

This document is received on 12 APR 2024  
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](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](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 請在適當的方格內上加上「✓」號



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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	A171-KTS/1002
	Date Received 收到日期	12 APR 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Moon Kee Car Park (滿記停車場)

### 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)

Top Bright Consultants Limited 才鴻顧問有限公司

### 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 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,353 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 364 sq.m 平方米 <input checked="" 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 Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Public Car Park (Private Cars)  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)"<sup>#</sup> notified 已獲通知「現行土地擁有人」<sup>#</sup>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)<sup>#</sup>&  
於..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>\*</sup>。

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>\*</sup>  
於..... (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
18/03/2024 (DD/MM/YYYY)<sup>\*</sup>  
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<sup>\*</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 25/03/2024 (DD/MM/YYYY)<sup>\*</sup>  
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<sup>\*</sup>

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 or Regulated Areas**

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

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

(b) Effective period of permission applied for  
申請的許可有效期☐ year(s) 年 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐ About 約

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

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

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

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

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

[illegible]



	<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 or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-KTS</u> / <u>888</u>
(b) Date of approval 獲批給許可的日期	<u>11/06/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15/06/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Car Park (Private Cars) for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**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。

Please refer to Chapter 6 of the Supplementary Planning Statement



**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

  
.....  
Lo Ming Kong

Name in Block Letters  
姓名（請以正楷填寫）

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

Admin. Officer

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

Top Bright Consultants Limited



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

Date 日期

08/04/2024

(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 <u>as far as possible</u> . 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 available 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, New Territories
Site area 地盤面積	4,353 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 Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Car Park (Private Cars) 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	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	364 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.08 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	<input type="checkbox"/> m 米 (Not more than 不多於)
		Nil	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	2.6-3	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	8 % <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		118
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		118 Nil Nil Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		Nil
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		Nil Nil Nil Nil Nil Nil

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
<del>Master layout plan(s)/Layout plan(s)</del> 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"/>
<del>Master landscape plan(s)/Landscape plan(s)</del> 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing the General Area, Extract from Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
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。




**Application for Permission under Section 16 of  
the Town Planning Ordinance (Cap. 131)**

**Temporary Public Car Park for Private Vehicles for a  
Period of 3 Years in “Agriculture” Zone at Lots 111RP,  
112(Part), 113, 115RP, 116(Part), 117RP in DD113,  
Kam Tin South, Yuen Long, New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**  
Moon Kee Car Park

**Planning Consultant:**  
 Top Bright Consultants Ltd.

April, 2024

## **Executive Summary**

This planning application is submitted on behalf of Moon Kee Car Park (the "Applicant") to the Town Planning Board (the "Board") to seek renewal of planning application at Lots 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, New Territories (the "Application Site") for a temporary public car park for private vehicles (the "Proposed Development") for a further period of 3 years.

The Application Site has a total site area of 4,353 square metres and is currently being occupied by the Applicant for a public car park for private vehicles. The Application Site, or part of it, is the subject of 11 previous planning applications (Application Nos. A/YL-KTS/158, 241, 246, 284, 384 (No. 384-1 for minor amendments to the approved scheme), 492, 519, 553, 660, 785 and 888), of which the last 8 were approved for public car park use. The last application (No. A/YL-KTS/888) was approved by the Board for a public car park (private cars) for a period of 3 years on 11.6.2021. All approval conditions of the last application had been complied with. As the last application will be expired on 15.6.2024, the Applicant seeks renewal application from the Board to continue the Proposed Development at the Application Site for a further period of 3 years.

According to the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15, the Application Site falls within the area zoned "Agriculture" ("AGR"). The Proposed Development is not a use under Column 1 and 2 under Kam Tin South OZP and temporary use of the Application Site requires planning permission from the Board. In view of the location of the Application Site, which is close to the Tai Lam Tunnel toll plaza and bus interchange, the Applicant considers that the Application Site is a preferred location for a 24-hour "park-and-ride" facility for the public in general and the nearby residents in particular.

The proposed development is generally identical to the last application (Application No. A/YL-KTS/888) except the minor reduction of the floor area. The Application Site is used for parking of approximately 118 private vehicles. A site office (1-storey) and a washroom is located at the eastern portion of the site near the entrance.

The justifications of this application are: the continuous demand for public parking facilities in the vicinity; would not jeopardize the future housing development at the Application Site; provide remedial measures for shortage of parking supply by private initiative; would not jeopardize the planning intention of "AGR" zone; not incompatible with surrounding land uses; site with previous planning approvals; compliance with previous approval conditions; and insignificant environmental, drainage and traffic impacts. The Applicant therefore seeks the Board's permission to continue using the Application Site for the Proposed Development for a further period of 3 years.



## 行政摘要

這宗規劃續期申請乃代表滿記停車場向城市規劃委員會(“城規會”)呈交,擬議在新界元朗錦田丈量約份 113 地段第 111 號餘段, 112 號(部份), 113, 115 號餘段, 116 號(部份)及 117 號餘段 (“申請地點”), 用作臨時公眾私家車停車場 (“擬議發展”), 為期 3 年。

申請地點的面積為 4,353 平方米, 目前被申請人用作公眾私家車停車場。申請地點或其部份地段涉及 11 宗規劃申請(申請編號 A/YL-KTS/158, 241, 246, 284, 384 (編號 384-1 作 B 類修訂), 492, 519, 553, 660, 785 及 888), 當中最後 8 宗申請獲批准作公眾停車場用途。最近一次規劃許可(申請編號:A/YL-KTS/888) 於 2021 年 6 月 11 日獲批准作臨時公眾停車場(私家車), 為期三年。申請人已全部履行該規劃許可的附帶條件。鑑於該申請的期限將於 2024 年 6 月 15 日屆滿, 申請人提出是項規劃許可續期申請, 希望繼續使用申請地點作同樣用途。

申請地點座落於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 中的“農業”地帶, 而根據該大綱圖的規定, 擬議發展並非屬第一欄或第二欄准許的用途, 臨時用途須向城規會提出申請。由於申請地點鄰近大欖隧道收費廣場及轉車站, 申請人認為申請地點是一個可供公眾及附近居民作 24 小時“泊車轉乘”設施的理想地點。

擬議發展大致與上次獲批的規劃許可(申請編號: A/YL-KTS/888)相同, 除了輕微減少了樓面面積。申請地點共提供 118 個私家車停車位, 並於東面鄰近出入口的位置設有一個一層高的地盤辦公室及一個洗手間。

這宗規劃申請的理由為: 舒緩大欖隧道轉車站停車設施的持續需求; 不會妨礙申請地點的未來房屋發展; 以私人經營模式舒緩停車位短缺的問題; 不會違背“農業”地帶的規劃意向; 與附近土地用途協調; 申請地點過往曾獲規劃許可; 已履行全部規劃許可附帶條件; 以及不會對附近的環境、排水及交通構成不良影響。因此, 申請人希望城規會批准續期三年的臨時用途。

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**SUMMARY OF APPLICATION**

Applicant:	Moon Kee Car Park
Application for:	Temporary Public Car Park for Private Vehicles for a Period of 3 Years
Existing Use:	Public Car Park for Private Vehicles
Location of the Application Site:	Lots 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, New Territories
Site Area:	4,353 square metres
Lease:	Block Government Lease demised as agricultural land
Town Plan:	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 gazetted on 21.12.2018
Zoning:	"Agriculture" ("AGR")
Previous Applications:	A/YL-KTS/888 approved on 11.6.2021 for a public car park A/YL-KTS/785 approved on 15.6.2018 for a public car park A/YL-KTS/660 approved on 6.2.2015 for a public car park A/YL-KTS/553 approved on 6.1.2012 for a public car park A/YL-KTS/519 approved on 14.1.2011 for a public car park A/YL-KTS/492 approved on 11.6.2010 for a public car park A/YL-KTS/384-1 approved on 27.7.2007 (Class B amendment) A/YL-KTS/384 approved on review on 12.1.2007 for a public car park A/YL-KTS/284 rejected on 8.11.2002 for a public car park A/YL-KTS/246 rejected on 4.5.2001 for a public car park A/YL-KTS/241 rejected on 2.2.2001 for a public car park A/YL-KTS/158 approved on 12.3.1999 for a public car park

## **1. INTRODUCTION**

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Moon Kee Car Park (the "Applicant") for renewal of a planning application at Lots 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, New Territories (the "Application Site") for a temporary public car park for private vehicles (the "Proposed Development") for a period of 3 years.
- 1.02 The Application Site has a total site area of 4,353 square metres and is currently being occupied by the Applicant for a public car park for private vehicles. The Application Site, or part of it, is the subject of 11 previous planning applications (Application Nos. A/YL-KTS/158, 241, 246, 284, 384 (No. 384-1 for minor amendments to the approved scheme), 492, 519, 553, 660, 785 and 888), of which the last 8 were approved for public car park use. The last application (No. A/YL-KTS/888) was approved by the Town Planning Board (the "Board") for a public car park (private cars) for a period of 3 years on 11.6.2021. All approval conditions of the last application had been complied with. As the last application will be expired on 15.6.2024, the Applicant seeks renewal application from the Board to continue the Proposed Development at the Application Site for a further period of 3 years.
- 1.03 The proposed public car park (since the approval of the planning application No. A/YL-KTS/384 dated 12.1.2007) has been operated as a 'park and ride' facility for the local community for over 17 years. The proposed development will continue to serve the local community as a 'park and ride' facility for the coming few years. The planning parameters of this planning application is generally identical to the last approved application (No. A/YL-KTS/888) in terms of land use, nature of business, no. and area of structures, no. of parking spaces provided, etc.
- 1.04 According to the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15, the Application Site falls within the area zoned "Agriculture" ("AGR"). The Proposed Development is not a use under Column 1 and 2 under Kam Tin South OZP and temporary use of the Application Site requires planning permission from the Board. In view of the location of the Application Site, which is close to the Tai Lam Tunnel toll plaza and bus interchange, the Applicant considers that the Application Site is a preferred location for a 24-hour "park-and-ride" facility for the public in general and the nearby residents in particular.
- 1.05 This supplementary planning statement provides detailed land status and present situation of the Application Site, a brief account of the Proposed Development and planning justifications for the Proposed Development. This information is necessary to facilitate the Board's consideration of this application.



## **2. SITE CONTEXT**

### **Location**

- 2.01 The Application Site is located about 70m to the east of the Tai Lam Tunnel toll plaza and Tsing Long Highway, and 150m to the west of MTR West Rail Pat Heung Maintenance Centre. Figure 1 shows the Application Site in its regional context.

### **Existing Site Conditions**

- 2.02 The Application Site is currently used as a public car park for private vehicles. The eastern portion of the Application Site is occupied by a site office while the other portions are designated for parking of private vehicles.
- 2.03 The Application Site covers an area of 4,353 square metres and is generally irregular in shape (Please refer to Site Plan at Figure 2). The Application Site has been hard paved and kept in a clean and tidy condition.

### **Surrounding Land Uses**

- 2.04 The Application Site is bounded by the slip road connecting Pat Heung Road and the Toll Plaza of Tsing Long Highway to the west. To the east is a piece of Government land which is the access to the Application Site. To its further east are Kam Ho Road and a Nullah. To its immediate south is unused land and dense trees. A number of warehouses and open storage yards are located to the further south of the Application Site. Figure 3 shows the Application Site in the context of its local surrounds.

### **Access**

- 2.05 The Application Site is accessed via a track from Kam Ho Road to its east which connects to Pat Heung Road, Tsing Long Highway and Tai Lam Tunnel. The Application Site enjoys direct vehicular access towards Kam Ho Road. The existing run-in and run-out of the Application Site is approximately 7.5 metres wide which have been approved by relevant Government departments for compliance with approval conditions (i) and (j) under the previous application (No. A/YL-KTS/384). An existing footpath at the northwest corner of the Application Site connects to the Tai Lam Bus Interchange.

## **3. LAND STATUS**

- 3.01 According to the Land Registry, the Application Site comprises of Lots 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, New Territories which demised as agricultural land. The location of the lots is illustrated on the Site Plan at Figure 2.
- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.

#### **4. PLANNING CONTEXT**

##### **Statutory Plan**

- 4.01 According to the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 gazetted on 21.12.2018, the Application Site falls within an area zoned "Agriculture" ("AGR"). As noted in the Explanatory Statement accompanying the OZP, the planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. An extract of the plan is at Figure 4.
- 4.02 Under the provisions of the OZP, 'public car park' is not a use listed under Columns 1 or 2 of the "AGR" zone. However, Section (11)(b) of the Notes attached to the plan stipulates that the Board may, at their discretion, approve applications for temporary uses not provided for in the plan up to a maximum period of 3 years.

##### **Previous Planning Applications**

- 4.03 The subject lots are part of 11 previous planning applications (Application Nos. A/YL-KTS/158, 241, 246, 284, 384 (No. 384-1 for minor amendments to the approved scheme), 492, 519, 553, 660, 785 and 888). The last application (Application No. A/YL-KTS/888) was approved for a temporary public car park (private cars) for a period of 3 years on 11.6.2021 and valid until 15.6.2024. All approval conditions under the application (Application No. A/YL-KTS/888) had been complied with.

#### **5. DEVELOPMENT PROPOSAL**

##### **Applied Use**

- 5.01 The Applicant seeks renewal of the planning application from the Board to continue using the Application Site for a public car park for private vehicles for a further period of 3 years. The Proposed Development will continue to serve as a 24-hour "park-and-ride" facility for residents residing on the North West New Territories as well as for local villagers and people traveling to the Mainland for business and pleasure as a cross-boundary bus station is located at the Kam Sheung Road Station Public Transport Interchange.

##### **Site Layout and Design**

- 5.02 As indicated on the Layout Plan at Figure 5, the proposed development is generally identical to the last application (Application No. A/YL-KTS/888) except with minor adjustment of the floor area. The Application Site will be used for parking of approximately 118 private vehicles. A site office (1-storey) and a washroom is located at the eastern portion of the site near the entrance. A comparison of the current arrangement and the last application (No. A/YL-KTS/888) is as follows:



**Table 1: Differences between the Current and Last Application (No. A/YL-KTS/888)**

	<b>Previous Application (No. A/YL-KTS/888)</b>	<b>Current Application</b>	<b>Differences</b>
<b>Applied Uses</b>	Temporary Public Car Park (Private Cars)	Temporary Public Car Park (Private Cars)	-
<b>Site Area</b>	4,353 sq. m.	4,353 sq. m.	-
<b>Proposed No. of Structures</b>	3	3	-
<b>Total GFA</b>	385 sq. m.	364 sq. m.	-21 sq. m. (-5%)
<b>Building Height</b>	2.6 - 3m	2.6 - 3m	-
<b>No. of Parking Spaces for Private Vehicles</b>	118	118	-

- 5.03 As shown in Table 1 above, the Proposed Development is almost identical as the last application (No. A/YL-KTS/888). The major difference is that the floor area of the site office and tent covered parking area for the current application is slightly reduced with reference to the recent on-site survey. The northern boundary of the Application Site will not be fenced off by opaque fencing in order to provide good visibility for road users and pedestrians.

#### **Site Operations**

- 5.04 The Application Site, which mainly caters to those residents living in the North West New Territories, will operate 24 hours a day. Only private vehicles (not exceeding 7 metres long) with valid licenses issued under the Road Traffic Regulations will be allowed to be parked on the Application Site. No medium or heavy goods vehicles exceeding 5.5 tonnes will be allowed to enter the Application Site. In addition, no dismantling, car maintenance and repairing, cleaning, paint spraying or other workshop activities will be conducted at the Application Site.

#### **Access Arrangement**

- 5.05 The existing run-in and run-out of the Application Site is approximately 7.5 metres wide which have been approved by relevant Government departments for compliance with approval conditions (i) and (j) under the previous application (No. A/YL-KTS/384). The Applicant will maintain the run-in and run-out for the current application. To address the concern of relevant Government departments, no right turning of vehicles from the access road to Kam Ho Road will be allowed.

### **Landscape and Tree Preservation Proposal**

- 5.06 In accordance with the approved landscape proposal of the previous applications (Nos. A/YL-KTS/384 and 553), trees have already been planted around the perimeter of the Application Site as far as practical (see Figure 6). The tree species are *Ficus Microcarpa* and *Ficus Hispida*, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The implementation of the landscape proposal was considered satisfactory by the Planning Department. The Applicant will continue to provide routine horticultural maintenance for tree planting on the peripheral of the Application Site.

### **Drainage Proposal**

- 5.07 The Application Site is served by existing surface channels which have been constructed under previous planning application (No. A/YL-KTS/553). These facilities, which have already received approval from the Drainage Services Department, will be maintained by the Applicant.

## **6. JUSTIFICATIONS**

### **Continuous Demand for Public Parking Facilities in the Vicinity**

- 6.01 The Application Site is considered ideal for 'park and ride' car parking provision due to the close proximity to the major transport interchange along the Route 3 (Tsing Long Highway). The Proposed Development is able to alleviate the existing illegal parking problems in the vicinity of the Application Site. It will continue to serve passengers using public transport in view of its current physical condition, proximity to the Tai Lam Tunnel bus interchange and high accessibility to the strategic network connecting up with the urban areas and other parts of the Territory. In addition, 3 development sites have been rezoned to "Residential (Group A)" for the increase of public housing supply within Kam Tin South. The three public housing sites together would yield approximately 9,000 flats. Though the Proposed Development is a small scaled parking facility, it nonetheless would assist to relieve the shortage of parking provisions within the area when the surrounding housing development sites are being implemented.

### **Would not Jeopardize the Future Housing Development at the Application Site**

- 6.02 According to the press release in early April 2021, the Application Site and its surrounding areas are one of the shortlisted clusters for potential public housing identified under brownfield sites review in Yuen Long District. It is noted that the detailed design and implementation programme for the project will be formulated and the clearance of the site will not be arranged in the next 3 years. The proposed development is only a temporary use and would not jeopardize the future land use of the Application Site as indicated by the brownfield sites review. Nonetheless, the Proposed Development will play an important role by help meeting local and future parking demand until the implementation of the housing programme.



### **Provide Remedial Measures for Shortage of Parking Supply by Private Initiative**

- 6.03 The major objective of 'park and ride' is to reduce private car trips to/from urban areas and encourage the use of available public transport facilities. According to the Government's policy, the establishment of 'park and ride' in major transport interchanges and bus termini should continue to be encouraged. Similar public car park has been provided near the Kam Sheung Road West Rail Station and there is a market for 'park and ride' car parking facilities near the major transport interchange. Relaxation in the planning application process for this type of land use is needed if rationalization of some of the land use is desirable. The Proposed Development would encourage commuters to use public transport to complete the trip. In this regard, the Proposed Development would contribute to achieving Government policy of increasing parking spaces by private initiatives. It would also make better use of valuable land resource and bring about social benefits without increasing public expenditure.

### **Would Not Jeopardize the Planning Intention of "AGR" Zone**

- 6.04 Since the Application Site and the adjoining area has been paved and used as public car park in 1999, the physical condition of the Application Site and its surrounding areas is now less than favorable for agricultural purposes. Contrary to its planning intention, which is "*to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*" (Para. 9.10.1 of the Explanatory Statement attached to the OZP), the Application Site is considered neither good agricultural land worthy of retaining or fallow agricultural land with good potential for rehabilitation. Approval of the application would therefore not contravene the planning intention of the "AGR" zone. Moreover, provisions are laid out in the plan for temporary uses not exceeding 3 years, and the proposed temporary use would not jeopardize any long term planning intention for the area.

### **Not Incompatible with Surrounding Land Uses**

- 6.05 As mentioned in Paragraphs 2.04 above, the surrounding areas are mainly highways, transport interchange and unused land, which are considered compatible in land uses terms. In addition, land to the further south within the same "AGR" zone have either been left vacant or converted to a more efficient and feasible land use, such as open storage yards and warehouses. The Proposed Development is not incompatible with other facilities in the adjacent areas in terms of nature and scale of use. Approval of the application would therefore not result in any interface problems with the surrounding areas.

### **Site with Previous Planning Approvals**

- 6.06 The Board previously approved the same use on the Application Site for 8 occasions in 2007, 2010, 2011, 2012, 2015, 2018 and 2021. The Board's decision to approve the previous applications on the same site indicates that the Proposed Development is compatible with surrounding land uses and acceptable within the "AGR" zone. For the current application, the applied use and planning circumstances (i.e. land use zoning, character of the area) remain unchanged since the last planning application was granted.

### **Compliance with Previous Approval Conditions**

- 6.07 All approval conditions of the last planning application (No. A/YL-KTS/888) had been complied with, including the submission record of existing drainage facilities and fire service installations proposals and implementation. As the required site improvement works had already been implemented and approved by the relevant Government departments, favourable consideration may be given by the Board to this application.

### **Insignificant Environmental Impact**

- 6.08 Since the areas along Tsing Long Highway and Pat Heung Road are subject to heavy traffic noise, the potential noise impact generated by the use under application is also considered insignificant when compared with that generated by busy traffic along these major highways.
- 6.09 There exists no sensitive receiver such as residential settlement in the immediate vicinity. The Proposed Development is bounded by similar facilities and highways which form a buffer to minimize any possible environmental and visual impacts on the nearest residential settlements.

### **Insignificant Drainage Impact**

- 6.10 The Applicant has provided periphery drainage channels on the Application Site to the satisfactory of Drainage Services Department. Therefore, no adverse drainage impacts are anticipated.

### **Insignificant Traffic Impact**

- 6.11 It should be stressed that the Application Site has been used for similar purposes over 17 years which simply provides an essential service for commuters in the North West New Territories. The current proposal is the same as the last approved application and the no. of parking spaces remain unchanged. In fact, approval of this Application would reduce the number of private vehicles utilizing the local roads in the vicinity. Furthermore, owing to no heavy vehicles will be parked on the Application Site, the Proposed Development will not result in any increase in heavy vehicles on the local transport network. In this regard, no additional adverse traffic impact is anticipated.
- 6.12 In compliance with approval conditions under the previous application (No. A/YL-KTS/553), the Applicant already placed a no right turn road sign at the junction of the access road and Kam Ho Road. Should this application be approved, the Applicant commits to prohibit all right turning vehicles to Kam Ho Road in order to ensure road safety. Vehicles leave the Application Site could use the existing roundabout to go north and south of Kam Ho Road.



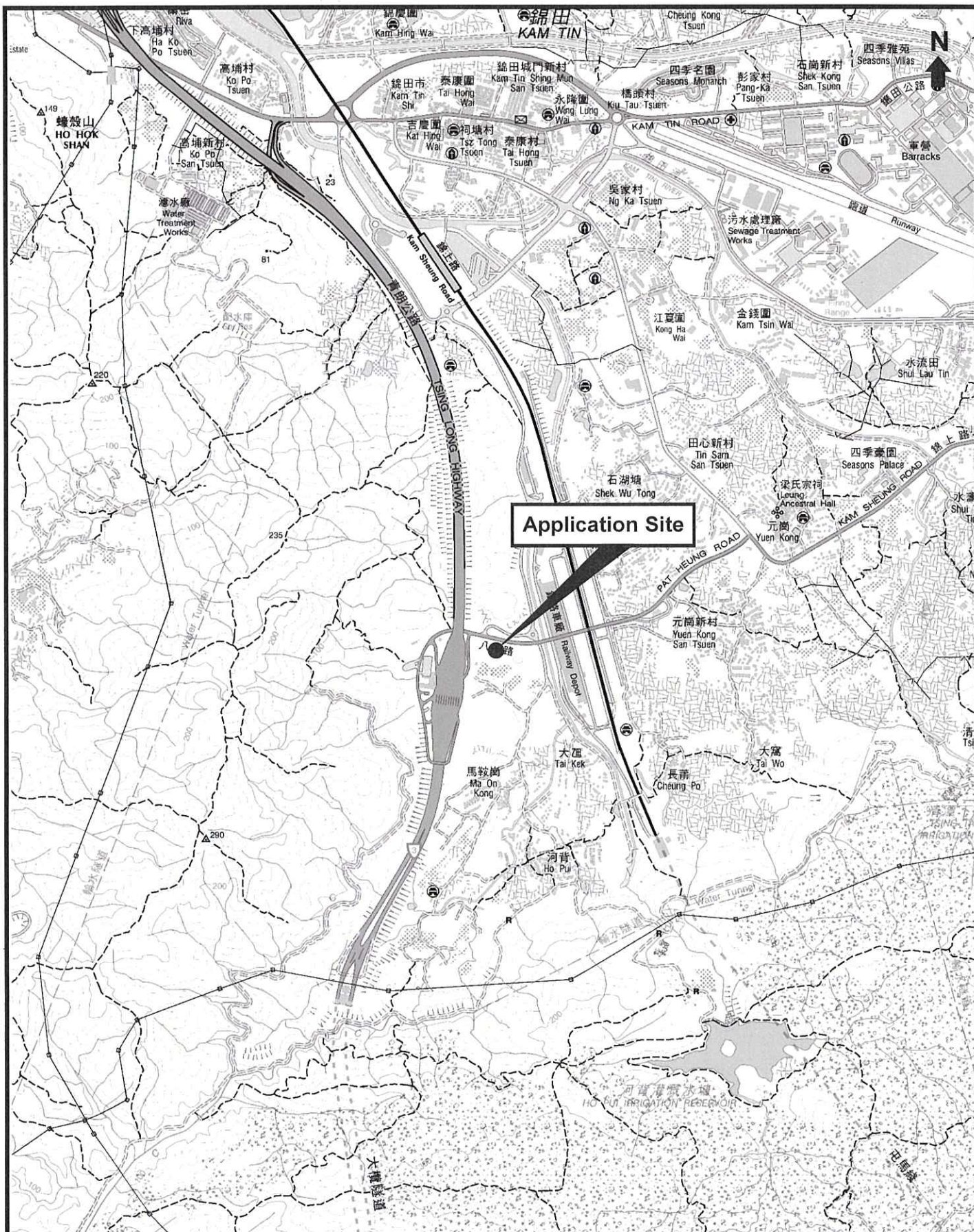
## **7. CONCLUSION**

- 7.01 The Application Site, given to its strategic location to the Tai Lam Tunnel toll plaza as well as the Kam Sheung Road West Rail Station, has served as a 'park and ride' facility for the local community for over 17 years. With the demand of car parking facilities in the Territories, the Proposed Development would also help to alleviate the acute shortage of parking facility in the area.
- 7.02 The current application is almost identical to the last application, except there is minor reduction of the floor area. There is no significant change in planning circumstances for the current application in terms of land use zoning, proposed use or character of the surrounding land uses. The Application Site has already been provided with landscaping, served by an existing drainage system and fire service installations that was approved by relevant Government departments. In this regard and with justifications stated in the previous section, it is anticipated that the proposed use will not generate any adverse traffic, drainage or environmental impacts on the surrounding areas.
- 7.03 In view of the foregoing submission and justifications, and the fact that the planning approvals had been granted by the Board for the same use on the Application Site, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a further period of 3 years.

Top Bright Consultants Ltd.

April 2024





Top Bright Consultants Ltd.

Extract Plan Based on Map  
Series HM20C of Sheet 6

## Location Plan

Scale 1 : 20 000

## FIGURE 1

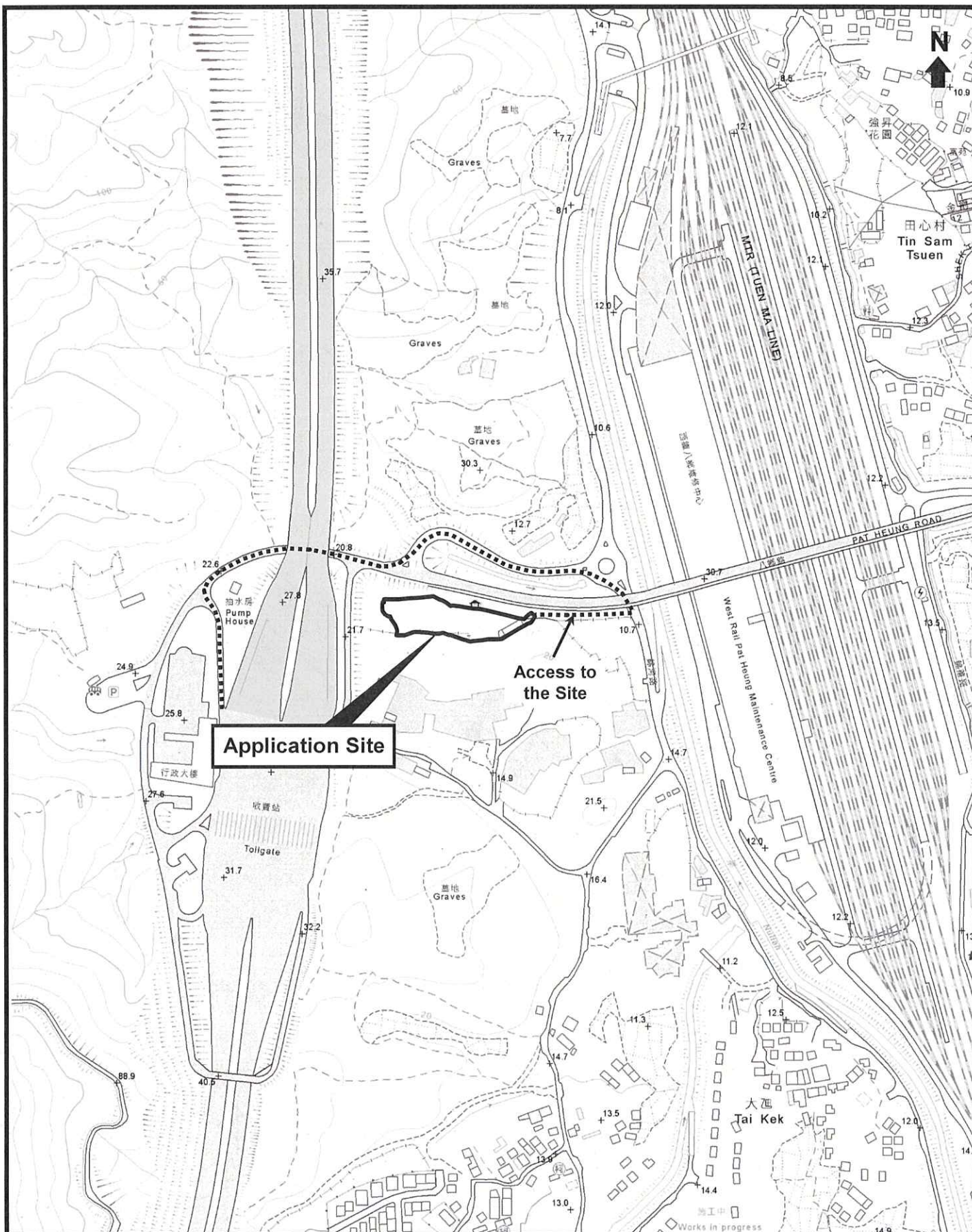
For Identification Purpose

Date: 22.3.2024









Top Bright Consultants Ltd.

Extracted Plan Based on Map  
Series HP5C of Sheet No.  
6-NE-C

## Plan Showing the General Area

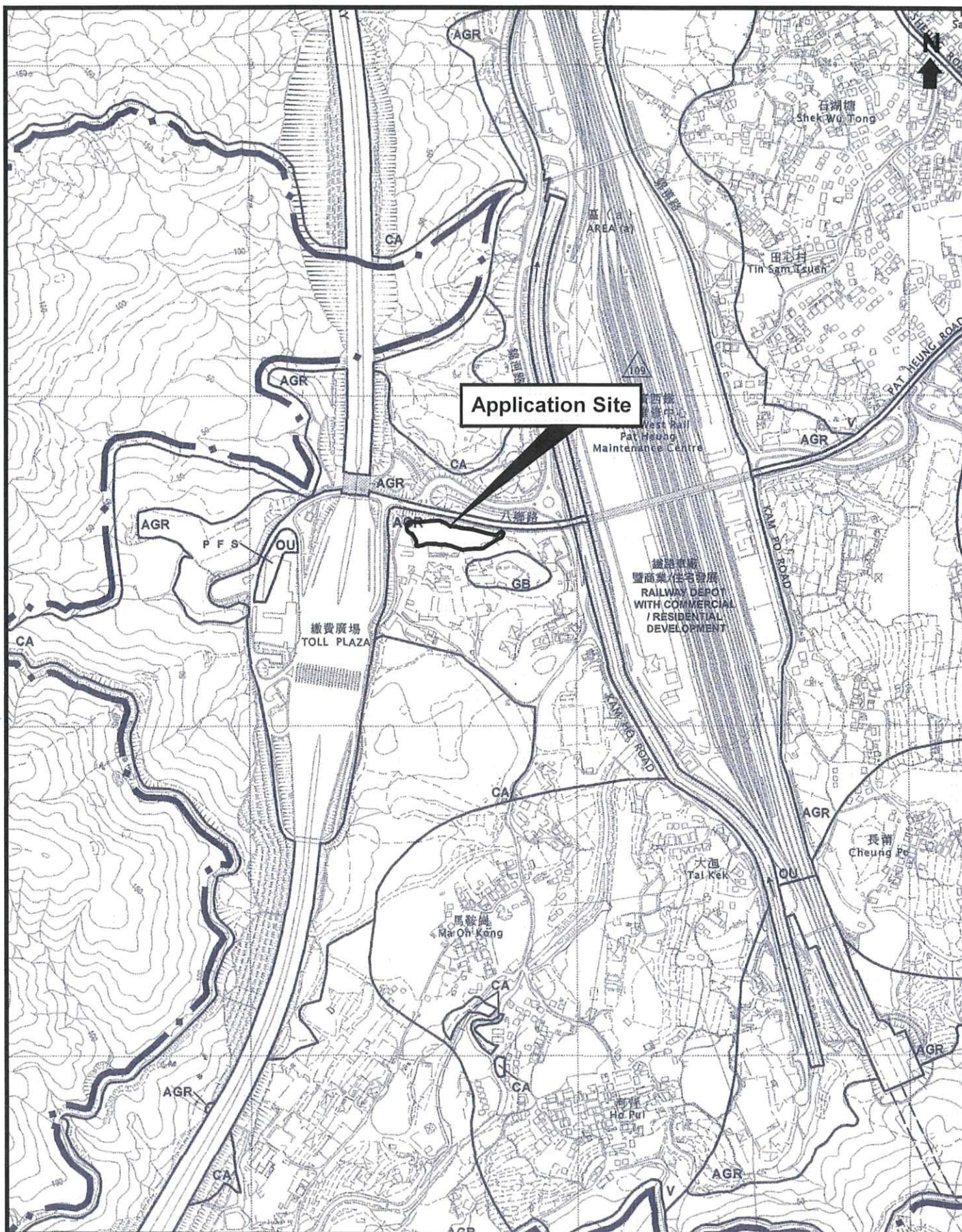
Scale 1 : 5 000

## FIGURE 3

For Identification Purpose

Date: 22.3.2024





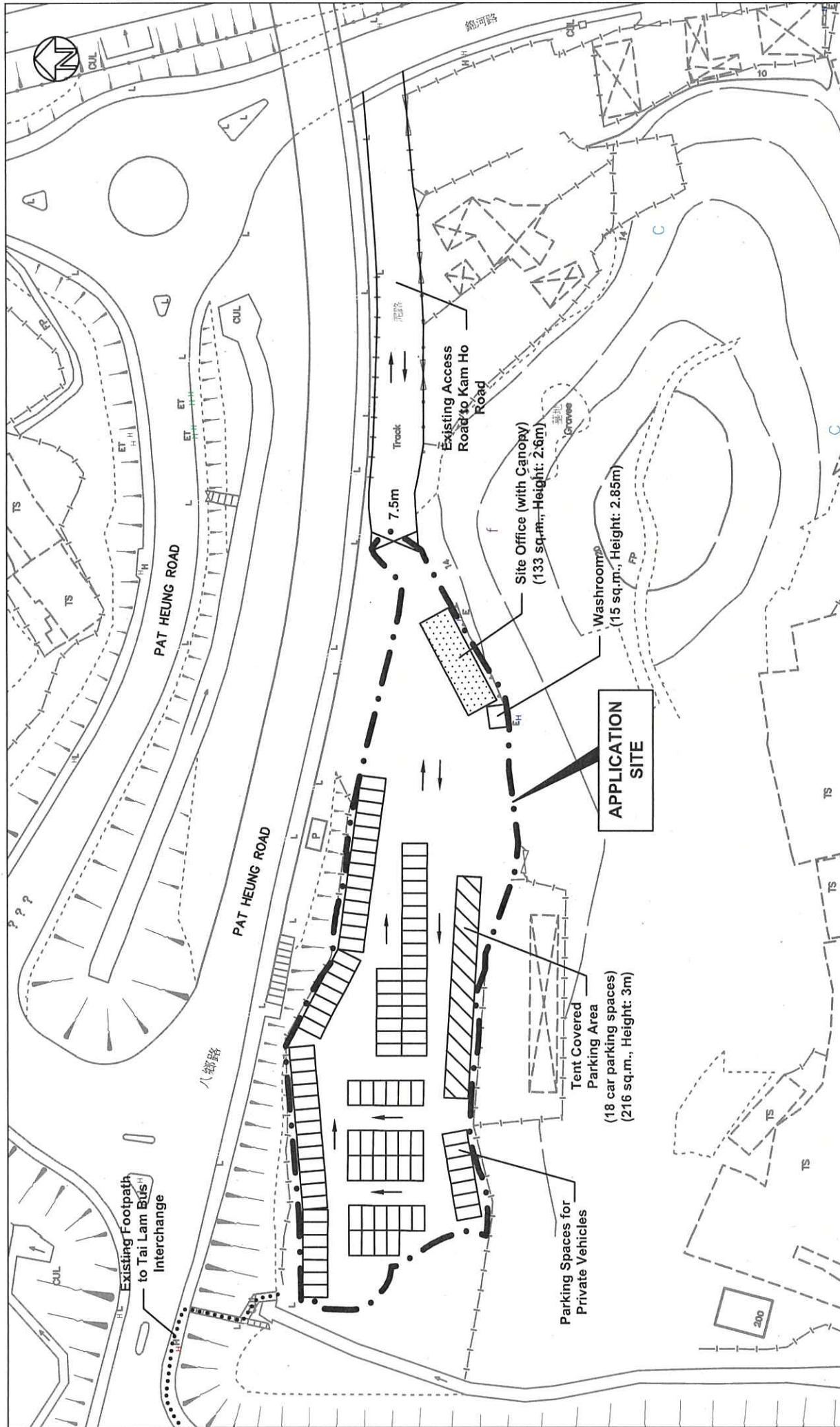
Extract from Kam Tin South Outline Zoning Plan  
No. S/YL-KTS/15 gazetted on 21.12.2018

## FIGURE 4

For Identification Purpose

Date: 22.3.2024





# LEGEND:

- Application Site (Area = 4,353 sq.m.)
- Parking Spaces for Private Vehicles (100)
- Tent Covered Parking Area for Private Vehicles (18)
- Site Office (Height = 2.6m)



Top Bright Consultants Ltd.

Drawing No.: TB/24/841/05

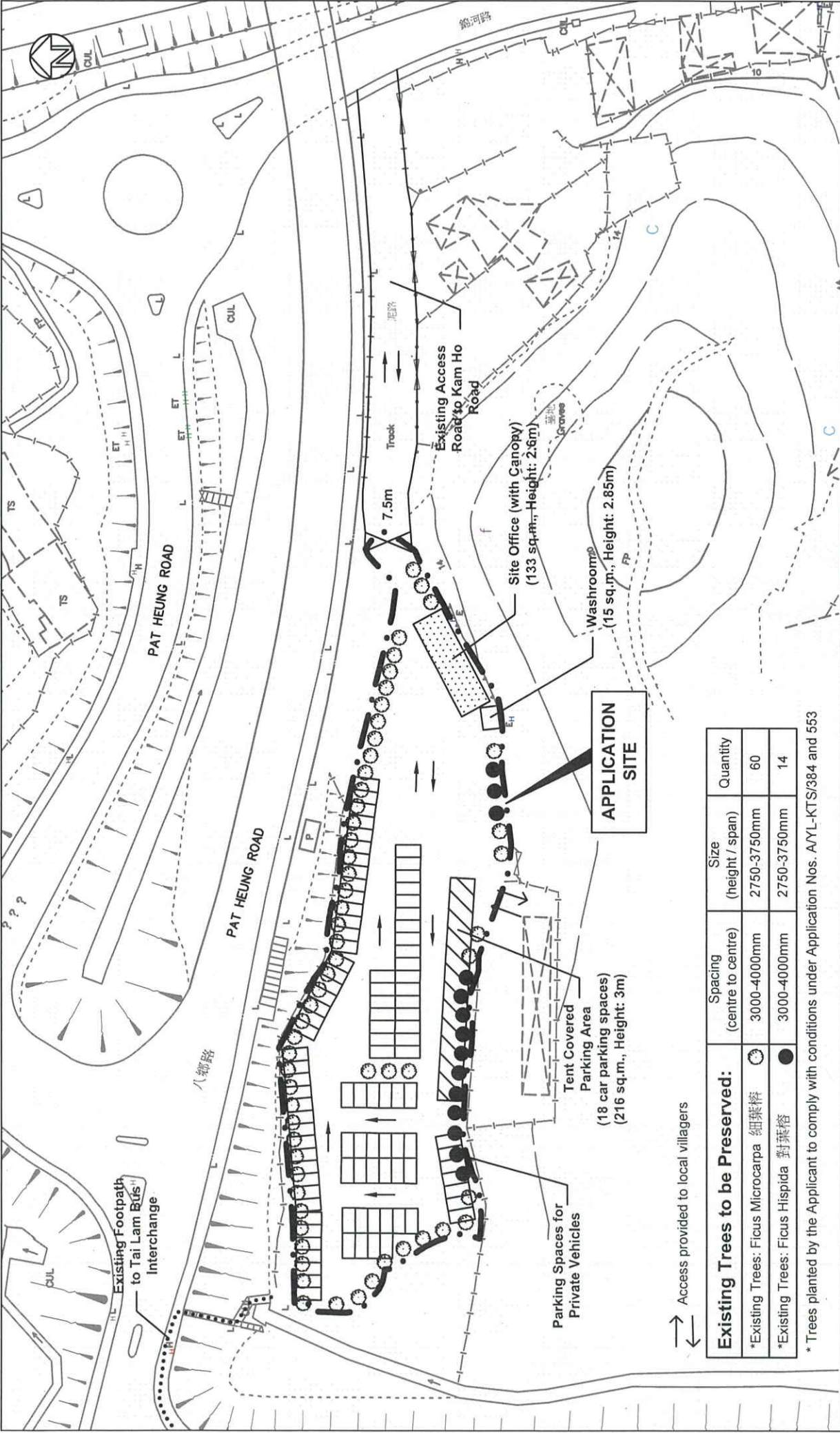
## Layout Plan

Lots 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, N.T.

## FIGURE 5

FOR IDENTIFICATION PURPOSE  
Date: 22.3.2024  
Scale: 1 : 1 000 (A4)





Existing Trees to be Preserved:		Spacing (centre to centre)	Size (height / span)	Quantity
*Existing Trees: Ficus Microcarpa 細葉榕	○	3000-4000mm	2750-3750mm	60
*Existing Trees: Ficus Hispidia 對葉榕	●	3000-4000mm	2750-3750mm	14

\* Trees planted by the Applicant to comply with conditions under Application Nos. AYL-KTS/384 and 553

LEGEND:

- Application Site (Area = 4,353 sq.m.)
- Parking Spaces for Private Vehicles (100)
- Tent Covered Parking Area for Private Vehicles (18)
- Site Office (Height = 2.6m)

Landscape and Tree Preservation Proposal

Lots 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, N.T.

FIGURE 6

FOR IDENTIFICATION PURPOSE  
Date: 22.3.2024  
Scale: 1 : 1 000 (A4)

Top Bright Consultants Ltd.



Drawing No.: TB/24/841/06

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

---

**From:**  
**Sent:** 2024-04-18 星期四 11:54:00  
**To:** Ying Yeung MO/PLAND <yymo@pland.gov.hk>  
**Cc:** tpbbpd/PLAND <tpbbpd@pland.gov.hk>;  
**Subject:** (Application No. A/YL-KTS/1002) Supporting Information  
**Attachment:** TPB\_L02 Supporting Information.pdf; Appendix A-Drainage Plan.pdf; Appendix C-FSI proposal 20210401.pdf; Appendix D-FS 251.pdf; Appendix B-drainage record.pdf

Dear Mr. Mo,

Referring to the captioned application, we submit the attached Drainage and FSIs proposal of the last planning application (No. A/YL-KTS/888) approved by the relevant government departments together with the existing drainage facilities record and valid F.S. 251 certificate for your reference (see Appendix A-D).

Compared with the last approved application, the site layout as well as the proposed use for the current application remain unchanged. Should this application be approved, the Applicant commits to comply with all the planning conditions to ensure that the proposed Temporary Public Car Park for Private Vehicles will be operated in a safe and appropriate manner.

Should you have any queries or require further information, please feel free to contact the undersigned at

Best Regards,

Lo Ming Kong  
Top Bright Consultants Ltd.  
Tel:  
Fax:



才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTS/1002

Our Ref.: 24/841/L02

April 18, 2024

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point  
Hong Kong

By Email

Dear Sir/Madam,

**Temporary Public Car Park for Private Vehicles for a Period of  
3 Years in "Agriculture" Zone at Lots 111RP, 112 (Part), 113, 115RP, 116(Part) and  
117RP in DD113, Kam Tin South, Yuen Long, New Territories**  
**(Application No. A/YL-KTS/1002)**

Referring to the captioned application, we submit the attached Drainage and FSIs proposal of the last planning application (No. A/YL-KTS/888) approved by the relevant government departments together with the existing drainage facilities record and valid F.S. 251 certificate for your reference (see Appendix A-D).

Compared with the last approved application, the site layout as well as the proposed use for the current application remain unchanged. Should this application be approved, the Applicant commits to comply with all the planning conditions to ensure that the proposed Temporary Public Car Park for Private Vehicles will be operated in a safe and appropriate manner.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,

For and on behalf of  
Top Bright Consultants Ltd.

  
Lo Ming Kong

c.c.

DPO/FS&YLE – Attn: Mr. MO Ying Yeung (By Email- [yyymo@pland.gov.hk](mailto:yymo@pland.gov.hk))  
Moon Kee Car Park (the Applicant)



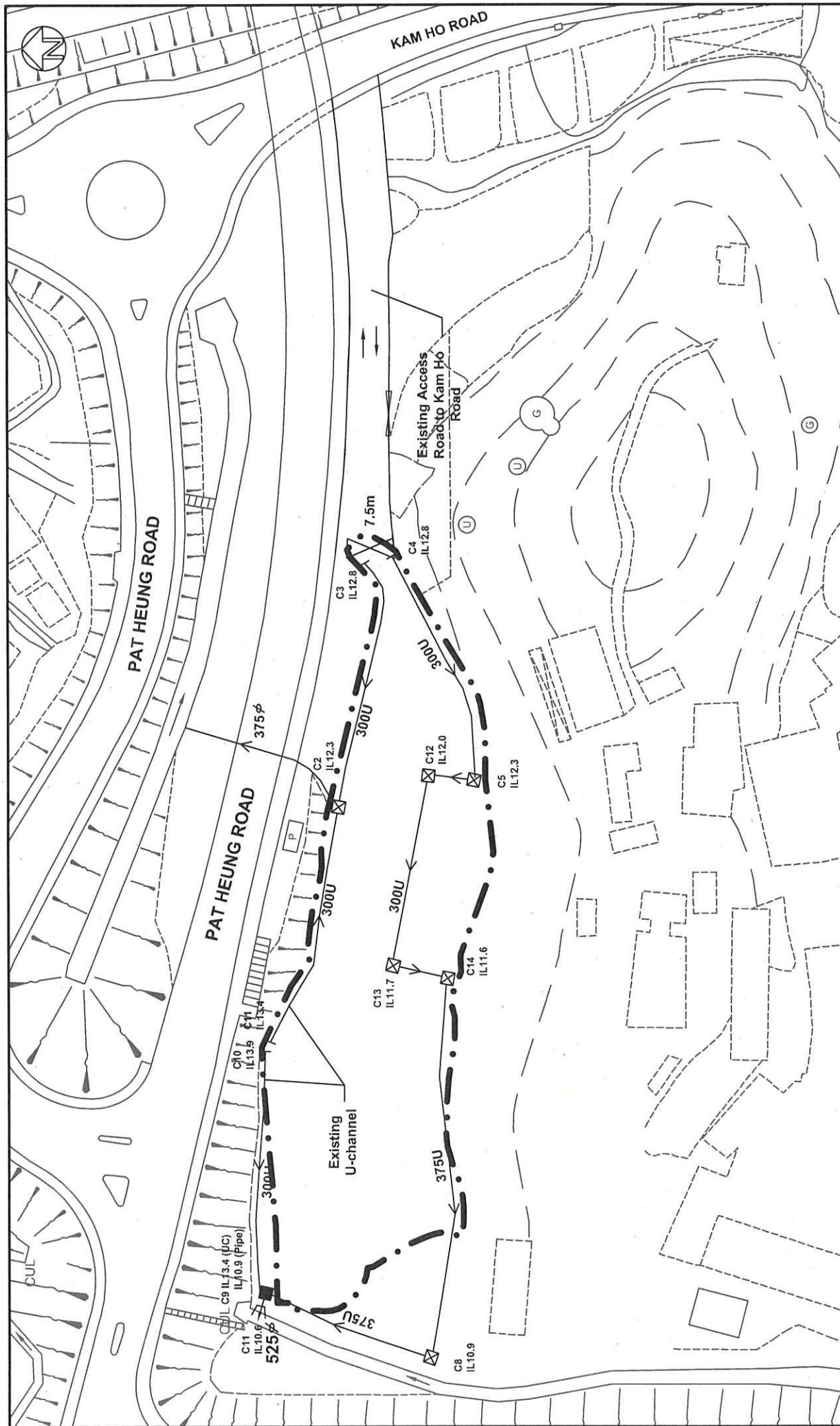


Photo 1



Photo 2



Photo 3



Photo 4





Photo 5



Photo 6



Photo 7



Photo 8





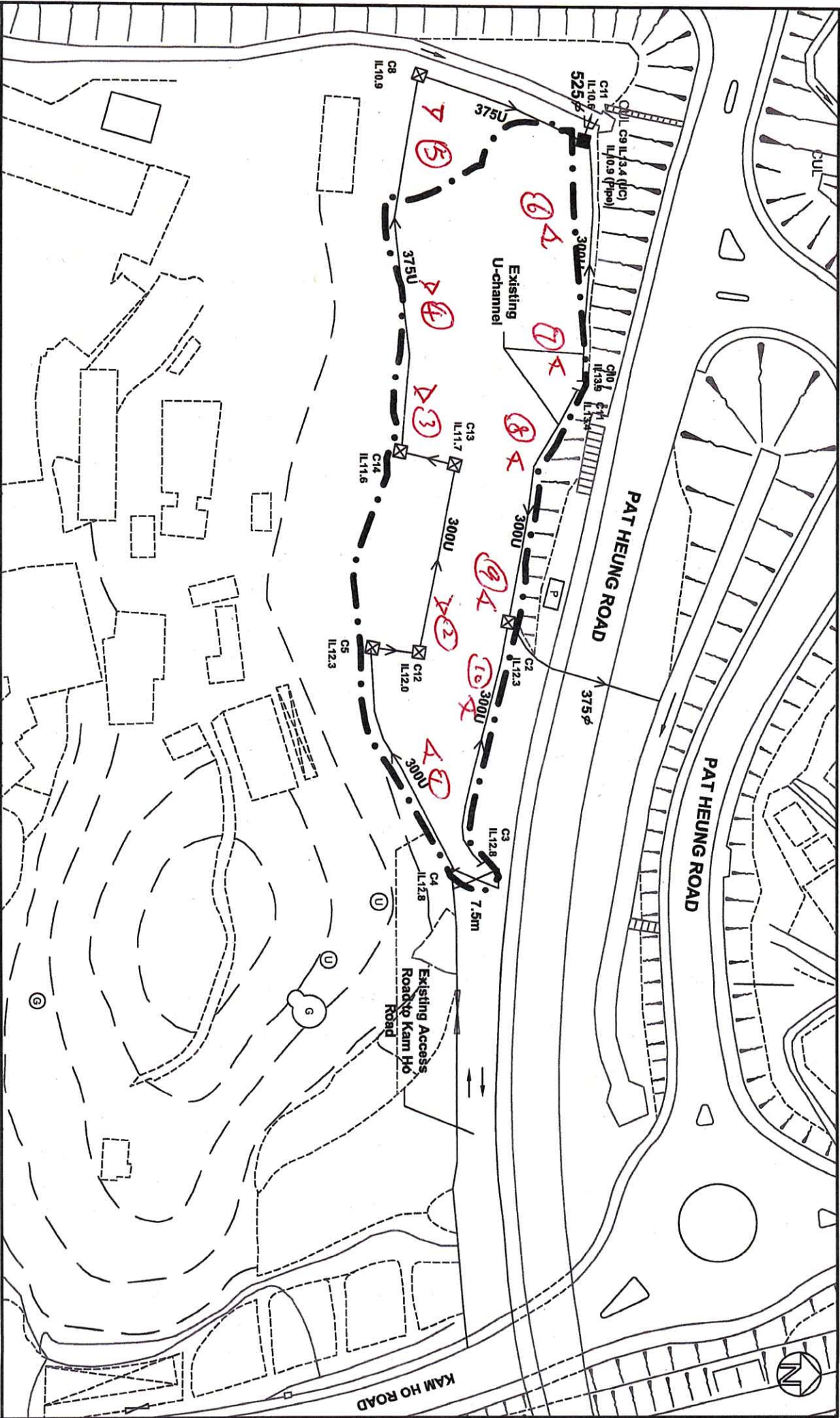
**Photo 9**



**Photo 10**







**LEGEND:**

- Application Site (Area = 4,353 sq.m.)
- Existing U-channel (1:100 grad.)
- Catch pit
- Catch pit with sand trap
- Outfall pipe
- (Approved Drainage Plan under Application No. AVL-KTS/384)

**Top Bright Planning and Design Ltd.**

Drawing No.: TB/11/270/07

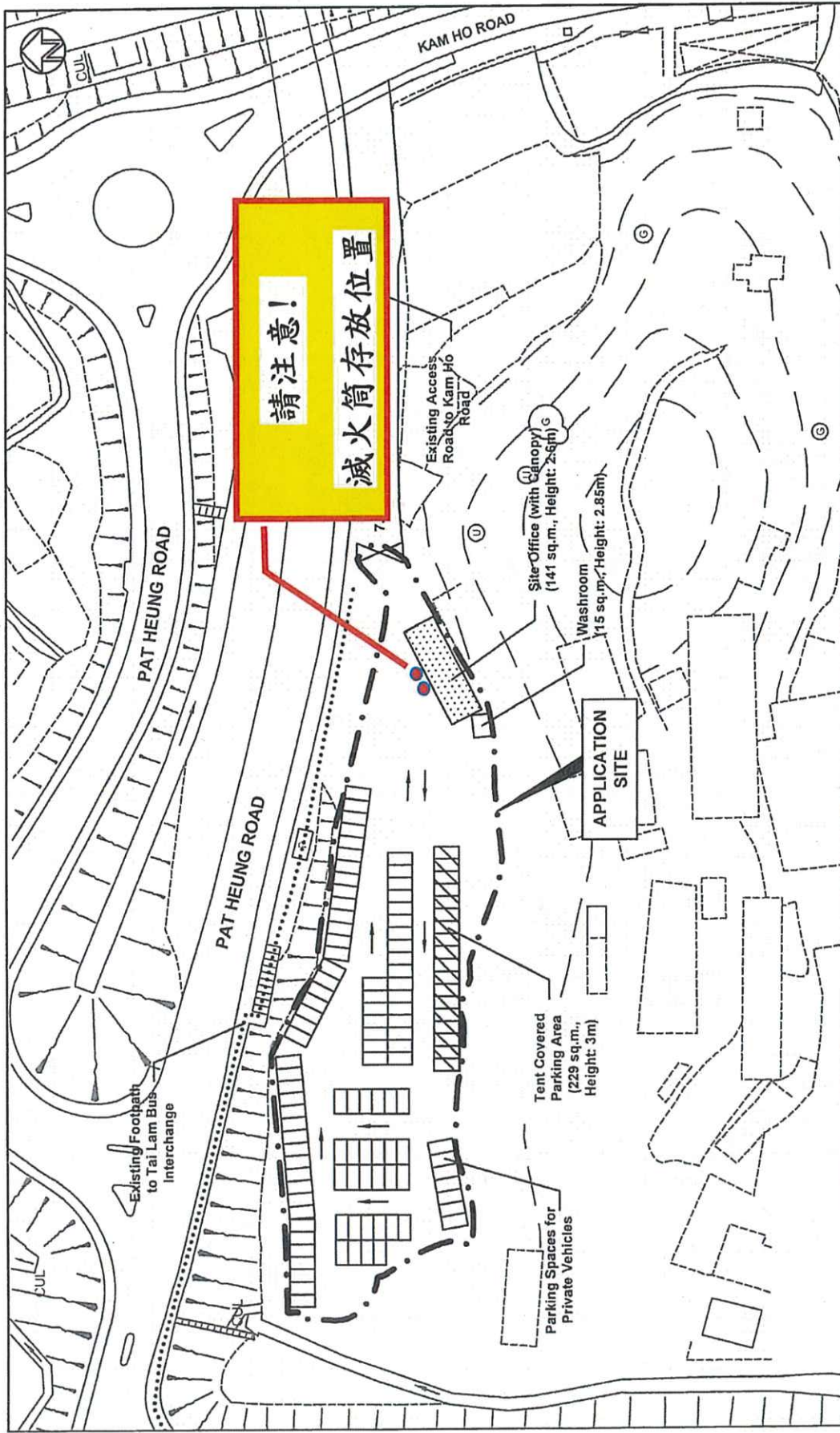
**Drainage Plan**

Lots 111RP, 112(Part), 113, 115RP, 116(Part), 117RP in DD113, Kam Tin South, Yuen Long, N.T.

**FIGURE 7**

FOR IDENTIFICATION PURPOSE  
Date: 16.12.2011  
Scale: 1 : 1 000

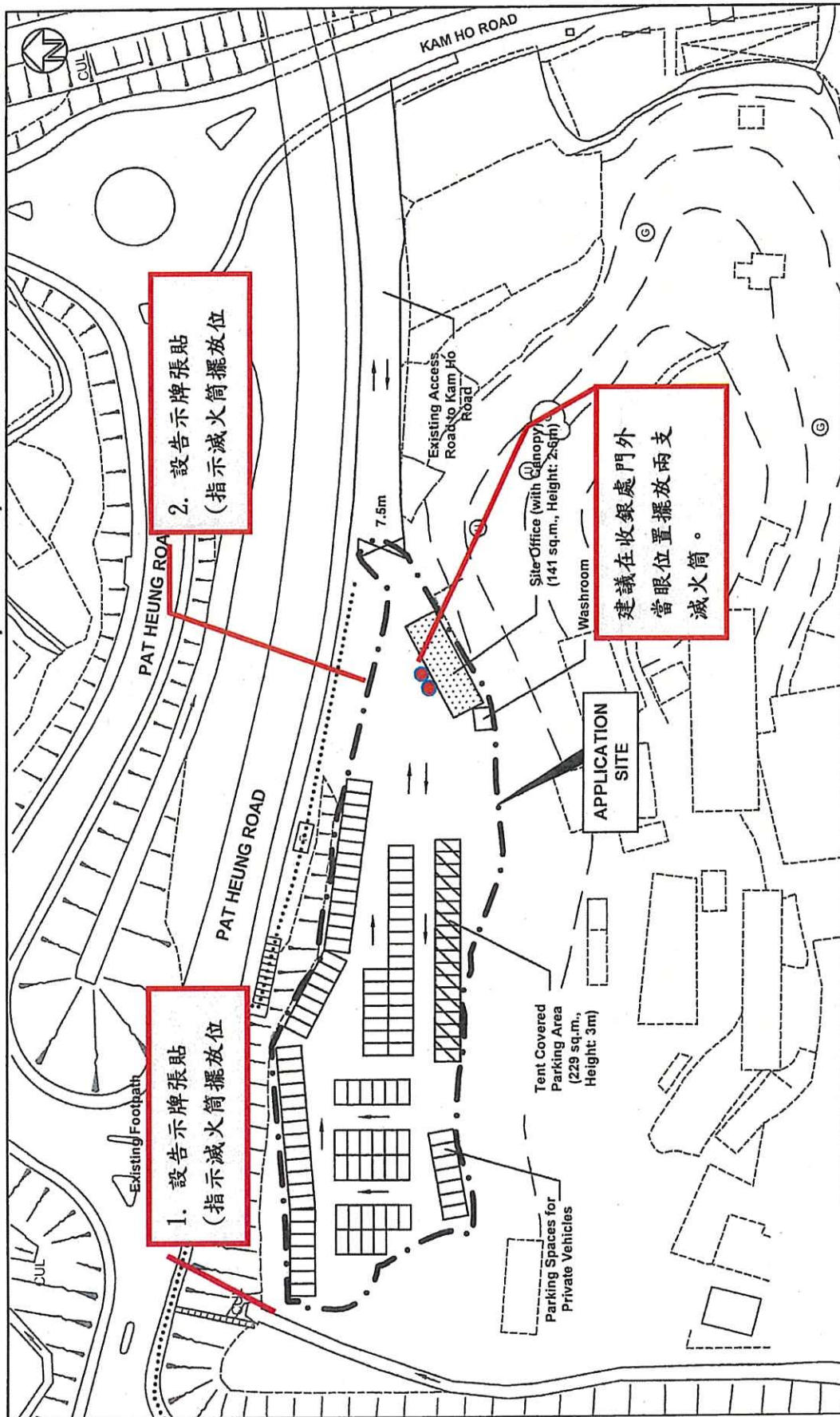
APPLICATION NO. A/YL-KTS/888



<p><b>LEGEND:</b></p> <ul style="list-style-type: none"><li>Application Site (Area = 4,353 sq.m.)</li><li>Parking Spaces for Private Vehicles (100)</li><li>Tent Covered Parking Area for Private Vehicles (18)</li><li>Site Office (Height = 2.6m)</li></ul>		<p><b>Layout Plan</b></p> <p>Lots 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, N.T.</p>	<p><b>01-04-2021</b></p> <p>Scale: 1 : 1 000</p>
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# APPLICATION NO. A/YL-KTS/888



## LEGEND:

- Application Site (Area = 4,353 sq.m.)
- Parking Spaces for Private Vehicles (100)
- Tent Covered Parking Area for Private Vehicles (18)
- Site Office (Height = 2.6m)



## Layout Plan

Lots 111RP, 112(Part), 113, 115RP,  
116(Part) and 117RP in DD113,  
Kam Tin South, Yuen Long, N.T.

01-04-2021

Scale: 1 : 1 000

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處檔號

Name of Client : \_\_\_\_\_

顧客姓名

Name of Building : \_\_\_\_\_

樓宇名稱

Street No./Town Lot : \_\_\_\_\_

門牌號數/市地段

Street/Road/Estate Name : \_\_\_\_\_

街道/屋苑名稱

Block : \_\_\_\_\_

座

District : \_\_\_\_\_

分區

八鄉

Area : \_\_\_\_\_

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	2 x 9L AFFF Foam F.E.	G/F Office 外	Conforms with FSD requirements	16-04-2024	15-04-2025

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature: \_\_\_\_\_

受權人簽署

Name: \_\_\_\_\_

姓名

FSD/RC No.:

消防處註冊號碼

Company Name: \_\_\_\_\_

公司名稱

Telephone: \_\_\_\_\_

聯絡電話

Date: \_\_\_\_\_

日期

17-04-2024

For FSD  
use only:

Inspected

Key-in

Verified





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---

**From:**  
**Sent:** 2024-05-21 星期二 18:15:44  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:**  
**Subject:** Response to Comments on the Planning Application No. (A/YL-KTS/1002)  
**Attachment:** TPB\_L03 Responses to comments.pdf; Responses to comments.pdf; Appendix 1-Layout Plan.pdf; Appendix 2-drainage records.pdf

Dear Sir/Madam,

In response to the comments from the Lands Department and Drainage Services Department received dated 21.5.2024, we would like to submit herewith our responses for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at

Best Regards,

Lo Ming Kong  
Top Bright Consultants Ltd.





才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTS/1002

Our Ref.: 24/841/L03

May 21, 2024

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point  
Hong Kong

By Email

Dear Sir/Madam,

**Temporary Public Car Park for Private Vehicles for a Period of  
3 Years in "Agriculture" Zone at Lots 111RP, 112 (Part), 113, 115RP, 116(Part) and  
117RP in DD113, Kam Tin South, Yuen Long, New Territories**  
**(Application No. A/YL-KTS/1002)**

In response to the comments from the Lands Department and Drainage Services Department received dated 21.5.2024, we would like to submit herewith our responses for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,

For and on behalf of  
Top Bright Consultants Ltd.

Lo Ming Kong

c.c.

DPO/FS&YLE – Attn: Mr. MO Ying Yeung (By Email- yymo@pland.gov.hk)  
Moon Kee Car Park (the Applicant)

**Planning Application No: A/YL-KTS/1002- Renewal of Planning Approval for  
Temporary Public Car Park (Private Car) for a Period of 3 Years**

In response to the comments from the Lands Department and Drainage Services Department received dated 21.5.2024, we would like to submit herewith our responses for your consideration.

**Comments from the Lands Department**

*According to the layout plan in Appendix C submitted by the applicant, the total gross floor area is 385m<sup>2</sup> which differs from the 364m<sup>2</sup> listed in the development parameters. As such, please clarify the proposed gross floor area of the structures.*

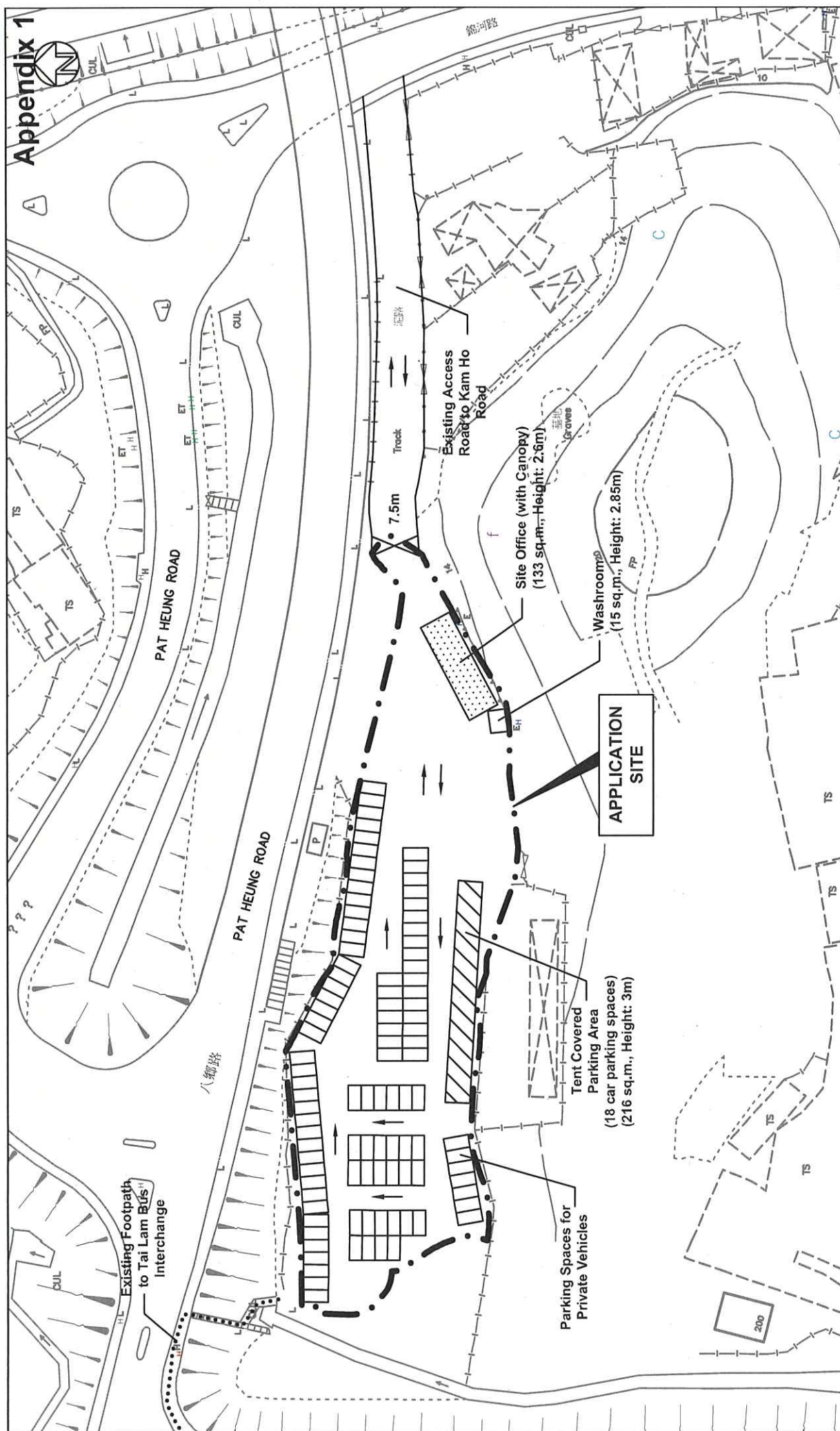
We would like to clarify that the total gross floor area in the current application is reduced from 385 sq.m to 364 sq.m due to the floor area of the site office and tent covered parking area for the current application is slightly reduced with reference to the recent on-site survey (See Appendix 1- Layout Plan).

**Comments from the Drainage Services Department**

*The applicant should submit clear records with date of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.*

We would like to submit the records of the existing facilities on the site with date for your consideration (See Appendix 2).





## FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 22.3.2024

Date: 22.9.2024  
Scale: 1 : 1 000 (A4)

## Layout Plan

**Lots 111RP, 112(Part), 113, 115RP,  
116(Part) and 117RP in DD113,  
Kam Tin South, Yuen Long, N.T.**

**Top Bright Consultants Ltd.**



Drawing No.: TB/24/841/05

**LEGEND:**

- Application Site (Area = 4,353 sq.m.)  
 Parking Spaces for Private Vehicles (100)  
 Tent Covered Parking Area for Private Vehicles (18)  
 Site Office (Height = 2.6m)

Photo 1



Photo 2



Photo 3



Photo 4





Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

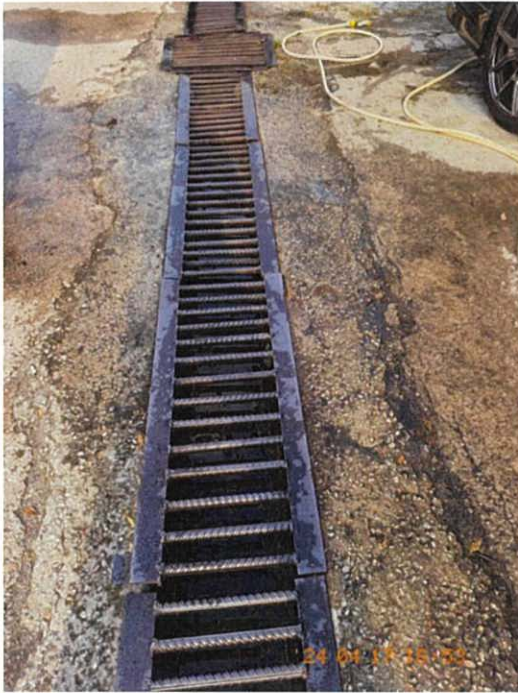


Photo 10







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

**Appendix Ib for RNTPC  
Paper No. A/YL-KTS/1002**

---

**From:**  
**Sent:** 2024-05-29 星期三 16:49:58  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:**  
**Subject:** Response to Comments on the Planning Application No. (A/YL-KTS/1002)  
**Attachment:** TPB\_L04 Responses to comments.pdf; Responses to comments 20240523-R1.pdf; Appendix 1-Layout Plan.pdf

Dear Sir/Madam,

With reference to the comments suggested by the Lands Department dated 21.5.2024 and 23.5.2024, we would like to submit herewith our responses for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at

Best Regards,

Lo Ming Kong  
Top Bright Consultants Ltd.





才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTS/1002

Our Ref.: 24/841/L04

May 29, 2024

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point  
Hong Kong

By Email

Dear Sir/Madam,

**Temporary Public Car Park for Private Vehicles for a Period of  
3 Years in "Agriculture" Zone at Lots 111RP, 112 (Part), 113, 115RP, 116(Part) and  
117RP in DD113, Kam Tin South, Yuen Long, New Territories**  
**(Application No. A/YL-KTS/1002)**

With reference to the comments suggested by the Lands Department dated 21.5.2024 and 23.5.2024, we would like to submit herewith our responses for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,

For and on behalf of  
Top Bright Consultants Ltd.

Lo Ming Kong

c.c.

DPO/FS&YLE – Attn: Mr. MO Ying Yeung (By Email- yymo@pland.gov.hk)  
Moon Kee Car Park (the Applicant)

**Planning Application No: A/YL-KTS/1002- Renewal of Planning Approval for  
Temporary Public Car Park (Private Car) for a Period of 3 Years**

With reference to the comments suggested by the Lands Department received dated 21.5.2024 and 23.5.2024, we would like to submit herewith our responses for your consideration.

**Comments from the Lands Department**

*(1) According to the layout plan in Appendix C submitted by the applicant, the total gross floor area is 385m<sup>2</sup> which differs from the 364m<sup>2</sup> listed in the development parameters. As such, please clarify the proposed gross floor area of the structures.*

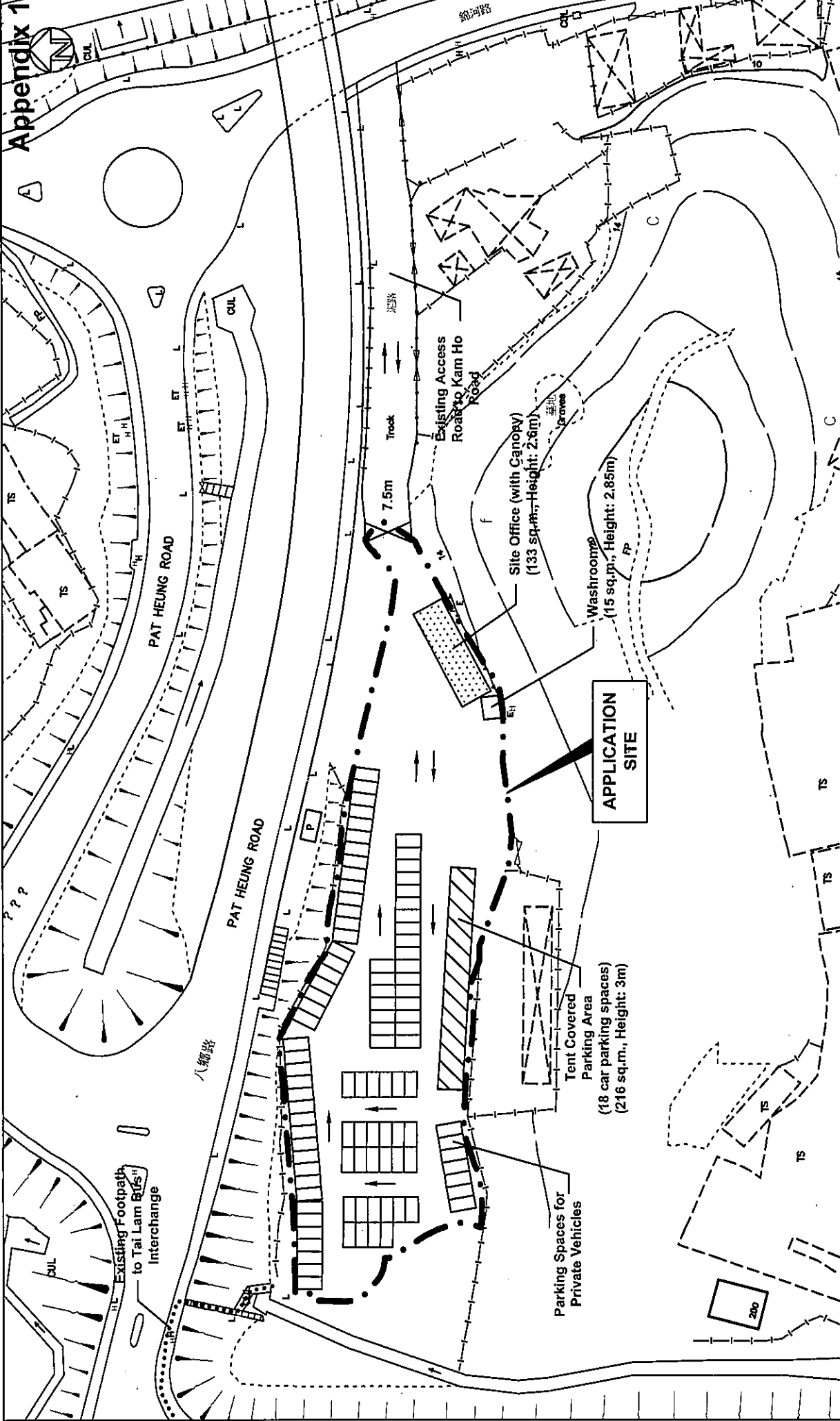
We would like to clarify that the total gross floor area in the current application is reduced from 385 sq.m to 364 sq.m due to the floor area of the site office and tent covered parking area for the current application is slightly reduced with reference to the recent on-site survey (See Appendix 1- Layout Plan).

*(2) LandsD has reservation on the planning application since there are unauthorized structures on Lot Nos. 111 RP, 113, 115 RP, 116 and 117 RP all in D.D. 113 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.*

*If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lots owners shall apply to this office for a STW to permit the structure(s) erected within Lot Nos. 111 RP, 113, 115 RP, 116 and 117 RP all in D.D. 113. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered.*

Should the planning application is approved by the Town Planning Board (TPB), the applicant will apply to modify the Short Term Wavier (STW) to permit the tent covered parking area erected on the application site. All the unauthorized structures erected on the application site not in line with the Layout Plan will be removed.





**LEGEND:**

- Application Site (Area = 4,353 sq.m.)
- Parking Spaces for Private Vehicles (100)
- Tent Covered Parking Area for Private Vehicles (18)
- Site Office (Height = 2.6m)

**Top Bright Consultants Ltd.**

Drawing No.: TB/24/841/05

**Layout Plan**

Lots 111RP, 112(Part), 113, 115RP, 116(Part) and 117RP in DD113, Kam Tin South, Yuen Long, N.T.

**FIGURE 5**

FOR IDENTIFICATION PURPOSE  
Date: 22.3.2024  
Scale: 1 : 1 000 (A4)

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

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





**Previous s.16 Applications covering the Application Site**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTS/158	Temporary Public Car Park for a Period of 12 Months	12.3.1999
2.	A/YL-KTS/384	Temporary Public Car Park (Private Vehicles and Lorries) for a Period of Three Years	12.1.2007 (on review)
3.	A/YL-KTS/492	Temporary Public Car Park (Private Cars and Lorries) for a Period of Three Years	11.6.2010 [revoked on 28.9.2010]
4.	A/YL-KTS/519	Temporary Public Car Park (Private Vehicles) for a Period of Three Years	14.1.2011 [revoked on 14.12.2011]
5.	A/YL-KTS/553	Temporary Public Car Park (Private Cars) for a Period of Three Years	6.1.2012
6.	A/YL-KTS/660	Temporary Public Car Park (Private Cars) for a Period of Three Years	6.2.2015
7.	A/YL-KTS/785	Temporary Public Car Park (Private Car) for a Period of Three Years	15.6.2018
8.	A/YL-KTS/888	Renewal of Planning Approval for Temporary Public Car Park (Private Car) for a Period of Three Years	11.6.2021

**Rejected Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1.	A/YL-KTS/241	Temporary Public Car Park for a Period of Three Years	2.2.2001	(1), (2)
2.	A/YL-KTS/246	Temporary Public Car Park for a Period of Three Years	4.5.2001	(1), (2)
3.	A/YL-KTS/284	Temporary Public Car Park for a Period of Three Years	8.11.2002	(2), (3)
4.	A/YL-KTS/514	Temporary Concrete Batching Plant for a Period of Two Years	15.4.2011	(4), (5), (6), (7)

**Rejection Reasons**

- (1) the application site would become inaccessible after the permanent closure of the existing access road of the car park;
- (2) there was no information in the submission to demonstrate that the vehicular access problem can be satisfactorily resolved;
- (3) there was no information in the submission to demonstrate that the development would not cause adverse drainage impact on the surrounding area;



- (4) the development was not in line with the planning intention of the "Agriculture" ("AGR") zone which was to retain and safeguard good agricultural land for agricultural purposes. This zone was also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis;
- (5) the surrounding land uses were rural in character predominated by orchards, fallow agricultural land and a few residential structures with land zoned "Green Belt" and "Conservation Area" nearby. The development was not compatible with the rural setting of the area;
- (6) the applicant failed to demonstrate that the development would not generate adverse environmental, traffic, landscape and drainage impacts on the surrounding area and there were adverse comments from the relevant departments; and
- (7) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

**Government Departments' General Comments**

**1. Traffic**

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

- no adverse comment to the application from highways maintenance perspective.

**2. Drainage**

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

- no objection in-principle to the application from public drainage point of view.

**3. Fire Safety**

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

- no objection in-principle to the application subject to the existing fire service installations (FSI) implemented on the Site being maintained in an efficient working order at all times.

**4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint concerning the Site received in the past three years.

**5. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective; and
- based on the aerial photo of 2023, the Site is situated in an area of miscellaneous rural fringe landscape character composed of Pat Heung Depot, highway, car parks, scattered temporary structures and tree groups. Comparing the aerial photos of 2023 and 2020, there is no significant change to the landscape character of the surrounding area since the last application was approved. According to the Landscape and Tree Preservation Proposal provided, there is no significant change in the proposed layout. Based on the submission, the applicant will continue to provide routine horticultural maintenance. Further significant adverse landscape impact within the Site arising from the continuous use is not anticipated.



## 6. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- considering that the previous application for the same use on the Site was approved, he has no strong view against the application for renewal of the planning approval from agricultural and nature conservation perspectives.

## 7. Project Interface

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

- no adverse comment.

## 8. District Officer's Comments

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

- his office has not received any locals' comment on the application and he has no comment on the application.

## 9. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application:

- Project Manager (West) (PM(W)), CEDD;
- Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD1-1, RDO, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s);
- (b) the application site (the Site) may be affected by public housing development and may be resumed by the Government at any time during the planning approval period for implementing the public housing development;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lots owners shall apply to his office for a STW to permit the structure(s) erected within Lots No. 111 RP, 113, 115 RP, 116 and 117 RP all in D.D. 113. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - there are unauthorised structures and uses on Lots No. 111 RP, 113, 115 RP, 116 and 117 RP all in D.D. 113 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Ho Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant is reminded to maintain all the drainage facilities on-site in good condition and ensure that the applied use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - 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 respectively; and
  - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.