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**Timothy Yuet Sang CHAN/PLAND**

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寄件者: king king <[REDACTED]>  
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收件者: tpbpd/PLAND  
副本: Timothy Yuet Sang CHAN/PLAND  
主旨: A/YL-NTM/482  
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類別: Internet Email

Dear Sir,

Please see attached response to the comments of the Government departments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Date: 28 August 2025

TPB Ref.: A/YL-NTM/482

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Pond and Excavation of Land for a Period of 3 Years at Lots 1183 RP (Part), 1184 & 1185 RP (Part) in D.D. 104 Ngau Tam Mei, Yuen Long, N.T.**

Our response to the comments of the Transport Department is found below:

Transport Department's comments	Applicant's response
a) The applicant should note that Ngau Tam Mei (NTM) Road is a prohibited zones 24 hours daily for all motor vehicles exceeding 7 metres in length. For all vehicles associated with this application exceeding 7 metres in length, the applicant should make the relevant permit application.	Noted. The proposed development is intended for the parking of private car only. No vehicle longer than 7 meters will enter the application site.
b) Based on the site layout plan, it appears that some of the parking lot cannot be utilized (such as the three nos. of parking lot next to the rain shelter). Hence, the applicant should critically review the parking layout and demonstrate the smooth manoeuvring of vehicles to / from the NTM Road and within the Site to the parking lot by providing swept path analysis.	Noted. The carpark is in actual operation so that it is demonstrated that the parking layout is feasible and there is smooth manoeuvring of vehicles to and from the Ngau Tam Mei Road and within the Site.
c) The applicant should provide detailed breakdown of the trip generation induced by the proposed vehicle park and demonstrate the traffic generated	The detailed breakdown of trip generation and trip attraction on Thursday (7 August 2025) is shown below. It is noted that the trip

from the subject site would not cause adverse traffic impact to the public road.	generation and attraction is minimal. Also, almost all of the vehicle parking at the application site belong to the indigenous villagers. The proposed carpark would not attract traffic outside the village where the carpark falls within.
d) The Site should be connected to NTM Road instead of Tsui Sing Road. Please update the information in the application form.	We confirm that the site is connected to Ngau Tam Mei Road. Please see attached the amendment page.

Our response to the comments of the DAFC is found below:

DAFC's comments	Applicant's response
a) There is no existing pond within the subject lots of the captioned application. Nonetheless, the applicant should implement practical measures to prevent discharge of surface run-off or chemical spills from the Site to surrounding ponds and watercourses.	Drainage proposal is proposed in support of the captioned application. After the acceptance of the Drainage Services Department, the applicant will implement the drainage proposal to provide surface channel at the application site to intercept and discharge stormwater.
b) There is a watercourse located to the west of the Site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.	The land filling has been done more than 2 decades ago. This application is intended to regularize the land filling works carried out more than 2 decades ago. No additional land filling will be carried out.

Our response to the comments of the Director of Fire Services is found below:

Director of Fire Service's comments	Applicant's response
a) In consideration of the design/nature of the proposal, the applicant is advised to submit a declaration form appended together with relevant FS 251 for approval.	Noted. The applicant will submit the declaration form upon planning approval.
b) However, the applicant is reminded that if the application will involve the erection of enclosed structures, the aforesaid declaration form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed Fire Service Installations (FSIs) to his Department for	Noted.

approval.	
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Our response to the comments of the Highways Department is found below:

Director of Highways Department's comments	Applicant's response
a) It is assumed that the vehicular access leading from Tsui Sing Road, as stated in 6(A)(d) of the application form, is incorrect. Please clarify if otherwise.	The vehicular access should be connected to Ngam Tam Mei Road. Please see attached amendment page of application form.

The applicant also confirms that no car washing, car beauty, dismantling, car spraying or alike workshop activities will be carried out at the application site.

In addition, we found that there is a typo in page 6 of the S.16-III application form for the excavation of land. The area of excavation should be 65.25 sq. m. whereas the depth of excavation should be 0.375m to tally with Filling of Pond and Excavation of Land Plan in Figure 4.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Timothy CHAN) – By Email

Trip Generation and Trip Attraction on 7.8.2025 (Thursday)

	Trip generation by private car (1 pcu)	Trip attraction by private car (1 pcu)
0:00-1:00	0	0
1:00-2:00	0	1
2:00-3:00	0	0
3:00-4:00	0	0
4:00-5:00	0	0
5:00-6:00	0	0
6:00-7:00	3	0
7:00-8:00	5	1
8:00-9:00	5	0
9:00-10:00	3	2
10:00-11:00	2	0
11:00-12:00	0	1
12:00-13:00	2	1
13:00-14:00	1	1
14:00-15:00	0	0
15:00-16:00	2	1
16:00-17:00	1	3
17:00-18:00	2	5
18:00-19:00	3	2
19:00-20:00	1	3
20:00-21:00	2	3
21:00-22:00	0	1
22:00-23:00	0	1
23:00-24:00	0	2

Proposed operating hours 擬議營運時間 24 hours from Mondays to Sundays including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <b>Vehicular track leading from Ngau Tam Mei Road</b> <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... 1,630 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 ..... 0.8 ..... m 米 <input checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 65.25 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 0.375 ..... m 米 <input checked="" 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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		