

2024年 6月 2 0日

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

Appendix I of RNTPC  
Paper No. A/YL-PS/725

This document is received on 2024-06-20  
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



2401469

14.6.2024 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/YC-PS/725
	Date Received 收到日期	2024-06-20

- 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)

Richland Properties Management Company Limited  
富田物業管理有限公司

### 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)	Lot No. 449 RP (Part), 450 (Part), and 452 RP (Part) in D.D. 122 and Adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,853 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input 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)	..... 32 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars  (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 11/06/2024 (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 06/06/2024 (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）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	(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 type="checkbox"/> year(s) 年 ..... <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	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
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	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....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)	
..... ..... ..... .....	
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	.....
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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			
<p>.....</p> <p>.....</p>			
(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 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))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<input 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/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 type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	<p>.....</p> <p>.....</p>		



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-PS</u> / <u>641</u>
(b) Date of approval 獲批給許可的日期	<u>13/08/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>24/08/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years
(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 checked="" 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>Reason(s) for non-compliance: 仍未履行的原因：</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 checked="" type="checkbox"/> year(s) 年 <u>3</u></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）。

Refer to Appendix I



**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

Director

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

MRTPI, FRICS, RPS(GP)

Others 其他

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

12/6/2024

(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	Lot No. 449 RP (Part), 450 (Part), and 452 RP (Part) in D.D. 122 and Adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories
Site area 地盤面積	1,853 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 32 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
Zoning 地帶	"Village Type Development" ("V")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars 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	<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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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		36
	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) <u>Medium Size Buses (24-seater) and Private Cars</u>		36
	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) _____ _____		

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><u>Plans and Drawings 圖則及繪圖</u></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"/>
<u>Location Plan, Lot Index Plan, Implemented Drainage Proposal, Implemented FSI Proposal, Plans and photographs showing Road signs</u>		
<b><u>Reports 報告書</u></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"/>
<hr/> <hr/>		
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 (the Site) is on Lot Nos. 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122 and adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long.
2. The site area is about 1,853 m<sup>2</sup>, including Government Land of about 32 m<sup>2</sup>.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.
4. The application is for renewal of planning approval for ‘Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars’ for a period of 3 years. According to the Notes of the OZP, ‘Public Vehicle Park’ is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Town Planning Board (the Board), which may be permitted with or without conditions.
5. Operation hours are from 7 a.m. to 11 p.m. daily (including public holidays).
6. The Site is the subject of 6 approved applications for similar uses, of which all approval conditions were satisfactorily complied with by the applicant.
7. Compared with the last approval, the applied use, development parameters and layout of the current renewal application remain unchanged.

### 行政摘要

1. 申請地點位於新界屏山丈量約份第 122 約地段第 449 號餘段（部分）、第 450 號（部分）及第 452 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 1,853 平方米，包括約 32 平方米的政府土地。
3. 申請地點在《屏山分區計劃大綱核准圖編號 S/YL-PS/20》上劃為「鄉村式發展」地帶。
4. 規劃許可續期的申請用途為「臨時中型巴士（24 座位）及私家車公眾停車場」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，「公眾停車場」在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 營運時間為星期一至日上午 7 時至下午 11 時，公眾假期照常營業。
6. 申請地點曾獲城市規劃委員會批給 6 次規劃許可於申請地點作同類用途，申請人亦已完全履行所有規劃許可附帶條件。
7. 對比先前獲批的規劃許可，是次續期申請的用途、發展規模及佈局並無改變。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”/“the TPB”) on behalf of Richland Properties Management Company Limited (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars’ for a period of 3 years (“the Development”) at Lot Nos. 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122 and Adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot Nos. 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122 and Adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long. It is accessible from Ping Ha Road via Ping Shan Heritage Trail to the Site.
3. The site area is about 1,853 m<sup>2</sup>, including Government Land of about 32 m<sup>2</sup>.
4. The Site is the subject of a previous application No. A/YL-PS/641 for the same applied use, submitted by the same applicant and approved by the Rural and New Town Planning Committee (“the Committee”) in 2021 for a period of 3 years, of which all approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### **Planning Context**

5. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Ping Shan Outline Zoning Plan (the “OZP”) No. S/YL-PS/20.
6. The planning intention of the “V” zone 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. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.



7. The applied use is a Column 2 use within the “V” zone on the OZP which may be permitted with or without conditions by the Board.
8. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “V” zone.

### **TPB Planning Guidelines**

9. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to the application.
10. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

### **Development Parameters (Plan 3)**

11. Operation hours are from 7 a.m. to 11 p.m. daily, including Sundays and public holidays.
12. The vehicle park is for parking of 24-seat buses and private cars only. There are a total of 36 parking spaces.

### **Previous Applications**

13. The Site, in part or in whole, is the subject of 6 previous applications approved by the Committee.

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-PS/249	Temporary Vehicle Park for Sludge Collection Vehicles, Light Goods Vehicles and Pick-up Trucks for a Period of 2 Years	29.9.2006
A/YL-PS/306	Temporary Public Vehicle Park for Medium Size Buses (24-seats) and Private Cars for a Period of 3 Years	7.8.2009
A/YL-PS/386	Temporary Public Vehicle Park for Medium Size Buses (24-seats) and Private Cars for a Period of 3 Years	24.8.2012
A/YL-PS/485	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	7.8.2015

A/YL-PS/564	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	17.8.2018
A/YL-PS/641	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	13.8.2021

14. The previous applications were approved mainly on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; compatible with the surrounding areas; subject of previous planning approvals; and the applicant complied with all approval conditions.
15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.
16. The previous approval no. A/YL-PS/641 for the same applied use submitted by the same applicant was approved by the Committee on 13.8.2021. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### **Similar Applications**

17. There are 24 applications of similar uses approved by the Committee within the “V” zone on the OZP in the past 3 years:

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-PS/625	Proposed Temporary Public Vehicle Park for Private Car & Light Goods Vehicle for a Period of 3 Years	22.1.2021
A/YL-PS/626	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	26.2.2021
A/YL-PS/628	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car for a Period of 3 Years	26.2.2021
A/YL-PS/630	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	26.3.2021
A/YL-PS/629	Proposed Temporary Public Vehicle Park for Light Goods Vehicle & Medium Goods Vehicle for a Period of 3 Years	14.5.2021
A/YL-PS/634	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	14.5.2021



A/YL-PS/635	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	25.6.2021
A/YL-PS/636	Temporary Vehicle Park for Coaches for a Period of 3 Years	25.6.2021
A/YL-PS/638	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	9.7.2021
A/YL-PS/641	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	13.8.2021
A/YL-PS/645	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	24.9.2021
A/YL-PS/649	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	24.12.2021
A/YL-PS/651	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	28.1.2022
A/YL-PS/657	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.4.2022
A/YL-PS/658	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	24.6.2022
A/YL-PS/663	Renewal of Planning Approval for Temporary "Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles" for a Period of 3 Years	29.7.2022
A/YL-PS/666	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	25.11.2022
A/YL-PS/681	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	19.5.2023
A/YL-PS/683	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and 19-seaters Coaches) for a Period of 3 Years	9.6.2023
A/YL-PS/684	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	23.6.2023
A/YL-PS/703	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	26.1.2024

A/YL-PS/705	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium Goods Vehicles) for a Period of 3 Years	5.4.204
A/YL-PS/709	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	19.4.2024
A/YL-PS/710	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	19.4.2024

18. The similar applications were approved by the Committee between 2021 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; compatible with the surrounding areas; subject of previous planning approvals; and the applicant complied with all approval conditions.
19. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the similar approved applications.

### **No Adverse Impacts to the Surroundings**

#### Environment

20. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
21. No operation during nighttime are allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated under the restriction on operation hours.

#### Drainage

22. The applicant has implemented sufficient drainage facilities to prevent adverse impact to the surrounding area. Please refer to the Approved Drainage Proposal (**Plan 4**).
23. The existing drainage facilities have been maintained in good conditions throughout the approval period of previous application nos. A/YL-PS/386, 485, 564 & 641. The latest condition record of the existing drainage facilities on site was accepted by CE/MN, DSD on 4.4.2022 (**Annex I**).
24. As mentioned in Sections 4 & 19 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-PS/641.



Fire Safety

25. The existing fire service installations (FSI) have been maintained in efficient working order at all times throughout the approval period of previous application nos. A/YL-PS/386, 485, 564 & 641. Please refer to the Approved FSI Proposal (**Plan 6**).
26. As mentioned in Sections 4 & 19 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-PS/641.

Traffic

27. The applicant has provided warning signs at the access road to maintain road safety. Please refer to the Plans Showing Road Signs and Photographs (**Plans 5.1 to 5.4**).

- End -

## 規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



By Post and Fax ( )

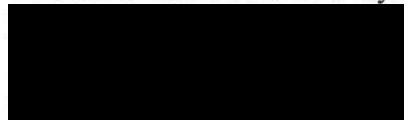
## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

來函檔號 Your Reference TL22049 / P9023  
本署檔號 Our Reference TPB/A/YL-PS/641  
電話號碼 Tel. No. : 2158 6362  
傳真機號碼 Fax No. : 2489 9711

4 April 2022

Goldrich Planners and Surveyors Ltd.



(Attn: Mr. Francis Lau)

Dear Sir/Madam,

**Planning Application No. A/YL-PS/641**  
**Compliance with Approval Condition (I)**

I refer to your submission of 7 February 2022 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Kent LEE)

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

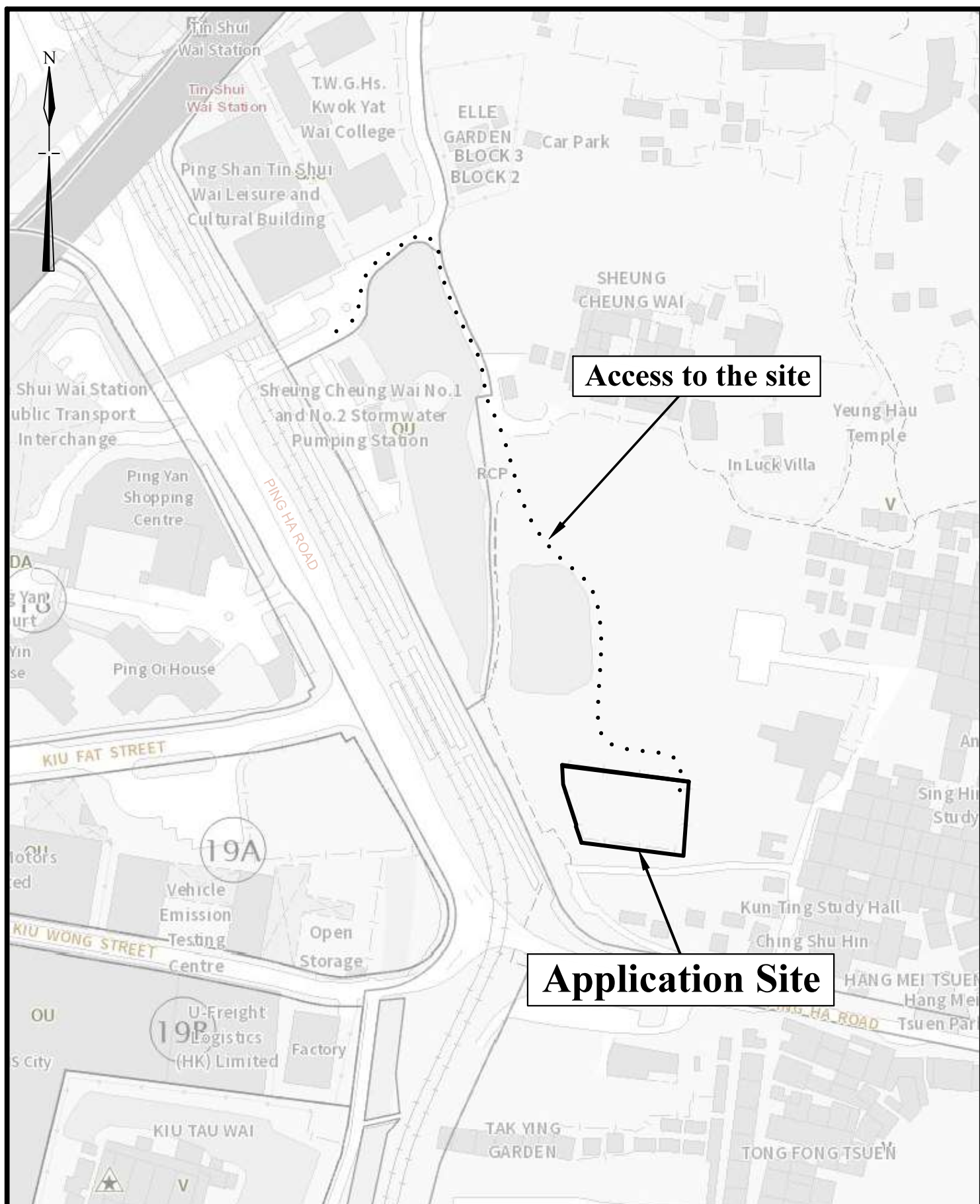
cc.

CE/MN, DSD (Attn.: Ms. SY Wing Kei)

Internal

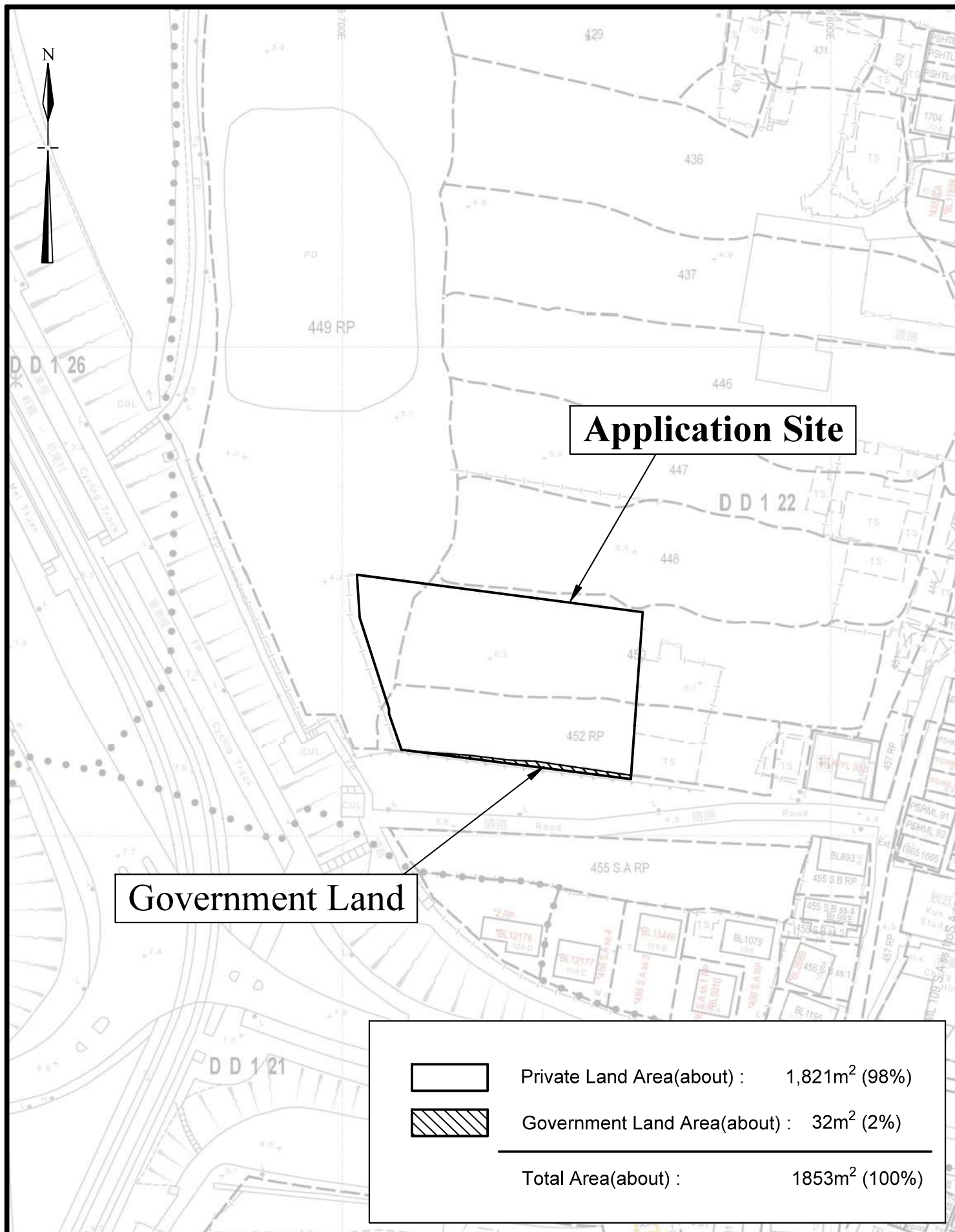
CTP/TPB(2)







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

Not to Scale	<b>Location Plan</b>	Goldrich Planners & Surveyors Ltd.
May 2024	Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	Plan 1 ( P 9023 )



**Government Land**

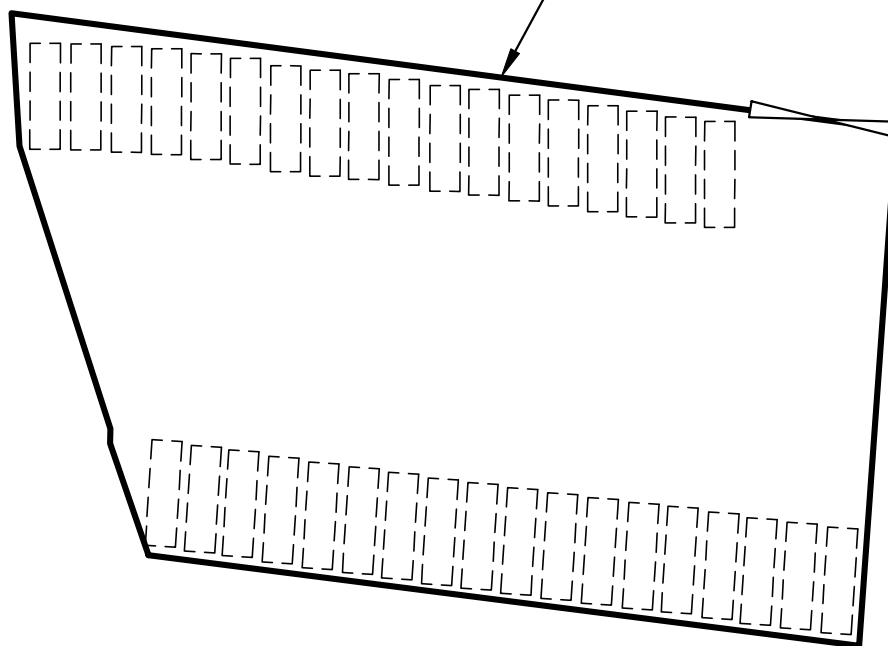
**Application Site**

	Private Land Area(about) :	1,821m <sup>2</sup> (98%)
	Government Land Area(about) :	32m <sup>2</sup> (2%)
Total Area(about) :		1853m <sup>2</sup> (100%)

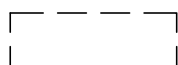
1 : 1000	<b>Lot Index Plan</b>  Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
May 2024		<b>Plan 2 ( P 9023 )</b>



## Application Site



### Legend



Car Park for Medium Size Buses (24-seats)      7m x 2m (36nos.)

1 : 500

### Site Plan

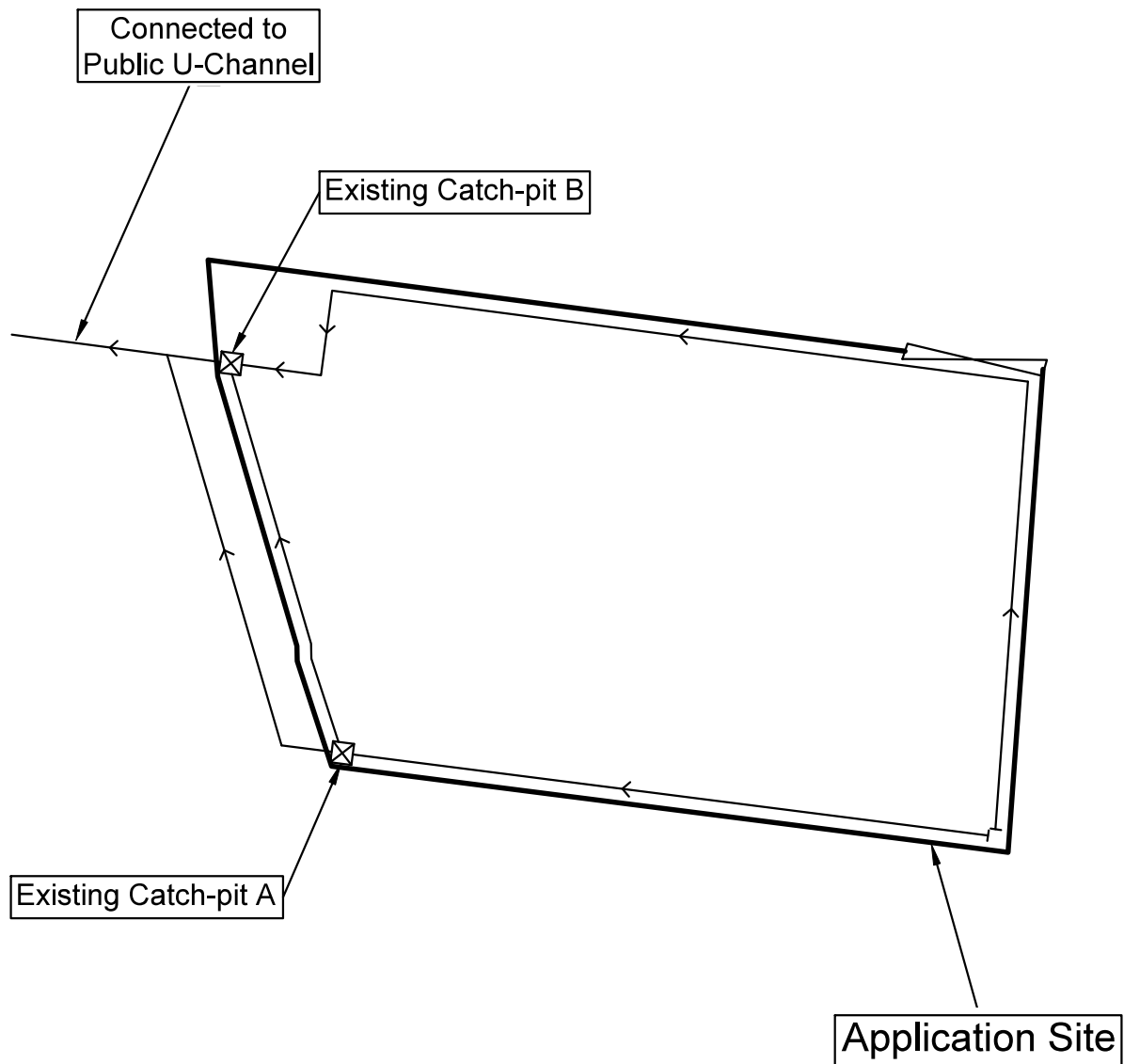
Goldrich Planners &  
Surveyors Ltd.

May 2024

Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122

Plan 3  
( P 9023 )

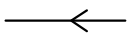




**Legend**



Existing Catch-pit



Existing 450mm U-Channel

**1 : 500**

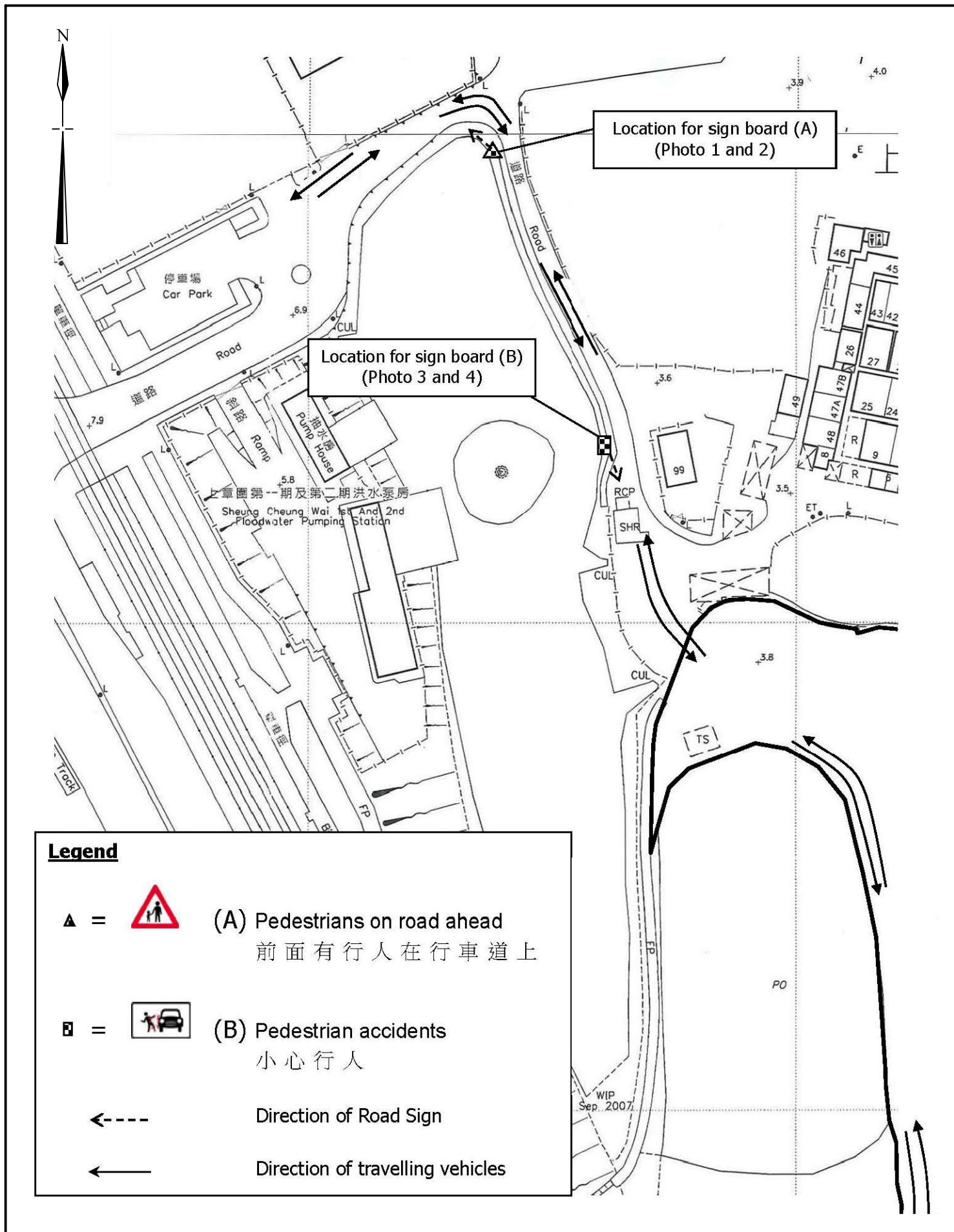
**Approved Drainage Plan**

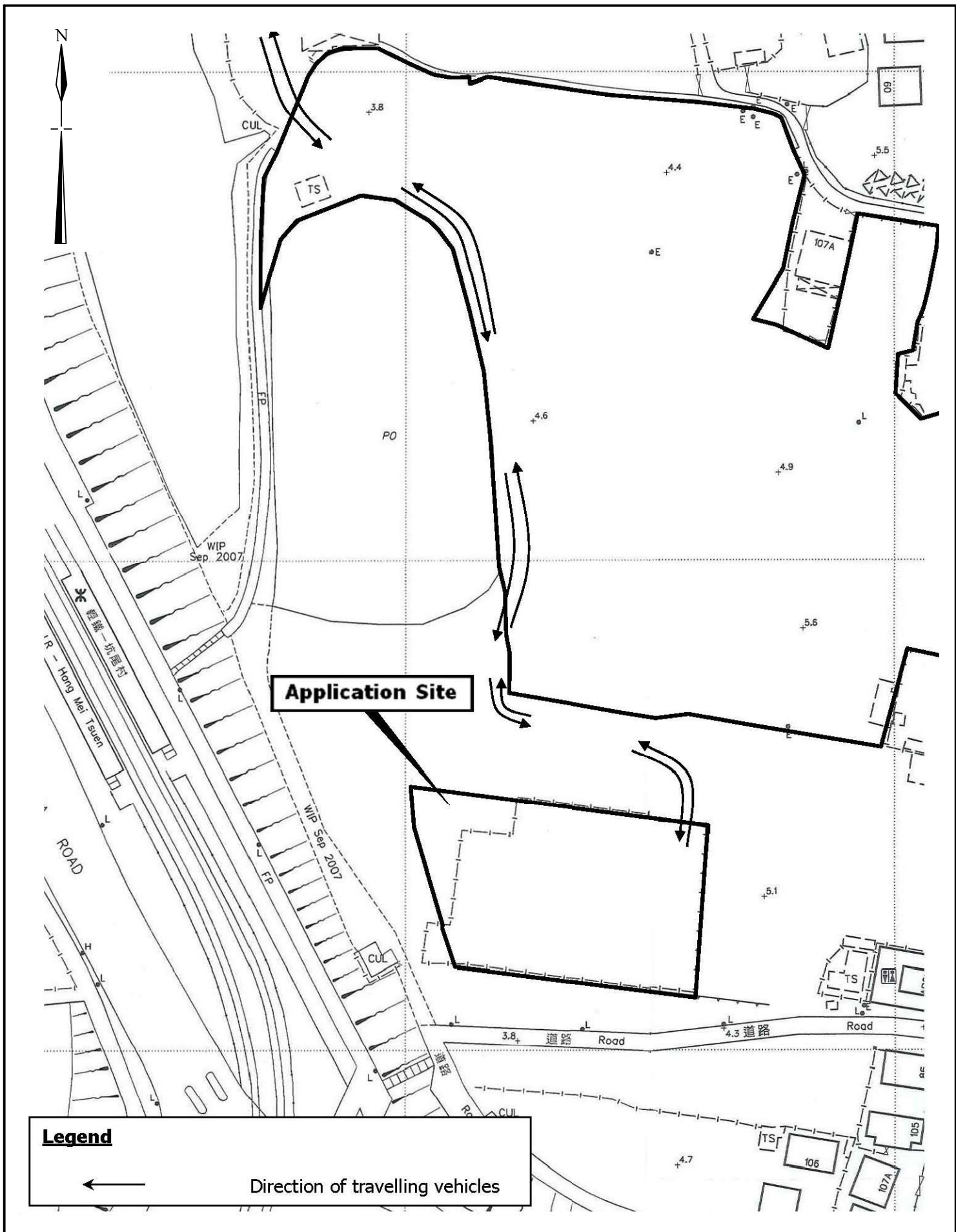
**Goldrich Planners &  
Surveyors Ltd.**

**June 2024**

**Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122**

**Plan 4  
( P 9023 )**





1 : 1000	<b>Plan Showing Road Signs (2)</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>June 2024</b>	Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	<b>Plan 5.2 ( P 9023 )</b>





**Photo 1**



**Photo 2**

<b>Not to Scale</b>	<b>Plan showing Road Signs Photographs (1)</b>  Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>June 2024</b>		<b>Plan 5.3 ( P 9023 )</b>



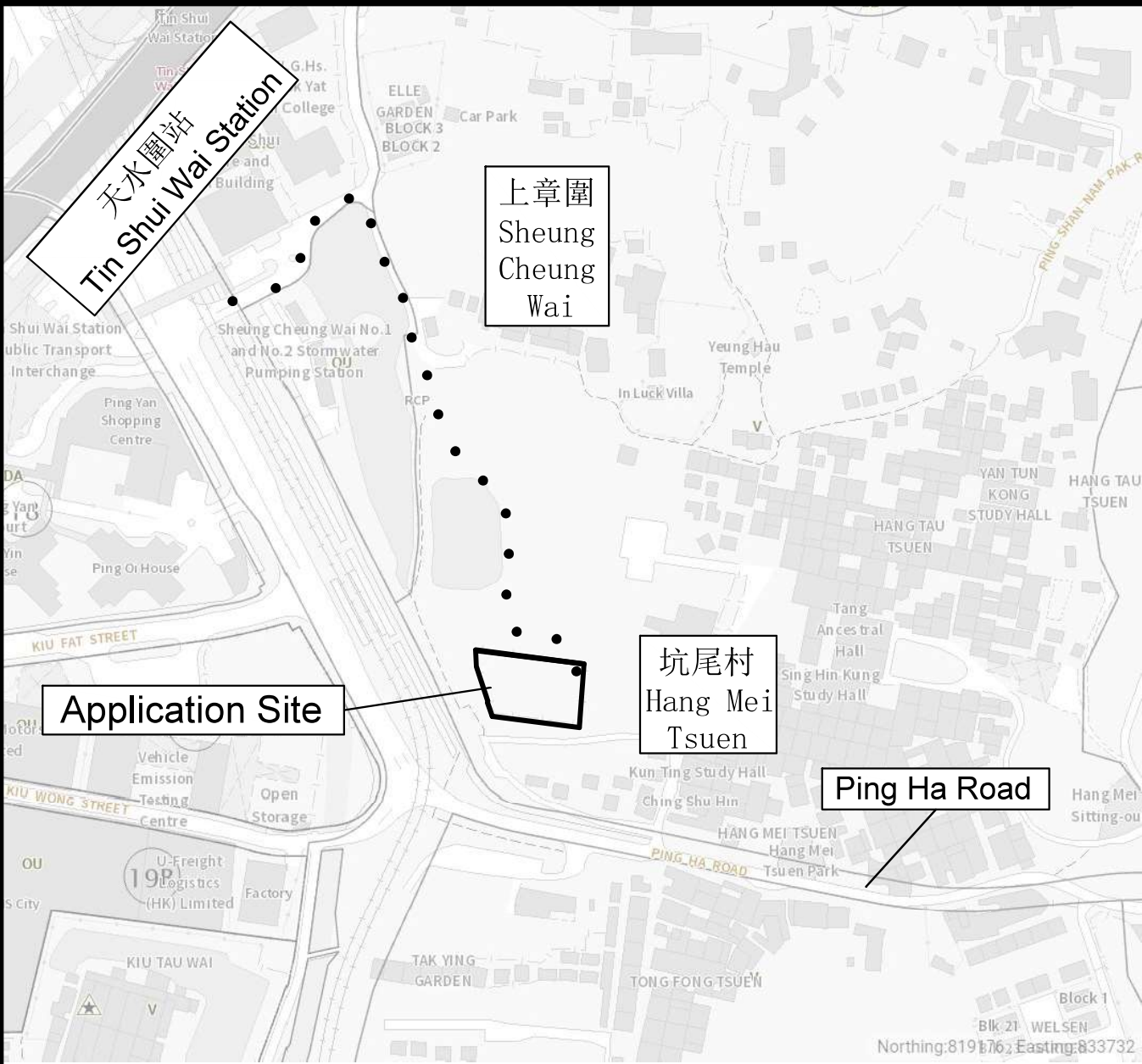
**Photo 3**



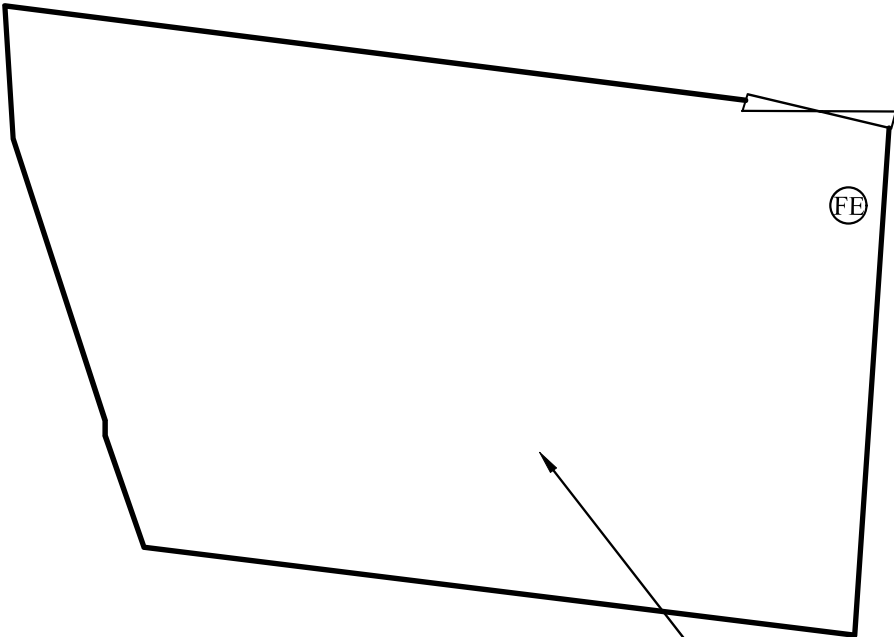
**Photo 4**

Not to Scale	Plan showing Road Signs Photographs (2)  Lots 449RP (part), 450 (part), 452RP (part) and adjoining Government Land in D. D. 122	Goldrich Planners & Surveyors Ltd.
June 2024		Plan 5.4 ( P 9023 )





Location Plan  
Not to scale



36 Private Cars  
Parking Spaces

**Legend :**

- ⓕ 5.0公斤二氧化碳氣體滅火筒 5.0kg CO2 Gas type Fire Extinguisher

**FS NOTES:**

- (i) Portable hand-operated approved appliances shall be provided as required by occupancy.

1 : 500	Approved Fire Service Installation Proposal	Goldrich Planners & Surveyors Ltd.
June 2024		Plan 6 ( P 9023 )

Lots 449RP (part), 450 (part), 452RP (part) and  
adjoining Government Land in D. D. 122



**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-PS/725

Our Ref.: P9023/TL24357

11 July 2024

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application for  
Renewal of Planning Approval for  
'Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private  
Cars' for a Period of 3 Years in "Village Type Development" zone,  
Lot Nos. 449 RP(Part), 450(Part) and 452 RP(Part) in D.D. 122 and  
Adjoining Government Land, Yuen Long, New Territories**

We would like to submit a FS251 certificate for the captioned application.

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

---

Francis Lau

Encl.



**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-PS/725

Our Ref.: P9023/TL24422

8 August 2024

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application for  
Renewal of Planning Approval for  
‘Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private  
Cars’ for a Period of 3 Years in “Village Type Development” zone,  
Lot Nos. 449 RP(Part), 450(Part) and 452 RP(Part) in D.D. 122 and  
Adjoining Government Land, Yuen Long, New Territories**

We would like to clarify that no workshop activities or vehicle repair will be carried out on site. Only medium sized buses (24-seater) and private cars are allowed to park at the site.

A notice will be posted on site to indicate that no vehicle exceeding 5.5 tones, including container tractor/ trailer or bus exceeding 24 seats is allowed into the site.

Vehicles without a valid vehicle licence issued under the road traffic ordinance are not allowed to park at the site.

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



Francis Lau

c.c.

DPO/TM&YLW, PlanD

(Attn.: Mr. Max WONG)

*By e-mail only*



**Relevant extracts of the Town Planning Board Guidelines on  
“Renewal of Planning Approval and Extension of Time for Compliance with Planning  
Conditions for Temporary Use or Development”  
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

## Previous s.16 Applications Covering the Application Site

### Approved Applications

<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/183	“V”	Temporary Vehicle Park for Sludge Collection Vehicles, Lorries and Pick-up Trucks, Vehicle Washing Area and Storage Area for a Period of 3 Years	8.10.2004 (TPB) (Revoked on 14.9.2006)
A/YL-PS/249	“V”	Temporary Vehicle Park for Sludge Collection Vehicles, Light Goods Vehicles and Pick-up Trucks for a Period of 2 Years	29.9.2006
A/YL-PS/306	“V”	Temporary Public Vehicle Park for Medium Size Buses (24-Seats) and Private Cars for a Period of 3 Years	7.8.2009
A/YL-PS/386	“V”	Temporary Public Vehicle Park for Medium Size Buses (24-Seats) and Private Cars for a Period of 3 Years	24.8.2012
A/YL-PS/485	“V”	Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	7.8.2015
A/YL-PS/564	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	17.8.2018
A/YL-PS/641	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	23.7.2021

**Similar Applications within/straddling the same “V” 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/590	“V”	Renewal of Planning Approval for Temporary "Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles" for a Period of 3 Years	19.7.2019
A/YL-PS/594	“V” & “OU(HCTRU)”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	4.10.2019 (revoked on 4.4.2021)
A/YL-PS/606	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10.7.2020
A/YL-PS/625	“V” & “OU(HCTRU)”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	22.1.2021
A/YL-PS/628	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	26.2.2021
A/YL-PS/630	“V”	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	26.3.2021
A/YL-PS/635	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	25.6.2021
A/YL-PS/636	“V”	Temporary Vehicle Park for Coaches for a Period of 3 Years	25.6.2021
A/YL-PS/638	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	9.7.2021
A/YL-PS/651	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	28.1.2022
A/YL-PS/657	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.4.2022
A/YL-PS/663	“V”	Renewal of Planning Approval for Temporary "Rural Communal Public	29.7.2022



<b><u>Application No.</u></b>	<b><u>Zoning</u></b> (at the time of approval)	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
		Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles" for a Period of 3 Years	
A/YL-PS/684	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	23.6.2023
A/YL-PS/709	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	19.4.2024
A/YL-PS/712	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle (LGV) for a Period of 3 Years	7.6.2024
A/YL-PS/715	“V” & “OU(HCTRU)”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	7.6.2024

**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;
- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 449 RP, 450 and 452 in D.D. 122 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- Lot 449 RP in D.D. 122 is covered by Short Term Waiver (STW) No. 3960 to permit structures erected thereon for the purpose of “Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles”;
- Lot 452 RP in D.D. 122 is covered by STW No. 4529 to permit structures erected thereon for the purpose of “Temporary Public Vehicle Park for Private Cars”;
- no permission is given for occupation of GL (about 32m<sup>2</sup> as mentioned in the application) included in the Site. Any occupation of GL without Government’s prior approval is an offence under Land (Miscellaneous Provisions) Ordinance (Cap.28); and
- according to his record, there is no Small House (SH) application approved or under processing at the Site.

**2. Traffic**

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 a 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/641 will be maintained for the subject development. Should the Board consider the application be acceptable, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

**4. Fire Safety**

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

No objection in principle to the captioned renewal application subject to the existing FSIs implemented on the site being maintained in efficient working order at all times

**5. Building Matters**

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

No adverse comment on the application.

**6. Environment**

Comments of the Director of Environmental Protection (DEP):

No objection to the application.

**7. District Officer's Comments**

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

No feedback from locals was received.

**8. Other Departments**

The following departments has no objection to/ no adverse comment on the application:

- Commissioner of Police (C of P);
- Director of Electrical and Mechanical Services (DEMS);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).



### **Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that if the planning application is approved, the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his Office for STW and Short Term Tenancy (STT) to permit structure(s) erected within Lots 449 RP, 450 and 452 and the occupation of the Government Land in D.D. 122. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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 in view of the motorcycle parking need of Tin Shui Wai, the applicant is suggested to consider provision of motorcycle parking within the development. 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. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed;
- (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 surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of the access from Ping Ha Road to the Site;
- (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 to minimise any potential nuisance;
- (f) 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; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) 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 unauthorised building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with Buildings Ordinance (BO);

- (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of Buildings Authority, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
- (iii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (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.