

This document is received on 12 APR 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](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](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

2400 744

21.3.2024

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/YL-PS/713
	Date Received 收到日期	12 APR 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.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

TANG Pin Fai (鄧炳輝)

### 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)

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 256 (Part), 258 RP (Part) and 259 in D.D. 122, 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 3,472 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than 2,360 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan No. A/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	'Government, Institution or Community' ("G/IC") and 'Village Type Development' ("V")
(f) Current use(s) 現時用途	Shop & services and wholesale  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
6.3.2024 (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 21.3.2024 (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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**  
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services and Wholesale of Construction Material for a Period of 3 Years	
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	1,292	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,180	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 2,360	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 2,360	sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1: Retail and wholesale of construction materials and site office (Not exceeding 8.5m, 2 storeys for site office, 1 storey for retail and wholesale), Structure 2: Toilet (Not exceeding 4m, 1 storey), Structure 3: Water tank and pump room being fire service installations (Not exceeding 5m, 1 storey)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	1 space of 5m x 2.5m	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <b>Vehicular access leading from Tsui Sing Road</b> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>



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

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

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

Part 6 (Cont'd) 第 6 部分(續)

**7. Justifications 理由**

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

1. The applicant has just renewed the tenancy at the site so that a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to three planning permission since 2017. The applied use of the current application is the same as the approved use of the previous two planning permissions since 2017.
3. The construction materials being stored at the application site mainly including sanitary wares and tiles packed in cartoons.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including similar retail and wholesale uses and residential developments.
6. Retail and wholesale uses adjoining the application site were granted with planning permission such as A/YL-PS/5639 & 665. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission No. A/YL-PS/624 have been duly complied with. As such, the current application should be rewarded with another 3 years of approval.
8. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
9. Minimal traffic impact.
10. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
11. Insignificant drainage impact because surface U-channel has been provided at the application site.
12. Loading/unloading bay is proposed for the proposed development. Only light goods vehicle not exceeding 5.5 tonnes will be allowed to enter/park at the application site for the convenience of staff and clients. There is also a public vehicle park outside the application site so that clients could park their car at the public vehicle park before they get into the shop.
13. The application site is not owned by Government so that the acquisition of land for "G/IC" use takes time. As such, the temporary conversion of the application site for another use would be a prudent use of scarce land resource.
14. Wholesale trade is a Column 1 use in the "G/IC" zone which is always permitted. The shop for retail of construction material is a Column 2 use which requires the permission of the Town Planning Board.

**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

.....  
Patrick Tsui



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

Name in Block Letters  
姓名 (請以正楷填寫)

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

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

Date 日期 21/3/2024 (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**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 256 (Part), 258 RP (Part) and 259 in D.D. 122, Ping Shan, Yuen Long, New Territories
Site area 地盤面積	3,472 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. A/YL-PS/20
Zoning 地帶	'Government, Institution or Community' ('G/IC') and 'Village Type Development' ('V')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Shop and Services and Wholesale of Construction Material for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,360 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.68 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	4-8.5	<input type="checkbox"/> m 米 (Not more than 不多於)
		1-2	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	62.79 % <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		1
	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) NA		1 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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 1 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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan, site plan and location plan		
Catchment plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

**Temporary Shop & Services and Wholesale of Construction Material  
for a Period of 3 Years  
at  
Lots 256 (Part), 258 RP (Part) & 259 in D.D. 122, Ping Shan, Yuen Long,  
N.T.**

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**Annex 1 Estimated Traffic Generation**

- 1.1 The application site is served by a vehicular track leading from Tsui Sing Road. Having mentioned that the site is intended for shop and wholesale of construction material in only 3,472m<sup>2</sup>, traffic generated by the proposed development is extremely insignificant. The proposed development have been approved three times since 2017 at the application site.
- 1.2 The application site is abutting a public vehicle park. The proposed loading/unloading bay will be available for loading/unloading use. In view of that the loading/unloading of construction material will be infrequent and short-lived, the proposed loading/unloading bay to serve the proposed use would be sufficient.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.4	0.4	1	1
Light goods vehicle	0.3	0.3	1.5	1.5
Total	0.7	0.7	2.5	2.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively.

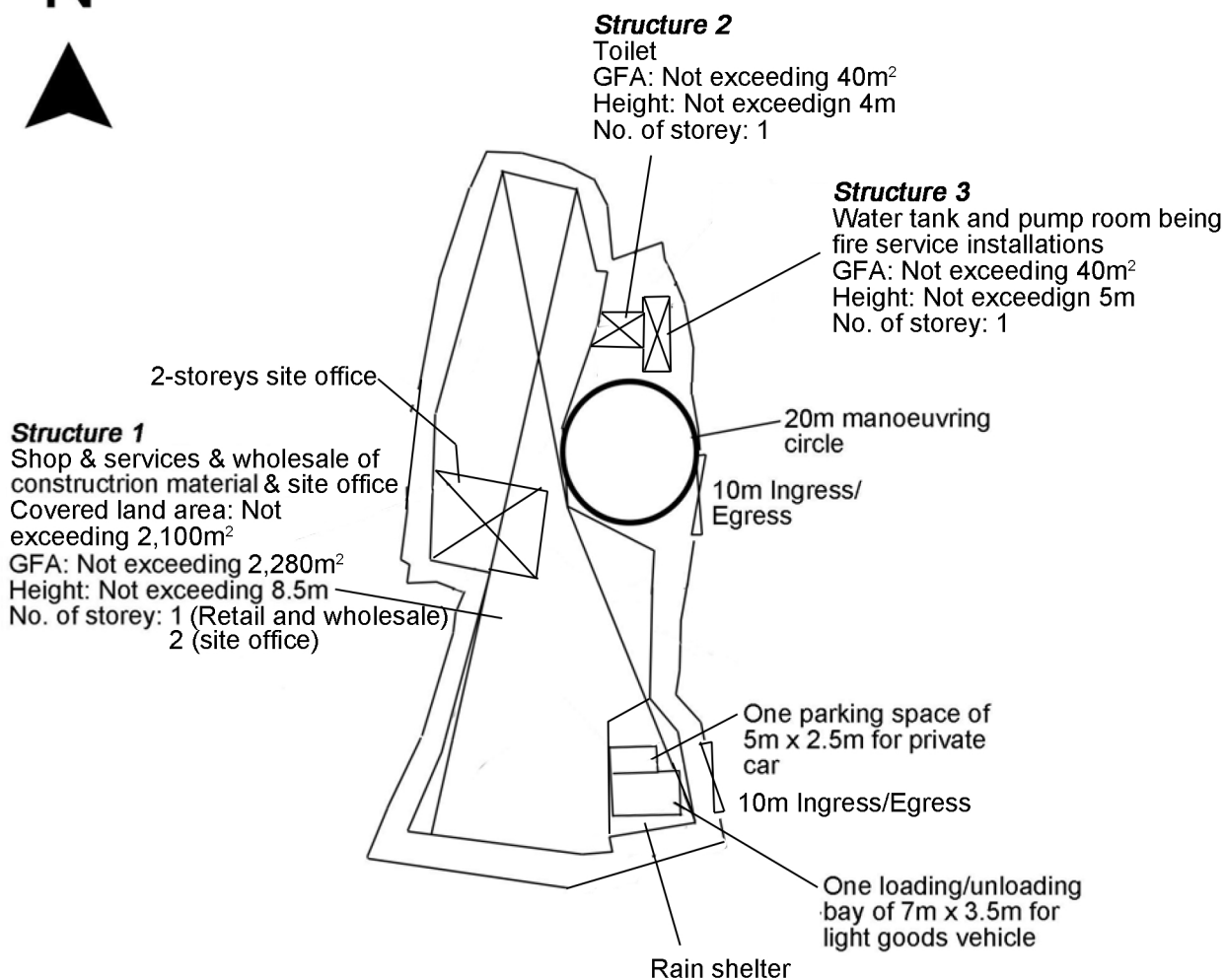
Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Tsui Sing Road.
- 1.5 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided and queueing up of traffic would not be the result especially that the traffic generated is insignificant.









Project 項目名稱:

Temporary Shop & Services and Wholesale of Construction Material for a Period of 3 Years at Lots 256 (Part), 258 RP (Part) & 259 in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

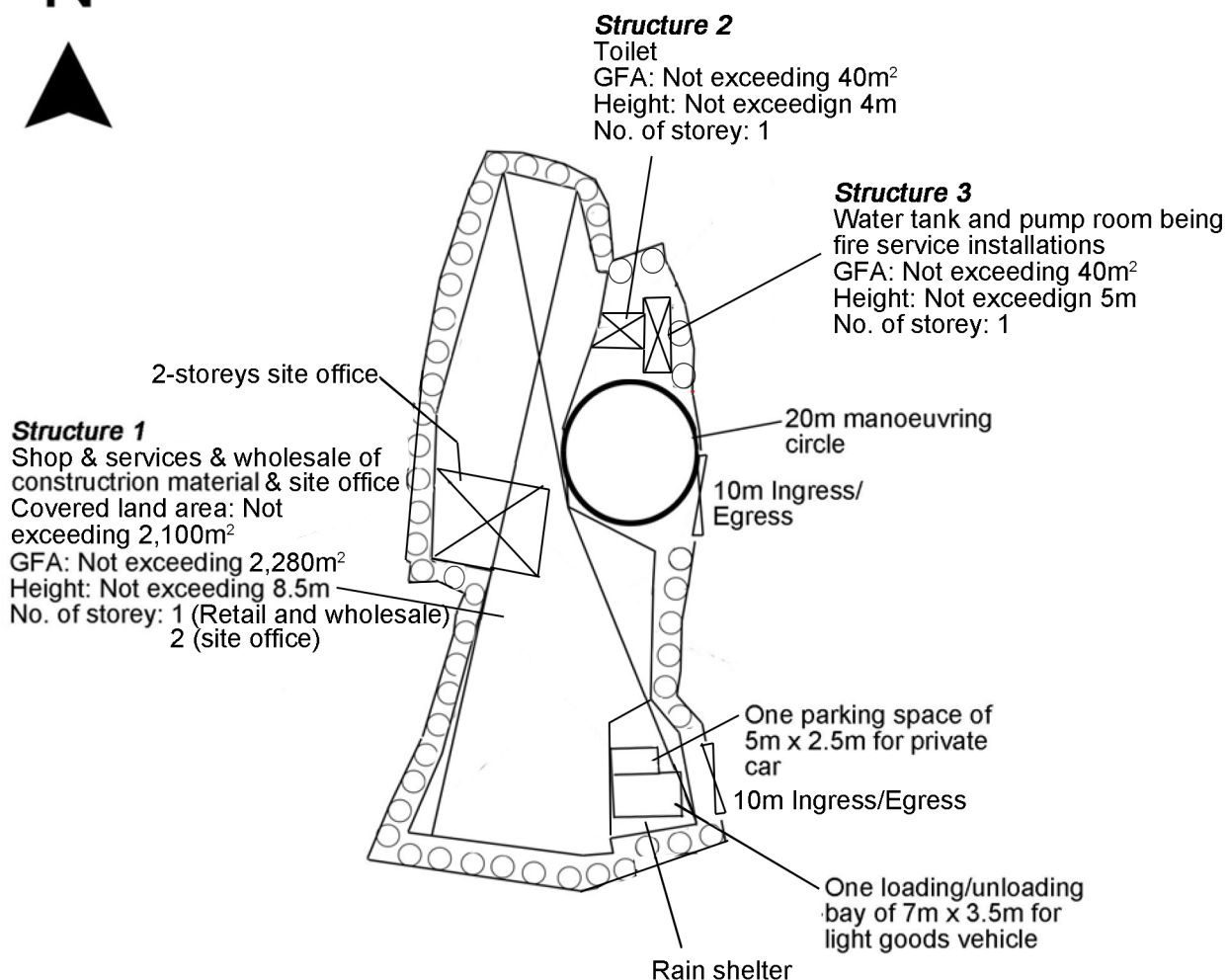
Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

Tree	Approximate Height	Spacing
○ Existing <i>Bauhinia blakeana</i> to be preserved	2.75m	4m



Project 項目名稱:

Temporary Shop & Services and Wholesale of Construction Material for a Period of 3 Years at Lots 256 (Part), 258 RP (Part) & 259 in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape Plan

Drawing No. 圖號:

Figure 4

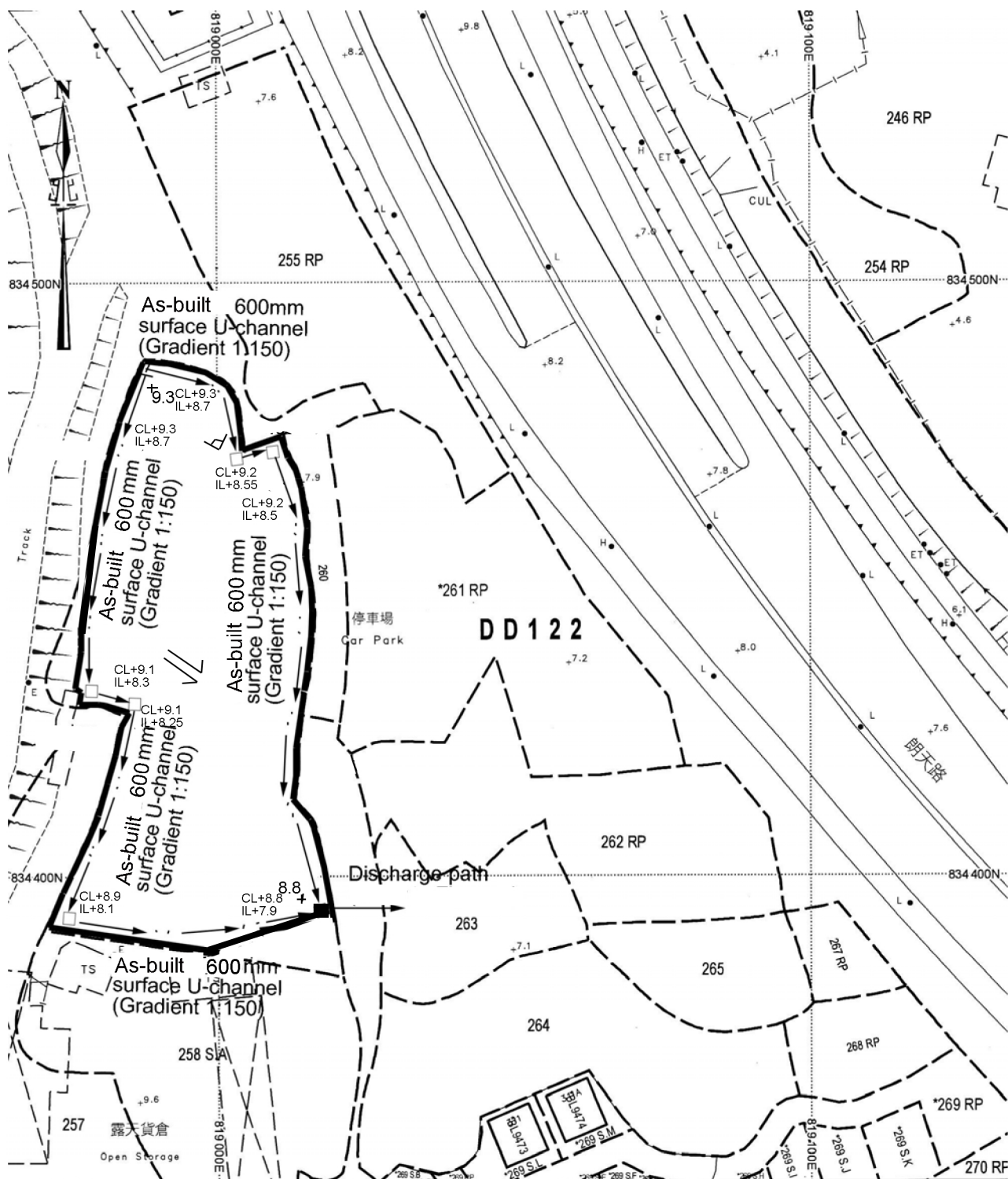
Remarks 備註:

Tree Preservation Measures:

- (i) No open storage of materials/objects will be carried out within the 1m diameter of all the trees within the site boundary;
- (ii) Irrigate the trees at regular interval;
- (iii) Replace dead tree, if any; &
- (iv) Removal of weeds and climbers adjacent to the existing trees.

Scale 比例:

1:1000



Project 項目名稱:

Temporary Shop & Services and Wholesale of Construction Material for a Period of 3 Years at Lots 256 (Part), 258 RP (Part) & 259 in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

+9.3 Level (in mPD)

⇐ Flow of surface runoff

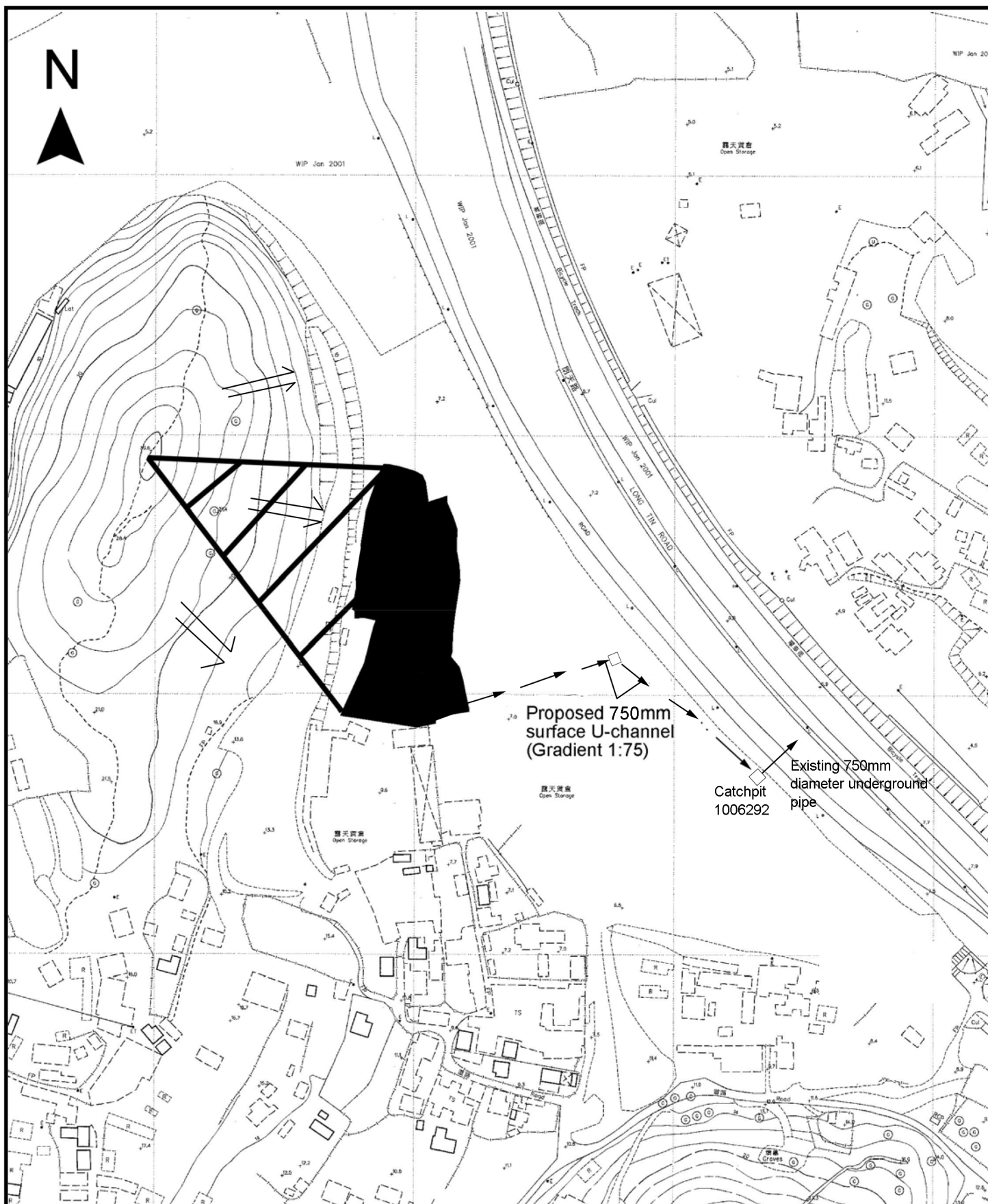
□ Existing catchpit

■ Existing catchpit with sand trap

Scale 比例:

1:1000





Project 項目名稱:

Temporary Shop & Services and Wholesale of Construction Material for a Period of 3 Years at Lots 256 (Part), 258 RP (Part) & 259 in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Catchment Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

⇐ Flow of surface runoff

▣ External catchment

■ Application site

Scale 比例:

1:2000

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

Max Yuet Lun WONG/PLAND

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寄件者: king king <[REDACTED]>  
寄件日期: 2024年05月16日星期四 12:42  
收件者: Max Yuet Lun WONG/PLAND; tpbpd/PLAND  
主旨: Re: [Departmental Comments] Planning Application No. A/YL-PS/713  
附件: PS713-ltr-01.pdf  
  
類別: Internet Email

Dear Max,

Please see attached response to the comments of the Transport Department. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 2 pages

Date: 16 May 2024

TPB Ref.: A/YL-PS/713

By Email

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

Dear Sir,

**Proposed Temporary Shop and Wholesale of Construction Material  
for a Period of 3 Years at Lots 256 (Part), 258 RP (Part) & 259 in  
D.D. 122, Ping Shan, Yuen Long, N.T.**

Our response to the comments of the Transport Department is found below:

Transport Department's comments	Applicant's response
The applicant should provide a clear layout plan showing how the proposed development connects to Tsui Sing Road.	Please see attached drawing below showing how the proposed development connects to Tsui Sing Road.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]  
[REDACTED] at your convenience.

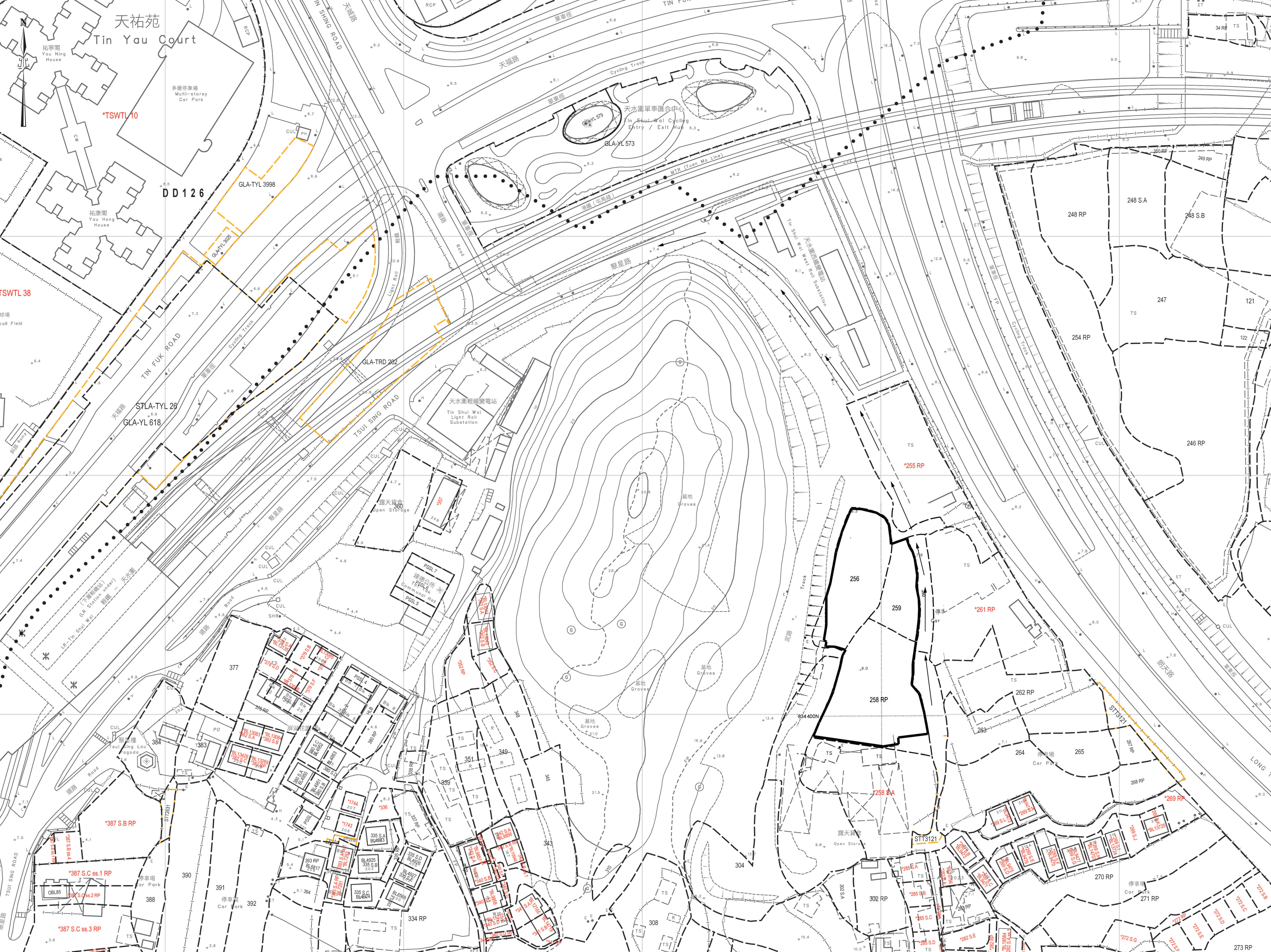
Yours faithfully,



Patrick Tsui

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







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

Max Yuet Lun WONG/PLAND

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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年05月23日星期四 13:37  
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/713

---

From: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Sent: Thursday, May 23, 2024 12:09 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/713

---

From: king king <[REDACTED]>  
Sent: Thursday, May 23, 2024 11:54 AM  
To: Max Yuet Lun WONG/PLAND <[mylwong@pland.gov.hk](mailto:mylwong@pland.gov.hk)>; tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Subject: Re: Planning Application No. A/YL-PS/713

Dear Max,

We write to confirm that no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activities would be allowed at the subject site.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]



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

Max Yuet Lun WONG/PLAND

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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年05月28日星期二 17:29  
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/713

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From: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Sent: Tuesday, May 28, 2024 5:27 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/713

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From: king king <[REDACTED]>  
Sent: Tuesday, May 28, 2024 5:24 PM  
To: Max Yuet Lun WONG/PLAND <[mylwong@pland.gov.hk](mailto:mylwong@pland.gov.hk)>  
Cc: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Subject: Re: Planning Application No. A/YL-PS/713

Dear Max,

The applicant confirms that he will negotiate with the landowner and to arrange sufficient handover period in vacating the overlapping portion when the development of No. A/YL-PS/702 is ready to implement.

Best regards,

Patrick Tsui

**Previous Applications Covering the Site**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/530	“G/IC” & “V”	Proposed Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years	13.1.2017 (revoked on 13.4.2018)
A/YL-PS/555	“G/IC” & “V”	Proposed Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years	16.3.2018
A/YL-PS/624	“G/IC” & “V”	Proposed Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years	8.1.2021
A/YL-PS/702	“G/IC”	Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) Development	19.4.2024

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reasons</u></b>
A/YL-PS/8	“G/IC” & “V”	Temporary Private Car/ Container Vehicle Park for a Period of 12 Months	20.6.1997	(1) to (5)
A/YL-PS/23	“G/IC” & “V”	Temporary Public Lorry, Car and Container Trailer Park for a Period of 3 Years	12.6.1998 (TPB)	(1), (2), (4), (5)
A/YL-PS/27	“G/IC” & “V”	Temporary Car Dismantling Workshop for a Period of 3 Years	26.6.1998 (TPB)	(1), (2), (4), (5)

**Reasons for Rejection**

- (1) Not in line with planning intentions.
- (2) Incompatible with the surrounding environment and/or village settlements.
- (3) Insufficient information to demonstrate that a satisfactory vehicular access will be provided.
- (4) Insufficient information to demonstrate no adverse visual and/or landscape impacts on the surrounding areas.
- (5) Approval of the application will set an undesirable precedent for other similar applications which will lead to general degradation of the area.

**Similar Applications within the same “G/IC” zone in the past 5 years**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u> (at the time of approval)</b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/593	“G/IC” and “V”	Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years	4.10.2019
A/YL-PS/639	“G/IC”	Temporary Shops and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years	23.7.2021
A/YL-PS/665	“G/IC” and “V”	Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years	23.9.2022

**Government Departments' General Comments**

**1. Land Administration**

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

- he has no adverse comment on the application;
- the application site comprises Old Schedule Agricultural Lots 256, 258 RP and 259 all 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;
- Lots 258 RP and 256 both in D.D. 122 are covered by Short Term Waiver (STW) No. 4753 and 4857 respectively for the purpose of “Temporary Shop and Wholesale of Construction Materials”;
- irregularities covered by the subject application have been detected by his office, which there are unauthorized structure(s) and/or uses on Lot 259 in D.D. 122. The lot owner(s) should immediately rectify /apply for regularization on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
- if the planning application is approved, the STW holder(s) shall apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for STW to permit the structure(s) erected within Lot 259 in D.D. 122. 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 applied uses are temporary in nature, only erection of temporary structure(s) will be considered.

**2. Traffic**

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

He has no adverse comment on the application.

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 application from drainage point of view; and
- according to the applicant's submission, the existing drainage facilities which were implemented under an approved application no. A/YL-PS/624 will be maintained for the applied uses. Should the application be approved by the Town Planning Board, he would suggest that a condition requiring the applicant to

maintain the existing drainage facilities and submit a condition record of the existing 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 application 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.

**8. District Officer's Comments**

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

His office has not received any feedback from locals.

**9. Other Departments**

The following departments have no comment on the application:

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- 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).



**Advisory Clauses**

- (a) to resolve any land issue relating to the applied uses with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) irregularities covered by the subject application have been detected by his office, which there are unauthorized structure(s) and/or uses on Lot 259 in D.D. 122. The lot owner(s) should immediately rectify /apply for regularization on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
  - (ii) if the planning application is approved, the Short Term Waiver (STW) holder(s) shall apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for STW to permit the structure(s) erected within Lot 259 in D.D. 122. 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tsui Sing Road;
- (f) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimise any potential nuisance;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photo taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes

terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (iii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iv) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of BA, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
  - (ii) 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 the BO;
  - (iii) 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 the BO;
  - (iv) 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; and
  - (v) 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.

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**From:**  
**Sent:** 2024-05-10 星期五 02:48:35  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-PS/713 DD 122 Ping Shan GIC

A/YL-PS/713

Lots 256 (Part), 258 RP (Part) and 259 in D.D. 122 Ping Shan

Site area: About 3,472sq.m

Zoning: "GIC" and "VTD"

Applied development: Shop and Services and Wholesale of Construction Materials

Dear TPB Members,

So the 702 application for RCHE is binned and now we have what was the real intention all along, brownfield.

It is repulsive that operators are allowed to even file these applications that are so obviously not for the true intention. But now that the animal boarding scam is under investigation, RCHE is the new entry point for brownfield aspirations.

It appears that the plan is to fill in the entire site apart from preserving one tree.

No data on how many trees to be felled but Google maps indicate that there are a number on the site.

In addition, the brownfield use is not compatible with either the GIC or VTD zoning. Ping Shan will have a growing community, the site is alongside government land and there are no doubt multiple community facilities that could be accommodated there to serve the district that is deficient in many amenities.

Members should not reward the applicant for attempts to deceive re its RCHE proposal.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 18 January 2024 1:39 AM HKT  
**Subject:** Fwd: A/YL-PS/702 DD 122 Ping Shan GIC

Dear TPB Members,

It is interesting to note that applicants rarely provide responses to the comments made by members of the public.

They recognize that these views are of no importance, their audience is strictly government depts as they are the decision makers.

Members should question why a long entrance over substantial government land when there could be a more efficient solution to the south where there is already a road system in place.

Mary Mulvihill

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**From**

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

**Date:** Tuesday, 5 December 2023 2:36 AM HKT

**Subject:** AYL-PS/702 DD 122 Ping Shan GIC

AYL-PS/702

Lots Nos. 257 (Part), 258 RP (Part) in D.D. 122 and Adjoining Government Land, Ping Shan

Site area: About 3,300sq.m

Application Site: About 2,090sq.m Includes Government Land of about 1,365sq.m

Zoning: "GIC"

Applied development: RCHE and Residential Institution (Senior Hostel) Development

9 Units plus 380 – 420 beds/ PR 4.69 / 8 Stories / OS 440sq.m / 21 Vehicle Parking

Dear TPB Members,

While the development of elderly facilities is most welcome, the project appears to be a first step towards an eventual application for rezoning to accommodate a large residential.

The provision of RCHE is not a very lucrative business so why would a developer splash out on the construction of quite a long and wide access road to serve only the facility? That it incorporates a significant amount of government land outside the applicant's site is also of concern.

*The proposed new vehicular access connecting the Development Site to the Tsui Sing Road **covers a total area of about 1,240 m2 on government land***

*1.3.5 There is **substantial public gain from the proposed vehicular access road** not only to the current development proposal to address the pressing demand for the quality*

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*RCHE bedspaces and senior living units, **but also encourage and enhance the development potential for the remaining area of the "G/IC" site.** The proposed vehicular access road on the government land would not be included in the Development Site and not be granted as private land to the applicant. **It would be considered as a access right in terms of "right-of-way"** for the proposed composite development, which shall be stipulated in the lease conditions as appropriate.*

*A line of trees and shrubs are affected by the proposed new vehicular access. A detailed Tree Preservation and Removal Proposal and Compensatory Proposal is prepared at Appendix 5. 24 trees to be felled.*

Looking at the location one has to question why it would not open an access to the south via the adjacent brownfield operations, for example the large parking lot, that is much closer and has ingress/egress to Long Tin Road?

While GIC development is compatible with the zoning, the ultimate aim of the project must be considered.

Mary Mulvihill