

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-NTM/484**

- Applicant** : Slightham Company
- Site** : Lots 1560 RP (Part), 2511 RP (Part), 2512 RP (Part), 2513 (Part) and 2514 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long
- Site Area** : About 1,126m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/14
- Zoning** : “Residential (Group D)” (“R(D)”)   
*[restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]*
- Application** : Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (excluding container vehicle) with ancillary facilities for a period of three years at the application site (the Site), which falls within an area zoned “R(D)” on the OZP (**Plan A-1**). According to the Notes of the OZP for “R(D)” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently fenced-off, hard-paved, and being occupied by some temporary structures, storage and vehicle parking uses without valid planning permission (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Chuk Yau Road (**Plan A-2**), with an ingress/egress (about 9m wide) at the southern part of the Site. According to the applicant, the proposed use involves 11 car parking spaces, including nine for private cars and two for light goods vehicles (LGVs). In addition, two single-storey open-sided structures (with a height of not more than 6m and a total floor area of about 308m<sup>2</sup>) for accommodating nine car parking spaces, a site office and a toilet underneath are proposed at the Site. The proposed use operates 24 hours daily from Mondays to Sundays (including public holidays). No vehicle without valid licence issued under the Road Traffic Regulation is permitted to park, and no car washing, vehicle repairing, dismantling, paint spraying or other workshop activity will be carried out at the Site. The layout plan submitted by the applicant is at **Drawing A-1**.

- 1.3 In support of the application, the applicant has submitted an Application Form and Supplementary Information (SI) which were received on 28.7.2025 and 31.7.2025 respectively (**Appendix I**).

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and SI at **Appendix I**, and can be summarised as follows:

- (a) The proposed use is for parking of private cars and LGVs only. The proposed use would not cause significant traffic and environmental impacts to the surrounding areas.
- (b) Similar public vehicle parks had been approved in the nearby areas within the same “R(D)” zone. The proposed use could meet the parking demand from the adjacent residential development and is not incompatible with the surrounding environment.
- (c) Temporary approval of the proposed use can better utilise vacant land in the New Territories and would not jeopardise the long-term planning intention of the “R(D)” zone.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to San Tin Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Background**

- 4.1 The Government is conducting a planning study on the Ngau Tam Mei area (i.e. the Land Use Review Study for the Ngau Tam Mei Area) (the NTM Review Study), which covers the Site. According to the Broad Land Use Concept Plan, the Site falls within an area recommended for the development of Comprehensive Residential Neighbourhood.
- 4.2 The Site is not subject to any active planning enforcement action.

## **5. Previous Applications**

The Site is the subject of four previous applications (No. A/YL-NTM/38, 47, 58, 69) for temporary open storage or residential development (**Plan A-1**), in which their considerations are not relevant to the current application which involves a different use. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

## **6. Similar Applications**

During the past five years, there were two similar applications (No. A/YL-NTM/415 and 469) for temporary public vehicle park for private cars and light goods vehicles only at a site within the same “R(D)” zone on the OZP. Both applications were approved with conditions by the Rural and New Town Planning Committee of the Board in 2021 and 2024 respectively mainly on the considerations that the applied use could provide vehicle parking spaces to meet local demand and serve the adjacent residential development; the temporary approval would not frustrate the long-term planning intention of the “R(D)” zone; the applied use was considered not incompatible with the surrounding land uses; and there was no adverse comment from concerned government departments or their concerns could be addressed by imposing approval conditions. Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

## **7. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

7.1 The Site is:

- (a) currently fenced-off, hard-paved, and being occupied by some temporary structures, open storage and vehicle parking uses without valid planning permission; and
- (b) accessible from Chuk Yau Road.

7.2 The surrounding areas are rural in character and predominated by village houses/residential structures, vehicles parks (some with valid planning permission), vehicle repairing workshop, storage yard, warehouse, retail shop, vacant land and planned temporary transitional housing development with valid planning permission.

## **8. Planning Intention**

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

## **9. Comments from Relevant Government Departments**

9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clause, if any, are provided in **Appendices III** and **IV** respectively.

9.2 The following government department supports the application:

### **Traffic**

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

- (a) supports the application as it could meet the public demand of vehicle parking spaces; and
- (b) advisory comments are detailed in **Appendix IV**.

9.3 The following government department has specific comments on the application:

**Project Interface**

9.3.1 Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W) of CEDD):

the Site falls within the boundary of Potential Development Area (PDA) being examined under the NTM Review Study. However, the implementation programme of the proposed development at Ngau Tam Mei Area is still being studied. As the land resumption and clearance programme shall follow the project programme notwithstanding the validity period of the planning permission, the applicant should be reminded that the Site may be resumed at any time for potential development project.

**10. Public Comment Received During Statutory Publication Period**

On 5.8.2025, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual raising concern that the proposed use should comply with relevant government policy on cleaner energy (**Appendix V**).

**11. Planning Considerations and Assessments**

- 11.1 The application is for proposed temporary public vehicle park (excluding container vehicle) with ancillary facilities for a period of three years at the Site zoned “R(D)” (**Plan A-1**). Whilst the proposed use is not entirely in line with the planning intention of the “R(D)” zone, according to the applicant, the proposed use could meet the local parking demand and C for T supports the application from traffic engineering point of view. On the other hand, PM(W) of CEDD advises that the Site falls within the PDA being examined under the NTM Review Study, and may be resumed at any time for potential development project following the project programme. As such, approving the current application for temporary use pending permanent development may be considered. To address PM(W) of CEDD’s concerns on the potential interface issue, should the application be approved by the Board, an advisory clause is recommended to remind the applicant that the Site may be resumed by the Government and the proposed use may be terminated at any time during the planning approval period for implementation of Government projects. In view of the above and taking into account the planning assessments below, there is no objection to the proposed use on a temporary basis of three years.
- 11.2 The proposed use is considered not incompatible with the surrounding areas which are rural in character and predominated by village houses/residential structures, vehicle parks, vehicle repairing workshop, storage yard, warehouse, retail shop, vacant land and planned temporary transitional housing development. The Chief Town Planner/Urban

Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective as adverse landscape impact within the Site arising from the proposed use is not anticipated.

- 11.3 Other relevant government departments consulted, including the Chief Highway Engineer/New Territories West, Highways Department, Director of Environmental Protection and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential environmental nuisance caused by the proposed use on the surrounding areas.
- 11.4 Regarding the public comment as stated in paragraph 10 above, the planning considerations and departmental comments above are relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 19.9.2028. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 19.3.2026;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 19.6.2026;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 19.3.2026;
- (e) in relation to (d) above, the implementation of the fire service installations proposal on the site within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 19.6.2026;
- (f) if the above planning condition (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 (a), (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.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "Residential (Group D)" zone, which is for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent building. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

**13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**14. Attachments**

<b>Appendix I</b>	Application Form received on 28.7.2025 and SI received on 31.7.2025
<b>Appendix II</b>	Previous and Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1</b>	Location Plan with Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos