

2025年 7月 14日

此文件在 收到・城市規劃委員會
只會在收到此表格及所有附件後才正式確認收到
申請。

The document is received on 2025-07-14
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

250 1069

16/5

by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-NTM 1482
	Date Received 收到日期	2025-07-14

- 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)

Wan Ho Yuen (尹賀園)

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 1183 RP (Part), 1184 & 1185 RP (Part) in D.D. 104 Ngau Tam Mei, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,630 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ('V')
(f) Current use(s) 現時用途	Public vehicle park for private car (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」[#]郵遞要求同意書[&]

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

- ☒ published notices in local newspapers on 13.5.2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15.5.2025 (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	Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Pond and Excavation of Land for a Period of 3 Years (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 1,570sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 60sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 NA Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 60sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 Not more than 60sq.m <input type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Rain shelter (Not exceeding 3.5m, 1 storey)	
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 56 spaces of 5m x 2.5m Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) Nil	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 Nil Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) NA	

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)) Vehicular track leading from Tsui Sing Road <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 0.375 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 65.25 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"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="margin-bottom: 10px;"> </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> month(s) 個月 </div>

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 proposed development is in line with the planning intention of the 'Village Type Development' ("V") zone which is primarily for the convenience of the nearby villagers
2. Insufficient supply to meet exigent parking demand in the adjoining "V" zone.
3. Public vehicle park (excluding container trailer) is a column two use in "V" zone.
4. Public vehicle park has been approved by Town Planning Board within the same "V" zone.
5. The applicant wishes to regularize the existing public vehicle park at the application site. He will comply with the planning conditions should the Town Planning Board see fits.
6. The proposed development is compatible with the surrounding environment.
7. Planning precedence are noted within "V" zone in the same outline zoning plan.
8. Minimal traffic impact.
9. Insignificant noise and environmental impacts because the proposed development is static in nature.
10. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
11. No light goods vehicle, medium goods vehicle, heavy goods vehicle and container tractor/trailer will allow to access/park at the application site.
12. The pond at the application site has been filled in the 1990s which is around 30 more years ago. The current application is intended to regularize the filling of pond and make use of the application site to meet the parking demand of the villagers.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

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

Date 日期

16.5.2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

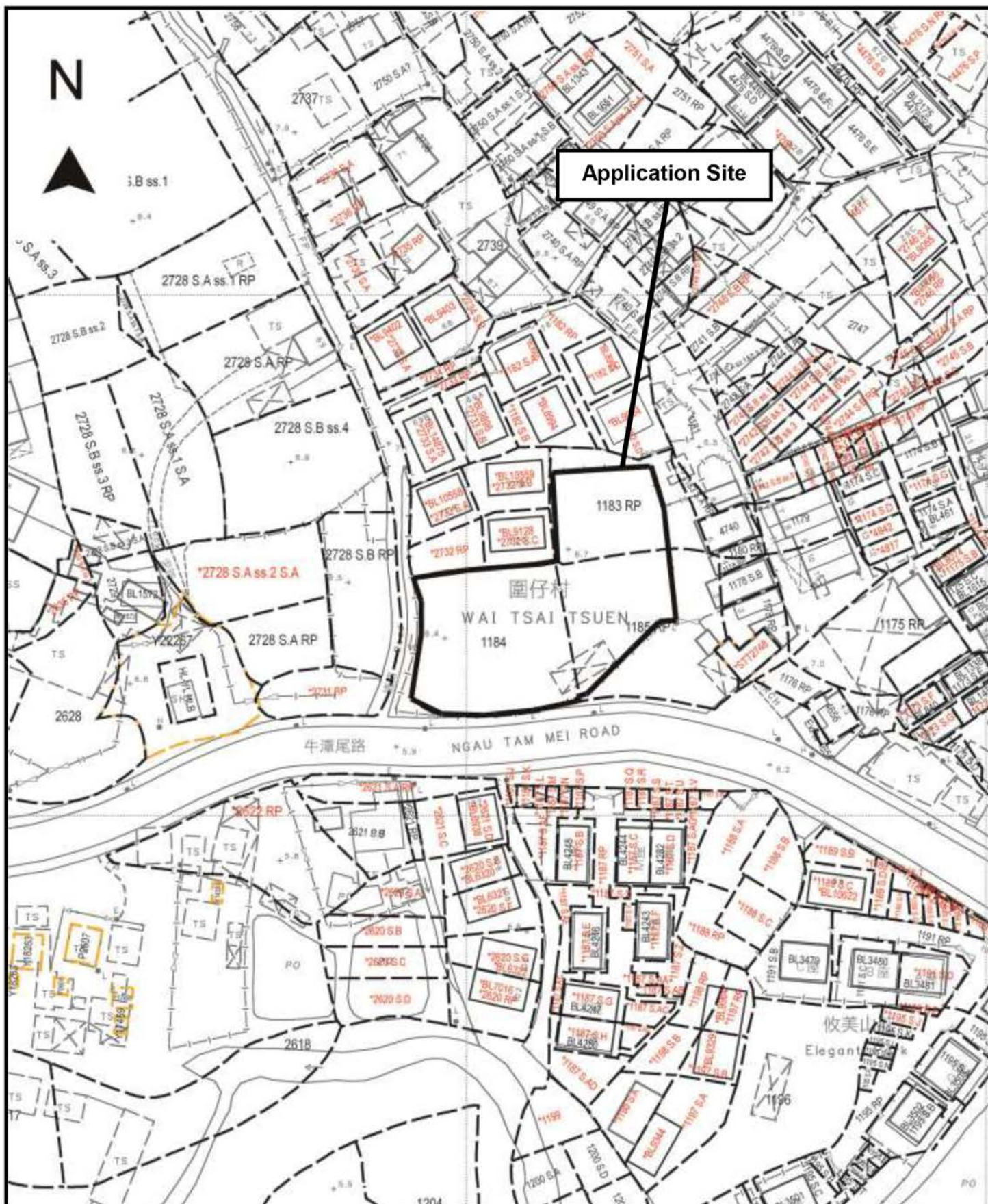
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1183 RP (Part), 1184 & 1185 RP (Part) in D.D. 104 Ngau Tam Mei, Yuen Long, N.T.
Site area 地盤面積	1,630 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/14
Zoning 地帶	'Village Type Development' ('V')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Pond and Excavation of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	60 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.0368 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.5	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	3.68 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		56
	Private Car Parking Spaces 私家車車位 56 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site plan, proposed drainage plan and filling of pond plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation and drainage proposal		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Project 項目名稱:

Temporary Public Vehicle Park for Private Cars and Associated Filling of Pond & 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.

Drawing Title 圖目:

Site Plan

Drawing No. 圖號:

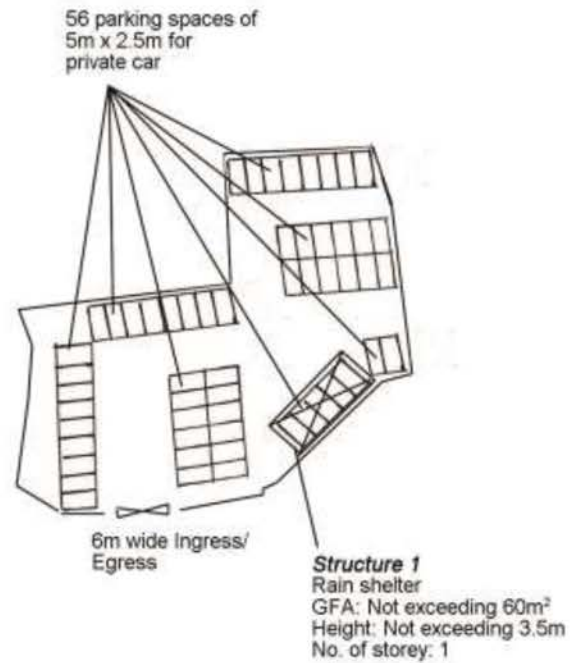
Figure 1

Remarks 備註:

Scale 比例:

1:1000

N



Project 項目名稱:

Temporary Public Vehicle Park for Private Cars and Associated Filling of Pond & 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.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

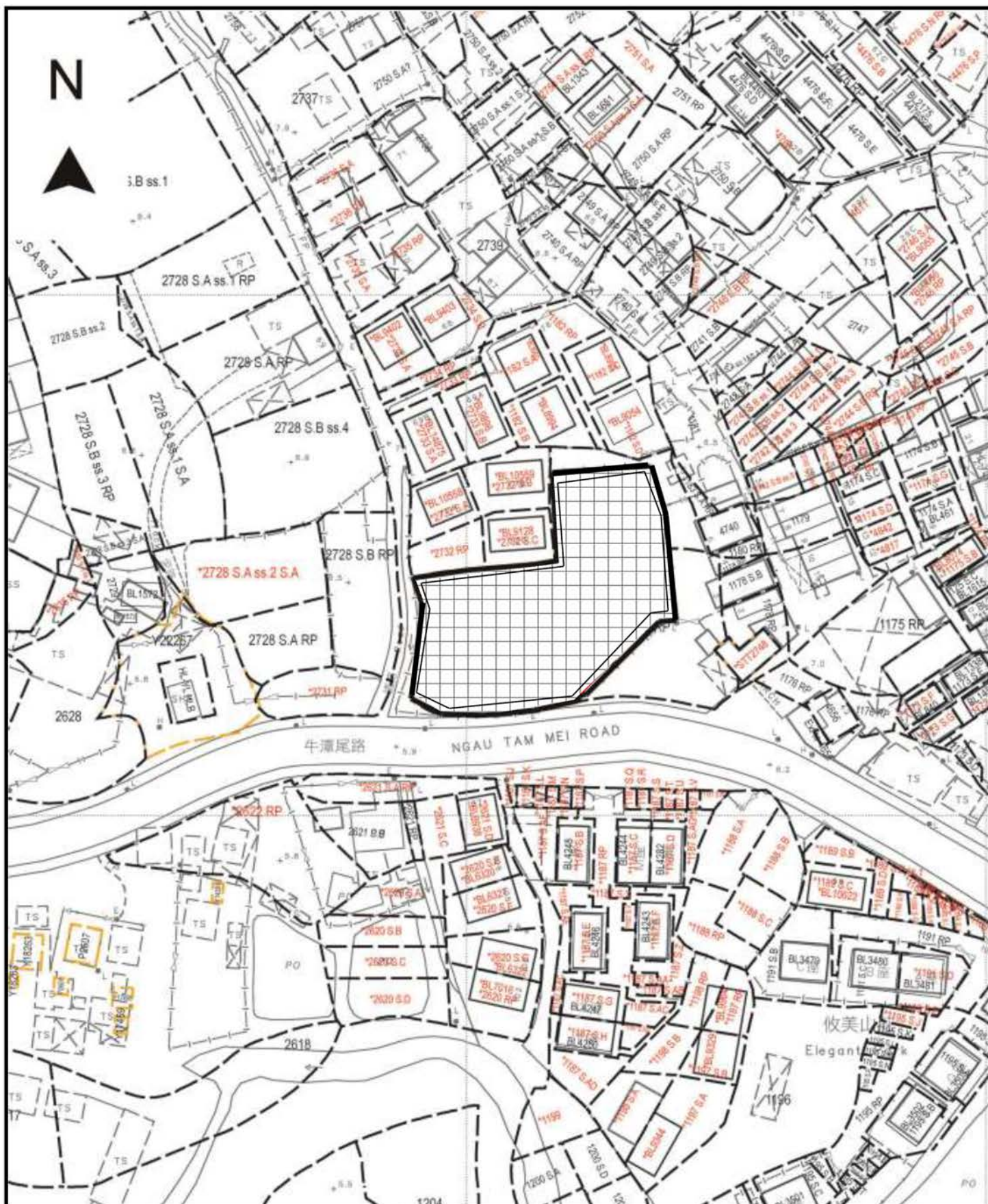
Figure 2

Remarks 備註:

Scale 比例:

1:1000

1:1000



Project 項目名稱:

Temporary Public Vehicle Park for Private Cars and Associated Filling of Pond & 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.

Drawing Title 圖目:

Filling of Pond and Excavation of Land Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:



Filling of Pond by 0.8m concrete



Excavation of land for provision of 375mm surface channel

Scale 比例:

1:1000

**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.**

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The site possesses an area of about 1,630m². The ponds at the application site has been hard paved by 0.8m concrete in the 1990s.
- 1.1.2 The application site is currently occupied by a public vehicle park for private car.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 The subject site has been hard paved and occupied an area of approximately 1,630m². It has a gradient sloping from northeast to southwest from about +6.9mPD to +6.3mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, the land to the south, north, west and east of the site is found lower than the application site or about the same as the level of the application site (**Figure 3**).
- 1.1.6 As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 There is an existing public drain to the immediate west of the application site and it is running to the south.

1.2 **Runoff Estimation & Proposed Drainage Facilities**

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.2.2 The collected surface runoff will be conveyed to existing public drain to the immediate west of the site. (**Figure 3**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface U-channel at site boundary is detailed hereunder:
 - (a) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (b) 100mm openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,630m²; (**Figure 3**)
- ii. The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 6.9\text{m} - 6.3\text{m} = 0.6\text{m}$$

$$L = 65\text{m}$$

$$\therefore \text{Average fall} = 0.6\text{m in } 65\text{m} \text{ or } 1\text{m in } 108.33\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [65 / (0.92^{0.2} \times 1,630^{0.1})]$$

$$t_c = 4.56 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 280 mm/hr

$$\text{By Rational Method, } Q = 1 \times 280 \times 1,630 / 3,600$$

$$\therefore Q = 126.77 \text{ l/s} = 7,606.67 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:145 along the site periphery of the site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent land.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting Ngau Tam Mei Road (**Figure 1**).
- 1.2 The application site will be opened for parking of private cars only. No vehicle other than private car will be allowed to enter the site. Also, vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to park at the application site.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

	<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 cars	1.75	1.75	18	14

Note 1: The opening hour of the proposed development is 24 hours from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is assumed as 1; &

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.

- 1.4 The applicant wishes to draw the Board's attention that the proposed carpark is intended to meet the parking demand for nearby villagers. The proposed development would not generate limited additional traffic leading to and from the site upon planning approval.

Total: 12 pages

Date: 17 July 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.

We write to clarify that excavation of land will be carried out at the application site for the provision of surface channel to the satisfaction of the Drainage Services Department. As such, we have updated page 5, 6 & 10 of the S.16-III application form, Annex and the plans in support of the captioned application.

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

Yours faithfully,

The block contains a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a circular purple ink stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT CORPORATION LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Jane LAU) – By Email

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	Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Pond and Excavation of Land for a Period of 3 Years		
	(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	<input checked="" type="checkbox"/> year(s) 年	3	
	<input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	1,570	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	60	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	NA		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 60	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 60	sq.m	<input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Rain shelter (Not exceeding 3.5m, 1 storey)			
.....			
.....			
.....			
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	56 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	Nil		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

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)) Vehicular track leading from Tsui Sing Road <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 0.375 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 65.25 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"/>

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1183 RP (Part), 1184 & 1185 RP (Part) in D.D. 104 Ngau Tam Mei, Yuen Long, N.T.
Site area 地盤面積	1,630 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/14
Zoning 地帶	'Village Type Development' ('V')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Pond and Excavation of Land for a Period of 3 Years

**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.**

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The site possesses an area of about 1,630m². The ponds at the application site has been hard paved by 0.8m concrete in the 1990s.
- 1.1.2 The application site is currently occupied by a public vehicle park for private car.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 The subject site has been hard paved and occupied an area of approximately 1,630m². It has a gradient sloping from northeast to southwest from about +6.9mPD to +6.3mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, the land to the south, north, west and east of the site is found lower than the application site or about the same as the level of the application site (**Figure 3**).
- 1.1.6 As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 There is an existing public drain to the immediate west of the application site and it is running to the south.

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.2.2 The collected surface runoff will be conveyed to existing public drain to the immediate west of the site. (**Figure 3**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface U-channel at site boundary is detailed hereunder:
 - (a) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (b) 100mm openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The area of the entire catchment is approximately 1,630m²; (**Figure 3**)
- The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 6.9\text{m} - 6.3\text{m} = 0.6\text{m}$$

$$L = 65\text{m}$$

$$\therefore \text{Average fall} = 0.6\text{m in } 65\text{m} \text{ or } 1\text{m in } 108.33\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [65 / (0.92^{0.2} \times 1,630^{0.1})]$$

$$t_c = 4.56 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 280 mm/hr

$$\text{By Rational Method, } Q = 1 \times 280 \times 1,630 / 3,600$$

$$\therefore Q = 126.77 \text{ l/s} = 7,606.67 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:145 along the site periphery of the site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent land.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting Ngau Tam Mei Road (**Figure 1**).
- 1.2 The application site will be opened for parking of private cars only. No vehicle other than private car will be allowed to enter the site. Also, vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to park at the application site.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

	<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 cars	1.75	1.75	18	14

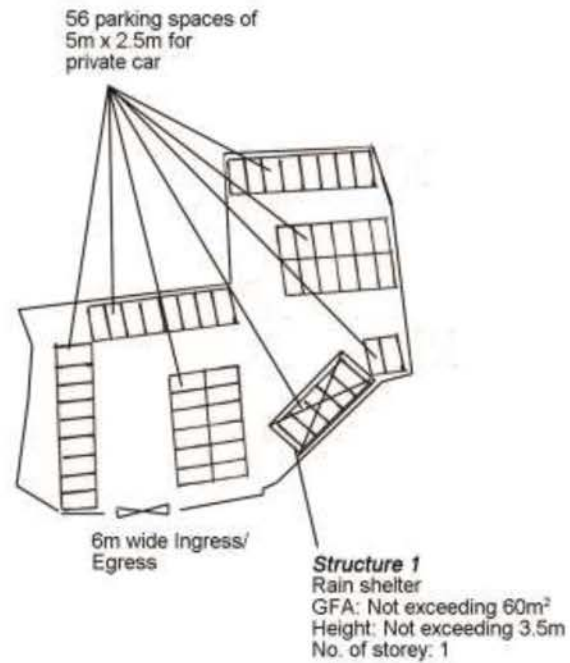
Note 1: The opening hour of the proposed development is 24 hours from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is assumed as 1; &

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.

- 1.4 The applicant wishes to draw the Board's attention that the proposed carpark is intended to meet the parking demand for nearby villagers. The proposed development would not generate limited additional traffic leading to and from the site upon planning approval.

N



Project 項目名稱:

Temporary Public Vehicle Park for Private Cars and Associated Filling of Pond & 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.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

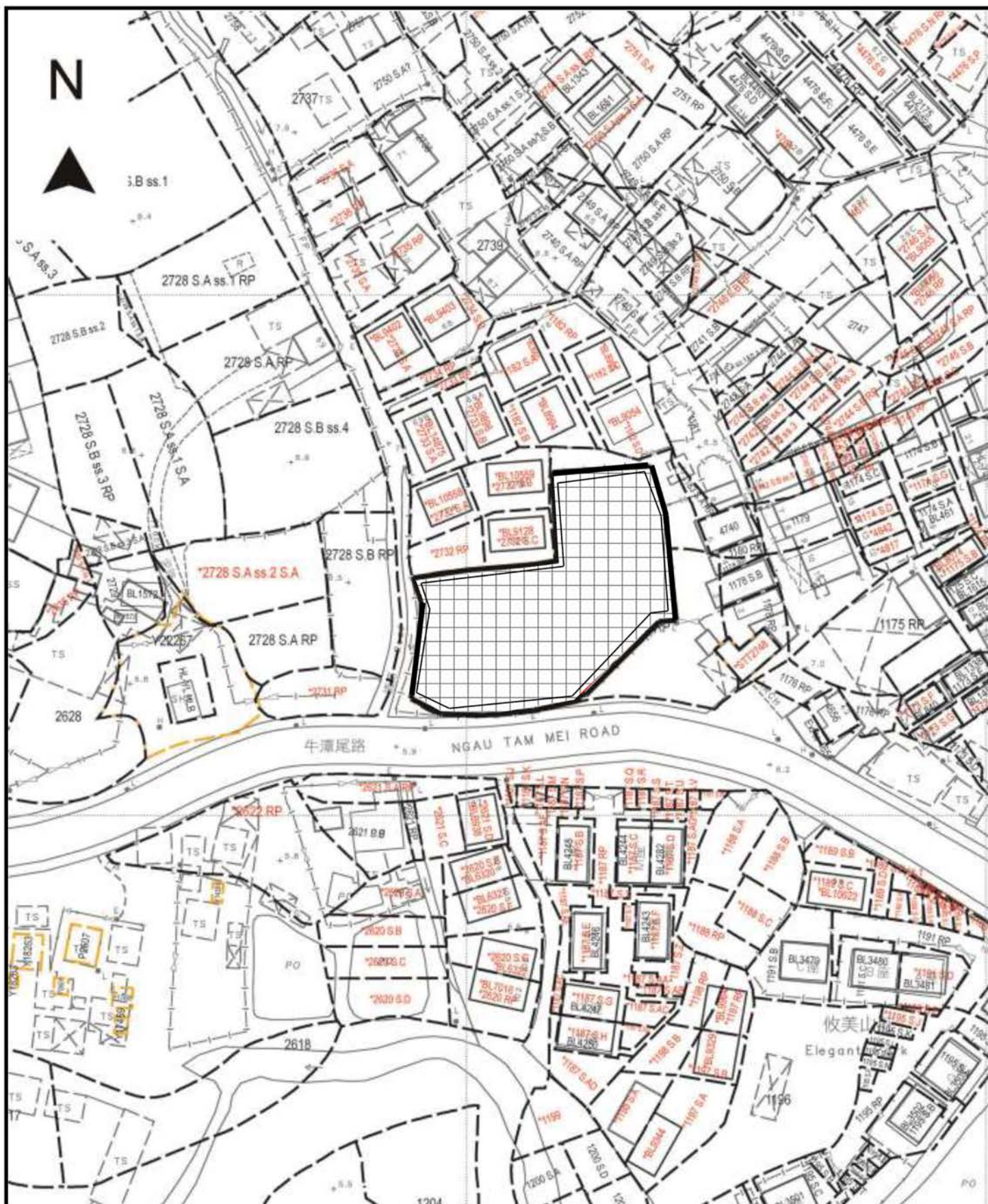
Figure 2

Remarks 備註:

Scale 比例:

1:1000

1:1000



Project 項目名稱:

Temporary Public Vehicle Park for Private Cars and Associated Filling of Pond & 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.

Drawing Title 圖目:

Filling of Pond and Excavation of Land Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:



Filling of Pond by 0.8m concrete

— Excavation of land for provision of 375mm surface channel

Scale 比例:

1:1000

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Timothy Yuet Sang CHAN/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2025年08月28日星期四 21:04
收件者: tpbpd/PLAND
副本: Timothy Yuet Sang CHAN/PLAND
主旨: A/YL-NTM/482
附件: NTM482-ltr-03.pdf

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)) <u>Vehicular track leading from Ngau Tam Mei Road</u> <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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			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"/>	_____			_____		
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Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1183 RP, 1184 and 1185 in D.D. 104 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;
- according to his record, there is no Small House application under processing or approved at the Site; and
- advisory comments are detailed in **Appendix III**.

2. Environment

Comments of the Director of Environmental Protection:

- considering the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, it is noted that the applied use would not involve traffic of heavy vehicle and dusty operations. Based on the above, he has no objection to the application from environmental planning perspective;
- no environmental complaints relating to the Site was recorded in the past three years; and
- advisory comments are detailed in **Appendix III**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within an area zoned “Village Type Development” on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/14, which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

4. Drainage

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the proposed drainage facilities should be incorporated; and
- advisory comments are detailed in **Appendix III**.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided on the Site; and
- advisory comments are detailed in **Appendix III**.

6. Other Departments

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix III**:

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police;
- (i) Director of Electrical and Mechanical Services; and
- (j) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot of the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) Ngau Tam Mei Road is a prohibited zone 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;
 - (ii) no vehicles are allowed to queue back to or reverse onto/from public roads at any time during the planning approval period; and
 - (iii) the Site is connected to public road network via Ngau Tam Mei Road which is not managed by Transport Department. The land status of Ngau Tam Mei Road should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the Ngau Tam Mei Road should be clarified with the relevant lands and maintenance authorities accordingly;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that:
 - (i) the Site is in the vicinity of Chun Shin Road which would be used for construction traffic for Northern Link (NOL). Should any additional traffic on Chun Shin Road be induced due to the application, the applicant shall keep his office informed; and
 - (ii) the Site is in the vicinity of the railway protection boundary of the existing railway line. Please consult MTR Corporation Limited (MTRCL) with respect to the operation, maintenance, safety and any future works required for the existing railway network;

- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes 1/23 (ProPECCN 1/23). All effluent discharges from the applied use are subject to control under Water Pollution Control Ordinance; and
 - (ii) all relevant pollution control ordinances should be strictly observed, particularly on waste management and disposal, and put in place necessary precautionary/pollution control measures to prevent any pollution and disturbance to the nearby sensitive receivers as a result of the construction activities and operation of the project;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation that damages and disturbance to the ponds and watercourse located to the west of the Site should be avoided;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - (i) the applicant shall demonstrate in the revised drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and
 - (ii) the applicant shall be liable for any adverse drainage impact due to the proposed works;
- (j) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the application, the applicant shall submit a Declaration Form for the Compliance of Fire Safety Requirements together with relevant FS 251 certificate for approval;
 - (ii) if the proposed use will involve erection of enclosed structure(s), 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 approval;
 - (iii) the submission of a completed Declaration Form alongside valid FS 251 certificate will be considered equivalent to compliance with the relevant approval conditions of submission of a FSIs proposal and the implementation of the FSIs; and
 - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- (i) it is noted that one structure and associated filling of pond and excavation of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site abut on a specified street (Ngau Tam Mei Road) of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) Detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-08-11 星期一 03:01:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-NTM/482

A/YL-NTM/482

Lots 1183 RP (Part), 1184 and 1185 RP (Part) in D.D. 104, Ngau Tam Mei, Yuen Long

Site area: About 1,630sq.m

Zoning: "VTD"

Applied use: 56 Public Vehicle Park / **Filling of Pond and Excavation of Land**

Dear TPB Members,

So yet another decades old parking scam goes legit.

Hopefully this exercise will increase revenue to help offset expenditure on NT roads.

Note no mention of provision of EV charging.

With these newly approved applications members should ensure that the operations are in compliance with government policy to facilitate the transfer of motor vehicles to cleaner energy.

Mary Mulvihill