

This document is received on 2024 -11- 20
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2402750 18.11.2024 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-PS 1740
	Date Received 收到日期	2024-11-20

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

1. Name of Applicant 申請人姓名/名稱	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Long Tin Carpark Management Limited 朗天停車場管理有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,560 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 394 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) 17 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" and "Village Type Development"
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) (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 (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 14/11/2024 (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 21/10/2024 (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Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)
with Electric Vehicle Charging Device

(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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 1,301sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 259sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 4

Proposed domestic floor area 擬議住用樓面面積 sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 394sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 394sq.m ☒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 7m) for ancillary site office

Structure 2: 1 storey (about 2.4m) for electric meter room

Structure 3: 1 storey (about 4.5m) for carpark canopy

Structure 4: 1 storey (about 4.5m) for carpark canopy with FSI

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 0

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) Private Car and Light Goods Vehicle: 34

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 24 hours daily			
(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)) Yung Yuen Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Solar PV panels will be installed on the existing carpark canopy and the rooftop of the existing ancillary site office.	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／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）。

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

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

PAULINE LAM

Deputy Managing Director

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 (Member No. 130)

Others 其他 RTPI, RUP (PRC)

on behalf of
代表

KTA Planning Limited

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

Date 日期

18.11.2024

(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), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long, New Territories 新界元朗屏山丈量約份第122約地段第39號餘段(部分)、第40號餘段、第42號(部分)、第43號B分段餘段(部分)、第43號C分段(部分)、第43號D分段(部分)、第43號E分段餘段、第43號F分段(部分)及第43號G分段(部分)及毗連政府土地
Site area 地盤面積	1,560 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 17 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	"Green Belt" and "Village Type Development" 「綠化地帶」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 □ Year(s) 年 <u>3</u> □ 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 □ Year(s) 年 _____ □ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) with Electric Vehicle Charging Device 臨時公眾停車場(私家車及輕型貨車)連電動車充電裝置

(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	394 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <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	4	
(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	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	16.6 % <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		34
	Private Car Parking Spaces 私家車車位 0 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) Private Car and Light Goods Vehicle Parking Spaces 34		
	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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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, Landscape and Drainage Plan, Site Photos</u>		
位置圖，地盤平面圖，園境設計及排水設施圖，實地照片		
Reports 報告書		
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

**Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)
with Electric Vehicle Charging Device for a Period of 3 Years
in “Green Belt” and “Village Type Development” Zones,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories**

SUPPORTING PLANNING STATEMENT

November 2024

Applicant:

Long Tin Carpark Management Limited

Consultant:

KTA Planning Limited



S3147_PS_V01



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Long Tin Carpark Management Limited, seeks planning approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles ("LGVs")) with Electric Vehicle ("EV") Charging Device for a period of 3 years ("the Applied Development") at Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land ("GL"), Ping Shan, Yuen Long, New Territories ("the Site"). The Site is situated within areas zoned "Green Belt" ("GB") and "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 1,560 m², including GL of about 17 m².

The Site is currently used as temporary public vehicle park (private cars and LGVs). Such uses have been approved since 2004. Compared to the previously approved Application No. A/YL-PS/649, the Applied Development has incorporated charging devices for EVs and an ancillary electric meter room to the existing public vehicle park. Also, solar PV panels were installed on two carpark canopies and the rooftop of the ancillary site office for supplementing power supply to the vehicle park. The Applied Development comprises 4 structures with a building height of 1-2 storeys (not more than 7m). The gross floor area is about 394m². 34 parking spaces for private cars and LGVs are provided.

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

- It supports the Government's policies in promoting the wider adoption of EVs;
- It accords with the Government's policies in promoting renewable energy;
- It helps to meet the existing parking demand in the area and fulfils the HKPSG Standard;
- Previous planning approval has been granted for temporary public vehicle park;
- All approval conditions under the previous approved applications have been executed and fulfilled;
- It conforms to the TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10);
- It is temporary in nature and will not jeopardise the long-term planning intention of "GB" and "V" zones;
- It is compatible with the adjoining land uses in terms of scale and nature;
- No adverse traffic impact on the local traffic network;
- Well-maintained fire services installations to ensure fire safety; 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」）在新界元朗屏山丈量約份第 122 約地段第 39 號餘段（部分）、第 40 號餘段、第 42 號（部分）、第 43 號 B 分段餘段（部分）、第 43 號 C 分段（部分）、第 43 號 D 分段（部分）、第 43 號 E 分段餘段、第 43 號 F 分段（部分）及第 43 號 G 分段（部分）和毗連政府土地（「申請地點」）作臨時公眾停車場（私家車及輕型貨車）連電動車充電裝置（「申請發展」）申請規劃許可，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「綠化地帶」及「鄉村式發展」地帶內。申請地點的地盤面積約 1,560 平方米，包括政府土地約 17 平方米。

申請地點現時用作臨時公眾停車場（私家車及輕型貨車）。該用途自 2004 年起已獲得城規會批准。相較上次批准的申請（編號 A/YL-PS/649），是次申請發展加入 2 個電動車充電裝置及 1 個附屬電錶房。此外，現有及新增的停車場上蓋及附屬寫字樓的天台將安裝太陽能板輔助申請發展供電。申請發展包括 4 個 1-2 層高（不高於 7 米）的構築物。總樓面面積為約 394 平方米。申請發展提供 34 個私家車及輕型貨車泊車位。

是次臨時公眾停車場（私家車及輕型貨車）連電動車充電裝置的申請具充份理據，原因如下：

- 申請發展響應政府推動電動車的 policy；
- 申請發展符合政府推動可再生能源的政策；
- 申請發展能滿足該區的泊車需求及符合《香港規劃標準與準則》；
- 先前作臨時公眾停車場的規劃申請已獲得批准；
- 以往所有的規劃許可附帶條件均已履行及滿足；
- 申請發展符合城規會規劃指引擬在綠化地帶進行發展而按照城市規劃條例第 16 條提出的規劃申請（規劃指引編號 10）；
- 申請發展僅為臨時性質，並不會損害「綠化地帶」及「鄉村式發展」地帶的長遠規劃意向；
- 就規模和性質而言，申請發展與周邊的土地用途相容；
- 不會對周邊道路網絡帶來負面交通影響；
- 消防裝置維護良好，確保防火安全；及
- 不會對附近造成排洪、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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- 4.4 Previous Planning Approval has been Granted
- 4.5 All Approval Conditions of the Previous Approved Applications have been Executed and Fulfilled
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- 4.8 Compatible with the Adjoining Land Uses in Terms of Scale and Nature
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S.16 Planning Application
Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle)
with Electric Vehicle Charging Device for a Period of 3 Years
in “Green Belt” and “Village Type Development” Zone,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories

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 planning approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles (“LGVs”) with Electric Vehicle (“EV”) Charging Device for a Period of 3 years at Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land (“GL”), Ping Shan, Yuen Long, New Territories (“the Site”). The Site is situated within areas zoned “Green Belt” (“GB”) and “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 Development Scheme 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 southeast of Ha Mei San Tsuen in Ping Shan area, Yuen Long. It comprises Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D.122 and adjoining GL (**Figure 2.1 Location Plan** refers).
- 2.1.2 The Site is at present accessible from Yung Yuen Road. The Site is currently used as temporary public vehicle car park for private cars and LGVs approved under the previous Application No. A/YL-PS/649. The Site is well paved and decently operated.

2.2 Land Status

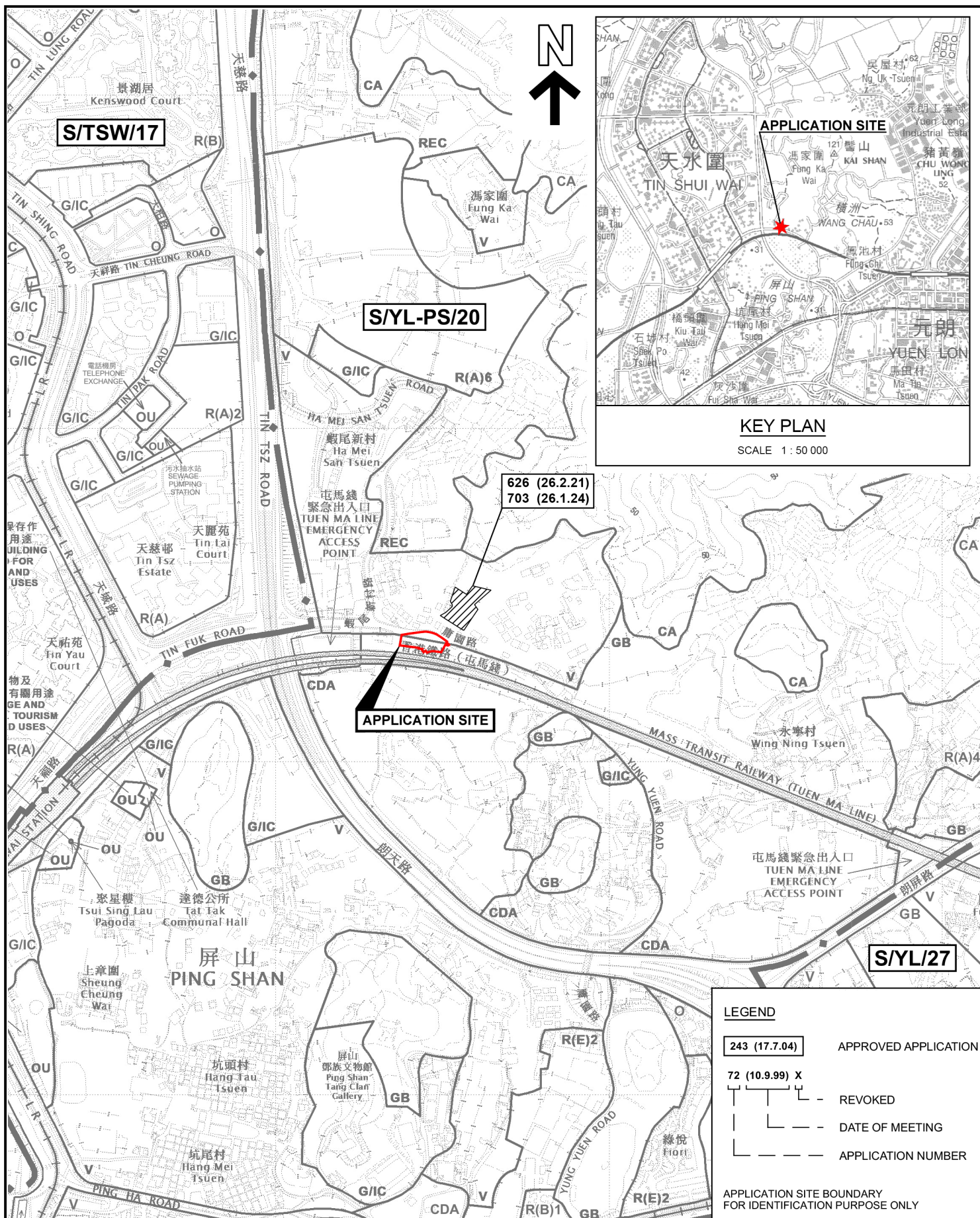
- 2.2.1 The Site has a total site area of about 1,560 m². It comprises private land and GL. The major portion of the Site is private land under old schedule agricultural lots held under the Block Government Lease and the remaining portion (1%, about 17 m²) is GL.

2.3 Statutory Planning Context

- 2.3.1 The Site mainly falls within “GB” zone (about 66%) with a minor portion in “V” zone (about 34%) on the OZP (**Figure 2.1** refers). According to the Statutory Notes for the “GB” and “V” zones on the OZP, “Public Vehicle Park (excluding container vehicle)” is a Column 2 use which requires planning permission from the TPB.

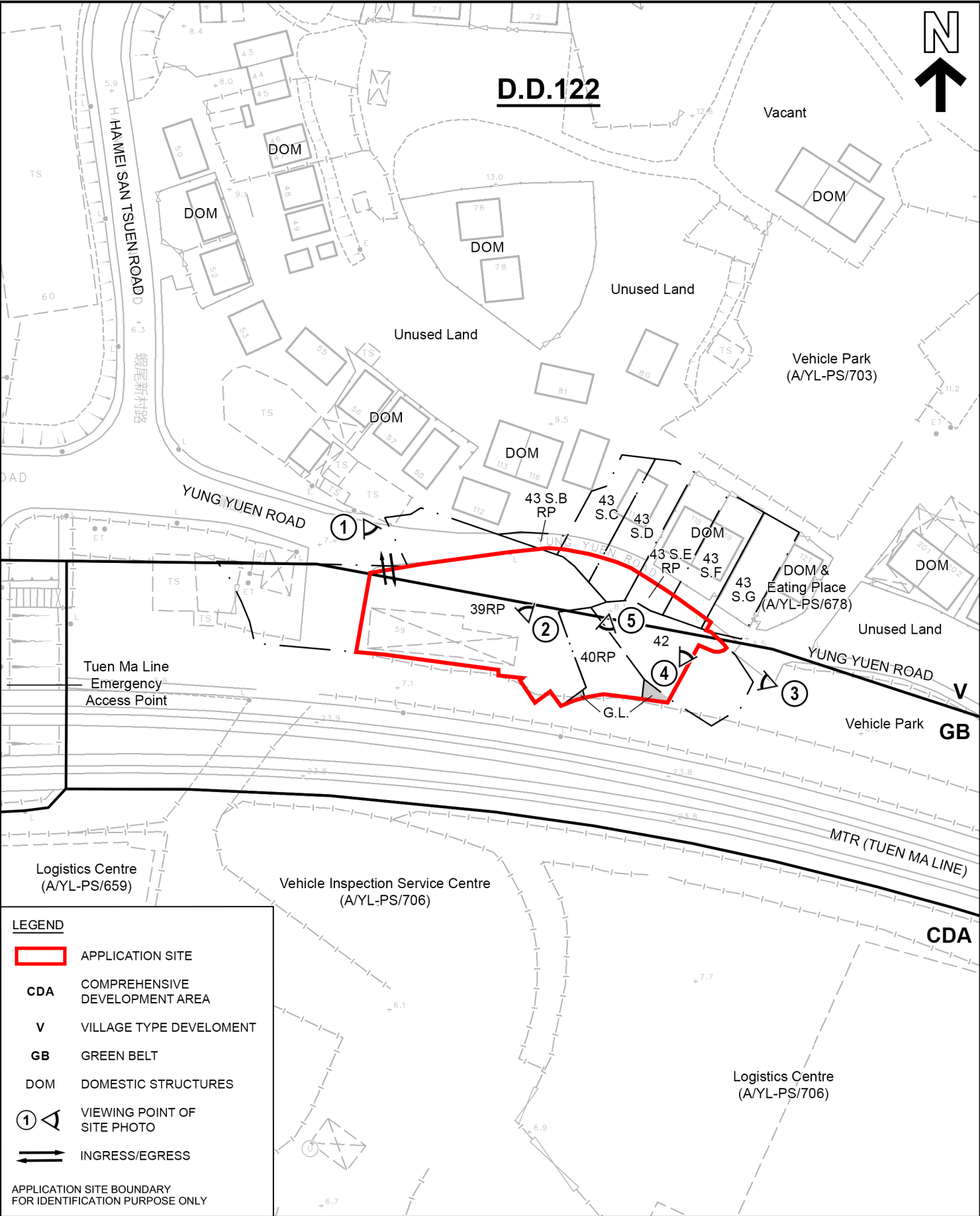
2.4 Surrounding Land Use Pattern


- 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 Yung Yuen Road, 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 unused land; and
 - To the 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 west is the Tuen Ma Line Emergency Access Point.



PLANNING LIMITED
規劃顧問有限公司

SCALE 1 : 7 500



 <p>PLANNING LIMITED 規劃顧問有限公司</p>	<p style="text-align: center;"><u>SITE PLAN</u></p> <p style="text-align: center;">TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND LIGHT GOODS VEHICLES) WITH ELECTRIC VEHICLE CHARGING DEVICE FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 122, PING SHAN, YUEN LONG, NEW TERRITORIES</p> <p style="text-align: center;">SCALE 1:1 000</p>	<p style="text-align: center;">FIGURE 2.2</p> <p>EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-3D & 8D</p> <p>DATE: 8.11.2024</p>
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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, 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 Previous Planning Applications

2.6.1 The Site is the subject of eight previous approved applications for the same temporary public vehicle car park, including Application No. A/YL-PS/187, 254, 289, 332, 397, 509, 578 and 649. Details of the previous approved applications for the same use are listed in **Table 2.1** below:

Table 2.1 Previous Approved Planning Applications for the Same Use

	Application No.	Use/Development	Decision Date
1.	A/YL-PS/187	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	Approved with conditions on 26.11.2004
2.	A/YL-PS/254	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles under Application No. A/YL-PS/187 for a Period of 3 Years	Approved with conditions on 17.11.2006
3.	A/YL-PS/289	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	Approved with conditions on 24.10.2008
4.	A/YL-PS/332	Renewal of Planning Approval for Temporary "Public Vehicle Park for Private Cars and Light Goods Vehicles" Use under Application No. A/YL-PS/289 for a Period of 3 Years	Approved with conditions on 12.11.2010
5.	A/YL-PS/397	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	Approved with conditions on 11.1.2013
6.	A/YL-PS/509	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Approved with conditions on 8.1.2016
7.	A/YL-PS/578	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Approved with conditions on 4.1.2019
8.	A/YL-PS/649	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Approved with conditions on 24.12.2021 (Planning permission to be expired on 5.1.2025)

2.6.2 All the approval conditions imposed under the last approved Application No. A/YL-PS/649 had been complied with and the planning permission of this previous application will be expired on 5.1.2025 (**Appendix 1** refers). The approval conditions and their status are listed out in **Table 2.2** below:

Table 2.2 Status of the Approval Conditions of the Application No. A/YL-PS/649

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 11:00 p.m. and 7:00 a.m., as proposed by the Applicant, is allowed on the Site, during the planning approval period	✓	During the approval period
(b)	Only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site at all times during the planning approval period	✓	During the approval period
(c)	No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at all times during the planning approval period	✓	During the approval period
(d)	No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period	✓	During the approval period
(e)	No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period	✓	During the approval period
(f)	The existing drainage facilities shall be maintained at all times during the planning approval period	✓	During the approval period
(g)	The existing boundary fencing shall be maintained at all times during the planning approval period	✓	During the approval period
(h)	The submission of fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 5.7.2022	✓	Complied (Appendix 2 letter from Planning Department dated 12.4.2022 refers)
(i)	In relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 5.10.2022	✓	Complied (Appendix 2 letter from Planning Department dated 28.6.2022 refers)
(j)	If any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	✓	During the approval period
(k)	If any of the above planning condition (h) or (i) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice	✓	During the approval period
(l)	Upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the TPB	–	The planning permission is still valid

2.7 Similar Planning Applications

2.7.1 As shown on **Figure 2.1**, there have been one approved application for temporary warehouse within the same "V" zone. The details of the similar application approved in the past five years are listed in **Table 2.3** below.

Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) with Electric Vehicle Charging Device for a Period of 3 Years in "Green Belt" and "Village Type Development" Zones, Various Lots in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories (S.16 Planning Application)

Table 2.3 Similar S.16 Applications for Temporary Public Vehicle Park within the Same "V" Zone on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 in the Past Five Years

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Approval Date
1.	A/YL-PS/626	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	2,315	26.2.2021
2.	A/YL-PS/703	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years		26.1.2024

3 TEMPORARY DEVELOPMENT PROPOSAL

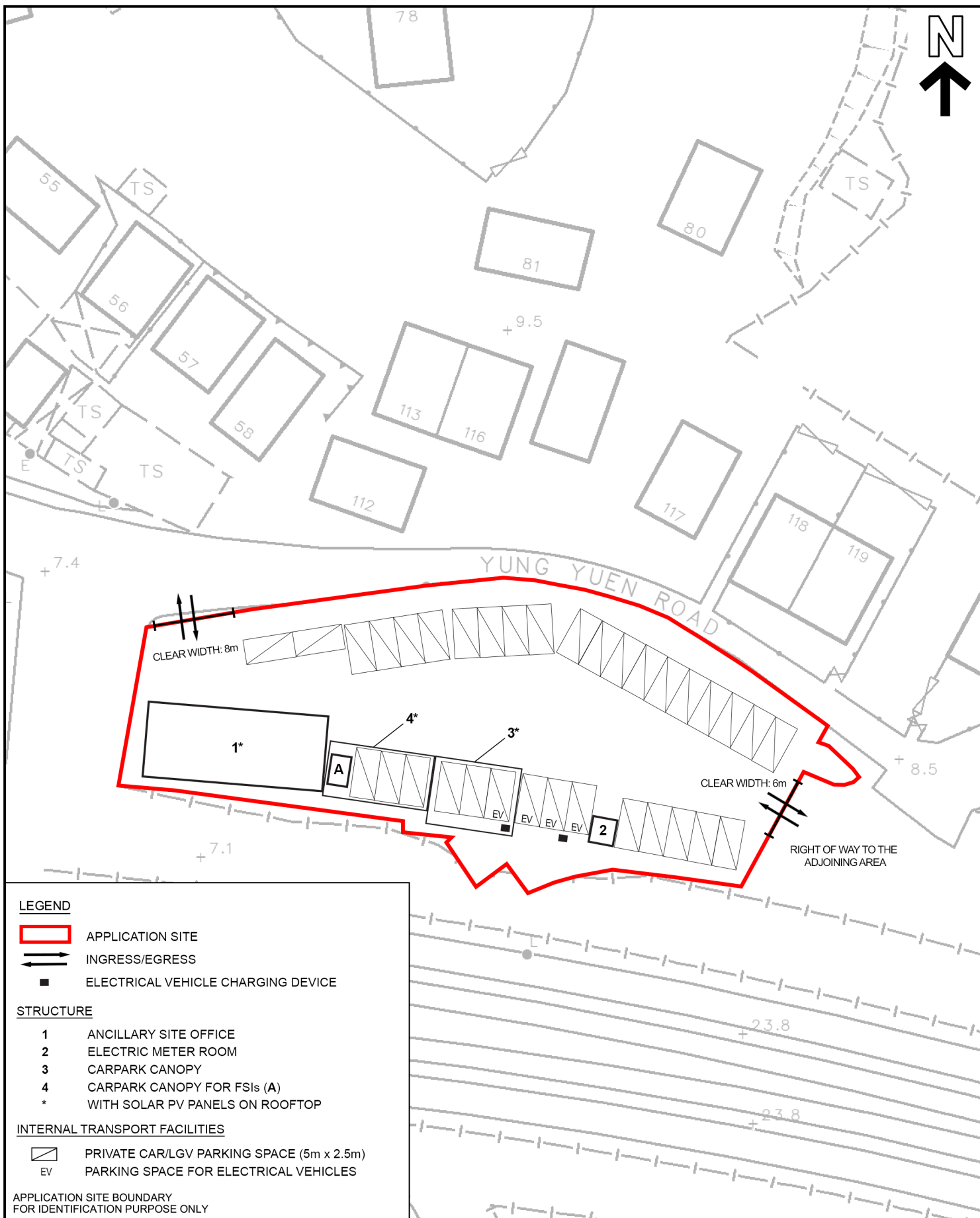
3.1 Public Vehicle Park (Private Cars and LGVs) with EV Charging Device

- 3.1.1 The Site is intended for continual operation of the public vehicle park (private cars and LGVs) for a period of 3 years similar to the previous approved Application No. A/YL-PS/649 except the inclusion of EV charging devices. While there is a minor adjustment on the site boundary and a slight increase of the total floor area, the site area and number of parking spaces would remain the same.
- 3.1.2 The Applied Development comprises a total of 34 monthly parking spaces for private cars and LGVs to alleviate the parking demand of the local villagers in the area. 2 quick charging devices for EVs with output power of 120kW and 60kW are equipped which could charge 4 EVs at the same time. The Applied Development also comprises 4 structures with a building height of 1-2 storeys (not more than 7m). The gross floor area is about 394m². In view of the openness of the Site, solar PV panels were installed on the carpark canopies and the rooftop of the ancillary site office for supplementing power supply to the vehicle park. The layout and details of the structures of the Applied Development is summarised in **Figure 3.1** and **Table 3.1** below:

Table 3.1 Details of the Structures of the Applied Development

Structure No.	Building Height (m) (about)	No. of Storey(s)	GFA (m ²) (about)	Use(s)
1*	7	2	135 x 2 = 270	Ancillary Site Office
2	2.4	1	7	Electric Meter Room
3*	4.5	1	58	Carpark Canopy
4*	4.5	1	59	Carpark Canopy for FSIs
Total:			394	

*With solar PV panels on top



LEGEND

- APPLICATION SITE
- INGRESS/EGRESS
- ELECTRICAL VEHICLE CHARGING DEVICE

STRUCTURE

- 1 ANCILLARY SITE OFFICE
- 2 ELECTRIC METER ROOM
- 3 CARPARK CANOPY
- 4 CARPARK CANOPY FOR FSIs (A)
- * WITH SOLAR PV PANELS ON ROOFTOP

INTERNAL TRANSPORT FACILITIES

- PRIVATE CAR/LGV PARKING SPACE (5m x 2.5m)
- EV PARKING SPACE FOR ELECTRICAL VEHICLES

APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY



PLANNING LIMITED
規劃顧問有限公司

LAYOUT PLAN

TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND
LIGHT GOODS VEHICLES) WITH ELECTRIC VEHICLE
CHARGING DEVICE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122, PING SHAN,
YUEN LONG, NEW TERRITORIES

SCALE 1 : 500

FIGURE 3.1

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

DATE: 8.11.2024

3.2 Operation Hour

- 3.2.1 The operation hours of the Applied Development will be 24 hours daily.

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 northwest corner of the Site. As requested by the lot owner of Lot 42 in D.D. 122, a right of way with a clear width of 6m is provided for the access to the adjoining area to the east of the Site.
- 3.3.2 Same number of parking spaces as in the previous approved Application No. A/YL-PS/649 will be provided in the Applied Development. Sufficient space is provided within the Site for manoeuvring of vehicles.
- 3.3.3 Traffic arrangement agreed under Application No. A/YL-PS/649 would remain unchanged. No vehicle without valid licence issued under the Road Traffic Ordinance are allowed to enter/be parked on the Site at all times. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activities is allowed on the Site at any time. No vehicle is allowed to queue back to or reverse onto/from public road at all times.

3.4 Landscape and Visual

- 3.4.1 Existing landscape belt comprising trees and shrubs and boundary fencing by wooden planks will be maintained along the site boundary to provide effective screening to the adjoining areas as shown in **Figure 3.2 Landscape and Drainage Plan**.
- 3.4.2 Regular maintenance including watering, weeding, pest control, litter removal, fertilising etc. are undertaken by the operator. The trees are well maintained and are in good condition as shown in **Figure 3.3 Site Photos**.

3.5 Environment

- 3.5.1 The application has adopted environmental mitigation measures in compliance with *Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites* issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding. Existing landscape belt and boundary wall along site boundary and paving of the site will be well-maintained. There will be no repairing, dismantling, paint spraying or other workshop activity at the Site.

3.6 Drainage

- 3.6.1 The approval conditions under previous approved Application No. A/YL-PS/649 in relation to maintenance and record submission of existing drainage facilities had been complied.

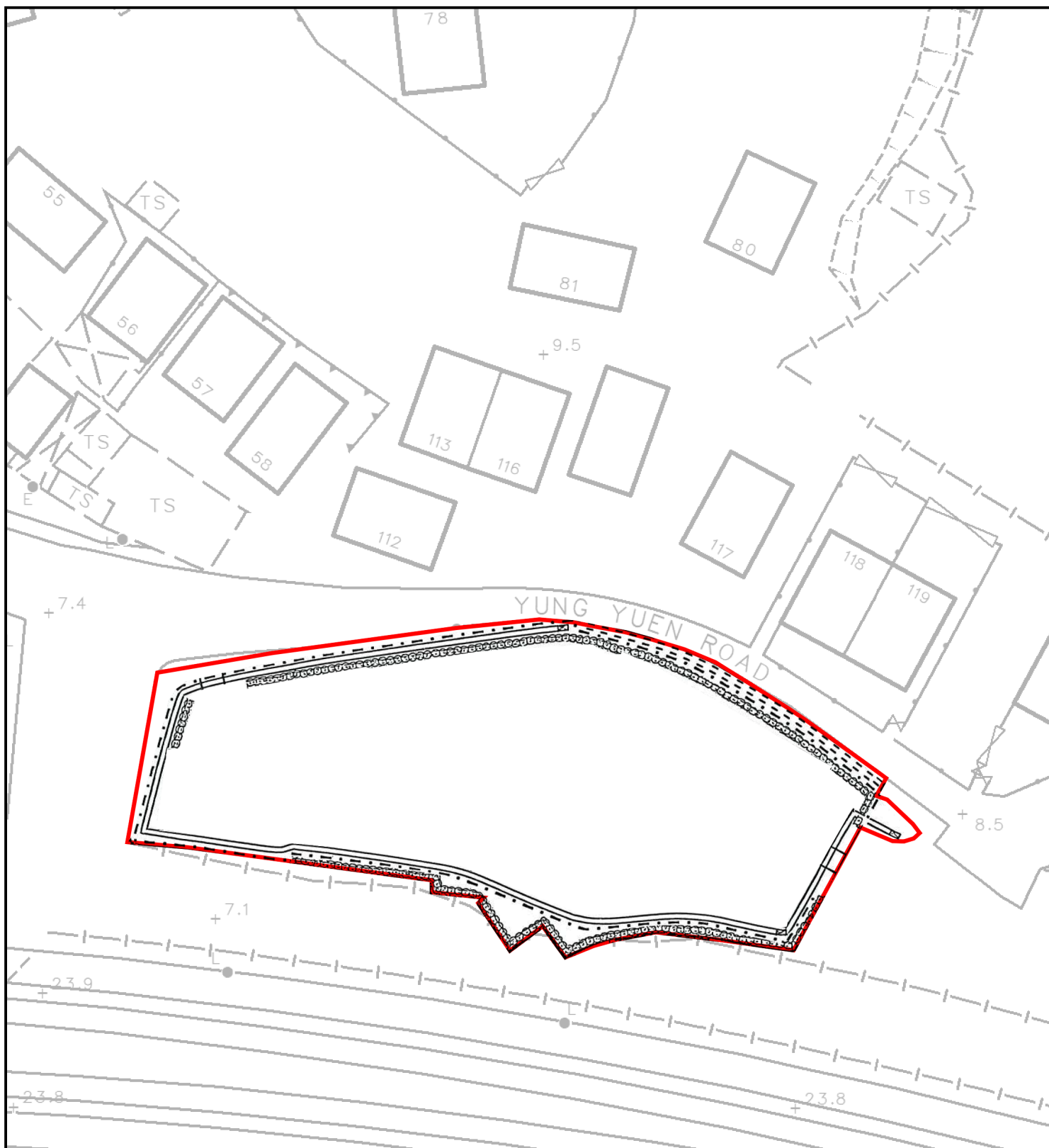
3.6.2 In view of the similar nature and layout of the Applied Development with the previously approved Application No. A/YL-PS/649, existing drainage facilities including peripheral surface channel and catch pits will be maintained to ensure no adverse drainage impact on the surrounding areas (**Figure 3.2 Landscape and Drainage Plan** refers).

3.6.3 Regular clearance of debris and maintenance has been carried out as shown in **Figure 3.3 Site Photos**. No flooding in the surrounding area has been recorded.

3.7 Fire Safety

3.7.1 The approval conditions under Application No. A/YL-PS/649 in relation to the submission and implementation of fire services installations proposal had been complied.

3.7.2 Adequate fire services installations (FSIs) including exit sign, emergency lighting, fire extinguishers, fire alarm system, hose reel system and a 2m³ F.S water tank have been provided. Regular inspection and maintenance of the FSIs have been carried out.



LEGEND

- APPLICATION SITE
- BOUNDARY FENCING

APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

LANDSCAPE PROPOSAL

- LANDSCAPE BELT

Ficus microcarpa L.f
Double row of
Schefflera Heptaphylla

SIZE
(Height in mm)
2,750
600

SPACING
(Centre to Centre in mm)
5,000 intervals
450 intervals

DRAINAGE PROPOSAL

- SURFACE CHANNEL
- CATCH PIT



PLANNING LIMITED
規劃顧問有限公司

LANDSCAPE AND DRAINAGE PLAN

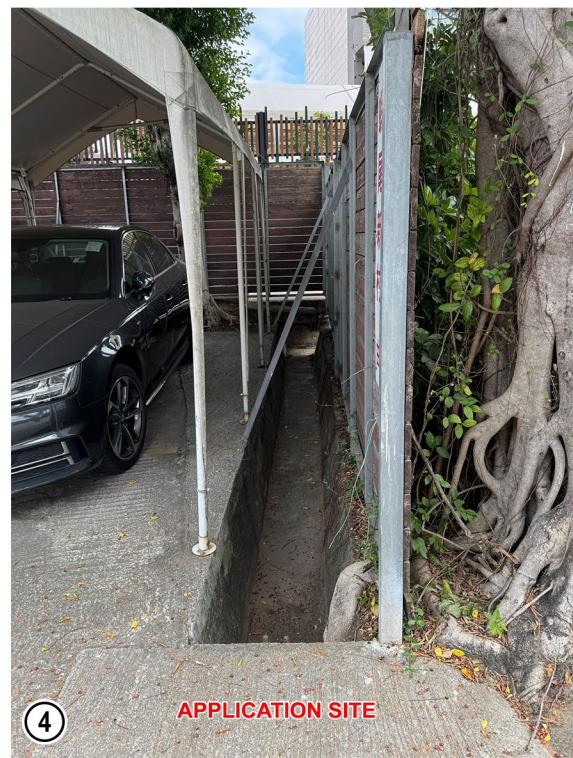
TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND
LIGHT GOODS VEHICLES) WITH ELECTRIC VEHICLE
CHARGING DEVICE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122, PING SHAN,
YUEN LONG, NEW TERRITORIES

SCALE 1 : 500

FIGURE 3.2

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

DATE: 8.11.2024



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



SITE PHOTOS

TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND
LIGHT GOODS VEHICLES) WITH ELECTRIC VEHICLE
CHARGING DEVICE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122, PING SHAN,
YUEN LONG, NEW TERRITORIES

FIGURE 3.3

BASED ON SITE PHOTOS
TAKEN ON 29.10.2024

DATE: 8.11.2024

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 Supports the Government's Policies in Promoting the Wider Adoption of EVs

4.1.1 The Government has been actively promoting the wider use of EVs in Hong Kong, with a view to improving road side air quality, reducing greenhouse gas emissions and creating green business opportunities. To set out the long-term policy objectives and plans to promote the adoption of EVs and their associated supporting facilities in Hong Kong, the Government announced the first *Hong Kong Roadmap on Popularisation of Electric Vehicles* on 17 March 2021. One of the key measures is to develop a comprehensive and proper EV charging network comprising public and private charging facilities. Echoing with the policy of increasing public charging facilities, 2 quick chargers with output of 120kW and 60kW will be installed in the existing public vehicle park, allowing up to 4 EVs to be charged at the same time.

4.1.2 Furthermore, the Government aims to formulate a citywide green transformation roadmap and timetable for public buses and taxis in 2024, and provide support to realise the goal of introducing about 3,000 electric taxis by end-2027. A comprehensive quick charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. As such, the charging spaces in the Applied Development will be opened up for electric commercial vehicles, e.g. electric taxis and electric light goods vehicles to support the wider adoption of EVs.

4.2 Accords with the Government's Policies in Promoting Renewable Energy

4.2.1 *The Hong Kong's Climate Action Plan 2050* published on 8 October 2021 has outlined "net-zero electricity generation" as one of the major decarbonisation strategies. To decarbonise our electricity generation, the Government will strive to drive the development of renewable energy (RE) through taking the lead in developing RE at Government's premises and facilitating the private sector in installing RE systems on their land and properties.

4.2.2 In view of the openness of the Site, the Applicant is intended to install solar PV panels on two carpark canopies and the rooftop of the ancillary site office for supplementing power supply to the vehicle park. The utilisation of the available solar energy within the Site accords with the Government's policy in promoting RE.

4.3 Helps to Meet the Existing Parking Demand in the Area and Fulfils the HKPSG Standard

4.3.1 According to Chapter 8 of Hong Kong Planning Standard and Guidelines ("HKPSG"), the parking standard for village houses is up to 1 car parking space for each standard NTEH (65m²) with 10-15% of provision for overnight goods vehicles, and they are generally provided in communal parking area(s) within the village environ. Therefore, the provision of vehicle parks can help alleviate the demand of parking spaces in the area. The proposed public vehicle park can provide 34 parking spaces

for private cars and LGVs (**Figure 3.1** refers). It serves as an essential supporting facility for residents of the "V" zone. Since the operation of the proposed public vehicle park in 2004, the problem of illegal road side parking has been reduced.

4.4 Previous Planning Approval has been Granted

- 4.4.1 The same use at the Site was approved by the TPB since 2004. The Site is considered suitable to be used for temporary public vehicle park (private cars and LGVs). All approval conditions attached to the previous application were fully complied with to the satisfaction of the relevant Government departments by the Applicant. Since there is no change in planning circumstances since the last approved Application No. A/YL-PS/649, the current application shall warrant the same favourable consideration.

4.5 All Approved Conditions of the Previous Approved Applications have been Executed and Fulfilled

- 4.5.1 As explained in **Section 2.6**, all approval conditions of the Application No. A/YL-PS/649 had been complied with during the 3 years of planning permission period. The Applicant has submitted the previous accepted drainage proposal, maintained the existing landscape, environment, drainage facilities, as well as implemented the agreed traffic arrangement. The Applicant is willing to execute and fulfil the existing approval conditions in the future.

4.6 Conforms to the Town Planning Board Guidelines (TPB PG-No. 10)

- 4.6.1 The Site has been used for temporary public vehicle park (private cars and LGVs) since 2004. The "GB" part of the Site was previously zoned "Undetermined" before the exhibition of the draft Ping Shan OZP No. S/YL-PS/12 on 5.11.2010, and the first permission for temporary public vehicle park covering the Site is long before the above date. The Applied Development does not involve clearance of natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment. The Applied Development conforms to the TPB-No.10.

4.7 Temporary in Nature and Will Not Jeopardise the Long-Term Planning Intention of the "GB" and "V" Zones

- 4.7.1 The application site is currently zoned "GB" and "V" on the approved Ping Shan OZP No. S/YL-PS/20 (**Figure 2.1** refers). According to the Notes of the OZP for "GB", the zone is intended for *'defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.'* The temporary vehicle park has been in operation since the first planning approval in 2004. It provides essential parking facilities to residents in the surrounding area and also reduce illegal road side parking in the vicinity. Therefore, the proposed use contains and avoids urban sprawl to other rural areas with natural features. In fact, the Applicant has provided and maintained the lush

planting along the site boundary (**Figures 3.2 and 3.3** refers). These mature trees and shrubs not only serve as effective screening but also greatly enhance the amenity value of the area, and provide a green buffer between the viaduct structure of MTR Tuen Ma Line and the "V" zone to its north. With all these greening, initiatives and efforts done by the applicant, the Site is considered appropriate and effective as a green belt. It therefore will not jeopardise the long-term planning intention of the "GB" zone.

- 4.7.2 The planning intention of "V" zone is *'to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects'*. At present, the indigenous villagers have no intention to build their small houses and rent their lots to the Applicant for the proposed temporary public vehicle park to serve the local villagers in the vicinity. It therefore will not jeopardise the planning intention of the "V" zone. In fact, the proposed public vehicle park will serve the local villagers especially those who owned EVs and complement the village type development.

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

- 4.8.1 The surrounding area is mainly occupied by vehicle parks, logistic centres and unused land. The proposed temporary public vehicle park is compatible with the character of its surrounding areas and will not cause any adverse impacts to the surrounding. There is also adequate buffer between the vehicle park separating the adjoining lots with existing village houses and potential lots for small houses. Peripheral fencing with wooden planks also enhances visual amenity of the Site. As such, the proposed development is compatible with and will not affect the village development in the area.

4.9 No Adverse Traffic Impact on the Local Traffic Network

- 4.9.1 Traffic arrangement agreed under Application No. A/YL-PS/649 would continued and applied. Sufficient manoeuvring space and adequate width of aisles and ingress/egress point are provided to ensure smooth operation of the vehicle park. Since the proposed vehicle park with only 34 parking spaces which is intended to serve the parking demand from the local villagers and to help alleviate on-street illegal parking, no adverse impact on traffic network is envisaged.

4.10 Well-maintained Fire Services Installations to Ensure Fire Safety

- 4.10.1 Adequate fire services installations will be provided. Regular inspection and maintenance of the FSIs have been carried out to ensure fire safety to the surroundings.

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

- 4.11.1 Adequate drainage facilities were installed under the previous approved application, and they will be well-maintained to ensure no adverse drainage impact to the

surrounding uses (**Figures 3.2 and 3.3** refers). The Applicant has complied with the approval conditions of the previous Application No. A/YL-PS/649 in relation to the submission of records of existing drainage facilities. Adequate drainage facilities are installed in the previous approved application and they are well-maintained to ensure no adverse drainage impact to the surrounding uses.

- 4.11.2 The Applicant has complied with the approval conditions of the previous application in relation to the provision of boundary fencing. The existing landscape belt and boundary fencing as shown in **Figure 3.2** will be well-preserved and maintained. No adverse visual and landscape impact to the surroundings is envisaged.
- 4.11.3 The Applicant has undertaken the environmental mitigation measures set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. The Applied Development will not cause adverse environmental impact.

5 SUMMARY AND CONCLUSION

- 5.1.1 The Applicant seeks planning approval from the TPB for Temporary Public Vehicle Park (Private Cars and LGVs) for a period of 3 years at Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long, New Territories. The Site is situated within areas zoned "GB" and "V" on the OZP No. S/YL-PS/20. The Site has an area of about 1,560 m², including GL of about 17 m².
- 5.1.2 The Site is currently used as temporary public vehicle park (private cars and LGVs) under Application No. A/YL-PS/649. Such uses have been approved since 2004. The Applied Development comprises 4 structures with a building height of 1-2 storeys (not more than 7m). The gross floor area is about 394m². 34 parking spaces for private cars and LGVs are provided.
- 5.1.3 As detailed in the Planning Statement, the applied development is well justified on the grounds that:
- It supports the Government's policies in promoting the wider adoption of EVs;
 - It accords with the Government's policies in promoting renewable energy;
 - It helps to meet the existing parking demand in the area and fulfils the HKPSG Standard;
 - Previous planning approval has been granted for temporary public vehicle park;
 - All approval conditions under the previous approved applications have been executed and fulfilled;
 - It conforms to the TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10);
 - It is temporary in nature and will not jeopardise the long-term planning intention of "GB" and "V" zones;
 - It is compatible with the adjoining land uses in terms of scale and nature;
 - No adverse traffic impact on the local traffic network;
 - Well-maintained fire services installations to ensure fire safety; and
 - No adverse drainage, visual, landscape and environmental impact to the surroundings.
- 5.1.4 In view of the Applicant's excellent track record to fulfil the approval conditions and efforts to mitigate possible environmental impacts, members of the TPB are respectfully requested to give favourable consideration to the application.

Appendix 1

Approval Letter of Planning Application No. A/YL-PS/649

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2620 6022)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-PS/649

14 January 2022

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Betty S.F. Ho)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Public Vehicle Park
(Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Green Belt"
and "Village Type Development" Zones, Lots 39 RP (Part), 40 RP, 42 (Part),
43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and
43 S.G (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long**

I refer to my letter to you dated 11.11.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 5.1.2022 until 4.1.2025 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at all times during the planning approval period;
- (c) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (d) no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by you, is allowed on the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (h) the submission of fire service installations proposal within 6 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.7.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.10.2022;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VII of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 5.1.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 24.12.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 4.2.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Appendix 2

Letters from Planning Department for Compliance with Approval Conditions (h) and (i) under Planning Application No. A/YL-PS/649

By Post & Fax (2620 6022)

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路1號
沙田政府合署14樓



Planning Department

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

本函檔號 Your Reference pa/yl.ps/2107639
本署檔號 Our Reference TPB/A/YL-PS/649
電話號碼 Tel. No.: 2158 6330
傳真機號碼 Fax No.: 2489 9711

12 April 2022

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/649
Compliance with Approval Condition (h)

I refer to your letter of 17.3.2022 for compliance with the captioned approval condition on submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

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

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

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB(2)

Appendix

Director of Fire Services (D of FS) (Contact Person: Mr. WONG Ho-yin, Tel: 2733 7737) has the following comments through memo dated 11.4.2022 (ref.: (78) in FSD/PG 3368/00 Pt.8):

Please advise the applicant that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

Please feel free to contact Mr. WONG Ho-yin at 2733 7737 or Mr. LI Leong-kiu at 2733 7781 for any further information.

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屯門及元朗西規劃處
新界沙田上禾輦路1號
沙田政府合署14樓



By Post & Fax (2620 6022)

Planning Department

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

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28 June 2022

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn: Ms. Betty S.F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/649
Compliance with Approval Condition (i)

I refer to your letter of 26.5.2022 for compliance with the captioned approval condition on implementation of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

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

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

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB(2)

By Email

Our Ref: S3147/DD122PS_E/24/002Lg

3 January 2025

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



Dear Sir/ Madam,

**Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle)
with Electric Vehicle Charging Device for a Period of 3 Years
in “Green Belt” and “Village Type Development” Zones,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories
(Planning Application No. A/YL-PS/740)**

- Further Information No. 1 -

Reference is made to the captioned S16 Planning Application scheduled for consideration by the Town Planning Board (“TPB”) on 10 January 2025 and the departmental comments received in December 2025.

In response to the comments received, we hereby submit this Further Information (“FI”) No.1 submission enclosed with a Response-to-Comment Table for the TPB’s consideration.

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


cc. the Applicant & Team

PL/BT/vy

**Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle) with Electric Vehicle Charging Device
for a Period of 3 Years in “Green Belt” and “Village Type Development” Zones,
Various Lots in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories
(Planning Application No. A/YL-PS/740)**

- Further Information No. 1 -

Items	Comments	Responses
1	Comments from Environment and Ecology Bureau received on 20 December 2024 (Contact Person: Mr. Vincent FONG, Tel: 2594 6507)	
1.1	<p><u>General Comments</u></p> <p>We note from Para. 3.1.2 on P.8 and the layout drawing on P.9 of the planning statement that the applicant proposed to have 34 private car / light goods vehicle parking spaces at the subject site and install 2 quick chargers (1 with output power of 120kW and the other one with output power of 60 kW) which could serve 4 private car / light goods vehicle parking spaces at the same time. Please clarify whether there are 2 or 4 quick chargers, as 4 vehicles could be charged simultaneously. In addition, please provide their respective power outputs for reference.</p>	<p>There are 2 quick chargers which could serve 4 vehicles simultaneously (1 charger for 2 vehicles). The power of one charger is 120 kW and another one is 60 kW. If 2 vehicles are using the same charger at the same time, the power will be evenly distributed. However, the charger may also modify its distribution of power to the 2 vehicles according to the State of Charge (SOC) of the electric vehicle battery.</p> <p>To sum up, it is assumed that if 4 vehicles are charging simultaneously, the power output for each vehicle would be 60kW, 60kW, 30 kW and 30kW.</p>
1.2	<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 apart from providing quick charging facilities for the 4 parking spaces, the applicant shall also comply with the requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e. medium charger) should be installed in all other parking spaces for private cars, light goods vehicles and motorcycles of the subject site.</p>	<p>The Applicant has the goodwill to support the Government's policy. However, due to the existing limited electricity supply to the Application Site, the current proposal (charging facilities for 4 vehicles) is the best that the Applicant could provide. While it is noted that under Section 7.2.9 of the the latest revision of the Ch.8 of HKPSG, <i>'The guideline and technical requirements in para. 7.2.8 do not apply to on-street parking spaces or temporary outdoor vehicle parks (with or without shelter).'</i>, the Applicant would explore the possibility to install more charging facilities subject to the power supply of the Application Site.</p>
1.3	<p><u>Advisory Clauses</u></p> <p>The Government has announced the green transformation roadmap for public buses and taxis in 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 proposed 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.</p>	<p>Noted. Electric commercial vehicles e.g. electric taxis and electric light goods vehicles are welcomed to use the EV charging spaces proposed in the Application. The figure below demonstrates electric taxis are welcomed to use the EV charging device at the Application Site.</p> <p>The Applicant will explore the possibility to install more fast chargers with an output power of 100kW or higher and open up more charging spaces for electric commercial vehicles subject to the power supply of the Application Site.</p>

Items	Comments	Responses
		
2	Comments from Lands Department received on 30 December 2024 (Contact Person: Ms. CHENG Sze Lai, Tel: 2443 1072)	
2.1	The office has no adverse comment on the captioned application.	Noted with thanks.
2.2	Portion of the GL (about 13 m ²) in the application site is covered by Short Term Tenancy (STT) No. 3031 for the purpose of ‘Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles’, while portion of the GL (about 29 m ²) covered by STT No.3031 is not included in the subject planning application. Please clarify with the applicant.	Please be confirmed that the portion of GL (about 29 m ²) covered by STT No. 3031 is not included in the subject planning application. The site boundary of this Application largely follows its previous application (No. A/YL-PS/649).
2.3	No permission is given for occupation of the GL (about 4m ² as mentioned in the application form) included in the application site. Any occupation of GL without Government’s prior approval is an offence under Cap. 28.	Noted.

**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and

planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.

- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

Previous Applications Covering the Site

Approved Applications

<u>Application No.</u>	<u>Zoning(s)</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/26	“U” & “V”	Temporary Container Trailer, Lorry and Private Car Park for a Period of 12 Months	6.3.1998
A/YL-PS/187	“U” & “V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	26.11.2004 (TPB) (approved for 2 years)
A/YL-PS/254	“U” & “V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	17.11.2006 (approved for 2 years)
A/YL-PS/289	“U” & “V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	24.10.2008 (approved for 2 years)
A/YL-PS/332	“U” & “V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	12.11.2010 (approved for 2 years)
A/YL-PS/397	“GB” & “V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	11.1.2013
A/YL-PS/509	“GB” & “V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	8.1.2016
A/YL-PS/578	“GB” & “V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	4.1.2019
A/YL-PS/649	“GB” & “V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	24.12.2021

Rejected Applications

<u>Application No.</u>	<u>Zoning(s)</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/90	“V” and “REC”	Temporary Container Vehicles and Trailers Park with Ancillary Repair/Maintenance Workshops, Open Storage of Building Materials and Office for a Period of 3 Years	12.1.2001	(1) to (3)
A/YL-PS/168	“U” and “V”	Temporary Vehicle Park for Private Cars, Light Goods Vehicles, Ancillary Office and Canteen for a Period of 3 Years	2.4.2004 (TPB)	(1) to (4)

Reasons for Rejection

- (1) Not in line with planning intentions.
- (2) Incompatible with the surrounding environment and/or village settlements.
- (3) Insufficient information to demonstrate no adverse noise and/or drainage and/or visual and/or impacts on the surrounding areas.
- (4) Setting an undesirable precedent.

Similar Applications within the same “V” zone in the past 5 years

Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/626	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	23.7.2021
A/YL-PS/703	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	26.1.2024

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
- to echo with the latest revision of the Chapter 8 of Hong Kong Planning Standards and Guidelines (HKPSG) about electric vehicle (EV) charging facilities and to support the Government's policies in promoting the wider adoption of EVs, we suggest 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 application site (the Site).

2. Land Administration

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

- no adverse comment on the application;
- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 39 RP, 40 RP, 42, 43 S.B RP, 43 S.C, 43 S.D, 43 S.E RP, 43 S.F and 43 S.G all 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;
- 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";
- portion of the GL in the Site is covered by Short Tem Tenancy (STT) No. 3131 for the purpose of "Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles"; and
- There is no Small House (SH) application approved or under processing within 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. **Drainage**

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

- no in-principle objection to the proposed application from a drainage point of view; and
- according to the applicant's submission, the existing drainage facilities which were implemented under an approved application no. A/YL-PS/649 will be maintained for the subject development. Should the application be approved by the Town Planning Board, a condition requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of DSD should be stipulated.

5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting 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.

7. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there is no substantial complaint received by DEP in the past three years.

8. **District Officer's Comments**

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

No feedback from locals was received.

9. **Other Departments**

The following departments have no comment on the application:

- Director of Electrical and Mechanical Services (DEMS);
- Chief Town Planner/ Urban Design and Landscape (CTP/UD&L, PlanD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- 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) to resolve any land issue relating to the applied use 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) to note the comments of the Secretary for Environment and Ecology that the government will announce a citywide green transformation roadmap and timetable for public buses and taxis by end of 2024, and 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;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) no permission is given for occupation of portion of the GL included in the Site. Any occupation of GL without Government's prior approval is an offence under Land (Miscellaneous Provisions) Ordinance (Cap. 28); and
 - (ii) the STT and STW holders will need to apply to his office for modification of the STT and STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lots 40 RP, 42, 43 S.B RP, 43 S.C, 43 S.D, 43 S.E RP, 43 S.F and 43 S.G all in D.D. 122. The application for STT and STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STT and STW, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The access road connecting the Site to the public road network is not under Transport Department's purview. The land status of access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Yung Yuen Road;

- (g) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential nuisance;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photo taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes terminal catch pits/manholes and the downstream discharge path as indicated on the approved drainage plan under previous planning application No. A/YL-PS/649;
- (i) 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. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (iii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (iv) 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
 - (v) 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; and

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Buildings Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
- (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the application site, the prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
- (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage.