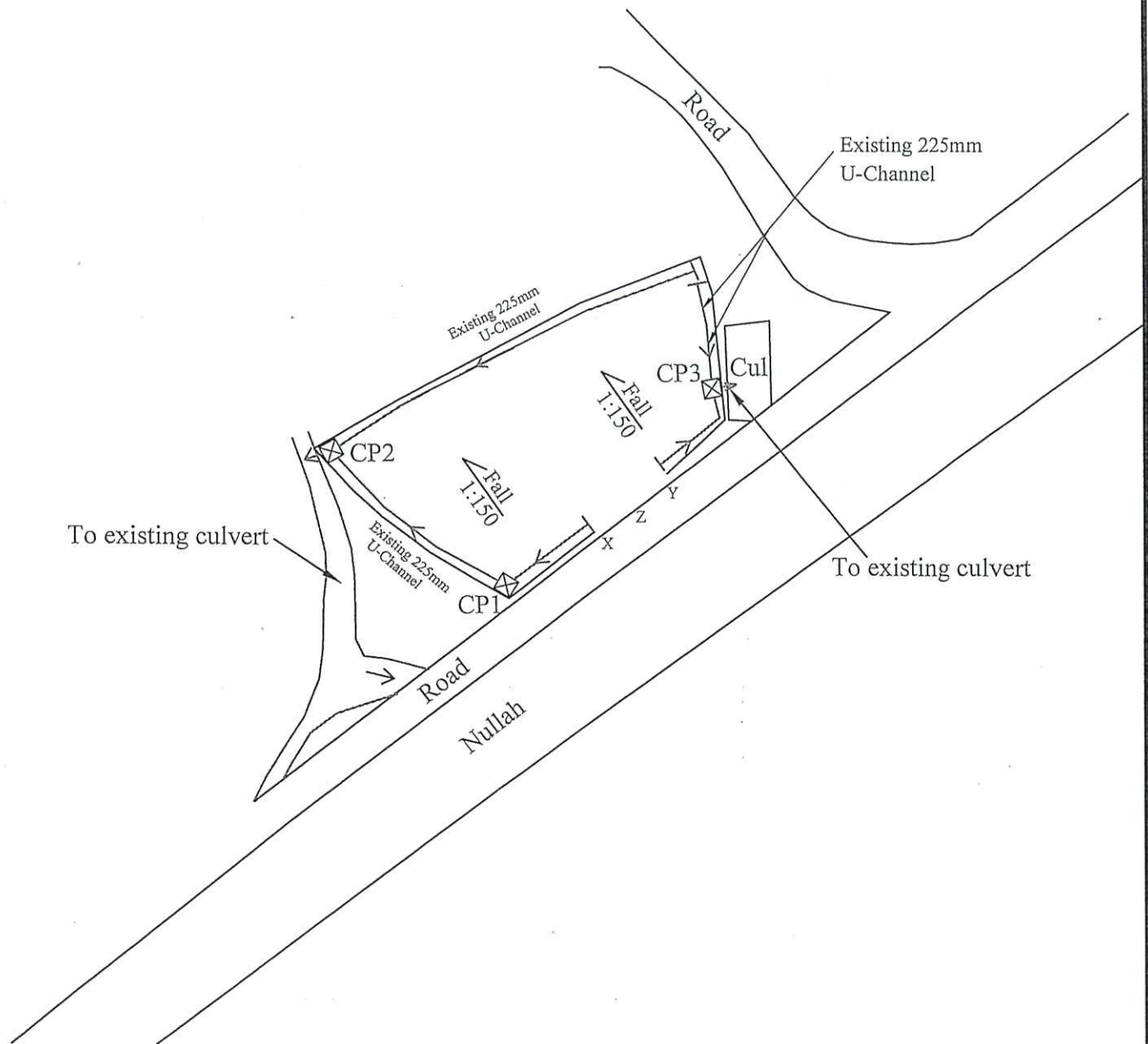
## Layout Plan

Lots 477 S.A (Part), 477 S.B (Part), 477 S.C,  
477 S.D (Part), 483 S.B (Part), 483 S.C (Part),  
and 483 S.D (Part) in D. D. 123 Yuen Long, N.T.

Goldrich Planners &  
Surveyors Ltd.

Plan 3  
( P 15078 )



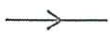


### Legend

Ingress / egress: x and y through z (about 7.3m wide)



Existing Catchpit



Existing 225mm U-Channel

Site Area : 447.4 m<sup>2</sup>

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.4	3.20
CP 2	3.2	2.98
CP 3	3.4	3.10

1 : 500

July 2022

## Drainage Proposal

Lots 477 S.A (Part), 477 S.B (Part), 477 S.C,  
477 S.D (Part), 483 S.B (Part), 483 S.C (Part),  
and 483 S.D (Part) in D. D. 123 Yuen Long, N.T.

Goldrich Planners &  
Surveyors Ltd.

Plan 4  
( P 15078 )



A/YL-PS/666 - Submission of Replacement Pages of Justifications 09/08/2022 17:31  
From: Rich Gold <goldrichplanners@gmail.com>  
To: tpbpd@pland.gov.hk  
Cc: jmhkwok@pland.gov.hk

1 Attachment



A\_YL-PS\_666 Replacement pages of Justification 9.8.2022.pdf

Dear Sir,

Attached please find our replacement pages of Justifications for your further action. Thank you.

Regards,  
Alan Poon

--

[Goldrich Planners and Surveyors Ltd.](#)

Room 8E, 8/F., Keader Centre,  
129-149 On Lok Road,  
Yuen Long,  
New Territories,  
Hong Kong.  
Tel.: 27132138  
Fax: 27621783

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## Justifications

### **Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123, Tai Tseng Wai, Yuen Long, New Territories**

#### **1. THE APPLIED USE**

- 1.1. The applied use is “Proposed Temporary Public Vehicle Park (Private Cars)” for a period of 3 years.

#### **2. LOCATION**

- 2.1. The application site is on Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123, Tai Tseng Wai, Yuen Long, New Territories.

#### **3. SITE AREA**

- 3.1. The site area is about 447.4 m<sup>2</sup>. No Government Land is involved.

#### **4. APPLICATION BACKGROUND**

##### Previous Applications

Application No.	Applied Use	Approval Date
A/YL-PS/501	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	Approved on 4.12.2015
A/YL-PS/566	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	Approved on 17.8.2018

- 4.1. The site is the subject of two previously approved applications nos. A/YL-PS/501 and A/YL-PS/566.
- 4.2. For application no. A/YL-PS/501 approved in 2015, the applicant had laid the U-channel and planted the trees. But they were not up to the required standard. The applicant was unable to upgrade the implemented features in time. The application was revoked.
- 4.3. For the second application no. A/YL-PS/566 approved in 2018, he had also laid the U-channel and plant the trees. He was required to set up the tree guards to protect the trees and improve the standard of the completed drainage system. It was at the high time of pandemic. He was unable to find sufficient labour to complete the work in time. The approval was also revoked.
- 4.4. The applicant had complied with the approval conditions other than the implementation of the landscape proposal and the drainage proposal. He had made efforts to comply with the approval conditions but was unable to comply with these 2 approval conditions in time in the last two approvals. With the experience of the failures of the last two times, the applicant will improve his skill to meet the standard and continue to make efforts to comply with the approval conditions.

### 5. PLANNING CONTEXT

- 5.1. The site falls within “Village Type Development” (“V”) zone on the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19.
- 5.2. The planning intention of this zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 5.3. “Public Vehicle Park” falls under Column 2 use of the “V” zone. It may be permitted with or without conditions on application to the Town Planning Board.
- 5.4. The temporary nature of the application would not jeopardise the planning intention of the “V” zone.

### 6. DEVELOPMENT PARAMETERS

#### 6.1. OPERATION HOURS

- 6.1.1. The operation hours of Public Vehicle Park are 7:00 am to 11:00 pm every day (including Sundays and Holidays).

#### 6.2. STRUCTURE

- 6.2.1. There is no structure erected on the site.

#### 6.3. OPERATION PLAN

- 6.3.1. There are 14 parking spaces for private cars. No light, medium and heavy goods vehicle and container vehicle is allowed on-site.
- 6.4. The site is the subject of two previously approved application nos. A/YL-PS/501 and A/YL-PS/566. The applicant complied with 3 approval conditions (3 conditions out of 5 conditions). He had made an effort to comply with the approval conditions but could not comply with the last 2 approval conditions in time. The application was revoked on 17.1.2021. The applicant would like to apply a fresh s.16 application to continue the use.



## **7. SIMILAR APPLICATIONS IN THE VICINITY**

Application No.	Applied Use	Approval Date
A/YL-PS/274	Temporary Vehicle Park for Private Cars for a Period of 3 Years	Approved with conditions on 28.9.2007
A/YL-PS/285	Proposed Temporary Vehicle Park for Private Cars for a Period of 3 Years	Approved with conditions on 5.9.2008
A/YL-PS/328	Temporary Vehicle Park for Private Cars and Light Vans for a Period of 2 Years	Approved with conditions on 24.9.2010

7.1. There were three similar applications in the same “V” zone. Those applications were approved with conditions on a temporary basis.

## **8. NO ADVERSE ENVIRONMENTAL IMPACT**

### **8.1. DRAINAGE**

8.1.1. Existing 225mm u-channel is provided in the site. It is connected to the existing culverts located to the west and south-east of the site. Please refer the Drainage Proposal (Plan 4) for details.

### **8.2. TRAFFIC**

8.2.1. The width of ingress/egress is 7.3m wide and located at the southeast boundary of the site. Please see the Layout Plan (Plan 3) for details.

8.2.2. The site is accessible via a local track connecting to Fuk Shun Street. 14 parking spaces for private cars (5m (L) x 2.5m(W)) are provided. Sufficient manoeuvring space will be provided within the site. Hence, no queuing, reversing and manoeuvring of vehicles out of the site is required for vehicles travelling into and out of the site.

8.2.3. The estimated daily trip generation and attraction rate for private car is 14 per day. The number of trips generated from and attracted to the site is expected to be similar for both weekdays and weekends. Please refer to the trip generation and attraction rate as follows:

Timeslots	Weekdays, Weekends and Public Holidays	
	Trip generations	Trip attractions
07:00 – 08:00	4	0
08:00 – 09:00	4	0
09:00 – 10:00	2	0
10:00 – 11:00	0	0
11:00 – 12:00	0	0
12:00 – 13:00	0	2
13:00 – 14:00	2	2
14:00 – 15:00	2	0

## APPENDIX I

15:00 – 16:00	0	0
16:00 – 17:00	0	0
17:00 – 18:00	0	0
18:00 – 19:00	0	4
19:00 – 20:00	0	4
20:00 – 21:00	0	0
21:00 – 22:00	0	1
22:00 – 23:00	0	1

8.2.4. The vehicle park aims at serving the residents in vicinity. Thus, the proposed use will not attract extra vehicles outside the village. No significant adverse impact is anticipated to the local network, especially Fuk Shun Street.

## 9. PLANNING GAIN

9.1. The proposed use serves the vicinity and benefit the residents in the local area since there is no existing public vehicle park for the vicinity. The proposed use will continue to serve the demand for public car park and help regulate the chaotic parking situation in the area.

- END -



**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

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PS/666

Our Ref.: TL22261/ P15078

1 September 2022

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail:

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application for**

**‘Proposed Temporary Public Vehicle Park (Private Cars)’ for a Period of 3 Years**

**Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part),**

**483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123,**

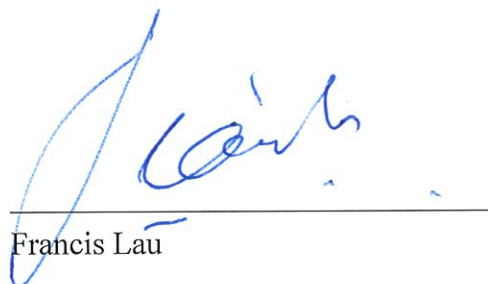
**Tai Tseng Wai, Ping Shan, Yuen Long**

We would like to submit a Tree Preservation and Landscape Proposal (Plan 5) and a Fire Service Installations Proposal (Plan 6) to respond to the comments from UD/L and Planning Department.

Yours faithfully,

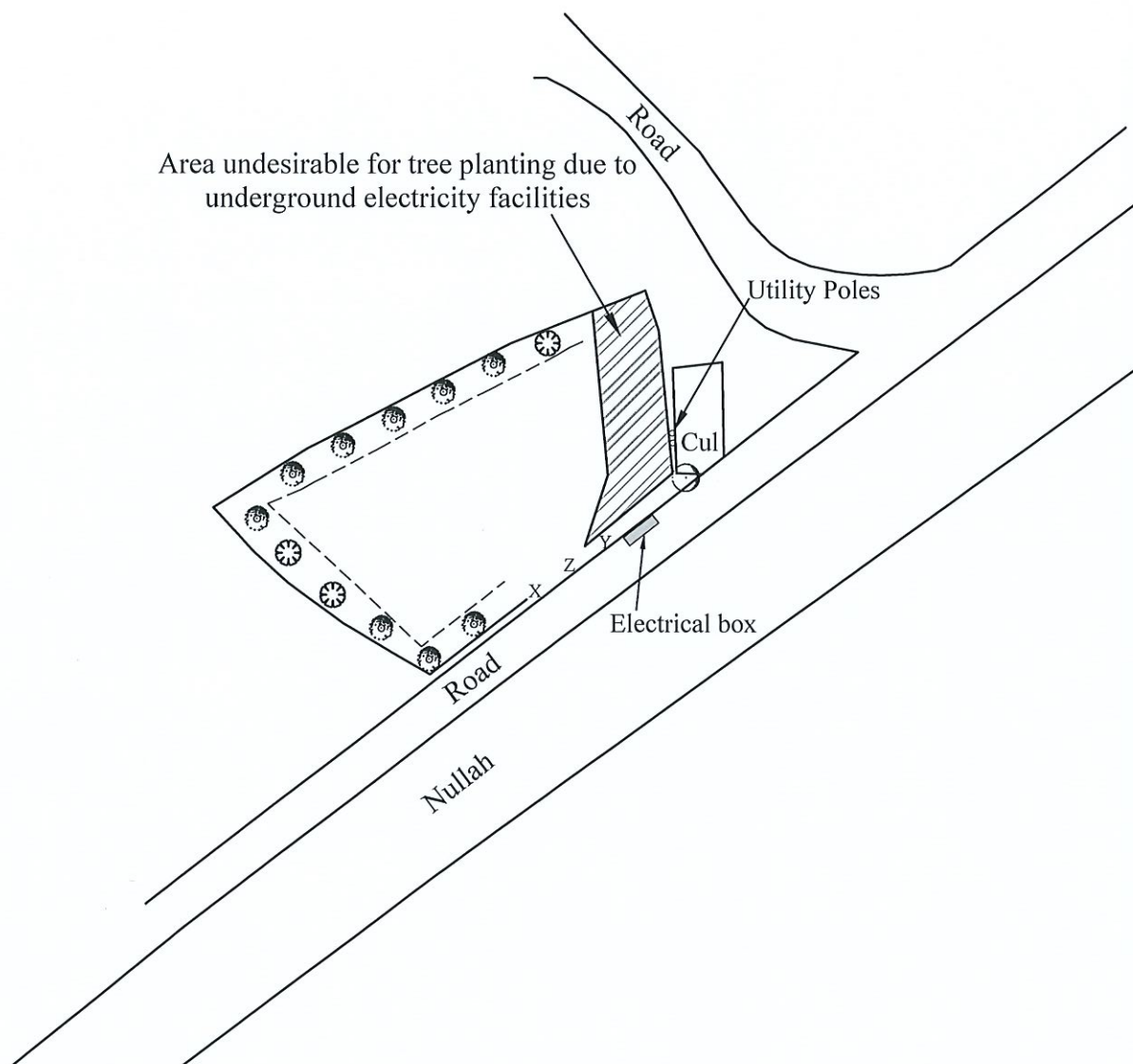
For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau




Encl.



### Legend

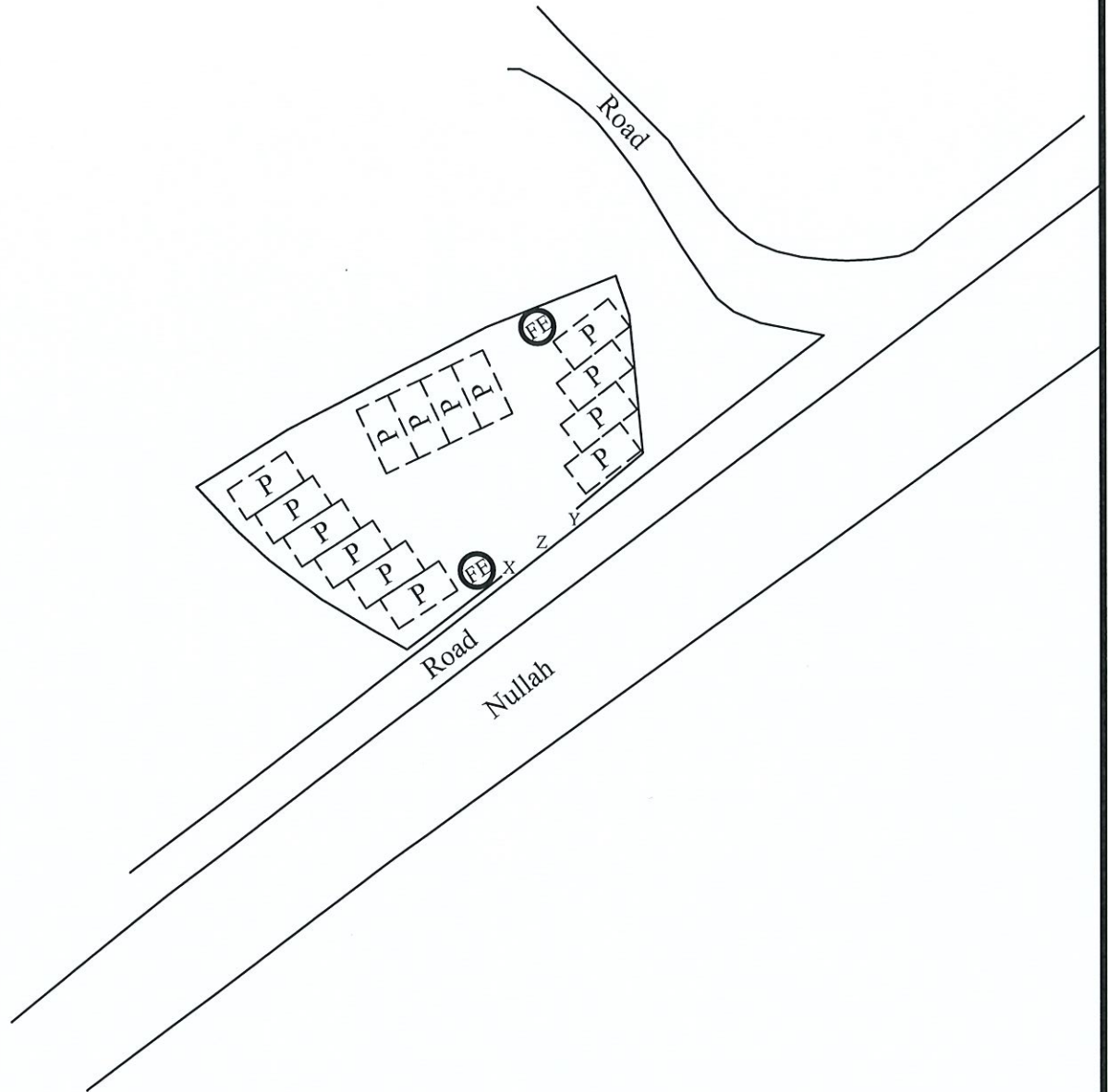
Ingress / egress: x and y through z (about 7.3m wide)

----- Car stopper (Thickness: 15cm each)

	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Existing Ficus Microcarpa (細葉榕)	4m	2.75m	9
 Existing Bauhinia x blakeana(洋紫荊)	4m	2.75m	3
 Existing natural tree	-	2.75m	1
		Total	13

<b>1 : 500</b>	<b>Tree Preservation and Landscape Proposal</b> Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part), and 483 S.D (Part) in D. D. 123 Yuen Long, N.T.	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>September 2022</b>		<b>Plan 5 ( P 15078 )</b>





### FS Notes

- (i) Provision of 5.0kg CO<sub>2</sub> Gas Type Fire Extinguishers on site

### Legend

Ingress / egress: x and y though z (about 7.3m wide)



Parking Space for Private Car: 2.5m x 5m (14 nos.)



5.0kg CO<sub>2</sub> Gas Type Fire Extinguisher

1 : 500

## **Fire Service Installation Proposal**

Lots 477 S.A (Part), 477 S.B (Part), 477 S.C,  
477 S.D (Part), 483 S.B (Part), 483 S.C (Part),  
and 483 S.D (Part) in D. D. 123 Yuen Long, N.T.

**Goldrich Planners &  
Surveyors Ltd.**

**September 2022**

**Plan 6  
( P 15078 )**

**GoldRich** PLANNERS & SURVEYORS LTD.

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

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Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PS/666

Our Ref.: TL22295/ P15078

30 September 2022

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail:

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application for**

**‘Proposed Temporary Public Vehicle Park (Private Cars)’ for a Period of 3 Years**

**Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part),**

**483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D. D. 123,**

**Tai Tseng Wai, Ping Shan, Yuen Long**

We would like to submit a responses to comments from DSD and an updated Drainage Proposal (Plan 4a) to respond to the comments from DSD.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

---

Francis Lau

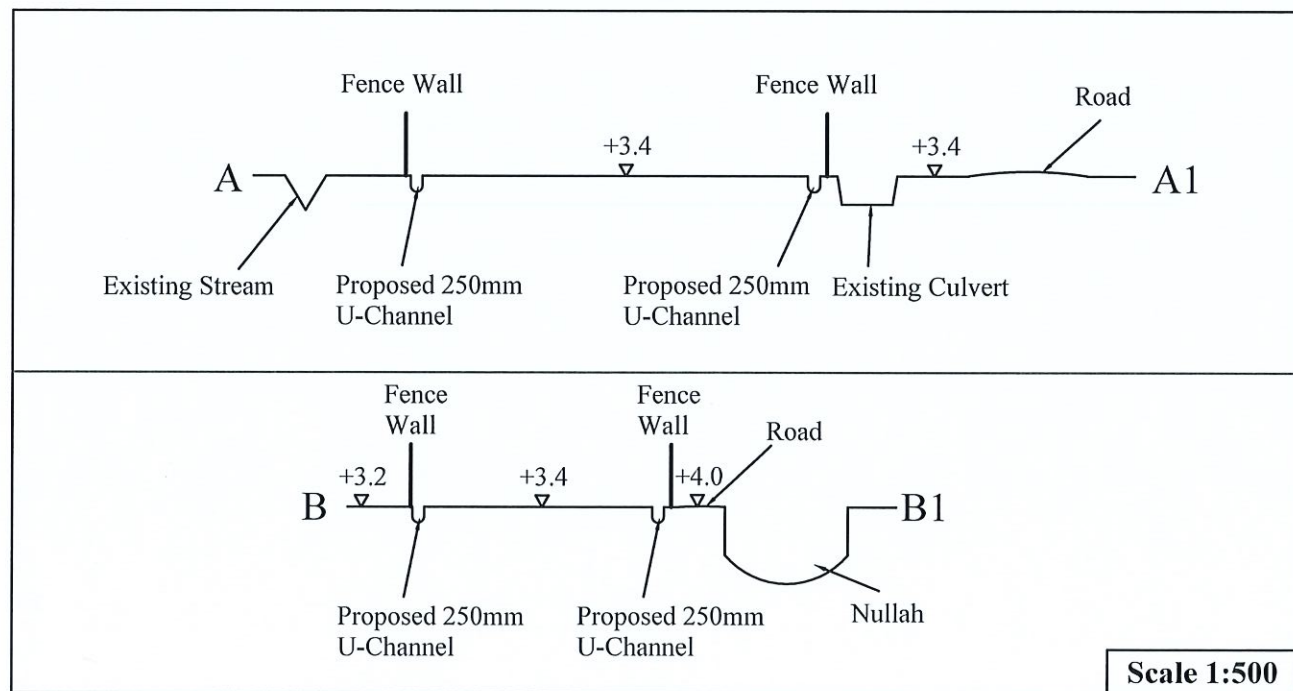
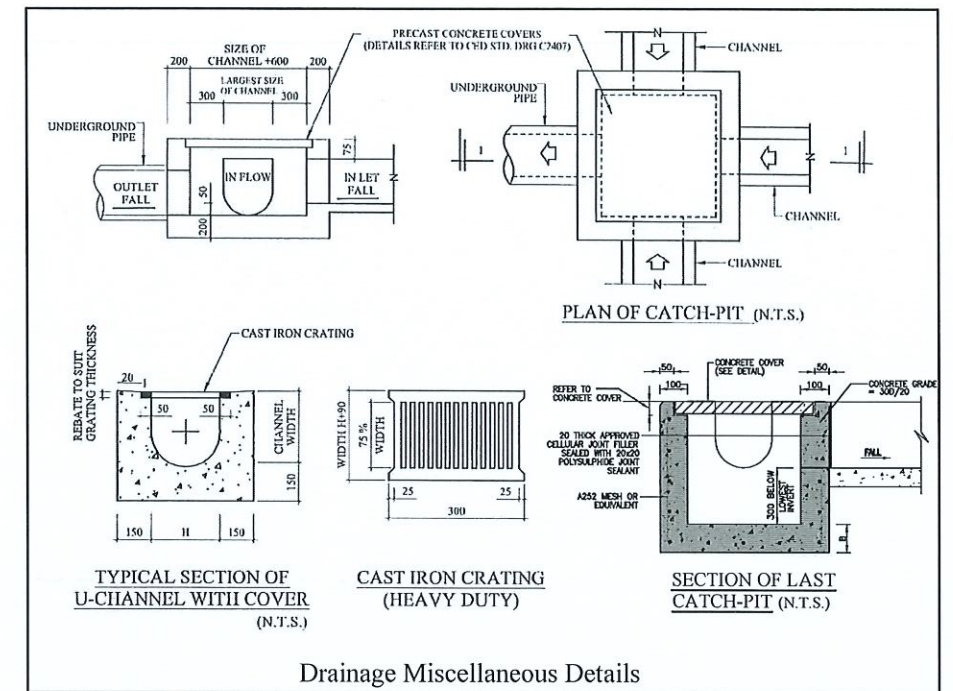
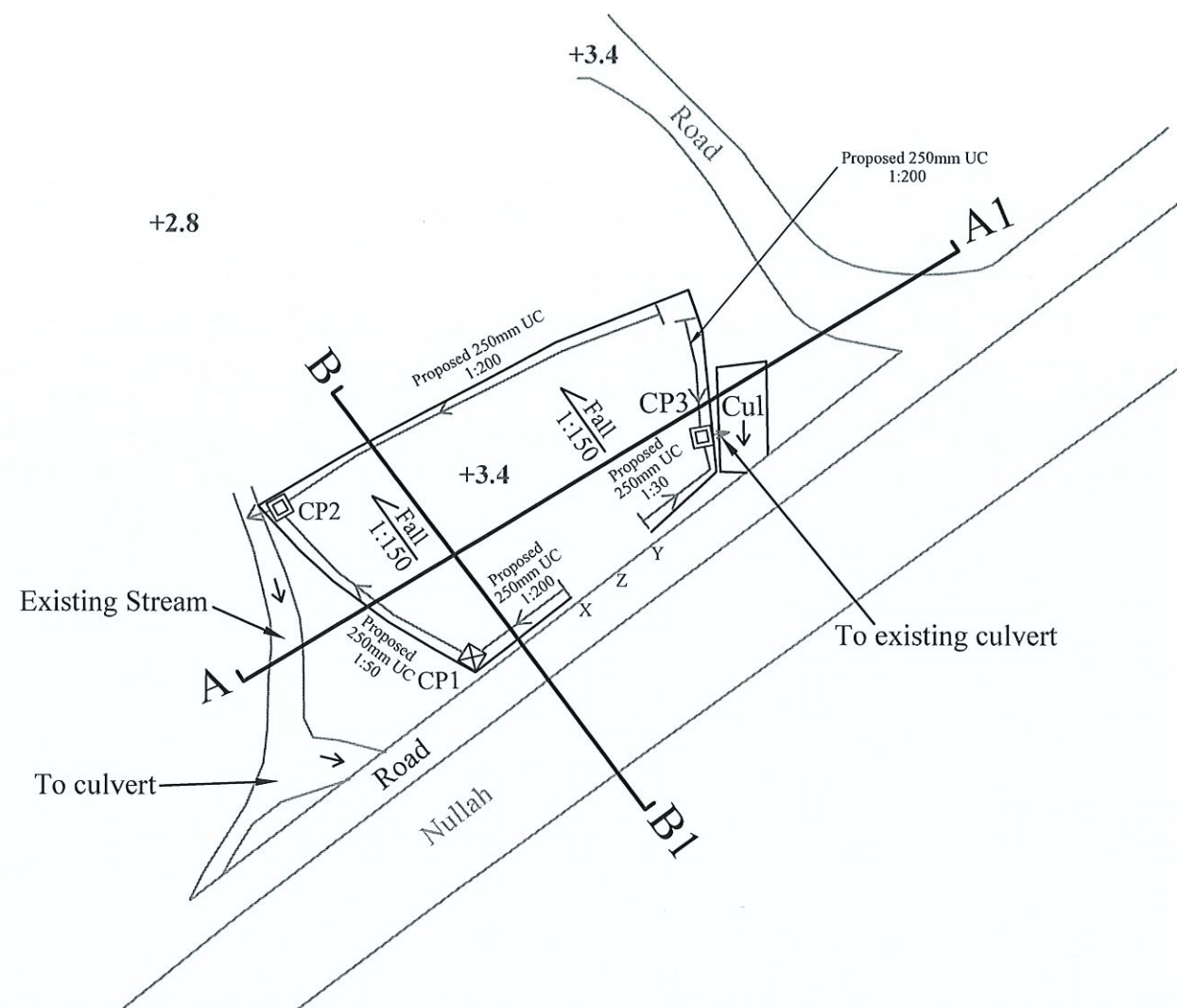
Encl.

Comments from Drainage Services Department

Contact person: Ms. Vicky SY (Tel: 2300 1347)

	Comments	Responses
(i)	The gradients of the existing U-channels were not shown on the drainage plan. Please demonstrate the capacity of the existing 225 UC has sufficient capacity to convey the surface runoff to the proposed discharge point. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted.	The gradients of the existing U-channels were added to the plan. The existing 225 UC will be reconstructed to 250UC.
(ii)	Cross sections showing the existing and proposed ground levels of the site with respect to the adjacent areas should be given.	Cross sections showing the existing and proposed ground levels of the site with respect to the adjacent areas are added to the plan.
(iii)	Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.	Last catchpits with trap are provided before the collected runoff is discharged to the public drainage facilities.
(iv)	Existing drainage facilities (e.g. U-channel and catchpits) were proposed to be maintained and used by the applicant. Site photos of existing drainage facilities including the discharge point should be provided in order to demonstrate the condition and performance of the existing drainage system.	The existing drainage facilities will be reconstructed. Site photos will be provided when the reconstruction works are completed.
(v)	Where walls or hoarding are erected/laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	The fence wall will be provided openings of 40mm high for overland flow passing through.
(vi)	the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and	Noted.
(vii)	the applicant should consult District Lands Officer/Yuen Long, Lands Department and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.





Site Area : 447.4 m<sup>2</sup>

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.4	3.11
CP 2	3.4	2.8
CP 3	3.4	2.9

**Legend:**

Ingress / egress: x and y through z (about 7.3m wide)

☒ Existing Catch-pit

☐ Proposed Last Catch-pit

→ Proposed 250mm U-Channel

Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 250mm is the acceptable size of U-channels within catchment area between 500m<sup>2</sup> and 1,200m<sup>2</sup>.

1 : 500

September 2022

**Drainage Proposal**

Lots 477 S.A (Part), 477 S.B (Part), 477 S.C,  
477 S.D (Part), 483 S.B (Part), 483 S.C (Part),  
and 483 S.D (Part) in D. D. 123 Yuen Long, N.T.

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 4a  
( P 15078 )**

**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 Application Site**

*Approved Applications*

<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/YL-PS/501	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	4.12.2015 (Revoked on 4.5.2018)
A/YL-PS/566	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	17.8.2018 (Revoked on 17.1.2021)



**Government Departments' General Comments**

**1. Traffic**

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

The proposed access arrangement should be commented by the Transport Department (TD).

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there is no substantiated environmental complaint pertaining to the Site received in the past three years.

**3. Drainage**

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

- no objection in principle to the proposed development from a drainage point of view, and no adverse comment on the submitted drainage proposal; and
- should the Town Planning Board (the Board) consider that the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to implement and maintain the proposed drainage facilities to his satisfaction.

**4. Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

**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 has no comment on the application.

## **6. Landscaping**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- according to the aerial photo of 2021, the Site is situated in an area of miscellaneous urban fringe predominated by industrial buildings, open-air car parks, village houses, farmland, graveyard and woodland. The Site is a hard-paved vehicle park in operation. Some trees along the site boundary are observed;
- according to the submitted tree preservation and landscape proposal, the applicant proposed to preserve 14 existing trees along the northwest and southwest boundaries of the Site. Further significant landscape impact on existing landscape resource within the Site is not anticipated. She has no comment from landscape planning perspective; and
- there are some existing trees along the site boundary for screening. A landscape condition is considered not required should the application be approved by the Board.

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

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

His office has not received any locals' comment on the application.

## **8. Other Departments' Comments**

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

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

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D.D. 123 are Old Schedule Agricultural Lots held under Block Government Lease; and
  - (ii) operation of public vehicle park does not constitute a breach of lease conditions subject to no structure shall be erected without prior approval from his office;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) sufficient space within the Site should be provided for manoeuvring of vehicles. In addition, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
  - (ii) the Site is connected to the public road network (Fuk Shun Street) via a local unnamed access road which is not managed by the Transport Department;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Fuk Shun Street is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Fuk Shun Street;
- (g) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him; and
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances.



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

參考編號

220822-143956-85501

Reference Number:

提交限期

30/08/2022

Deadline for submission:

提交日期及時間

22/08/2022 14:39:56

Date and time of submission:

有關的規劃申請編號

A/YL-PS/666

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

反對，郊區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/666 DD 123 Tai Tseng Wai**

29/08/2022 03:19

From:

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

File Ref:

A/YL-PS/666

Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D.D. 123, Tai Tseng Wai, Yuen Long

Site area : About 447.4sq.m

Zoning: "VTD"

Applied use : 14 Vehicle Parking

Dear TPB Members,

501 Approved 4/12/2015 - REVOKED ON 4.5.2018:

As the applicant had failed to comply with conditions (h) & (m) satisfactorily by 4.5.2018, the planning permission for the subject application had already been revoked on the same date.

566 Approved 17/8/2018 – REVOKED ON 17.1.2021:

As the applicant had failed to comply with conditions (h) & (l) satisfactorily by 17.1.2021, the planning permission for the subject application had already been revoked on the same date.

But applicant knows that Rule by Law / law abiding society / blah blah blah is applicable only to urban districts and that PlanD can be relied on to whitewash the failure to comply with conditions, members will ask no questions and good to go for another 3 years.

That our tax money is frittered away on media propaganda when we all know how the system actually works is shameful.

Mary Mulvihill