

**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 Applications Covering the Site

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/614	Proposed Temporary Shop and Services (Convenience Store and Retail Shop) with Ancillary Office and Toilet for a Period of 3 Years	9.10.2020 (Revoked on 9.7.2022)

Rejected Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of consideration)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/DPA/YL-PS/50	Unspecified Use	Temporary Use as Container Vehicles Park for 3 Years	16.2.1996 (TPB)	(1), (2), (3), (4) & (5)
A/YL-PS/42	“REC”	Filling of Pond for Growing of Vegetables	11.12.1998	(3) & (7)
A/YL-PS/244	“REC”	Temporary Open Storage of Construction Materials (Iron, Steel and Stone) for a Period of 3 Years	19.5.2006	(1), (2), (4), (6) & (7)
A/YL-PS/523	“REC”	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Coaches) for a Period of 3 Years	14.10.2016	(7)

Rejection Reasons

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

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

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/634	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	14.5.2021
A/YL-PS/661	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities for a Period of 3 Years	24.6.2022
A/YL-PS/688	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles, Light Buses and Coaches) with Ancillary Facilities for a Period of 3 Years	14.07.2023

Government Departments' General Comments

1. Land Administration

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

- he has no adverse comment on the application;
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- Lots 57 RP and 58 RP in D.D. 126 are covered by a Short Term Waiver (STW) No. 4951 for the purpose of “Temporary Place of Recreation (barbecue spot)”.

2. Traffic

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

He has no adverse comment on the application.

3. Drainage

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

- he has no in-principle objection to the proposed application from a drainage point of view; and
- should the Town Planning Board consider that the application is acceptable from planning point of view, he would suggest that a condition requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of DSD should be stipulated.

4. Fire Safety

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

- he has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposal FSIs to his department for approval.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department

(CBS/NTW, BD):

He has no objection to the application.

6. Environment

Comments of the Director of Environmental Protection (DEP):

He has no objection to the application.

7. District Officer's Comments

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

His office has not received any comment from locals.

8. Other Departments

The following departments has no comment on the application:

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval be given to the subject planning application, the Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to apply to LandsD for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor as it sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the applicant is reminded that sufficient space within the Site should be provided for maneuvering of vehicles;
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - the Site is connected to Tin Tsz Road via a section of a local road which is not 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:
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Wetland Park Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Wetland Park Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;

(f) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised to submit relevant layout plans incorporated with the proposed Fire Service Installations (FSIs) to his department for approval;
- the applicant should be advised on the following:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- 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; and

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- 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;
- 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;
- for UBWs erected on lease land, enforcement may be taken by BD to effect their removal in accordance with the prevailing 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;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBWs. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage.

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



A/YL-PS/698 DD 126 Ping Shan Recreation

26/10/2023 02:35

From:

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

File Ref:

1 attachment



Yuen Long Community Green Station - Google Maps.pdf

A/YL-PS/698

Lots 56 RP, 57 RP (Part) and 58 RP (Part) in D.D. 126, Ping Shan

Site area: About 1,977sq.m

Zoning: "Recreation"

Applied use: 17 Coaches Parking / 5 Years / **Filling of Land**

Dear TPB Members,

The location looked familiar so checked back. The northern part of the site has a revoked approval but there is no link on the website?

ARE TPB MEMBERS AWARE THAT REVOCATIONS ARE NOW BEING TREATED AS NEVER HAS BEENS ON THE REVAMPED WEBSITE?

REVOKED ON 9.7.2022: As the applicant had failed to comply with conditions (e), (h) & (j) satisfactorily by 9.7.2022, the planning permission for the subject application had already been revoked on the same date.

Chief Town Planner/Urban Design and Landscape, PlanD had reservation on the application as no planning approval of similar nature or temporary structure of similar scale was observed in the Wetland Buffer Area within the same "REC" zone and approval of the application might set an undesirable precedent for similar applications in the "REC" zone.

The application is to legitimize further cementing over of the lots.

In view of the sensitive location of the site, members should question the relationship of the applicant to the revoked operation and reject this application.

Mary Mulvihill

From:

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

Date: Sunday, 6 September 2020 3:59 AM HKT

Subject: A/YL-PS/614 DD 126 Ping Shan Recreation

A/YL-PS/614

Lots 56 RP (Part) in D.D.126, Ping Shan

Site area : About 741sq.m

Zoning : "Recreation"

Applied use : Convenience Store / 1 Vehicle Parking

Dear TPB Members,

Strong objections. Despite the 2006 rejection it is obvious that the operator went ahead and the operation has been ongoing since then. This appears to be an attempt to realize part of the withdrawn 601 application for a large parking facility.

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had strong objection to the application as the proposed use was expected to have **adverse impact on the existing landscape character and landscape quality** of the surrounding rural landscape. Also, **there were sensitive uses such as the trail of Kai Shan hillsides and residential buildings close by**, the proposed development would be highly visible from these high points;

three public comments were received during the statutory publication period from the village representative of Fung Ka Wai and villagers of Ping Shan Heung. They objected to the application mainly on the grounds of **noise nuisance and traffic congestion, and adverse ecological impact due to illegal filling of fish pond;** and

Planning Department (PlanD)'s views – PlanD did not support the application for reasons detailed in paragraph 12.2 of the Paper. The proposed development was not in line with the planning intention of the "Recreation" ("REC") zone as well as the Town Planning Board Guidelines No. 13D for 'Application for Open Storage and Port Back-up Uses'. It was not compatible with the rural character of the surrounding area. **There was no information in the submission to demonstrate that the development, which was located within the Wetland Buffer Area (WBA), would not cause adverse ecological impact. In this regard, the Director of Agriculture, Fisheries and Conservation had reservation on the application.**

Members must ask questions this time like 'has any action been taken with regard to the unapproved use' and why the operator in all these years has not been ordered to reinstate the site. In addition the Community Green Station that is an educational amenity has been opened nearby. The

operation is clearly inappropriate to the spirit and intention of the zoning.

Mary Mulvihill

Google Maps Yuen Long Community Green Station



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 20 m

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

參考編號
Reference Number: 231007-083358-33581

提交限期
Deadline for submission: 27/10/2023

提交日期及時間
Date and time of submission: 07/10/2023 08:33:58

有關的規劃申請編號
The application no. to which the comment relates: A/YL-PS/698

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 蔡小恩

意見詳情
Details of the Comment :

個度入邊已經有個好大嘅停車場，唔需要再增加，其實攞嚟起過渡性房屋，解決市民嘅住屋需求仲好，所以我堅決反對做停車場

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

參考編號
Reference Number: 231007-162507-29051

提交限期
Deadline for submission: 27/10/2023

提交日期及時間
Date and time of submission: 07/10/2023 16:25:07

有關的規劃申請編號
The application no. to which the comment relates: A/YL-PS/698

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 袁加權

意見詳情
Details of the Comment :

又做停車場，咁米好多車出入囉，果度條路已經成日都撞車，再做個咁大既停車場一定塞死晒，不如用黎做下啲康樂設施俾市民用好過啦

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

參考編號
Reference Number: 231009-124906-76066

提交限期
Deadline for submission: 27/10/2023

提交日期及時間
Date and time of submission: 09/10/2023 12:49:06

有關的規劃申請編號
The application no. to which the comment relates: A/YL-PS/698

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Hazard Yuen

意見詳情
Details of the Comment :

嗰一幅係康樂用地，有咩理由做停車場，不如起啲設施，例如寵物公園或者運動場俾啲市民享用好過啦！嗰度都已經有個好大嘅停車場啦

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

參考編號

Reference Number:

231009-201052-30067

提交限期

Deadline for submission:

27/10/2023

提交日期及時間

Date and time of submission:

09/10/2023 20:10:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/698

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 陳太

意見詳情

Details of the Comment :

我是住景湖居的，經常我看到那個位置很多大車出入，捲起地上塵埃，嚴重影響空氣質素，現在又增加多個停車場，附近居民都變做吸塵機，不如興建一些民生保育或者環保設施，令附近居民可以享用，及可以教育環市民的環保意識，大型停車場已經有一個，真的不需要再增加



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

參考編號

Reference Number:

231010-181821-40930

提交限期

Deadline for submission:

27/10/2023

提交日期及時間

Date and time of submission:

10/10/2023 18:18:21

有關的規劃申請編號

The application no. to which the comment relates: A/YL-PS/698

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chris

意見詳情

Details of the Comment :

引咁多車入嚟馮家圍，只會令到天華路嚴重擠塞，停車場都有一個啦，仲整多個出嚟做咩呢？

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

參考編號

Reference Number:

231016-152723-16357

提交限期

Deadline for submission:

27/10/2023

提交日期及時間

Date and time of submission:

16/10/2023 15:27:23

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/698

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 袁美玲

意見詳情

Details of the Comment :

請問政府有沒有做過車輛流量統計呢？天華路入去馮家圍一段車路已經非常擠塞，經常有車輛爭路的問題，也有很多違泊的車輛，入去的那一段路也被大車行到爛晒，政府沒有派人來修理過路面，現在還興建多一個大型停車場，到時車輛應該有入冇出，請政府否決停車場的申請，先解決交通流量問題再作決定

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

231018-125601-76020

提交限期**Deadline for submission:**

27/10/2023

提交日期及時間**Date and time of submission:**

18/10/2023 12:56:01

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-PS/698

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 劉海勇

意見詳情**Details of the Comment :**

城規會應該考慮馮家圍應否發展這麼多個停車場，停車場已經有一個足夠使用，不要盲目地批核申請

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

參考編號
Reference Number: 231020-223213-41849

提交限期
Deadline for submission: 27/10/2023

提交日期及時間
Date and time of submission: 20/10/2023 22:32:13

有關的規劃申請編號
The application no. to which the comment relates: A/YL-PS/698

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 路人甲

意見詳情
Details of the Comment :

不要停車場，我希望起休憩地方或一些公共燒烤場

This document is received on 27 SEP 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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時
用途/發展;及**
- (iii) **Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

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.tpb.gov.hk/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.tpb.gov.hk/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

2302453

12.9.2023

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/098
	Date Received 收到日期	27 SEP 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

TANG Chi Hok

鄧志學

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

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

Goldrich Planners and Surveyors Ltd.

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 56 R.P., 57 R.P. (Part) and 58 R.P. (Part) in D. D. 126, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,977 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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	"Recreation" ("REC")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
30/08/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 29/08/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,977 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" 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 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Public Vehicle Park (Coaches) for a Period of 5 Years and associated Filling of Land

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)
.....

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Public Vehicle Park (Coaches) for a Period of 5 Years and associated Filling of Land

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積15..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率0.008..... ☒About 約
- Proposed site coverage 擬議上蓋面積0.8..... % ☒About 約
- Proposed no. of blocks 擬議座數1.....
- Proposed no. of storeys of each block 每座建築物的擬議層數1..... storeys 層
- ☐ include 包括.....storeys of basements 層地庫
- ☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐About 約
not more than 3 m 米 ☒About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☒ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Office-cum-guardroom: 15 sq. m.

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
..... 1 G/F Office-cum-guardroom
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Vehicle manoeuvring and parking spaces

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late-2023

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Tin Wah Road via a local access </p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>Coach Parking Spaces _____ 17</p> <p>_____</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. 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，請另頁註明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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>	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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. 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。

Refer to Appendix 1

11. 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 this application 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 LTD.

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

Date 日期

..... 06/09/2023 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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。

Executive Summary

1. The application site (the Site) is on Lots 56 R. P., 57 R. P. (Part) and 58 R. P. (Part) in D. D. 126, Ping Shan, Yuen Long, New Territories.
2. The site area is about 1,977 m². No Government Land is involved.
3. The Site falls within an area zoned "Recreation" ("REC") on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
4. The applied use is 'Proposed Temporary Public Vehicle Park (Coaches)' for a period of 5 years and associated Filling of Land. The applied use is a Column 2 use within the "REC" zone on the OZP requiring planning permission from the Town Planning Board.
5. 17 nos. of parking spaces for coaches are proposed at the Site.
6. A single-storey temporary structure is proposed for office-cum-guardroom use. The gross floor area is about 15 m².
7. Operation hours are 24 hours daily (including Sundays and public holidays).
8. The proposed development can cater for the demand of parking spaces for coaches in the vicinity and reduce roadside illegal parking.

行政摘要

1. 申請地點位於新界元朗屏山丈量約份第 126 約地段第 56 號餘段、第 57 號餘段（部份）及第 58 號餘段（部份）。
2. 申請地點的面積為大約 1,977 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《屏山分區計劃大綱核准圖編號 S/YL-PS/20》上劃為「康樂」地帶。
4. 申請用途為「擬議臨時公眾停車場（旅遊巴士）（為期 5 年）」，並進行相關填土工程。該用途在大綱圖上的「康樂」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 17 個旅遊巴士泊位。
6. 申請地點擬議提供 1 個單層臨時構築物作辦公暨保安室用途，總樓面面積為大約 15 平方米。
7. 營運時間為每日 24 小時（包括星期日及公眾假期）。
8. 擬議發展能滿足區內旅遊巴士車位的需求，並可減少路邊違例泊車情況。

Justifications

Applied Use

1. The applied use is ‘Proposed Temporary Public Vehicle Park (Coaches)’ for a period of 5 years and associated Filling of Land (the proposed development).

Location

2. The application site (the Site) is on Lots 56 R. P., 57 R. P. (Part) and 58 R. P. (Part) in D. D. 126, Ping Shan, Yuen Long, New Territories. It is accessible from Tin Wah Road via a local access (**Plans 1 and 2**).

Site Area

3. The site area is about 1,977 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
5. The planning intention of the “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
6. The applied use is a Column 2 use within the “REC” zone on the OZP which may be permitted with or without conditions by the Town Planning Board (the Board/TPB).
7. Provided that the structure of the proposed development is temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “REC” zone.

TPB Planning Guidelines

8. The TPB Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) are relevant to this application as the Site is located within the Wetland Buffer Area (WBA). With reference to Appendix A of the guidelines, this application is temporary in nature and shall be exempted from the requirement of ecological impact assessment as part of the submission to the Board.
9. Given that the Site falls within the “REC” zone and is in close proximity to existing main roads with regular traffic (i.e. Tin Tsz Road, Tin Wah Road and Wetland Park Road), the proposed development would not frustrate the intention of the WBA in protecting the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area.

Development Parameters

10. A single-storey temporary structure with gross floor area of about 15 m² and building height of not more than 3 m is proposed to be erected at the Site for office-cum-guardroom purpose. 17 nos. of parking spaces for coaches are proposed at the Site (**Plan 3**).
11. The Site is hard-paved with concrete of about 0.2 m in depth. The current application serves to regularise the filling of land for providing a solid ground for the parking of coaches and site maintenance (**Plan 4**).
12. The operation hours are 24 hours daily, including Sundays and public holidays.

Similar Applications Approved within the Same “REC” Zone on the OZP

13. A total of 3 similar applications approved by the Board can be found within or straddling the same “REC” zone on the OZP:

Application No.	Applied Use	Date of Approval
A/YL-PS/634	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	14.5.2021
A/YL-PS/661	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities for a Period of 3 Years	24.6.2023
A/YL-PS/688	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles, Light Buses and Coaches) with Ancillary Facilities for a Period of 3 Years	14.7.2023

14. Similar applications for the use of ‘Temporary Public Vehicle Park’ within or straddling the same “REC” zone in the vicinity of the Site have been approved for the past years mainly on considerations that the proposed use would not frustrate the long-term planning intention of the “REC” zone; not entirely incompatible with the surrounding areas; and no adverse traffic, drainage, landscape, environmental and fire safety impacts on the surrounding areas. Given that the planning context of adjacent areas was not significantly altered, it is considered that the planning circumstances of this application are relevant to those similar applications.

Planning Gain

15. The proposed development caters for the demand of parking spaces for coaches in Tin Shui Wai area and reduces roadside illegal parking, particularly during nighttime.

No Adverse Impact to the Surroundings

Environment

16. The applicant will follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the

Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

Visual and Landscape

17. The proposed development only involves the erection of a single-storey temporary. It is compatible with surrounding land uses of public vehicle parks, open storage of construction materials, warehouse and scrubland. No tree felling would be carried out at the Site.
18. The Site is also in close proximity to a recently approved application No. A/YL-PS/688 for the same applied use but of a large scale. Given that the proposed development under this application is of the same nature as the recently approved application, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

19. The trip attraction and generation rates are expected as follows:

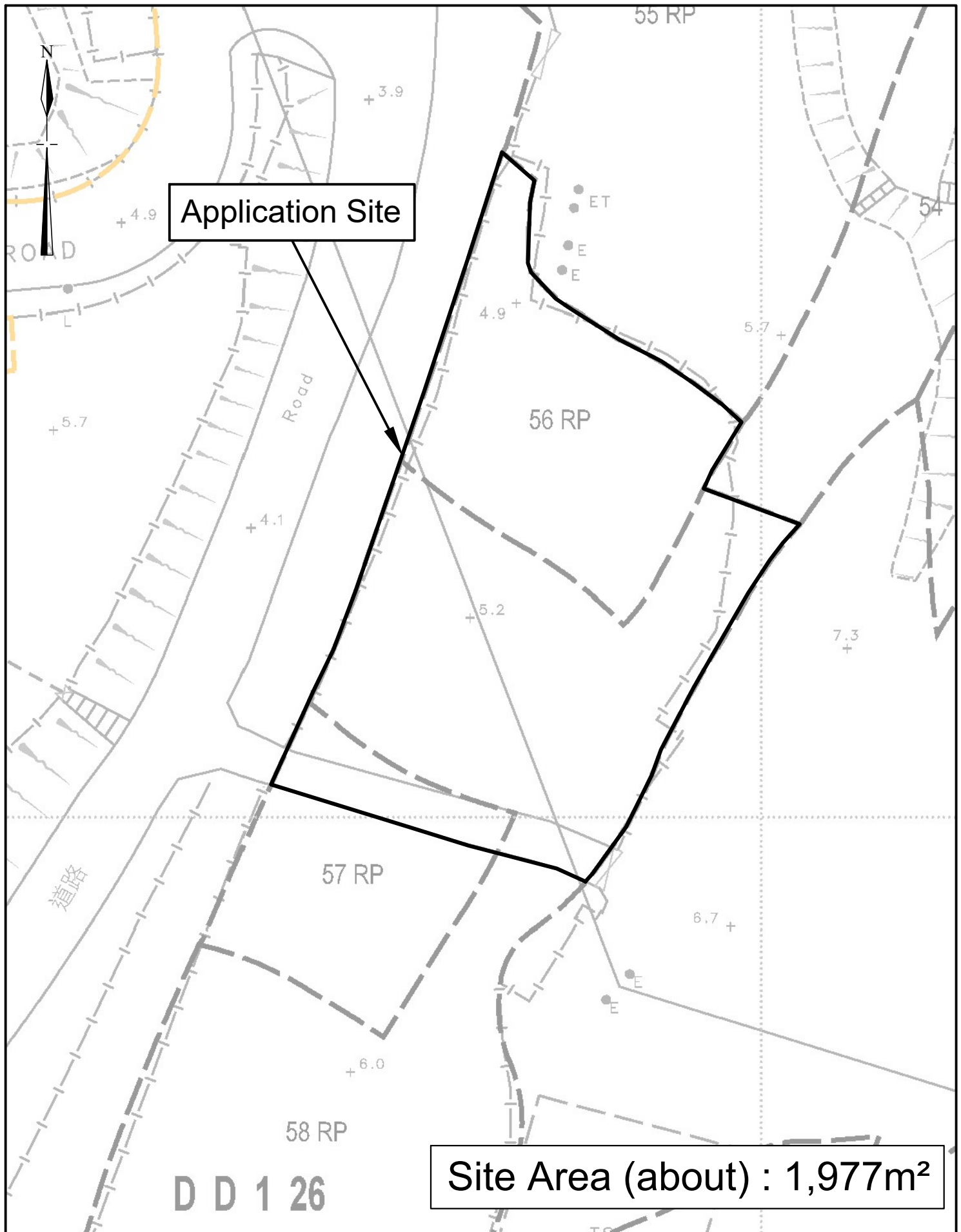
Time	Weekday		Weekend	
	Generations	Attractions	Generations	Attractions
07:00 – 08:00	2	0	0	0
08:00 – 09:00	3	0	0	0
09:00 – 10:00	3	0	3	0
10:00 – 11:00	2	0	4	0
11:00 – 12:00	0	2	3	0
12:00 – 13:00	0	0	0	0
13:00 – 14:00	2	0	0	0
14:00 – 15:00	0	0	0	0
15:00 – 16:00	0	0	0	0
16:00 – 17:00	0	0	0	0
17:00 – 18:00	0	0	0	0
18:00 – 19:00	0	0	0	0
19:00 – 20:00	0	4	0	3
20:00 – 21:00	0	4	0	3
21:00 – 07:00	0	2	0	4
Total Trips	<u>12</u>	<u>12</u>	<u>10</u>	<u>10</u>

20. In view of such low trip attraction and generation rates, adverse traffic impacts arising from the proposed development to the adjacent area and road network are not anticipated.
21. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**). No reversing or turning of vehicles on public road is expected.
22. Vehicles without valid licences issued under the Road Traffic Ordinance, medium/heavy goods vehicles and container trailers/tractors are not allowed to park, stall, enter or exit the Site.
23. No car beauty, dismantling or other workshop activities will be carried out at the Site.

Drainage

24. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

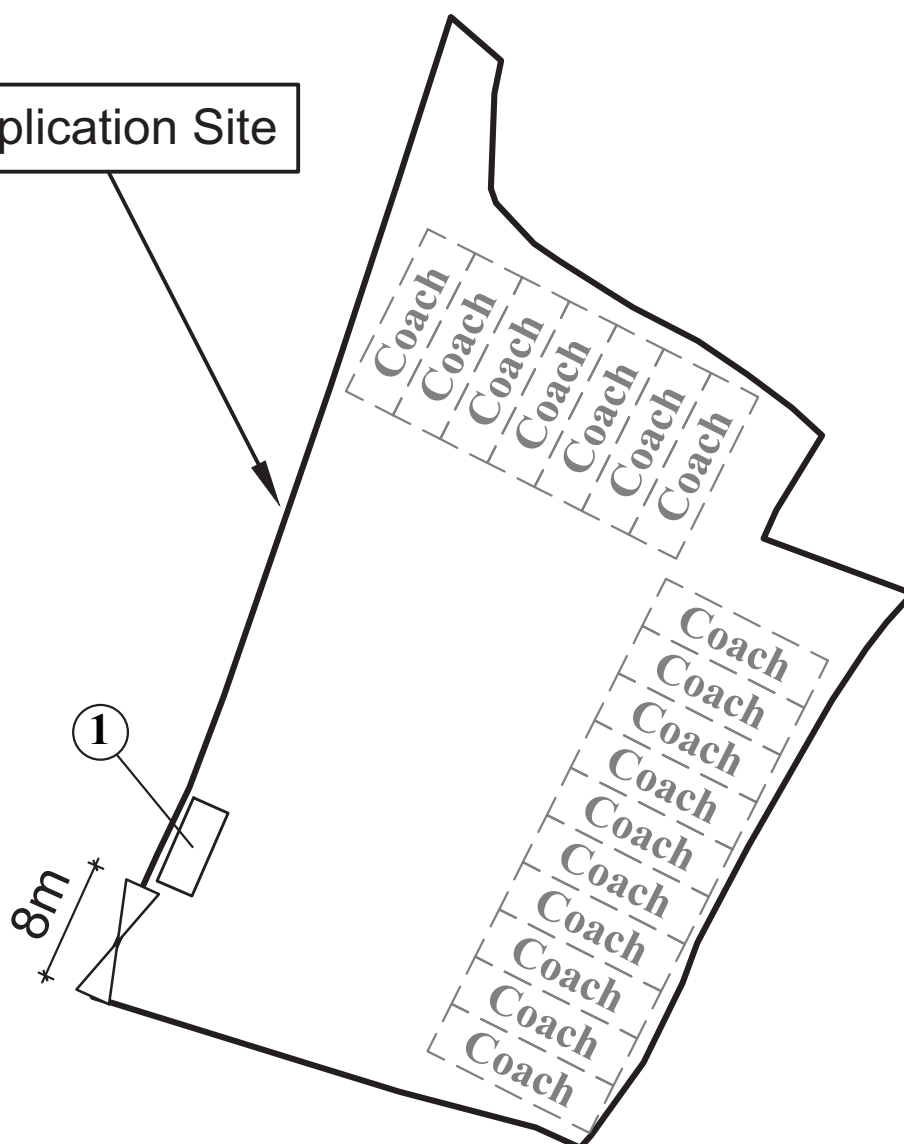
- End -



1:500	Lot Index Plan Lots 56 RP, 57 RP (part) and 58 RP (part) in D.D.126 Ping Shan, New Territories	Goldrich Planners & Surveyors Ltd.
July 2023		Plan 2 (P 23028)



Application Site



Legend



Vehicular Ingress/ Egress



Parking space for coaches
(12m (L) x 3.5m (W))

Site Area (about) : 1,977m²

No.	Structure / Use	Floor Area (about)	Covered Area (about)	No. of Storeys	Height
1	Office-cum-guardroom	<u>15m²</u>	<u>15m²</u>	1	<3m
Total Area (about) :		<u>15m²</u>	<u>15m²</u>		

1:500

Layout Plan

Goldrich Planners &
Surveyors Ltd.

July 2023

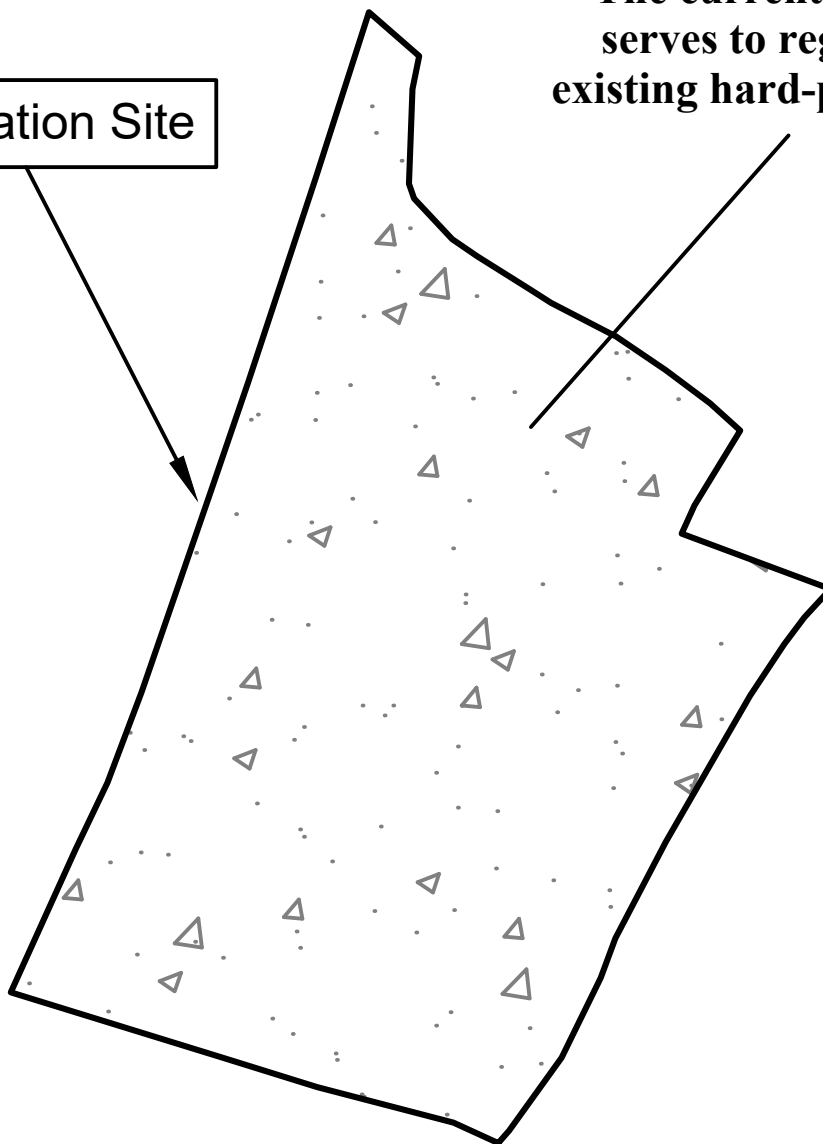
Lots 56 RP, 57 RP (part) and 58 RP (part) in D.D.126
Ping Shan, New Territories

Plan 3
(P 23028)



Application Site

The current application serves to regularise the existing hard-paving on site.



Site Area (about) : 1,977m²

1:500

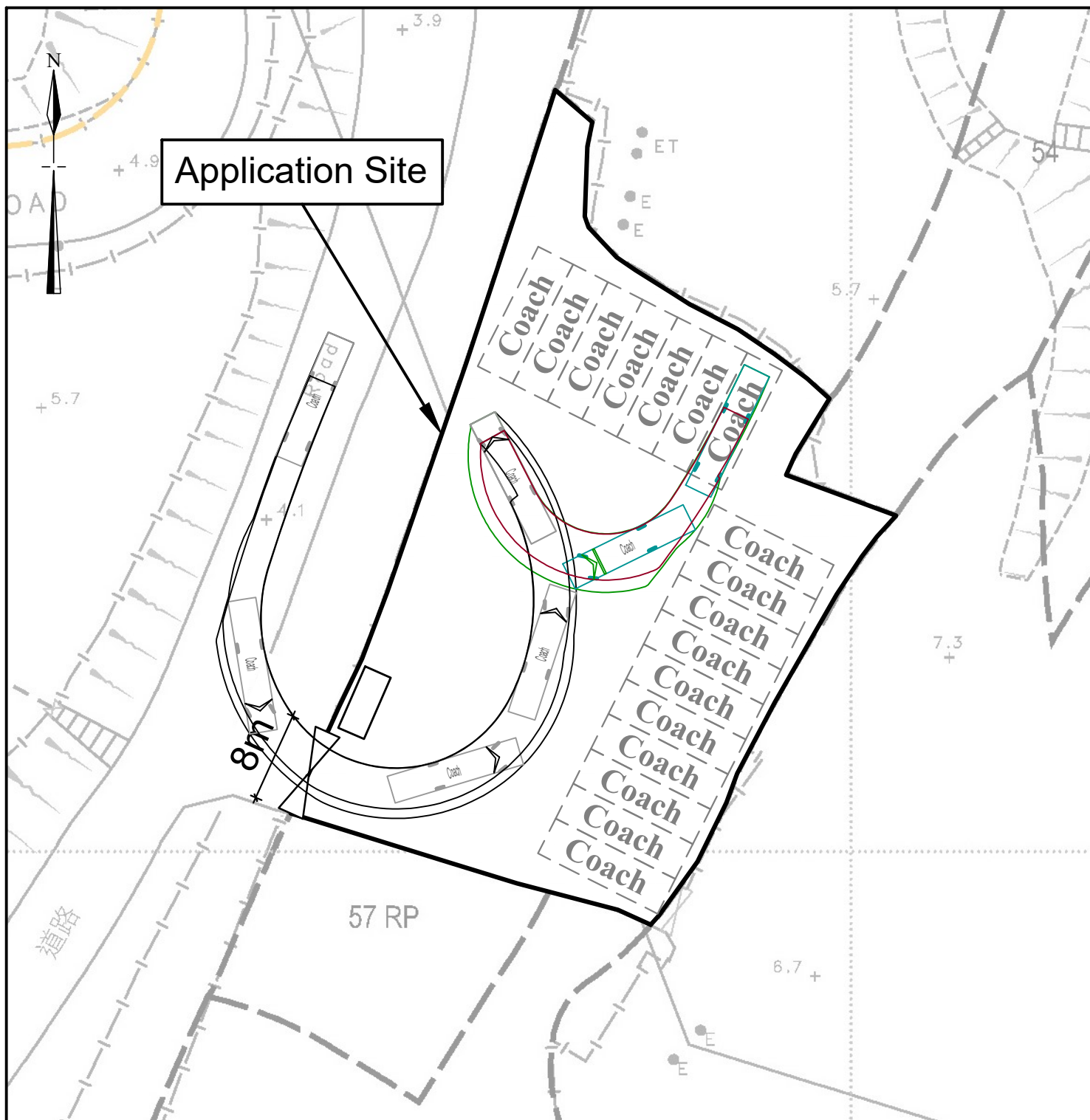
Plan showing Proposed Filling of Land

**Goldrich Planners &
Surveyors Ltd.**

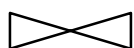
July 2023

**Lots 56 RP, 57 RP (part) and 58 RP (part) in D.D.126
Ping Shan, New Territories**

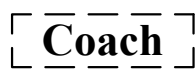
**Plan 4
(P 23028)**



Legend



Vehicular Ingress/ Egress



Parking space for coaches
(12m (L) x 3.5m (W))



Coaches
(12m (L) x 2.5m (W))

Site Area (about) : 1,977m²

1:500

Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

July 2023

Lots 56 RP, 57 RP (part) and 58 RP (part) in D.D.126
Ping Shan, New Territories

Plan 5
(P 23028)

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted



Fw: [Departmental Comments] Planning Application No. A/YL-PS/698 and 699
31/10/2023 15:04

From: tmylwdpo_pd/PLAND/HKSARG
To: Max Yuet Lun WONG/PLAND/HKSARG@PLAND
Cc: Alexander Weng Yip MAK/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 31/10/2023 15:04 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 31/10/2023 14:20
Subject: Fw: [Departmental Comments] Planning Application No. A/YL-PS/698 and 699

From: Rich Gold <[REDACTED]>
Sent: Tuesday, October 31, 2023 12:20 PM
To: tpbpd@pland.gov.hk
Cc: mylwong@pland.gov.hk
Subject: Fwd: [Departmental Comments] Planning Application No. A/YL-PS/698 and 699

Dear Sir/Madam,

I refer to the appended email dated 27.10.2023 from TM&YLW DPO, PlanD concerning the captioned planning applications.

The enclosed FIs are submitted in response to comments from UD&L, PlanD for both applications. Hard copy of the same will be sent to the Board by courier.

Thank you for your attention.

Regards,
Christian CHIM

[Goldrich Planners and Surveyors Ltd.](#)

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

Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may



PS699_P23029_FI(1)_31.10.2023.pdf PS698_P23028_FI(1)_31.10.2023.pdf

Your Ref.: A/YL-PS/698

Our Ref.: P23028/TL23459

30 October 2023

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

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

Dear Sir,

Submission of Further Information (FI)

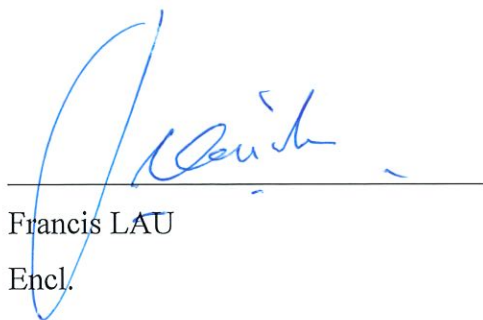
**Proposed Temporary Public Vehicle Park (Coaches)
for a Period of 5 Years and Associated Filling of Land in "Recreation" Zone,
Lots 56 R. P., 57 R. P. (Part) and 58 R. P. (Part) in D. D. 126, Yuen Long, New Territories
(Application No. A/YL-PS/698)**

We write to submit FI in response to comments from the Landscape Unit, Urban Design & Landscape Section, Planning Department conveyed by the Tuen Mun & Yuen Long West District Planning Office, Planning Department (Contact person: Mr. Max WONG, Tel.: 2158 6362) via e-mails dated 27.10.2023 for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



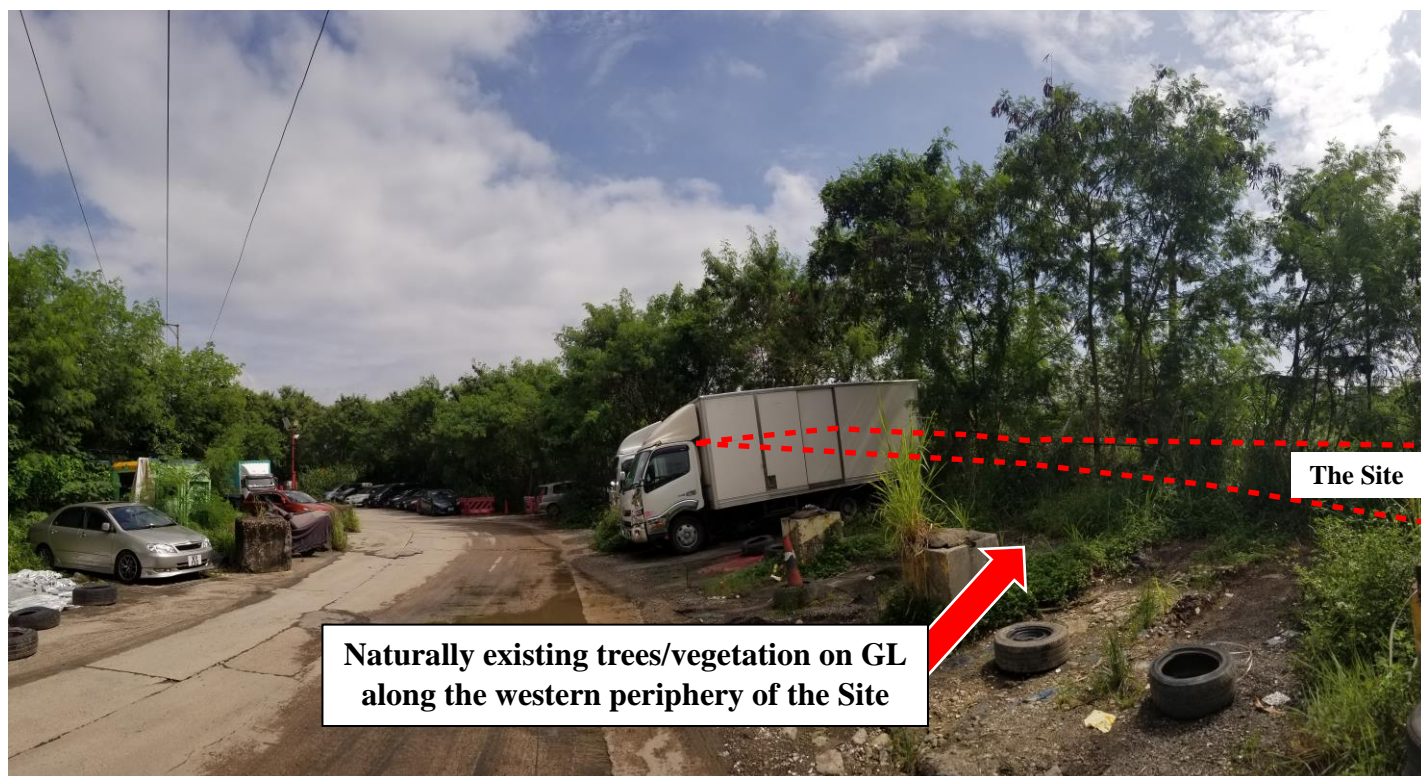
Francis LAU
Encl.

Further Information for Planning Application No. A/YL-PS/698**Response-to-Comment****Comments from UD&L, PlanD dated 27.10.2023**

Contact person: Mr. Brian LAM (Tel.: 3565 3949)

I.	Comment	Response
1.	No landscape proposal was included in the planning statement to mitigate the landscape impact arising from the development. The applicant should provide the required information and mitigate the impact caused by the proposed use.	<p>Naturally existing trees/vegetation can be found on the strip of Government Land along the western periphery of the site boundary. Please refer to site photos at Appendix I. In addition, it is proposed to plant 23 nos. of Bauhinia x blakeana (洋紫荊) along the western and northeastern site boundary to mitigate the landscape and visual impacts arising from the proposed development. Please refer to the enclosed landscape proposal at Plan 6.</p> <p>Meanwhile, one of the proposed parking spaces has been rearranged to facilitate the landscape proposal. The number of proposed parking spaces shall remain unchanged. Please refer to the revised Layout Plan and Swept Path Analysis at Plans 3a and 5a respectively.</p> <p>By adopting the above mitigation measures, it is expected that the adverse landscape and visual impacts to the public realm can be minimised.</p>

- END -



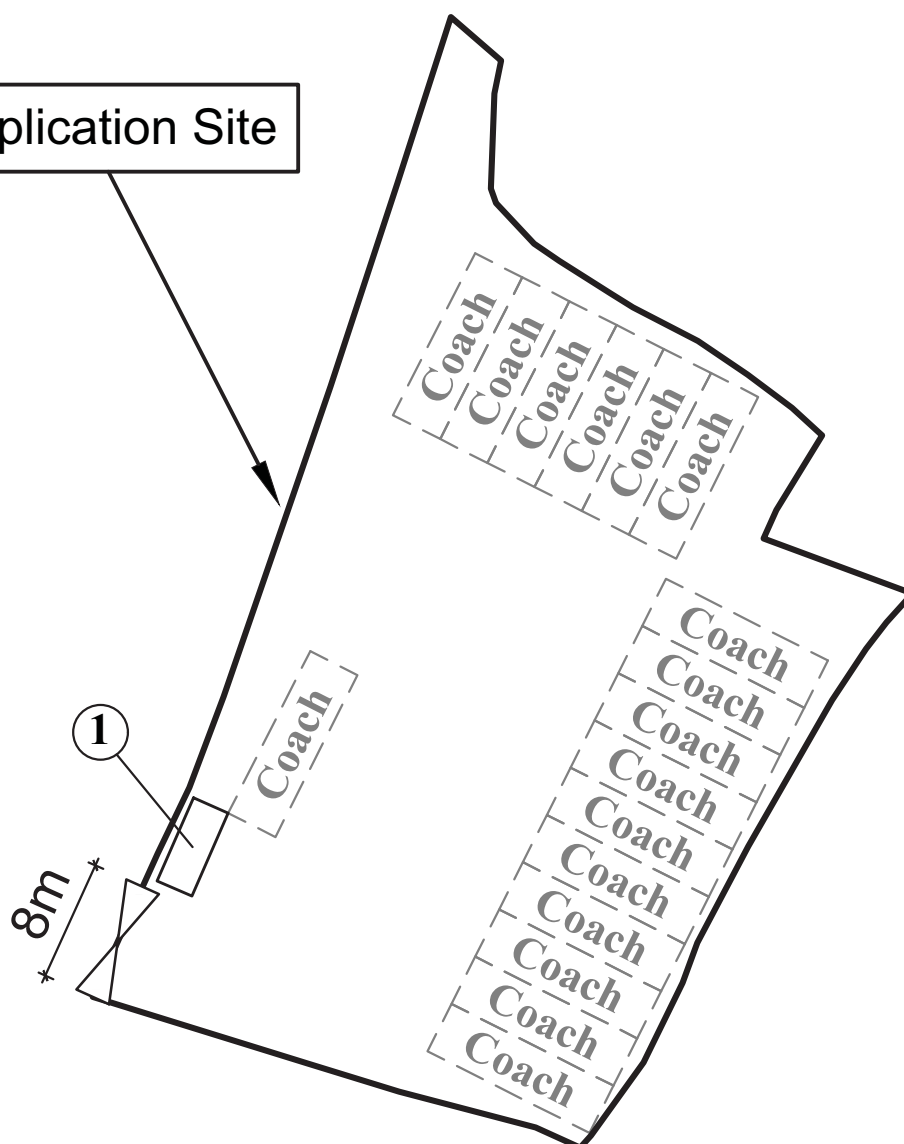
Viewpoint 1 on Plan 6



Viewpoint 2 on Plan 6



Application Site



Legend



Vehicular Ingress/ Egress



Parking space for coaches
(12m (L) x 3.5m (W))

Site Area (about) : 1,977m²

No.	Structure / Use	Floor Area (about)	Covered Area (about)	No. of Storeys	Height
1	Ancillary Office	<u>15m²</u>	<u>15m²</u>	1	<3m
Total Area (about) :		<u>15m²</u>	<u>15m²</u>		

1:500

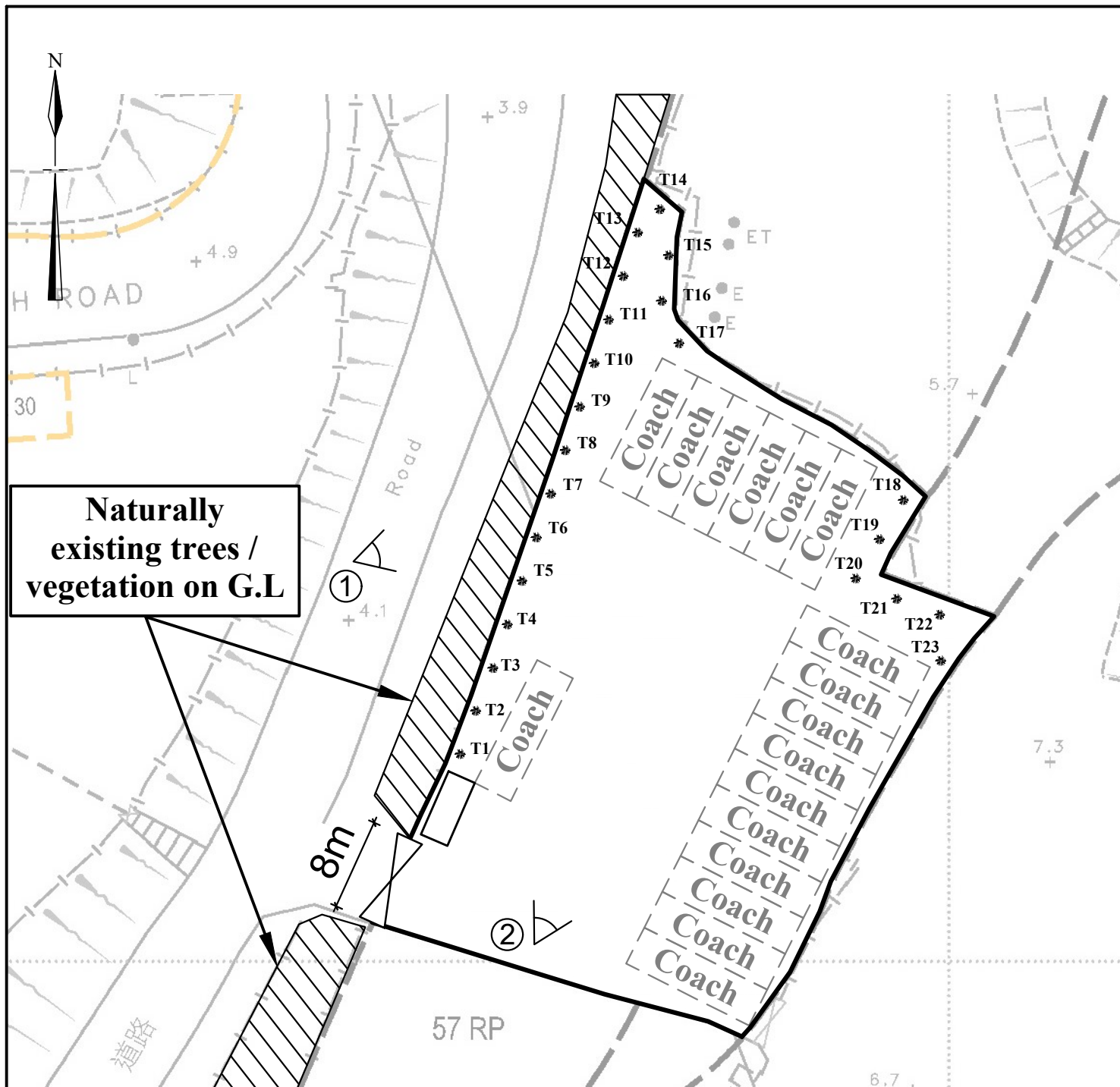
Layout Plan

Goldrich Planners &
Surveyors Ltd.

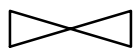
October 2023

Lots 56 RP, 57 RP (part) and 58 RP (part) in D.D.126
Ping Shan, New Territories

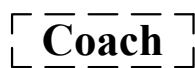
Plan 3a
(P 23028)



Legend



Vehicular Ingress/ Egress



Parking space for coaches
(12m (L) x 3.5m (W))



Viewpoint of photographs



Proposed Bauhinia x blakeana

Proposed Bauhinia x blakeana (洋紫荊)

Spacing (Centre to Centre)	min. 4m
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Min. Size (Height)	2.75m
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Quantity	23
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Site Area (about) : 1,977m²

1:500

Landscape Proposal

Goldrich Planners &
Surveyors Ltd.

October 2023

Lots 56 RP, 57 RP (part) and 58 RP (part) in D.D.126
Ping Shan, New Territories

Plan 6
(P 23028)