

2024年 2月 2 日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-PS/708

This document is received on 21 FEB 2024
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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.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

2400452

15.2.2024

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-PS/708
	Date Received 收到日期	21 FEB 2024

- 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)

永安車場 Wing On Car Park

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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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)	新界元朗屏山丈量約份第122約地段第692號(部分)、第693號(部分)、第694號(部分)、第695號(部分)、第697號(部分)、第698號(部分)、第897號(部分)、第898號(部分)、第900號(部分)、第901號(部分)、第942號(部分)、第943號(部分)、第944號及第946號(部分) Lots 692(Part), 693(Part), 694(Part), 695(Part), 697(Part), 698(Part), 897(Part), 898(Part), 900(Part), 901(Part), 942(Part), 943(Part), 944 and 946(Part) in D.D. 122, 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 6,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 75 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)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	屏山分區計劃大綱核准圖編號 S/YL-PS/20 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	Comprehensive Development Area 「綜合發展區」
(f) Current use(s) 現時用途	臨時停車場 (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 _____ (DD/MM/YYYY)&
於 25/01/2024 (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 _____ (DD/MM/YYYY)&
於 15/02/2024 (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&

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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park for Private Cars & Medium Goods Vehicle 臨時公眾停車場 (私家車和中型貨車) (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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	5962.5sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	37.5sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	75sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	75sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 構築物1：貨櫃辦公室：每層面積不多於37.5平方米，2層高，高度不多於7米，總面積不多於75平方米。	
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	55
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	39
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	0

Proposed operating hours 擬議營運時間			
星期一至星期日上午七時至晚上十時，星期日以外的公眾假期除外			
(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)) 由朗屏路經一條地區小路進入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

7. Justifications 理由

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

請參考附件的申請摘要

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 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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED



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

Date 日期

15/02/2024

(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。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗屏山丈量約份第122約地段第692號(部分)、第693號(部分)、第694號(部分)、第695號(部分)、第697號(部分)、第698號(部分)、第897號(部分)、第898號(部分)、第900號(部分)、第901號(部分)、第942號(部分)、第943號(部分)、第944號及第946號(部分) Lots 692(Part), 693(Part), 694(Part), 695(Part), 697(Part), 698(Part), 897(Part), 898(Part), 900(Part), 901(Part), 942(Part), 943(Part), 944 and 946(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.
Site area 地盤面積	6000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	屏山分區計劃大綱核准圖編號 S/YL-PS/20 APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20
Zoning 地帶	Comprehensive Development Area 「綜合發展區」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park for Private Cars & Medium Goods Vehicle 臨時公眾停車場（私家車和中型貨車）

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	75 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.0125 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0.625 % <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		94
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		55 0 0 39 0 0
	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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
位置圖 Location Plan, 地盤平面圖 Site Plan		
<u>Reports 報告書</u>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
預計車輛進出流量報告		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

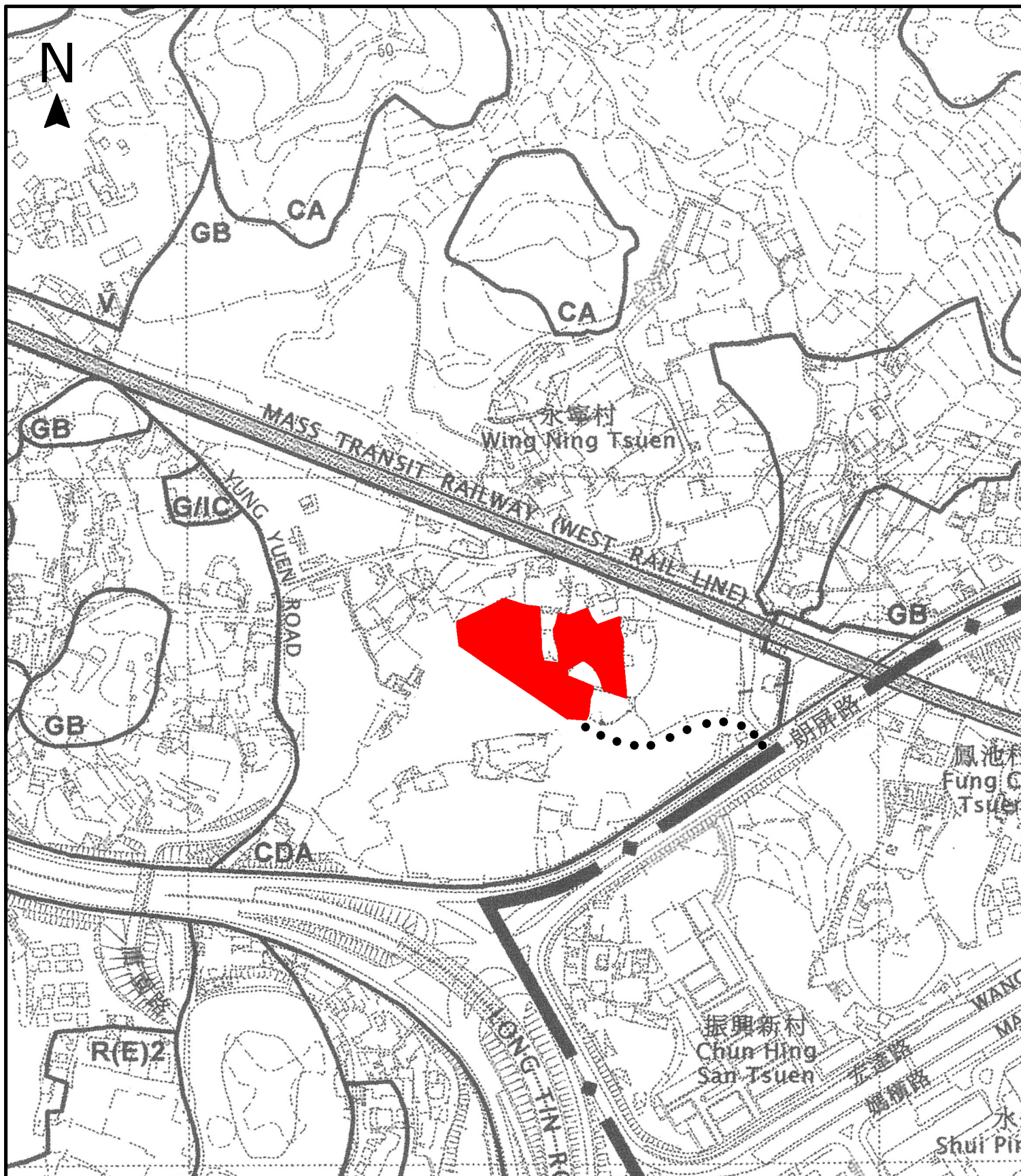
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

申請摘要

1. 申請地點的面積約為 6,000 平方米，根據屏山分區計劃大綱核准圖編號 S/YL-PS/20，申請地點現時被規劃為「綜合發展區」。
2. 擬議申請用途為臨時公眾停車場，屬於「綜合發展區」地帶內第二欄的准許用途，按照城規會條例，需向城規會作出申請，城規會視乎情況考慮，在有條件或無條件的情況下批出為期不超過 3 年的規劃許可。
3. 申請地點涉及一個先前的規劃許可編號 A/YL-PS/660 批准作為期三年的臨時停車場用途，由於之前因為渠務和消防工程未完工，未能如期履行規劃許可附帶的規劃條件，因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。
4. 申請人會把擬議申請地點用鐵板圍起，不會影響到附近的民居。
5. 擬議停車場的營業時間為星期一至星期日上午七時至晚上十時，星期日以外的公眾假期除外。
6. 申請地點附近的元朗屏山區內的居民大多為勞動階層，並依靠運輸行業維生，附近一帶缺乏停車場，違泊的情況十分常見，嚴重影響區內交通運輸網絡。
7. 擬議發展只會作臨時公眾停車場停泊私家車及中型貨車以滿足區內數萬名低收入的勞工階層對私家車及中型貨車位的殷切需求。為保持環境質素，申請地點內不會停泊上述種類以外的車輛；中型貨車為重量超過 5.5 噸，但 24 噸以下的貨車。
8. 申請用途不涉及汽車維修、汽車美容、洗車、拆卸及工場用途。
9. 按規劃處記錄，在申請地點附近（同樣是「綜合發展區」規劃用途的地段），曾獲小組委員會批出多宗同屬停車場的申請個案（A/YL-PS/377、A/YL-PS/633 及 A/YL-PS/637），也是為期 3 年與本申請相同性質的公眾停車場。
10. 申請人明白每一宗申請都是個別獨立個案，並無必然關係，唯上述規劃許可申請和本申請用途類近，而該申請都能得到委員會有條件下批出，因此申請人懇請城市規劃委員考慮本申請時參考上述類近申請。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗屏山丈量約份第 122 約地段第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 697 號(部分)、第 698 號(部分)、第 897 號(部分)、第 898 號(部分)、第 900 號(部分)、第 901 號(部分)、第 942 號(部分)、第 943 號(部分)、第 944 號及第 946 號(部分)作為期三年的臨時公眾私家車及中型貨車停車場用途。



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars & Medium Goods Vehicle for a Period of 3 Years at Lots 692(Part), 693(Part), 694(Part), 695(Part), 697(Part), 698(Part), 897(Part), 898(Part), 900(Part), 901(Part), 942(Part), 943(Part), 944 and 946(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:

Location Plan

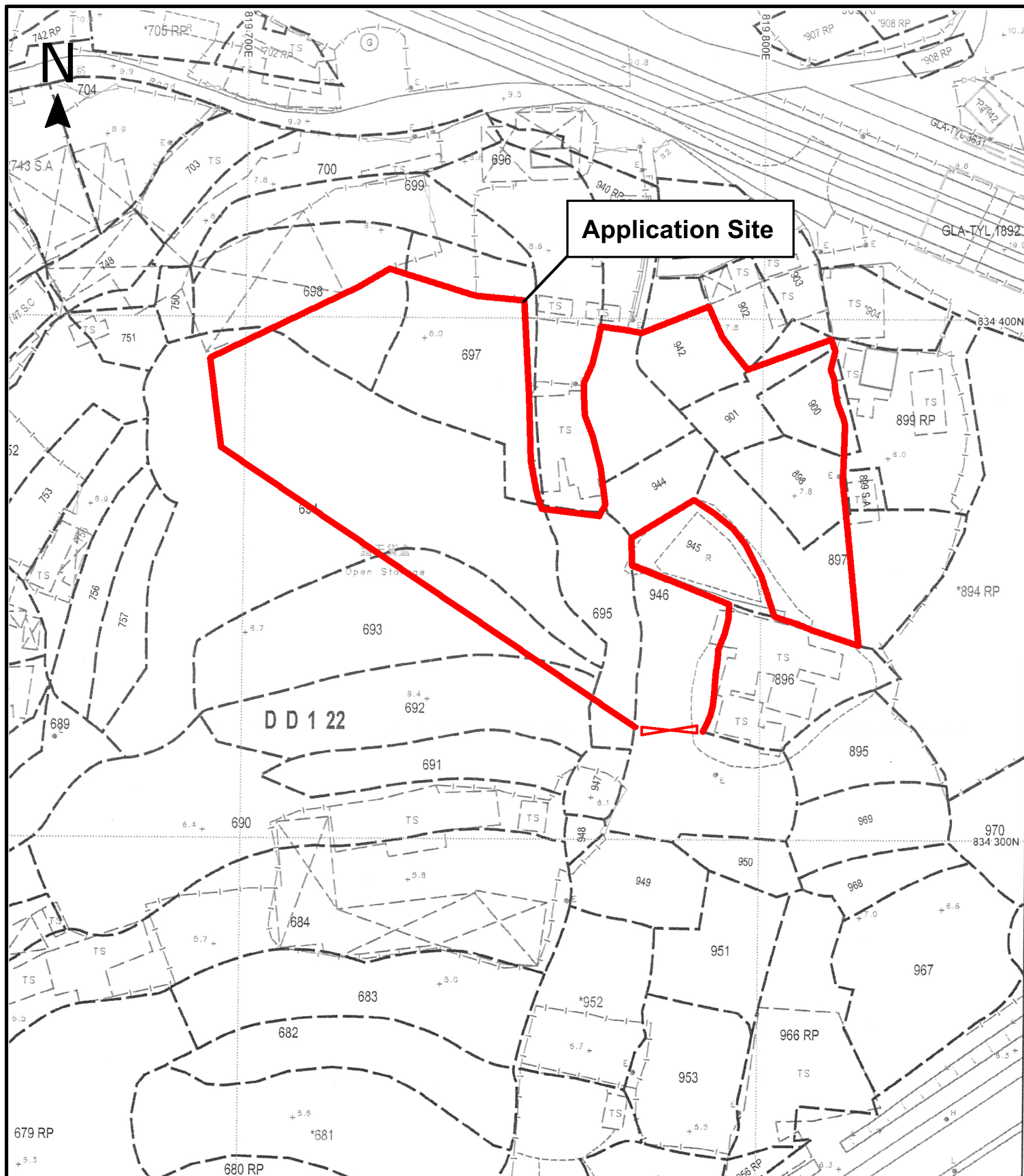


Drawing No. 圖號:

Remarks 備註:

... Vehicular access leading from Long Ping Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Private Cars & Medium Goods Vehicle
for a Period of 3 Years at Lots 692(Part),
693(Part), 694(Part), 695(Part), 697(Part),
698(Part), 897(Part), 898(Part), 900(Part),
901(Part), 942(Part), 943(Part), 944 and
946(Part) in D.D. 122, Ping Shan,
Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan



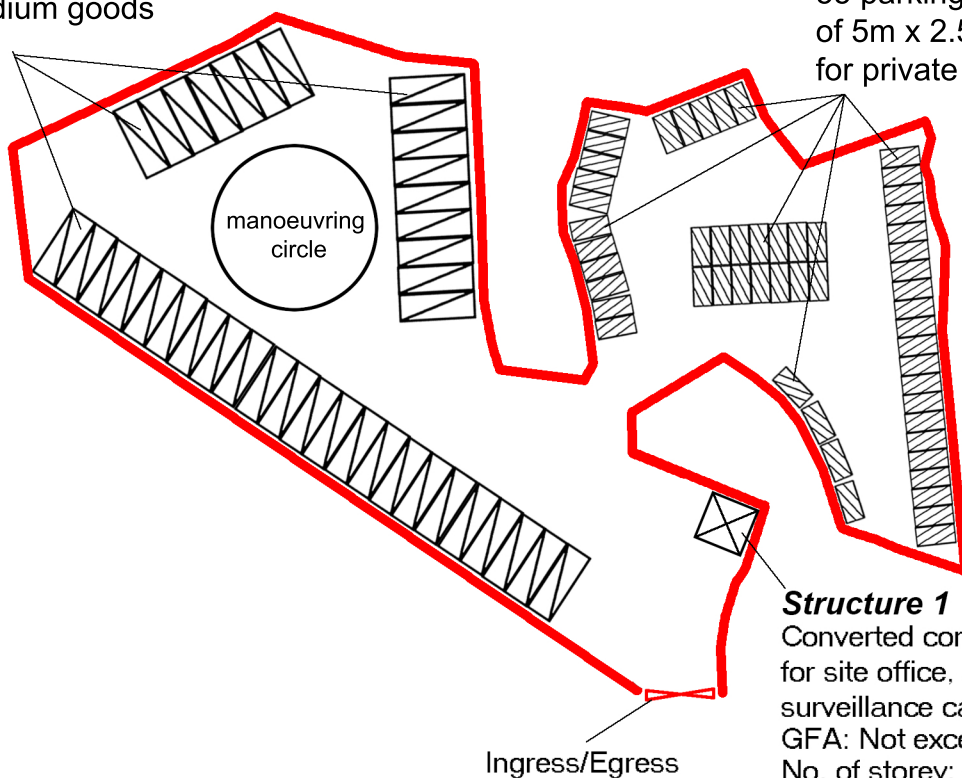
Drawing No. 圖號:

Remarks 備註:

Scale 比例:



39 parking spaces
of 11m x 3.5m
for medium goods
vehicle



55 parking spaces
of 5m x 2.5m
for private car

Structure 1
Converted container
for site office, security and
surveillance camera room
GFA: Not exceeding 75m²
No. of storey: 2
Height: Not exceeding 7m

Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Private Cars & Medium Goods Vehicle
for a Period of 3 Years at Lots 692(Part),
693(Part), 694(Part), 695(Part), 697(Part),
698(Part), 897(Part), 898(Part), 900(Part),
901(Part), 942(Part), 943(Part), 944 and
946(Part) in D.D. 122, Ping Shan,
Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

Remarks 備註:



Private Car



Medium Goods Vehicle

Scale 比例:

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗屏山丈量約份第 122 約地段第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 697 號(部分)、第 698 號(部分)、第 897 號(部分)、第 898 號(部分)、第 900 號(部分)、第 901 號(部分)、第 942 號(部分)、第 943 號(部分)、第 944 號及第 946 號(部分)
作為期三年的臨時公眾私家車及中型貨車停車場

預計停車場私家車進出流量報告

(星期一至星期日)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	1	1
8 : 00 - 9 : 00	3	1
9 : 00 - 10 : 00	4	5
10 : 00 - 11 : 00	2	1
11 : 00 - 12 : 00	8	6
12 : 00 - 13 : 00	3	3
13 : 00 - 14 : 00	4	1
14 : 00 - 15 : 00	5	3
15 : 00 - 16 : 00	8	3
16 : 00 - 17 : 00	3	8
17 : 00 - 18 : 00	4	3
18 : 00 - 19 : 00	2	3
19 : 00 - 20 : 00	2	4
20 : 00 - 21 : 00	3	7
21 : 00 - 22 : 00	3	6
合計(輛)	55	55

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗屏山丈量約份第 122 約地段第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 697 號(部分)、第 698 號(部分)、第 897 號(部分)、第 898 號(部分)、第 900 號(部分)、第 901 號(部分)、第 942 號(部分)、第 943 號(部分)、第 944 號及第 946 號(部分)

作為期三年的臨時公眾私家車及中型貨車停車場

預計停車場中型貨車進出流量報告

(星期一至星期日)

時間	進入 (輛)	離開 (輛)
7 : 00 – 8 : 00	1	0
8 : 00 – 9 : 00	2	2
9 : 00 – 10 : 00	2	2
10 : 00 – 11 : 00	3	3
11 : 00 – 12 : 00	7	3
12 : 00 – 13 : 00	2	2
13 : 00 – 14 : 00	1	5
14 : 00 – 15 : 00	3	4
15 : 00 – 16 : 00	3	6
16 : 00 – 17 : 00	2	2
17 : 00 – 18 : 00	6	2
18 : 00 – 19 : 00	3	1
19 : 00 – 20 : 00	2	2
20 : 00 – 21 : 00	1	3
21 : 00 – 22 : 00	1	2
合計(輛)	39	39

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年05月22日星期三 12:31
收件者: Max Yuet Lun WONG/PLAND
副本: Alexander Weng Yip MAK/PLAND
主旨: 轉寄: Planning Application No. A/YL-PS/708 : 回應部門意見和補充資料
附件: A_YL-PS_708_Drainage Proposal.pdf; A_YL-PS_708_FS_Plan.pdf; 回應部門意見.pdf; 附件1.pdf; 附件2.pdf; 附件3 : 預計車輛進出流量報告.pdf; 附件4 : layout_Plan.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Wednesday, May 22, 2024 12:21 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: Planning Application No. A/YL-PS/708 : 回應部門意見和補充資料

From: Chong Hermose [REDACTED]
Sent: Wednesday, May 22, 2024 12:19 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>
Subject: Planning Application No. A/YL-PS/708 : 回應部門意見和補充資料

城規會/規劃處：

有關規劃申請：No. A/YL-PS/708

現附上申請人回應部門意見和補充資料，請查收。

謝謝。

Ms Chong

[REDACTED]

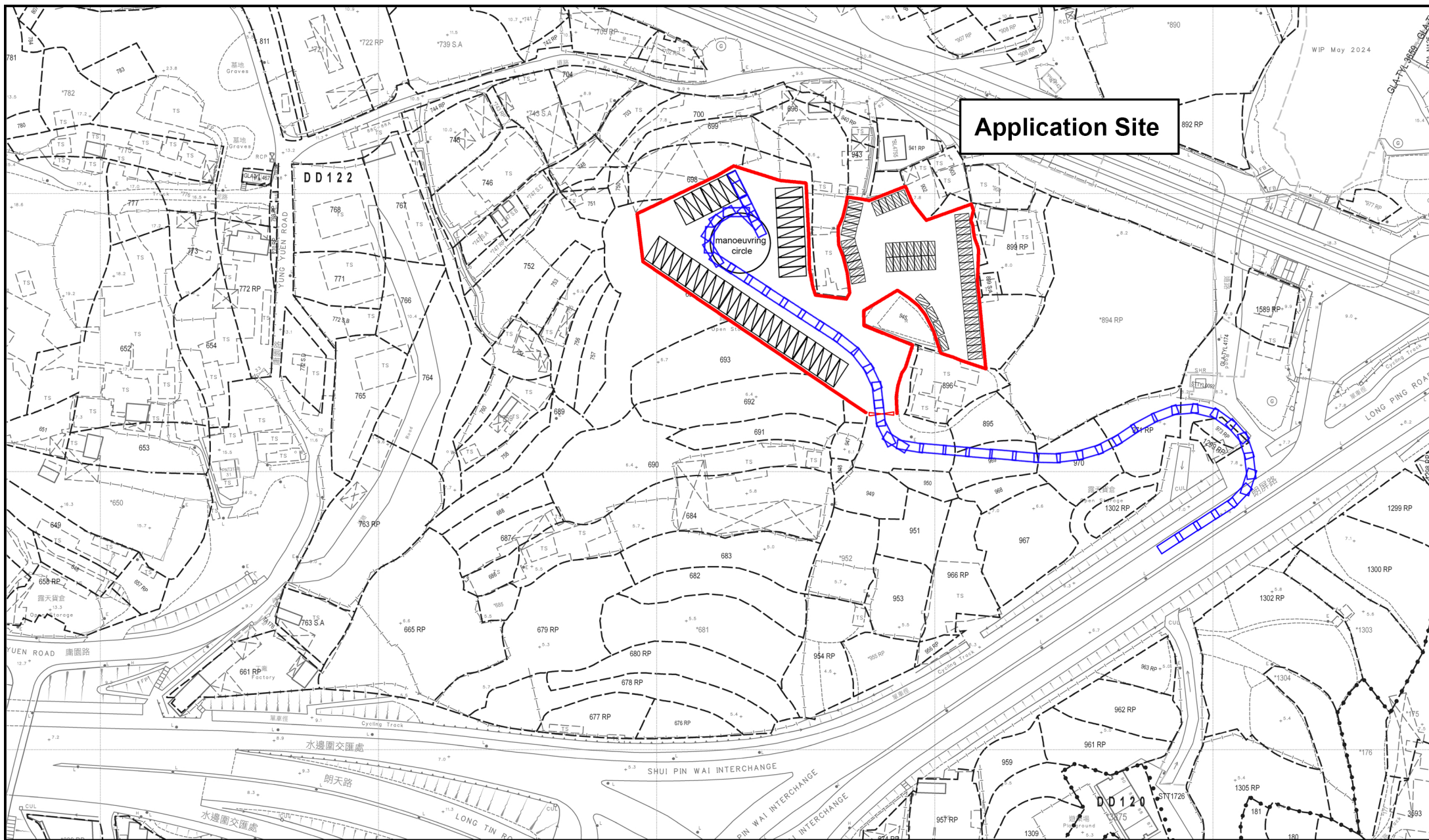
Planning Application No. A/YL-PS/708

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Commissioner of Transport (Contact Person: Ms. Sarita CHAN, 23992191)	
(1)	the applicant should provide a clear layout plan showing how the subject site connects to Long Ping Road;	請看附件 1。 汽車掉頭圖清晰顯示車輛從朗屏路駛進申請地點的路徑圖。
(2)	the applicant should indicate the width of the aisle, the site entrance and the vehicular access leading to the subject site;	請看附件 2。
(3)	the applicant should demonstrate with a layout plan with dimension and turning table/swept path that sufficient space would be allowed for manoeuvring inside the subject site, and along the access connecting the subject site and Long Ping Road;	請看附件 1：汽車掉頭圖。
(4)	The applicant should advise the provision and management of pedestrian facilities to ensure pedestrian safety;	申請人會在營業時間內，聘請一名交通指揮員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通；同一時間，交通指揮員亦會在申請地點門口指揮交通，並向行人發出手號及指示牌，確保行人在得到正確的指示才過馬路，確保周邊行人的安全。

(5)	The applicant should justify whether the access between the proposed site entrance and Long Ping Road has sufficient capacity to accommodate the additional vehicular flow from the operation of the proposed temporary public vehicle's park;	申請地點早前已獲批作為公眾停車場，申請人也沒有收到任何村內的投訴反汽車流量過高，因此申請人認為現時的行車通道是沒有問題，足夠應付申請地點的停車場。
(6)	The applicant should substantiate the trip generation and attraction of the proposed temporary public vehicle park, as the trip generation/attraction per day is exactly the same as the number of parking spaces, which is unreasonable;	請看 附件 3 ，更改過的 Trip Generation。
(7)	The applicant shall advise the trip generation during construction period;	申請地點的工程早前已完成，不會再有任何建築工程。
(8)	The access connecting the subject site and Long Ping Road is not managed by Transport Department. The land status of the local access road should be clarified with the lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.	申請人知悉該鄉村道路並不由運輸處負責，申請人已和相關土地地主溝通，並已租用部份土地，申請人和地主會洽商並對相關道路進行日常維修及保養的工作。

申請人已更改新的 **Layout Plan**，請看**附件 4**。



Application Site



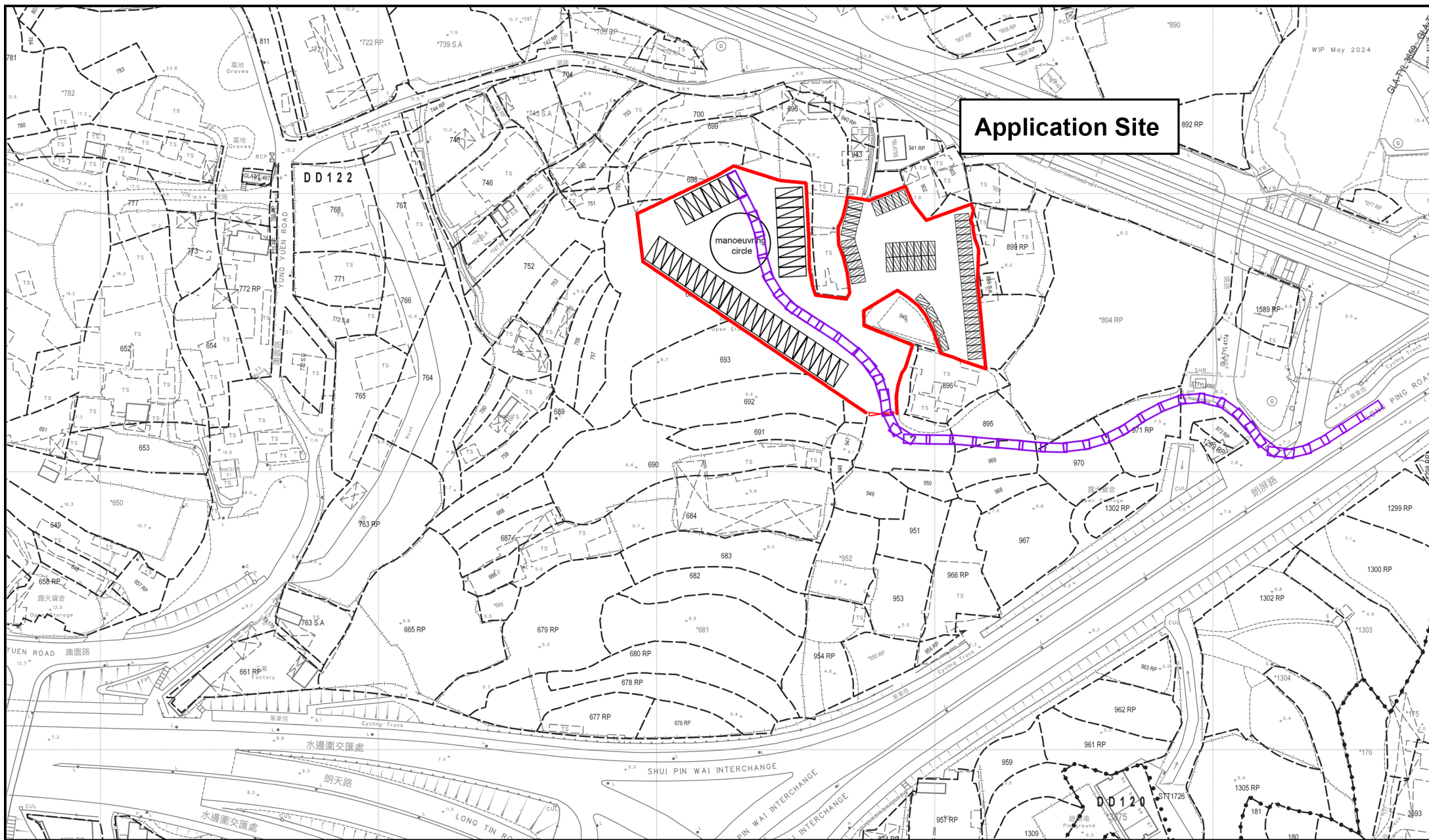
Project 項目名稱:
 Proposed Temporary Public Vehicle Park for Private Cars & Medium Goods Vehicle for a Period of 3 Years at Lots 692(Part), 693(Part), 694(Part), 695(Part), 697(Part), 698(Part), 897(Part), 898(Part), 900(Part), 901(Part), 942(Part), 943(Part), 944 and 946(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:
 Swept Path (IN)

Drawing No. 圖號:
 20240519

Remarks 備註:

- Medium Goods Vehicle IN
- Medium Goods Vehicle OUT





Application Site

Project 項目名稱:
Proposed Temporary Public Vehicle Park for Private Cars & Medium Goods Vehicle for a Period of 3 Years at Lots 692(Part), 693(Part), 694(Part), 695(Part), 697(Part), 698(Part), 897(Part), 898(Part), 900(Part), 901(Part), 942(Part), 943(Part), 944 and 946(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:
Swept Path (OUT)

Drawing No. 圖號:
20240519

Remarks 備註:
 Medium Goods Vehicle IN
 Medium Goods Vehicle OUT



Width of the site
entrance: around 6m

Width of vehicular access:
around 5m

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗屏山丈量約份第 122 約地段第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 697 號(部分)、第 698 號(部分)、第 897 號(部分)、第 898 號(部分)、第 900 號(部分)、第 901 號(部分)、第 942 號(部分)、第 943 號(部分)、第 944 號及第 946 號(部分)
作為期三年的臨時公眾私家車及中型貨車停車場

預計停車場私家車進出流量報告

(星期一至星期日)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	1	1
8 : 00 - 9 : 00	3	1
9 : 00 - 10 : 00	4	5
10 : 00 - 11 : 00	2	1
11 : 00 - 12 : 00	8	6
12 : 00 - 13 : 00	3	3
13 : 00 - 14 : 00	4	1
14 : 00 - 15 : 00	5	3
15 : 00 - 16 : 00	8	3
16 : 00 - 17 : 00	3	8
17 : 00 - 18 : 00	4	3
18 : 00 - 19 : 00	2	3
19 : 00 - 20 : 00	2	4
20 : 00 - 21 : 00	3	7
21 : 00 - 22 : 00	3	1
合計(輛)	55	50

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗屏山丈量約份第 122 約地段第 692 號(部分)、第 693 號(部分)、第 694 號(部分)、第 695 號(部分)、第 697 號(部分)、第 698 號(部分)、第 897 號(部分)、第 898 號(部分)、第 900 號(部分)、第 901 號(部分)、第 942 號(部分)、第 943 號(部分)、第 944 號及第 946 號(部分)

作為期三年的臨時公眾私家車及中型貨車停車場

預計停車場中型貨車進出流量報告

(星期一至星期日)

時間	進入 (輛)	離開 (輛)
7 : 00 – 8 : 00	1	0
8 : 00 – 9 : 00	2	2
9 : 00 – 10 : 00	2	2
10 : 00 – 11 : 00	3	3
11 : 00 – 12 : 00	7	3
12 : 00 – 13 : 00	2	2
13 : 00 – 14 : 00	1	5
14 : 00 – 15 : 00	3	4
15 : 00 – 16 : 00	3	0
16 : 00 – 17 : 00	2	2
17 : 00 – 18 : 00	6	2
18 : 00 – 19 : 00	3	1
19 : 00 – 20 : 00	2	2
20 : 00 – 21 : 00	1	2
21 : 00 – 22 : 00	1	1
合計(輛)	39	31

ISSUE 2

TEMPORARY DRAINAGE PROPOSAL (FINAL)

APPLICATION SITE OF THE PROPOSED
TEMPORARY PUBLIC VEHICLE PARK FOR
PRIVATE CARS & MEDIUM GOODS VEHICLE FOR
A PERIOD OF 3 YEARS AT LOTS 692(PART),
693(PART), 694(PART), 695(PART), 697(PART),
698(PART), 897(PART), 898(PART), 900(PART),
901(PART), 942(PART), 943(PART), 944 AND
946(PART) IN D.D. 122, PING SHAN, 946(PART)
IN D.D. 122, PING SHAN, YUEN LONG, N.T.

PROJECT NO. AGLA/TDM/003

PREPARED FOR

APPLICATION NO. A/YL-PS/708

9 APRIL 2024

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1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the proposed Temporary Public Vehicle Park for Private Cars & Medium Goods Vehicle for a Period of 3 Years at Lots 692(Part), 693(Part), 694(Part), 695(Part), 697(Part), 698(Part), 897(Part), 898(Part), 900(Part), 901(Part), 942(Part), 943(Part), 944 and 946(Part) in D.D. 122, Ping Shan, 946(Part) in D.D. 122, Ping Shan, Yuen Long, N.T. For the site location plan, please refer to the **Appendix A**.

1.2 Objectives of the Report

- 1.2.1 This report shall be prepared to include the following:
- Identify the potential drainage impact assessment from the proposed Application Site
 - recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

- 1.3.1 The report contains the following sections:
- Section 1 on Introduction;
 - Section 2 on Development Proposal;
 - Section 3 on Assessment Criteria;
 - Section 4 on Potential Drainage Impact; and
 - Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Ping Shan Ping Shan, New Territories, with an area of around 6,000 m² and ground level varying between + 8.8mPD and + 7.2mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is "Comprehensive Development Area" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.
- 2.1.3 The applied use/development is the Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

- 3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

- 3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems “An ‘Urban Drainage Branch System’ is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.
- 3.1.3 An ‘Urban Drainage Trunk System’ collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains.”
- 3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.
- 3.1.5 The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

- 3.2.1 Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM, based on the following equation:

$$Q_p = 0.278 C i A$$

where	Q_p	=	Peak Runoff, m ³ /s
	C	=	Runoff Coefficient
	i	=	Rainfall Intensity, mm/hr
	A	=	Catchment Area, km ²

- 3.2.2 The paved area of the site will account for 6000 m². The runoff coefficient of 1 is assumed.
- 3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

- 3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the proposed 450mm drainpipes via the proposed U-channel system.
- 3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.
- 3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

- 4.1.1 The application Site is located within the Ping Shan, Yuen Long, New Territories, with an area of around 6,000 m² and ground level varying between + 7.2mPD and + 8.8mPD.
- 4.1.2 There is no specific drainage provision for the current site, the collected stormwater would be discharged as surface runoff and infiltration leading to the natural stream or river.
- 4.1.3 Only the application site with a projected area of 6,000m² is considered as part of the catchment.

4.2 Changes in Drainage Characteristics

- 4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.
- 4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in **Table 4-1**.

Table 4-1 Change in sub-catchment within the site

	BEFORE	AFTER
Grassland (m ²)	0	0
Unpaved Area (m ²)	0	0
Paved Area (m ²)	6,000	6,000
Total Site Area (m ²)	6,000	6,000

- 4.2.3 Since there are no changes in Drainage Characteristics, it is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.

4.3 Potential Drainage Impact

- 4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.3.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the flow to the terminate catch pit.
- 4.3.3 The runoff from the Application site is collected by U-channels along the boundary and discharged to the terminate Catch pit, which is connected to the further downstream leading to the U-channel (by others) at the south of the application site, and eventually lead to the existing village river.
- 4.3.4 The 450mm U-channel receives stormwater from the surface and the upstream catchment. For Conservative, the critical scenario is considered for collecting all the flow leading to the 450mm U-channel. The design calculation of the proposed drainage is provided in **Appendix D**. The design calculation is summarized in Table 4-2.

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
450mm UC	0.351	0.392	10%

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the 450mm U-channel reach its full capacity for conservative.

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed 450mm u-channel with the runoff anticipated to be 0.351m³/s, which is within the drainage capacity of the proposed 450mm u-channel of 0.392 m³/s with gradient 1:70 with reserve capacity 10%.
- 4.3.6 All u-channels, catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.
- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

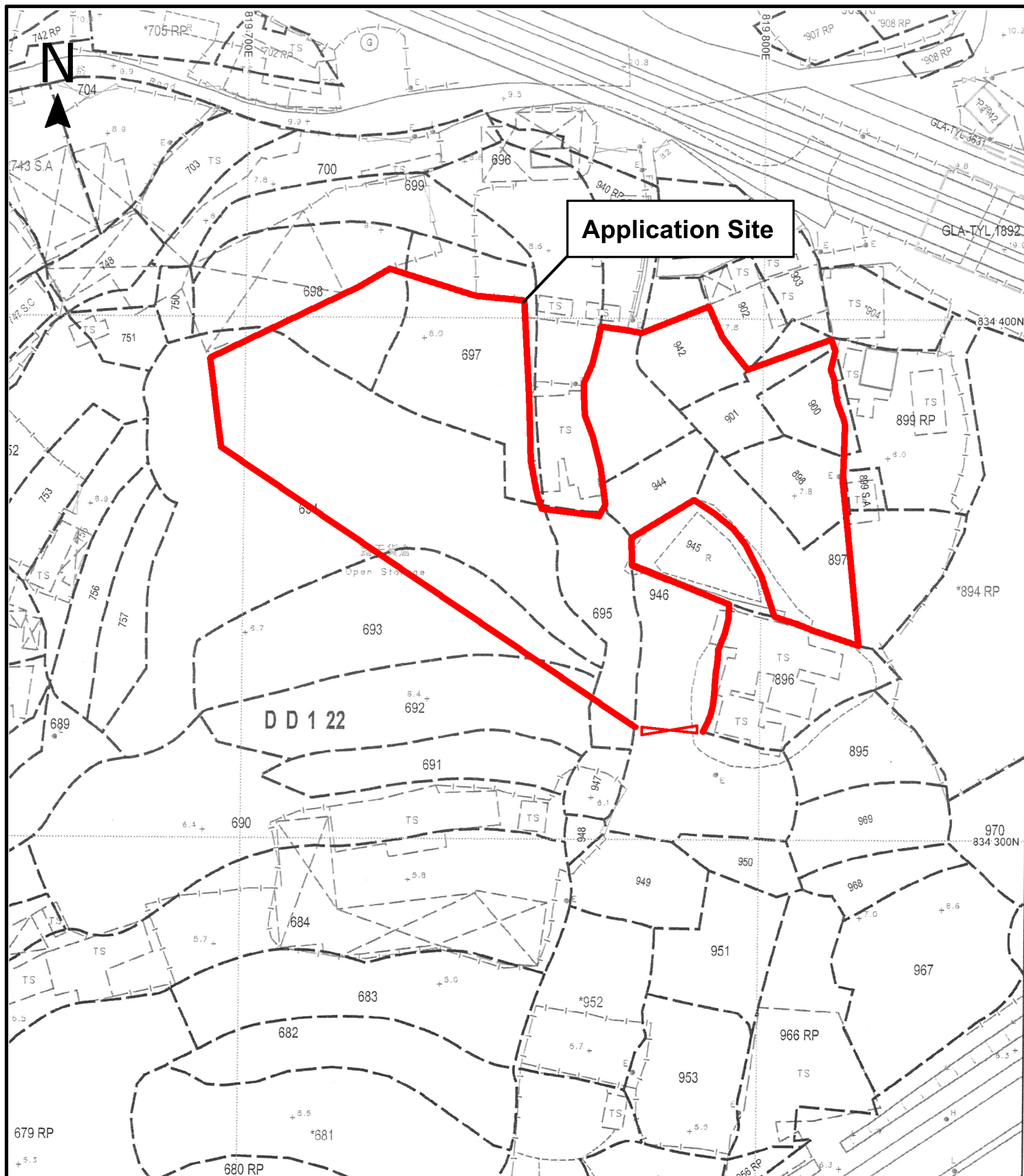
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 6,000 m² consists of the site area of the proposed Application Site only.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews and demonstrates the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A
SITE LAYOUT PLAN



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Private Cars & Medium Goods Vehicle
for a Period of 3 Years at Lots 692(Part),
693(Part), 694(Part), 695(Part), 697(Part),
698(Part), 897(Part), 898(Part), 900(Part),
901(Part), 942(Part), 943(Part), 944 and
946(Part) in D.D. 122, Ping Shan,
Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan



Drawing No. 圖號:

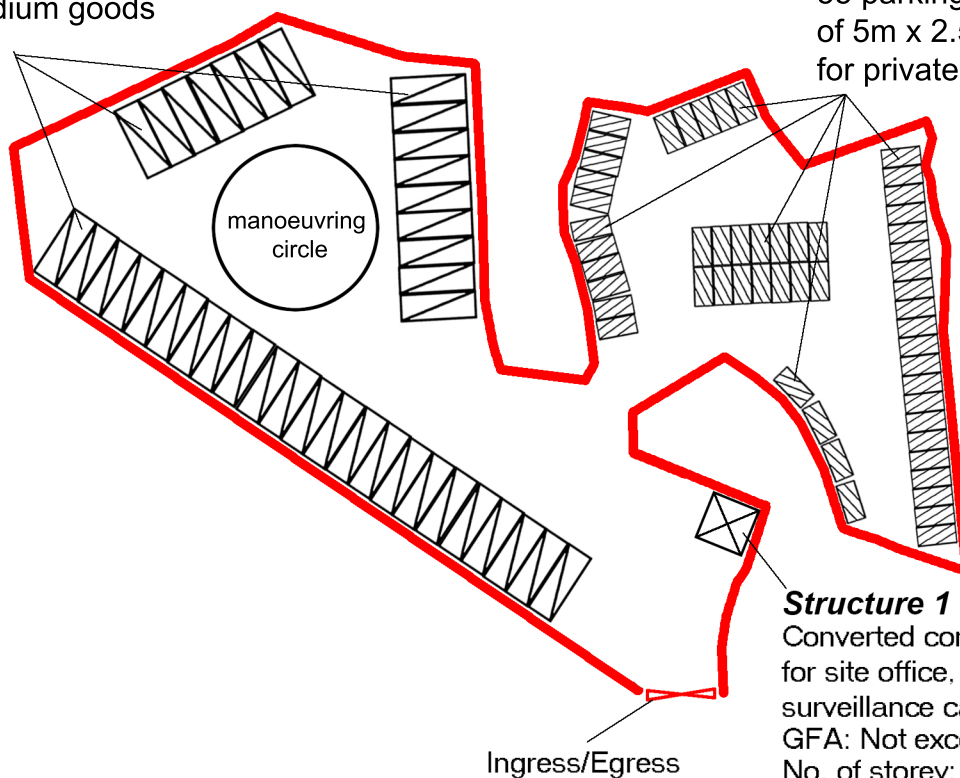
Remarks 備註:

Scale 比例:

APPENDIX B
LAYOUT PLAN



39 parking spaces
of 11m x 3.5m
for medium goods
vehicle



55 parking spaces
of 5m x 2.5m
for private car

Structure 1
Converted container
for site office, security and
surveillance camera room
GFA: Not exceeding 75m²
No. of storey: 2
Height: Not exceeding 7m

Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Private Cars & Medium Goods Vehicle
for a Period of 3 Years at Lots 692(Part),
693(Part), 694(Part), 695(Part), 697(Part),
698(Part), 897(Part), 898(Part), 900(Part),
901(Part), 942(Part), 943(Part), 944 and
946(Part) in D.D. 122, Ping Shan,
Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

Remarks 備註:



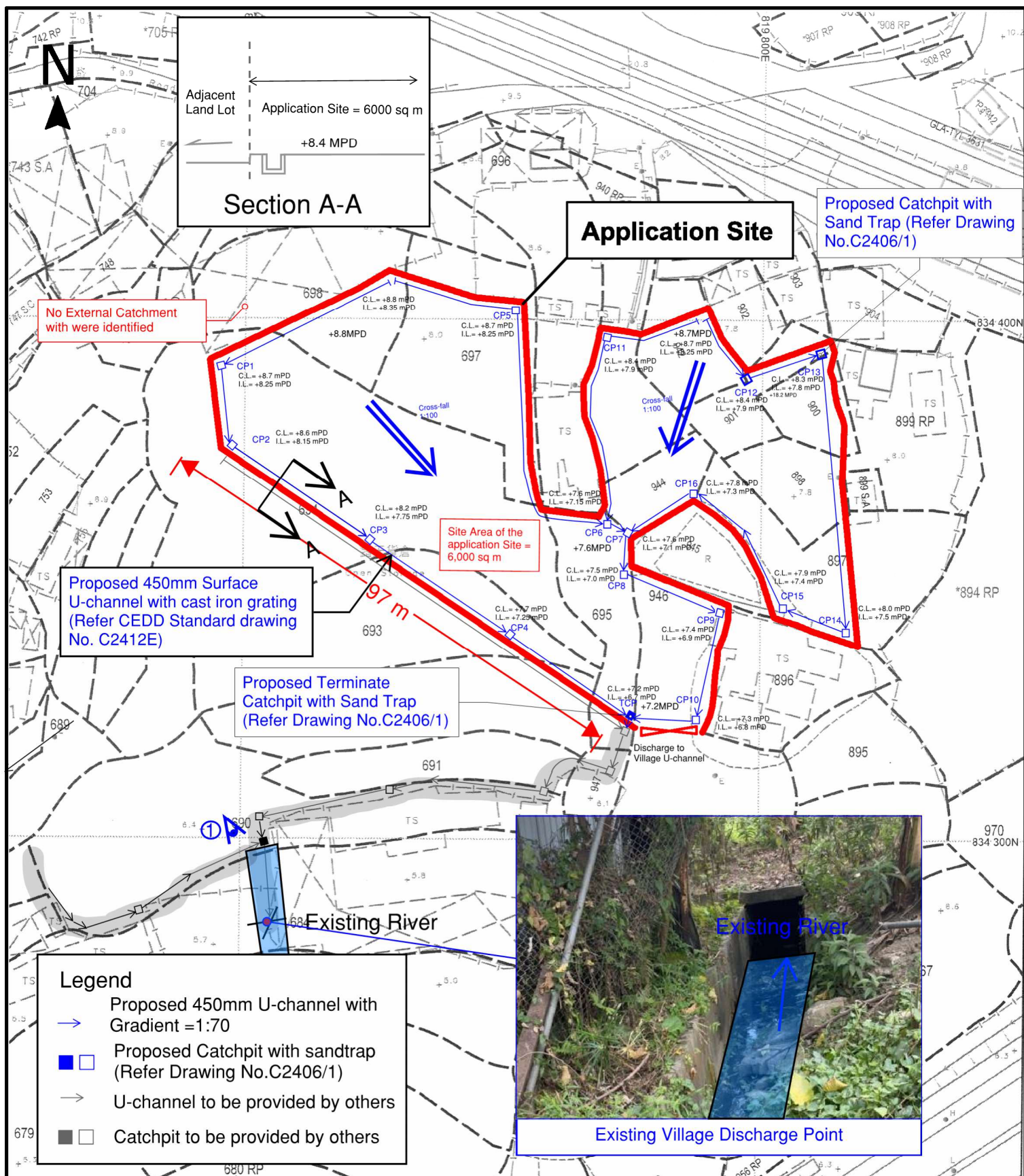
Private Car



Medium Goods Vehicle

Scale 比例:

APPENDIX C
PROPOSED DRAINAGE PLAN



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars & Medium Goods Vehicle for a Period of 3 Years at Lots 692(Part), 693(Part), 694(Part), 695(Part), 697(Part), 698(Part), 897(Part), 898(Part), 900(Part), 901(Part), 942(Part), 943(Part), 944 and 946(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan



Drawing No. 圖號:

Appendix C - Proposed Drainage Plan

Remarks 備註:

Scale 比例:

NTS

APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Design Data

- 1. Design follows the Rational Method in accordance with Stormwater Drainage Manual 2018 (DSD)
- 2. Runoff coefficient for paved land is 1.
- 3. Design return period is 50 years.
- 4. For manning's equation coefficient n is 0.016.

Check for Hydraulic Capacity:

Catchment	K	Area (A)
Hard Paved	1.00	6000.0 m ²

Runoff estimation

Average slope, H

Catchment area, A

Distance between summit and point under consideration, L

Time of concentration of natural catchment, t_o

Length of drain, L_j

Velocity, V_j

Flow time, t_f

Time of concentration, t_c

Storm constants for 50-year return period:

Extreme mean intensity, i_{50yr}

Design flow, Q

450mm u-channel capacity

Diameter

Cross-sectional area of 450mm U-channel

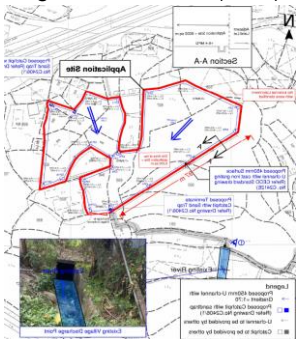
Gradient

flow velocity

Design Capacity

Reserve capacity

For conservative, all the U-channel along the site boundary shall be 450mm.



= 1 /100m

= 6000 m²

= 30 m

= 0.14465 x L / (H^{0.2} x A^{0.1})

= 1.82 min.

= 100 m

= 2.167 m/s

= Σ (L_j / V_j)

= 0.7690439 min.

= t_o + t_f

= 2.59 min.

a = 1167.6

b = 16.76

c = 0.561

= a / (t_o + b)^c

= 210.6778 mm/hr

< 405.000 mm/hr

= 0.278 i Σ K A

= 0.351 m³/s

= 450 mm

= 0.1808 m²

= 0.01

= 2.167 m/s

= 0.392 m³/s

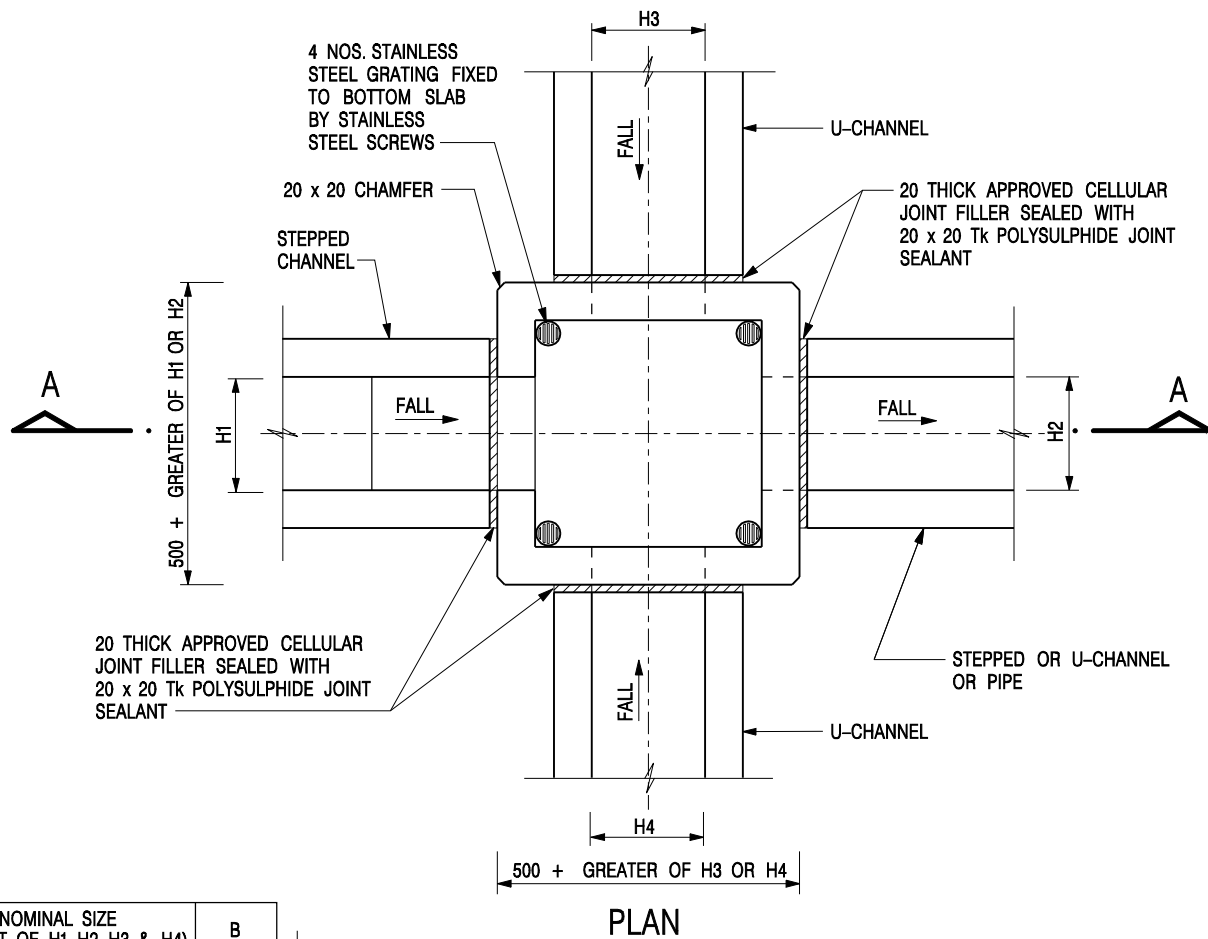
> 0.351 m³/s

= 10%

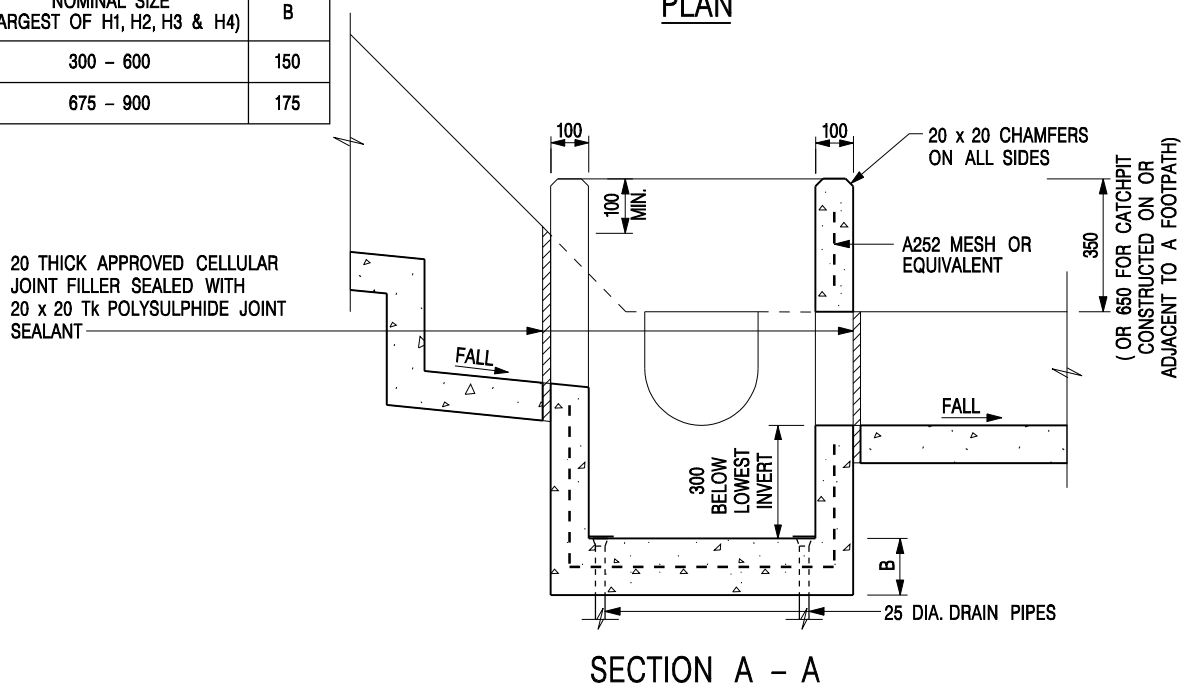
OK

APPENDIX E

**TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT
(EXTRACTED FROM CEDD, FOR REFERENCE ONLY)**



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



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



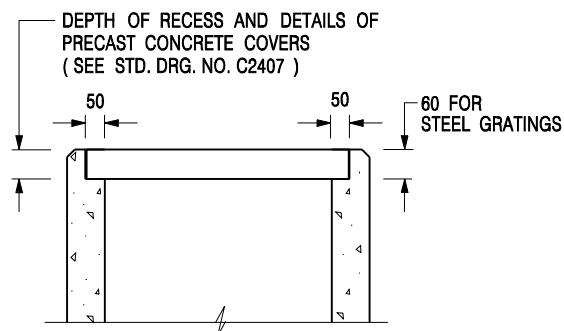
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



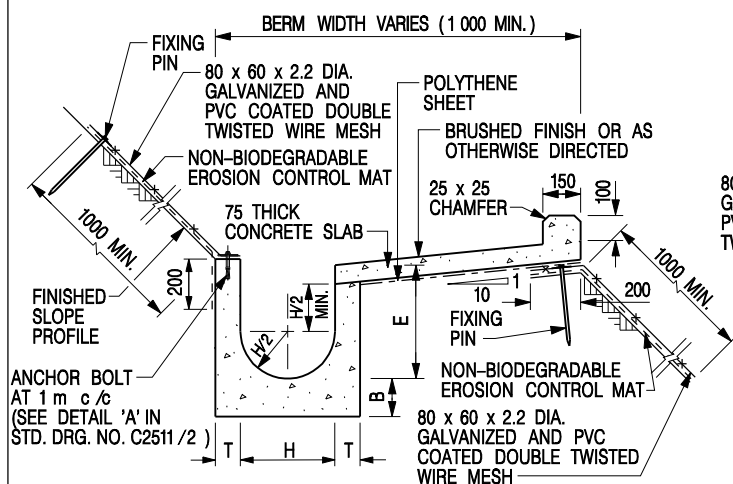
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

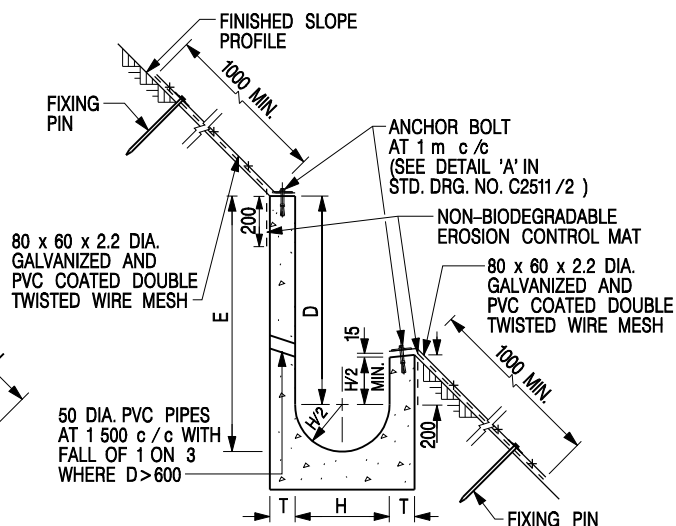
DATE JAN 1991

DRAWING NO.

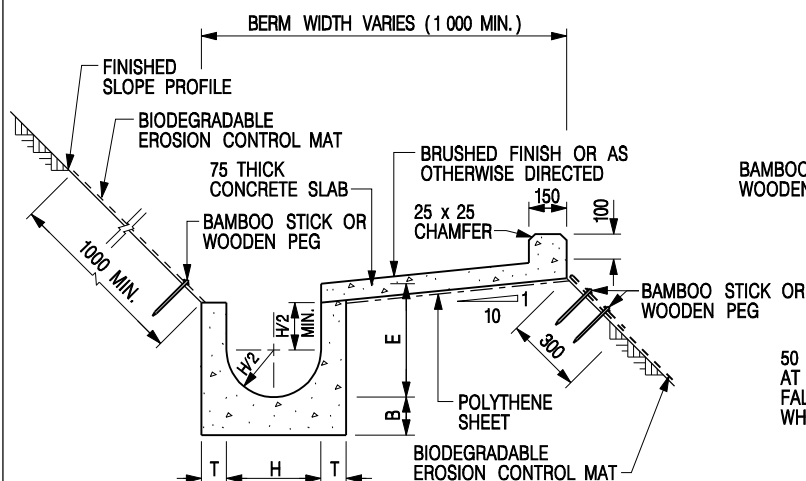
C2406 /2A



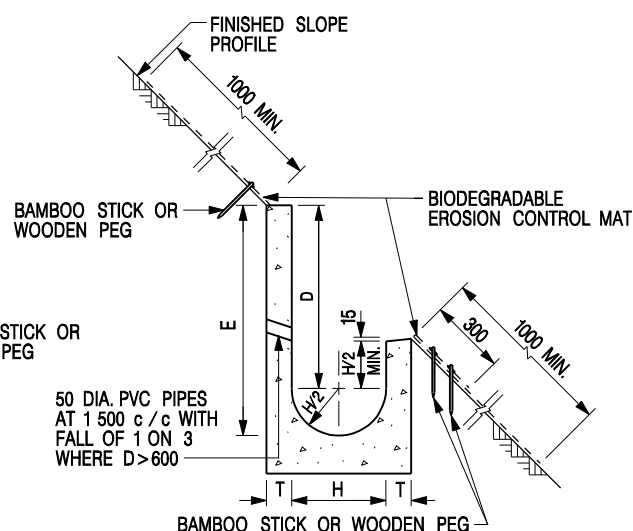
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



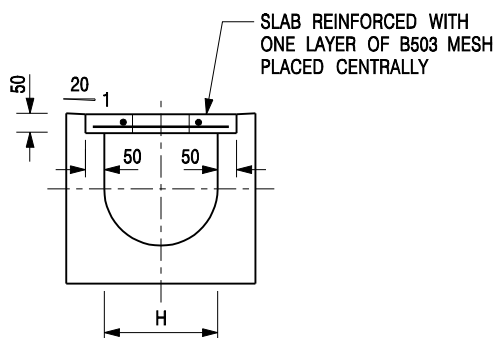
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

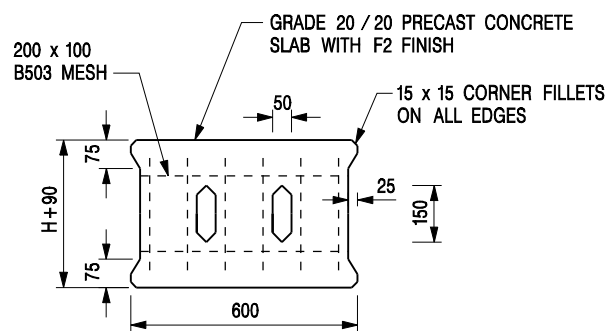
DRAWING NO.

DATE JAN 1991

C24101



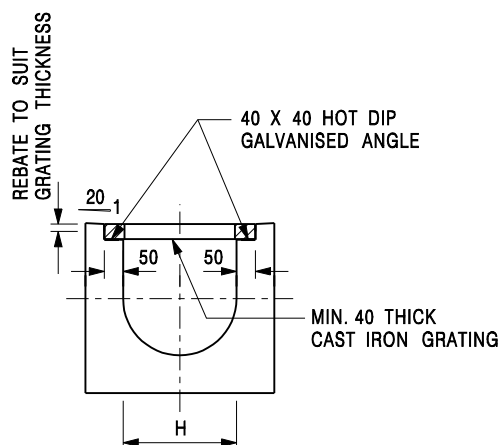
TYPICAL SECTION



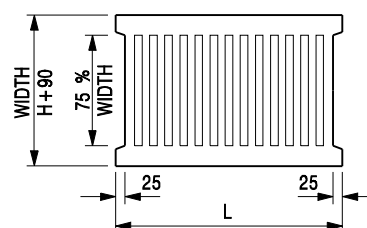
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

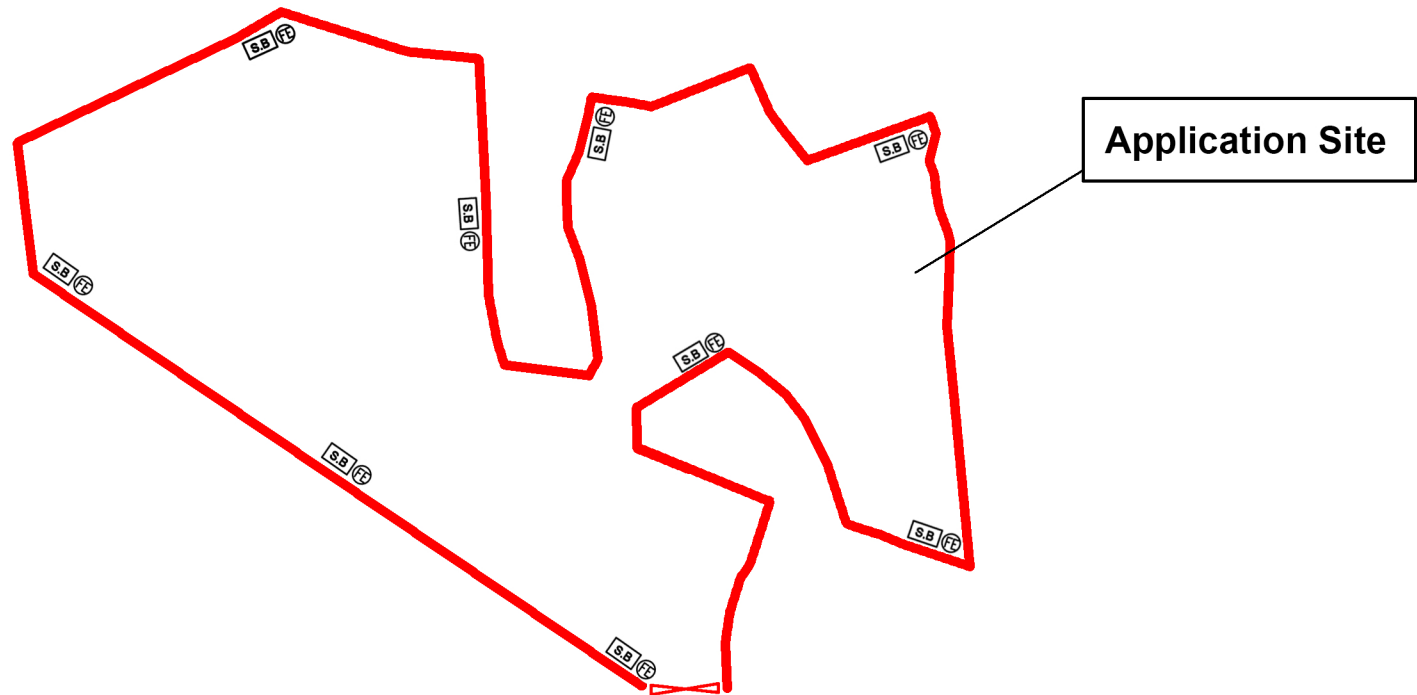
APPENDIX F
RESPONSE TO COMMENTS

Response to Comments on Temporary Drainage Proposal (Issue 1)

1. Comments from DSD/YL2

1. Comments from DSD/MN

No.	Comments	Response
1.	The existing channel and watercourse, to which the applicant proposed to discharge the stormwater from the subject 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, DO/YL should be consulted.	Noted with thanks. The owner of the existing drainage and District officer / Yuen Long will be consulted separately.
2.	Further to (ii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition.	Noted and provided. The site photo showing the existing discharge point is shown in Appendix C.
3.	The gradients and the sizes of the proposed U-channels should be shown on the drainage plan	The gradients and the sizes of the proposed U-channels is shown in Appendix C.
4.	Consideration should be given to provide grating for the surface channel	Noted and the grating were provided for the surface channel. Please refer to the Appendix C.
5.	The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.	Noted and provided. Please refer to the Appendix C.
6.	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted and provided. Please refer to the Appendix C.
7.	Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the	Noted. Adequate opening should be provided.
8.	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
9.	he applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works	Noted. The owner of the existing drainage and District officer / Yuen Long will be consulted separately.



F.S. NOTES :

Proposed Fire Services Installation

1. Portable fire extinguisher shall be provided throughout the application site.
2. Portable sand bucket shall be provided throughout the application site.



Project 項目名稱:
Proposed Temporary Public Vehicle Park for Private Cars & Medium Goods Vehicle for a Period of 3 Years at Lots 692(Part), 693(Part), 694(Part), 695(Part), 697(Part), 698(Part), 897(Part), 898(Part), 900(Part), 901(Part), 942(Part), 943(Part), 944 and 946(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:

FS Plan

Drawing No. 圖號:

20240411

Remarks 備註:



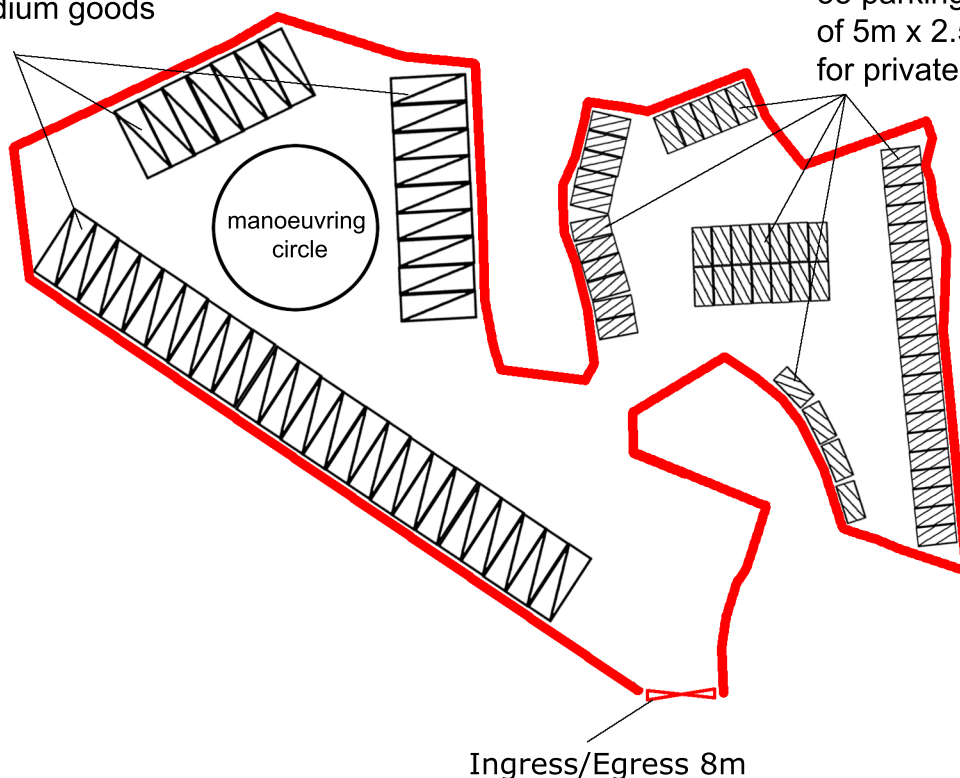
Proposed New 5KG CO² Fire Extinguisher



Sand Bucket



39 parking spaces
of 11m x 3.5m
for medium goods
vehicle



55 parking spaces
of 5m x 2.5m
for private car

Ingress/Egress 8m

Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Private Cars & Medium Goods Vehicle
for a Period of 3 Years at Lots 692(Part),
693(Part), 694(Part), 695(Part), 697(Part),
698(Part), 897(Part), 898(Part), 900(Part),
901(Part), 942(Part), 943(Part), 944 and
946(Part) in D.D. 122, Ping Shan,
Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20240411

Remarks 備註:



Private Car



Medium Goods Vehicle

Scale 比例:

Previous Applications Covering the Site

Approved Application

<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/660	“CDA”	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles for a Period of 3 Years	29.7.2022 (Revoked on 29.1.2024)

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/YL-PS/33	“U”	Temporary Private Car/Rigid Lorry/Container Lorry Park and Open Storage of Unregistered Car for a Period of 4 Years	17.7.1998	(1), (2) & (3)
A/YL-PS/79	“U”	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	14.7.2000	(4) & (5)
A/YL-PS/85	“U”	Temporary Open Storage of Construction Materials for a Period of 3 Years	11.5.2001 (TPB)	(4) & (5)
A/YL-PS/113	“U”	Temporary Open Storage of Building Materials and Construction Machinery for a Period of 3 Years	14.6.2002	(4) & (5)
A/YL-PS/182	“U”	Temporary Open Park of Left Hand Drive Private Cars and Light Goods Vehicles for a Period of 3 Years	11.6.2004	(1), (4) & (6)
A/YL-PS/642	“CDA”	Proposed Residential Development (Houses)	24.12.2021	(5) & (7)

Rejection Reasons

- (1) Undesirable precedent
- (2) Insufficient information to demonstrate no adverse traffic impact on the area
- (3) Insufficient information to demonstrate no adverse drainage impact on the area
- (4) Incompatible with the surrounding land uses
- (5) Insufficient information to demonstrate no adverse impacts on the surrounding
- (6) Not in line with the Town Planning Board Guidelines on “Open Storage and Port Back-up Uses”
- (7) Not in line with the Town Planning Board Guidelines on the implementation of “CDA” Zones

Similar Applications

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/637	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	25.6.2021
A/YL-PS/687	Temporary Public Vehicle Park for Private Cars, Medium Goods Vehicles and Coaches for a Period of 3 Years	14.7.2023

Government Departments' General Comments

1. Land Administration

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

- (a) no adverse comment on the application;
- (b) the Site comprises Old Schedule Agricultural Lots 692, 693, 694, 695, 697, 698, 897, 898, 900, 901, 942, 943, 944 and 946 in D.D. 122 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
- (c) if the planning application is approved, the STW holder(s) shall apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

2. Traffic

- (a) Comments of the Commissioner for Transport (C for T):

No adverse comment on the application.

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

No adverse comment on the application.

3. Drainage

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

- (a) no in-principle objection to the application from drainage point of view; and
- (b) should the Town Planning Board consider the application acceptable, he would suggest conditions requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of DSD.

4. **Fire Safety**

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

- (a) having reviewed the fire service installations (FSIs) proposal submitted by the applicant, he has no objection in principle to the application; and
- (b) regarding the implementation of the FSIs, should the application be approved, the applicant should note his advisory comments at **Appendix V**.

5. **Building Matters**

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

- (a) no objection to the application;
- (b) as there is no record of approval granted by the Building Authority (BA) for the existing structure at the application site, he is not in a position to offer comments on its suitability for the use proposed in the application; and

6. **Long Term Development**

Comments of the Project Team Leader/Housing, Civil Engineering and Development Department (PTL/H, CEDD):

No adverse comment on the application.

7. **District Officer's Comments**

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

No feedback from locals was received.

8. **Other Departments**

The following departments has no comment on the application:

- Commissioner of Police (C of P);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (d) the permission is given to the use/development under application. It does not condone any other use/development which currently exists on the Site but not covered by the application. The applicant should be requested to take immediate action to discontinue such use/development not covered by the permission;
- (e) 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 maneuvering 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 Site is connected to the public road network via a local access 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Long Ping 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 Long Ping Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (h) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised that the installation/maintenance/modification/repair work of Fire Service Installation shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose

instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - (iii) if the existing structure is erected on leased land without approval of BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the application site, the prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (vi) 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 the B(P)R; and
 - (vii) detail checking under the 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/708 DD 122 Ping Shan

19/03/2024 02:31

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-PS/708

Lots 692 (Part), 693 (Part), 694 (Part), 695 (Part), 697 (Part), 698 (Part), 897 (Part), 898 (Part), 900 (Part), 901 (Part), 942 (Part), 943 (Part), 944 and 946 (Part) in D.D. 122, Ping Shan

Site area: About 6,000sq.m

Zoning: "Comprehensive Development Area"

Applied use: 94 Vehicle Parking

Dear TPB Members,

660 approved 29 July 2022 but conditions not fulfilled so back with a fresh application.

This is supposed to be a parking lot. Members should question why simple conditions cannot be fulfilled in a short period and ask to see aerial shots of lot. 6,000sq.mts to park 94 smaller vehicles? This works out at 60sq.mts per vehicle. This indicates that the site is actually being used for container trucks, open storage or other brownfield activities.

Approving a fresh application is effectively allowing a further two years for operation to continue without addressing the issues.

Mary Mulvihill

From:
Sent: 2024-07-16 星期二 02:29:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-PS/708 DD 122 Ping Shan

Dear TPB Members,

Commissioner for Transport asked a lot of questions but has neglected to address the core issue: 94 VEHICLES TAKING UP 6,000SQ.MTS.

60sq.mts per vehicle. Clear proof that the applicant is not providing data on its true intention.

Application is an insult to intelligence and should be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 19 March 2024 2:32 AM HKT
Subject: A/YL-PS/708 DD 122 Ping Shan

A/YL-PS/708

Lots 692 (Part), 693 (Part), 694 (Part), 695 (Part), 697 (Part), 698 (Part), 897 (Part), 898 (Part), 900 (Part), 901 (Part), 942 (Part), 943 (Part), 944 and 946 (Part) in D.D. 122, Ping Shan

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Mary Mulvihill

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

參考編號

Reference Number:

240716-165933-74439

提交限期

Deadline for submission:

16/07/2024

提交日期及時間

Date and time of submission:

16/07/2024 16:59:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/708

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 鄭

意見詳情

Details of the Comment :

現在已經存放大量無牌車輛在場內,另外又有大量貨車停泊,未經同意已經開始經營,是否香港法規許可未經改變土地用途先開始使用,如果這樣都可以的話,我會入信到特首辦事處你們違反規劃規定進行。