

2024年 7月 1 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/727

2024 -07- 1 1

This document is received on  
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

2401589

3.7.2024

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	A1YL-PS/727
	Date Received 收到日期	2024-07-11

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

Tang Chi Kong (鄧志剛)

### 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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

### 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 106(Part), 107(Part), 289(Part), 293(Part), 294(Part), 295(Part), 301(Part), 302(Part) and 319(Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 3,030 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... NA ..... 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)	..... NA ..... sq.m 平方米 <input type="checkbox"/> About 約



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

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

The applicant 申請人 –

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

Details of the "current land owner(s)"<sup>#</sup> notified 已獲通知「現行土地擁有人」<sup>#</sup>的詳細資料

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
19.6.2024 - 2.7.2024 (DD/MM/YYYY)<sup>&</sup>  
於..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 21.6.2024 (DD/MM/YYYY)<sup>&</sup>  
於..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<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	Temporary Public Vehicle Park (Private Cars Only) 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	..... 3,030 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... NA .....
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... NA .....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) NA ..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 55 (2.5m x 5m) .....
Motorcycle Parking Spaces 電單車車位	..... NA .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NA .....
Coach Spaces 旅遊巴車位	..... NA .....
Light Goods Vehicle Spaces 輕型貨車車位	..... NA .....
Medium Goods Vehicle Spaces 中型貨車車位	..... NA .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....

Proposed operating hours 擬議營運時間 24 hours daily (including Public Holidays) .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The Application Site is connected via a local track to the junction of Tin Tsz Road and Tin Wah Road. ....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 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>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(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 the planning statement attached.

**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

Cannis Lee

Associate Director (Planning)

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....MPIA.....

on behalf of  
代表

Lawson David &amp; Sung Surveyors Limited


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

Date 日期

-3 JUL 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 <u>as far as possible</u> . 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 106(Part), 107(Part), 289(Part), 293(Part), 294(Part), 295(Part), 301(Part), 302(Part) and 319(Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.
Site area 地盤面積	3,030 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
Zoning 地帶	"Recreation" ("REC") and "Village Type Development" ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	NA % <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		55
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		55 (2.5m x 5m) NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA
	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) _____ _____		NA NA NA NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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, Lot Index Plan, Plan showing Vehicular Access to the Application Site, and Site Photos		
<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。



## **Section 16 Planning Application**

**Temporary Public Vehicle Park (Private Cars Only)  
for a Period of 3 Years at Lots 106(Part), 107(Part), 289(Part), 293(Part),  
294(Part), 295(Part), 301(Part), 302(Part) and 319(Part) in D.D.126, Fung Ka Wai,  
Ping Shan, Yuen Long, N.T.**

## **Planning Statement**

Applicant  
**Tang Chi Kong (鄧志剛)**

Prepared by  
**Lawson David & Sung Surveyors Limited**

July 2024



## **Executive Summary**

This planning statement is prepared in support of a planning application for proposed temporary public vehicle park (private cars only) ("the proposed development") for a period of 3 years at Lots 106(Part), 107(Part), 289(Part), 293(Part), 294(Part), 295(Part), 301(Part), 302(Part) and 319(Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T. (the "Application Site").

The Application Site, covering an area of about 3,030 sq.m., falls within an area partially zoned "Recreation" ("REC") (about 1,621 sq.m., 53%) and partially zoned "Village Type Development" ("V") (about 1,409 sq.m., 47%) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, 'Public Vehicle Park' is a Column 2 use of both the "REC" and "V" zones, and requires permission from the Town Planning Board (the "Board").

The Application Site was previously used as a hobby farm but the operator has ceased operation in early 2024. The Application Site is currently vacant. The Applicant has previously operated a public vehicle park (No. A/YL-PS/634) to the northeast of the site. While the planning approval of the public vehicle park has lapsed, the Applicant intends to convert the site into another use. To meet the continuous local parking demand in the locality, the Applicant intends to use the Application Site for a temporary public vehicle park (private cars only).

The proposed public vehicle park will provide a total of 55 parking spaces (2.5m x 5m) for private vehicles to serve the local villagers/residents and the visitors to the nearby recreational facilities. The proposed hours of operation at the Application Site are 24 hours daily from Mondays to Sundays (including public holidays).

The justifications of this application are:

1. The proposed development will meet local parking demand;
2. The proposed development does not contravene the planning intention of "REC" and "V" zones;
3. The proposed development will not hinder future residential development in the locality;
4. Similar Approvals for public vehicle park use in the same "REC" and "V" zones of the same OZP;
5. The proposed development will promote optimization of valuable land resources; and
6. The proposed development will not generate adverse traffic, drainage and environmental impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

## 行政摘要

此規劃報告書旨在支持在新界元朗屏山馮家圍丈量約份第 126 約地段第 106 號(部分)，第 107 號(部分)，第 289 號(部分)，第 293 號(部分)，第 294 號(部分)，第 295 號(部分)，第 301 號(部分)，第 302 號(部分)及第 319 號(部分)(“申請地點”)，作為期三年的臨時公眾停車場(只限私家車)用途(“擬議發展”)的規劃申請。

申請地點的面積約 3,030 平方米，位於在 2022 年 9 月 23 日刊憲的屏山分區計劃大綱核准圖 (圖則編號：S/YL-PS/20)上的「康樂」地帶 (約 1,621 平方米，53%) 及「鄉村式發展」地帶 (約 1,409 平方米，47%)。根據該大綱圖的註釋，「公眾停車場」屬「康樂」及「鄉村式發展」地帶內的第二欄用途，需先向城市規劃委員會(“城規會”)提出申請。

申請地點之前用作休閒農場，但已於 2024 年初停止營業。申請地點現時為空置土地。申請人早前於申請地點西北面經營公眾停車場 (申請編號：A/YL-PS/634)，但相關規劃許可現已失效。申請人計劃將該地點改作為其他用途。為迎合該區持續的泊車需求，申請人擬議使用申請地點作為期三年的臨時公眾停車場(只限私家車)。

擬議公眾停車場將提供 55 個停車位(2.5 米 x 5 米)，以服務本地村民/居民及到訪鄰近康樂設施的訪客。申請地點的營運時間為星期一至日(包括公眾假期)24 小時運作。

本規劃申請的理據為：

1. 擬議發展將滿足該區對停車位的需求；
2. 擬議發展不會違背「康樂」及「鄉村式發展」地帶的規劃意向；
3. 擬議發展不會阻礙未來區內的房屋發展；
4. 在同一「康樂」和「鄉村式發展」地帶有同類停車場用途的規劃許可獲批；
5. 擬議發展可有效利用寶貴的土地資源；
6. 擬議發展不會對附近的交通、排水及環境構成不良的影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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## 1. Introduction

### 1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for temporary public vehicle park (private cars only) (the “proposed development”) for a period of 3 years at Lots 106(Part), 107(Part), 289(Part), 293(Part), 294(Part), 295(Part), 301(Part), 302(Part) and 319(Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown per **Figure 2**.

The Application Site, covering an area of about 3,030 sq.m., falls within an area partially zoned “Recreation” (“REC”) (about 1,621 sq.m., 53%) and partially zoned “Village Type Development” (“V”) (about 1,409 sq.m., 47%) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use of the “REC” and “V” zones, and requires permission from the Town Planning Board (the “Board”).

The Application Site was previously used as a hobby farm but the operator had ceased operation in early 2024. The Application Site has since then been abandoned and is currently vacant.

The Applicant has previously operated a public vehicle park (Application No. A/YL-PS/634) to the northeast of the site. While the planning approval of the public vehicle park has lapsed, the Applicant intends to convert the site into another use. To meet the continuous local parking demand in the locality, the Applicant intends to convert the Application Site into a public vehicle park (private cars only) to serve the local villagers and residents, as well as the visitors of the recreational facilities nearby.

The Application Site is considered a preferred location for the proposed development.

### 1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

## 2. Site Context

### 2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 3,030 sq.m., is located to the east of Tin Tsz Road and at the foothill of Kai Shan, Fung Ka Wai, Ping Shan, Yuen Long, N.T., which is between Yuen Long and Tin Shui Wai New Town. The Application Site is a piece of flat land and currently vacant as the previous occupier has moved out. The Application Site is partially fenced off by chain-link fence and wood railing of 1m high along the site boundary (see **Site Photos**).

### 2.2 Surrounding Land Uses

The surrounding areas are mixed with scattered village houses, open storage yards and places of recreation. The Application Site is surrounded by open storages yards of vehicles and construction materials / equipment at its immediate west and south. To the east are the residential settlements of Fung Ka Wai within the “V” zone. To the northeast is a public vehicle park (private cars only) previously approved by the Board on 14.5.2021 (Application No. A/YL-PS/634). To the further north and northwest, several recreational uses / training ground can be found such as a drone training centre, a barbecue spot and the Hong Kong Archery Association Lam Sim Fook Archery Range. To the further east and northeast within the “Conservation Area” zone is the hilly area of Kai Shan.

### 2.3 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by an existing local track leading to the junction of Tin Tsz Road and Tin Wah Road, which connect to other parts of the New Territories. The proposed development would share the access road with the surrounding uses. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

### 2.4 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and is demised as agricultural use with lease term for 75 years, from 1.7.1898 less three days and are renewable for a further term of 24 years.

### 3. Planning Context

#### 3.1 Outline Zoning Plan

The Application Site is currently partially zoned “Recreation” (“REC”) (about 1,621 sq.m., 53%) and partially zoned “Village Type Development” (“V”) (about 1,409 sq.m., 47%) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022 (see **Figure 1**).

As stipulated in the Notes attached to the OZP, the planning intention of “REC” zone is primarily for “for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.”

The planning intention of “V” zone is to “reflect existing recognized 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.”

According to the Notes of the OZP, ‘Public Vehicle Park (excluding container vehicles)’ is a ‘Column 2’ use of both the “REC” and “V” zones, which requires planning permission from the Board.

#### 3.2 Previous Applications

The Application Site, or part of it, is the subject of 11 previous planning applications for various uses as summarized in the table below:-

Application No.	Applied Use	Decision	Date of Approval
A/DPA/YL-PS/3	Open Storage of New Vehicles	Rejected	13.5.1994
A/DPA/YL-PS/30	Temporary Use of Open Storage of New Vehicles	Rejected	24.2.1995
A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	Rejected	1.5.1998
A/YL-PS/40	Temporary Open Storage of New Vehicles for a Period of 12 Months	Approved with conditions	16.10.1998
A/YL-PS/49	Golf Driving Range	Approved with conditions for 3 years	26.3.1999
A/YL-PS/106	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Van only) for a Period of 3 Years	Approved with conditions	1.3.2002
A/YL-PS/122	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Van only) for a Period of 3 Years	Approved with conditions	11.10.2002
A/YL-PS/167	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Van only) for a Period of 3 Years	Approved with conditions	19.12.2003
A/YL-PS/255	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Cars, Taxis and Light Van only) for a Period of 3 Years	Approved with conditions	1.12.2006
A/YL-PS/311	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Cars, Taxis and	Approved with conditions	19.3.2010

	Light Van only) for a Period of 3 Years		
A/YL-PS/365	Temporary Open Storage of New Vehicles (Private Cars and Medium Goods Vehicles) (under 12 tonnes) for a Period of 3 Years	Rejected	30.3.2012

### 3.3 Similar Applications

A similar application of public vehicle park (private cars only) (Application No. A/YL-PS/634) to the northeast of the Application Site within the same “REC” and “V” zones was approved by the Board on 14.5.2021. This application was applied by the Applicant and all approval conditions were complied with. Other similar applications approved by the Board for temporary public vehicle park in “REC” and “V” zones are shown as follows:

Application No.	Applied Use	Zoning	Site Area (m <sup>2</sup> )	Decision	Date of Approval
<b>Similar Application within the same “REC” &amp; “V” Zones</b>					
A/YL-PS/634*	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	“REC” & “V”	5,609	Approved with conditions	14.5.2021
<b>Similar Application within same “REC” Zone</b>					
A/YL-PS/688	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles, Light Buses and Coaches) with Ancillary Facilities for a Period of 3 Years	“REC”	6,621	Approved with conditions	14.7.2023
<b>Similar Applications within “V” Zone</b>					
A/YL-PS/651	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	“V”	780	Approved with conditions	28.1.2022
A/YL-PS/657	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	“V”	3,640	Approved with conditions	22.4.2022
A/YL-PS/666	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	“V”	447.4	Approved with conditions	25.11.2022
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	“V”	2,613	Approved with conditions	23.6.2023
A/YL-PS/703	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	“V”	2,315	Approved with conditions	26.1.2024
A/YL-PS/710	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	“V”	3,540	Approved with conditions	19.4.2024

\*Applied and operated by the Applicant of this application

## 4. Development Proposal

### 4.1 Site Configuration and Layout

The Applicant proposes to use the Application Site for temporary public vehicle park (private cars only) for a period of 3 years. The proposed development intends to serve the local villagers and residents, and the visitors to the nearby recreational facilities. It will help regulate parking in the area and improve the traffic conditions in the vicinity.

The Application Site has an area of about 3,030 sq.m. The proposed public vehicle park will provide 55 parking spaces (2.5m x 5m) for private vehicles (see Layout Plan at **Figure 4**). The Application Site will continue to be fenced off with existing chain-link fence and wood railing of about 1m high.

### 4.2 Site Operations

The proposed hours of operation at the Application Site are 24 hours daily from Mondays to Sundays (including public holidays). However, it is anticipated that customers of the car park would mainly visit the Application Site from 7 a.m. to 10 p.m. The proposed development will mainly provide monthly rental parking services to the nearby villagers / residents, while the remaining parking spaces will serve the visitors of the nearby recreational facilities. The Applicant also confirms that there will be no repairing, car washing, paint spraying and other workshop activities conducted at the Application Site.

### 4.3 Landscape and Tree Preservation Proposal

There are no existing trees within the Application Site. Meanwhile, existing trees of various species are found immediate outside the southern and western boundary of the Application Site. These existing trees will not be disturbed by the Applicant and would act as the natural hedges bounding the edge of the proposed development. As a result, the proposed development would fit well into the setting in the neighbourhood without causing any significant visual impact.

### 4.4 Traffic Arrangement

The Application Site can be accessed via a local track diverging from the junction of Tin Tsz Road and Tin Wah Road (see **Figure 3**). The proposed development would share the access road with the surrounding uses. The Applicant will maintain the existing ingress/egress point located at the eastern boundary of about 6.5m wide. Adequate spaces will be reserved for manoeuvring of vehicles within the Application Site. Most of the parking spaces will be available as monthly rental, which would not generate a high traffic volume.

The number of generated trips from the proposed public vehicle park will not be more than 10 trips during peak hours, which could be absorbed by the existing road. A holding area will be provided near the site entrance and no vehicle has to queue back to public road or reverse onto/from the public road.

Compared with the previous private car park (Application No. A/YL-PS/634) operated by the Applicant, the number of parking spaces has reduced from 90 to 55 and the number of trips during peak hours has also reduced from 20 to 10.

The estimated traffic arising from the proposed development is as follows:

Time	Weekdays		Weekends	
	No. of Trips (Tenants)	No. of Trips (Visitors)	No. of Trips (Tenants)	No. of Trips (Visitors)
07:00-08:00	6	0	4	2
08:00-09:00 (AM Peak)	10	0	6	4
09:00-10:00	8	0	4	4
10:00-11:00	6	2	2	6
11:00-12:00	4	2	2	6
12:00-13:00	4	2	2	6
13:00-14:00	4	2	2	6
14:00-15:00	4	2	2	6
15:00-16:00	6	2	2	6
16:00-17:00	6	2	2	6
17:00-18:00 (PM Peak)	8	2	4	6
18:00-19:00	6	2	4	4
19:00-20:00	8	0	4	2
20:00-21:00	6	0	4	2
21:00-22:00	4	0	2	0
22:00-23:00	4	0	2	0
23:00-07:00	4	0	4	0

#### 4.5 Drainage Proposal

No drainage facilities can be found within the Application Site while surface channels are found outside the western and southern boundaries. The Applicant will provide drainage facilities within the site to allow surface runoff to be collected and diverted from the Application Site to the existing surface channels. The Applicant will submit a drainage proposal to demonstrate the drainage facilities arrangement upon approval of this application.

## 5. Planning Justifications

### 5.1 Meeting Local Parking Demand

With several existing local villages and Tin Shui Wai New Town nearby, the proposed public vehicle park is intended to meet the parking demand generated from local villagers and residents nearby. In addition to the existing recreational uses in the locality, the demand for a parking space is high in the area. At present, there is no proper public car parking space in Fung Ka Wai. Due to the lack of parking facilities, illegal parking is very common with cars parked freely along the local track, which would easily cause congestion at the local track and the connecting road networks, as well as provoke road safety concerns in the surrounding areas.

With the foreseen influx of population from the future public housing and new residential developments in vicinity and Kai Shan being as a prominent hiking spot, there has been an increasing local demand for private car parking spaces in Fung Ka Wai. The provision of a public vehicle park at the Application Site can help accommodate the increasing population and visitors of these sites as well as relieve potential traffic pressure off the area.

In addition, there are limited public transport options in terms of variety and frequency of public transport services in the vicinity of Fung Ka Wai. As a result, many villagers/residents generally rely on private cars as their major means of transportation, which account for the high demand for private car parking spaces in the area. In consequence, the introduction of the proposed public vehicle park can alleviate the parking demand and reduce illegal parking nearby.

## 5.2 Not Contravene the Planning Intention of “REC” and “V” Zones

The Application Site falls within an area zoned “REC” and “V” on the Ping Shan OZP No. S/YL-PS/20. The former hobby farm at the Application Site has ceased their operation in early 2024 and the Application Site has been left vacant since then.

In view of the surrounding developments of the Application Site, which is mainly occupied by open storage/storage yard for storage of vehicles and construction materials/equipment/machinery, the planning intention of the “REC” zone has not been materialized. In addition, the owner of the Application Site has no intention to develop Small Houses within the “V” zone in the coming three years. As such, the Application Site is unlikely be developed for recreational and residential uses in the short to medium term. Additionally, the proposed development is a temporary use, which would not jeopardize the long-term planning intention of “REC” and “V” zones.

## 5.3 Will Not Hinder Future Residential Development in the Locality

As referred to the prevailing Ping Shan OZP, the “R(A)”6 zone to the west of the Application Site is intended for future public housing development. Additionally, the recently announced Land Sharing Pilot Scheme (LSPS) (Application No. LSPS/007) for proposed residential development is located at the northeast of the Application Site. Given the temporary nature of the application, it will not jeopardize the long-term future development of the locality under the future planning intention of the Ping Shan OZP and LSPS.

## 5.4 Similar Approvals for Public Vehicle Park Use in the same “REC” and “V” Zones

As mentioned in Paragraph 3.3, 2 similar applications (Nos. A/YL-PS/634 and 688) for public vehicle parks within the same “REC” and “V” zones were approved by the Board. Other similar approvals for public vehicles park (Nos. A/YL-PS/651, 657, 666, 684, 703 and 710) in “V” zone of the Ping Shan OZP area were also approved by the Board in the last three years. With similar applications approved in the vicinity for public vehicle park use, approval of this application is considered acceptable within the “REC” and “V” zones and in line with previous decisions of the Board.

## 5.5 Optimization of Valuable Land Resources

The Application Site has been abandoned since the operation of former hobby farm ceased in early 2024. As the planning intentions of both “REC” and “V” zones are not contravened as mentioned above, the proposed development can offer an interim solution to optimize valuable land resources that can complement the surrounding uses and satisfy the high local parking demand from the surrounding residential developments and recreational uses.

Additionally, since the Applicant will upkeep the maintenance of the Application Site, it can encourage better management of the quality of the Application Site and therefore avoid land degradation from continued abandonment and lack of maintenance.



## 5.6 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

### Traffic

Since the Application Site will mainly provide monthly rental parking services, the traffic volume could be controlled. While the development would be opened 24 hours daily, it is anticipated that customers of the car park would mainly visit the site from 7:00am to 10:00pm. With reference to Paragraph 4.4, the proposed use will not attract high traffic influx in the area and can be absorbed by existing road. The proposed development would alleviate local parking demand and avoid illegal parking in the area. Adequate space has also been reserved for vehicular manoeuvring within the site, so no vehicle has to queue back to public road or reverse onto/from the public road. Compared to the previous car park operated by the Applicant, the number of parking spaces and trips generation during peak hours have both reduced considerably. As such, it is anticipated that the proposed development would not have significant traffic impact to the surrounding areas.

### Drainage

The Applicant will submit a drainage proposal upon approval of this application to demonstrate the drainage facilities arrangement and mitigate any potential drainage impact to the surrounding area. In this regard, no adverse drainage impact is anticipated.

### Environment

The Application Site falls outside the Wetland Buffer Area. As the proposed public vehicle park will only be used for parking of private cars with limited traffic influx, it would not generate adverse noise, air pollution or visual intrusion. In addition, there will be no repairing, car washing, paint spraying and other workshop activities carried out on the premises. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding areas.

## 6. Conclusion

The Application Site falls within “REC” and “V” zones on the Ping Shan OZP. The Application Site is currently vacant. In view of the site location, the existing site conditions and surrounding land uses, the planning intentions of “REC” zone has not been materialized with no future intention to develop small houses within the “V” zone of the Application Site by the land owner as well. Meanwhile, the proposed development will help regulate parking in the area and improve the traffic conditions in the vicinity. Similar applications have also been approved by the Board in the “REC” and “V” zones, indicating that the proposed use is both compatible and suitable in land use term, at least on a temporary basis of 3 years.

Given the temporary nature of the proposed development, it will not hinder future proposed residential development under LSPS or public housing development in the locality. It is also anticipated that the proposed development will not generate adverse impacts to the surrounding environment, and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions. The proposed development could therefore be considered an ideal interim solution to optimize valuable land resource.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited  
July 2024

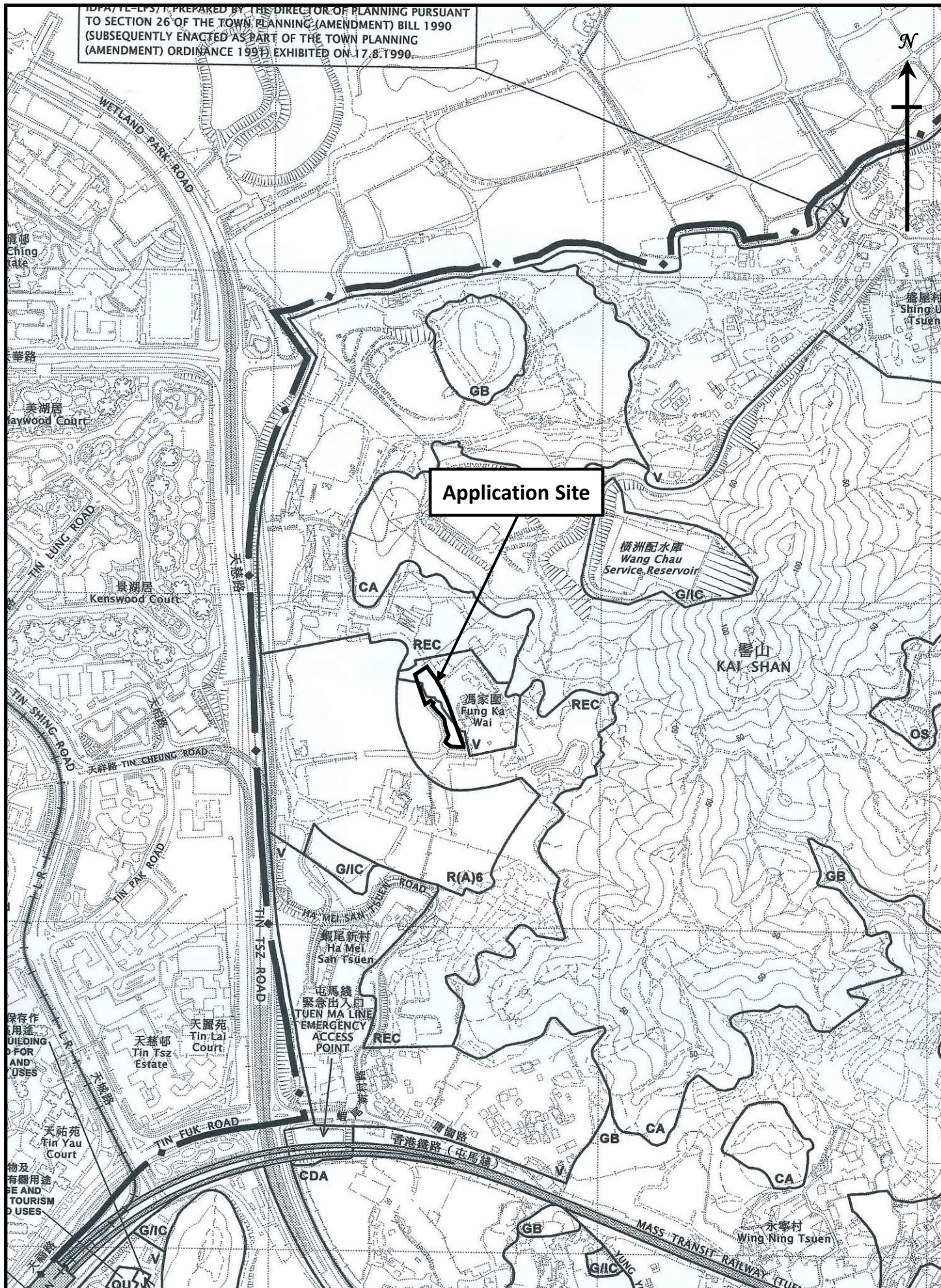
## Figures

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- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan



MAP PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 26 OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) ORDINANCE 1991) EXHIBITED ON 17.8.1990.



Location Plan  
(Extract from Approved Ping Shan Outline Zoning  
Plan No. S/YL-PS/20)

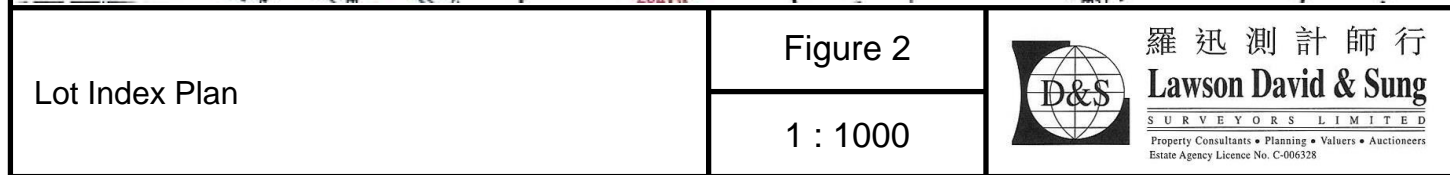
Figure 1

1 : 7500



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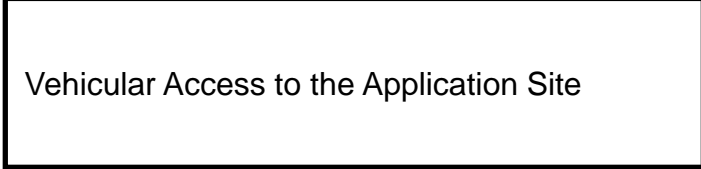




1 : 1000



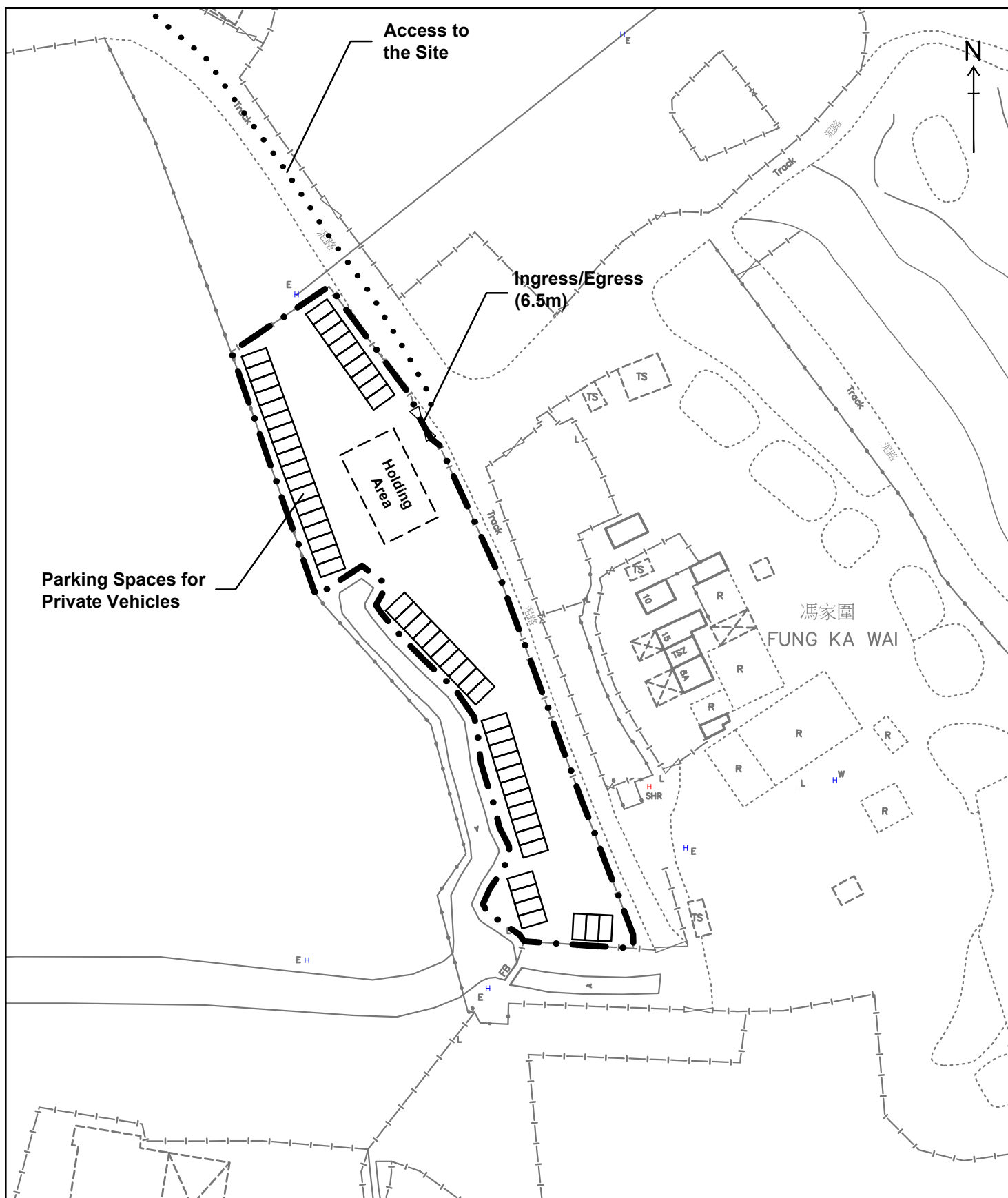
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1 : 5000







**Legend:**

- Application Site (about 3,030 sq.m.)**
- Parking Spaces for Private Vehicles (2.5m x 5m) (55 nos.)**

**Layout Plan**

**Figure 4**

**Scale 1:1000**

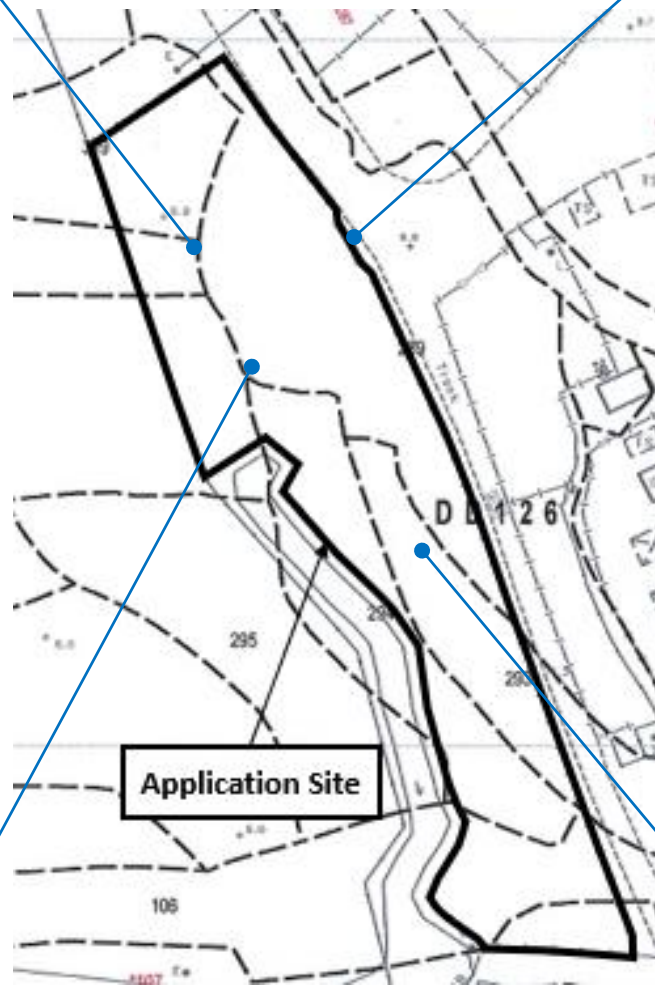


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## Site Photos

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Existing Condition of the Application Site

Site Photos



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Appendix Ia of RNTPC  
Paper No. A/YL-PS/727



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**Consultant :**

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**劉志光**  
**Lau Chi Kwong**  
FHKIS FRICS ALS MHKIS RPS(LS) MSc

**潘孝維**  
**Pun How Wai**  
MRIBA

**By Email**

Date : 26 August 2024  
Your Ref.: TPB/A/YL-PS/727  
Our Ref. : LDS/PLAN/7046

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

Dear Sir/Madam,

**Application for Planning Permission for Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years at Lots 106(Part), 107(Part), 289(Part), 293(Part), 294(Part), 295(Part), 301(Part), 302(Part) and 319(Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.**  
**(Application No. A/YL-PS/727)**

We refer to the captioned application and submit herewith our response to the comments from the Transport Department for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED].

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**

Encl.

c.c. DPO/TM&YLW (Attn.: Mr. Max Wong) – By Email  
Client

*Your Assets for Growth*

**Table 1: Responses to Comments from Transport Department on Planning Application No. A/YL-PS/727 (26 August, 2024)**

COMMENTS	RESPONSES
<b>1. Transport Department</b>	
(a) The applicant should demonstrate with a layout plan with dimension and turning table/swept path that sufficient space would be allowed for manoeuvring inside the subject site, and along the access connecting the subject site and Tin Wah Road;	(a) The layout plan showing the dimension and swept path is attached for your reference (see <b>Annex A</b> ). It shows that sufficient spaces have been reserved for vehicle manoeuvring within the Application Site. The access road connecting the Application Site and Tin Wah Road is also used by heavy vehicles of the nearby storage yards approved by the Town Planning Board. Therefore, it is considered that there will be sufficient space for manoeuvring along the access for private vehicles.
(b) The applicant should advise the provision and management of pedestrian facilities to ensure pedestrian safety;	(b) A pedestrian access will be provided at the entrance of the Application Site (see <b>Annex A</b> ). Revolving warning lights are proposed to be added at the site access to warn the pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety. Warning sign 'Be aware of Pedestrians' will be placed at the entrance to warn the drivers.
(c) The applicant should justify whether the access between the proposed site entrance and Tin Wah Road has sufficient capacity to accommodate the additional vehicular flow from the operation of the proposed temporary public vehicle park;	(c) The proposed public car park will mainly serve local villagers/residents in view of the fact that there are limited public transport options in terms of variety and frequency in the vicinity of Fung Ka Wai. The majority portion (about 2/3) of car parking spaces (i.e. about 36 nos.) will be rented out on monthly basis for local villagers/residents while the rest (about 1/3) will be rented to visitors.  The Applicant has previously operated a public vehicle park (Application No. A/YL-PS/634) which was approved by the Town Planning Board on 14.5.2021 to the northeast of the Application Site with a total of 90 private

COMMENTS	RESPONSES
<p>(d) The applicant shall advise the trip generation and attraction during construction period;</p> <p>(e) The access connecting the subject site and Tin Wah Road is not managed by TD. The land status of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.</p>	<p>car parking spaces (see plan at <b>Annex B</b> attached). The application has been expired and the operation was ceased in May 2024. The Applicant is currently proposed to operate a public vehicle park at the Application Site with 55 nos. of private car parking spaces. With a reduction of 35 parking spaces (-39%), there will be no additional vehicular flow from the operation of the proposed temporary public vehicle park. Compared with the traffic flow of the previously approved public car park, the vehicular trips during peak hours has also reduced from 20 to 10.</p> <p>(d) The Application Site is a piece of flat land and will only be used for parking purpose. No construction work (including site formation) will be conducted at the Application Site.</p> <p>(e) Noted.</p>



## Pedestrian Access

**Ingress/Egress  
(6.5m)**

Manoeuvring Space  
15m

## Manoeuvring Space

馮家圍  
FUNG KA WAI

 •  Application Site (about 3,030 sq.m.)  
 Parking Spaces for Private Vehicles (2.5m x 5m) (55 nos.)

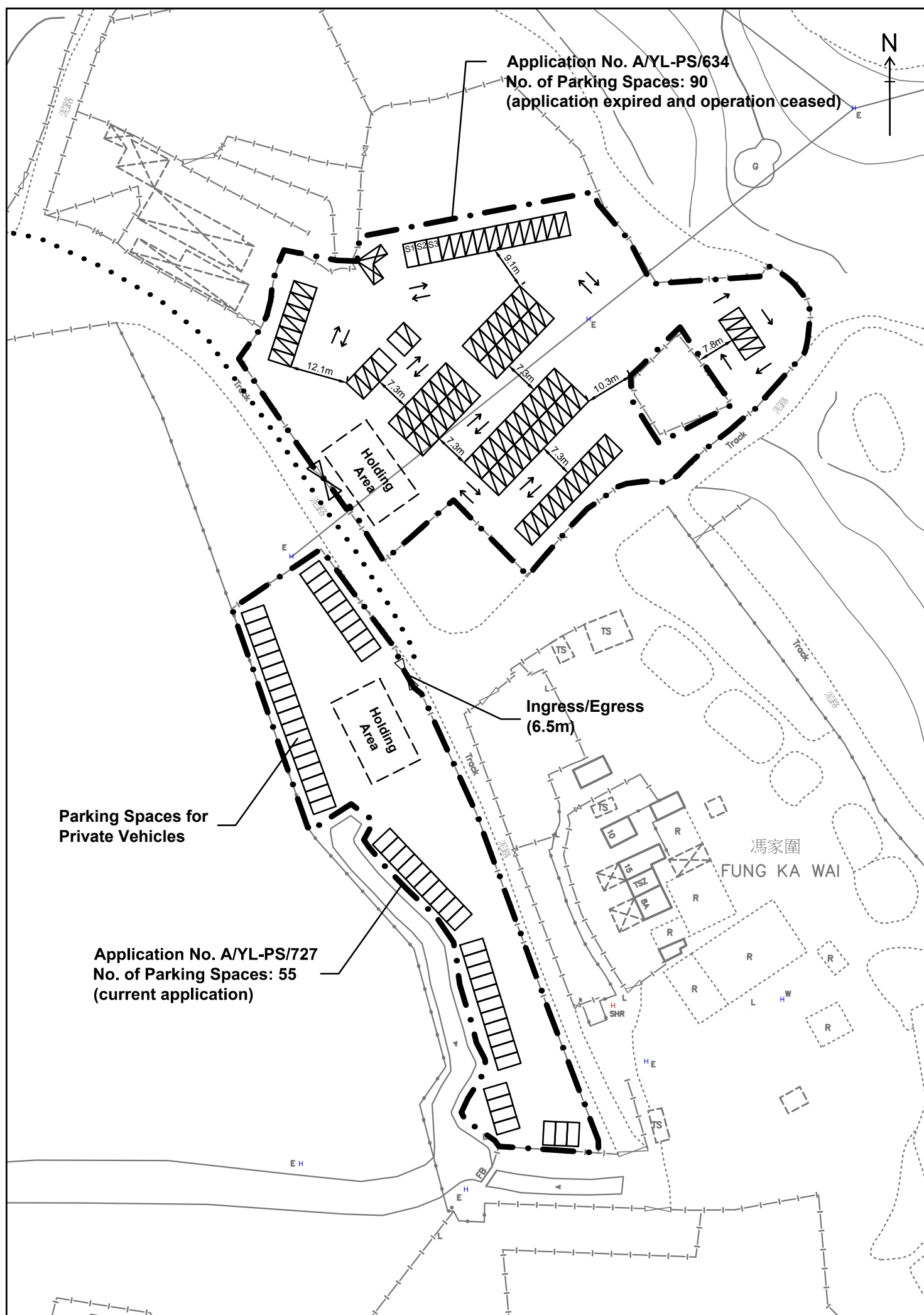
Figure 5

Scale 1:1000



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Location of Previous Public Vehicle Park Operated by the Applicant (Application No. A/YL-PS/634) and the Proposed Public Vehicle Park (Application No. A/YL-PS/727)



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Appendix Ib of RNTPC  
Paper No. A/YL-PS/727



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潘孝維  
**Pun How Wai**  
MRIBA

**By Email**

Date : 29 August 2024

Your Ref.: TPB/A/YL-PS/727

Our Ref. : LDS/PLAN/7046

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

Dear Sir/Madam,

**Application for Planning Permission for Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years at Lots 106(Part), 107(Part), 289(Part), 293(Part), 294(Part), 295(Part), 301(Part), 302(Part) and 319(Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.**  

---

**(Application No. A/YL-PS/727)**

We refer to the captioned application and submit herewith our response to the comments from the Lands Department for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED].

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**


Encl.

c.c. DPO/TM&YLW (Attn.: Mr. Max Wong) – By Email  
Client

**Table 1: Responses to Comments from Lands Department on Planning Application No. A/YL-PS/727 (29 August, 2024)**

COMMENTS	RESPONSES
<b>1. Lands Department</b>	
(a) It is noted that no structure is proposed on the application site.	(a) Noted.
(b) The application site is accessible to Tin Wah Road and Tin Tsz Road through a local track on both private lot and Government Land (GL). This office provide no maintenance works on the GL involved and do not guarantee right-of-way.	(b) Noted.
<p>(c) The following irregularities <b><u>covered by</u></b> the subject planning application have been detected by this office:</p> <p><b><u>Unauthorised structure(s) within Lot 319 in D.D. 126 covered by the planning application</u></b></p> <p>There is an unauthorised structure on Lot No. 319 in D.D. 126. The Lot owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>(c) The Application Site was previously used as a hobby farm and the structure within Lot 319 in DD126 covered by the planning application was used for storage of farm tools. As the land within Lot 319 covered by the planning application will be used for parking purpose, the structure for storage of farm tool has been demolished (see Site Photos taken on 28.8.2024 attached).</p>
<p>(d) The following irregularities <b><u>not covered by</u></b> the subject planning application have been detected by this office:</p> <p><b><u>Unauthorised structure(s) within Lot 319 in D.D. 126 not covered by the planning application</u></b></p> <p>There is an unauthorised structure within Lot No. 319 in D.D.</p>	<p>(d) The structure within Lot 319 in DD126 not covered by the planning application has been removed (see Site Photos taken on 28.8.2024 attached).</p>

COMMENTS	RESPONSES
<p>126 not covered by the subject planning application. The Lot owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>(e) Unless and until the unauthorized structures are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as <b><u>this office's objection to the application.</u></b></p>	<p>(e) All unauthorized structures on Lot 319 in DD126 have been demolished/removed.</p>



**Application No. A/YL-PS/727**  
**Site Photos (taken on 28.8.2024)**

Unauthorized Structure within Lot 319 in D.D. 126 covered by the planning application has been demolished (Photos 1-2)



Photo 1



Photo 2



Unauthorised structure within Lot 319 in D.D. 126 not covered by the planning application has been removed (Photos 3-5)



Photo 3



Photo 4





Photo 5



## Previous s.16 Applications Covering the Application Site

### Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>
1	A/DPA/YL-PS/30	“U”	Temporary Use of Open Storage of New Vehicles	21.10.1994 (Approved for 3 Years)
2	A/YL-PS/14	“REC”	Temporary Open Storage of New Vehicles for a Period of 12 Months	3.10.1997
3	A/YL-PS/40	“REC”	Temporary Open Storage of New Vehicles for a Period of 12 Months	16.10.1998
4	A/YL-PS/49	“REC”	Golf Driving Range	26.3.1999 (Approved for 3 Years)

### Rejected Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Reasons for Rejection</u>
1	A/DPA/YL-PS/3	“U”	Open Storage of Vehicles	13.5.1994 (TPB)	1-5
2	A/YL-PS/365	“V”	Proposed temporary Open Storage of New Vehicles (Private Cars and Medium Goods Vehicles) (under 12 tonnes) For a Period of 3 Years	30.3.2012	1, 6 ,7, 8

### Reasons for Rejection:

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding land uses.
- (3) Impact of stormwater discharge on the existing stormwater drain has not been adequately addressed.
- (4) The applicant have not demonstrated that the number of vehicles received/despatched in future will be maintained at the present level and information on the existing access road.
- (5) Visual and noise impacts caused by proposed development have not been adequately addressed.
- (6) No information was submitted to demonstrate no adverse drainage, sewerage, environmental, traffic and landscape impacts on the surrounding areas.
- (7) Setting an undesirable precedent.
- (8) not in line with TPB-PG No. 13E

**Similar Application within/straddling the same “REC” and “V” zones in the past  
5 years**

**Approved Application**

<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/634	“REC”, “V”	Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Site Office for a Period of 3 Years	14.5.2021

**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.

**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
- should the Board consider the application acceptable, a condition should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

**4. Fire Safety**

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

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

**5. Building Matters**

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

No adverse comment on the application as no building structure is proposed in 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 (DO(YL), HAD):

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

### **Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed;
- (c) 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. Any access road between the application site and Tin Tsz Road is not and will not be maintained and responsible by HyD;
- (d) 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;
- (e) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. Licensing requirement would be formulated upon formal received of formal application via the licensing authority. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (f) 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) 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 BO;

- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (v) 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 the BO will be carried out at building plan submission stage.

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**From:**  
**Sent:** 2024-08-07 星期三 02:28:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-PS/727 DD 126 Fung Ka Wai, Ping Shan

A/YL-PS/727

Lots 106 (Part), 107 (Part), 289 (Part), 293 (Part), 294 (Part), 295 (Part), 301 (Part), 302 (Part) and 319 (Part) in D.D. 126, Fung Ka Wai, Ping Shan

Site area: About 3,030sq.m

Zoning: "Recreation" and "VTD"

Applied use: 55 Public Vehicle Park (Private Cars)

Dear TPB Members,

The Application Site was previously used as a hobby farm but the operator has ceased operation in early 2024. The Application Site is currently vacant. The Applicant has previously operated a public vehicle park (No. A/YL-PS/634) to the northeast of the site. While the planning approval of the public vehicle park has lapsed, the Applicant intends to convert the site into another use. To meet the continuous local parking demand in the locality, the Applicant intends to use the Application Site for a temporary public vehicle park (private cars only).

Members should question what the operator intends to do with the 634 site. This is already paved over unlike the 727 site and has the same zoning mix.

There is an obligation to ensure that when approving land use the planning intention and overall upgrading of the district should be a prime consideration. If the planned use for the 634 site is brownfield then the swap should not be approved.

Mary Mulvihill