

2/00316 2021年 2月 1 9日

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Appendix I of RNTPC
Paper No. A/YL-NTM/416此文件在 收到 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。This document is received on 19 FEB 2021
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)

A/YL-NTM/416

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 Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-NTM/416
	Date Received 收到日期	19 FEB 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
FORTUNE PROPERTY DEVELOPMENT COMPANY LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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 826RP(PART), 827, 828 & 829 IN D.D.102 AND LOTS 296, 297RP, 298RP, 299RP, 396RP(PART) & 397(PART) IN D.D.105 & ADJOINING GOVERNMENT LAND, NGAU TAM MEI, 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 2,777 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 264.74 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)	..... 72 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED NGAU TAM MEI OUTLINE ZONING PLAN S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	OPEN STORAGE
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND CONTAINER VEHICLES), VEHICLE REPAIR WORKSHOP, OPEN STORAGE OF CONSTRUCTION MATERIALS AND ANCILLARY OFFICES (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{#&}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s);

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)[#]
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書^{*}

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)^{*}
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
11/1/2021 (DD/MM/YYYY)^{*} (請見夾附的通知副本)。
於 11/1/2021 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 11/1/2021 (DD/MM/YYYY)^{*}
於 11/1/2021 (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^{*} (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
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)	.....

Proposed operating hours 擬議營運時間																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access, (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	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) 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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-NTM</u> / <u>358</u>
(b) Date of approval 獲批給許可的日期	<u>4/5/2018</u> / (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>4/5/2021</u> / (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND CONTAINER VEHICLES), VEHICLE REPAIR WORKSHOP, OPEN STORAGE OF CONSTRUCTION MATERIALS AND ANCILLARY OFFICES
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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 THE PLANNING STATEMENT


請參考夾附的規劃研究報告書

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 an application to the Board 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


ROCK K.M. TSANG 曾國鳴

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

Name in Block Letters
姓名（請以正楷填寫）

DIRECTOR 董事
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

Others 其他

on behalf of 代表 LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

03 FEB 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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。
- 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。
- 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOTS 826RP(PART), 827, 828 & 829 IN D.D.102 AND LOTS 296, 297RP, 298RP, 299RP, 396RP(PART) & 397(PART) IN D.D.105 & ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	2,777 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 72 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/12
Zoning 地帶	OPEN STORAGE
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input 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 for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input 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 VEHICLE PARK (PRIVATE CARS AND CONTAINER VEHICLES), VEHICLE REPAIR WORKSHOP, OPEN STORAGE OF CONSTRUCTION MATERIALS AND ANCILLARY OFFICES

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		264.74 sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	264.74 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.095 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.2 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	6.9 % <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		10
	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)		4 NIL NIL NIL NIL 6
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
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"/>
<hr/>		
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。

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

宏 基 測 量 師 行

Our Ref : YL/TPN/734J/L02

8 April 2021

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



By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),
Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary
Offices for a Period of 3 Years
Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP,
396RP(Part), 397(Part) in DD 105, and adjoining Government Land,
Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/416)**

We refer to the captioned planning application.

We would like to clarify that the captioned planning application is a renewal application, and the proposed layout plan and proposed uses remain unchanged from previous Planning Application No. A/YL-NTM/358. In response to the Transport Department's comments, we would like to provide herewith a table of "Response-to-Comments" ("R-to-C") for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Rock K.M. Tsang

Director
Encl.
RK/AL

c.c.
DPO/FSS (Attn.: Ms. Cherry Yuen By Email)



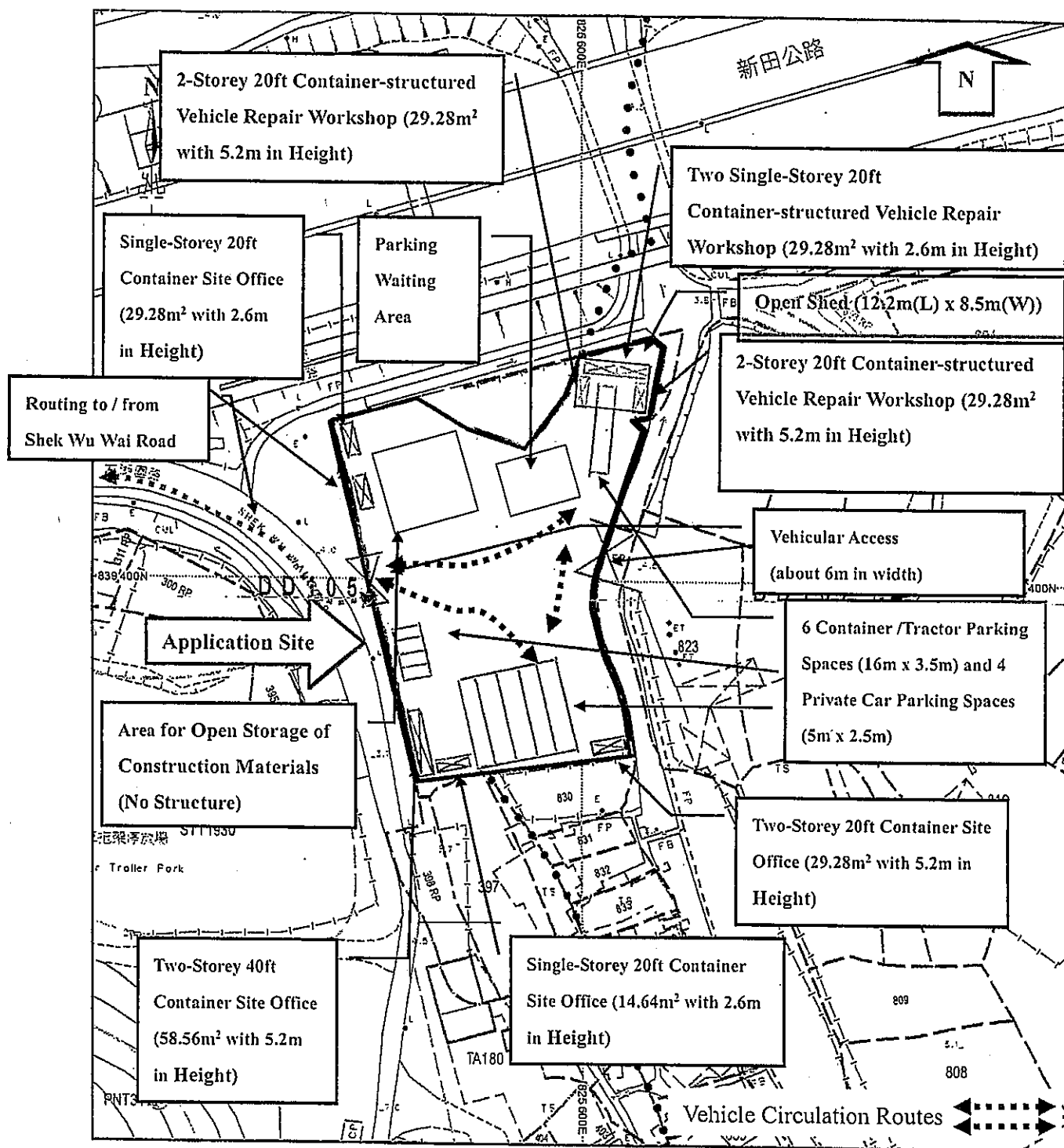
ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

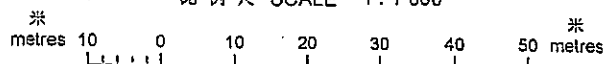
Response-to-Comments

	Departmental Comments	Responses
	<u>Transport Department (TD)</u>	
(a)	The applicant should specify the width of the ingress/egress within the Site.	The width of the ingress/egress is about 6m.
(b)	The applicant should provide the routing to / from the public road network via the vehicular access at the eastern boundary of the Site.	Please note that there is direct access to the Site from Shek Wu Wai Road. Please see the routing on the attached plan.
(c)	The applicant should provide details of trip generation to justify the provision of 10 parking spaces within the Site.	<p>Please note the followings:</p> <p>(i) The 5 private car parking spaces are mainly provided for supporting the staff working within the Site. Therefore, there would be 10 trips for 5 private cars in the morning and evening respectively per day; and</p> <p>(ii) There would be also about 10 trips per day for 5 container vehicles parking within the Site as the container vehicles would be driven out from the site in the morning and back to the Site in the evening for parking overnight.</p>



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : Yuen Long

Lot Index Plan No. : KD0851112012

District Survey Office : Kowloon

Date : 23-Nov-2012

Reference No. : 2-SE-13A

本圖則乃地段索引圖的副本，顯示地段界線的大概位置，包括根據政府地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更新的地界線時，地段索引圖可能會被修訂而無須事先通知。

This plan is a copy of the lot index plan showing the approximate location of boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies or Government Land Licences. The temporary occupation of land may be created

For Identification Only



宏 基 測 量 師 行

Our Ref : YL/TPN/734J/L04

9 April 2021

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

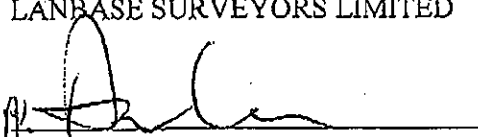
**Planning Application for
A Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),
Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary
Offices for a Period of 3 Years
Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP,
396RP(Part), 397(Part) in DD 105, and adjoining Government Land,
Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/416)**

We refer to the captioned planning application.

We would like to supersede our letter (Ref.: YL/TPN/734J/L03) dated 9 April 2021 and clarify that the proposed "Open Storage of Construction Materials" use would not include "Open Storage of Cement, Sand, Chemical Products and Dangerous Goods" use.

Should you have any queries, please feel free to call our Mr. Anson Lee at
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
Encl.
RK/AL



C.C.
DPO/FSS (Attn.: Ms. Cherry Yuen By Email)

Our Ref: YL/TPN/734.I/L05

13 April 2021

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

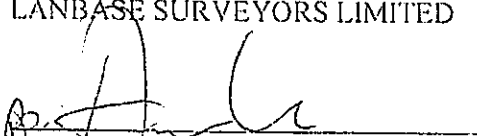
Planning Application for
A Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),
Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary
Offices for a Period of 3 Years
Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP,
396RP(Part), 397(Part) in DD 105; and adjoining Government Land,
Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/416)

We refer to the captioned planning application.

We would like to clarify that the Site would only make use of the ingress/egress abutting Shek Wu Wai Road for vehicular access and would not make use of another vehicular access at the eastern boundary as it is only the vehicular access for the adjoining Lot 823.

Should you have any queries, please feel free to call our Mr. Anson Lee at
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
Encl.
RK/AL

c.c.
DPO/FSS (Attn.: Ms. Cherry Yuen By Email)



**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)**

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation.

No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:

- (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
- (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
- (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
- (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
- (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-NTM/89	Proposed Temporary Open Storage of Brand New Vehicle Parts and Building Materials for a Period of 3 Years	16.6.2000 RNTPC (3 Years)	(1), (2), (4) & (10)
2.	A/YL-NTM/177	Temporary Container Vehicle Park for a Period of 3 Years	17.12.2004 RNTPC (2 Years)	(1), (2) & (6)
3.	A/YL-NTM/210	Temporary Public Vehicle Park (Including Container Vehicles) with Ancillary Site Offices for a Period of 3 Years	13.4.2007 Approved by RNTPC (3 Years)	(1), (2), (3) & (5)
4.	A/YL-NTM/248	Renewal of Planning Approval for Temporary Public Vehicle Park (Including Container Vehicles) for a Period of 3 Years	9.4.2010 Approved by RNTPC (3 Years)	(1), (2), (3), (5), (7) & (9)
5.	A/YL-NTM/287	Temporary Public Vehicle Park (Private Car and Container Vehicles) and Ancillary Offices for a Period of 3 Years	5.4.2013 Approved by RNTPC (3 Years)	(1), (2), (3), (5), (6), (7) & (8)
6.	A/YL-NTM/339	Temporary Public Vehicle Park (Private Cars and Container Vehicles) and Ancillary Offices for a Period of 3 Years	14.9.2016 Approved by RNTPC (3 Years)	(1), (2), (3), (6), (7) & (8)
7.	A/YL-NTM/358	Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Material and Ancillary Offices for a Period of 3 Years	4.5.2018 Approved by RNTPC (3 Years)	(1), (2), (3), (4), (7), (8), (11) & (12)

Approval Conditions

- (1) Submission and implementation of landscaping (and tree preservation) proposals/ Provision of replacement planting/ Maintenance of the existing landscape planting/vegetation/trees on the site.
- (2) Submission of a Drainage Impact Assessment (DIA) and provision of the flood mitigation measures and drainage facilities proposed in the DIA/ Submission and implementation of drainage proposal/ Provision of drainage facilities/ Submission of a condition record of the existing drainage facilities on site/ Maintenance of the existing drainage facilities on the site.
- (3) Submission and provision of fire service installations proposals/ Provision of fire extinguisher(s).
- (4) Provision of paving and fencing on the site.
- (5) Setting back of site boundary to avoid encroachment on the works limit of the "Drainage Improvement in Northern New Territories, Package B, Phase 3 Shek Wu Wai" project/ "Drainage Improvement in Northern New Territories - Package A (Drainage Improvement Works in San Tin (Remaining Works))" project.

- (6) No vehicle washing or repairing activities/no cutting, dismantling, cleansing, repairing and workshop activity, including container repair and vehicle repair, allowed on the site.
- (7) No night-time operation between 11:00 p.m. and 8:00 a.m. on Mondays and Saturdays, and 6:00 p.m. and 8:00 a.m. on Sundays or/and public holidays allowed on the site.
- (8) No vehicle without valid licence issued under the Road Traffic Ordinance allowed to be parked/stored on the site.
- (9) Only one ingress/egress point via Shek Wu Wai Road allowed and the ingress/egress gate of the site should be set back to permit at least one vehicle waiting in front of the gate without occupying the spaces of public road and footway outside the gate.
- (10) Stacking height of the materials stored within 5 metres of the periphery of the site not exceeding the height of the boundary fence.
- (11) No storage of cement, sand, chemical products and dangerous goods allowed on the site.
- (12) No vehicle queuing and no reverse movement of vehicles on public road allowed.

Rejected Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Main Reasons for Rejection</u>
1.	A/YL-NTM/242	Temporary Container Storage Yard and Container Vehicle Park with Ancillary Vehicle Repair Workshops and Site Offices for a Period of 3 Years	6.11.2009 Rejected by RNTPC	(1) & (2)

Main Reasons for Rejection:

- (1) The development was not in line with the Town Planning Board Guidelines No. 13E for "Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance".
- (2) No technical assessment had been submitted to demonstrate that the development would not have adverse environmental, drainage and traffic impacts on the surrounding areas.

**Similar Planning Applications for
Vehicle Parks, Repair Workshop and Open Storage uses within the same "Open Storage" Zone
on the Ngau Tam Mei Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1.	A/YL-NTM/230 @	Temporary Container Tractor/ Trailer Park with Ancillary Repair Areas (3 Years)	19.6.2009 (3 Years) [revoked on 26.8.2011]
2.	A/YL-NTM/232	Temporary Open Storage of Vehicle Parts and Tyre Repair with Ancillary Workshop (3 Years)	27.3.2009 (3 Years)
3.	A/YL-NTM/233 @	Temporary Container Vehicle Park and Container Storage Area with Ancillary Repairing Workshop (3 Years)	27.3.2009 (3 Years) [revoked on 27.6.2011]
4.	A/YL-NTM/237 @	Temporary Cargo Handling and Forwarding Facilities (3 Years)	19.6.2009 (3 Years) [revoked on 19.9.2009]
5.	A/YL-NTM/238 @	Temporary Container Vehicle Park with Ancillary Repairing Workshop Use (3 Years)	10.7.2009 (3 Years) [revoked on 10.6.2011]
6.	A/YL-NTM/241@	Temporary Cargo Handling, Forwarding Facilities and Container Vehicle Park (3 Years)	6.11.2009 (3 Years) [revoked on 6.5.2012]
7.	A/YL-NTM/247 @	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen (3 Years)	19.3.2010 (3 Years) [revoked on 19.12.2010]
8.	A/YL-NTM/253	Temporary Container Vehicle Park (3 Years)	24.9.2010 (3 Years)
9.	A/YL-NTM/257	Renewal of Planning Approval for Temporary Public Vehicle Park (Including Private Cars and Container Vehicles) (5 Years)	28.1.2011 (5 Years)
10.	A/YL-NTM/258	Temporary Container Tractor/Trailer Park (3 Years)	28.1.2011 (3 Years)
11.	A/YL-NTM/260	Temporary Lorry, Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen (3 Years)	4.3.2011 (3 Years)
12.	A/YL-NTM/262	Renewal of Planning Approval for Temporary Container Storage and Container Vehicle Park with Ancillary Repairing Workshop (3 Years)	6.5.2011 (3 Years)
13.	A/YL-NTM/266	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicles) and Ancillary Tyre and Repairing Use (3 Years)	19.8.2011 (3 Years)
14.	A/YL-NTM/268	Renewal of Planning Approval of Temporary Container	2.12.2011

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
		Trailer and Tractor Park (5 Years)	(5 Years)
15.	A/YL-NTM/269 [@]	Temporary Container Tractor/Trailer Park with Ancillary Repair Areas (3 Years)	6.1.2012 (3 Years) [revoked on 18.5.2012]
16.	A/YL-NTM/270	Renewal of Planning Approval for Temporary Container Storage Site with Ancillary Office (3 Years)	16.3.2012 (3 Years)
17.	A/YL-NTM/272 [@]	Temporary Cargo Handling, Forwarding Facilities and Container Vehicle Park (3 Years)	4.5.2012 (3 Years) [revoked on 14.5.2013]
18.	A/YL-NTM/278	Temporary Container Vehicle Park with Ancillary Office and Storage (3 Years)	15.3.2013 (3 Years)
19.	A/YL-NTM/298	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen (3 Years)	25.4.2014 (3 Years)
20.	A/YL-NTM/300	Temporary Container Tractor/Trailer Park (3 Years)	9.5.2014 (3 Years)
21.	A/YL-NTM/301 [@]	Renewal of Planning Approval for Container Storage and Container Vehicle Park with Ancillary Repairing Workshop (3 Years)	23.5.2014 (3 Years) [revoked on 6.12.2014]
22.	A/YL-NTM/307	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicles) and Ancillary Tyre and Repairing Use (3 Years)	12.9.2014 (3 Years)
23.	A/YL-NTM/323	Proposed Temporary Vehicle Repair Workshop with Ancillary Vehicle Stripping Yard (3 Years)	7.8.2015 (3 Years) [revoked on 7.9.2017]
24.	A/YL-NTM/326 [@]	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Room) (3 Years)	4.12.2015 (3 Years) [revoked on 4.5.2018]
25.	A/YL-NTM/335	Temporary Public Vehicle Park (Including Private Cars and Container Vehicles) (5 Years)	22.4.2016 (5 Years)
26.	A/YL-NTM/342	Renewal of Planning Approval for Temporary Lorry and Container Tractor/ Trailer Park with Ancillary Workshop and Staff Canteen (3 Years)	7.4.2017 (3 Years)
27.	A/YL-NTM/343	Temporary Container Tractor/Trailer Park (3 Years)	23.6.2017 (3 Years)
28.	A/YL-NTM/348	Temporary Public Vehicle Park (including container vehicle) and Ancillary Tyre and Repairing (3 Years)	8.12.2017 (3 Years)
29.	A/YL-NTM/380	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) (3 Years)	1.2.2019 (3 Years)
30.	A/YL-NTM/390	Proposed Temporary Vehicle Repair Workshop with Ancillary Vehicle Stripping Yard (3 Years)	2.8.2019 (3 Years)
31.	A/YL-NTM/393	Temporary Warehouse (Excluding Dangerous Goods Godown), Goods Vehicle Park (Not Exceeding 24 Tonnes) and Container Carrying Cargo Weighing	1.11.2019 (3 Years)

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
		Station with Ancillary Site Office and Staff Canteen (3 Years)	
32.	A/YL-NTM/402	Temporary Container Vehicle Repair Yard and Warehouse for a Period of 3 Years (3 Years)	18.9.2020 (3 Years)
33.	A/YL-NTM/410	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicles) and Ancillary Tyre and Repairing Use (3 Years)	4.12.2020 (3 Years)

@ Denotes planning permission revoked

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1.	A/YL-NTM/254	Temporary Container Tractor and Trailer Park (with Ancillary Repair Activities) (3 Years)	28.1.2011
2.	A/YL-NTM/263	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) with Ancillary Site Offices (3 Years)	6.5.2011
3.	A/YL-NTM/265	Temporary Container Vehicles and Goods Vehicles Repair Yard (3 Years)	2.9.2011
4.	A/YL-NTM/289	Temporary Cargo Handling and Forwarding Facility, Warehouse, Container Vehicle Park with Ancillary Office (3 Years)	19.4.2013
5.	A/YL-NTM/292	Temporary Cargo Handling, Forwarding Facilities and Container Vehicle Park (3 Years)	27.9.2013 28.3.2014 (s.17)

Application to be considered at the same meeting

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1.	A/YL-NTM/412	Temporary Container Tractor/Trailer Park (3 Years)	16.4.2021

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210302-141319-82733

提交限期

Deadline for submission:

23/03/2021

提交日期及時間

Date and time of submission:

02/03/2021 14:13:19

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/416

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李頌慈

意見詳情

Details of the Comment :

區內有不少貨櫃車會租用村內的停車場，惟當大型貨櫃車行經村內路面時，村內的路面所有之物料不能承受此等重量，故經常會令村內路面損毀，影響其他道路使用者。另外，舊車維修場經常運送大型機械及舊車輛，除了引致村內路面損毀外，更會嚴重阻塞交通。故此，本人因以上理由而反對此規劃申請。

5-2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

210318-143125-49300

Reference Number:

提交限期

23/03/2021

Deadline for submission:

提交日期及時間

18/03/2021 14:31:25

Date and time of submission:

有關的規劃申請編號

A/YL-NTM/416

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Leon Liu

Name of person making this comment:

意見詳情

Details of the Comment:

長期製造噪音、污水流入河道及汽車的排放對附近環境造成損害，希望停止其繼續對附近環境製造污染，反對申請。

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The GL of the Site is covered by a Short Term Tenancy (STT) No. 3113 for the purpose of "Temporary Public Vehicle Park (Private Cars and Container Vehicles) and Ancillary Offices". The private land Lots No. 826 RP and 829 in D.D.102 and 396 RP in D.D.105 are covered by Short Term Waivers (STWs) No. 5095, 5096 and 5097 respectively to permit structures for the purpose of "Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices". The STT/STW holders will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. Moreover, the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularise any irregularity on site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed access arrangement of the Site from Shek Wu Wai Road should be approved by TD. HyD shall not be responsible for the maintenance of any access connecting the Site and Shek Wu Wai Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) to follow the environmental mitigation measures as recommended in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) in order to minimise the potential environmental impacts on the surrounding areas;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal where appropriate. No materials or tools shall be placed near the tree planting area to ensure healthy tree growth;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall provide DSD with a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly

with the applicant with reference to a comprehensive set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. The drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant should consult DLO/YL regarding all the drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future. All the drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance at all times;

- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that there is a watercourse abutting the eastern boundary of the Site. The applicant shall be reminded to adopt appropriate measures to avoid polluting and disturbing the watercourse during operation;
- (g) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The good practice guidelines for open storage at **Annex A** should be adhered to. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW under 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) Regulation (B(P)R) respectively. 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 B(P)R at the building plan submission stage;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that there is a high pressure underground town gas transmission pipeline running along San Tin Highway in the close vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organising and

supervising any works near a gas pipeline should approach the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the Site and liaise with HKCG any required minimum set back distance away from them during the design and construction stages of the development. The involved parties is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is: [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf).

