

此文件在 _____ 收到。城市規劃委員會
員會在收到所有必需的資料文件後才正式接收收到
申請的日期。

25 APR 2022

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

| | | |
|---------------------------------|-------------------------|---------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL - ps/658 |
| | Date Received 收到日期 | 25 APR 2022 |

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Tang Shuk Fan (鄧淑芬)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)

Lots 568 (Part), 569 RP (Part), 585 (Part), 586, 590 (Part) and 591 (Part) in D.D. 122 and Adjoining Government Land, Ping Hing Lane, 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
☒ Site area 地盤面積 4,150 sq.m 平方米 ☒ About 約
 Not more than
☒ Gross floor area 總樓面面積 87 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)76 sq.m 平方米 ☒ About 約

| | |
|--|---|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | 'Village Type Development' ("V"), 'Residential (Group B)1' ("R(B)1"), 'Residential (Group E)2' ("R(E)2") and 'Comprehensive Development Area' ("CDA") |
| (f) Current use(s) 現時用途 | Public vehicle park for private car and light goods vehicle (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
16/3/2022 (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 17/3/2022 (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
 位於鄉郊地區土地上及/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, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

(a) Proposed
use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
permission applied for
申請的許可有效期

☐ year(s) 年

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約

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

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

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

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

Proposed gross floor area 擬議總樓面面積sq.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)

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

| | | | |
|--|----------------------------------|---|--------------------------------|
| Proposed operating hours 擬議營運時間 | | | |
| <p>.....</p> <p>.....</p> | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物? | Yes 是 | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) | |
| | No 否 | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 <p>.....</p> <p>.....</p> <p>.....</p> | |
| | No 否 | <input type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land). (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/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 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 type="checkbox"/> |
| | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| | | | |
| | | | |

| | |
|-------|--|
| | 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) 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) |
| | |
| | |
| | |
| | |
| | |

| (B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期 | |
|---|---|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ <u>YL-PS</u> / <u>589</u> |
| (b) Date of approval 獲批給許可的日期 | <u>19.7.2019</u> (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | <u>19.7.2022</u> (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years |
| (e) Approval conditions 附帶條件 | <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件。 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) |
| (f) Renewal period sought 要求的續期期間 | <input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 |

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。


1. The current application is a renewal application. All the development parameters are the same as the last planning permission No. A/YL-PS/589.
2. The application site subjects to eight previous planning permissions since 2002. The applied use of the current application is the same as the approved use of the previous planning permission since 2002.
3. The proposed development would not jeopardize the planning intention of "CDA", "R(B)1", "R(E)2" & "V" zones because the proposed development is temporary in nature.
4. All the planning conditions imposed to the last planning permission have been complied with.
5. The operation hours of the proposed development is 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays.
6. The proposed development is compatible with the surrounding environment.
7. The proposed development is a column 2 use in "CDA", "R(B)1", "R(E)2" & "V" zones.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel has been provided at the application site.
11. The proposed development is intended to cater for the parking demand of nearby indigenous villages.
12. The proposed development is close to Ping Shan Heritage Trail so that it can meet the parking demand of the visitors of Ping Shan Heritage Trail.

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 an application to the Board 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


.....
Patrick Tsui
Name in Block Letters
姓名（請以正楷填寫）

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

.....
Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

21/3/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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。

Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years
at

Lots 568 (Part), 569 RP (Part), 585 (Part), 586, 590 (Part) and 591 (Part) in D.D. 122 & Adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site subjects to eight planning permissions since 2002 and all of them were approved for public vehicle park.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow. The traffic generation is not significant and therefore the proposed development would not aggravate the traffic condition of the area.

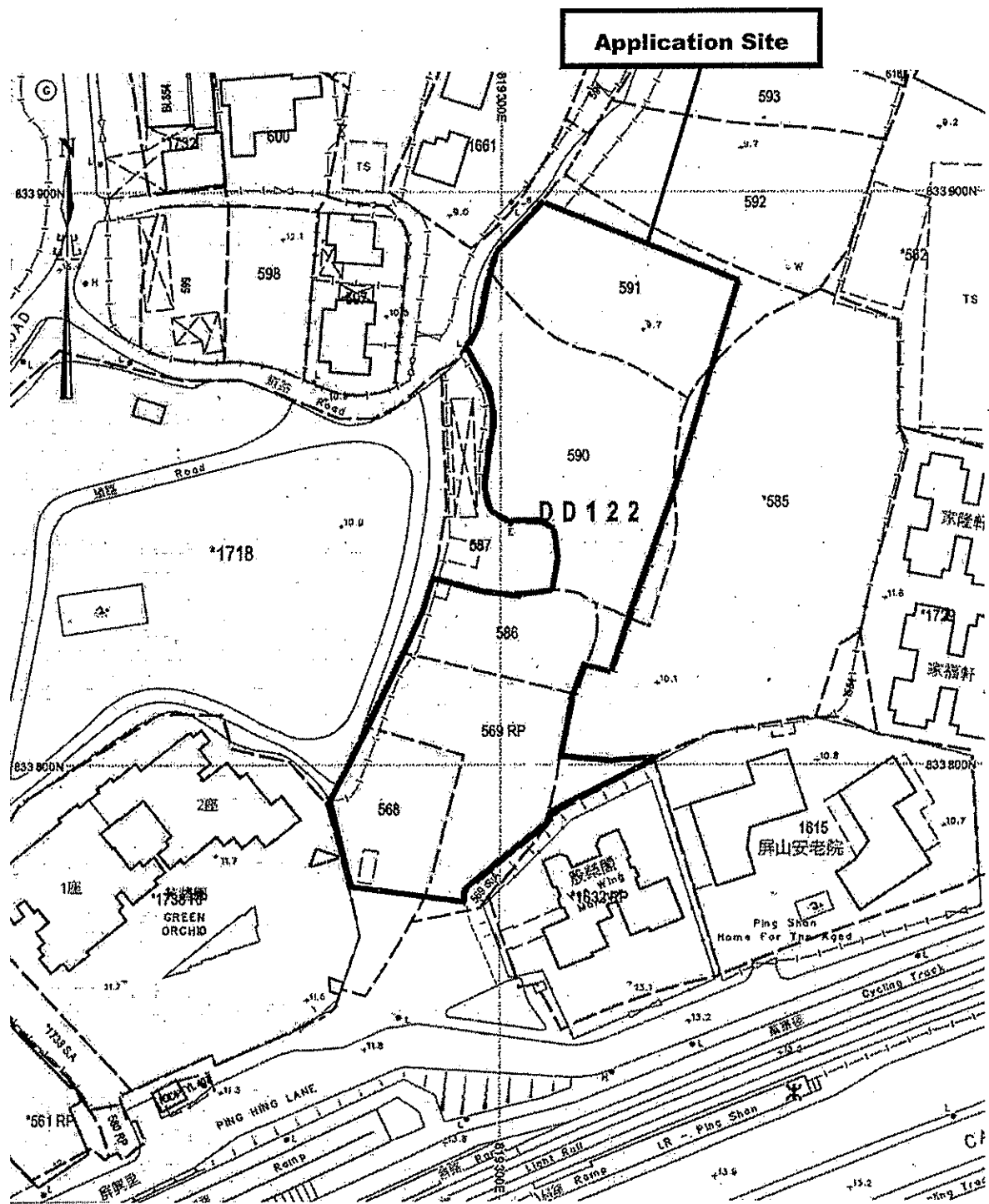
| | <u>Average Traffic Generation Rate</u> (pcu/hr) | <u>Average Traffic Attraction Rate</u> (pcu/hr) | <u>Traffic Generation Rate at Peak Hours</u> (pcu/hr) | <u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr) |
|---------------------|--|--|--|--|
| Private car | 4.25 | 4.25 | 28 | 22 |
| Light goods vehicle | 2.44 | 2.44 | 15 | 12 |
| Total | 6.69 | 6.69 | 43 | 34 |

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. from Mondays and Sundays including public holidays;

Note 2: The pcu of private car and light goods vehicle is assumed as 1 and 1.5 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 The application site is accessible via Ping Ha Road and Ping Hing Lane. Having mentioned that the site is proposed for public parking of private cars and light goods vehicles, traffic generated by the proposed development is not significant because of the limited size of the site.
- 1.4 In association with the intended parking purpose, adequate space for manoeuvring of vehicle has been provided. By virtue of the fact that the application site is in close proximity to Castle Peak Road and observation during the approval period demonstrated that traffic generation is not significant, the public vehicle park being applied would not aggravate the traffic condition of surrounding areas.



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 568 (Part), 569RP (Part), 585 (Part), 586, 590 (Part) and 591 (Part) in D.D. 122 & Adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

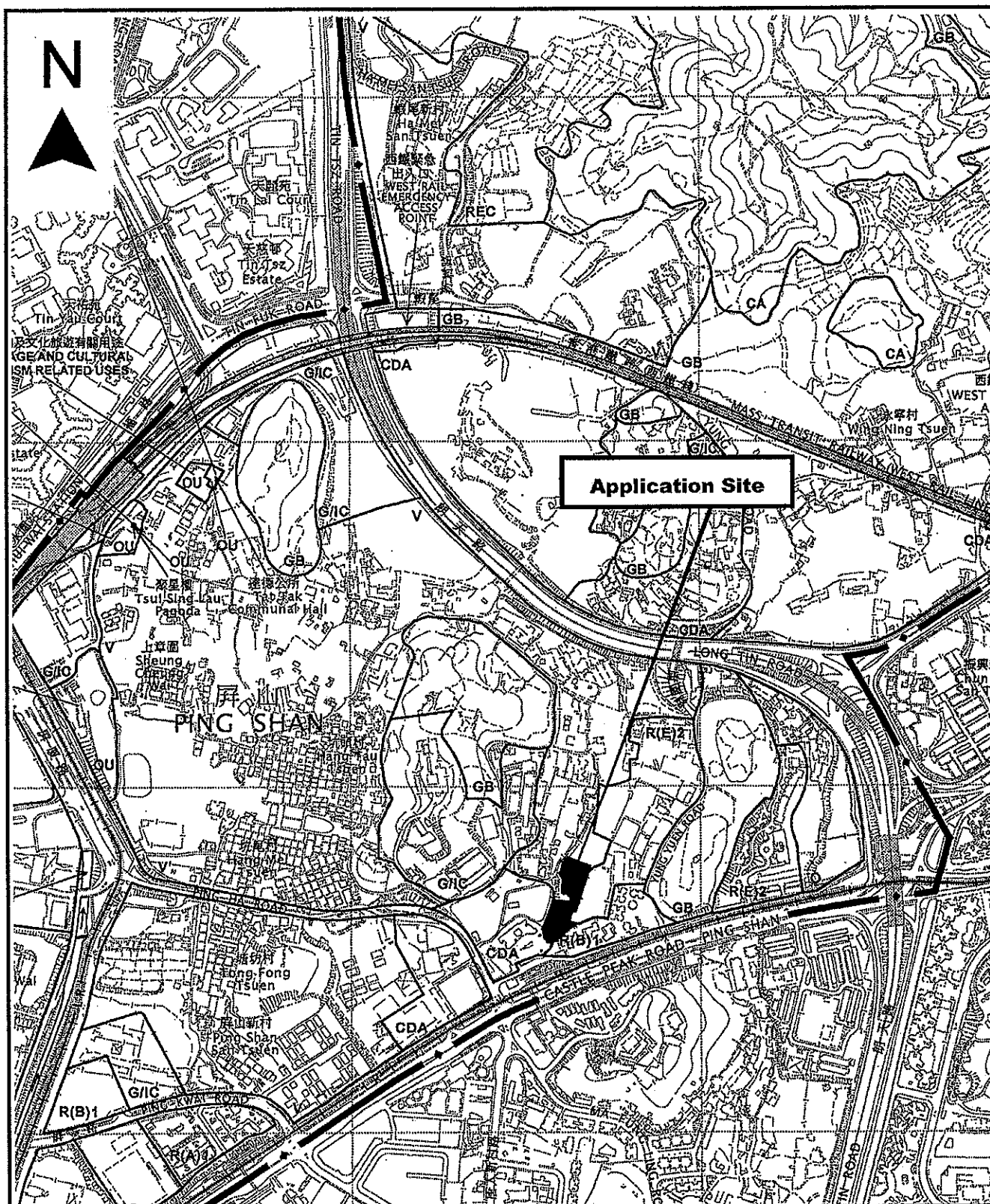
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 568 (Part), 569RP (Part), 585 (Part), 586, 590 (Part) and 591 (Part) in D.D. 122 & Adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

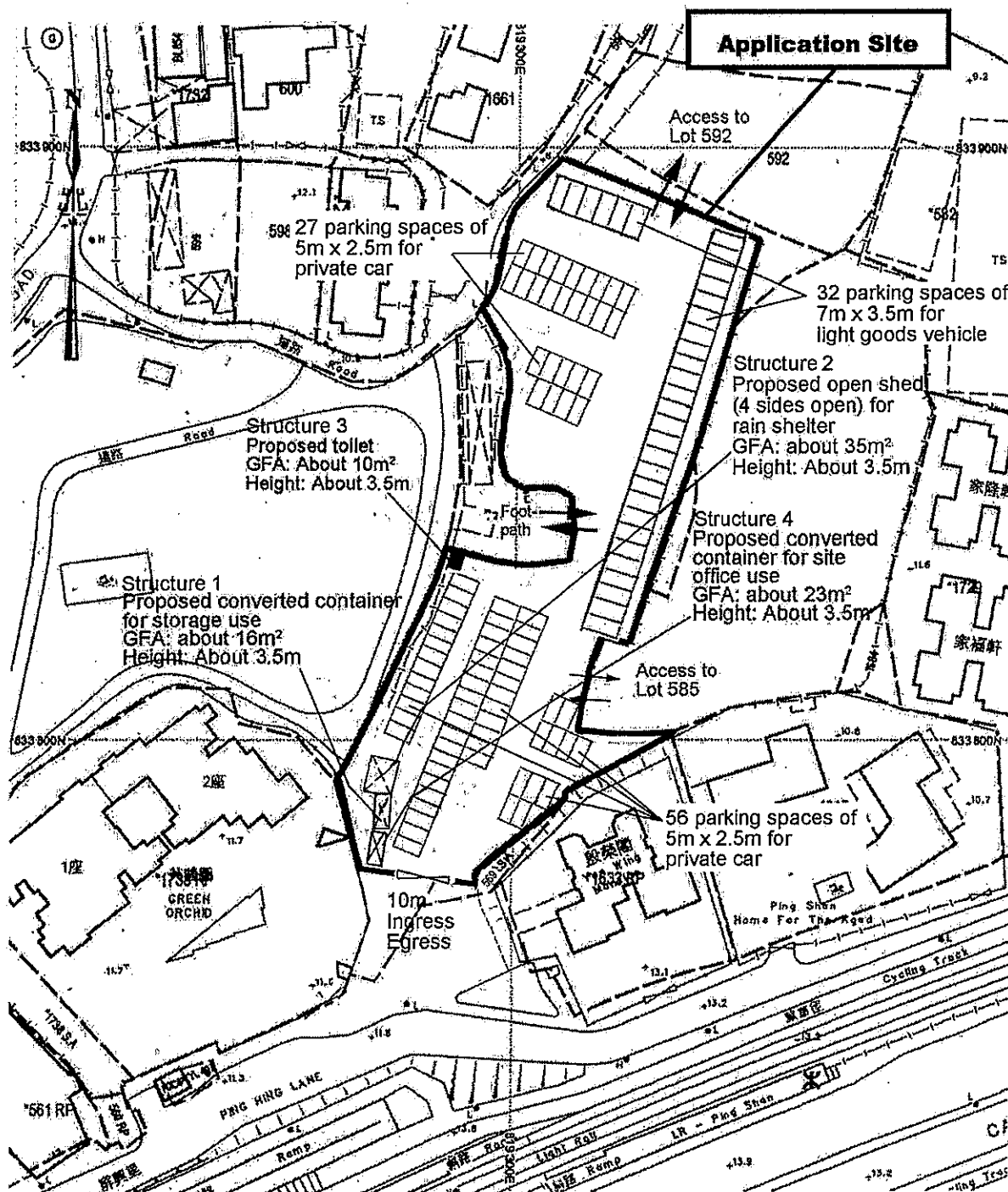
Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 568 (Part), 569RP (Part), 585 (Part), 586, 590 (Part) and 591 (Part) in D.D. 122 & Adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

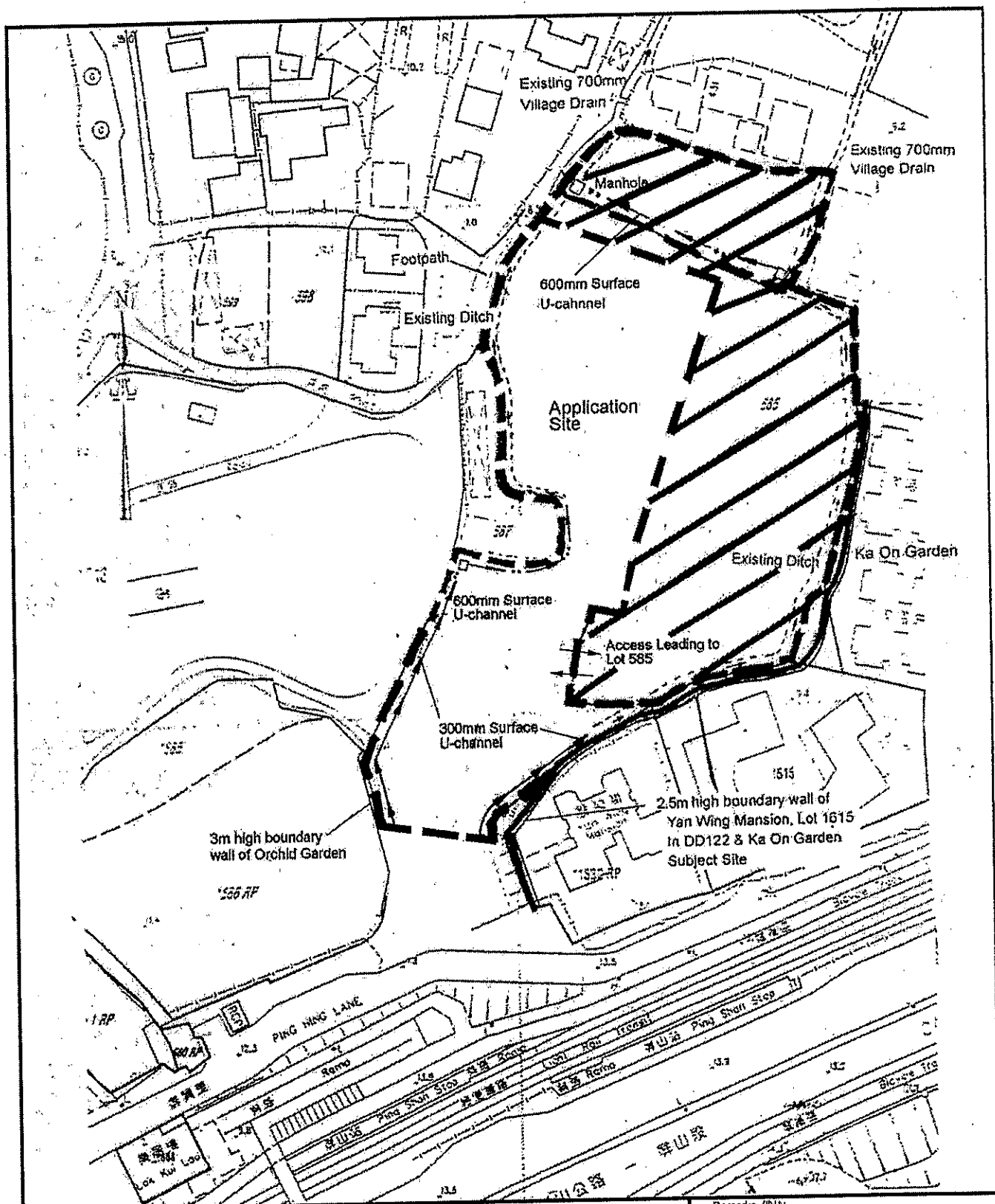
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years at Lots 568 (Part), 569RP (Part), 585 (Part), 586, 590 (Part) and 591 (Part) in D.D. 122 & Adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long, N.T.

Drawing Title 圖例:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

Accepted Drainage Plan for AYL-PS/115 & 159



Application Site
External Catchment

Scale 比例:

1:1000

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

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

Previous Applications Covering the Site

Approved Applications

| <u>Application No.</u> | <u>Development/Use</u> | <u>Date of Consideration</u> |
|-------------------------------|--|--------------------------------------|
| A/YL-PS/115 | Proposed Temporary Open-air Vehicle Park (Private Cars and Light Vans Only) and Ancillary Office for a Period of 3 Years | 26.7.2002 |
| A/YL-PS/159 | Temporary Extension to Approved Public Vehicle Park (for Private Cars and Light Goods Vehicles) for a Period of 3 Years | 29.8.2003 |
| A/YL-PS/212 | Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years | 13.5.2005 (Revoked on 29.9.2005) |
| A/YL-PS/239 | Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years | 7.4.2006 |
| A/YL-PS/292 | Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years | 5.12.2008 |
| A/YL-PS/356 | Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Light Buses for a Period of 3 Years | 21.10.2011 |
| A/YL-PS/458 | Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Light Buses for a Period of 3 Years | 17.10.2014 (Revoked on 19.8.2015) |
| A/YL-PS/521 | Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 3 Years | 29.7.2016 |
| A/YL-PS/589 | Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years | 19.7.2019 |

Similar Applications within the same “V” zone

Approved Applications

| Application No. | Development/Use | Date of Consideration |
|------------------------|--|-------------------------------------|
| A/YL-PS/382 | Temporary Public Vehicle Park for Private Car and Light Goods Vehicles for a Period of 3 Years | 15.6.2012 |
| A/YL-PS/390 | Temporary Public Vehicle Park for Private Car and Light Goods Vehicles for a Period of 3 Years | 21.9.2012 |
| A/YL-PS/395 | Renewal of Planning Approval for Temporary "Public Vehicle Park for Private Car and Light Goods Vehicle" for a Period of 3 Years | 19.10.2012 |
| A/YL-PS/410 | Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years | 21.6.2013 |
| A/YL-PS/425 | Proposed Temporary Public Vehicle Park for Private Cars and Light Vans for a Period of 3 Years | 13.12.2013 |
| A/YL-PS/452 | Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years | 14.11.2014 |
| A/YL-PS/466 | Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles For a Period of 3 Years | 16.1.2015 |
| A/YL-PS/468 | Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) For a Period of 3 Years | 6.2.2015 (revoked on 11.11.2016) |
| A/YL-PS/479 | Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles only) for a Period of 3 Years | 22.5.2015 |
| A/YL-PS/489 | Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years | 8.1.2016 |
| A/YL-PS/492 | Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years | 8.4.2016 |
| A/YL-PS/498 | Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years | 6.11.2015 (revoked on 6.8.2016) |
| A/YL-PS/516 | Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years | 22.4.2016 |
| A/YL-PS/522 | Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years | 12.8.2016 |

| Application No. | Development/Use | Date of Consideration |
|------------------------|--|------------------------------------|
| A/YL-PS/543 | Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years | 8.9.2017 |
| A/YL-PS/549 | Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 26.1.2018 |
| A/YL-PS/553 | Temporary Public Vehicle Park for Private Cars for a Period of 3 Years | 2.3.2018 (revoked on 13.8.2018) |
| A/YL-PS/554 | Temporary Public Vehicle Park for Private Cars for a Period of 3 Years | 2.3.2018 |
| A/YL-PS/561 | Temporary Public Vehicle Park for Private Cars for a Period of 3 Years | 6.7.2018 (revoked on 6.4.2020) |
| A/YL-PS/562 | Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years | 20.7.2018 |
| A/YL-PS/583 | Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years | 22.3.2019 |
| A/YL-PS/585 | Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years | 17.5.2019 |
| A/YL-PS/592 | Temporary Public Vehicle Park for Private Cars for a Period of 3 Years | 4.10.2019 |
| A/YL-PS/594 | Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years | 4.10.2019 (revoked on 4.4.2021) |
| A/YL-PS/595 | Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years | 1.11.2019 |
| A/YL-PS/606 | Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years | 10.7.2020 |
| A/YL-PS/625 | Proposed Temporary Public Vehicle Park for Private Car & Light Goods Vehicle for a Period of 3 Years | 22.1.2021 |
| A/YL-PS/628 | Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car for a Period of 3 Years | 26.2.2021 |
| A/YL-PS/630 | Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years | 26.3.2021 |
| A/YL-PS/635 | Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years | 25.6.2021 |

| Application No. | Development/Use | Date of Consideration |
|------------------------|---|------------------------------|
| A/YL-PS/638 | Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years | 9.7.2021 |
| A/YL-PS/651 | Temporary Public Vehicle Park for Private Cars for a Period of 3 Years | 28.1.2022 |
| A/YL-PS/657 | Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years | 22.4.2022 |

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

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

- he supports the application from traffic engineering point of view.

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

- no adverse comment on the application.

3. Drainage

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

- according to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/YL-PS/589 will be maintained for the subject development. He has no objection in principle to the proposed development from a drainage point of view; and
- should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

4. Fire Safety

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

- he has no objection in principle to the renewal application subject to the existing FSIs implemented on the site being maintained in efficient working order at all times.

5. **Building Matters**

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

- noting that there is no proposed building works on the Site, he is not in a position to comment under the Buildings Ordinance.

6. **Long Term Development**

Comments of the Project Team Leader/Housing, Civil Engineering Office, Civil Engineering and Development Department (PTL/H, CEO, CEDD):

- the Site is located within the study area of the potential public housing development at Ping Shan North (PSN), Yuen Long for which an engineering feasibility study (EFS) was commenced in 2021. There may be interface issues between the validity period of the planning permission to be granted and the land acquisition and clearance for the implementation of the proposed development. In this regards, he suggests an advisory clause to remind the applicant that the Site might be subject to land acquisition and clearance for the implementation of the proposed public housing development at Ping Shan North at any time during the planning approval period.

7. **District Officer's Comments**

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

- his office has not received any comment from locals.

8. **Other Departments**

The following departments has no comment on the application:

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Commissioner of Police (C of P);
- Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agricultural, Fisheries and Conservation (DAFC); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site might be subject to land acquisition and clearance for the implementation of the proposed public housing development at Ping Shan North at any time during the planning approval period;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- the Site comprises Government land (GL) and Old Schedule Agricultural Lots 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;
- within the Site, the following private lots are currently covered by Short Term Waivers (STWs) whereas GL therein is covered by Short Term Tenancy (STT), details of which are listed below:

| Lot No./ GL in D.D. 122 | STW/ STT No. | Permitted Build-over Area (m ²) | Permitted Height (m) | Tenancy Area | Permitted Use |
|-------------------------------|--------------------|---|----------------------------|-----------------|---|
| 568 | STW 3539 | 38 | 3.5 | N/A | Ancillary use to public vehicle park for private cars, light goods vehicles and light buses |
| 586 | STW 3540 | 13 | 2.5 | N/A | |
| GL | STT 3107 | N/A | N/A | 88 | Temporary public vehicle park (private cars, light goods vehicles and light buses) |

- the STW/STT holder(s) will need to apply to his office for modification of STW/STT conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structures will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under his purview. The applicant shall obtain consent of the owners/managing departments of the local track for

using it as the vehicular access to the Site;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Ping Hing Lane is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Hing Lane;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” (“COP”) issued by the Environmental Protection Department;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulation (B(P)R);
 - if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) 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 photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal; and

- (i) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO) that the applicant should inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220506-173911-41642

提交限期

Deadline for submission:

24/05/2022

提交日期及時間

Date and time of submission:

06/05/2022 17:39:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/658

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-PS/658 DD 122 Ping Hing Lane
23/05/2022 02:04

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

Even the police are now using stacked parking so why is approval for such inefficient land use rolled over without question?

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 17 June 2019 2:31 AM CST

Subject: A/YL-PS/589 22 122 Ping Hing Lane Parking

Pls note that

A/YL-PS/521 臨時公眾停車場（私家車、輕型貨車及輕型巴士）（為期 3 年）
Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 3 Years 在有附帶條件下批給 臨時性質的許可，為期 3 年
Approved with conditions on a temporary basis for a period of 3 years (26.7.2016)
SHOULD READ 29/7/2016

A/YL-PS/589

Lots 568 (Part), 569 RP (Part), 585 (Part), 586, 590 (Part) and 591 (Part) in D.D.
122 and Adjoining Government Land, Ping Hing Lane, Ping Shan
Site area : About 4,150m² Includes Government Land of about 76m²
Zoning : "VTD", "Res (Group B)1", "Res (Group E)2" and "CDA"
Applied Use : 115 Vehicle Parking

Dear TPB Members,

It is most disappointing that members never inquire as to when the planning intention of sites will be realized.

Moreover serial approval does not allow for any debate as to why so much land is given over to a most inefficient land use. Why in, at least we are told, land starved HK, around 35sqmts be devoted to parking a single vehicle?

When will such operations be required to employ modern technology to reduce their footprint and release land for other uses, see attached.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Saturday, July 2, 2016 1:46:43 AM

Subject: A/YL-PS/521 Ping Hing Lane

A/YL-PS/521

Lots in D.D. 122 and adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long

Site area : About 4,150m² Includes Government Land of about 76m²

Zoning "CDA", "Res (Group B) 1", "Res (Group E)2" and "VTD"

Applied Use : Public Vehicle Park

Dear TPB Members,

The site has been used for parking since 2002. This despite its zoning and the supposed lack of sites for residential units. Permission was revoked 19 August 2015 but we are not advised why.

As the site is close to residential nodes one would presume that it would be an ideal for redevelopment to housing.

Parking should be confined to purpose built high rise or underground facilities equipped with custom built Japanese style lifts. At grade parking is a most inefficient land use.

TPB should reject the application to encourage property owners and government departments to expedite residential or GIC development.

Mary Mulvihill