

2024年10月2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處理收到
申請的日期。

This document is received on - 2 OCT 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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 請在適當的方格內加上「✓」號

2402375

30.9.2024

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/736
	Date Received 收到日期	- 2 OCT 2024

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

1. Name of Applicant 申請人姓名/名稱

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

Long Tin Carpark Management Limited

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)

KTA Planning Limited

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 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long
(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 138.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 133 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Insurance Services (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. 如上述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 17/09/2024 (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_____ (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 11/09/2024 (DD/MM/YYYY)[&]
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[&]

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	Proposed Temporary Shop and Services (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(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
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(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 32.3sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 106 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2
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	..... 133 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 133 .....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)

Structure 1: 2 storeys (about 5m) for shop and services

Structure 2: 1 storey (about 2.5m) for toilet

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	..... 3
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0
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)	..... 0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 9:00 a.m. to 6:00 p.m. from Monday to Saturday. No operation on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) <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"/>	
	No 否		
(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"/>	
	No 否		
(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。

Please refer to the Supporting Planning Statement attached.

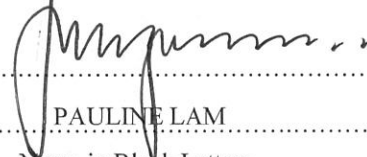
8. Declaration 聲明

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


.....
PAULINE LAM
.....
Name in Block Letters
姓名（請以正楷填寫）

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

Deputy Managing Director

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 (Member No. 130)

Others 其他 RTPI, RUP (PRC)

on behalf of
代表

KTA Planning Limited

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

Date 日期

30.9.2024

(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 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long 元朗屏山蝦尾新村丈量約份第122約地段第39號餘段（部份）及第53號（部份）
Site area 地盤面積	138.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20
Zoning 地帶	"Village Type Development" 「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 <input 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 Shop and Services 擬議臨時商店及服務行業

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	133 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.96 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> m 米 (Not more than 不多於)	
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
	Non-domestic 非住用	5	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	76.6 % <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		3
	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) _____ _____		3 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<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"/>
<u>Location Plan, Site Plan, Site Photos</u>		
位置圖，地盤平面圖，實地照片		
<u>Reports 報告書</u>		
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。

S.16 PLANNING APPLICATION
APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20

**Proposed Temporary Shop and Services for a Period of 3 Years
in “Village Type Development” Zone,
Lots 39 RP (Part) and 53 (Part) in D.D. 122,
Ha Mei San Tsuen, Ping Shan, Yuen Long**

SUPPORTING PLANNING STATEMENT

September 2024

Applicant:
Long Tin Carpark Management Limited

Consultant:
KTA Planning Limited



S3137_PS_V01



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Long Tin Carpark Management Limited, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Proposed Temporary Shop and Services for a Period of 3 Years ("the Proposed Development") at Lots 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long ("the Site"). The Site is situated within an area zoned "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan ("the OZP") No. S/YL-PS/20. It has an area of about 138.3m².

A temporary shop and services is proposed at the Site to provide insurance service for vehicles applied for the "Northbound Travel for Hong Kong Vehicles" scheme. The Proposed Development comprises 2 structures with a building height of 1-2 storeys (not more than 5m). The gross floor area is about 133m².

The Proposed Development is fully justified by the following main reasons:

- The Proposed Development supports the northbound travel demand of Hong Kong Vehicles;
- The Proposed Development is compatible with the adjoining land uses in terms of scale and nature;
- The Site is suitable for the proposed interim use and will not jeopardise the planning intention of "V" zone;
- No adverse traffic impact on the local traffic network; and
- No adverse drainage, visual, landscape and environmental impact to the surroundings.

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人朗天停車場管理有限公司現欲根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）在元朗屏山蝦尾新村丈量約份第 122 約地段第 39 號餘段（部份）及第 53 號（部份）（「申請地點」）作擬議臨時商店及服務行業（「擬議發展」），為期三年。申請地點位於屏山分區計劃大綱核准圖編號 S/YL-PS/20 的「鄉村式發展」地帶內。申請地點的地盤面積約 138.3 平方米。

是次申請包括擬議臨時商店及服務行業，為申請「港車北上」計劃的車輛提供保險服務。擬議發展包括 2 個 1-2 層高（不高於 5 米）的構築物。總樓面面積約 133 平方米。

擬議發展的申請具充份理據，原因如下：

- 擬議發展能支持港車北上的需要；
- 就規模和性質而言，擬議發展與周邊的土地用途相容；
- 申請地點適合作擬議的臨時用途，並不會損害「鄉村式發展」地帶的規劃意向；
- 不會對周邊道路網絡帶來負面交通影響；及
- 不會對附近造成排水、視覺、景觀及環境上的負面影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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S.16 Planning Application
Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

Proposed Temporary Shop and Services for a Period of 3 Years
in “Village Type Development” Zone,
Lots 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Planning Application is prepared and submitted on behalf of Long Tin Carpark Management Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Temporary Shop and Services for a Period of 3 years at Lots 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long (“the Site”). The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Ping Shan Outline Zoning Plan (“the OZP”) No. S/YL-PS/20. This Supporting Planning Statement is to provide TPB with necessary information to facilitate consideration of this application.

1.2 Report Structure

- 1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. The temporary development proposal is included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

- 2.1.1 The Site is located to the south of Ha Mei San Tsuen. It comprises Lots 39 RP (Part) and 53 (Part) in D.D. 122 (**Figure 2.1 Location Plan** refers).
- 2.1.2 The Site is at present accessible from Yung Yuen Road. The Site is paved and currently occupied by temporary structures.

2.2 Land Status

- 2.2.1 The Site has a total site area of about 138.3m². The Site comprises private land only which is old schedule agricultural lots held under the Block Government Lease.

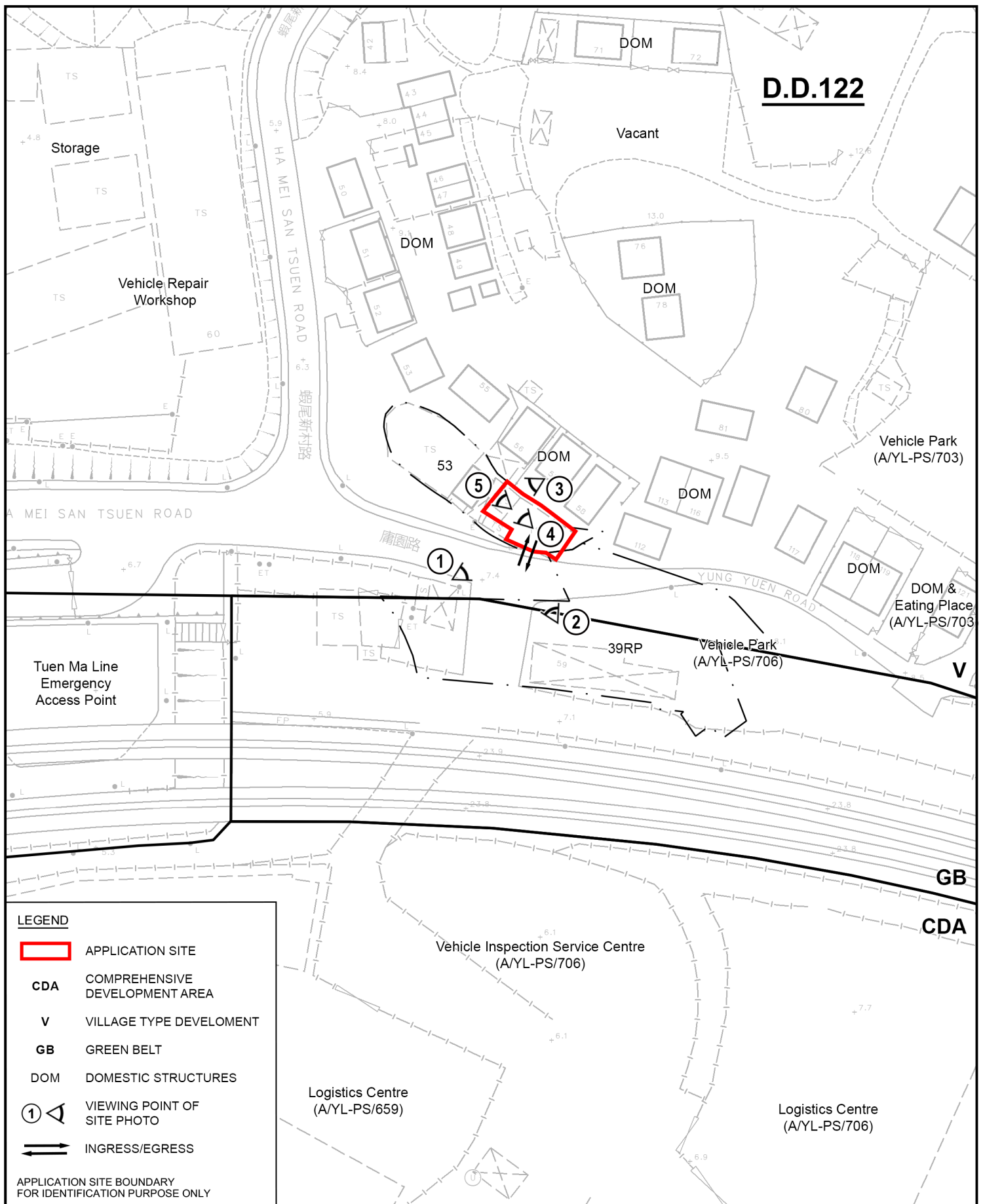
2.3 Statutory Planning Context

- 2.3.1 The Site falls within an area zoned "V" on the OZP (**Figure 2.1** refers). According to the Statutory Notes for the "V" zone on the OZP, "Shop and Services" is a Column 2 use which requires planning permission from the TPB. While the Notes stated the planning intention of the "V" zone is *"primarily intended for development of Small Houses by indigenous villagers."*, it also stated that *"Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."*

2.4 Surrounding Land Use Pattern

- 2.4.1 The Site is surrounded mainly by low-rise village settlements with a mix of domestic structures, vehicle parks and logistic centres (**Figure 2.2 Site Plan** refers):
- To the north and east are scattered domestic structures, an eating place approved under application No. A/YL-PS/678, a vehicle park approved under application No. A/YL-PS/703 and vacant land;
 - To the immediate south and southeast are Yung Yuen Road and a vehicle park approved under application No. A/YL-PS/649. To further south across the MTR Tuen Ma Line viaduct are logistic centres and vehicle inspection service centre (VISC) approved under Application No. A/YL-PS/659 and 706 respectively; and
 - To the immediate west are domestic structures. To the further west and southwest across Ha Mei San Tsuen Road are storage and vehicle repair workshop, and the Tuen Ma Line Emergency Access Point.

D.D.122



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SITE PLAN

PROPOSED TEMPORARY SHOP AND SERVICES
FOR A PERIOD OF 3 YEARS
LOTS 39 RP (PART) AND 53 (PART) IN D.D. 122,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

SCALE 1:1 000

FIGURE 2.2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-3D & 8D

DATE: 11.9.2024

2.5 Site Accessibility

2.5.1 The Site is accessible from Yung Yuen Road. The accessibility of the area is greatly enhanced by MTR Tuen Ma Line, Light Rail Transit (LRT), Long Tin Road, Yuen Long Highway, Tai Lam Tunnel and Kong Sham Western Highway. The area is well served by public transport. Tin Shui Wai Station and bus stops are within 10 minutes’ walk.

2.6 Similar Planning Applications

2.6.1 While there are no shop and services applied within the same “V” zone, there have been eight approved applications for temporary shop and services with/without other uses in “V” zones on the same Ping Shan OZP in the past five years. The location and details of the similar applications are indicated and listed in **Figure 2.1** and **Table 2.1** below.

Table 2.1 Similar S.16 Applications for Temporary Shop and Services within “V” Zones on Ping Shan OZP in the Past Five Years

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Approval Date
1.	A/YL-PS/600	Proposed Temporary Shop and Services for a Period of 3 Years	94.3	26.6.2020
2.	A/YL-PS/605	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	93	12.6.2020
3.	A/YL-PS/609	Proposed Temporary Shop and Services for a Period of 5 Years and Land Filling	149	10.7.2020
4.	A/YL-PS/610	Temporary Eating Place and Shop and Services for a Period of 3 Years	283.28	21.8.2020 (Revoked on 21.7.2022)
5.	A/YL-PS/671			23.12.2022
6.	A/YL-PS/682	Proposed Temporary Shop and Services for a Period of 3 Years	1,012	9.6.2023
7.	A/YL-PS/693	Proposed Temporary Shop and Services for a Period of 3 Years	136.5	25.8.2023
8.	A/YL-PS/719	Temporary Shop and Services for a Period of 3 Years	64	19.7.2024

3 TEMPORARY DEVELOPMENT PROPOSAL

3.1 Shop and Services

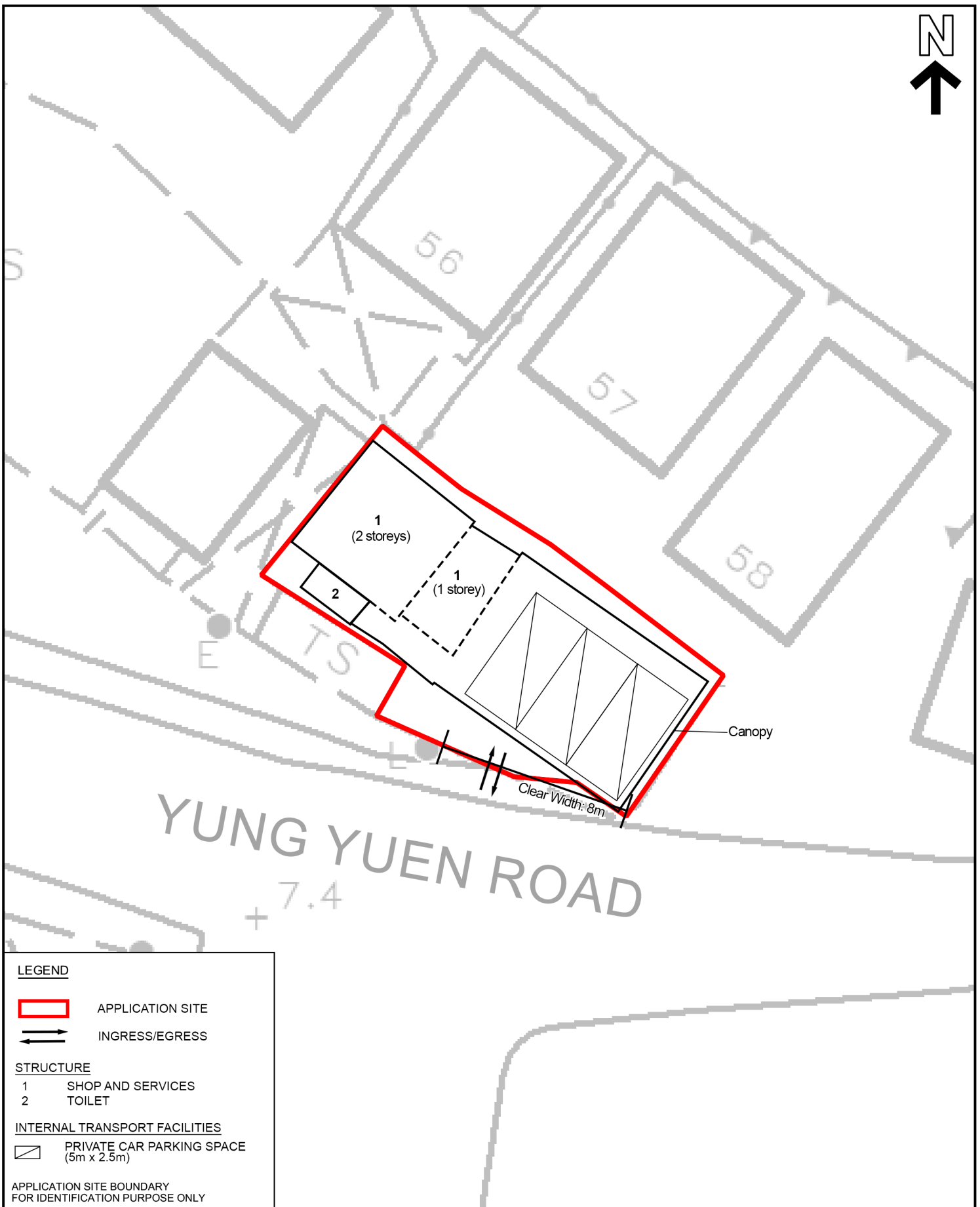
- 3.1.1 The Site is intended for a proposed temporary shop and services serving the surroundings. As mentioned in **Section 2.4**, a VISC for the "Northbound Travel for Hong Kong Vehicles" scheme ("NTHKV Scheme") was set up 70m to the south of the Site. Vehicle insurance service is proposed at the Site to support the vehicle joining the NTHKV Scheme.
- 3.1.2 The Proposed Development comprises 2 structures with a building height of 1 to 2 storeys (not more than 5m). The gross floor area is about 133m². It is estimated a total of 45 customers per day and a maximum of 5 customers at the same time could be accommodated. The estimated number of staff of the Proposed Development will be about 5. The layout and details of the Proposed Development is illustrated and summarised in **Figure 3.1** and **Table 3.1** respectively.
- 3.1.3 No vehicle washing, repairing, dismantling, car beauty and other workshop activities is allowed on the Site at any time.

Table 3.1 Details of the Structures of the Proposed Development


Structure No.	Building Height (m) (about)	No. of Storey(s)	GFA (m ²) (about)	Use(s)
1	5	2	27 x 2 + 13 + 63 (canopy) = 130	Shop and Services (including canopy)
2	2.5	1	3	Toilet
Total:			133	

3.2 Operation Hour

- 3.2.1 The operation hours of the Proposed Development will be from 9:00 a.m. to 6:00 p.m.. No operations on Sundays and public holidays
- 3.2.2 No staff will stay overnight at the Site.



LEGEND

-  APPLICATION SITE
-  INGRESS/EGRESS

STRUCTURE

- 1 SHOP AND SERVICES
- 2 TOILET

INTERNAL TRANSPORT FACILITIES

-  PRIVATE CAR PARKING SPACE (5m x 2.5m)

APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY



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LAYOUT PLAN

PROPOSED TEMPORARY SHOP AND SERVICES
FOR A PERIOD OF 3 YEARS
LOTS 39 RP (PART) AND 53 (PART) IN D.D. 122,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

SCALE 1 : 200

FIGURE 3.1

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 11.9.2024

3.3 Access and Traffic

- 3.3.1 The Site is accessible from Yung Yuen Road. The ingress/egress point with a clear width of 8m is at the south of the Site.
- 3.3.2 A total of 3 private car parking spaces are provided within the Site. These spaces are for the use of the staff and customers of the Proposed Development.
- 3.3.3 As demonstrated in the **Table 3.2**, no distinctive traffic peak hour could be identified. This Application will not pose adverse traffic impact onto the surrounding road network. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.

Table 3.2 Estimated Trip Generation and Attraction of the Proposed Development

Time Period	Private Vehicles	
	Trip Generation	Trip Attraction
08:00 - 09:00	0	1
09:00 - 10:00	1	1
10:00 - 11:00	2	2
11:00 - 12:00	1	1
12:00 - 13:00	2	2
13:00 - 14:00	1	1
14:00 - 15:00	2	2
15:00 - 16:00	1	1
16:00 - 17:00	2	2
17:00 - 18:00	1	1
18:00 - 19:00	1	0

3.4 Landscape and Visual

- 3.4.1 There are no trees within the Site at the present. Landscape planting at the open area of the Site will be provided to ensure no adverse landscape impact on the surrounding areas.
- 3.4.2 The immediate surroundings of the Site have a low building height profile from 1 to 3 storeys. Also, according to the Remark (a) of the "V" zone under the Statutory Notes of the OZP, *'No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area Plan/draft Ping Shan Development Permission Area Plan, whichever is the greater.'* The Proposed Development having a building height of 1 to 2 storeys not

more than 5m will be compatible with the surrounding. No adverse visual impact on the surrounding will be anticipated.

3.5 Environment

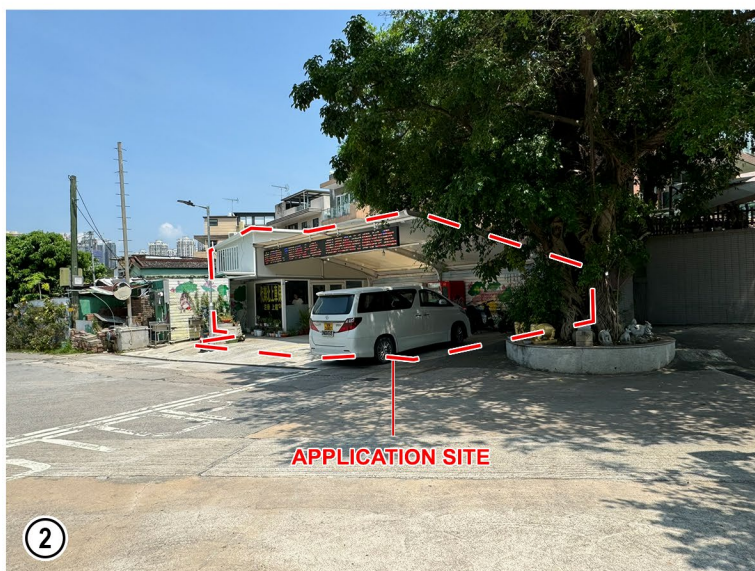
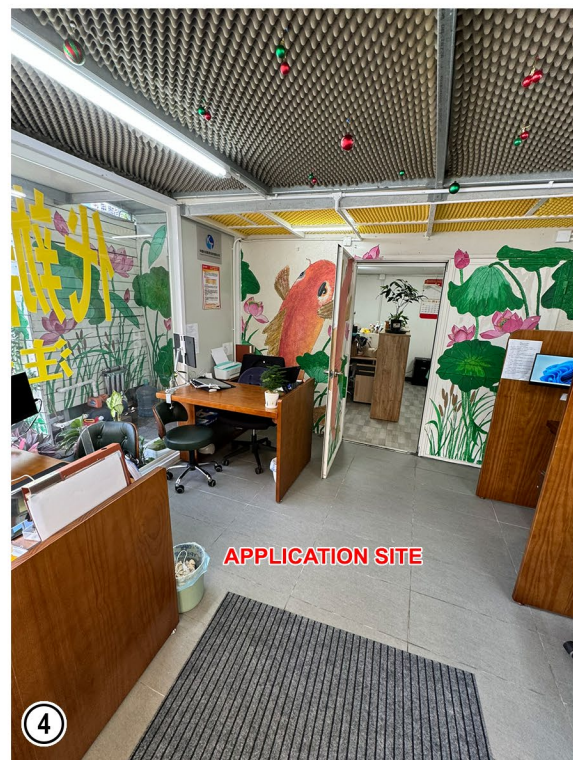
- 3.5.1 The application will follow and adopt environmental mitigation measures and requirements in compliance with "*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*" issued by Environmental Protection Department to minimise any potential environmental nuisances to the surrounding.
- 3.5.2 The Applicant will provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the Proposed Development.
- 3.5.3 No vehicle washing, repairing, dismantling, car beauty and other workshop activities is allowed on the Site at any time.

3.6 Drainage

- 3.6.1 Adequate drainage facilities including peripheral surface channel and catch pits will be installed to ensure no adverse drainage impact on the surrounding areas. Regular cleaning and maintenance will be carried out.

3.7 Fire Safety

- 3.7.1 Adequate fire services installations (FSIs) will be provided to ensure fire safety. Regular inspection and maintenance of the FSIs will be carried out.



REMARKS: LOCATION OF SITE PHOTOS AS SHOWN IN FIGURE 2.2 SITE PLAN



SITE PHOTOS

PROPOSED TEMPORARY SHOP AND SERVICES
FOR A PERIOD OF 3 YEARS
LOTS 39 RP (PART) AND 53 (PART) IN D.D. 122,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

FIGURE 3.2

BASED ON SITE PHOTOS
TAKEN ON 27.8.2024

DATE: 11.9.2024

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 Supports the Northbound Travel Demand of Hong Kong Vehicles

- 4.1.1 As mentioned in **Sections 2.4 and 3.1**, due to the continuous development of the Guangdong-Hong Kong-Macao Greater Bay Area and the opening of cross-boundary road transport infrastructure, Hong Kong residents driving to Guangdong for business, visiting families or sight-seeing has been more popular through the NTHKV Scheme. With its close proximity to the VISC for the NTHKV Scheme, travellers could obtain qualified insurance from the Proposed Development during their visit to the VISC conveniently.

4.2 Compatible with the Adjoining Land Uses in Terms of Scale and Nature

- 4.2.1 As stated in **Section 2.4**, the Site is surrounded mainly by domestic structures, vehicle parks and logistic centres. In view of the small scale of the Proposed Development (site area of about 138.3m²), it will be fully immersed into the village environment and compatible with the adjoining land uses in terms of scale and nature.

4.3 Suitable for the Proposed Interim Use and Will Not Jeopardise the Planning Intention of "V" Zone

- 4.3.1 The Site is zoned as "V" zone on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 (Figure 2.1). 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"*. At present, the indigenous villagers have no intention to build their small houses at the Site and rent their lots to the applicant for the Proposed Development to serve the local villagers in the vicinity as alternative interim use of the Site. It therefore will not jeopardise the planning intention of the "V" zone. In fact, the proposed shop and services will serve the local villagers' need on insurance service and complement the village type development.

4.4 No Adverse Traffic Impact on the Local Traffic Network

- 4.4.1 The estimated number of customers and staff are small. The Site is also accessible by Yung Yuen Road and served by various public transport. Adequate parking spaces are provided for customers. No vehicle will be allowed to queue back to or reverse onto/from public road at all times. Since the vehicular and pedestrian flow are small, no adverse impact on the local traffic network is envisaged.

4.5 No Adverse Drainage, Visual, Landscape and Environmental Impact to the Surroundings

- 4.5.1 As mentioned in **Sections 3.4 to 3.7**, adequate drainage facilities and fire service installations will be installed and well-maintained to ensure no adverse drainage impact to the surrounding uses, as well as fire safety.

- 4.5.2 Appropriate landscape planting will be provided within the Site. The building height of the Proposed Development is compatible with the surroundings. No adverse visual and landscape impact to the surroundings is envisaged.
- 4.5.3 The Applicant will follow and undertake the environmental mitigation measures set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. The Applicant will provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the Proposed Development. The Proposed Development will not cause adverse environmental impact.

5 SUMMARY AND CONCLUSION

- 5.1.1 The Applicant seeks approval from the TPB for Proposed Temporary Shop and Services for a Period of 3 years at Lot 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long. The Site falls within an area zoned "V" on the OZP No. S/YL-PS/20.
- 5.1.2 The Area of the Site is 138.3m². The Proposed Development comprises 2 structures with a building height of 1 to 2 storeys (not more than 5m). The gross floor area is 133m². As detailed in the Planning Statement, the proposed use is well justified on the grounds that:
- The Proposed Development supports the northbound travel demand of Hong Kong Vehicles;
 - The Proposed Development is compatible with the adjoining land uses in terms of scale and nature;
 - The Site is suitable for the proposed interim use and will not jeopardise the planning intention of "V" zone;
 - No adverse traffic impact on the local traffic network; and
 - No adverse drainage, visual, landscape and environmental impact to the surroundings.
- 5.1.3 In light of justifications given throughout the Supporting Planning Statement, we sincerely request the TPB to give favourable consideration to this Planning Application.

By Email

Our Ref: S3137/DD122PS_D/24/002Lg

19 November 2024

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



PLANNING LIMITED

規 劃 顧 問 有 限 公 司



電話TEL:
傳真FAX:
電子郵件

Dear Sir/ Madam,

**Proposed Temporary Shop and Services for a Period of 3 Years
in “Village Type Development” Zone,
Lots 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long
(Planning Application No. A/YL-PS/736)**

- Further Information No. 1 -

Reference is made to the captioned S16 Planning Application scheduled for consideration by the Town Planning Board (“TPB”) on 22 November 2024 and departmental comments received from the Transport Department (TD) on 19 November 2024.

In response to the comments received, we hereby submit this Further Information (“FI”) No.1 for the TPB’s consideration. This FI submission consists of a Response-to-Comment Table, a revised layout plan and a swept path analysis.

Should you have any queries in relation to the above or attached, please do not hesitate to contact the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Benjamin TUNG

Encl.
Response-to-Comment Table
Revised Layout Plan
Swept Path Analysis

cc. the Applicant & Team

PL/BT/vy

**Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone,
Lots 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long
(Planning Application No. A/YL-PS/736)**

- Further Information No. 1 -

Items	Comments	Responses
1	Comments from Transport Department received on 19 November 2024 (Contact Person: Ms. Sarita CHAN, Tel: 2399 2191)	
1.1	The applicant should indicate the width of the aisle, the site entrance and the vehicular access leading to the subject site; and	The width of the aisle, the site entrance and the vehicular access leading to the Application Site has been indicated on the Revised Layout Plan (Plan A) .
1.2	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, reverse should be avoided in public road.	Revised Layout Plan (Plan A) and Swept Path Analysis (Plan B) were enclosed to demonstrate sufficient space would be allowed for manoeuvring inside the subject site, reverse should be avoided in public road.

Encl.

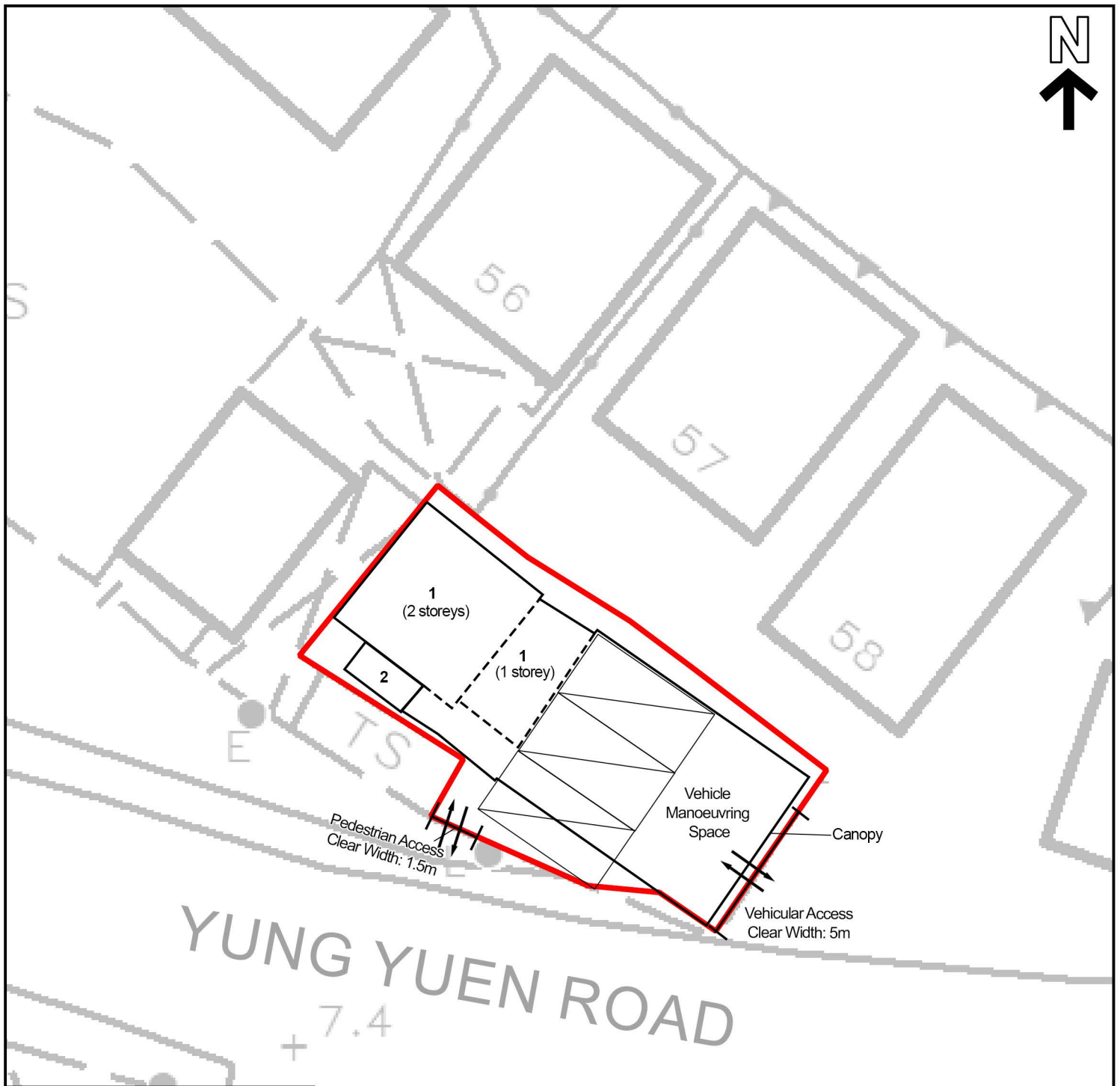
Plan A – Revised Layout Plan

Plan B – Swept Path Analysis

Complied by: KTA Planning Limited

Date: 19 November 2024

File Ref: 20241119_S3137_FI-1_R-to-C




LEGEND

-  APPLICATION SITE
-  ENTRANCE

STRUCTURE

- 1 SHOP AND SERVICES
- 2 TOILET

INTERNAL TRANSPORT FACILITIES

-  PRIVATE CAR PARKING SPACE (5m x 2.5m)

APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY



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LAYOUT PLAN

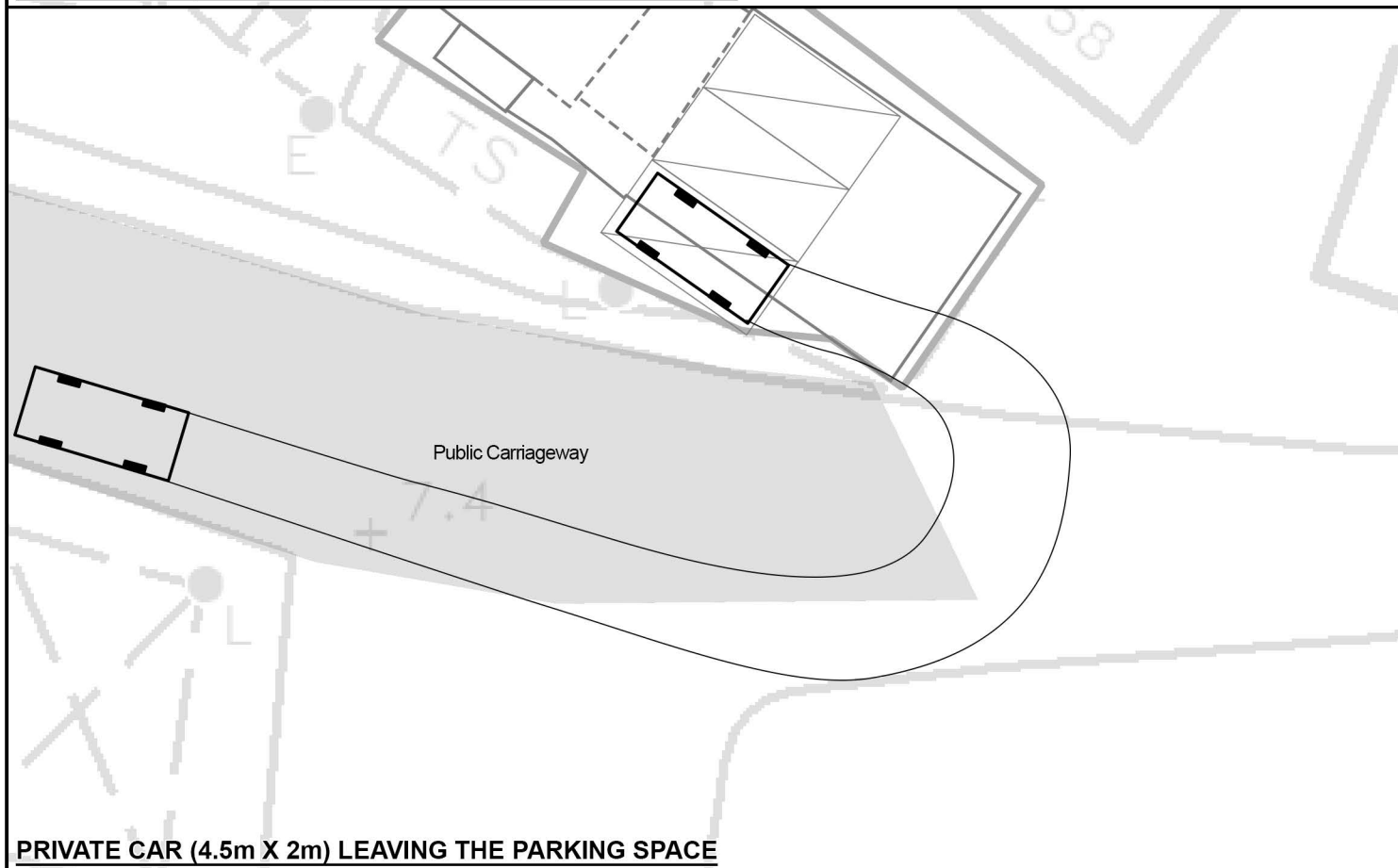
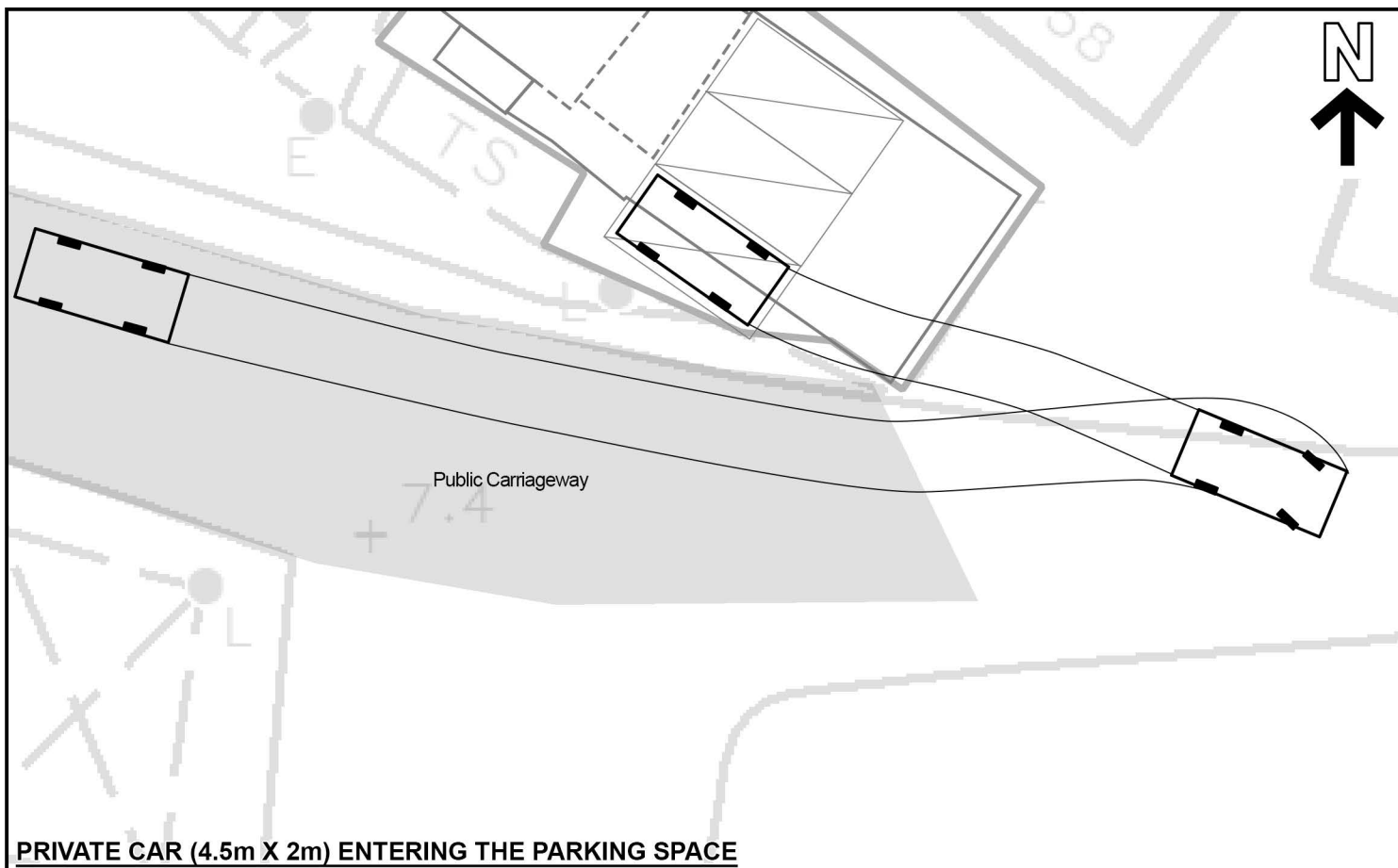
PROPOSED TEMPORARY SHOP AND SERVICES
FOR A PERIOD OF 3 YEARS
LOTS 39 RP (PART) AND 53 (PART) IN D.D. 122,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

SCALE 1 : 200

PLAN A

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 19.11.2024



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SWEPT PATH ANALYSIS

PROPOSED TEMPORARY SHOP AND SERVICES
FOR A PERIOD OF 3 YEARS
LOTS 39 RP (PART) AND 53 (PART) IN D.D. 122,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

SCALE 1 : 200

PLAN B

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 19.11.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the Site comprises Old Schedule Agricultural Lots 39 RP and 53 in D.D. 122 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot 39 RP in D.D. 122 is covered by Short Term Waiver (STW) No. 3362 for the purpose of “Ancillary Office and Shroff to Vehicle Park”; and
- there is no Small House application approved or under processing at the Site.

2. Traffic

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

No adverse comment on the application.

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

No objection to the application.

3. Drainage

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

- no in-principle objection to the applied development 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. Environmental

Comments of the Director of Environmental Protection (DEP):

No objection to the application.

5. Fire Safety

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

- no in-principle objection 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.

6. Building Matters

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the application site, he is not in a position to offer comments on its suitability for the use proposed in the application; and
- it is noticed that two structures are provided 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 application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. District Officer's Comments

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

No comment from locals was received.

8. Other Departments

The following departments has no comment on the application:

- Commissioner of Police (C of P);
- 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) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) on site access arrangement;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) irregularities covered by the Site have been detected by his office. There is/are unauthorized structure(s) and/or uses on Lot 53 in D.D. 122. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the right to take necessary lease enforcement action against the breaches without further notice; and
 - (ii) the lot owner(s) of Lot 53 in D.D. 122 shall apply to his office for a STW, and the STW holder of Lot 39 RP in D.D. 122 will need to apply to his office for modification of the STW conditions where appropriate to permit the structures erected within the said private lots. The application(s) 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(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner of Transport (C for T) that no parking, queuing and reverse movement of vehicles on the public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains;
- (f) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to demonstrate the in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to the proposed works;
- (h) to note the comments of the Director of Fire Services (D of FS) that the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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 the B(P)R at building plan submission stage;
 - (iii) if the existing structure is erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the 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 application site under the 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.