

**Section 16 Planning Application for Renewal of Planning Approval for
Temporary Shop and Services (Convenience Store and Showroom), Eating Place, and Storage
Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels
for a Period of 3 Years at Various Lots in D.D. 115
and Adjoining Government Land, Au Tau, Yuen Long**

PLANNING STATEMENT



Toco Planning Consultants Ltd.



Table of Contents

	<u>Page No.</u>
Executive Summary	
1 INTRODUCTION	1
2 PLANNING BACKGROUND	3
2.1 Site Location and Accessibility	3
2.2 Site Condition	3
2.3 Adjacent Land Uses	3
2.4 Planning Context	4
2.5 Land Status	4
3 DEVELOPMENT PROPOSAL	5
3.1 Master Layout Plan and Development Schedule	5
3.2 Access Arrangement	6
3.3 Site Management and Operation	6
4 PLANNING JUSTIFICATIONS	7
4.1 Reasons for the Renewal Application and Previous Justifications Still Valid	7
4.2 Adherence to the TPB Guidelines on Renewal of Planning Approval	8
4.3 No Insumountable Technical Impacts	9
4.4 Unlikely to Set an Undesirable Precedent	10
5 CONCLUSION	11

LIST OF APPENDICES

Appendix I	Letters of Town Planning Board Approval and Compliance with Approval Conditions under Application No. A/YL-NSW/320
Appendix II	Latest F.S. 251
Appendix III	Latest Drainage Photos Record

LIST OF FIGURES

	<u>FOLLOWING PAGE</u>
Plan A Zoning and Location Plan	1
Plan B Site and Land Stauts Plan	3
- Site Photos (1)	3
Plan C Master Layout Plan	6
Plan D G/F and 1/F Floor Plan	6
Plan E Elevation Plans	6

LIST OF TABLES

	<u>PAGE</u>
Table 3.1: Planning Parameters of the Development Proposal	5
Table 4.1: Fulfilment of Assessment Criteria under TPB PG-No. 34D	8

Executive Summary

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of OZZO Engineering (HK) Limited (the Applicant/ OZZO), which is the tenant of Lots. 999 S.E, 1001 S.A RP, 1002 S.A RP, and 1327 RP in D.D. 115, Au Tau, Yuen Long. The Applicant seeks planning permission from the Town Planning Board (TPB) for a renewal of planning approval under Application No. A/YL-NSW/320 for the temporary shop and services (convenience store and showroom), eating place and storage use for traffic information technology system facilities with ancillary site office and solar panels for a period of 3 years covering part of the aforesaid lots and the adjoining Government land, Au, Yuen Long (the application site). The application site is about 941.07m² in area, and it falls within an area zoned “Undetermined” (“U”) on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12.

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong. With the high traffic densities in Hong Kong and the continuing development of the road network especially areas in the New Territories (N.T.), the Applicant submitted a s.16 planning application (No. A/YL-NSW/320) for the applied use for a period of 3 years to the TPB on 6.7.2023. Apart from being a back office for OZZO with supporting traffic-related facilities, a small-scale eating place was also proposed to cater the needs of company’s staff, as well as passers-by, cyclists and hikers along the way as a temporary resting point. The aforesaid application was approved by the Board on 22.9.2023, and the approved development was named as “O City” after completion. It has become a rising photo taking spot due to the colourful design and graffiti.

In view that the currently valid planning approval will expire on 22.9.2026, the Applicant now seeks for permission to renew the planning approval for further 3 years in order to allow the continual operation of “O City” at the application site. Compared with the scheme of the pervious approved application, the development scheme under this application is the same in terms of the applied use, site area/ boundary and major development parameters. The proposed renewal can facilitate continuity of “O City” in order to allow OZZO to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T., which is also in line with the Policy Address regarding the development of Smart City in Hong Kong.

Planning assessment shows that the small-scale development, as implemented in accordance with the approved scheme, is considered compatible with the adjacent land uses which are intermixed with open storage yards, scattered temporary structures and unused land. It is in line with the TPB Guidelines No. 34D in that there is no material change in planning circumstances since the original permission was granted, and there is no adverse planning implications arising from the renewal of planning approval. The Applicant has fulfilled all the approval conditions under the previous approval. The proposed renewal of further 3 years is considered reasonable as it does not exceed the original validity period of temporary approval. It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects. Given its temporary nature, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the same “U” zone.

行政摘要

(內容如有差異，應以英文版本為準)

OZZO Engineering (HK) Limited (OZZO 或 申請人)，是元朗凹頭丈量約份第 115 約地段第 999 號 E 分段、1001 號 A 分段餘段、1002 號 A 分段餘段及 1327 號餘段之租客，現透過達材都市規劃顧問有限公司，根據城市規劃 (城規) 條例第 16 條向城市規劃委員會 (城規會) 遞交規劃許可申請，以准許在上述私人地段的部份地方及毗連政府土地 (申請地點) 作臨時商店及服務行業 (便利店及陳列室)、食肆及存放交通科技系統設備連附屬場地辦公室及太陽能板之規劃許可編號 A/YL-NSW/320 獲得續期，為期 3 年。申請地點面積約有 941.07 平方米，現時在南生圍分區計劃大綱核准圖編號 S/YL-NSW/12 上被訂為「未決定用途」地帶。

OZZO 是香港著名的專業交通規劃及交通工程顧問公司之一。有鑑於本港車輛稠密，道路網絡 (特別在新界) 不斷發展，申請人於 2023 年 7 月 6 日就申請用途 (為期 3 年) 根據城規條例第 16 條遞交規劃許可申請 (編號：A/YL-NSW/320)，該申請除作為 OZZO 與支持交通相關設備的後勤辦公室外，亦為公司員工、以及途經申請地點的行人、單車人士和行山人士提供臨時休息場所。上述規劃申請於 2023 年 9 月 22 日獲得城規會批准，並在核准發展落成後命名為「甯城」，其後場內的多彩設計及塗鴉而讓這地方逐漸成為新興的攝影勝地。

由於現時有效的規劃許可將於 2026 年 9 月 22 日屆滿，申請人現尋找批准將規劃許可續期額外三年，以容許「O City」能在申請地點持續運作。與之前獲批准的方案相比，是次申請的發展方案在申請用途、場地面積／界線及主要發展參數方面均完全相同。擬議續期可確保「O City」的持續性，使公司能夠為客戶提供精簡高效的服務，並滿足新界道路網絡升級的需求，亦符合香港《施政報告》有關智慧城市發展的方向。

規劃評估指出該小規模項目是按照已批准的方案落實，與鄰近的土地用途例如露天貯物場、零散的臨時構築物及閒置土地互相協調。此發展符合規劃指引編號第 34D 號之準則，因為自上次批給臨時許可後，規劃情況並無重大改變，續期不會在規劃上帶來不良的影響。申請人已履行所有之前規劃許可的附帶條件，擬議續期的額外 3 年亦屬合理，因為該時間沒有超過先前獲批的規劃許可的期限。該發展不會在交通、環境或技術層面上造成任何無可克服的不良影響。由於發展屬臨時性質，批准本申請不會為其他類似申請立下不良先例，亦不會阻礙同一「未決定用途」地帶的長遠規劃意向。

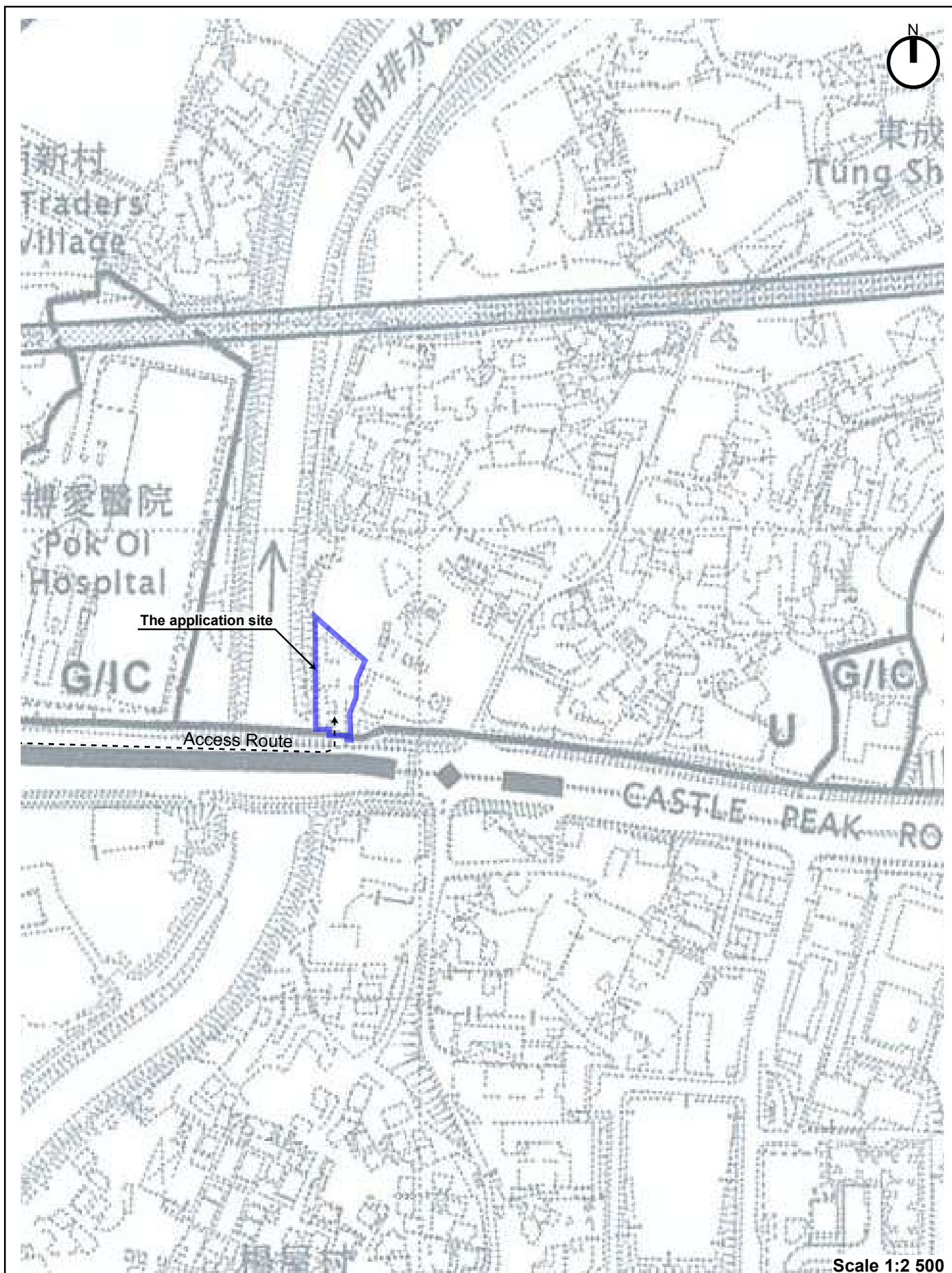
1. INTRODUCTION

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of OZZO Engineering (HK) Limited (the Applicant/ OZZO), which is the tenant of Lots. 999 S.E, 1001 S.A RP, 1002 S.A RP, and 1327 RP in D.D. 115, Au Tau, Yuen Long. The Applicant seeks planning permission from the Town Planning Board (the Board/ TPB) for a renewal of planning approval under Application No. A/YL-NSW/320 for the temporary shop and services (convenience store and showroom), eating place and storage use for traffic information technology system facilities with ancillary site office and solar panels for a period of 3 years covering part of the aforesaid lots and the adjoining Government land (GL), Au, Yuen Long (the application site). The application site is about 941.07m² in area, and it falls within an area zoned “Undetermined” (“U”) on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/12 (**Plan A**).

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong. With the high traffic densities in Hong Kong and the continuing development of the road network especially areas in the New Territories (N.T.), the Applicant submitted a s.16 planning application (No. A/YL-NSW/320) for the applied use for a period of 3 years to the TPB on 6.7.2023. Apart from being a back office for OZZO with supporting traffic-related facilities, a small-scale eating place was also proposed to cater the needs of staff, as well as passers-by, cyclists and hikers along the way as a temporary resting point. The aforesaid application was approved by the Board on 22.9.2023 (see **Appendix I**), and the approved development was named as “O City” after completion.

In view that the currently valid planning approval will expire on 22.9.2026, the Applicant now seeks for permission to renew the planning approval for further 3 years in order to allow the continual operation of “O City” at the application site. Compared with the scheme of the pervious approved application, the development scheme under this application is the same in terms of the applied use, site area/ boundary and major development parameters. Planning assessment has indicated that the present application is well justified for the following reasons:

- (a) The proposed renewal of further 3 years can facilitate continuity of “O City” in order to allow the company to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T., which is also in line with the Policy Address regarding the development of Smart City in Hong Kong.
- (b) “O City” has become a rising photo taking spot due to the colourful design and graffiti. The continuation of small-scale eating place could cater the needs of the company’s staff and passers-by, cyclists and hikers along the way as a temporary resting point.
- (c) The small-scale development, as implemented in accordance with the approved scheme, is considered compatible with the adjacent land uses which are intermixed with open storage yards, scattered temporary structures and unused land.



Plan A: Zoning and Location Plan

Extract of Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
(Prepared on 14.7.2026)

- (d) It is generally in line with the TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) in that:
- the Applicant has complied with all the approval conditions under the previous approval (see **Appendix I**);
 - the current scheme is the same as the previous scheme under Application No. A/YL-NSW/320;
 - there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
 - there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval; and
 - the proposed renewal of further 3 years is considered reasonable as it does not exceed the original validity period of temporary approval.
- (e) It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects, and given its temporary nature, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the same “U” zone.

The above planning justifications are further elaborated in **Section 4**.

2. PLANNING BACKGROUND

2.1 Site Location and Accessibility

The application site is located at Castle Peak Road – Yuen Long Section adjoining Sun Kong Hotel, Au Tau. It is bounded by a vacant land to the north; Sun Kong Hotel to the east; a footpath with cycling track along Castle Peak Road to the south; and Yuen Long Bypass Floodway (YLBF) to the west.

The application site is accessible by vehicles via Castle Peak Road – Yuen Long Section. It is also accessible by a footpath at the north-western part of the site that leads to Long Fai Road. The site is about 10 minutes walk from Mass Transit Railway (MTR) Yuen Long Station. A bus stop is located approximately 40m away from the site along Castle Peak Road.

2.2 Site Condition

With a total area of about 941.07m², the application site is currently used for the applied use (i.e. temporary shop and services (convenience store and showroom), eating place and storage use for traffic information technology system facilities with ancillary site office and solar panels, namely “O City” operated by the Applicant) covered by valid planning permission under Application No. A/YL-NSW/320 until 22.9.2026 (see **Plan B**). It has 4 one to two-storey blocks of structures with uses comprising the applied use and 6 parking spaces. The main entrance with a gate is located south of the site facing Castle Peak Road.

2.3 Adjacent Land Uses

The surrounding areas have the following characteristics (see **Plan B**):

- (a) North – to the north and northeast are some residential dwellings, vacant land, a site for temporary eating and shop and services (sales of private cars) with valid planning permission (No. A/YL-NSW/339) and a site for temporary shop and services (sales of hardware accessories) with valid planning permission (No. A/YL-NSW/331);
- (b) East – to its immediately east is the Sun Kong Hotel; to the further east across Yuen Kong Tung Shing Lei Road is a site for proposed temporary shop and services (vehicle showroom, sale of private cars and car components/accessories and convenience store) and vehicles maintenance workshop with ancillary use under planning application (No. A/YL-NSW/370);
- (c) South – to the south across Castle Peak Road – Yuen Long is a storage yard; and
- (d) West – to the west across YLBF is grassland and the Pok Oi Hospital.



(Prepared on 15.7.2026)



Photo 1: Sun Kong Hotel to the east



Photo 2: Bus stop located approximately 40m away from the Application Site



Photo 3: Block 1: Multi-functional Area (Shops & Services/ Eating Place)



Photo 4: Block 2: Traffic Equipment Storage

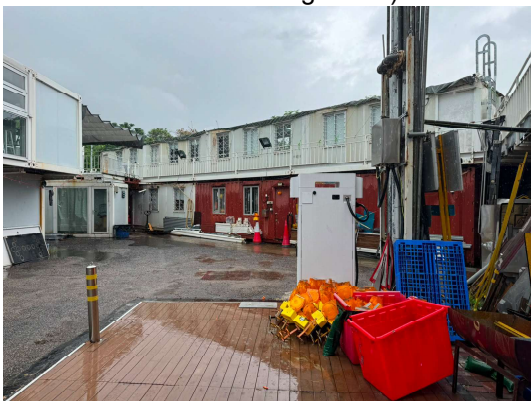


Photo 5: Block 3 Traffic Equipment Storage and Back Office



Photo 6: Block 4

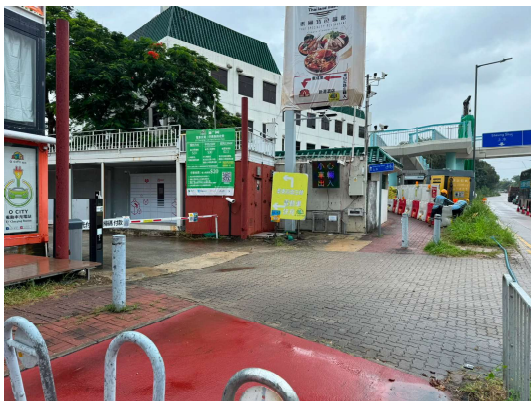


Photo 7: Entrance located South of the Site facing Castle Peak Road

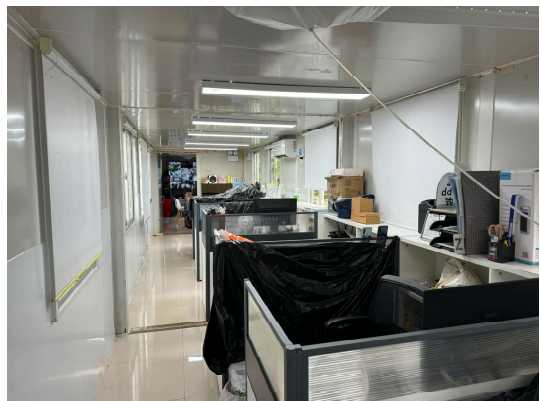


Photo 8: Back Office



Site Photos

(View Points are shown in Plan B) (Prepared on 15.7.2026)

2.4 Planning Context

The application site falls within the “U” zone on the Approved Nam Sang Wai OZP No. S/YL-NSW/12 (see **Plan A**). According to the covering Notes of the OZP, any use or development under this zone, except those specified as always permitted under the covering Notes, requires planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, Government, institution or community facilities, open space are adequately provided.

The application site (in part or in whole) is the subject of eight previous applications (Nos. A/DPA/YL-NSW/6, A/YL-NSW/1, 17, 182, 217, 250, 283 and 320). Except application Nos. A/YL-NSW/283 and 320, other previous applications are for residential with ancillary recreational use/ petrol filling station use which are not relevant to the current application.

The last application (No. A/YL-NSW/320) submitted by the Applicant for the same applied use was approved with conditions by the Board on 22.9.2023 mainly on the considerations that the proposed development would not jeopardise the long term land use planning for the area; the proposed use was considered not incompatible with the surrounding land uses; and concerned government departments had no objection to or no adverse comments to the application. In view of the current valid planning permission will lapse on 22.9.2026, this s.16 planning application is prepared to seek approval from TPB for the continuation of the operation of “O City” for a period of 3 years. The TPB Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) are relevant to this s.16 planning application.

2.5 Land Status

The application site involves Lots. 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part), and 1327 RP (Part) in D.D. 115 (about 869.07m² in area) and the adjoining GL (about 72m² in area) (see **Plan B**). Lots 999 S.E, 1001 S.A RP and 1002 S.A RP in D.D. 115 are Old Scheduled Agricultural Lots which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot 1327 RP D.D. 115 is held under Tai Po New Grant No. 6825 for “House” and “Orchard” purposes.

The Applicant has already obtained relevant Short Term Waiver (STW) and Short Term Tenancy (STT) covering the application site from Lands Department (LandsD) to allow the applied use.

3. DEVELOPMENT PROPOSAL

3.1 Master Layout Plan and Development Schedule

The subject development, named “O City”, is mainly a back office for the Applicant which could allow the company to provide streamlined and efficient services to clients to meet the demand for upgrading road networks in the N.T.. The place also includes convenience store, eating place, showroom and storage for the Traffic Information Technology System related facilities, vending machine room, toilet and ancillary facilities to cater the needs of company’s staff as well as passers-by as a temporary resting point.

The development scheme under the current application remains the same under the approved scheme under Application No. A/YL-NSW/320. As detailed in **Section 2.2**, it comprises 4 one to two-storey blocks of structures with solar photovoltaic panels on rooftop. It has a total gross floor area of about 621.12m², a plot ratio of 0.66 and a building height of not more than 2 storeys (i.e. not more than 6.5m including solar panels).

The approved Master Layout Plan, floor plans, and elevations are shown in **Plan C** to **Plan E**. The major planning parameters of the development are listed in **Table 3.1** below.

Table 3.1: Planning Parameters of the Development Proposal

	Approved Application (No. A/YL-NSW/320)	Current Application
Site Area	About 941.07m ²	Remains unchanged
Total Plot Ratio	About 0.66	Remains unchanged
Total Gross Floor Area	About 621.12m ²	Remains unchanged
No. of Structures	4	Remains unchanged
Building Height, (no. of Storeys)	Not more than 6.5m including solar panel (Not more than 2 storeys)	Remains unchanged
Site Coverage	About 37.5%	Remains unchanged
Parking Space	6 (including 4 electrical charge parking spaces)	Remains unchanged

3.2 Access Arrangement

The vehicular/ pedestrian circulation under the current application remains the same as that under the previous approved Application No. A/YL-NSW/320. The ingress and egress which is about 6m wide is located at the southern side of the application site, which is accessible directly from Castle Peak Road- Yuen Long.

The application site is accessible by vehicles via Castle Peak Road – Yuen Long Section. There is a footpath at the north-western part of the site that leads to Long Fai Road. The site is 10 minutes walk from Yuen Long MTR Station. A bus stop is located approximately 40m away from the site along Castle Peak Road.

3.3 Site Management and Operation

The structures have been constructed using prefabricated modular units, which can be assembled and dismantled within a short timeframe. Solar photovoltaic panels installed on the rooftops will generate electricity to support the site's operations. The operation hours remains the same, which is that the convenience store and showroom will be 11:00 a.m. to 5:00 p.m. daily (including public holidays), and the vending machines and toilet will operate for 24 hours daily. The operation hours for the eating place will be from 10:00am to 7:00 p.m. daily. In addition, storage facilities for Traffic Information Technology System-related equipment, which are not accessible to visitors, will operate between 8:00 p.m. and 6:00 a.m. to accommodate night-time traffic management orders for equipment rental. During night time operation, a maximum of four vehicles (Light Goods Vehicle) would access the Site to collect and return the traffic equipment.

X:\Ozzo\81477_Solar Power Energy Installation\Drawings\1041 - Pkz OMCAD\81477-MLP-Plan C-20230621.dwg 2023/07/05 16:51:14



**Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long**

Master Layout Plan

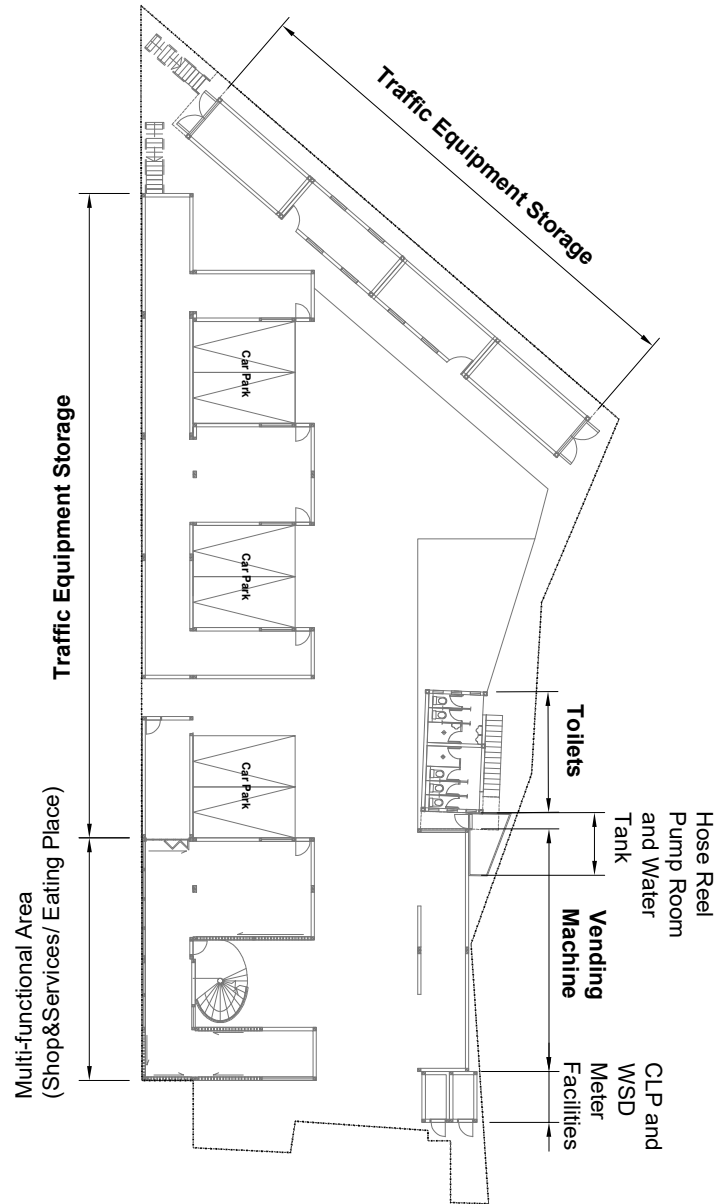


Date: 21/06/2023
Scale: 1:400

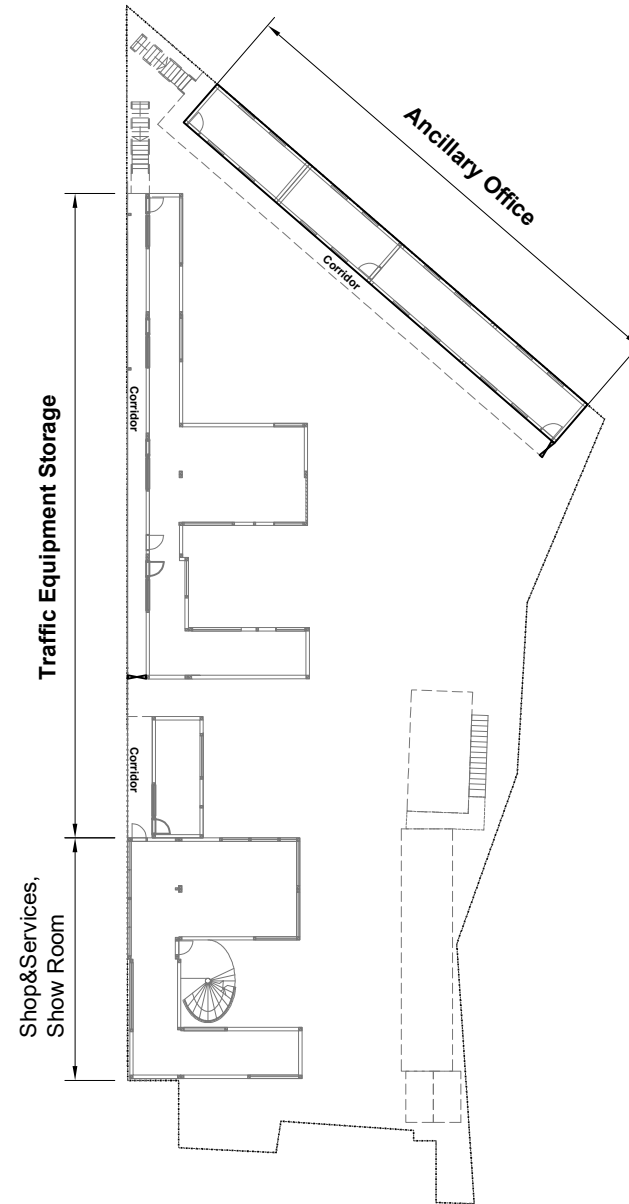


Dwg No. Plan C

Rev. B



Ground Floor Plan



1st Floor Plan

Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long

G/F and 1/F Floor Plans



Date
21/06/2023

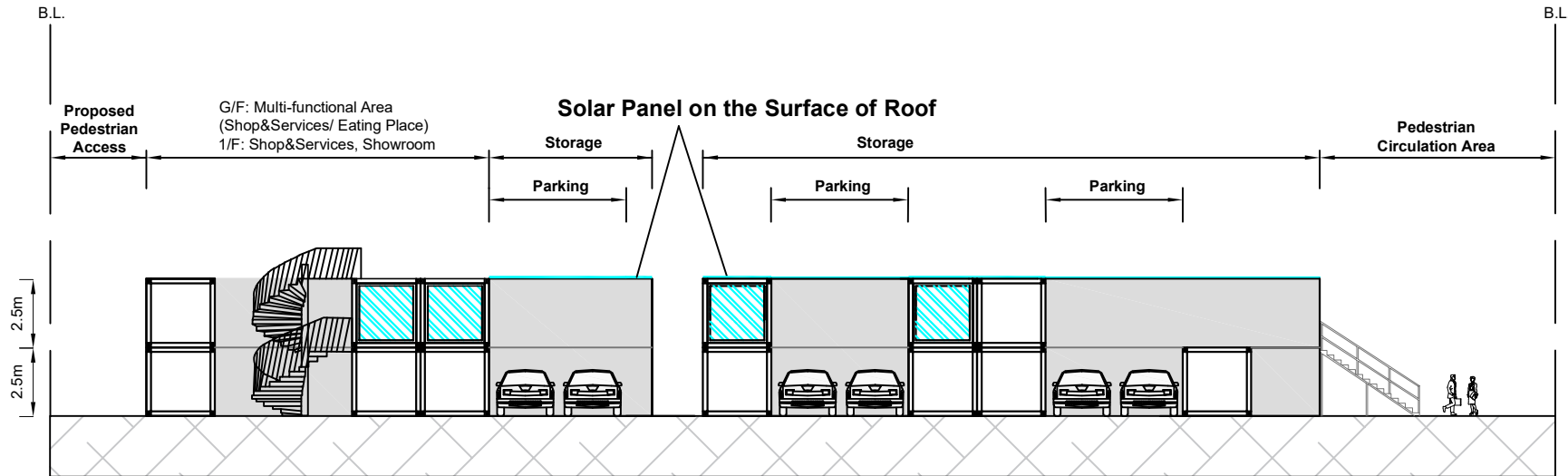
Scale
N.T.S.



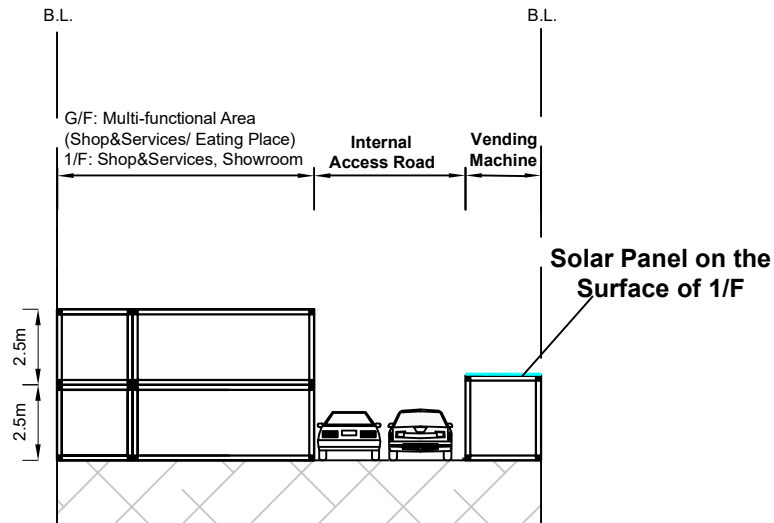
Dwg No.
Plan D

Rev.
B

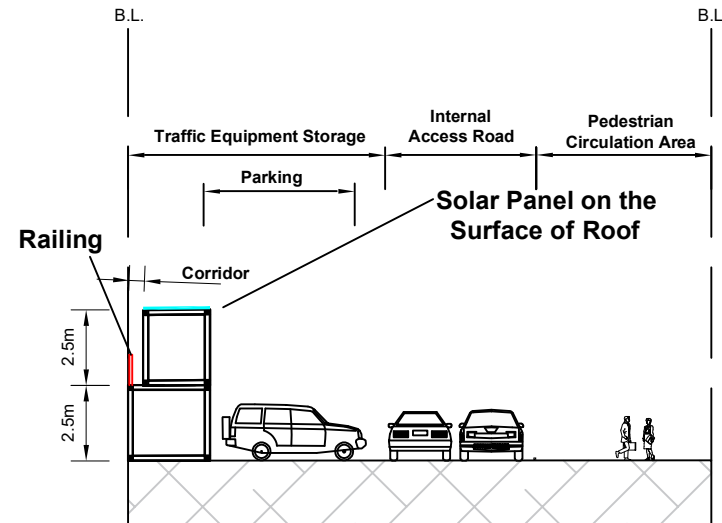
Elevation 1:



Elevation 2:



Elevation 3:



Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long

Elevation Plans



Date 21/06/2023 Scale N.T.S.



Dwg No. Plan E Rev. B

4. PLANNING JUSTIFICATIONS

4.1 Reasons for the Renewal Application and Previous Justifications Still Valid

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong. With the high traffic densities in Hong Kong and the continuing development of the road network especially areas in the N.T., the Applicant submitted a s.16 planning application (No. A/YL-NSW/320) for the applied use for a period of 3 years to the Board on 6.7.2023. Apart from being a back office for OZZO with supporting traffic-related facilities, a small-scale eating place was also proposed to cater the needs of staff, as well as passers-by, cyclists and hikers along the way as a temporary resting point. The aforesaid application was approved by the Board on 22.9.2023 (see **Appendix I**), and the approved development was named as “O City” after completion.

Since then, “O City” has been an important facility for OZZO to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T., which is also in line with the Policy Address regarding the development of Smart City in Hong Kong. In view that the currently valid planning approval will expire on 22.9.2026, the Applicant now seeks for permission to renew the planning approval for further 3 years in order to allow the continual operation of “O City” at the site. Justifications put forth in the previous application remains valid and summarised as follows:

- (a) The applied use could allow the company to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T.. The business is also in line with the Policy Address regarding development of Smart City/ green technology in Hong Kong;
- (b) The small-scale development is compatible with the surrounding townscape in terms of the building form and building height which are similar in height and low-rise. It is also compatible with the adjacent land uses which are intermixed with vehicle parks, open storage yards, scattered temporary structures and unused land. It would not adversely affect the view and visual quality of the area.
- (c) The small-scale eating place could cater the needs of staff, as well as passers-by, cyclists and hikers along the way as a temporary resting point. The development has become a rising photo taking spot due to the colourful design and graffiti.
- (d) The site is located at the fringe of the “U” zone. The temporary use for a period of 3 years will not jeopardise nor pre-empt the planning intention of “U” zone. Approval of the application will not set an undesirable precedent for other similar applications.
- (e) The site is subject of a previously approved application for the applied use. The current application has no change in the nature of use, operation and total floor area. All STW and STT applications, which reflect the approved scheme at the site, were approved by LandsD. All approval conditions have been complied with. Approval of the current application is in line with the Board’s precious decision.

- (f) The development is small in scale, and adverse traffic, noise, air quality, drainage sewerage and ecology impacts on the surrounding areas are not expected. Relevant Government departments have no adverse comment on the preciously approved application which is similar in nature.

4.2 Adherence to the TPB Guidelines on Renewal of Planning Approval

The TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) sets out the assessment criteria for assessing applications for renewal of planning approvals. **Table 4.1** below demonstrates that the current application fulfils the corresponding criteria in the TPB PG-No. 34D.

Table 4.1: Fulfilment of Assessment Criteria under TPB PG-No. 34D

Assessment Criteria	Current Application
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;	Since the original permission was granted, there is no material change in planning circumstances such as planning policy (i.e. promotion of green technology, etc.) and land use zoning in the area. The surrounding land uses which are intermixed with parking of vehicles, open storage yards and temporary structures, remain unchanged.
b) Whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);	The land owner has agreed continue to lend the site to the Applicant for the operation until further notice. The subject application will not introduce any adverse planning implication for any 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;	The planning conditions under application no. A/YL-NSW/320 have been substantively complied with (see Appendix I).
d) Whether the approval period sought is reasonable; and	The current application seeks renewal of the temporary planning approval for 3 years, which does not exceed the original validity period of the temporary approval.
e) Any other relevant considerations.	N/A

4.3 No Insurmountable Technical Impacts

Compared with the scheme of the last approved application, the development scheme under this application is the same in terms of the applied use, site area/ boundary and major development parameters. It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects based on the following reasons:

(a) Minimum Traffic Impact

Under the approved Application No. A/YL-NSW/320, the Transport Department had no comment on the planning application from traffic engineering perspective, whilst the following relevant approval conditions have been complied with by the Applicant:

- a) No vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period.

As the existing traffic arrangement will be continued at all times during any future planning approval period should the current application be approved, it is concluded that no adverse traffic impact is anticipated. A latest set of photos showing the condition of the vehicular access of the site as shown in **Photo 7** of the site photos following **page 3**.

(b) Minimum Drainage Impact

Under the approved Application No. A/YL-NSW/320, the Drainage Services Department had no objection in principle to the subject development in view of the Applicant would maintain the same drainage facilities as those implemented under the previous application (i.e. Application No. A/YL-NSW/283), whilst the following relevant approval conditions have been complied with by the Applicant (see **Appendix I**):

- b) The submission of records of the existing drainage facilities on the Site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.12.2023; and
- c) The existing drainage facilities on the Site shall be maintained at all times during the planning approval period.

As the existing drainage facilities will remain in place and will continue to be properly maintained at all times during any future planning approval period should the current application be approved, it is concluded that no adverse drainage impact is anticipated. A latest drainage photos record is attached in **Appendix III**.

(c) Fire Services Installations

Under the approved Application No. A/YL-NSW/320, the relevant following approval conditions have been complied with by the Applicant (see **Appendix I**):

- d) The submission of a Fire Service Installation (FSI) Proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.3.2024; and
- e) In relation to (d) above, the implementation of the FSI Proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.6.2024.

The existing fire service installations will continue to be properly maintained at all times during the planning approval period should the current application is approved. The latest valid set of F.S. 251 certifications are attached in **Appendix II**.

The Applicant will ensure that all existing facilities and arrangements will be continued and properly maintained at all times during the planning approval period.

4.4 Unlikely to Set an Undesirable Precedent

There are applications (i.e. Nos. A/YL-NSW/331 and A/YL-NSW/339) for similar uses such as temporary eating place, shop and services for car related services within the “U” zone on the Nam Sang Wai OZP. Considerations of the two previously approved applications Nos. A/YL-NSW/320 at the application site are also relevant to the current application. Hence, approval of this s.16 planning application is in line with the previous decision of the Board.

5. CONCLUSION

The Applicant seeks renewal of the planning permission under the previous Application No. A/YL-NSW/320 to continue to use the application site, namely “O City”, for temporary shop and services (convenience store and showroom), eating place and storage use for traffic information technology system facilities with ancillary site office and solar panels for a period of 3 years. Planning assessment has indicated that the present application is well justified for the following reasons:

- (a) The proposed renewal of further 3 years can facilitate continuity of “O City” in order to allow the company to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T., which is also in line with the Policy Address regarding the development of Smart City in Hong Kong.
- (b) “O City” has become a rising photo taking spot due to the colourful design and graffiti. The continuation of small-scale eating place could cater the needs of company’s staff and passers-by, cyclists and hikers along the way as a temporary resting point.
- (c) The small-scale development, as implemented in accordance with the approved scheme, is considered compatible with the adjacent land uses which are intermixed with open storage yards, scattered temporary structures and unused land.
- (d) It is generally in line with the TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) in that:
 - the Applicant has complied with all the approval conditions under the previous approval (see **Appendix I**);
 - the current scheme is the same as the previous scheme under Application No. A/YL-NSW/320;
 - there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
 - there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval; and
 - the proposed renewal of further 3 years is considered reasonable as it does not exceed the original validity period of temporary approval.
- (e) It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects, and given its temporary nature, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the same “U” zone.

In view of the planning justifications presented in this Planning Statement, honourable members of the TPB are requested to approve this planning application.

Appendix I

Letters of Town Planning Board Approval and

Compliance with Approval Conditions under Application No. A/YL-NSW/320

Annex I	Approval Letter
Annex II	Compliance Letter with Approval Condition (b)
Annex III	Compliance Letter with Approval Condition (d)
Annex IV	Compliance Letter with Approval Condition (e)

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

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-NSW/320

By Post & Fax

13 October 2023

Toco Planning Consultants Ltd.

(Attn.: Ted Chan)

Dear Sir/Madam,

Temporary Shop and Services (Convenience Store and Showroom), Eating Place and Storage Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels for a Period of 3 Years in "Undetermined" Zone, Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

I refer to my letter to you dated 21.9.2023.

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 until 22.9.2026 and is subject to the following conditions :

- (a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the submission of records of the existing drainage facilities on the Site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.12.2023;
- (c) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.3.2024;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.6.2024;

- (f) if any of the above planning condition (a) or (c) 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; and
- (g) if any of the above planning condition (b), (d) or (e) 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:

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV 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 (<https://www.tpb.gov.hk/en/resources/index.html>), 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 23.9.2026. 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.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 22.9.2023 is 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 3.11.2023). 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 Mr. Kimson Chiu of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : [REDACTED]
本署檔號 Our Reference : () in TPB/A/YL-NSW/320
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

14 May 2024

Ozzo Engineering (Hong Kong) Ltd.

(Attn.: Stanley CHAN)

Dear Sir,

**Compliance with Approval Condition (b) -
Submission of Records of the Existing Drainage Facilities**

**Temporary Shop and Services (Convenience Store and Showroom), Eating Place
and Storage Use for Traffic Information Technology System Facilities
with Ancillary Site Office and Solar Panels for a Period of 3 Years
in "Undetermined" Zone, Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part)
and 1327 RP (Part) in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long
(Planning Application No. A/YL-NSW/320)**

I refer to your letter dated 4.3.2024 regarding the submission of the records of the existing drainage facilities on site for compliance with approval condition (b) of the subject application. The relevant department has been consulted on your submission. 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.**
- ☐ Not acceptable. The captioned condition **have not been complied with.**

Should you have any queries, please contact Mr. TANG Kin Ming (Tel.: 2300 1257) of the Drainage Services Department directly.

Yours sincerely,

(K W N G)
for District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CE/MN, DSD
CTP/TPB(3)

(Attn.: Mr. TANG Kin Ming)

KWN/GL/RC/rc

A handwritten signature in blue ink, appearing to be 'TANG Kin Ming', is located at the bottom left of the page. The signature is written in a cursive style with a horizontal line extending to the left.

By Fax

and Post

Annex III

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : [REDACTED]
本署檔號 Our Reference : () in TPB/A/YL-NSW/320
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

5 February 2024

Ozzo Engineering (Hong Kong) Ltd.

(Attn.: Stanley CHAN)

Dear Sir/Madam,

**Compliance with Approval Condition (d) -
Submission of Fire Service Installations Proposal**

**Temporary Shop and Services (Convenience Store and Showroom), Eating Place
and Storage Use for Traffic Information Technology System Facilities
with Ancillary Site Office and Solar Panels for a Period of 3 Years
in "Undetermined" Zone, Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part)
and 1327 RP (Part) in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long
(Planning Application No. A/YL-NSW/320)**

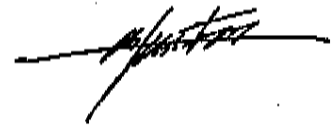
I refer to your letter dated 11.12.2023 regarding the submission of a fire service installations proposal for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed comments of the Director of Fire Services (D of FS) at **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 conditions **have not been complied with**. Please find detailed comments of the Director of Fire Services (D of FS) at **Appendix**.

- 2 -

Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel.: 2733 7737) of the Fire Services Department directly.

Yours sincerely,



(K W N G)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
D of FS
CTP/TPB(3)

(Attn.: Mr. CHEUNG Wing Hoi)

KWN/GL/ek

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/YL-NSW/320
電話號碼 Tel. No.: 3168 4043/ 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

By Post and Fax [REDACTED]

Ozzo Engineering (Hong Kong) Ltd.

[REDACTED]
(Attn.: Stanley CHAN)

17 April 2025

Dear Sir/Madam,

Submission for Compliance with Approval Condition

(e) - The Implementation of the FSIs Proposal

**Temporary Shop and Services (Convenience Store and Showroom), Eating Place
and Storage Use for Traffic Information Technology System Facilities with
Ancillary Site Office and Solar Panels for a Period of 3 Years in “Undetermined” Zone,
Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part)
in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long**
(Application No. A/YL-NSW/320)

I refer to your submission dated 3.2.2025 with the captioned approval condition. The relevant department has been consulted on your submission. 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 detailed departmental comments in *Appendix*.



規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

Should you have any queries on the departmental comments, please contact Mr. YUEN Tsz-fung (Tel: 2733 7737) of the Drainage Services Department directly.

Yours faithfully,



(Josephine LO)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.

D of FS

(Attn.: Mr. YUEN Tsz-fung)

Internal

CTP/TPB

JL/ms

Appendix II

Latest F.S. 251

消防（裝置及設備）規例（第9條（1）款）消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATIONS AND EQUIPMENT

序號 Serial Number
000000000984 260624

消防處檔號:
FSD Ref. []

顧客姓名
Name of Client Ozzo Engineering (HK) LTD

地址
Address Lot No.999E (Part), 1001A RP (Part), 1002A (Part) & 1327RP (Part) IN DD 115 Au Tau, Yuen Long
元朗凹頭Lot No.999E (Part), 1001A RP (Part), 1002A (Part) & 1327RP (Part) IN DD 115

持牌/註冊處所類型
(如適用)

☐ 簡樸房 Basic Housing Unit	☐ 危險品倉 Dangerous Goods Store	☐ 木料倉 Timber Store	☐ 危險品車輛 Dangerous Goods Vehicle
☐ 食物業處所 Food Premises	☐ 電器廢物處置設施／處所 E-waste Disposal Facility/Premises	☐ 公眾娛樂場所 Place of Public Entertainment	
☐ 校舍 School Premises	☐ 改建校舍 Non-designed School Premises	☐ 安老院舍 Residential Care Homes for the Elderly	
☐ 幼兒中心 Child Care Centre	☐ 私營骨灰安置所 Private Columbaria	☐ 殘疾人士院舍 Residential Care Homes for Persons with Disabilities	
☐ 酒店 Hotel	☐ 賓館 Guesthouse	☐ 卡拉OK場所 Karaoke Establishment	
☒ 會社 Club	☐ 床位寓所 Bedspace Apartment		

Please tick the appropriate "box"

**第一部 只適用於年檢事項
Part 1 Annual Inspection ONLY**

根據消防(裝置及設備)規例第8條(1)(b)條，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。
In accordance with Regulation 8(1)(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
24	手提滅火筒	G/F, 1/F	符合消防處規定(欠妥事項參閱第三部分)	24/06/2026	23/06/2027

第二部 裝置/保養/修理/檢查工作 Part 2 Installation / Maintenance / Repair / Inspection work							
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	數量 Quantity	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption

第三部 欠妥事項 Part 3 Defects							
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統 嚴重損壞) Please indicate major defects in major system with a "*" sign	數量 Quantity	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption	
24	手提滅火筒	G/F	N/A	2	底部發現生鏽		

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous position in the building or premises for FSD's inspection.

	獲授權簽署人簽署 Signature of Authorized Signatory	已由 CHEUNG Chun Kit 電子簽署 Digitally signed by CHEUNG Chun Kit
	獲授權簽署人姓名 Name of Authorized Signatory	CHEUNG Chun-kit

掃描此二維碼，可查核此 FS251證書是否真確，並確認證書已傳送至消防處

Scan this QR code to verify this FS251 certificate and confirm that it has been submitted to the Fire Services Department

註冊編號 Registration No.	RC3/0984
註冊消防裝置承辦商名稱 Name of Registered Fire Service Installation Contractor	CHEUNG Chun-kit
聯絡電話 Telephone	[REDACTED]
電郵地址 Email address	[REDACTED]
日期 Date	2026-06-24
備註 Remark	N/A

第一部 只適用於年檢事項
Part 1 Annual Inspection
ONLY

根據消防(裝置及設備)規例第8條(1)(b)條，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

In accordance with Regulation 8(1)(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

[illegible]

[illegible]

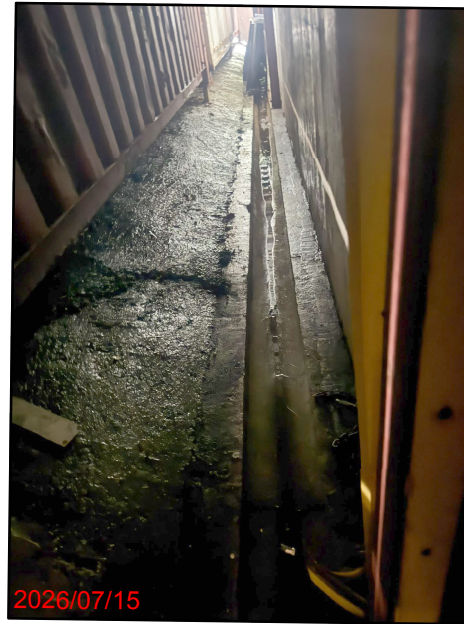
Appendix III

Latest Drainage Photos Record

X:\Ozzo\81477_Solar Power Energy Installation\Data\Land\041 - Pok ONCAD\81477-041-SW-003C.dwg 2026/07/15 17:32:49



Ex. 225 U-Channel



Ex. 225 U-Channel

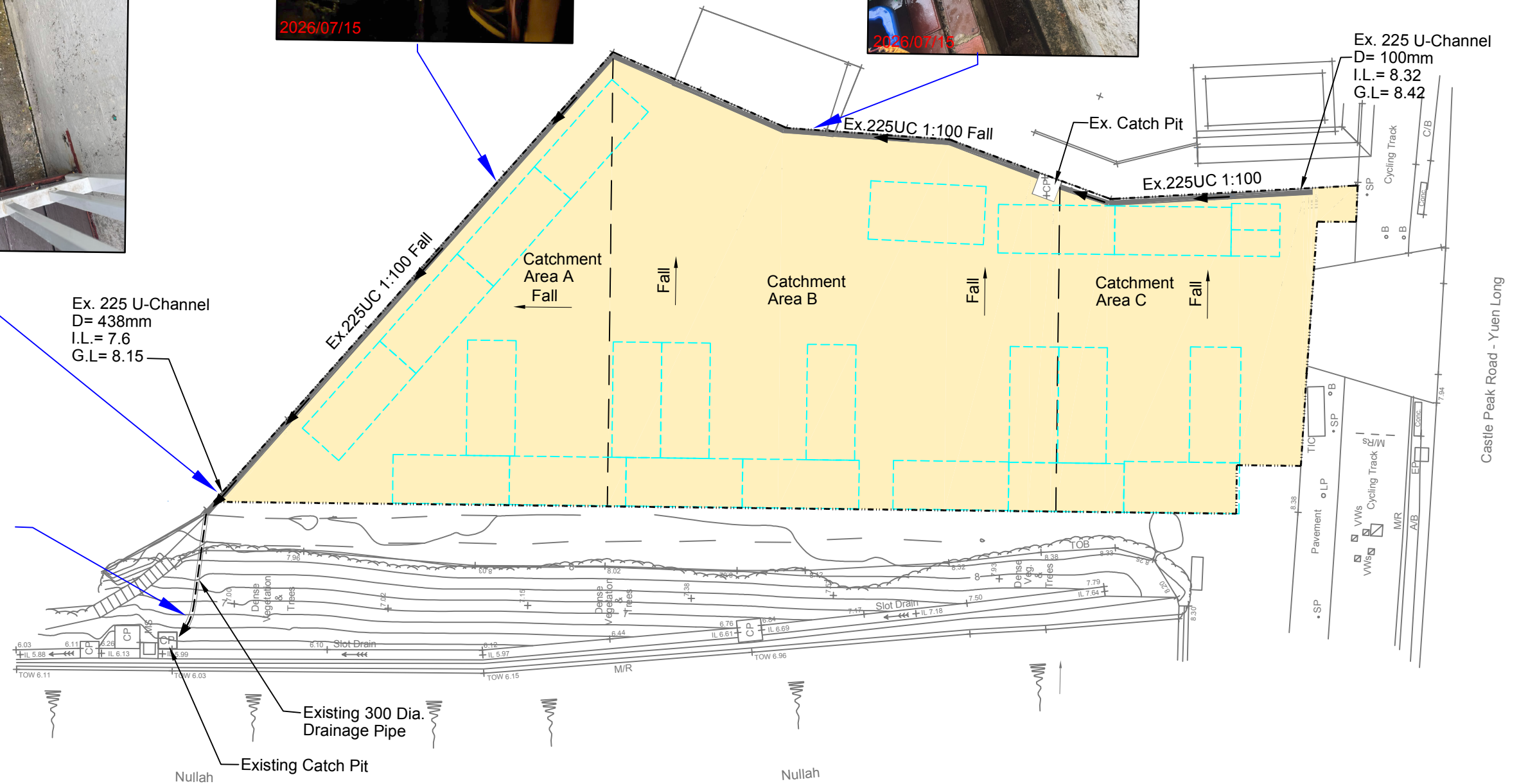


Ex. 225 U-Channel



Ex. 225 U-Channel
D= 438mm
I.L.= 7.6
G.L= 8.15

Existing 300 Dia. Drainage Pipe



圖例:

- Catchment Area
- Layout of the Proposed Portacabin