

This document is received on - 4 JUN 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-PS/720
	Date Received 收到日期	- 4 JUN 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 )

葉崇堅

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

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

Goldrich Planners and Surveyors Limited  
金潤規劃測量師行有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 31 RP and 32 RP in D.D. 121, 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 ..... 2,259 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,487 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institute or Community", "Residential (Group B) 1" and "Village Type Development" ("V") zones
(f) Current use(s) 現時用途	Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office  (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 .....06/05/2024..... (DD/MM/YYYY), this application involves a total of .....2..... "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 .....2..... "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)
1	Lot 31 RP in D.D. 121, Ping Shan, Yuen Long, New Territories	06/05/2024
1	Lot 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories	06/05/2024

(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 \_\_\_\_\_ (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 \_\_\_\_\_ (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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office" for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	536 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,723 .....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	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,487 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,487 .....sq.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) Please refer to Plan 3. .... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	2 .....
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)	Light Bus Parking Spaces: 5 .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 9:00 a.m. to 6:00 p.m. every day (excluding Sundays and 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           No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Local track connecting to Ping Kwai Road</u> <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           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <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           No 否	<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 <input checked="" type="checkbox"/>																																					
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	_____			_____		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
_____																																							
_____																																							

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

(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）。

Please refer to Appendix 1.

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



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

LAU TAK FRANCIS

Planning Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ 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 MRTPI, FRICS, RPS(GP)

on behalf of  
代表

Goldrich Planners and Surveyors Limited



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

Date 日期

07/05/2024

(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	Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories
Site area 地盤面積	2,259 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	Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
Zoning 地帶	"Government, Institute or Community", "Residential (Group B) 1" and "Village Type Development" ("V") zones
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 3 <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 Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office" 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,487 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.10 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 <input type="checkbox"/> About 約 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	76.3 % <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		7
	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) Light Bus Parking Spaces: _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		5

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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Drainage Proposal (Plan 4) and Swept Path Analysis (Plan 5)		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

### Executive Summary

1. The application site is on Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories.
2. The application is a subject of a previous approved planning application no. A/YL-PS/618. The applicant would like to apply the same use to continue the operation.
3. The site falls within “Government, Institute or Community” (“G/IC”) zone, “Residential (Group B) 1” (R(B)1”, and “Village Type Development” (“V”) zone on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
4. The applied use is “Proposed Temporary Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office” for a Period of 3 Years.
5. The proposed use is on a temporary basis which would not frustrate the long-term planning intention of the area.
6. The site area is about 2,259 m<sup>2</sup>. No Government Land is involved
7. 3 temporary structures, 2 parking spaces for private cars and 5 parking spaces for light buses are proposed on-site.
8. The operation hours are from 9 a.m. to 6 p.m. every day (excluding Sundays and holidays).

### 行政摘要

1. 申請地點為新界元朗丈量約份第 121 約地段第 31 號餘段及第 32 號餘段。
2. 申請地點涉及一個曾經批准的城市規劃申請編號 A/YL-PS/618。申請人擬申請同樣的用途以繼續營運。
3. 申請地點處於屏山分區計劃大綱核准圖編號 S/YL-PS/20 的「政府、機構或社區」，「住宅(乙類) 1」及「鄉村式發展」用途地帶。
4. 擬議申請用途為「臨時車輛陳列室及測試中心連附屬辦公室」(為期 3 年)。
5. 擬議用途為臨時形式，不會影響長遠的規劃意向。
6. 申請面積為大約 2,259 平方米。申請範圍不涉及政府土地。
7. 申請地點擬議 3 個臨時建築物，2 個私家車位及 5 個小巴車位。
8. 營運時間為每天早上 9 時至晚上 6 時 (不包括星期日及公眾假期)。

## Justifications

### Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories

---

#### 1. Application Background

- 1.1. This application is a subject of the previous approved planning application no. A/YL-PS/618. The applicant has temporarily stopped the operation due to the market downturn in the past few years. He would like to apply the same use to continue the operation. Most of the parameters are remain unchanged.

#### 2. The Proposed Use

- 2.1. The proposed use is “Proposed Temporary Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office” for a Period of 3 Years.

#### 3. Location

- 3.1. The application site is on Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories.

#### 4. Site Area

- 4.1. The total site area is about 2,259 m<sup>2</sup>. No government land is involved. The site boundary remains the same as the previously approved application no. A/YL-PS/618.

#### 5. Planning Context

- 5.1. The site falls within “Government, Institute or Community” (“G/IC”) (about 79.6%), “Residential (Group B) 1” (“R(B)1”) (about 10.9%) and “Village Type Development” (“V”) (about 9.5%) zones on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
- 5.2. The “G/IC” zone is intended primarily for the provision of Government, Institution or Community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 5.3. The “R(B)1” zone is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
- 5.4. The “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 5.5. Car Testing Centre is not a use in Column 1 or 2 of the zones. Temporary use of no more than 3 years may be allowed if there is no substantial adverse impact on the environment.

- 5.6. The temporary nature of the proposed development would not frustrate the planning intention of the above-mentioned zones.

## 6. Development Parameters

### Operation Hours

- 6.1. The operation hours are from 9 a.m. to 6 p.m. everyday. There is no operation on Sundays and holidays.

### Proposed Structures

- 6.2. 3 temporary structures are proposed on-site. Please refer to the following table and Layout Plan (Plan 3) for details.

Table 1 — Proposed structures on-site

No.	Uses	Floor Area	Covered Area	No. of Storeys	Height (about)
1a	Car Showroom	741 m <sup>2</sup>	741 m <sup>2</sup>	1	8 m
1b	G/F: Car Testing Centre (Vehicle Examination), Meter Room and toilet (4m (H))	764 m <sup>2</sup>	764 m <sup>2</sup>	2	8 m
	U/F: Ancillary Office (4m (H))	764 m <sup>2</sup>			
2	Meter Room (under structure 3)	8 m <sup>2</sup> *	--	1	3m
3	Shed for Parking Cars	218 m <sup>2</sup>	218 m <sup>2</sup>	1	5m
<b>Total</b>		<b>2,487 m<sup>2</sup></b>	<b>1,723 m<sup>2</sup></b>	<b>--</b>	<b>--</b>

\* Floor Area of Meter Room is excluded to avoid double counting

- 6.3. All proposed structures are built of temporary material (i.e. metal sheets).

## 7. Mode of Operation

- 7.1. The proposed development provides vehicle examination services for private cars and light buses.
- 7.2. There are four items in the vehicle examination:
- Visual inspection of chassis.** The vehicle would be raised and visually inspected. No noise, dust or smell would be produced.
  - Light test.** The headlight, turning light and other light would be turned on and off to see if they function properly. No noise, dust or smell would be expected.
  - Emission test.** The car will be in normal stand-by condition and checked by a computer. The test lasts for 45-60 seconds.
  - Seat test (light buses only).** Seats will be inspected in order to be complied with the Road Traffic (Construction and Maintenance of Vehicles) Regulations 73(1AA).

- 7.3. The whole vehicle examination process will normally take an hour to complete. However, due to potential technical problems, more time may be needed. Thus, 2 parking spaces for private cars (5m (L) x 2.5m (W) each) and 5 parking spaces for light buses (8m (L) x 3m (W) each) are provided to prevent queuing outside the site.
- 7.4. No medium goods vehicle or heavy goods vehicle over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374A), will be parked on the site.
- 7.5. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity will be carried out.

## 8. Previous application

- 8.1. The site is the subject of three previously approved planning applications. Please see the following table for details.

**Table 2 - Previously approved applications on the same site**

<b>Application No.</b>	<b>Applied Use</b>	<b>Approval Date</b>
A/YL-PS/488	“Temporary Public Vehicle Park and Car Testing Centre (Private Car and Light Goods Vehicle under 5.5 tonnes) with ancillary Office” for a Period of 3 Years	23.10.2015
A/YL-PS/587	“Temporary Car Testing Centre with Ancillary Office” for a Period of 3 Years	17.5.2019
A/YL-PS/618	“Proposed Temporary Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office” for a Period of 3 Years	20.11.2020

- 8.2. The site is approved for similar use for 8 years. For application no. A/YL-PS/618, only 2 approval conditions have yet to be complied, which are the submission and implementation of a Fire Service Installations Proposal. Since the proposed use remains the same as the previously approved scheme, approval of the current scheme is in line with the previous decision of the RNTPC.

## 9. No Adverse Environmental Impact

### Visual

- 9.1. There is a vehicle park to the immediate north of the site and a residential development (i.e. La Mansion) to the southwest of the site.
- 9.2. The proposed development is surrounded by 2 to 3-storey developments, thus is compatible with the surrounding environment.

### Noise and Air

- 9.3. The emission test will be carried out nearby a ventilation system in order to minimise any potential adverse air impact to the surrounding environment.

### Drainage

- 9.4. The drainage proposal and the implementation were accepted in the previous approved planning application no. A/YL-PS/618. The existing drainage facilities will be maintained in good conditions throughout the approval period. Please refer to the Drainage Proposal (Plan 4) for details.

### Sewage

- 9.5. 8 staff and 5 visitors are expected to visit the site every day. A toilet (with five compartments) would be provided and wastewater collected from the toilet will be treated in the existing septic tank and soakage pit.

### Traffic

- 9.6. The site is accessible via a local track connecting to Ping Kwai Road. The main access of about 9m wide is located at the west of the site. There is also a pedestrian access of about 2m wide located at the southeast of the site, which is for staff access only. The employees are expected to arrive on foot or by public transport. Please refer to the Location Plan (Plan 1) and Layout Plan (Plan 3) for details.
- 9.7. 2 parking spaces for private cars (5m (L) x 2.5m (W) each) and 5 parking spaces for light buses (8m (L) x 3m (W) each) are provided for visitors who are waiting for the vehicle examination. Sufficient manoeuvring space will be provided within the site. Hence, no queuing, reversing, and manoeuvring of vehicles out of the site is required for vehicles travelling into and out of the site.
- 9.8. The estimated daily trip generation and attraction rate is 4 (2 in and 2 out) for Private cars, and 10 (5 in and 5 out) for light buses. The trip generated and attracted were less than the previously approved scheme. No significant traffic impact is anticipated.

## **10. Planning gain**

- 10.1. The proposed Car Testing Centre could serve the car users in the Yuen Long District.

END



Extracted from Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

Not to Scale

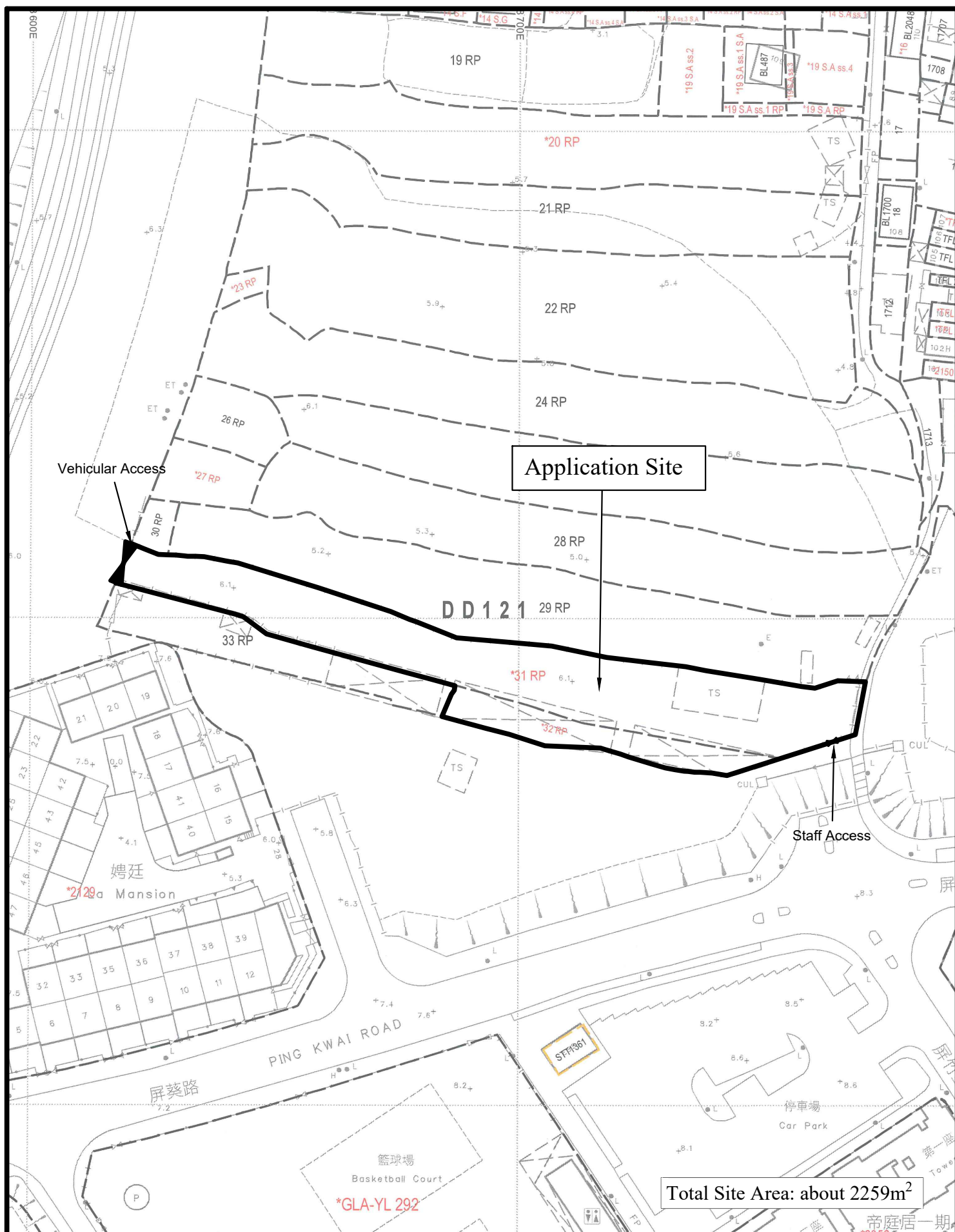
## Location Plan

Goldrich Planners &  
Surveyors Ltd.

April 2024

Lot 31 R.P. and 32 R.P. in D.D. 121  
Ping Shan, Yuen Long, New Territories

Plan 1  
( P 15065 )



1 : 1000

## Lot Index Plan

**Goldrich Planners &  
Surveyors Ltd.**

**April 2024**

Lot 31 R.P. and 32 R.P. in D.D. 121  
Ping Shan, Yuen Long, New Territories

**Plan 2  
( P 15065 )**



3. Shed for Parking Cars

2. Meter Room

1b. Car Testing Centre,  
Meter Room and Toilet (G/F)

1a. Car Showroom

Stairs

Pedestrian Access

1b. Office

U/F

### Legend

Ingress/ egress: x and y though z (about 9m wide)



Parking Space for Private Cars  
( 2.5m(W) x 5m(L) x 2nos. )



Parking Space for Light Buses  
( 3m(W) x 8m(L) x 5nos. )



Staff Only Pedestrian Access  
(about 2m wide)

\* Floor Area of Meter Room is excluded to avoid double counting

No.	Uses	Floor Area	Covered Area	No. of Storeys	Height
1a	Car Showroom	741 m <sup>2</sup>	741 m <sup>2</sup>	1	8m
1b	G/F: Car Testing Centre (Vehicle Examination), Meter Room and Toilet	764 m <sup>2</sup>	764 m <sup>2</sup>	2	8m
	U/F: Ancillary Office	764 m <sup>2</sup>			
2	Meter Room (under structure 3)	8 m <sup>2</sup> *	--	1	3m
3	Shed for Parking Cars	218m <sup>2</sup>	218m <sup>2</sup>	1	5m
	Total	2,487 m <sup>2</sup>	1,723 m <sup>2</sup>		

1 : 750

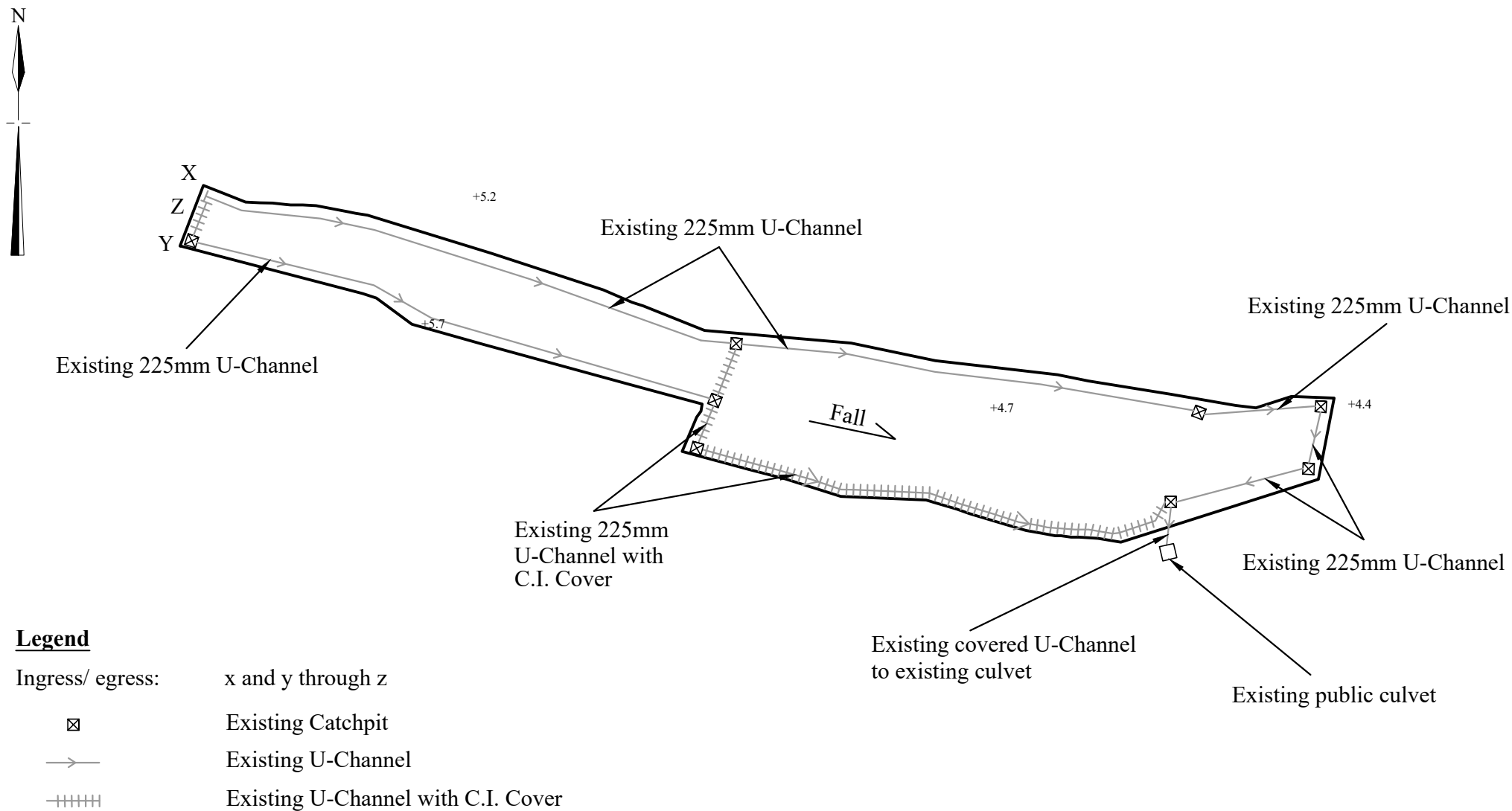
April 2024

## Layout Plan

Lot 31 R.P. and 32 R.P. in D.D. 121  
Ping Shan, Yuen Long, New Territories

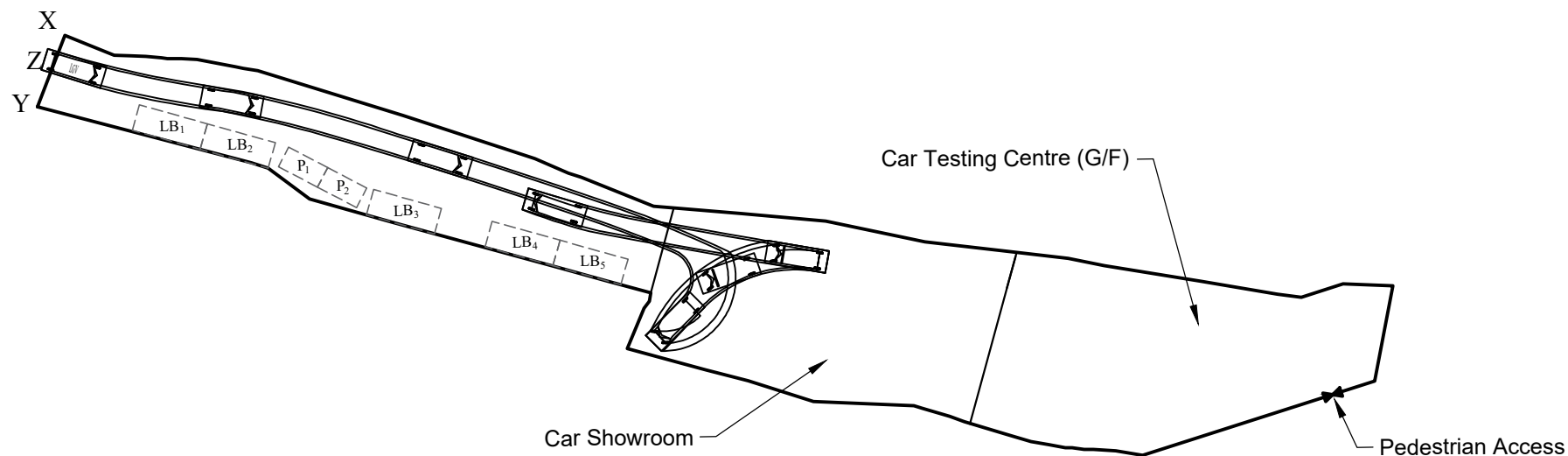
Goldrich Planners &  
Surveyors Ltd.

Plan 3  
( P 15065 )



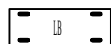
Site Area: about 2259m<sup>2</sup>

1 : 750	<h1 style="text-align: center;">Drainage Proposal</h1> <p style="text-align: center;">Lot 31 R.P. and 32 R.P. in D.D. 121 Ping Shan, Yuen Long, New Territories</p>	Goldrich Planners & Surveyors Ltd.
April 2024		Plan 4 ( P 15065 )



## Legend

Ingress / Egress : X and Y through Z



**Light Bus**  
(7m(L) x 2.5m(W))

1 : 750

April 2024

## Swept Path Analysis

Lots 31 R.P. and 32 R.P. in D.D. 121  
Ping Shan, Yuen Long, New Territories

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 5  
( P 15065 )**

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-PS/720

Our Ref.: P15065/TL24370

19 July 2024

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

By Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application**  
**‘Proposed Temporary Shop and Services (Car Showroom)**  
**and Car Testing Centre with Ancillary Office’**  
**for a Period of 3 Years**  
**on Lots 31 RP and 32 RP in D.D. 121,**  
**Ping Shan, Yuen Long, New Territories**

We would like to submit a draft fire service installations proposal for the captioned application. An updated fire service installations proposal will be submitted when available.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



---

Francis Lau

Encl.

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:  
HAZARD CLASS : ORDINARY HAZARD GROUP III  
TYPE OF STORAGE : POST-PALLET (ST2)  
STORAGE CATEGORY : CATEGORY I  
MAXIMUM STORAGE HIEGHT : 3.5m  
SPRINKLER PROTECTION : CEILING PROTECTION ONLY  
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2011 AND BS EN 1838 :2013', COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2011 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND



HOSE REEL



BREAK GLASS UNIT



FIRE ALARM BELL



EMERGENCY LIGHT



EXIT SIGN



SPRINKLER INLET



5KG CO2  
FIRE EXTINGUISHER



SPRINKLER CONTROL VALVE SET



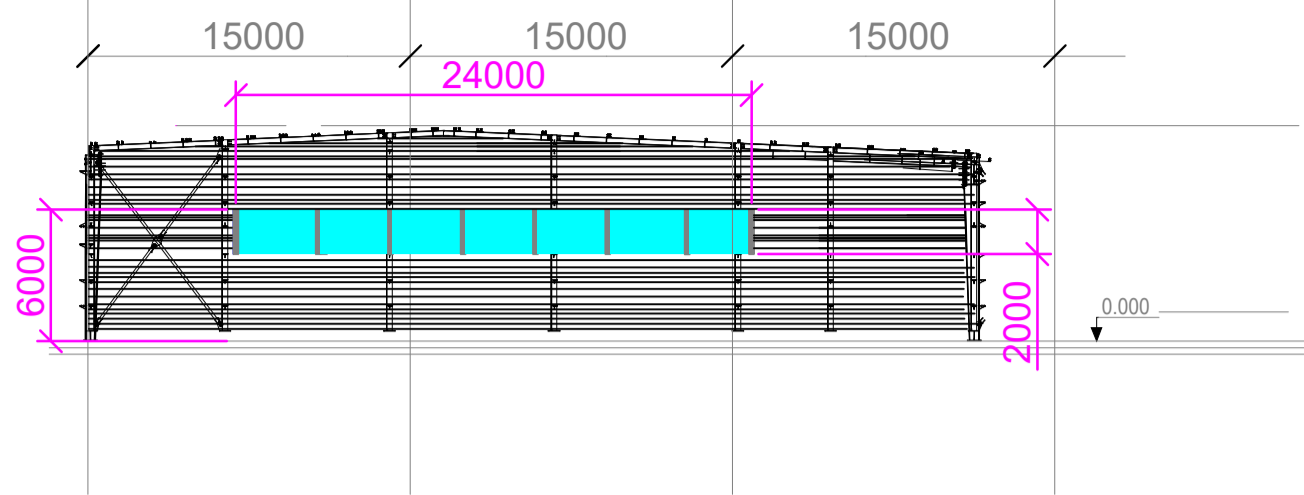
PUMP SET



5KG DRY POWDER  
FIRE EXTINGUISHER



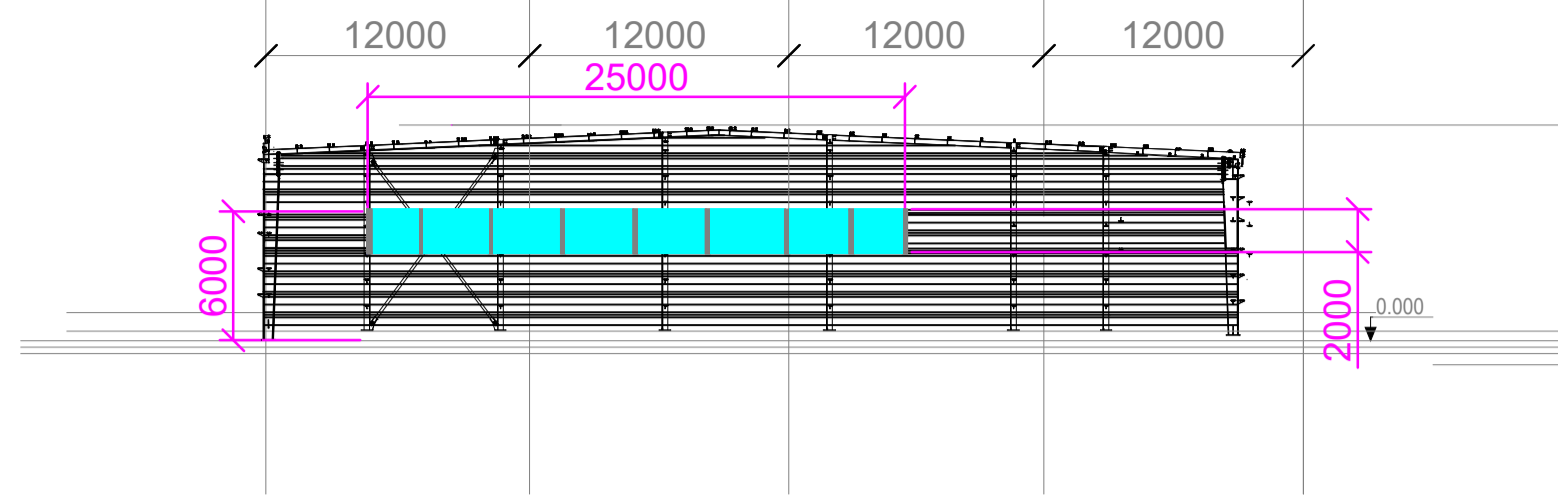
SPRINKLER HEAD (ON PLAN)



Section drawing of window opening for the structure (1a)

Structure 1a Openable Windows Calculation

Area of Structure 1 = 741 sq.m.  
Area of High Bay Window (H.B.W.) = 2.0m(H) x 24m(total length) = 48 sq.m.  
Total openable window area = 48 sq.m.  
= 6.47% of floor area



Section drawing of window opening for the structure (1b)

Structure 1b Openable Windows Calculation

Area of Structure 1 = 764 sq.m.  
Area of High Bay Window (H.B.W.) = 2.0m(H) x 25m(total length) = 50 sq.m.  
Total openable window area = 50 sq.m.  
= 6.54% of floor area

9m wide  
Ingress/Egress

SPRINKLER INLET

3. Shed for Parking Cars

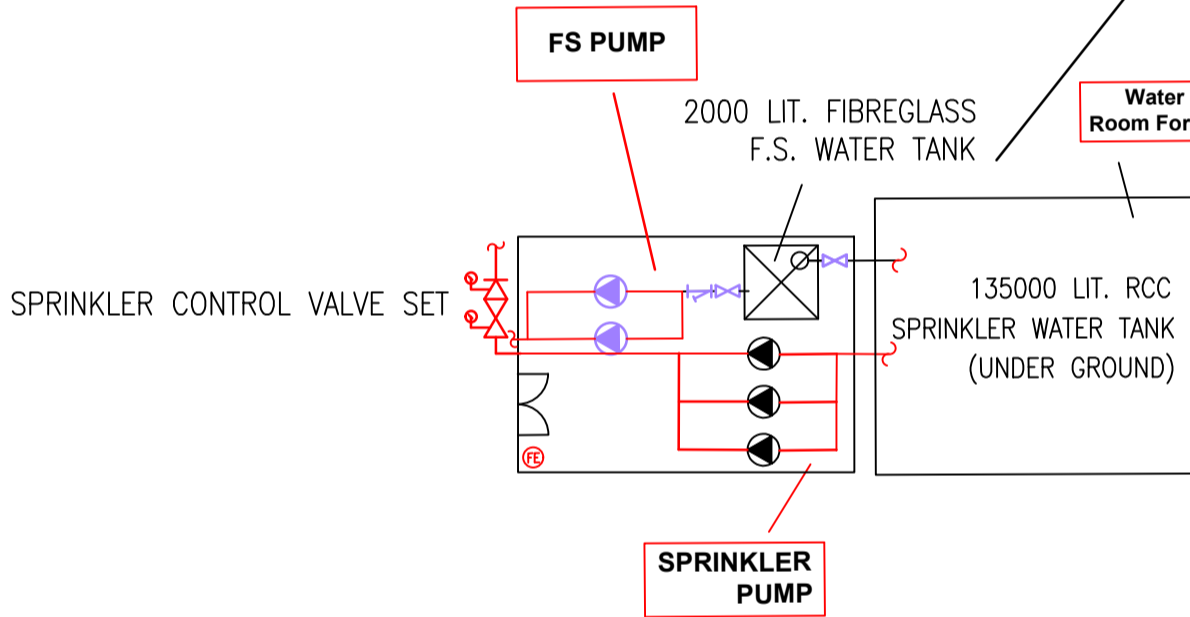
2. Meter Room

1a: Car Showroom

1b: Car Testing Centre and  
Toilet (G/F)

Pedestrian Access

1b: Office (U/F)



135000 LIT. RCC  
SPRINKLER WATER TANK (UNDER GROUND)

Water Tank  
Room For FSIs

\*Floor Area of Meter Room is excluded to avoid double counting

No.	Uses	Floor Area	Covered Area	No. of Storeys	Height
1a	Car Showroom	741m <sup>2</sup>	741m <sup>2</sup>	1	8m
1b	G/F: Car Testing Centre (Vehicle Examination) and Toilet	764m <sup>2</sup>	764m <sup>2</sup>	2	8m
	U/F: Ancillary Office	764m <sup>2</sup>			
2	Meter Room (under structure 3)	8m <sup>2</sup> *	--	1	3m
3	Shed for Parking Cars	218m <sup>2</sup>	218m <sup>2</sup>	1	5m
Total:		2487m <sup>2</sup>	1723m <sup>2</sup>		

PROJECT :  
**Proposed Temporary Warehouse for Car Showroom & Car Testing Centre for a Period of 3 Years & Filling of Land at Lot 31 R.P. and 32 R.P IN D.D. 121 Ping Shan, Yuen Long New Territories**

DRAWING TITLE :  
**F.S. Notes, Legend, Fire Service Installation Layout Plan**

REV	DESCRIPTION	DATE

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :

**Century Fire Service Engineering Co., Ltd.**

	NAME	DATE	DRAWING NO : <b>FS-01</b>	REV. <b>0</b>
DRAWN BY	C.K.NG	18 JUL 2024	SCALE : 1 : 350 @ (A1)	
CHECKED BY			SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
APPROVED BY				

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-PS/720

Our Ref.: P15065/TL24389

29 July 2024

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

By Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application**  
**‘Proposed Temporary Shop and Services (Car Showroom)**  
**and Car Testing Centre with Ancillary Office’**  
**for a Period of 3 Years**  
**on Lots 31 RP and 32 RP in D.D. 121,**  
**Ping Shan, Yuen Long, New Territories**

We refer to the comment from Director of Environmental Protection dated 26.7.2024.  
Our response-to-comment is as follows:

**Comment:**

No adverse comment on the application **provided that** adequate mechanical ventilation would be implemented to avoid accumulation of aerial emissions, and any openings including the ventilation systems of the car testing structures will be directed away from nearby sensitive uses to minimise any potential adverse air impact to the surrounding environment.

**Response:**

We would like to clarify that adequate mechanical ventilation would be implemented to avoid accumulation of aerial emissions, and any openings including the ventilation systems of the car testing structures will be directed away from nearby sensitive uses to minimise any potential adverse air impact to the surrounding environment

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

Francis Lau

## Previous Applications Covering the Site

### Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/70	“G/IC” & “R(B)1”	Proposed Temporary Open Storage of Plastic Materials and Ancillary Workshop for Compact Disc Destruction for a Period of 3 Years	18.2.2000
A/YL-PS/150	“G/IC” & “R(B)1”	Temporary Open Storage of Plastic Materials and Workshop for a Period of 3 Years	31.10.2003 (TPB)
A/YL-PS/488	“G/IC”, “R(B)1” & “V”	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Car Testing Centre (Private Cars and Light Goods Vehicles) with Ancillary Office for a Period of 3 Years	23.10.2015
A/YL-PS/587	“G/IC”, “R(B)1” & “V”	Temporary Car Testing Centre with Ancillary Office for a Period of 3 Years	17.5.2019 (Revoked on 17.10.2021)
A/YL-PS/618	“G/IC”, “R(B)1” & “V”	Temporary Shop and Services (Car Showroom) and Car Testing Centre with Ancillary Office for a Period of 3 Years	20.11.2020 (Revoked on 20.2.2023)

### Rejected Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/129	“G/IC” & “R(B)1”	Temporary Open Storage of Plastic Materials and Workshop for a Period of 3 Years	11.4.2003 (TPB)	(1) & (2)
A/YL-PS/154	“G/IC” & “V”	Temporary Open Storage of Construction Machinery for a Period of 3 Years	25.7.2003	(1) & (2)
A/YL-PS/281	“G/IC” & “R(B)1”	Temporary Recyclable Collection Centre for a Period of 3 Years	28.3.2008	(2) & (3)

### Rejection Reasons

- (1) Not in line with the planning intention of the zone(s)
- (2) Insufficient information to demonstrate no adverse environmental and/or drainage impacts on the surrounding areas
- (3) Approval of the application would set an undesirable precedent for similar uses to proliferate in the surrounding areas

**Previous Applications within/straddling the “G/IC”, “R(B)1” and “V” zones**

**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/676	“G/IC”, “R(B)1” & “V”	Temporary Shop & Services and Wholesale of Food Products for a Period of 3 Years	19.5.2023

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application.
- according to his record, there is no Small House application approved or under processing at the Site.

**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 objection to the application.

**3. Drainage**

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

- no objection in principle to the application from public drainage point of view; and
- according to the applicant's submission, the existing drainage facilities which were implemented under an approved application no. A/YL-PS/618 will be maintained. Should the application be approved, a condition should be included to request the applicant to maintain the existing drainage facilities and submit a condition record of the existing drainage facilities to the satisfaction of DSD.

**4. Fire Safety**

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

- no objection in principle to the proposal subject to the fire service installations (FSIs) being provided to the satisfaction of D of FS.
- The applicant should note his advisory comment at **Appendix V**.

## **5. Environment**

Comment of the Director of Environmental Protection (DEP):

No adverse comment on the application.

## **6. Building Matters**

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

- as there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on the suitability for the uses proposed in the application; and
- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with Buildings Ordinance (BO).

## **7. Long Term Development**

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

No adverse comment on the application.

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

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

No feedback from locals was received.

## **9. Other Departments**

The following departments have no comment on the application:

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

**Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots 31 RP and 32 RP in D.D.121 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) Lot 31 RP in D.D. 122 is covered by Short Term Waiver (STW) No. 4973 to permit structures erected thereon for the purpose of “Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Car Testing Centre (Private Cars and Light Goods Vehicles) with Ancillary Office”;
  - (iii) There is/are unauthorized structure(s) and/or uses on the private lot(s). The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and DLO/YL reserves the rights to take necessary lease enforcement action against the breaches without further notice and
  - (iv) 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;
- (c) 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;
- (d) 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 water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Ping Kwai Road;
- (e) 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;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) 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 photos 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;

- (g) to note the comments of the Director of Fire Services (D of FS) that having reviewed the fire services installations (FSIs) proposal, the applicant is advised to note the following:
- (i) An automatic sprinkler system shall be provided in accordance with Loss Prevention Council rules incorporating BS EN 12845:2015 and the Fire Services Department (FSD) Circular Letter No. 5/2020;
  - (ii) The maximum storage area of a single block (i.e. 50 m<sup>2</sup>) shall be specified in the FS Notes;
  - (iii) The standards and specifications of the proposed fire alarm system shall be revised to 'BS 5839-1:2017 and the FSD Circular Letter No. 6/2021';
  - (iv) The standards and specifications of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021';
  - (v) Justifications for the non-provision of smoke extraction systems to the structures shall be specified in the FS Notes;
  - (vi) The G/F and U/F of Structure 1b shall be regarded as separate compartments. As such, the calculation of openable windows shall be revised accordingly;
  - (vii) Sprinkler system, modified hose reel system, fire alarm system, emergency lighting, directional and exit signs and portable fire extinguishers shall be provided to U/F of Structures 1b as the total floor area exceeds 230 m<sup>2</sup>; and
  - (viii) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is also 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
- (h) 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 structures are erected on leased land without the approval of BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's 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) 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
- (vi) detailed checking under BO will be carried out at building plan submission stage.

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

---

**From:**  
**Sent:** 2024-07-04 星期四 02:55:26  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-PS/720 DD 121 Ping Shan GIC

A/YL-PS/720

Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long

Site area: About 2,259sq.m

Zoning: "VTD", "GIC" and "Res (Group B) 1"

Applied use: Car Showroom and Testing Centre / 7 Vehicle Parking

Dear TPB Members,

Conditions of 618 approved in Nov 2020 were never fulfilled. The lots were subsequently part of 664 application for "Wholesale Trade" in 2022 that was subsequently withdrawn. Probably something to do with inclusion of Government Land of about 2,138sq.m.

So back with the existing operation. Why has no enforcement action been taken?

Members have a duty to inquire into the conditions issue. The site is next to a residential development so failure to comply with fire regulations should not be tolerated much less encouraged by rolling over approval.

Mary Mulvihill