

2024年 9月 3 0日

Appendix I of RNTPC
Paper No. A/YL-PS/734

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。

This document is received on 2024 -09- 3 0
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/734
	Date Received 收到日期	2024 -09- 30

- 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)

鄧淑芬 Tang Shuk Fan

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)

Allgain Land Planning Limited 全堅土地規劃有限公司

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 591(Part), 592(Part), 593(Part) and 618(Part) in D.D. 122, Ping Shan, Yuen Long, N.T. 新界元朗屏山丈量約份第122約地段第591號(部分)、592號(部分)、593號(部分)及618號(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,970 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 120 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group E)2" and "Village Type Development" 「住宅(戊類)2」及「鄉村式發展」
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 27/08/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 11/09/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時公眾停車場連充電裝置 (為期 3 年) Proposed Temporary Public Vehicle Park with Electric Charging Device for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	2,910	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	60	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	.....
Proposed domestic floor area 擬議住用樓面面積	0	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	120	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	120	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 構築物 1：辦公室及保安室，每層面積約60平方米，2層高，高度不多於7米，總樓面面積約120平方米。		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	37	.....
Motorcycle Parking Spaces 電單車車位	0	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	18	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	.....
Others (Please Specify) 其他 (請列明)	16個私家車車位連充電裝置	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	0	.....
Coach Spaces 旅遊巴車位	0	.....
Light Goods Vehicle Spaces 輕型貨車車位	0	.....
Medium Goods Vehicle Spaces 中型貨車車位	0	.....
Heavy Goods Vehicle Spaces 重型貨車車位	0	.....
Others (Please Specify) 其他 (請列明)	0	.....

Proposed operating hours 擬議營運時間 星期一至星期日早上七時至晚上十一時，公眾假期照常營業。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由一條地區小路連接屏興里	
	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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

請參考附件的擬議發展計劃細節

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
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



on behalf of
代表

Allgain Land Planning Limited

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

Date 日期

20/09/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。


3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 591(Part), 592(Part), 593(Part) and 618(Part) in D.D. 122, Ping Shan, Yuen Long, N.T. 新界元朗屏山丈量約份第122約地段第591號(部分)、592號(部分)、593號(部分)及618號(部分)
Site area 地盤面積	 <div style="display: flex; justify-content: space-between;"> 2,970 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20
Zoning 地帶	"Residential (Group E)2" and "Village Type Development" 「住宅(戊類)2」及「鄉村式發展」
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 <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <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 <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	擬議臨時公眾停車場連充電裝置（為期3年） Proposed Temporary Public Vehicle Park with Electric Charging Device 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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	120 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	2.02 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		71
	Private Car Parking Spaces 私家車車位 37 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 18 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) 16 私家車車位連充電裝置 _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan , Location Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
預計車輛進出流量報告		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗屏山丈量約份第 122 約地段第 591 號(部分)、

592 號(部分)、593 號(部分)及 618 號(部分)

擬議臨時公眾停車場連充電裝置 (為期 3 年)

擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關新界元朗屏山丈量約份第 122 約地段第 591 號(部分)、592 號(部分)、593 號(部分)及 618 號(部分)的規劃申請，擬在上述地段申請為期三年的臨時公眾停車場連充電裝置。
2. 申請地點位於元朗屏山屏興里附近，在《屏山分區計劃大綱核准圖編號 S/YL-PS/20》上劃為「住宅(戊類)2」及「鄉村式發展」。
3. 申請地盤面積為約 2,970 平方米，上蓋面積約 60 平方米，露天地方面積為 2,910 平方米，上蓋覆蓋率為約 2.02 %。
4. 申請地點將設有 1 個臨時構築物，用作辦公室及保安室，總樓面面積不多於 120 平方米。
5. 擬議發展的臨時公眾停車場連充電裝置，主要停泊輕型貨車及私家車，為附近的居民提供服務。
6. 申請地點不涉及任何上落貨車位。
7. 擬議發展的營運時間為星期一至星期日早上七時至晚上十一時，公眾假期照常營業。

申請原因

1. 申請地點的面積約為 2,970 平方米，根據屏山分區計劃大綱核准圖編號 S/YL-PS/20，申請地點現時被規劃為「住宅(戊類)2」及「鄉村式發展」。
2. 擬議申請用途為臨時公眾停車場連充電裝置，屬於第二欄的准許用途，須先向城規會申請，申請地點涉及現有的一個規劃申請編號為：A/YL-PS/681，但構築物擺放位置及數量不同，以及為因應最近電動車的需求大升而增加的充電裝置，因此申請人重新遞交規劃申請。
3. 申請地點附近的元朗屏山區內的居民大多為勞動階層，並依靠運輸行業維生，附近一帶缺乏停車場，違泊的情況十分常見，嚴重影響區內交通運輸網絡。
4. 擬議發展只會作臨時公眾停車場停泊私家車及輕型貨車以滿足區內數萬名低收入的勞工階層對私家車及輕型貨車位的殷切需求。為保持環境質素，申請地點內不會停泊上述種類以外的車輛；輕型貨車為重量 5.5 噸以下的車輛。
5. 申請人會把擬議申請地點用鐵板圍起，不會影響到附近的民居。
6. 申請地點的工作人員約 1-2 人，不會有人在留宿，他們只在營業時間內上班。
7. 申請用途不涉及汽車維修、汽車美容、洗車、拆卸及工場用途。
8. 考慮到最近十分流行電動車，新界除了大型商場，沒有太多停車場設置充電裝置，因此申請人希望在這個停車場設置 16 個充電裝置，提供充電服務給電動車的車主。
9. 按規劃處記錄，在申請地點附近，曾獲小組委員會批出同屬臨時停車場申請個案，申請人明白每一宗申請都是個別獨立個案，並無必然關係，唯上述規劃許可申請和本申請用途類近，而該申請都能得到委員會有條件下批出，因此申請人懇請城市規劃委員考慮本申請時參考上述類近申請。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗屏山丈量約份第 122 約地段第 591 號(部分)、592 號(部分)、593 號(部分)及 618 號(部分)作為期三年的臨時公眾停車場連充電裝置。

有關第 16 條規劃申請編號

擬議申請用途：臨時公眾停車場連充電裝置

丈量和地段編號：新界元朗屏山丈量約份第 122 約地段第 591 號(部分)、
592 號(部分)、593 號(部分)及 618 號(部分)

預計 輕型貨車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	0	0
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	2	1
10 : 00 - 11 : 00	3	2
11 : 00 - 12 : 00	2	1
12 : 00 - 13 : 00	1	2
13 : 00 - 14 : 00	1	1
14 : 00 - 15 : 00	2	1
15 : 00 - 16 : 00	2	3
16 : 00 - 17 : 00	3	2
17 : 00 - 18 : 00	1	2
18 : 00 - 19 : 00	0	3
19 : 00 - 20 : 00	0	0
20 : 00 - 21 : 00	0	0
21 : 00 - 22 : 00	0	0
22 : 00 - 23 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

擬議申請用途：臨時公眾停車場連充電裝置

丈量和地段編號：新界元朗屏山丈量約份第 122 約地段第 591 號(部分)、
592 號(部分)、593 號(部分)及 618 號(部分)

預計 私家車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	1	0
8 : 00 - 9 : 00	1	1
9 : 00 - 10 : 00	3	2
10 : 00 - 11 : 00	3	2
11 : 00 - 12 : 00	3	3
12 : 00 - 13 : 00	3	3
13 : 00 - 14 : 00	2	2
14 : 00 - 15 : 00	2	2
15 : 00 - 16 : 00	2	6
16 : 00 - 17 : 00	3	2
17 : 00 - 18 : 00	4	2
18 : 00 - 19 : 00	2	2
19 : 00 - 20 : 00	2	2
20 : 00 - 21 : 00	2	3
21 : 00 - 22 : 00	2	2
22 : 00 - 23 : 00	2	3

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

擬議申請用途：臨時公眾停車場連充電裝置

丈量和地段編號：新界元朗屏山丈量約份第 122 約地段第 591 號(部分)、
592 號(部分)、593 號(部分)及 618 號(部分)

預計 電動私家車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	0	0
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	2	1
10 : 00 - 11 : 00	2	2
11 : 00 - 12 : 00	1	1
12 : 00 - 13 : 00	1	2
13 : 00 - 14 : 00	1	1
14 : 00 - 15 : 00	2	1
15 : 00 - 16 : 00	2	2
16 : 00 - 17 : 00	1	2
17 : 00 - 18 : 00	1	1
18 : 00 - 19 : 00	1	1
19 : 00 - 20 : 00	1	0
20 : 00 - 21 : 00	1	2
21 : 00 - 22 : 00	0	1
22 : 00 - 23 : 00	1	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

擬議申請用途：臨時公眾停車場連充電裝置

丈量和地段編號：新界元朗屏山丈量約份第 122 約地段第 591 號(部分)、
592 號(部分)、593 號(部分)及 618 號(部分)

預計 輕型貨車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	0	0
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	2	1
10 : 00 - 11 : 00	3	2
11 : 00 - 12 : 00	2	1
12 : 00 - 13 : 00	1	2
13 : 00 - 14 : 00	1	1
14 : 00 - 15 : 00	2	1
15 : 00 - 16 : 00	2	3
16 : 00 - 17 : 00	3	2
17 : 00 - 18 : 00	1	2
18 : 00 - 19 : 00	0	3
19 : 00 - 20 : 00	0	0
20 : 00 - 21 : 00	0	0
21 : 00 - 22 : 00	0	0
22 : 00 - 23 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

擬議申請用途：臨時公眾停車場連充電裝置

丈量和地段編號：新界元朗屏山丈量約份第 122 約地段第 591 號(部分)、
592 號(部分)、593 號(部分)及 618 號(部分)

預計 私家車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	1	0
8 : 00 - 9 : 00	1	1
9 : 00 - 10 : 00	3	2
10 : 00 - 11 : 00	3	2
11 : 00 - 12 : 00	3	3
12 : 00 - 13 : 00	3	3
13 : 00 - 14 : 00	2	2
14 : 00 - 15 : 00	2	2
15 : 00 - 16 : 00	2	6
16 : 00 - 17 : 00	3	2
17 : 00 - 18 : 00	4	2
18 : 00 - 19 : 00	2	2
19 : 00 - 20 : 00	2	2
20 : 00 - 21 : 00	2	3
21 : 00 - 22 : 00	2	2
22 : 00 - 23 : 00	2	3

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

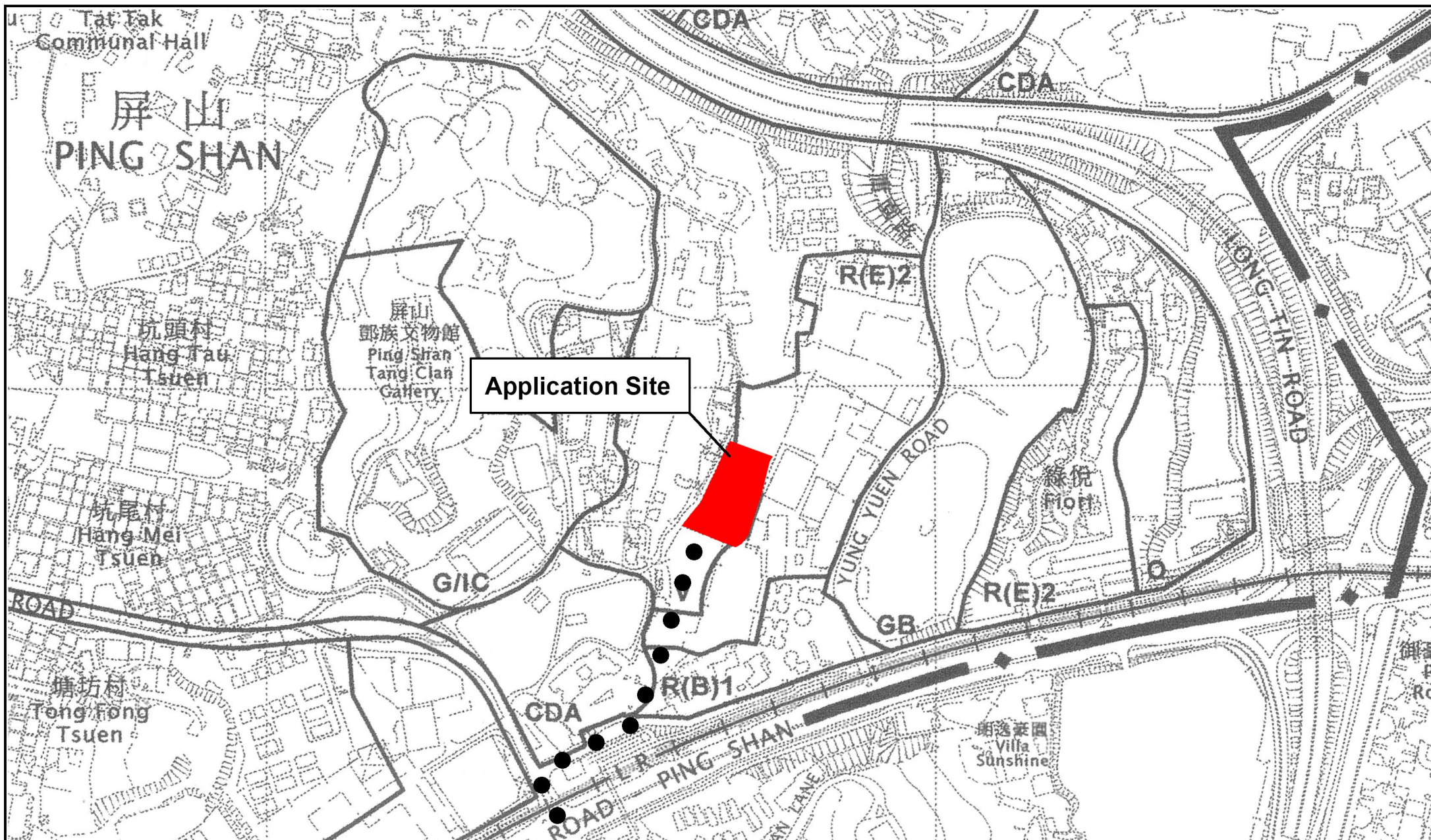
擬議申請用途：臨時公眾停車場連充電裝置

丈量和地段編號：新界元朗屏山丈量約份第 122 約地段第 591 號(部分)、
592 號(部分)、593 號(部分)及 618 號(部分)

預計 電動私家車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	0	0
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	2	1
10 : 00 - 11 : 00	2	2
11 : 00 - 12 : 00	1	1
12 : 00 - 13 : 00	1	2
13 : 00 - 14 : 00	1	1
14 : 00 - 15 : 00	2	1
15 : 00 - 16 : 00	2	2
16 : 00 - 17 : 00	1	2
17 : 00 - 18 : 00	1	1
18 : 00 - 19 : 00	1	1
19 : 00 - 20 : 00	1	0
20 : 00 - 21 : 00	1	2
21 : 00 - 22 : 00	0	1
22 : 00 - 23 : 00	1	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Public Vehicle Park with Electric Charging Device for a Period of 3 Years at Lots 591(Part), 592(Part), 593(Part) and 618(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:

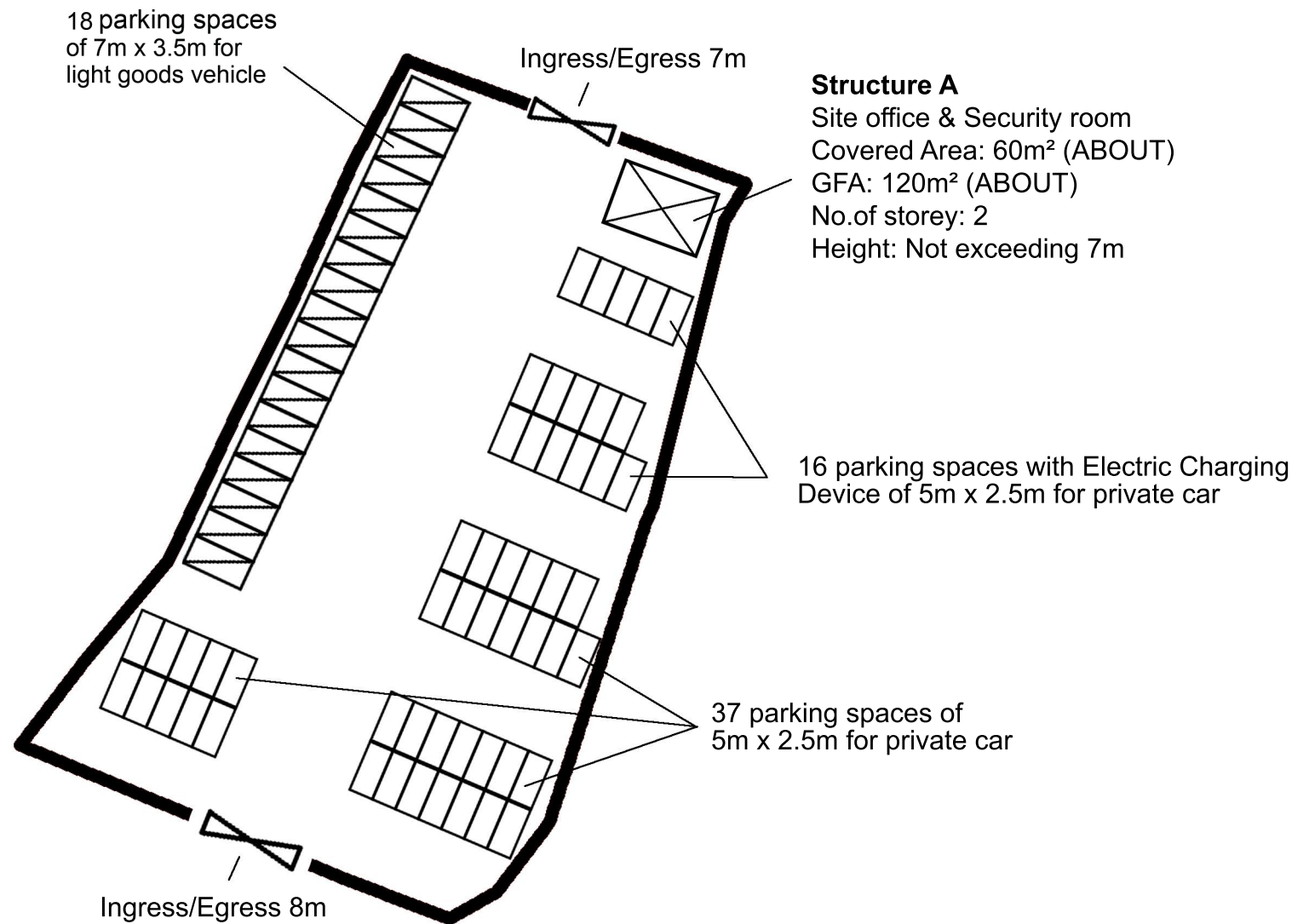
Location Plan

Drawing No. 圖號:

20240917

Remarks 備註:

●●● Vehicular access leading from Castle Peak Road - Ping Shan



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

Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年10月31日星期四 15:07
收件者: Max Yuet Lun WONG/PLAND
副本: Wai Lap TANG/PLAND; Spencer Ka Tsun LEUNG/PLAND
主旨: 轉寄: A/YL-PS/734 : 補充文件
附件: YL-PS_734_FS_Plan.pdf; YL-PS_734_Temporary Drainage Proposal.pdf

From: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Sent: Thursday, October 31, 2024 3:01 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: A/YL-PS/734 : 補充文件

From: Chong Hermose <[REDACTED]>
Sent: Thursday, October 31, 2024 2:58 PM
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Cc: Johnny Kai Hong TAM/PLAND <jkhtam@pland.gov.hk>; Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>
Subject: A/YL-PS/734 : 補充文件

城規會/規劃處：

有關規劃申請：A/YL-PS/734

現附上消防圖及排水建議書，請查收，謝謝。

Ms Chong
([REDACTED])

TEMPORARY DRAINAGE PROPOSAL



Temporary Drainage Proposal for
Proposed Temporary Public Vehicle Park with Electric Vehicle
Charging Device for a Period of 3 Years at
Lots 591(Part), 592(Part), 593(Part) and 618(Part) in D.D. 122,
Ping Shan, Yuen Long, New Territories
(A/YL-PS/734)

Issue 1 (October 2024)

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3.1.	Calculation Methodology for Runoff	5
3.2.	Calculation Methodology for Capacity Checking	5
3.3.	Summary of Assessment Assumptions	6
4.	Potential Drainage Impact	7
4.1.	Change in Drainage Characteristics	7
4.2.	Potential Drainage Impact	7
5.	Conclusion	9

Appendix

Appendix A Site Location

Appendix B Layout Plan

Appendix C Location and Photos of the Existing Drainage System

Appendix D Proposed Drainage Arrangement

Appendix E Design Calculation on proposed U channel and Pipe

Appendix F Typical designs of the U-channels and Catchpits

1. Introduction

This report presents the temporary drainage proposal for Proposed Temporary Public Vehicle Park with Electric Vehicle Charging Device for a Period of 3 Years at Lots 591(Part), 592(Part), 593(Part) and 618(Part) in D.D. 122, Ping Shan, Yuen Long, New Territories. For site location, please refer to **Appendix A**.

1.1. Objectives of the Report

This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed application site
- Recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.2. Report Structure

The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Methodology;
- Section 4 on Potential Drainage Impact; and /
- Section 5 on Conclusion

2. Development Proposal

2.1. Existing Site Conditions

The application site is located in Ping Shan, Yuen Long, New Territories, with a total area of around 2970 m^2 . The existing ground level varying between + 9.65 mPD and + 8.75 mPD. The site layout plan is provided in **Appendix B**.

The applied development is for temporary place of recreation, sport or culture (hobby farm). The type of application is the temporary use/development in rural areas for a period of 3 years. The application site is located at Lots 591(Part), 592(Part), 593(Part) and 618(Part) in D.D. 122, Ping Shan, Yuen Long, New Territories.

The application site is less than 1 ha in size and neither fall within flood prone areas such as lowlying areas and flooding blackspots nor involve pond filling and substantial earth filling, so it is regarded as simple site. There is an existing village drain in vicinity of the site that can be discharged to, the location and photos of the existing drain is shown in **Appendix C**.

3. Assessment Methodology

3.1. Calculation Methodology for Runoff

According to **Section 6.6.2 of the Storm Drainage Manual (SDM)**, an "Urban Drainage Branch System" refers to a network of interconnected drains that collect rainwater runoff from an urban area and transport it to a trunk drain, river, or sea. In simpler terms, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.

Referring to SDM, since the proposed U-channels have dimensions smaller than 1.8m, the drainage system would be classified as an urban drainage branch. It is recommended to design the system with a return period of 50 years to ensure its adequacy in managing stormwater drainage.

To calculate the peak instantaneous runoff values before and after the development, the Rational Method with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods are adopted referred to the SDM.

The Rational Method is adopted for hydraulic analysis and the peak runoff is calculated based on the following equation:

$$Q_p = 0.278 Ci A$$

where Q_p = Peak Runoff, m^3/s

C = Runoff Coefficient

i = Rainfall Intensity, mm/hr

A = Catchment Area, km^2

The total area of the site will account for $2970 m^2$. The runoff coefficient of 1 is assumed.

Based on the storm constants for the 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix E**.

3.2. Calculation Methodology for Capacity Checking

Since the catchment areas are less than 1ha, surface U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the existing drain in vicinity of the site via the proposed U-channels and pipe.

For the worst-case scenario, bad condition of concrete u channel is assumed for the Manning's roughness coefficient i.e coefficient value is 0.016 for calculating capacities of concrete U-channel using Manning's Equation. The recommended roughness values k_s for concrete channels with float finish is 3.3 mm under normal condition.

Manning's Equation for calculating the channel and pipe capacities is adopted for this analysis:

$$V = \frac{R^{2/3} S^{1/2}}{n}$$

where V = mean velocity, m/s

S = slope of the total energy line

n = Manning's roughness coefficient

R = hydraulic radius, m

3.3. Summary of Assessment Assumptions

The assumptions of the Drainage Proposal are summarized below for ease of reference:

- 50 years return period is adopted;
- Runoff coefficient of 1 for the paved area is assumed;
- Storm constants for 50 years return periods of North District Area
- Manning's roughness coefficient of 0.016 for the proposed concrete U-channels and concrete pipe are adopted; and
- Roughness values k_s of 3.3 mm for concrete channels with float finish is adopted.

4. Potential Drainage Impact

4.1. Change in Drainage Characteristics

There is no existing drainage provision inside the current site, the collected stormwater was discharged as surface runoff leading to the existing U channel near the site before the development.

The total area of the site will account for 2970 m^2 . There are 7 catchment areas in the design, catchment area 1 (CA1) is 190 m^2 , catchment area 2 (CA2) is 180 m^2 , catchment area 3 (CA3) is 455 m^2 , catchment area 4 (CA4) is 530 m^2 , catchment area 5 (CA5) is 500 m^2 , catchment area 6 (CA6) is 180 m^2 and catchment area 7 (CA7) is 895 m^2 .

The adjacent sites have adequate drainage facilities and no record of flooding for the application site has been found. To manage the stormwater flows after developing the site, this drainage proposal detailed the proposed drainage system consisting of a set of U-channels for diverting stormwater flows to avoid causing flooding to the site.

Since there are no changes in drainage characteristics, it is considered that the drainage discharge from the application site will not cause adverse impact to the entire downstream drainage system.

4.2. Potential Drainage Impact

The runoff from the application site is proposed to be collected by U-channels along the boundary of the low sides and discharged to the terminate catchpit with sand trap, and through 300mm pipe eventually lead to the existing village drain in vicinity of the site. The details of the proposed drainage works are illustrated in **Appendix D**.

For conservative approach, the critical scenario is considered for collecting all the flow in the catchment area leading to the 300 mm U-channel. The design calculations of the proposed U- channels are calculated as detailed in **Appendix E**. Typical designs of the U-channels and Catchpits are shown in **Appendix F**.

The design runoff arising from the proposed application site is to be discharged into the proposed 300 mm U-channel and 300mm pipe. The calculations is summarized in **Table 1**

U -channel	Catchment Area (m²)	Proposed U-channel Size (mm)	Estimated Peak Runoff (m³/s)	Capacity (%)
UC1	190	300	0.012	15%
UC2	370 ¹	300	0.024	30%
UC3	825 ²	300	0.052	39%
UC4	530	300	0.033	24%
UC5	500	300	0.030	20%
UC6	720 ³	300	0.043	45%
UC7	895	300	0.055	36%

Table 1 Summary of Estimated Runoffs and Proposed U-channel Size

¹Accumulated catchment area of CA1 and CA2

²Accumulated catchment area of CA1, CA2 and CA3

³Accumulated catchment area of CA5 and CA6

5. Conclusion

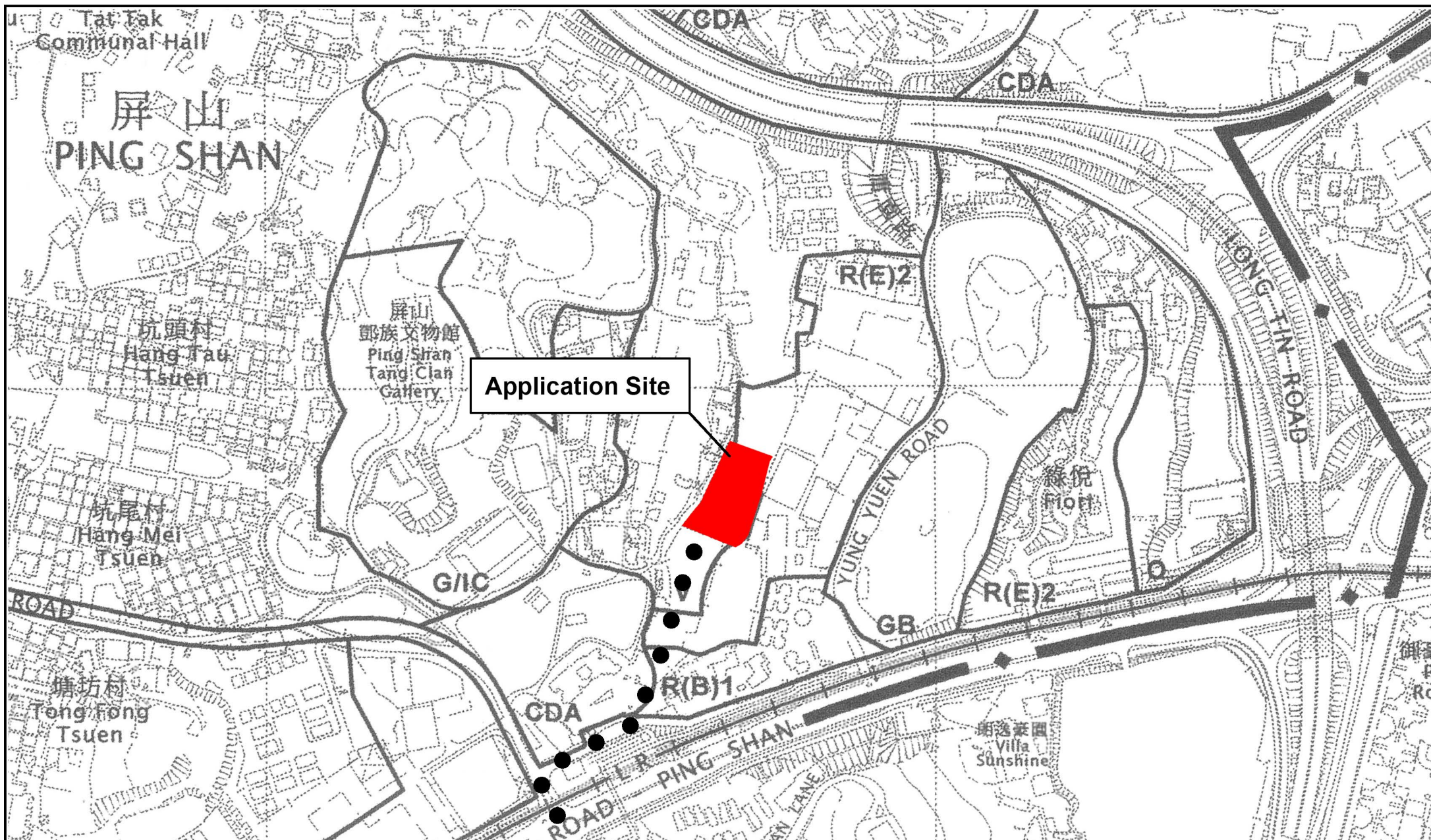
A temporary drainage proposal has been designed for proposed temporary public vehicle park with electric vehicle charging device for a period of 3 years at Lots 591(Part), 592(Part), 593(Part) and 618(Part) in D.D. 122, Ping Shan, Yuen Long, New Territories.

In the design calculation, 300 mm U-channel and 300mm pipe found adequate and proposed to convey at the peak runoff under the 50 years return period from the application site.

The adjacent sites have adequate drainage facilities, and no record of flooding has been found. The stormwater collected from this application site is proposed to be discharged to the existing village drain in vicinity of the site without overloading the existing drainage system.

To manage the stormwater flows after developing the site, this drainage proposal detailed the proposed drainage system consisting of a set of U-channels, pipe and catchpits diverting stormwater flows to avoid causing flooding to the site.

APPENDIX A



Project 項目名稱:

Proposed Temporary Public Vehicle Park with Electric Charging Device for a Period of 3 Years at Lots 591(Part), 592(Part), 593(Part) and 618(Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:

Location Plan

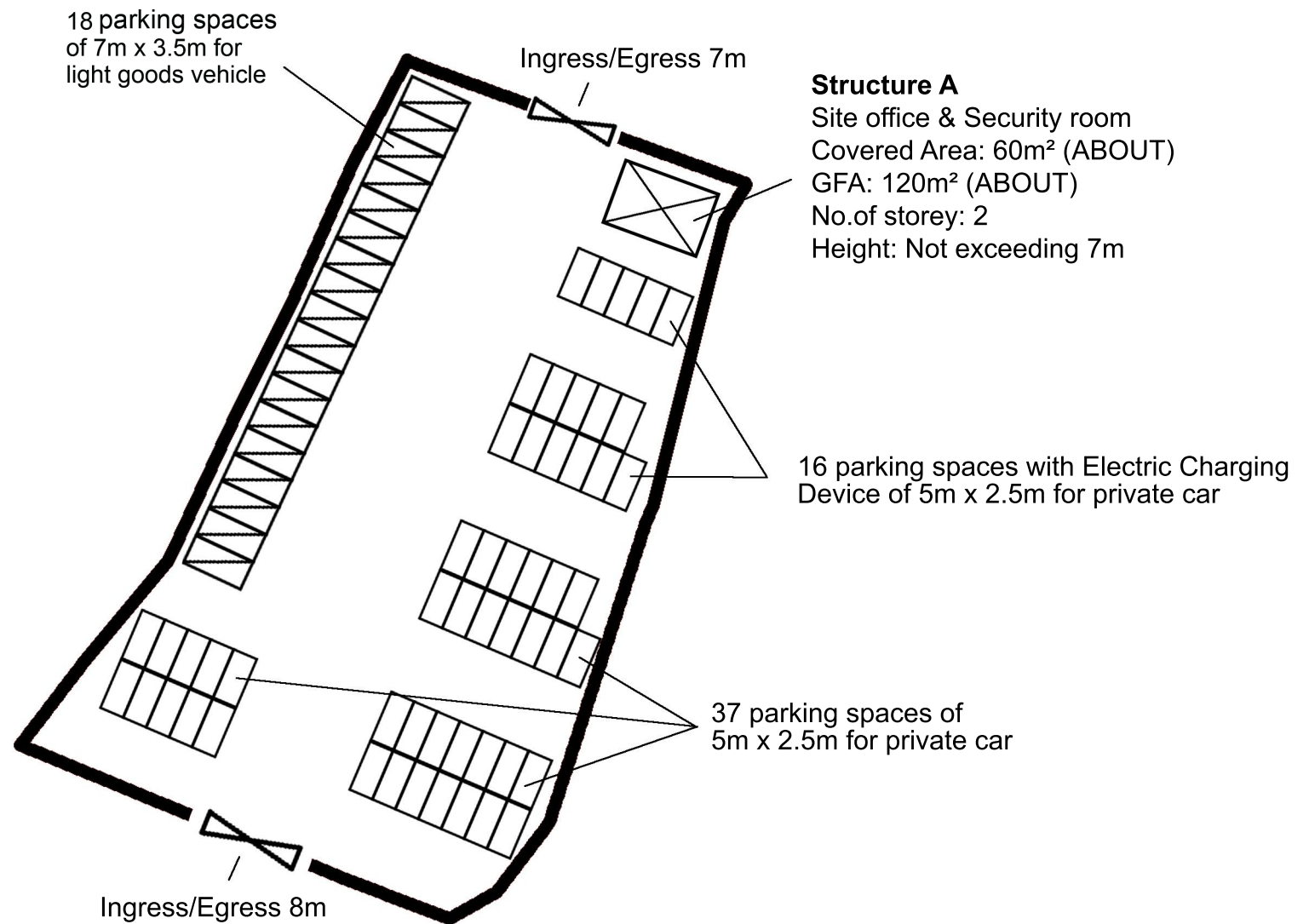
Drawing No. 圖號:

20240917

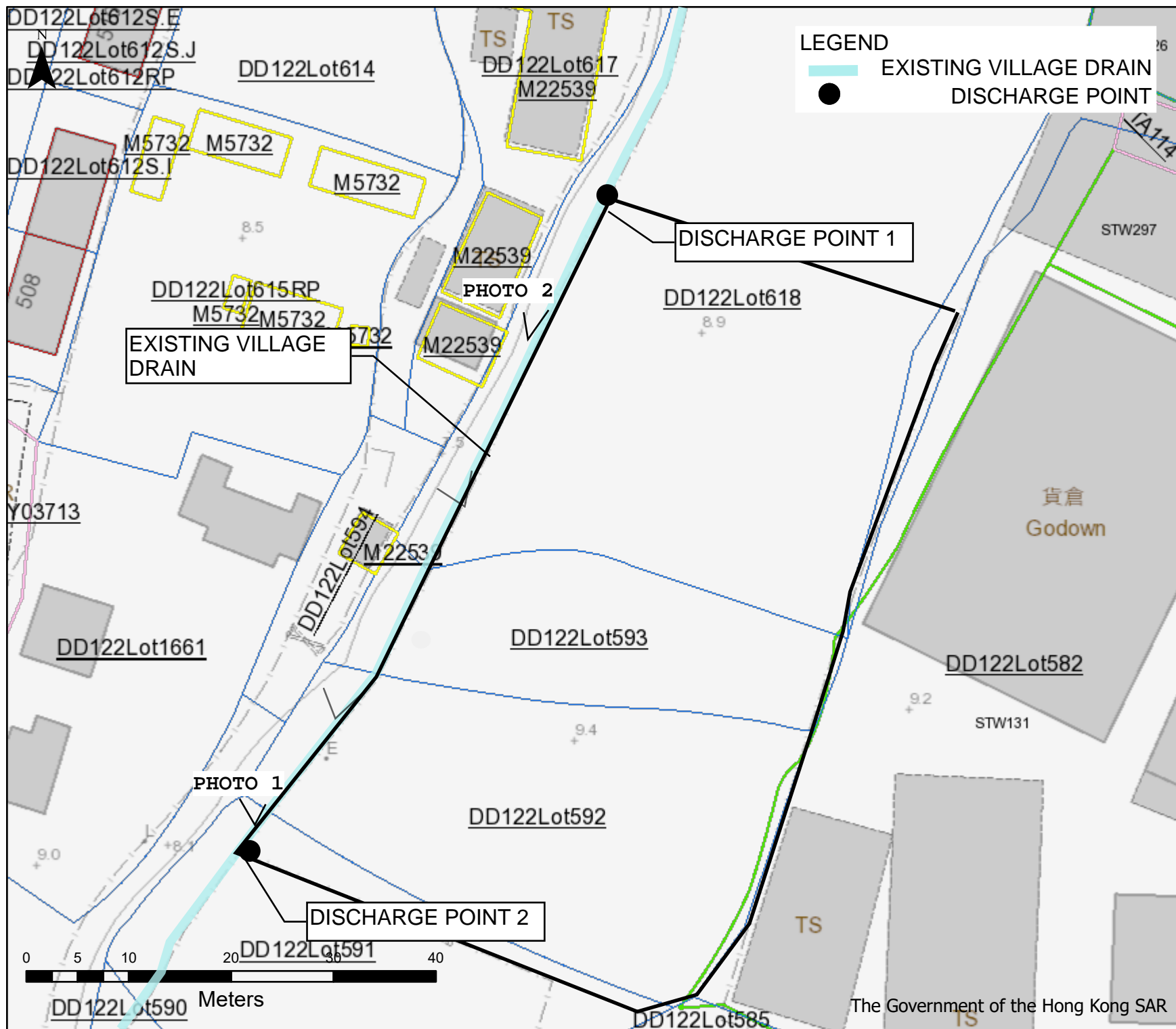
Remarks 備註:

●●● Vehicular access leading from Castle Peak Road - Ping Shan

APPENDIX B



APPENDIX C



SITE PLAN

PROJECT :

TEMPORARY DRAINAGE PROPOSAL FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ELECTRIC VEHICLE CHARGING DEVICE FOR A PERIOD OF 3 YEARS AT LOTS 591(PART), 592 (PART), 593(PART) AND 618(PART) IN D.D. 122, PING SHAN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:

EXISTING VILLAGE DRAINING

ISSUE 1

Scale 1:500

Date 20/10/2024



GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

The Government of the Hong Kong SAR



PHOTO 1

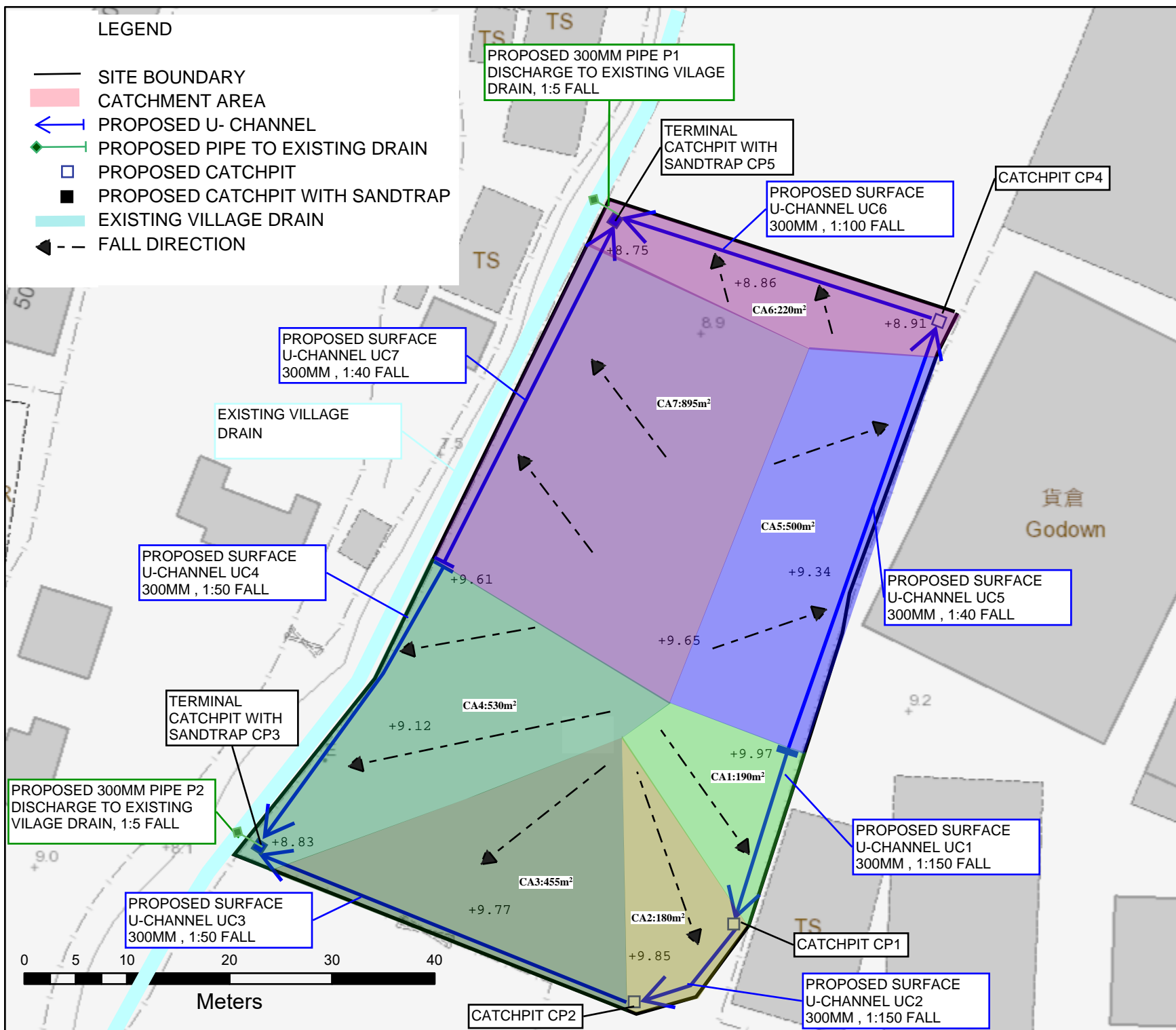


PHOTO 2

APPENDIX D

LEGEND

- SITE BOUNDARY
- CATCHMENT AREA
- ← PROPOSED U- CHANNEL
- ◆ PROPOSED PIPE TO EXISTING DRAIN
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT WITH SANDTRAP
- EXISTING VILLAGE DRAIN
- ▲ — FALL DIRECTION



SITE PLAN

PROJECT :

APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ELECTRIC VEHICLE CHARGING DEVICE FOR A PERIOD OF 3 YEARS AT LOTS 591(PART), 592(PART), 593(PART) AND 618(PART) IN D.D. 122, PING SHAN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:

PROPOSED DRAINAGE WORKS

ISSUE 1

Scale 1:500

Date 20/10/2024

APPENDIX E

Calculation Sheet		Date:	2024-10-24
Project Title:		Project No.:	YL-PS-734
APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ELECTRIC VEHICLE CHARGING DEVICE FOR A PERIOD OF 3 YEARS AT LOTS 591(PART), 592(PART), 593(PART) AND 618(PART) IN D.D. 122, PING SHAN, YUEN LONG, NEW TERRITORIES		Designed by:	RF
		Appendix :	E
		Sheet No.:	1

Catchpit No.		Catchment				Level				U Channel								Manning's Equation									
From (U/S)	To (D/S)	Incre. Area (m ²)	Accum. Area (m ²)	Runoff Coef. C	Ave. Slope / 100m	U/S G.L. (mPD)	D/S G.L. (mPD)	U/S I.L. (mPD)	D/S I.L. (mPD)	Mat- erial	Width (mm)	Depth (mm)	Lgth (m)	Grad. (1 in)	U Channel Area A (m2)	Wetted Peri.P (mm)	Hyd. Radius R (mm)	Mng's Coef. n	Vel. V at Full Bore (m/s)	Cap. Q _o (m ³ /s)	Velocity Check	Time of Conc. t _c (min)	Rainfall Intensity i (mm/hr)	Runoff Q (m ³ /s)	Capacity % (Q/Q _o)	Capacity Check	
-	CP1	190	190	1	1	9.97	9.91	9.77	9.65	CO	300	200	17.3	150	0.07	0.57	0.11	0.016	1.203	0.079	OK	1.481	229.01	0.012	15%	OK	
CP1	CP2	180	370	1	1	9.91	9.85	9.60	9.52	CO	300	200	13.3	150	0.07	0.57	0.11	0.016	1.203	0.079	OK	1.497	228.89	0.024	30%	OK	
CP2	CP3	455	825	1	1	9.85	8.83	9.41	8.60	CO	300	200	40.4	50	0.07	0.57	0.11	0.016	2.083	0.136	OK	1.507	228.82	0.052	39%	OK	
-	CP3	530	530	1	1	9.61	8.83	9.41	8.76	CO	300	200	32.5	50	0.07	0.57	0.11	0.016	2.083	0.136	OK	2.511	222.06	0.033	24%	OK	
-	CP4	500	500	1	1	9.97	8.91	9.77	8.68	CO	300	200	43.7	40	0.07	0.57	0.11	0.016	2.329	0.152	OK	3.395	216.54	0.030	20%	OK	
CP4	CP5	220	720	1	1	8.91	8.75	8.68	8.31	CO	300	200	36.6	100	0.07	0.57	0.11	0.016	1.473	0.096	OK	3.422	216.38	0.043	45%	OK	
-	CP5	895	895	1	1	9.61	8.75	9.41	8.48	CO	300	200	37.2	40	0.07	0.57	0.11	0.016	2.329	0.152	OK	2.727	220.67	0.055	36%	OK	

t_c	=	Time of Concentration	=	$t_o + t_f$	=	
		where t_o	=	Inlet Time	=	1.481 min
		t_f	=	Flow Time	=	$\frac{L}{V}$ (Pipe Length / Flow Velocity)

where g = Gravitational Acceleration = 9.81 m/s^2

$$\eta = \text{Kine. Viscosity} = 1.141\text{E-}06 \text{ m}^2/\text{s}$$

$$Q_o = \text{Pipe Flow Capacity} = (\rho D^2/4)V$$

Ref. DSD SDM Table 13

Q = Runoff = 0.278 * CiA

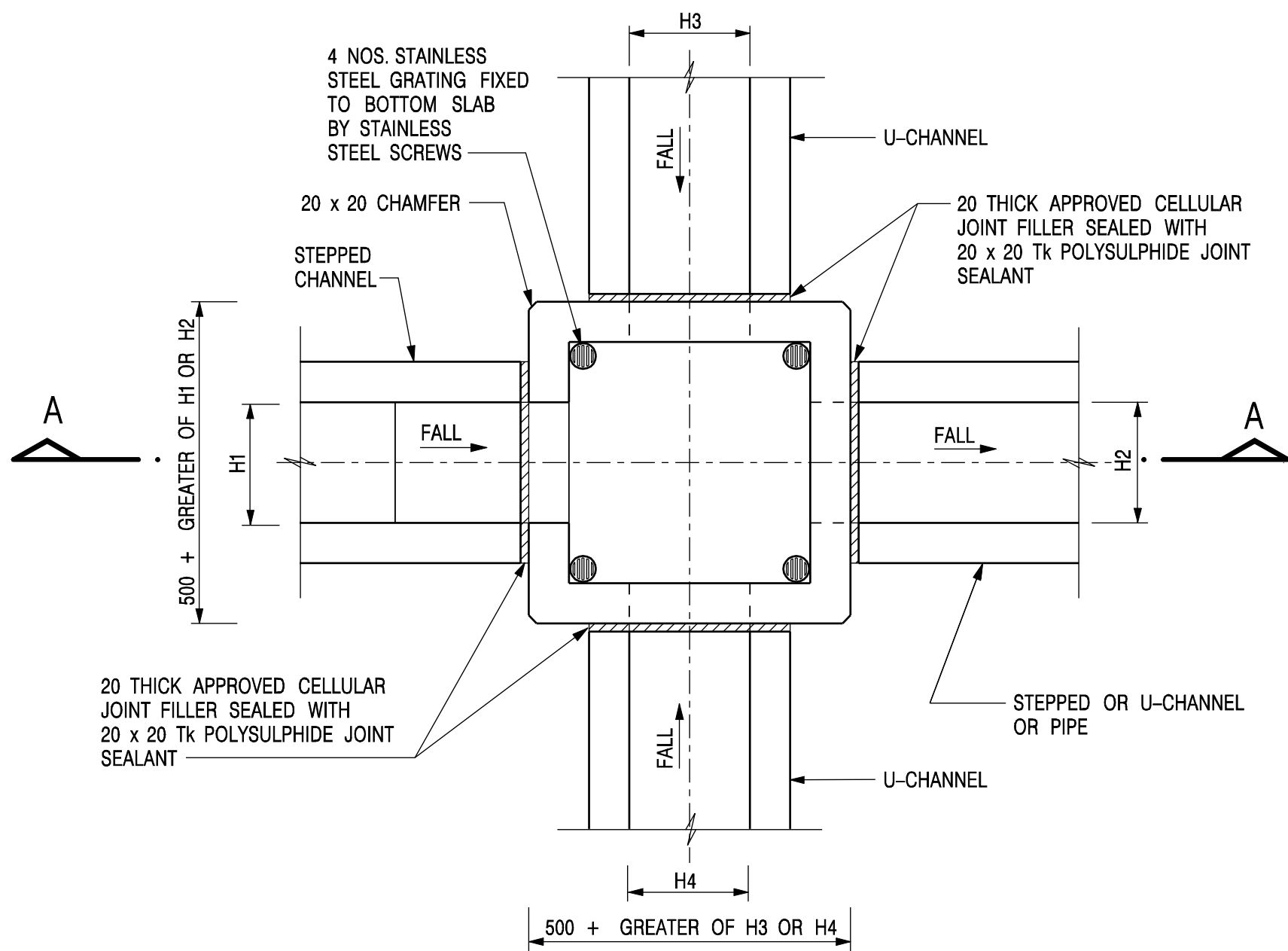
where C = Runoff Coefficient
A = Catchment Area

Calculation Sheet												Date:	2024-10-24	
Project Title: APPLICATION FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ELECTRIC VEHICLE CHARGING DEVICE FOR A PERIOD OF 3 YEARS AT LOTS 591(PART), 592(PART), 593(PART) AND 618(PART) IN D.D. 122, PING SHAN, YUEN LONG, NEW TERRITORIES												Project No.:	YL-PS-734	
												Designed by:	RF	
												Appendix :	E	
												Sheet No.:	2	

Checking for Pipe Connecting to Existing Village Drain

Catchpit		Catchment			U/S I.L. (mPD)	D/S I.L. (mPD)	Pipe				Manning's Equation							Capacity Check
From (U/S)	To (D/S)	Incre. Area (m ²)	Accum. Area (m ²)	Runoff Coef. C			Mat- erial	Dia. (mm)	Lgth (m)	Grad. (1 in)	Mng's Coef. n	Pipe Flow		Time of Conc. t _c (min)	Rainfall Inten- sity i (mm/hr)	Runoff Q (m ³ /s)	Runoff / Cap. (Q/Q _o)	
CP3	Existing	1355	1355	1	8.830	8.230	CO	300	3	5	0.016	4.971	0.351	5.010	207	0.078	22%	OK
CP5	Existing	1615	1615	1	8.750	8.150	CO	300	3	5	0.016	4.971	0.351	5.010	207	0.093	26%	OK

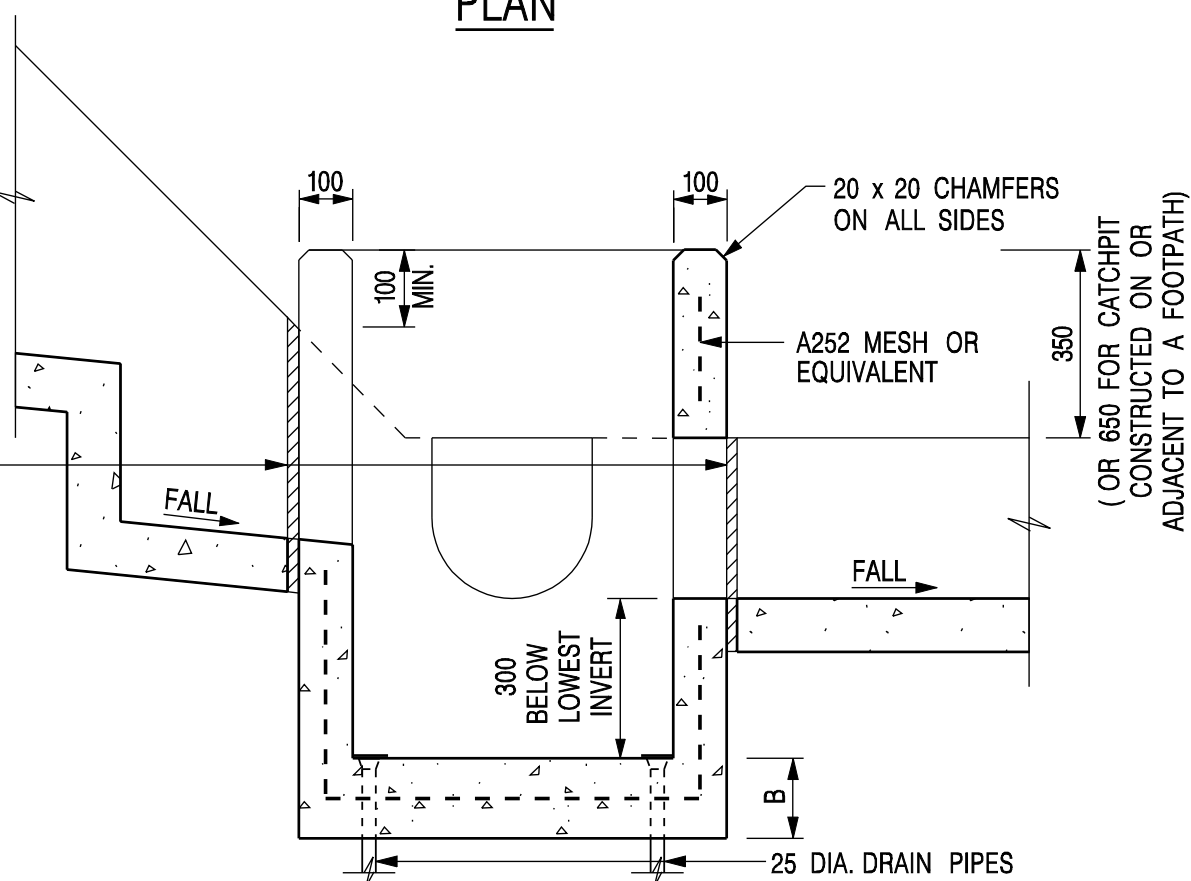
APPENDIX F



PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



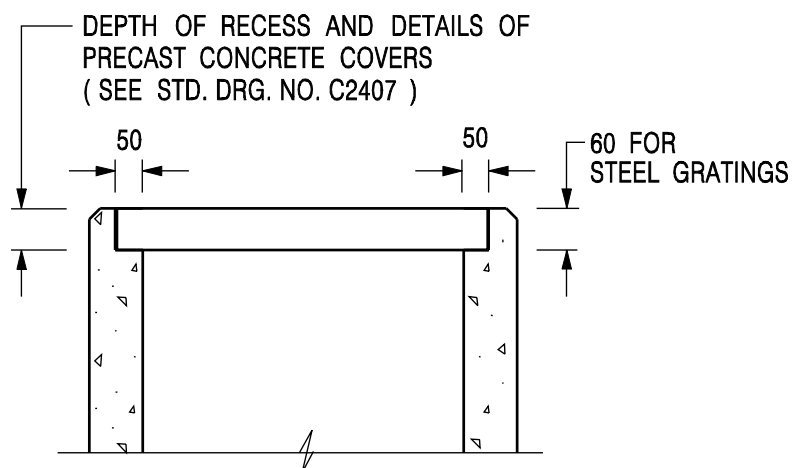
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

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

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

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



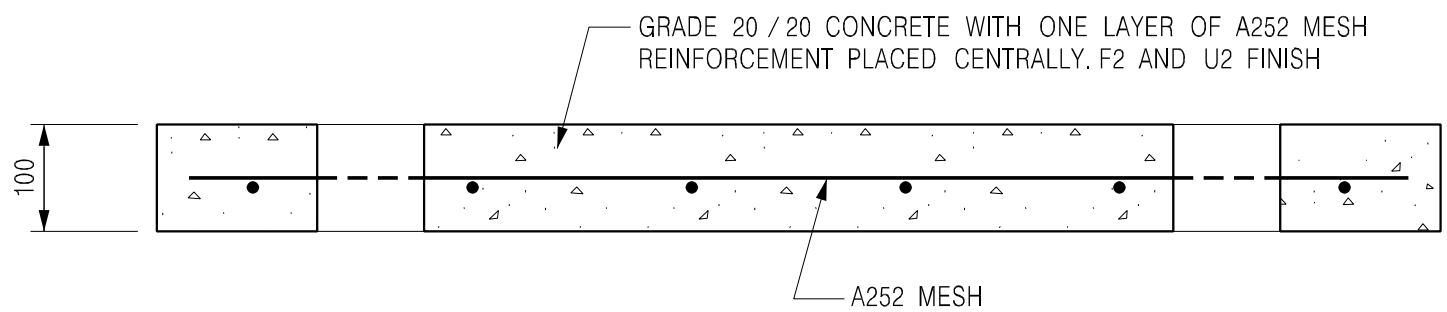
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

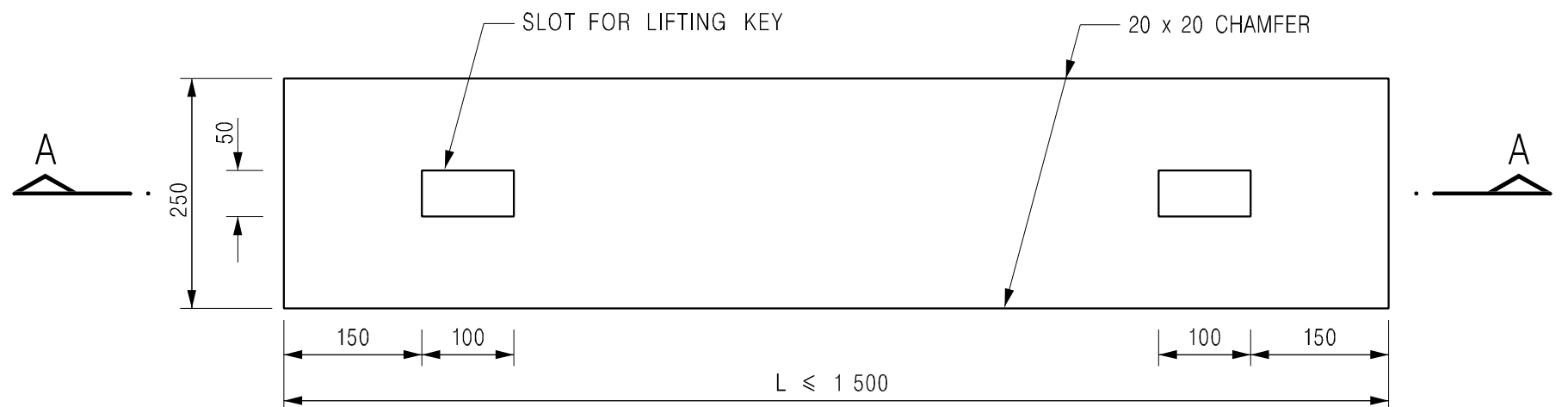
DATE JAN 1991

DRAWING NO.

C2406 /2A

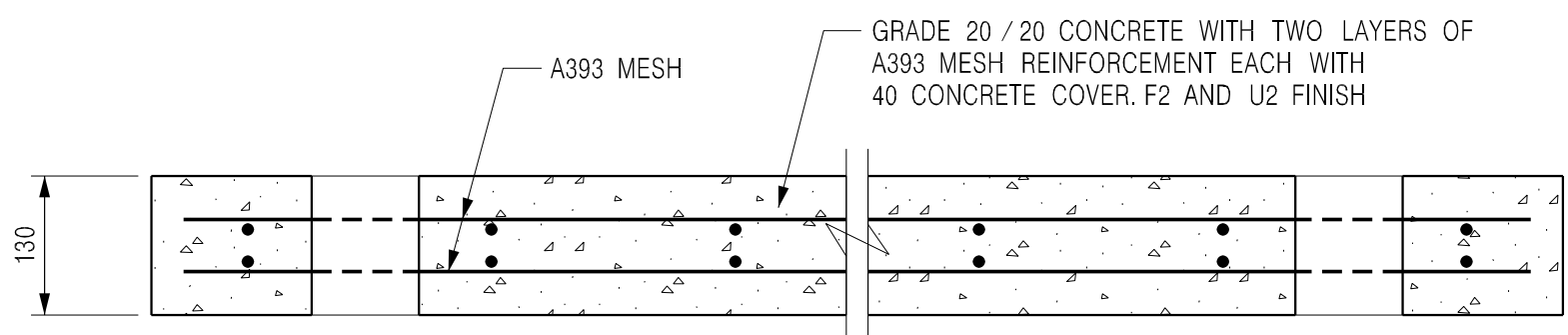


SECTION A - A

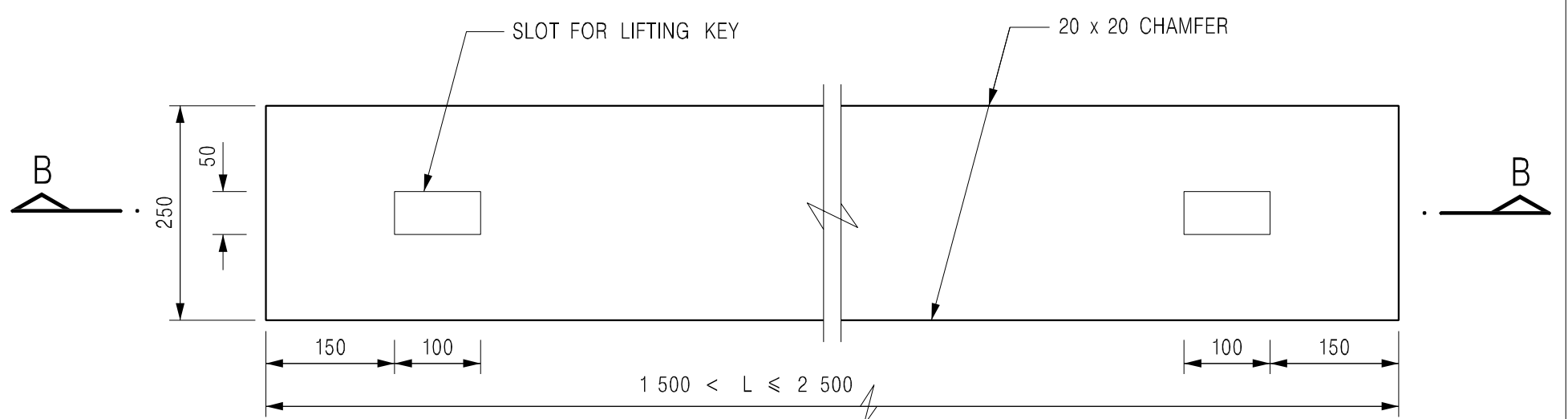


PLAN

TYPE 1 - FOR SPAN UP TO 1.5 m



SECTION B - B



PLAN

TYPE 2 - FOR SPANS 1.5 m TO 2.5 m

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED.

B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	GENERAL REVISION	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

PRECAST CONCRETE COVERS
FOR CATCHPIT AND SAND TRAP

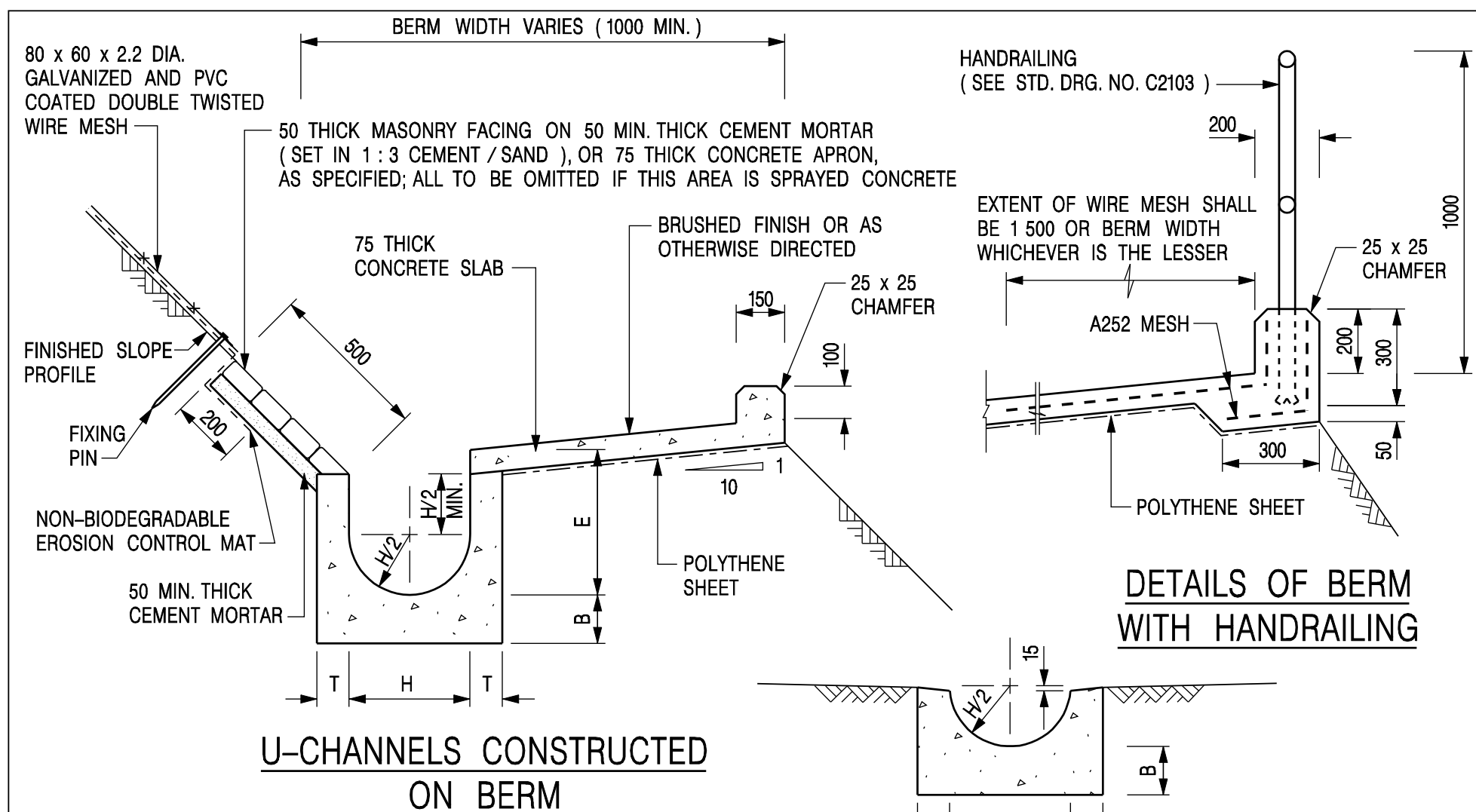


CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 10

DATE JAN 1991

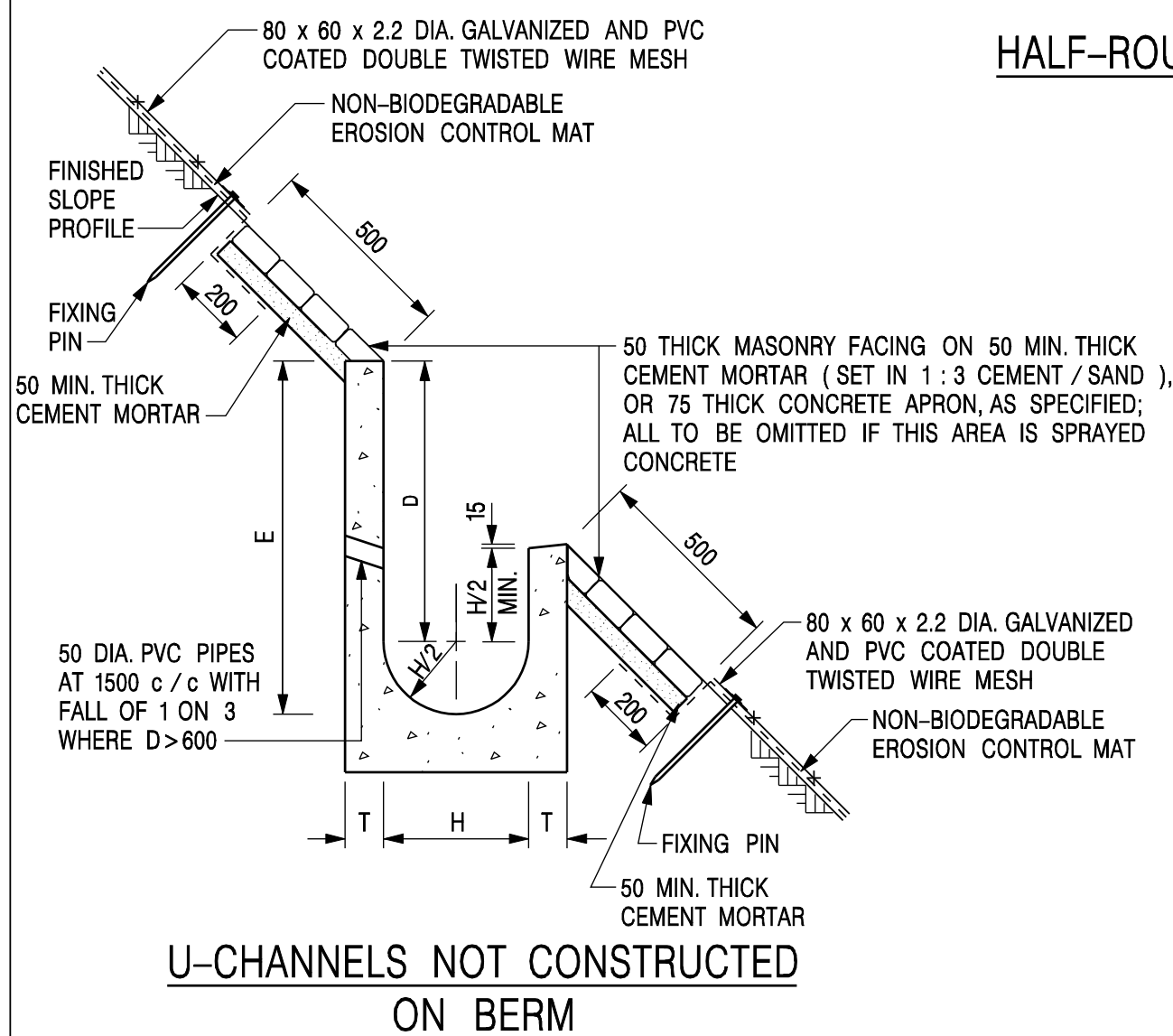
DRAWING NO.
C2407B



HALF-ROUND CHANNEL

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)



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

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)

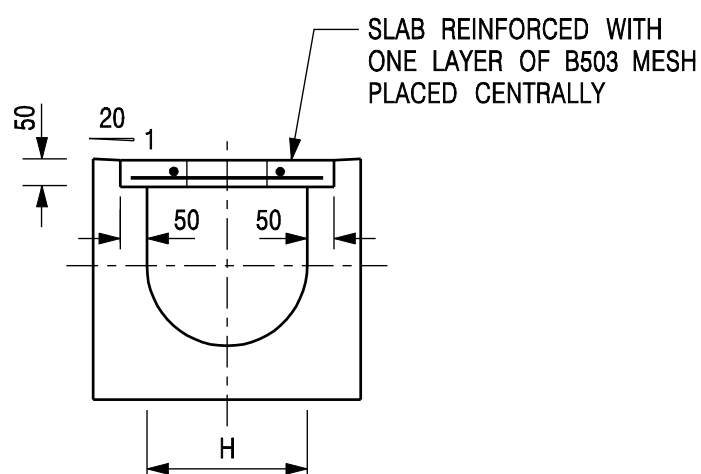


CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

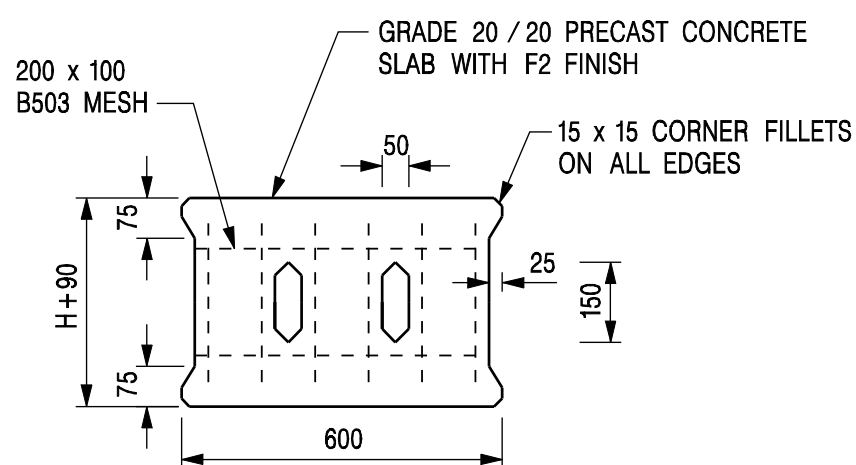
SCALE 1 : 25

DATE JAN 1991

DRAWING NO. C2409I



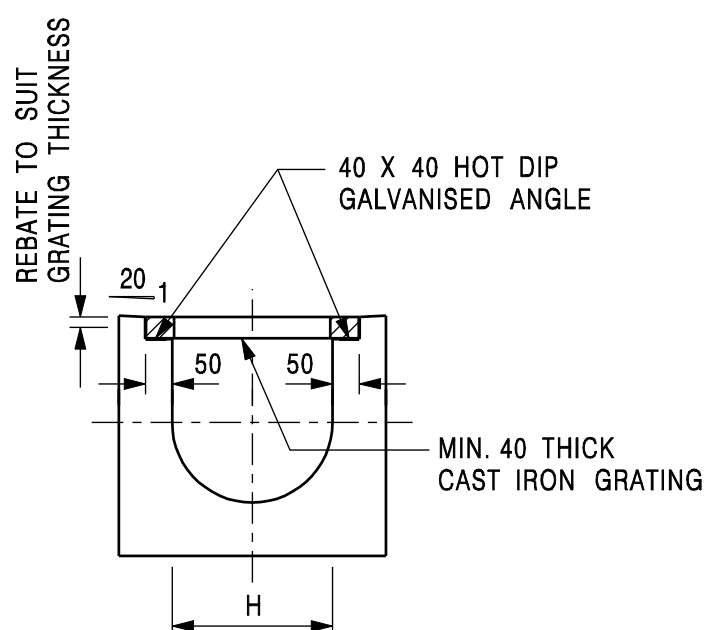
TYPICAL SECTION



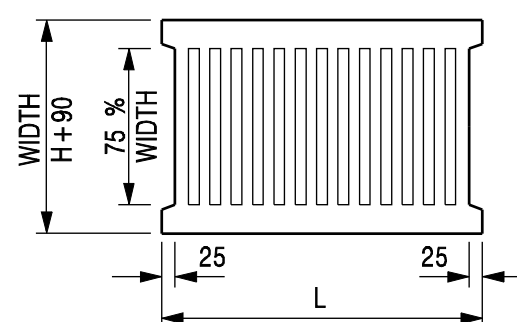
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

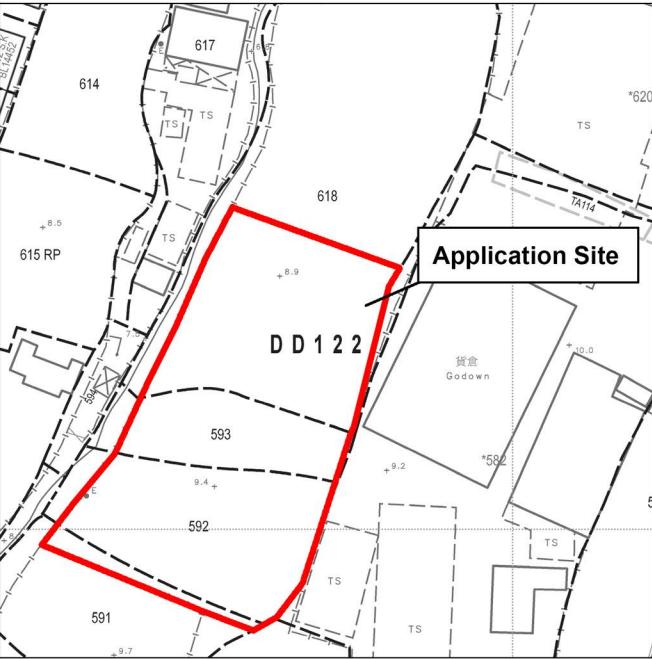
SCALE 1 : 20

DATE JAN 1991

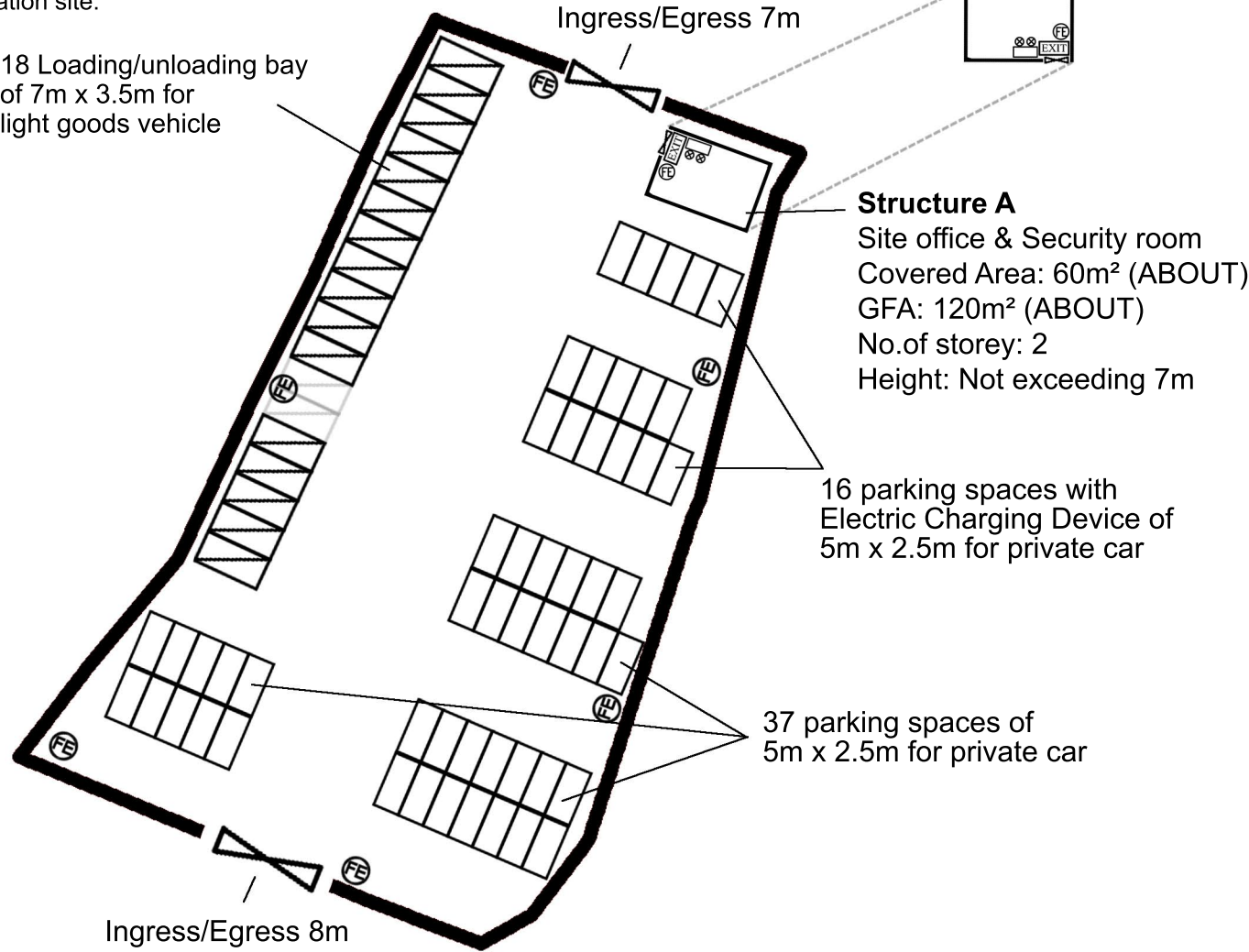
DRAWING NO.
C2412E

F.S. NOTES :
Proposed Fire Services Installation

- 1. Portable fire extinguisher shall be provided throughout the application site.
- 2. Portable Sand Bucket shall be provided throughout the application site.



DD 122 Lots 591(Part), 592(Part), 593(Part) and 618(Part)
in Ping Shan, Yuen Long



Project 項目名稱:
A/YL-PS/734

Drawing Title 圖紙標題:
Proposed FS Plan

Drawing No. 圖號:
20241031

Remarks 備註:

- New 5KG CO² Fire Extinguisher
- Proposed New Emergency Lighting complete with 2 hours battery backup
- Proposed New Exit Sign complete with 2 hours battery backup

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

Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年12月30日星期一 9:29
收件者: Max Yuet Lun WONG/PLAND
副本: Wai Lap TANG/PLAND; Spencer Ka Tsun LEUNG/PLAND
主旨: 轉寄: A/YL-PS/734 : 回應部門意見
附件: 回應部門意見.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, December 30, 2024 9:14 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: A/YL-PS/734 : 回應部門意見

From: Chong Hermose <[REDACTED]>
Sent: Monday, December 30, 2024 9:12 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Ada Siu Man CHAN/PLAND <asmchan@pland.gov.hk>; Johnny Kai Hong TAM/PLAND <jkhtam@pland.gov.hk>
Subject: A/YL-PS/734 : 回應部門意見

城規會/規劃處：

有關規劃申請：A/YL-PS/734

現附上回應部門意見，請查收，謝謝。

Ms Chong
([REDACTED])

Planning Application No. A/YL-PS/734

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	EEB	
	<p>We note from P.2 of the gist of application that the applicant proposed to have 53 private car parking spaces and 18 light goods vehicle parking spaces at the subject site, of which only 16 out of (53+18=71) will be equipped with electric vehicle (EV) chargers.</p> <p>To echo with the latest revision of the Ch.8 of HKPSG about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, we suggest that the applicant comply with the requirement of HKPSG, i.e., EV chargers with output power of not less than 7kW (i.e. medium chargers) should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the subject site.</p>	<p>現時電車流行，申請人也想支持環保，安裝多一點充電設施，但無奈現時申請地點內只有一個電錶（三相 100A），和技術人員商討後，安裝 16 個充電設施和車位已是上限。</p> <p>申請人現時先申請 16 個充電車位，並會同步向中電申請更大的電力，以應付日後如需增加充電車位的需求。</p>

Previous Applications Covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	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 [revoked on 19.11.2024]

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-PS/256	Temporary Public Vehicle Park for Private Car, Light Goods Vehicle and Lorry for a Period of 3 Years	1.12.2006	(1) and (2)

Rejection Reasons

- (1) Incompatible with adjacent residential structures
- (2) Insufficient information to demonstrate that the development would not impose adverse environmental, traffic and drainage impacts on the surrounding areas

**Similar Applications within/straddling the subject “V” and “R(E)2” Zones
in the past five years**

Approved Applications

	<u>Application No.</u>	<u>Zoning(s)</u> (at the time of approval)	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-PS/606	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10.7.2020
2	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
3	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
4	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
5	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
6	A/YL-PS/636	“V”	Temporary Vehicle Park for Coaches for a Period of 3 Years	25.6.2021
7	A/YL-PS/638	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	9.7.2021
8	A/YL-PS/641	“V”	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
9	A/YL-PS/651	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Year	28.1.2022
10	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
11	A/YL-PS/658	“V” & “R(E)2”	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
12	A/YL-PS/663	“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 Year	29.7.2022
13	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
14	A/YL-PS/709	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	19.4.2024

	<u>Application No.</u>	<u>Zoning(s)</u> (at the time of approval)	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
15	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
16	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
17	A/YL-PS/725	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	16.8.2024
18	A/YL-PS/738	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	20.12.2024
19	A/YL-PS/744	“V”	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles (LGVs) and Light Buses) for a Period of 5 Years and associated Filling of Land	14.2.2025

Government Departments' General Comments

1. Electric Vehicle Charging

Comments of the Secretary for Environment and Ecology:

- no adverse comment from electric vehicle charging point of view; and
- it is noted that this application includes 16 out of 71 parking spaces (53 private car parking spaces and 18 light goods vehicle parking spaces) that will be equipped with electric vehicle (EV) chargers, to echo with the latest revision of the Chapter 8 of Hong Kong Planning Standards and Guidelines (HKPSG) about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested comply with the requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e. medium chargers) should be installed in all parking spaces of the Site.

2. Land Administration

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

- no adverse comment on the application; and
- there is no Small House application approved/under processing at the Site.

3. Traffic

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

No adverse comment on the application.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the Site received in the past three years.

5. Drainage

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

- no in-principle objection to the application from a drainage point of view; and

- should the application be approved, a condition should be stipulated and requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services.

6. Fire Safety

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

No in-principle objection to the proposal subject to fire service installations (FSI) and water supplies for firefighting being provided to his satisfaction.

7. Building Matters

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

- no objection to the application; and
- it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

8. Long-Term Development

Comments of the Project Team Leader/Housing Projects 1 Division, Civil Engineering and Development Department (PTL/HP1, CEDD):

No adverse comment on the application.

9. District Officer's Comments

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

His office has not received any comment from locals.

10. Other Departments

The following departments have no comment on the application:

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the Secretary for Environment and Ecology that:

the government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, and will provide support to realise the target of introducing about 3,000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. In this connection, we recommend that the applicant consider installing some fast chargers with an output power of 100kW or higher at the Site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles;
- (e) to note the comments of the Project Team Leader/Housing, Civil Engineering and Development Department (PTL/H, CEDD) that the Site might be subject to land resumption for the implementation of the proposed public housing development at Ping Shan North, Yuen Long which might take place at any time before the expiry of the temporary planning permission. The applicant is advised not to carry out any substantial works during the approval period;
- (f) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 591, 592, 593 and 618 in D.D. 122 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) if the planning application is approved, the lots owner(s) shall apply to this office for a Short Term Waiver (STW) to permit structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (g) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing parties of the local track for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No

parking, queuing and reverse movement of vehicles on public road are allowed;

- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the access road connecting Ping Hing Lane to the Site is not and will not be maintained by his Office. His office should not be responsible for maintaining any access connecting the Site with Ping Hing Lane; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (i) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to note the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iv) if there is electric vehicle charging station involved, please refer to the requirement of Fireman’s Emergency Switch:
 1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of all EV charging facilities within the car parking facilities.
 2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
 3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
 4. The ‘ON’ and ‘OFF’ position of the fireman's emergency switch shall be conventional (i.e. push upward – ‘OFF’; push downward – ‘ON’) and clearly indicated by lettering legible to a person standing on the ground at the intended site.

5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board;

(k) 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) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of (B(P)R) at building plan submission stage;
- (iii) for UBWs erected on the leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against Unauthorized Building Works (UBWs) as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
- (iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to control of Part VII of the B(P)R; and
- (v) detailed checking under the BO will be carried out at building plan submission stage; and

(l) to note the comment of the of the Director of Electrical and Mechanical Services that:

- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (ii) since there are also potential electrical hazards arising from the damage of underground cables of the proponent's electric vehicle charging system, by third party, within or in the vicinity of the proposed site, the proponent should review in subsequent stages (design, construction, operation) that any precautionary measures necessary to be implemented to mitigate potential electrical hazards arising from third party damage to the cables, if underground and as part of proponent's electric vehicle charging system; and
- (iii) electrical work on fixed electrical installation shall be conducted by the Registered Electrical Contractors (REC) and the Registered Electrical Workers (REW) with all

the involved electrical work fully comply with the requirements stipulated under the Electricity Ordinance (Cap 406) and its subsidiary regulations. Regarding electric vehicle charging system, your attention is drawn to the requirements stipulated under Code 26S of the Code of Practice for the Electricity (Wiring) Regulations (2020 Edition).

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

From:
Sent: 2024-10-28 星期一 03:16:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PS/734 DD 122 Ping Shan

Dear TPB Members,

681 approved May 2023 so conditions obviously not fulfilled so back with the excuse that more structures are required.

However the 681 application indicated that there would be ECD enabled parking so the procrastination is not acceptable.

It is unacceptable that TPB continues to encourage failure to fulfill conditions by rubber stamping roll over applications.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 May 2023 3:19 AM HKT
Subject: A/YL-PS/681 DD 122 Ping Shan

A/YL-PS/681

Lots 591(Part), 592(Part), 593(Part) and 618(Part) in D.D. 122, Ping Shan

Site area : About 2,970sq.m

Zoning: "Res (Group E)2" and "VTD"

Applied use: 75 Vehicle Parking

Dear TPB Members,

Objections, there is already a large parking facility recently rolled over, 658 – for 115 vehicle parking on adjoining lots. However there are not many residences in the immediate area and the small developments appear to have their own facilities.

Most of the site is already being used for unapproved parking but there are a number of trees. No mention of tree felling in the application.

Moreover in view of the constant bleating about lack of land, why this inefficient land use? Even police stations are now incorporating stacked parking. Members have a duty to question the true intention of this application.

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

1

Mary Mulvihill