

**Previous Applications covering the Application Site**

**Approved Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1.	A/YL-PS/580	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	31.5.2019	(1), (2), (3), (4), (5), (6), (7), (8), (9) and (14)
2.	A/YL-PS/627	Temporary Shop and Services (Car Beauty) and ancillary Public Vehicle Park for a Period of 3 Years	26.2.2021	(2), (3), (5), (7), (8), (9), (10), (11), (12), (13) and (14)

**Approval Conditions**

- (1) No vehicle of 5.5 tonnes or more, container vehicles, container trailers is allowed to enter to be enter/parked at the application site.
- (2) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (3) Posting notice at a prominent location to indicate the types of vehicle allowed to enter or to be parked.
- (4) No vehicle repairing, car beauty, car washing or workshop activities operation.
- (5) No queue back to or reverse onto/from public road.
- (6) Provision of boundary fencing.
- (7) Submission and/or implementation of drainage proposal.
- (8) Submission and implementation of run-in/out proposal.
- (9) Submission and implementation of fire services installations proposal.
- (10) No operation of shop and services between 11:00 p.m. and 7:00 a.m.
- (11) No car repairing, paint spraying, dismantling or other workshop activities operation.
- (12) Only private cars is allowed to enter to be parked/stored at the application site.
- (13) Maintaining existing boundary in good condition.
- (14) Revocation clause(s).

### **Rejected Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1.	A/YL-PS/7	Temporary Container Tractor and Trailer Park for 12 Months	6.6.1997	(1), (3), (4) and (5)
2.	A/YL-PS/89	Temporary Vehicle and Container Trailer/ Tractor Park for a Period of 3 Years	22.12.2000	(1), (3) and (5)
3.	A/YL-PS/114	Temporary Open Storage of Construction Materials for a Period of 3 Years	14.6.2002	(1), (3) and (5)
4.	A/YL-PS/491	Proposed Temporary Open Storage of Building Materials with Ancillary Office for a Period of 3 Years	8.1.2016	(1), (4) and (6)

### **Rejected Reasons**

- (1) Not in line with planning intention.
- (2) Incompatible with surrounding land uses.
- (3) Undesirable precedent for similar applications.
- (4) Adverse impact on implementation of public works project.
- (5) Adverse environmental, traffic, drainage, visual, and/or noise impacts.
- (6) Not in line with Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG No.13E)

**Similar Applications within the same “R(B)1” zone**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
A/YL-PS/569	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	2.11.2018	(1) to (7), (9) to (13)
A/YL-PS/608	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	10.7.2020	(1) to (7), (9) to (13)
A/YL-PS/643	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	24.9.2021	(1) to (6), (8) to (13)

**Approval Conditions**

- (1) No night time operation.
- (2) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (3) Posting notice at a prominent location to indicate the types of vehicle allowed to enter or to be parked.
- (4) Only private cars are allowed to enter/be parked.
- (5) No vehicle washing, vehicle repairing, dismantling, car beauty or other workshop activities.
- (6) No vehicle is allowed to queue back to or reverse onto/from public road.
- (7) Implementation of the landscape and tree preservation proposal.
- (8) Maintenance of existing trees.
- (9) Maintenance of existing drainage facilities.
- (10) Submission of condition record of existing drainage facilities.
- (11) Submission and implementation of fire services installations proposal.
- (12) Provision/Maintenance of peripheral/boundary fencing.
- (13) Revocation clauses.

**Government Departments' General Comments**

**1. Land Administration**

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

Detailed advisory comments are at **Appendix V**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

No objection to the application; and

**3. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, DSD):

No objection to the application.

**4. Drainage**

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

- No objection in principle to the application from public drainage point of view; and
- Should the application be approved, a condition should be included to request the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities as per the drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area of the Site.

**5. Fire Safety**

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

No objection in principle to the proposal subject to the fire service installations being provided to the Site.

**6. Building Matters**

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

No objection to the application.

**7. Long Term Development**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

No comment on the application.

**8. District Officer's Comments**

Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

No comment from departmental point of view.

**9. Other Departments**

The following departments have no comment on the application:

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Commissioner for Police (C of P).

**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:
  - (i) the Site comprises Lot including 114 and 115 RP (The Lots). The Lots are 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;
  - (ii) concerns was given on unauthorised building works (UBWs) and/or uses on Lot No. 115 RP in D.D. 121 which is already subject to lease enforcement action. The lot(s) owner should remedy the lease breaches as demanded by his Office;
  - (iii) should planning approval be given to the subject planning application, the lots owner will need to apply to his Office to permit structure(s) to be erected or regularise any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by his Office acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) are approved, it will be subject to such terms and conditions, including among other the payment of rent or fee, as maybe imposed by his Office;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles;
  - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
  - (iii) the road connected to the vehicular access of the proposed site is not a public road managed by his department. The land status of that local access road should be checked with LandsD. The management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the access road connecting Ping Pak Lane to the Site is not and will not be maintained by his Office. His office should not be responsible for maintaining any access connecting the Site with Ping Pak Lane; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;

- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department; and
  - (ii) if septic tank and soakaway system is used in case of unavailability of public sewer, its design and construction should follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person (AP);
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (iii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iv) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if any existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New territories Exempted House), they are unauthorised buildings works (UBW) under BO and should not be designated for any approved use under the captioned application;
  - (ii) for UBWs erected on the leased land, enforcement action may be taken by BD to effect their removal in accordance with BD’s enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
  - (iii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to control of Part VII of the B(P)R;
  - (iv) before any new building works are to be carried out on the Site, prior approval and consent of BA should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of

the Building (Planning) Regulations (B(P)R) respectively;

- (vi) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of (B(P)R) at building plan submission stage; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (h) to note the comments of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the drainage proposal should indicate how the runoff (the flow direction) within the Site and from the adjacent areas would be discharged to the proposed drainage system;
  - (ii) the applicant should clearly indicate the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/ public drainage system);
  - (iii) clear photos of existing drainage facilities including the discharge point should be provided in order to demonstrate the presence and reflect condition of the existing drainage system;
  - (iv) the applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application;
  - (v) the existing drainage facilities, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer/Yuen Long should be consulted;
  - (vi) According to Item 1.2.3 of the proposal, the applicant proposed to discharge the stormwater via existing catchpit and the associated pipe. However, such existing drainage facilities are not shown on the proposed drainage plan. The applicant should clarify the discrepancy;
  - (vii) Cross sections showing the existing ground levels of the captioned site with respect to the adjacent areas should be given;
  - (viii) The ground to the north, west and east of the application site is generally/significantly higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation. The applicant should demonstrate catchment area considered in the proposal is adequate;
  - (ix) The applicant should clarify discrepancy of mean rainfall intensity obtained from design manual and the one adopted in the hydraulic calculation;
  - (x) Sand trap or provision alike should be clearly indicated on the proposed drainage



plan and provided before the collected runoff is discharged to the public drainage facilities;

- (xi) The applicant should provide details for the connection of the proposed u-channel and the existing manhole mentioned in the proposal;
  - (xii) The cover levels and invert levels of the proposed u-channels, catchpits/sand traps, existing manhole should be shown on the drainage plan. Some information is missing in the proposal;
  - (xiii) Consideration should be given to provide grating for the surface channels;
  - (xiv) Where walls or hoarding are erected are laid along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site;
  - (xv) The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
  - (xvi) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
  - (xvii) The applicant should submit form HBP1 to his Office for application of technical audit for any proposed connection to his Offices' drainage facilities;
  - (xviii) Environmental Protection Department should be consulted as regards the sewage disposal aspects of the proposal; and
  - (xix) The applicant should consult District Lands Officer/Yuen Long and seek consent from the relevant private lot owners for any drainage works to be carried out before commencement of the drainage works;
- (i) to note the comments of Project Team Leader / Housing, Civil Engineering and Development Department (PTL/HP1, CEDD) that the Site might be subject to land resumption for the implementation of the proposed public housing development at Ping Kwai Road, Yuen Long which might take place at any time before the expiry of the temporary planning permission. The applicant is advised not to carry out any substantial works in view of the proposed public housing development; and

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



**A/YL-PS/673 DD 121 Ping Pak Lane**

07/02/2023 03:03

From:

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

File Ref:

A/YL-PS/673

Lots 114 (Part) and 115 RP (Part) in D.D. 121, Ping Pak Lane, Ping Shan,

Site area : 2,193m<sup>2</sup>

Zoning ; "Res (Group B) 1"

Applied Use : Shop / 54 Vehicle Parking

Dear TPB Members,

627 conditions not complied with so some modification to the size of the site and good to go for another three years.

However at this point members have a duty to question what conditions are not being complied with.

Mary Mulvihill

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**From:**

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

**Date:** Monday, 1 February 2021 3:21 AM CST

**Subject:** A/YL-PS/627 DD 121 Ping Pak Lane

Dear TPB Members,

Applicant now wants to operate a "Car Beauty" business / 30 Vehicle Parking.

Is this anything to do with failure to comply with the conditions of previous approval? Five extensions of time recorded.

Car Beauty is a euphemism for repairs and with this comes certain contamination of the soil from discharge of oil and toxic chemicals. This on a site zoned for housing.

Lat time members asked no questions but this time around it is clearly your duty to question the operation.

Mary Mulvihill

**From:**

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

**Sent:** Sunday, February 17, 2019 4:04:27 AM

**Subject:** A/YL-PS/580 DD 121 Ping Pak Lane

A/YL-PS/580

Lots 113 S.B RP (Part), 114 (Part) and 115 RP (Part) in D.D. 121, Ping Pak Lane, Ping Shan,

Site area : 2,369.3m<sup>2</sup>

Zoning ; "Res (Group B) 1"

Applied Use : 61 Vehicle Parking

Dear TPB Members,

Google Maps clearly indicates that this is an ongoing unapproved parking operation, mostly for larger vehicles.

On 8 Jan 2016 an application for Open Storage was rejected but obviously Lands Dept has not been monitoring use of the site.

"(a) the proposed development is not in line with the planning intention of the "Residential (Group B) 1" zone which is intended primarily for sub-urban medium-density residential developments in rural areas. There is no strong justification for a departure from the planning intention, even on a temporary basis;

Not only is parking a most inefficient land use, tolerance of this type of activity is preventing the much necessary clean of NT and the release of appropriately zoned sites for their intended purpose.

This is not only Res B, it is also situated close to a large park and therefore an ideal location for homes.

Members should reject the application and encourage Lands to crack down on the unapproved operations.

Mary Mulvihill

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**From:**

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

**Sent:** Friday, September 11, 2015 12:20:43 AM

**Subject:** A/YL-PS/491 Ping Shan

A/YL-PS/491

Lots 113 S.B RP, 114 and 115 RP in D.D. 121, Ping Shan, Yuen Long,

Site area: About 2,700 m<sup>2</sup>  
Zoning : Residential  
Applied Use: Open Storage Building Materials

Dear TPB Members,

If the land shortage for residential is as acute as we are constantly being advised, sites like this should be developed in accordance with their zoning intention.

While the government is considering the construction of multi storey towers to accommodate storage and parking in order to release brownfield and other sites for redevelopment it would be unacceptable to grant approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively and possibly polluting small enterprise.

TPB should reject this application as its approval would set an undesirable precedent.

Marv Mulvihill

This document is received on 11 JAN 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/673
	Date Received 收到日期	11 JAN 2023

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

1. Name of Applicant 申請人姓名/名稱
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Lo Man Chung (羅文聰)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.
(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 2,193 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 490 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)	Nil 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	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group B)1' ('R(B)1')
(f) Current use(s) 現時用途	Parking of private car  (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. 如上述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  
7/12/2022 (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 12/12/2022 (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 Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years  (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	1,703 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	490 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6 .....
Proposed domestic floor area 擬議住用樓面面積	NA ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 490 ..... sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 490 ..... 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)	
Structure 1: Site office and toilet (Not exceeding 4.5m, 1 storey), ..... Structure 2 to 6: Shop & services (Not exceeding 4.5m, 1 storey) ..... ..... .....	
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	54 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 7:00a.m. to 1:00p.m. from Mondays to Sundays including public 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)) Vehicular access leading from Ping Pak Lane <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)																															
	No 否	<input type="checkbox"/>																															
(c) 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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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"/>																															

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**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。

1. The proposed development is a shop & service which will provide car beauty service to the adjacent residents.
2. The application site is occupied for parking of private car at the moment.
3. The proposed development would benefit the residents in the vicinity by catering their demand for parking of private car and car beauty services.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including residential developments.
6. The application site is subject to a previous planning permission No. A/YL-PS/627 approved for similar use with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the car beauty services will be housed within enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel will be provided at the application site.
11. The proposed development is a column 2 use in the "R(B)1" zone.
12. No workshop activity will be carried out at the application site at all times.

**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

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
 Others 其他 .....

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期

13/12/2022

(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**

- 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。
- 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。
- 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.
Site area 地盤面積	2,193 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
Zoning 地帶	'Residential (Group B)1' ('R(B)1')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	490 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.223 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	4.5	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	22.34 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		54
	Private Car Parking Spaces 私家車車位 54 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

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"/>
Proposed drainage plan, site plan and location plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。



**Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years**  
**at**  
**Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.**

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**Annex 1 Drainage Assessment**

A. Site particulars

- 1.1.1 The application site is service by a vehicular access leading from Ping Pak Lane. (Figure 1) It possesses an area of approximately 2,193m<sup>2</sup>.
- 1.1.2 The application site had been hard paved. It is intended for shop and service and public vehicle park for private car use.
- 1.1.3 The application site is zoned for 'Residential (Group B)1'. A medium density residential development was found along Ping Pak Lane.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The subject site has been hard paved and occupied an area of approximately 2,193m<sup>2</sup>. It has a gradient sloping from west to east from about +7.2mPD to +6.8mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in Annex 1.3 hereunder, 450mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 It is noted that the land to the east of the application site is higher than the application site but it is a public road so that road side drain is available. The land to the west and south is lower than the application site. The immediate north of the site is occupied by a newly built residential building of which drainage facilities is provided.
- 1.1.7 As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.8 According to recent site inspection, a public manhole is found to the northeast of the subject site. (Figure 4) It connects to an underground public drain.

## **1.2 Runoff Estimation & Proposed Drainage Facilities**

### **A. Proposed drainage facilities**

- 1.2.1 Subject to the above calculations, it is determined that 450mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm generated at the application site (**Figure 4**). The details of the proposed surface U-channel and catchpit are shown in **Figure 5** and **6**. Catchpit with sand trap will be provided at the terminal catchpit and the details of the catchpit with sand trap is shown in **Figure 7**.
- 1.2.2 The collected surface runoff will be conveyed to the existing public manhole to the northeast of the application site via a proposed 450mm surface U-channel falling outside the application site. (**Figure 4**)
- 1.2.3 The applicant will identify the owner of the existing catchpit and it associate pipe to which the applicant proposed to discharge the stormwater form the subject site. The applicant would identify the owner of the existing drainage facilities and obtain consent from the owner prior to the commencement of works.
- 1.2.4 The calculations in **Annex 1.3** shows that the proposed 450mm surface channel has adequate capacity to cater for the surface runoff generated at the subject site and the external catchment.
- 1.2.5 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.6 The applicant will seek the consent of the private land owner or/and District Lands Office/Yuen Long prior to the commencement of works.
- 1.2.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
  - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.

- (c) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

### Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

#### 1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The area of the entire catchment is approximately 2,193m<sup>2</sup>; (Figure 4)
- The catchment is generally paved and therefore the value of run-off co-efficient (k) is taken as 1 for conservative purpose.

$$\text{Difference in Land Datum} = 7.2\text{m} - 6.8\text{m} = 0.4\text{m}$$

$$L = 63\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 63\text{m} \text{ or } 1\text{m in } 157.5\text{m}$$

-According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [63 / (0.63^{0.2} \times 2,193^{0.1})]$$

$$t_c = 4.62 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 290 mm/hr

$$\text{By Rational Method, } Q = 1 \times 280 \times 2,193 / 3,600$$

$$\therefore Q = 170.67 \text{ l/s} = 10,234 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 450mm surface U-channel at a gradient of 1:200 and 1:265 is considered adequate to dissipate all the stormwater accrued by the application site.

## Annex 2 Estimated Traffic Generation

- 2.1 The application site is service by a vehicular access leading from Ping Pak Lane. In view of that the proposed development is target for the nearby residents and villagers, 54 parking spaces of 5m x 2.5m sufficient for the parking of private car are proposed for the proposed development.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

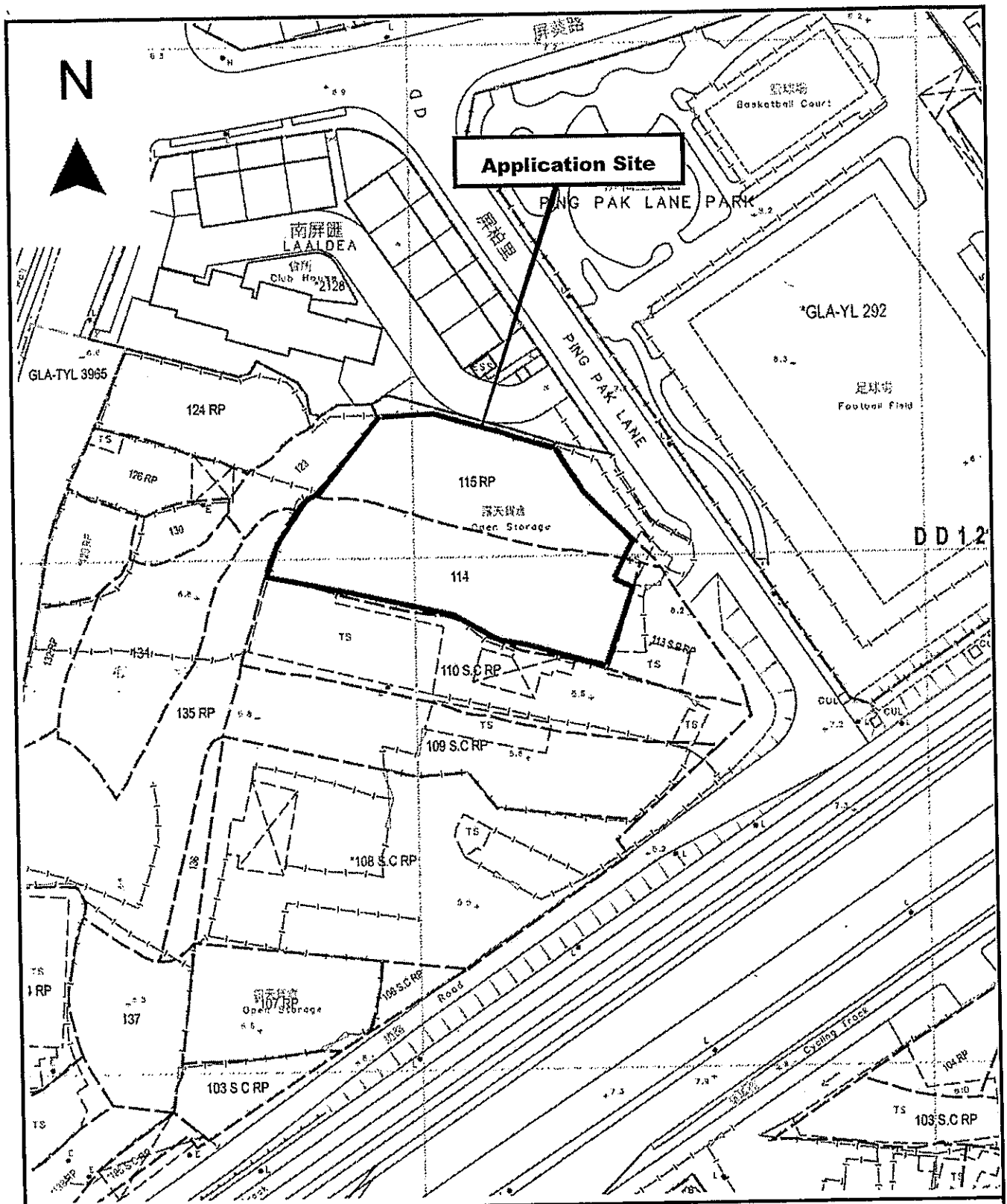
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	3.75	3.75	18	14

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. at all days including Sundays and public holidays.

Note 2: The pcu of private car are taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Ping Pak Lane and nearby road networks.



Project 項目名稱:

Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years at Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Run-in/Out Plan

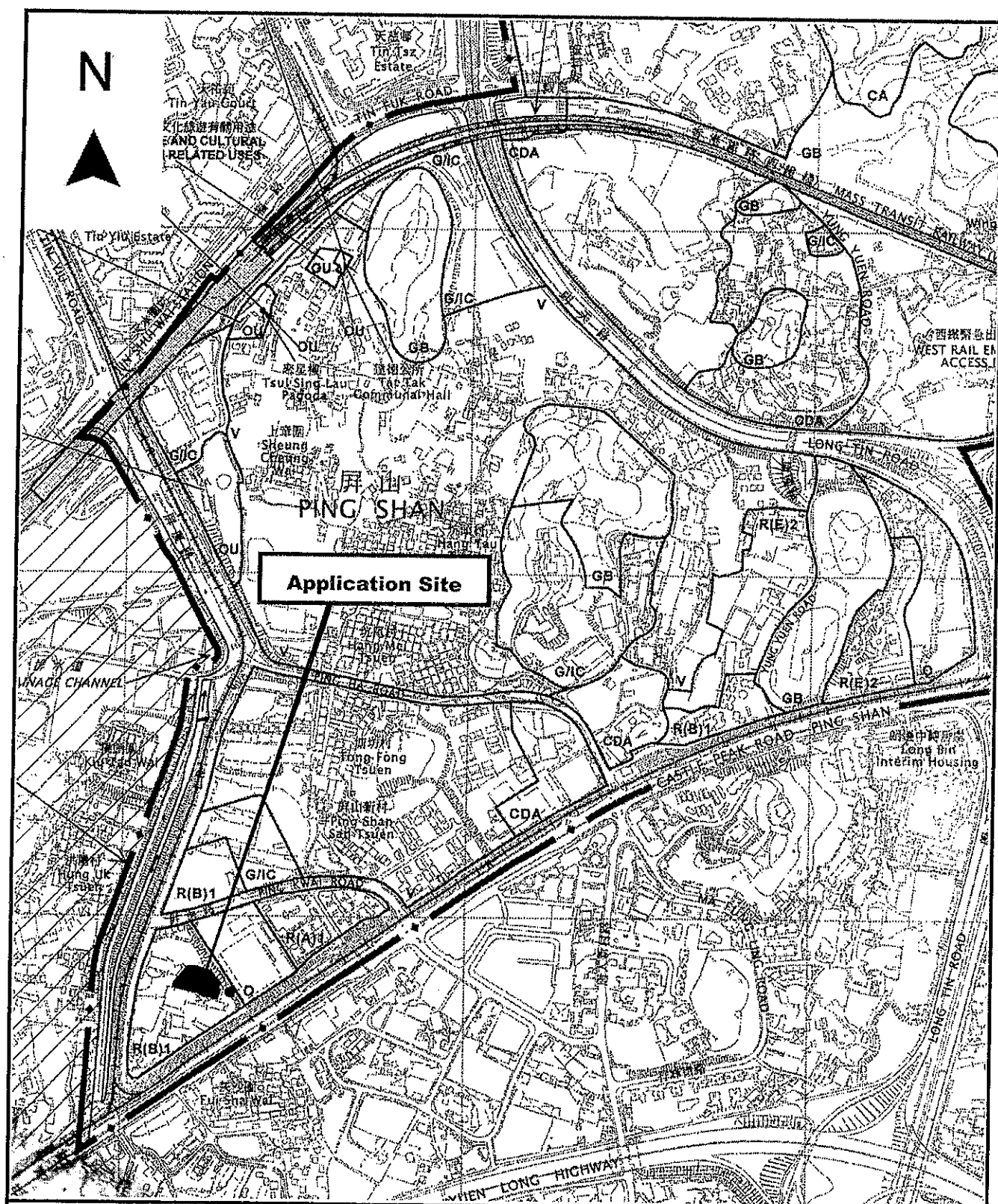
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years at Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

Remarks 備註:

●●● Vehicular access leading from Ping Pak Lane

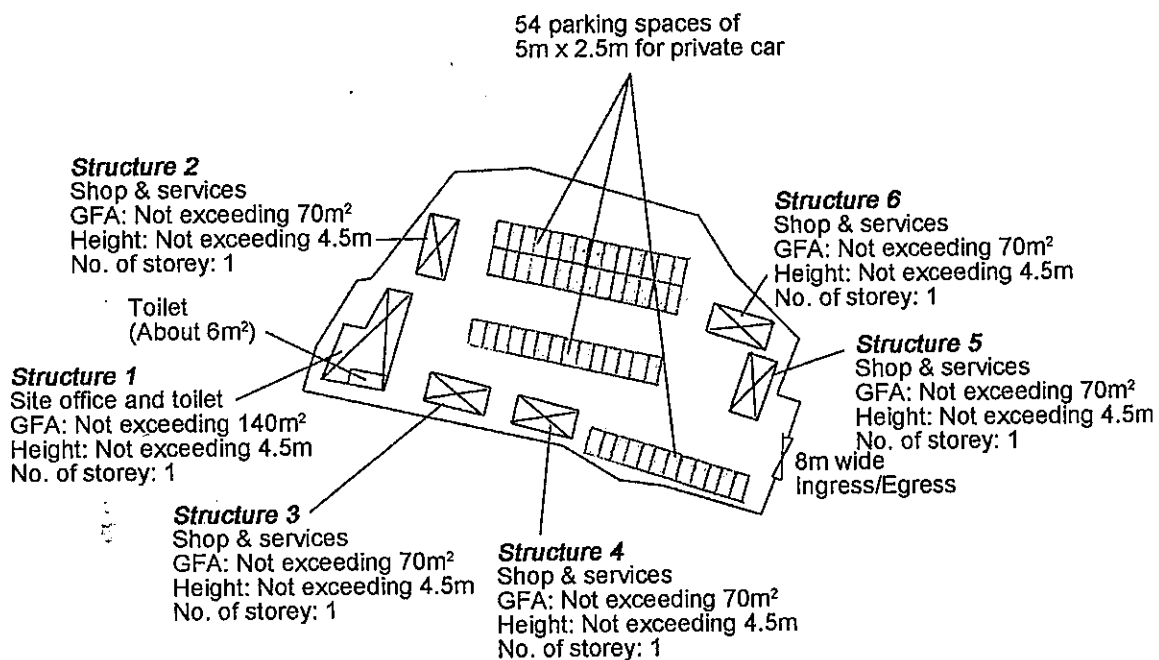
Drawing No. 圖號:

Figure 2

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years at Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

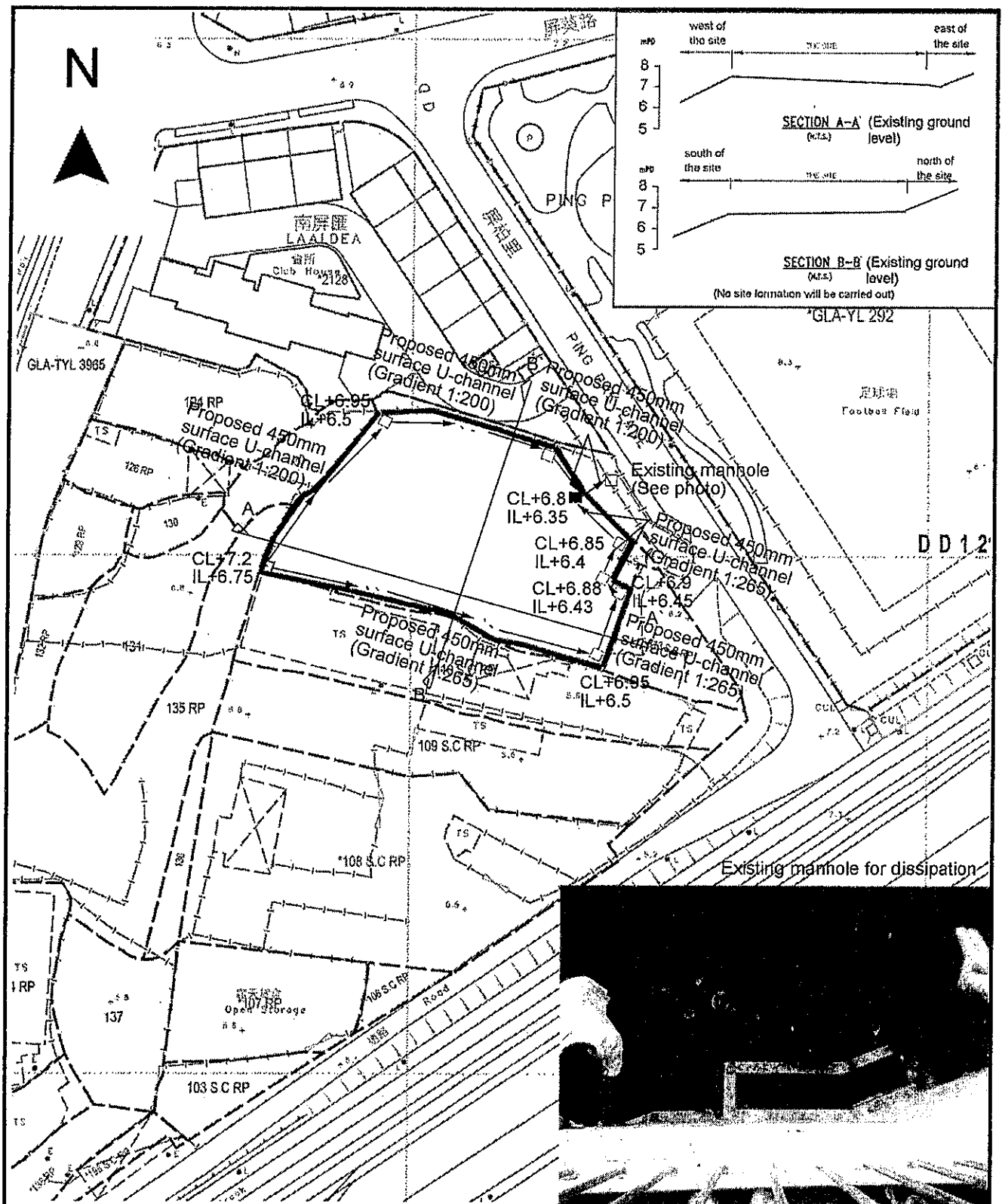
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years at Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.


Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

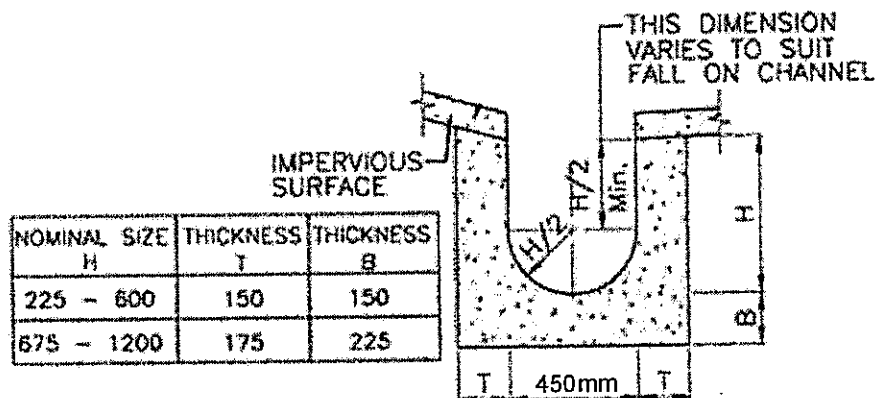
Remarks 備註:

- ☐ Proposed catchpit
- ☒ Proposed catchpit with sand trap
-  Flow of surface runoff
- +7.2 Level (in mPD)

Scale 比例:

1:1000

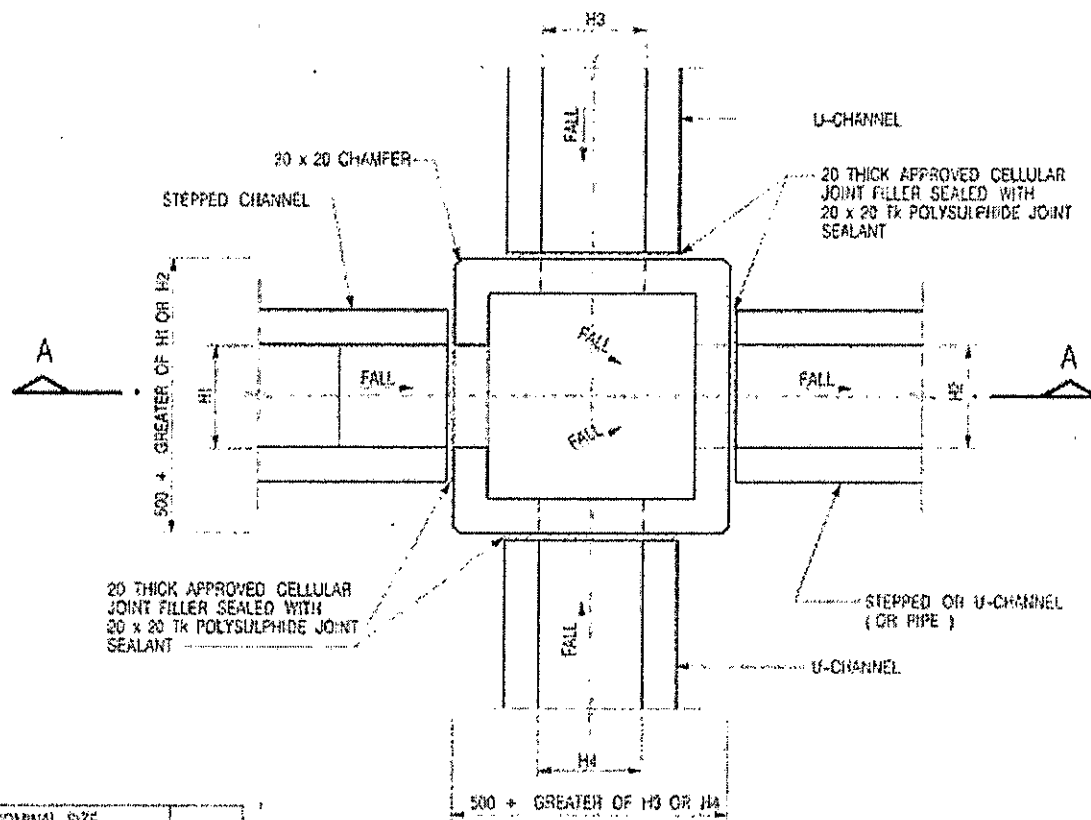




**DETAILS OF U-CHANNEL**  
 (REFERENCE : FIG. 8.11 OF  
 GEOTECHNICAL MANUAL FOR SLOPES)  
 (N.T.S.)

Project 項目名稱: Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years at Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.	Drawing Title 圖目: Details of Proposed Surface U-channel	Remarks 備註:
	Drawing No. 圖號: Figure 5	

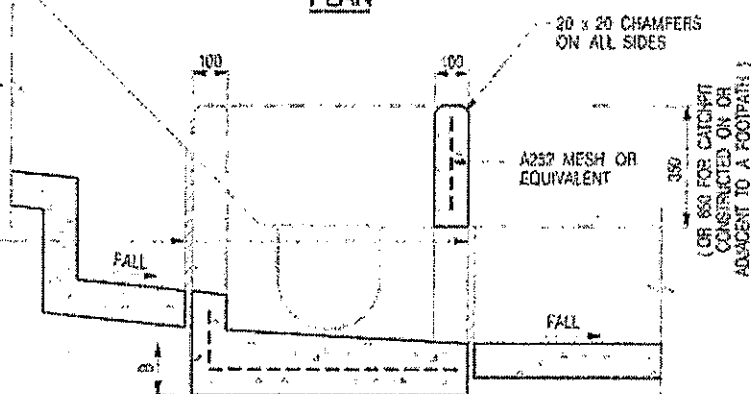
Scale 比例:  
 Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 TX POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 3 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years at Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.

Drawing Title 圖名:

The Details of the Proposed Catchpit

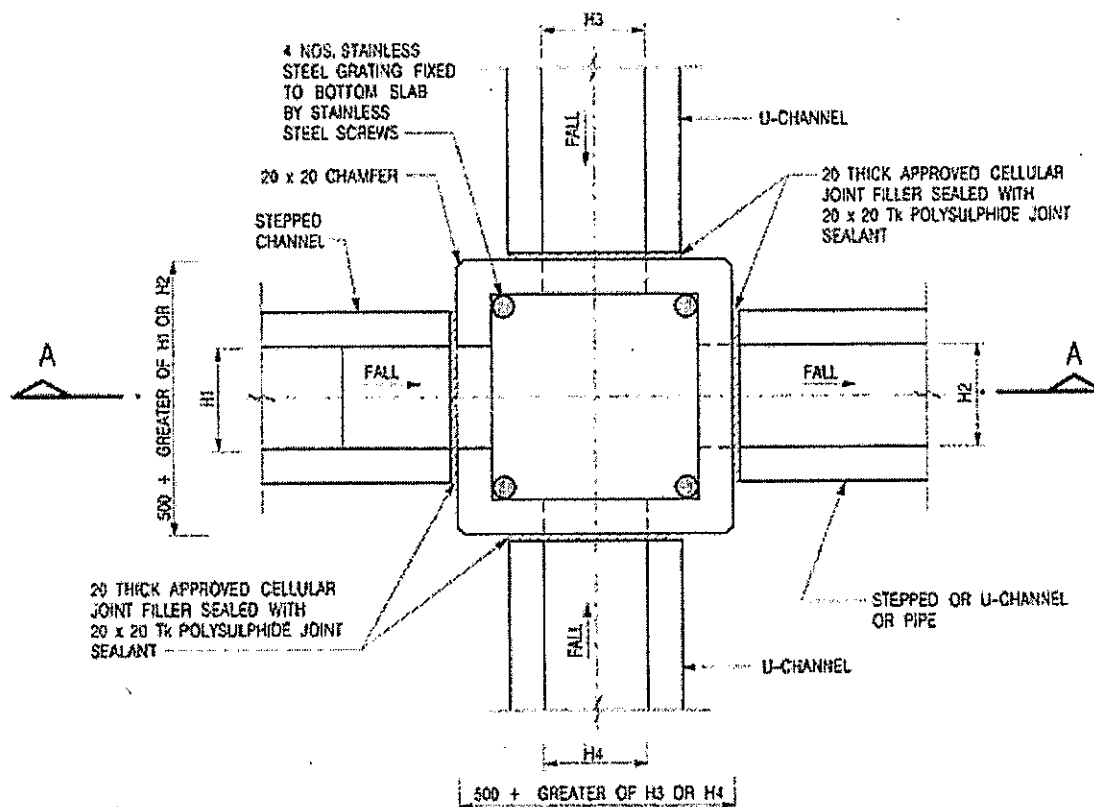
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

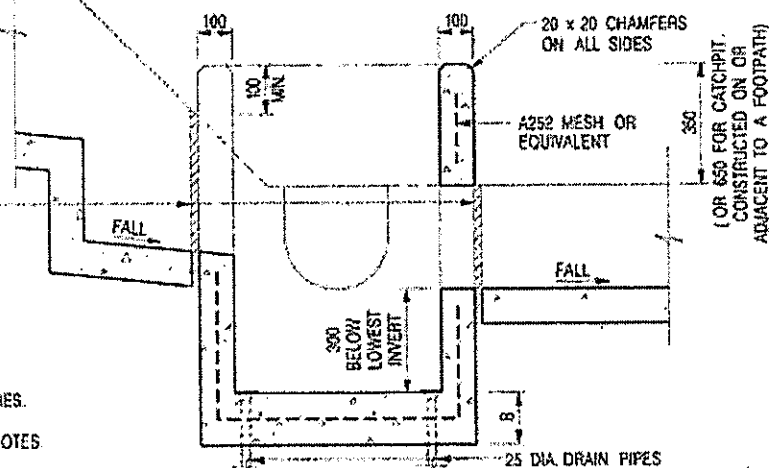
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 TK POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES

Project ID: P12/01

Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years at Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.

Drawing Title: 0211

The Details of Catchpit with Desilting Function

Drawing No: 0230

Figure 7

Remarks: 0211

Scale: 1:10

Not to scale

Date: 21 February 2023

TPB Ref.: A/YL-PS/673

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop & Services and Public Vehicle Park for Private Car for a Period of 3 Years at Lots 114 (Part) & 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long, N.T.**

Our response to the comments of the DLO/YL is shown below:

DLO/YL's comments	Applicant's response
LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot No. 115 RP in D.D.121 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	The applicant would remedy the lease breaches as demanded by LandsD including demolition of existing structure(s) and apply for short term waiver accordingly.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at 5114 9258 at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Danny NG) –  
By Email