

2022年 2月 28日

此文件在 收到 城市規劃委員會  
內已收到所有必要的資料及文件後才正式處理  
申請的日期

A/YL

28 FEB 2022

This document is received on  
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 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](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](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

2200153

By Hand

12/1 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	A17L-NTM1437
	Date Received 收到日期	28 FEB 2022

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

## 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Cheung Shing Motor Transportation Company 長城汽車運輸公司

## 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 Ltd. (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 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, 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 ..... 2,571 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 530 ..... 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)	..... 457 ..... sq.m 平方米 <input checked="" 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	Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 ✓
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" ("OS") ✓
(f) Current use(s) 現時用途	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)  (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  
10/1/2022 (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 11/1/2022 (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，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他(請指明)

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2,204.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	366.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	12
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	530 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	530 .....sq.m <input checked="" 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)	
2 Site Office and Staff Rest Room with Canopy (2-storey, Height: 6m) 1 Site Office (1-storey, Height: 2.4m) 1 Containers for Storage (1-storey, Height: 2.4m) ..... 1 Storage Shed (1-storey, Height: 2.4m) 1 Storage Shed (1-storey, Height: 2.4m) ..... 1 Canopy (site office and staff parking spaces under) (1-storey, Height: 2.4m) ..... 2 Canopies (container for storage under) (1-storey, Height: 2.4m) ..... 1 Canopy (site office under) (2-storey, Height: 4.8m) ..... 1 Canopy (site office under) (1-storey, Height: 3.5m) 1 Meter Room (1-storey, Height: 2m) .....	
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	4
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	7 (for Container Vehicles)
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 7:00am - 7:00pm from Mondays - Saturdays. No operation on Sundays and public holidays.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The Application Site is accessed from Kwu Tung Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
<b>位於鄉郊地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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 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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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 type="checkbox"/> year(s) 年 .....</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 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

  
.....

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

Chow Tsz Nok

Assistant Town Planner

Name in Block Letters  
姓名（請以正楷填寫）

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

12/1/2022

(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**

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

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

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

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

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories
Site area 地盤面積	2,571 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 457 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Ngau Tam Mei Outline Zoning Plan No. SYL-NTM/12
Zoning 地帶	"Open Storage" ("OS")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	530 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.21 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	12	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	2-6 <input type="checkbox"/> (Not more than 不多於) m 米	
		1-2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	14 % <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		11
	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) Container Vehicles		4 NA NA NA NA 7
(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)		NA NA NA NA NA NA

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>		
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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing General Area, Extract from Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12		
<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。



才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 21/748/L02

February 10, 2022

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

By Post and Email

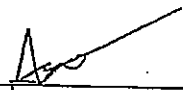
Dear Sir/Madam,

Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years in Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories

With reference to the captioned application, we submit herewith the amended authorization letter, and amended pages (p.5 and 11) of the Application Form and (p.1, 2, 5, 6, 7 and 8) of the Planning Statement 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.

  
Adam Chow

Encls.

c.c. Cheung Shing Motor Transportation Company (the Applicant)

2022年 2月 28日  
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。  
28 FEB 2022  
This document is received on  
The Town Planning Board will formally acknowledge  
the document only upon receipt  
of all the required information and documents.

**SUMMARY OF APPLICATION**

<b>Applicant:</b>	Cheung Shing Motor Transportation Company
<b>Applied Use:</b>	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years
<b>Existing Use:</b>	Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)
<b>Location</b>	Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories
<b>Site Area:</b>	Private Land: 2,114 square metres Government Land: 457 square metres Total: 2,571 square metres
<b>Lease</b>	Block Government Lease demised as agriculture land
<b>Development Proposal:</b>	No. of Parking Spaces for Container Vehicles: 7 No. of Parking Spaces for Staff/Visitors: 4
<b>Statutory Plan:</b>	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 gazetted on 15.12.2006
<b>Zoning:</b>	"Open Storage" ("OS")
<b>Town Planning Board Guidelines:</b>	TPB Guidelines for "Application for Open Storage and Port Back- up Uses" – (TPB – PG No. 13F) "Category 1" Areas
<b>Previous Applications:</b>	A/YL-NTM/380 approved on 1.2.2019 A/YL-NTM/326 approved on 4.12.2015 A/DPA/YL-NTM/26 approved on 5.8.1994

## 1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Cheung Shing Motor Transportation Company (the "Applicant") to seek planning permission for a temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) (the "Proposed Development") for a period of 3 years at Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site is subject to an application (No. A/YL-NTM/380) previously approved by the Town Planning Board (the "Board") on 1.2.2019 for temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) for a period of three years until 1.2.2022. A total of 3 applications at the Application Site were approved by Board. All the approval conditions of the last planning permission were complied with. Since the last application will soon be expired, the Applicant would like to seek planning permission for continue using the Application Site for the same use for a further period of 3 years. Compared with the last application (No. A/YL-NTM/380), the use, number of parking spaces and operation under the current application remain unchanged while a two-storey site office and staff rest room with canopy, one-storey site office with canopy and meter room are added at the north of the Application Site and the floor area and height of the existing site office and staff rest room at the north of the Application Site are increased to meet the operational need.
- 1.03 The Application Site, with an area of approximately 2,571 square metres (including 457 square metres Government land) falls within the "Open Storage" ("OS") zone on the Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12. The proposed container vehicle park, which is listed under Column 2 of the "OS" zone, may be permitted upon application to the Board. In view of the current physical condition and the prevalence of other storage sites, warehouses and vehicle parks in the immediate vicinity, the Application Site is considered suitable for the proposed development.
- 1.04 According to the TPB Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB – PG No. 13F), the Application Site falls within "Category 1" areas. Applications falling within Category 1 areas are areas zoned "OS", "OU(PBU)", "Industrial" or "I(D)", where there are compatible uses such as industrial uses, public utility installations, quarrying and other port back-up and open storage activities. When looking at the surrounding land uses, most of the sites are currently occupied by open storage and port back-up uses with planning approvals.
- 1.05 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

NTM/326 and A/YL-NTM/380) approved by the Board on 5.8.1994, 4.12.2015 and 1.2.2019 respectively.

#### Similar Applications

- 4.05 A number of similar applications have been approved within the same "OS" zone in recent years. Details are summarised as follows:

Application No.	Date of Approval	Approved Uses	Length of Planning Permission
A/YL-NTM/416	16.4.2021	Renewal of Planning Approval for 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	3 Years
A/YL-NTM/412	16.4.2021	Temporary Container Tractor/Trailer Park for a Period of 3 Years	3 Years
A/YL-NTM/410	4.12.2020	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use for a Period of 3 Years	3 Years
A/YL-NTM/370	6.7.2018	Proposed Temporary Vehicle Repair Workshop with Ancillary Vehicle Stripping Yard for a Period of 3 Years	3 Years
A/YL-NTM/363	2.11.2018	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	3 Years
A/YL-NTM/358	4.5.2018	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	3 Years
A/YL-NTM/348	8.12.2017	Temporary Public Vehicle Park (including container vehicle) and Ancillary Tyre and Repairing for a Period of 3 Years	3 Years
A/YL-NTM/343	23.6.2017	Temporary Container Tractor and Trailer Park For a Period of 3 Years	3 Years



## 5. DEVELOPMENT PROPOSAL

### Proposed Use

- 5.01 The Applicant seeks the Board's approval for continue using the Application Site for temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) for a period of 3 years, which is the same use as the last approved application (No. A/YL-NTM/380) as it will be expired on 1:2.2022.

### Site Layout and Design

- 5.02 As illustrated on the Layout Plan in Figure 5, the Application Site accommodates 7 parking spaces for container vehicles. Ancillary facilities, including site offices, staff rest rooms, containers for ancillary storage and 4 parking spaces for staff/visitors can also be found at the Application Site. Sufficient space will be provided within the Application Site for maneuvering of vehicles. A comparison of the current and the last application (No. A/YL-NTM/380) is as follows:

Table 5.1: Differences between the Current and Last Application (No. A/YL-NTM/380)

	Previous Application (No. A/YL-NTM/380)	Current Application	Difference
Applied Uses	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years	-
Application Area	About 2,571 sq.m. (including 457 sq. m. Government land)	About 2,571 sq.m. (including 457 sq. m. Government land)	-
Total Floor Area	About 390 sq.m.	About 530 sq.m.	+140 sq.m./ +35.9%
No. of Structures	9 - 4 site offices and/or staff rest room (2 with canopies) - 3 container storage (2 with canopies); and - 2 storage sheds	12 - 6 site offices and/or staff rest room (4 with canopies) - 3 container storage (2 with canopies); and - 2 storage sheds - 1 meter room	+1 site office with canopy +1 canopy with the site office and staff rest room +1 meter room
Height of Structures	2.4 - 4.8m (1-2 storeys)	2 - 6m (1-2 storeys)	+1.2m/ +25%
Parking Spaces	7 for container vehicles 4 for staff/visitors	7 for container vehicles 4 for staff/visitors	-
Operation Hours	7:00am to 7pm Monday to Saturday No operation on Sundays and Public Holidays	7:00am to 7pm Monday to Saturday No operation on Sundays and Public Holidays	-

- 5.03 The layout reflects the current conditions on the Application Site. As compared with the previous application (No. AYL-NTM/380), the use, number of parking spaces and operation under the current application remain unchanged while a two-storey site office and staff rest room with canopy, one-storey site office with canopy and meter room are added at the north of the Application Site and the floor area and height of the existing site office and staff rest room at the north of the Application Site are increased to meet the operational need.

- 5.04 The Application Site is fenced off by corrugated metal sheets of approximately 2.5 metres high. The existing vehicular entrance, which is located along the site boundary to its east and fronting Kwu Tung Road, is about 8 metres wide and has been hard-paved. The existing egress is located along the south-western boundary, which connects to Kwu Tung Road via a local track.

#### Site Operation

- 5.05 The Application Site will be used for parking of container vehicles with ancillary facilities to support the cross-boundary trade. The proposed hours of operation at the Application Site are from 7:00am to 7:00pm during weekdays and Saturdays. There will be no operation on Sundays and public holidays. No workshop activities will be conducted at the Application Site.

#### Landscape Proposal

- 5.06 Trees have already been planted around the boundary of the Application Site in accordance with the approved landscape proposal in the previous application (No. AYL-NTM/380). Should this application be approved, all existing trees (see Figure 6) will be preserved and the Applicant will provide routine horticultural maintenance for the tree planting.

#### Drainage Proposal

- 5.07 The Applicant has implemented the drainage facilities on site under previous planning approval (No. AYL-NTM/380) and it was considered satisfactory by Drainage Services Department. These facilities will be maintained for the current application.

#### Fire Services Installations

- 5.08 The Applicant has provided the fire services installations on site under previous planning approval (No. AYL-NTM/380) and it was considered satisfactory by Fire Services Department. These installations will be maintained for the current application.

#### Environmental Considerations

- 5.09 The following measures will be adopted to minimize any potential impact on surrounding areas;
- (a) Maintaining the 2.5-metre high fencing around the Application Site to minimize the dust, noise and visual impacts of the Proposed Development;

- (b) Maintaining the landscaping around the perimeter of the Application Site;
- (c) Maintaining the drainage facilities around the Application Site; and
- (d) Restriction on hours of operation to the daytime only.

## 6. JUSTIFICATIONS

### In Line with the Planning Intention

- 6.01 The Application Site and the surrounding areas, with convenient access to strategic road network and close to Lok Ma Chau boundary crossing, are currently zoned "OS" on the Ngau Tam Mei OZP. This area has also been recommended for open storage and port back-up uses as a solution space for inadequate land for open storage yard/container vehicle park in San Tin for conservation purposes. The temporary container vehicle park with ancillary facilities is in line with the planning intention of the "OS" zone which was intended primarily for the provision of land for appropriate open storage/port back-up uses and to regularize the already haphazard proliferation of open storage uses. Also, the applied use was not incompatible with the surrounding uses, which comprised open storage yards, container vehicle parks and vehicle repair workshops. The Proposed Development, which is also listed under Column 2 of the OZP, is therefore in line with the planning intention of the area for open storage and port back-up uses.

### Site with Previous Planning Approvals

- 6.02 The Board previously approved the same uses on the Application Site on 4.12.2015 and 1.2.2019. The Board's decision to approve the previous applications on the same site and a number of similar applications in the vicinity indicates that the Proposed Development is acceptable within the "OS" zone. The land use and planning circumstance for the current application remain unchanged since the previous planning applications were approved.

### Compliance with Previous Approval Conditions

- 6.03 All approval conditions of the previous planning application (No. A/YL-NTM/380) had been complied with, including the submission/implementation of the drainage, landscape, fire services installations proposal, and the provision of boundary fencing, landscaping, drainage facilities, fire service installations. As the required site improvement works had already been implemented and approved by the relevant Government departments, indicating the Applicant's determination in operating the proposed development in a lawful manner, favourable consideration may be given by the Board to this application.

### Genuine Demand for Container Vehicle Parking near the Boundary Crossing

- 6.04 According to the *Statistics of Land Boundary Traffic Throughout* for 2019 released by the Customs and Excise Department, the total amount of inbound and outbound loaded cross boundary goods vehicles and container through Lok Ma Chau Control Point are 1,777,300 and 1,752,894 respectively, accounting for 55% and 54% of the

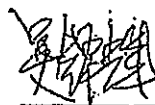
香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

先生/女士：

規劃申請委任信

新界元朗牛潭尾丈量約份第 102 約地段第 2790(部份)、2798RP(部份)、  
2799(部份)、2800、2801 及毗連政府土地  
用作臨時貨櫃車停車場及附屬設施(包括地盤辦公室及員工休息室)，  
為期三年的規劃申請

本公司為上述規劃申請的申請人，現授權才鴻顧問有限公司(Top Bright Consultants Ltd.) 就標題地段向城市規劃委員會申請用作臨時貨櫃車停車場及附屬設施(包括地盤辦公室及員工休息室)，為期三年，並處理一切有關該規劃申請的事宜。



申請人  
長城汽車運輸公司  
商業登記證號碼：

2021 年 11 月 29 日

副本致：才鴻顧問有限公司

新界元朗新田大馬路 7 號

掛號郵件

新田鄉鄉事委員會

先生/女士：

有關規劃許可申請的通知

現特通知新界元朗牛潭尾丈量約份第 102 約地段第 2790(部份)、2798RP(部份)、2799(部份)、2800、2801 及毗連政府土地的現行土地擁有人，本公司計劃根據城市規劃條例第 16 條，申請規劃許可，於你所擁有的上述地段，擬議用作臨時貨櫃車停車場及附屬設施(包括地盤辦公室及員工休息室)，為期 3 年。如你並非前述申請地點的擁有人，請代轉交這份通知給相關的擁有人。

請將本通知張貼於貴辦事處的告示板，或你認為合適的當眼處，以告知擁有人這宗申請。

申請人  
長城汽車運輸公司

2022 年 1 月 10 日

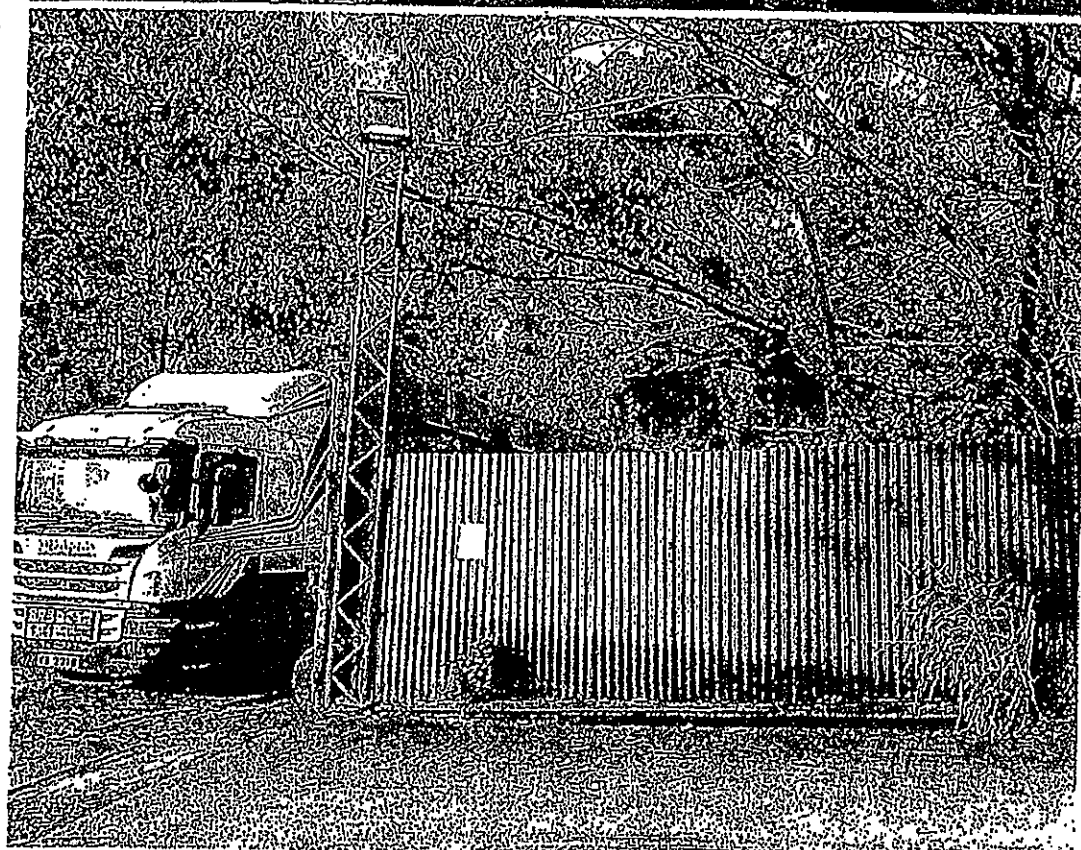
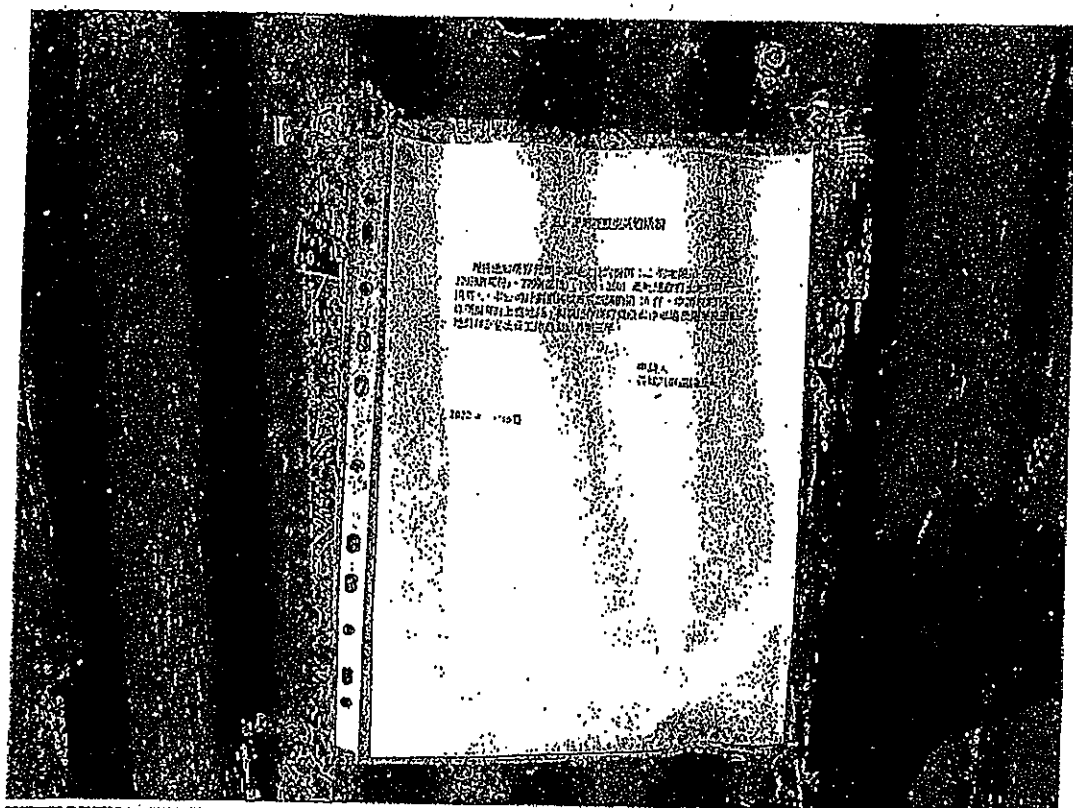
### 有關規劃許可申請的通知

現特通知新界元朗牛潭尾丈量約份第 102 約地段第 2790(部份)、2798RP(部份)、2799(部份)、2800、2801 及毗連政府土地的現行土地擁有人，本公司計劃根據城市規劃條例第 16 條，申請規劃許可，於你所擁有的上述地段，擬議用作臨時貨櫃車停車場及附屬設施(包括地盤辦公室及員工休息室)，為期三年。

申請人  
長城汽車運輸公司

2022 年 1 月 10 日

申請人於 2022 年 1 月 10 日將申請通知張貼在申請地點近入口的位置







107M/43X

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

**Temporary Container Vehicle Park with Ancillary  
Facilities (including Site Offices and Staff Rest Rooms)  
for a Period of Three Years**

**in "Open Storage" Zone at Lots 2790(Part),  
2798RP(Part), 2799(Part), 2800, 2801 and Adjoining  
Government Land in DD102, Kwu Tung Road,  
Ngau Tam Mei, Yuen Long, New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

Cheung Shing Motor  
Transportation Company

**Planning Consultant:**



Top Bright Consultants Ltd.

January, 2022



## **Executive Summary**

This planning application is submitted on behalf of Cheung Shing Motor Transportation Company (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for a temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) (the "Proposed Development") for a period of 3 years at Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories (the "Application Site").

The Application Site, with an area of approximately 2,571 square metres (including 457 square metres Government land), is currently used for parking of container vehicles with ancillary site offices and staff rest rooms. It is subject to an application (No. A/YL-NTM/380) previously approved by the Board on 1.2.2019 until 1.2.2022 for the same use. All the approval conditions of the last planning permission were complied with. Since the last application will soon be expired, the Applicant would like to seek planning permission for continue using the Application Site for the same use for a further period of 3 years.

The Application Site falls within the "Open Storage" ("OS") zone on the Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12, which is intended for open storage and port back-up uses. The proposed container vehicle park, which is listed under Column 2 of the "OS"-zone, may be permitted upon application to the Board. In view of the current physical condition and the prevalence of other storage sites, warehouses and vehicle parks in the immediate vicinity, the Application Site is considered suitable for the proposed development.

The Application Site accommodates 7 parking spaces for container vehicles. Ancillary facilities, including site offices, staff rest rooms and 4 parking spaces for staff/visitors can also be found at the Application Site. Sufficient space will be provided within the Application Site for maneuvering of vehicles. Compared with the previous application (No. A/YL-NTM/380), the use, number of parking spaces and operation under the current application remain unchanged while an one-storey site office is added at the north of the Application Site and the floor area and height of the existing site office and staff rest room at the north of the Application Site are increased to meet the operational need.

This application is considered acceptable by the Board, the reasons are in line with the planning intention; site with previous planning approvals; compliance with previous approval conditions; genuine demand for container vehicle parking near the boundary crossing; importance of existing facilities; compliance with TPB PG-No.13F; compatible with surrounding land use; no adverse impacts on surrounding areas; no adverse traffic impact; and approval of similar applications. The Applicant therefore seeks the Board's permission to use the Application Site for the proposed development for a further period of three years.

## 行政摘要

這宗規劃申請乃代表長城汽車運輸公司向城市規劃委員會(“城規會”)呈交，擬議在新界元朗牛潭尾丈量約份第 102 約地段第 2790(部份), 2798RP(部份), 2799(部份), 2800, 2801 及毗連政府土地 (“申請地點”), 用作臨時貨櫃車停車場及附屬設施(包括地盤辦公室、員工休息室)(“擬議發展”), 為期三年。

申請地點面積約為 2,571 平方米(包括政府土地 457 平方米)，現時用作貨櫃車停車場、附屬地盤辦公室及員工休息室。申請地點先前已獲城規會於 2019 年 2 月 1 日批准用作相同申請用途(申請編號： A/YL-NTM/380)，至 2022 年 2 月 1 日期限屆滿。申請人已履行所有上次申請的規劃許可附帶條件。鑑於申請期限快將屆滿，申請人現向城規會提出申請，繼續於申請地點作擬議發展，為期三年。

申請地點座落於牛潭尾分區計劃大綱圖編號 S/YL-NTM/12 中的“露天貯物”地帶，擬議用作露天貯物和及港口後勤用途發展。擬議貨櫃車停車場屬該地帶第二欄的用途，須先向城規會提出規劃申請。申請地點之前用作露天貯物用途，鑑於申請地點鄰近均為露天貯物、貨倉及停車場用途，申請地點亦適合作擬議發展。

申請地點共提供 7 個貨櫃車停車位，附屬設施包括地盤辦公室、員工休息室、及 4 個供職員/訪客使用的停車位。申請地點亦提供足夠空間供車輛轉動。與上次申請(編號：A/YL-NTM/380)比較，申請用途、停車位和營運維持不變，惟申請地點北面增設一個單層地盤辦公室，而申請地點北面現有的地盤辦公室和員工休息室的樓面面積和高度亦有所增加，以應付運作需要。

這宗規劃申請的理由為：符合規劃意向；申請地點之前已獲得規劃許可；已完全履行規劃許可附帶條件；鄰近過境通道地點對貨櫃車停車場有真正的需求；現有設施有一定的重要性；符合城市規劃指引編號第 13F；與鄰近土地用途協調；不會對周邊環境構成不良影響；不會帶來不良的交通影響；以及同類申請已獲規劃許可。因此，申請人希望城規會批准為期三年的臨時用途。

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### **SUMMARY OF APPLICATION**

<b>Applicant:</b>	Cheung Shing Motor Transportation Company
<b>Applied Use:</b>	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years
<b>Existing Use:</b>	Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)
<b>Location</b>	Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories
<b>Site Area:</b>	Private Land: 2,114 square metres Government Land: 457 square metres Total: 2,571 square metres
<b>Lease</b>	Block Government Lease demised as agriculture land
<b>Development Proposal:</b>	No. of Parking Spaces for Container Vehicles: 7 No. of Parking Spaces for Staff/Visitors: 4
<b>Statutory Plan:</b>	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 gazetted on 15.12.2006
<b>Zoning:</b>	"Open Storage" ("OS")
<b>Town Planning Board Guidelines:</b>	TPB Guidelines for "Application for Open Storage and Port Back- up Uses" – (TPB – PG No. 13F) "Category 1" Areas
<b>Previous Applications:</b>	A/YL-NTM/380 approved on 1.2.2019 A/YL-NTM/326 approved on 4.12.2015 A/DPA/YL-NTM/26 approved on 5.8.1994

## **1. INTRODUCTION**

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Cheung Shing Motor Transportation Company (the "Applicant") to seek planning permission for a temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) (the "Proposed Development") for a period of 3 years at Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site is subject to an application (No. A/YL-NTM/380) previously approved by the Town Planning Board (the "Board") on 1.2.2019 for temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) for a period of three years until 1.2.2022. A total of 3 applications at the Application Site were approved by Board. All the approval conditions of the last planning permission were complied with. Since the last application will soon be expired, the Applicant would like to seek planning permission for continue using the Application Site for the same use for a further period of 3 years. Compared with the last application (No. A/YL-NTM/380), the use, number of parking spaces and operation under the current application remain unchanged while an one-storey site office is added at the north of the Application Site and the floor area and height of the existing site office and staff rest room at the north of the Application Site are increased to meet the operational need.
- 1.03 The Application Site, with an area of approximately 2,571 square metres (including 457 square metres Government land) falls within the "Open Storage" ("OS") zone on the Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12. The proposed container vehicle park, which is listed under Column 2 of the "OS" zone, may be permitted upon application to the Board. In view of the current physical condition and the prevalence of other storage sites, warehouses and vehicle parks in the immediate vicinity, the Application Site is considered suitable for the proposed development.
- 1.04 According to the TPB Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB – PG No. 13F), the Application Site falls within "Category 1" areas. Applications falling within Category 1 areas are areas zoned "OS", "OU(PBU)", "Industrial" or "I(D)", where there are compatible uses such as industrial uses, public utility installations, quarrying and other port back-up and open storage activities. When looking at the surrounding land uses, most of the sites are currently occupied by open storage and port back-up uses with planning approvals.
- 1.05 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.



## **2. SITE CONTEXT**

### **Location**

- 2.01 The Application Site is situated on the western side of Kwu Tung Road within the area of Ngau Tam Mei, Yuen Long. It is situated 500m to the southeast of the San Tin Interchange of San Tin Highway and approximately 1km southwest of the Lok Ma Chau Boundary Crossing. Figure 1 shows the Application Site in its regional context.

### **Existing Site Conditions**

- 2.02 The Application Site covers an area of approximately 2,571 square metres (including 457 square metres Government land) and is generally flat and irregular in shape. It is currently being used as a container vehicle park with ancillary facilities (including site offices and staff rest rooms). The Application Site is hard paved and fenced off by 2.5 metres high corrugated metal sheets. Please refer to Site Plan at Figure 2.

### **Surrounding Land Uses**

- 2.03 The Application Site is situated within an area that is dominated by open storage yards, vehicle parks, workshops and port back-up uses owing to its zoning (i.e. "Open Storage") and close proximity to Lok Ma Chau boundary crossing. The Application Site is sandwiched by Kwu Tung Road on the east and San Tin Highway to the west. To the immediate east of the Application Site is Kwu Tung Road. To its further east across Kwu Tung Road are various open storage and port back-up uses within the same "OS" zone. To its west and north is a temporary public vehicle park (including container vehicles) and ancillary tyre and repairing uses (approved under Application No. A/YL-NTM/410 on 4.12.2020). Further north is the road connecting to the roundabout that leads vehicles onto the San Tin Highway. To the south of the Application Site is a site for temporary shop and services (sales office for sale of goods vehicles) approved under Application No. A/YL-NTM/413 on 16.4.2021. Further south comprises a small number of temporary structures, of which are either vacant or used for storage purposes. Adjacent to these vacant structures are a scarce number of suspected domestic quarters situated approximately 100 metres away from the boundary of the Application Site. Figure 3 show the existing landuse surrounding the Application Site.

### **Access**

- 2.04 The Application Site is accessed from Kwu Tung Road which leads out to San Tin Highway, San Tin Interchange and Lok Ma Chau boundary crossing, which form part of the strategic road network. The existing ingress of the Application Site is directly from Kwu Tung Road while the egress is located at the south-western boundary which connects to Kwu Tung Road via a local track which shared with the adjoining open storage site.

### 3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and adjoining Government land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories which demised as agricultural land. A plan showing the configuration of these lots is 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 In accordance with the Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12, the Application Site falls within an "Open Storage" ("OS") zone. As stipulated in the Notes of the OZP, the planning intention of the "OS" zone is to cater for the continuing demand for open storage and to regularize the already haphazard proliferation of open storage uses within this zone. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. An extract of the OZP is attached at Figure 4.
- 4.02 Under the provisions of the OZP, the proposed development of "Container Vehicle Park" is listed under Column 2, which requires planning permission from the Board.

#### TPB Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13F)

- 4.03 TPB PG-No. 13F is relevant to this Application. According to the guidelines, the Application Site falls within a "Category 1" area, which is defined as those compatible uses such as industrial uses, public utility installations, quarrying and other port back-up and open storage activities. The following criteria are to be used in the assessment of planning applications for open storage and port back-up uses in "Category 1" areas:

*"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."*

#### Previous Applications

- 4.04 The Application Site is the subject of three previous planning applications for open storage of plywood (No. A/DPA/YL-NTM/26) and temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) (Nos. A/YL-

NTM/326 and A/YL-NTM/380) approved by the Board on 5.8.1994, 4.12.2015 and 1.2.2019 respectively.

### Similar Applications

- 4.05 A number of similar applications have been approved within the same "OS" zone in recent years. Details are summarised as follows:

Application No.	Date of Approval	Approved Uses	Length of Planning Permission
A/YL-NTM/416	16.4.2021	Renewal of Planning Approval for 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	3 Years
A/YL-NTM/412	16.4.2021	Temporary Container Tractor/Trailer Park for a Period of 3 Years	3 Years
A/YL-NTM/410	4.12.2020	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use for a Period of 3 Years	3 Years
A/YL-NTM/370	6.7.2018	Proposed Temporary Vehicle Repair Workshop with Ancillary Vehicle Stripping Yard for a Period of 3 Years	3 Years
A/YL-NTM/363	2.11.2018	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	3 Years
A/YL-NTM/358	4.5.2018	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	3 Years
A/YL-NTM/348	8.12.2017	Temporary Public Vehicle Park (including container vehicle) and Ancillary Tyre and Repairing for a Period of 3 Years	3 Years
A/YL-NTM/343	23.6.2017	Temporary Container Tractor and Trailer Park For a Period of 3 Years	3 Years

## 5. DEVELOPMENT PROPOSAL

### Proposed Use

- 5.01 The Applicant seeks the Board's approval for continue using the Application Site for temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) for a period of 3 years, which is the same use as the last approved application (No. A/YL-NTM/380) as it will be expired on 1.2.2022.

### Site Layout and Design

- 5.02 As illustrated on the Layout Plan in Figure 5, the Application Site accommodates 7 parking spaces for container vehicles. Ancillary facilities, including site offices, staff rest rooms, containers for ancillary storage and 4 parking spaces for staff/visitors can also be found at the Application Site. Sufficient space will be provided within the Application Site for maneuvering of vehicles. A comparison of the current and the last application (No. A/YL-NTM/380) is as follows:

**Table 5.1: Differences between the Current and Last Application (No. A/YL-NTM/380)**

	<b>Previous Application (No. A/YL-NTM/380)</b>	<b>Current Application</b>	<b>Difference</b>
<b>Applied Uses</b>	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years	-
<b>Application Area</b>	About 2,571 sq.m. (including 457 sq. m. Government land)	About 2,571 sq.m. (including 457 sq. m. Government land)	-
<b>Total Floor Area</b>	About 390 sq.m.	About 530 sq.m.	+140 sq.m./ +35.9%
<b>No. of Structures</b>	9 - 4 site offices and/or staff rest room (2 with canopies) - 3 container storage (2 with canopies); and - 2 storage sheds	10 - 5 site offices and/or staff rest room (4 with canopies) - 3 container storage (2 with canopies); and - 2 storage sheds	+1 site office with canopy +1 canopy with the site office and staff rest room
<b>Height of Structures</b>	2.4 - 4.8m (1-2 storeys)	2.4 - 6m (1-2 storeys)	+1.2m/ +25%
<b>Parking Spaces</b>	7 for container vehicles 4 for staff/visitors	7 for container vehicles 4 for staff/visitors	-
<b>Operation Hours</b>	7:00am to 7pm Monday to Saturday No operation on Sundays and Public Holidays	7:00am to 7pm Monday to Saturday No operation on Sundays and Public Holidays	-

- 5.03 The layout reflects the current conditions on the Application Site. As compared with the previous application (No. A/YL-NTM/380), the use, number of parking spaces and operation under the current application remain changed while an one-storey site office is added at the north of the Application Site and the floor area and height of the existing site office and staff rest room at the north of the Application Site is increased with a newly added canopy to meet the operational need.
- 5.04 The Application Site is fenced off by corrugated metal sheets of approximately 2.5 metres high. The existing vehicular entrance, which is located along the site boundary to its east and fronting Kwu Tung Road, is about 8 metres wide and has been hard-paved. The existing egress is located along the south-western boundary, which connects to Kwu Tung Road via a local track.

#### **Site Operation**

- 5.05 The Application Site will be used for parking of container vehicles with ancillary facilities to support the cross-boundary trade. The proposed hours of operation at the Application Site are from 7:00am to 7:00pm during weekdays and Saturdays. There will be no operation on Sundays and public holidays. No workshop activities will be conducted at the Application Site.

#### **Landscape Proposal**

- 5.06 Trees have already been planted around the boundary of the Application Site in accordance with the approved landscape proposal in the previous application (No. A/YL-NTM/380). Should this application be approved, all existing trees (see **Figure 6**) will be preserved and the Applicant will provide routine horticultural maintenance for the tree planting.

#### **Drainage Proposal**

- 5.07 The Applicant has implemented the drainage facilities on site under previous planning approval (No. A/YL-NTM/380) and it was considered satisfactory by Drainage Services Department. These facilities will be maintained for the current application.

#### **Fire Services Installations**

- 5.08 The Applicant has provided the fire services installations on site under previous planning approval (No. A/YL-NTM/380) and it was considered satisfactory by Fire Services Department. These installations will be maintained for the current application.

#### **Environmental Considerations**

- 5.09 The following measures will be adopted to minimize any potential impact on surrounding areas:
- (a) Maintaining the 2.5-metre high fencing around the Application Site to minimize the dust, noise and visual impacts of the Proposed Development;
  - (b) Maintaining the landscaping around the perimeter of the Application Site;

- (c) Maintaining the drainage facilities around the Application Site; and
- (d) Restriction on hours of operation to the daytime only.

## **6. JUSTIFICATIONS**

### **In Line with the Planning Intention**

- 6.01 The Application Site and the surrounding areas, with convenient access to strategic road network and close to Lok Ma Chau boundary crossing, are currently zoned "OS" on the Ngau Tam Mei OZP. This area has also been recommended for open storage and port back-up uses as a solution space for inadequate land for open storage yard/container vehicle park in San Tin for conservation purposes. The temporary container vehicle park with ancillary facilities is in line with the planning intention of the "OS" zone which was intended primarily for the provision of land for appropriate open storage/port back-up uses and to regularize the already haphazard proliferation of open storage uses. Also, the applied use was not incompatible with the surrounding uses, which comprised open storage yards, container vehicle parks and vehicle repair workshops. The Proposed Development, which is also listed under Column 2 of the OZP, is therefore in line with the planning intention of the area for open storage and port back-up uses.

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

- 6.02 The Board previously approved the same uses on the Application Site on 4.12.2015 and 1.2.2019. The Board's decision to approve the previous applications on the same site and a number of similar applications in the vicinity indicates that the Proposed Development is acceptable within the "OS" zone. The land use and planning circumstance for the current application remain unchanged since the previous planning applications were approved.

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

- 6.03 All approval conditions of the previous planning application (No. A/YL-NTM/380) had been complied with, including the submission/implementation of the drainage, landscape, fire services installations proposal, and the provision of boundary fencing, landscaping, drainage facilities, fire service installations. As the required site improvement works had already been implemented and approved by the relevant Government departments, indicating the Applicant's determination in operating the proposed development in a lawful manner, favourable consideration may be given by the Board to this application.

### **Genuine Demand for Container Vehicle Parking near the Boundary Crossing**

- 6.04 According to the *Statistics of Land Boundary Traffic Throughout* for 2019 released by the Customs and Excise Department, the total amount of inbound and outbound loaded cross boundary goods vehicles and container through Lok Ma Chau Control Point are 1,777,300 and 1,752,894 respectively, accounting for 55% and 54% of the

total. Although the amount of goods vehicle passing through this control point has been decreased dramatically in recent years due to Covid-19, container vehicle parks near the Lok Ma Chau boundary will still be in great demand once the clearance between Hong Kong and the Mainland can be fully resumed. The Application Site is a preferable location for parking of container vehicles as it is easily accessible to the Mainland via the Lok Ma Chau Control Point.

#### **Importance of Existing Facilities**

- 6.05 The current facilities on the Application Site with its proximity to Lok Ma Chau boundary crossing providing 7 parking spaces for container vehicles, make it an attractive choice for the Applicant as their choices are limited. The importance that this strategically located parking facility plays in serving the cross-border trade, particularly in light of the current shortfall of suitable open storage and port back-up land, should not be overlooked and deserves favourable by the Board. In addition, the ancillary facilities, including the site office and staff rest room provide the much needed service for the cross-boundary vehicles owned by the Applicant.

#### **Compliance with TPB PG-No. 13F**

- 6.06 Under the TPB PG-No. 13F, the Application Site falls within "Category 1" areas and is considered suitable for the development of open storage and port back-up uses on a temporary basis. Generally, open storage and port back-up uses are permitted as of right under "OS" zone. This application also complies with the general planning criteria for assessing applications for open storage and port back-up uses in that:
- (i) the site has previous planning approvals;
  - (ii) the proposal would not have any adverse drainage, traffic, visual or environmental impacts; and
  - (iii) no adverse departmental comments or local objections are anticipated in view of the general nature and locality of the Proposed Development.

#### **Compatible with Surrounding Land Uses**

- 6.07 The Proposed Development is compatible with the surrounding land uses that are predominantly open storage and port back-up uses, particularly the container vehicle park to the north and open storage yard to the south of the Application Site. To the east of the Application Site also consists of a container trailer park and container storage area with ancillary repairing facilities. As most of the land uses surrounding the Application Site are all related to cross border trade or vehicles, the Proposed Development is considered appropriate.

#### **No Adverse Impacts on Surrounding Areas**

- 6.08 Owing to the nature and size of the Proposed Development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

##### Environmental

There are a scarce numbers of suspected residential dwellings located 100m southwest of the Application Site. These residential dwellings are located adjacent to

a burial ground to their south and Kwu Tung Road on the east. As a result, these residential dwellings are more susceptible to environmental concerns pose by the burial ground and traffic created by Kwu Tung Road. As mentioned, there are a number of container vehicle parks within the same area that are located in a closer proximity to the residential dwellings than the Application Site. Therefore, the environmental nuisance that the Application Site poses on these nearby suspected sensitive receivers is considered minimal.

#### Noise

1. The erection of 2.5m corrugated metal fencing and planting of periphery trees to minimize the noise nuisance.
2. Prohibition of any operations during sensitive hours (i.e. 7:00pm to 7:00am).

#### Visual

1. The existing fencing will be maintained by the Applicant in order to ensure that the Proposed Development be inconspicuous and not create an eyesore to the surrounding areas.

#### Drainage

1. Drainage channels have been constructed to the satisfactory of Drainage Services Department. Therefore, no adverse drainage impacts are anticipated.

#### **No Adverse Traffic Impact**

- 6.09 The Proposed Development, which is merely the continuation of a previously approved site, the parking spaces of container vehicles remain the same. It is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be low (estimated to be around 3 or 4 trips per day), which is similar to open storage uses that are always permitted in the "OS" zone. In this regard, no adverse traffic impact is anticipated.

#### **Approval of Similar Applications**

- 6.10 The recent approvals of similar applications within the same "OS" zone (as mentioned in Paragraph 4.05) indicates that the Application Site is suitable for the proposed use.

### **7. CONCLUSION**

- 7.01 The Application Site falls within an "OS" zone on the Ngau Tam Mei OZP and, as evidenced by the existing surrounding land uses and the approval of similar applications, has been a popular location for open storage and port back-up uses. Given the strategic location of the Application Site in relation to the Lok Ma Chau boundary crossing and the fact that it is surrounded by similar open storage and port back-up uses, the development of container vehicle parking facility is considered appropriate.
- 7.02 In accordance with TPB PG-No. 13F, the Application Site is considered suitable for the open storage and port back-up uses on a temporary basis. The Application Site,

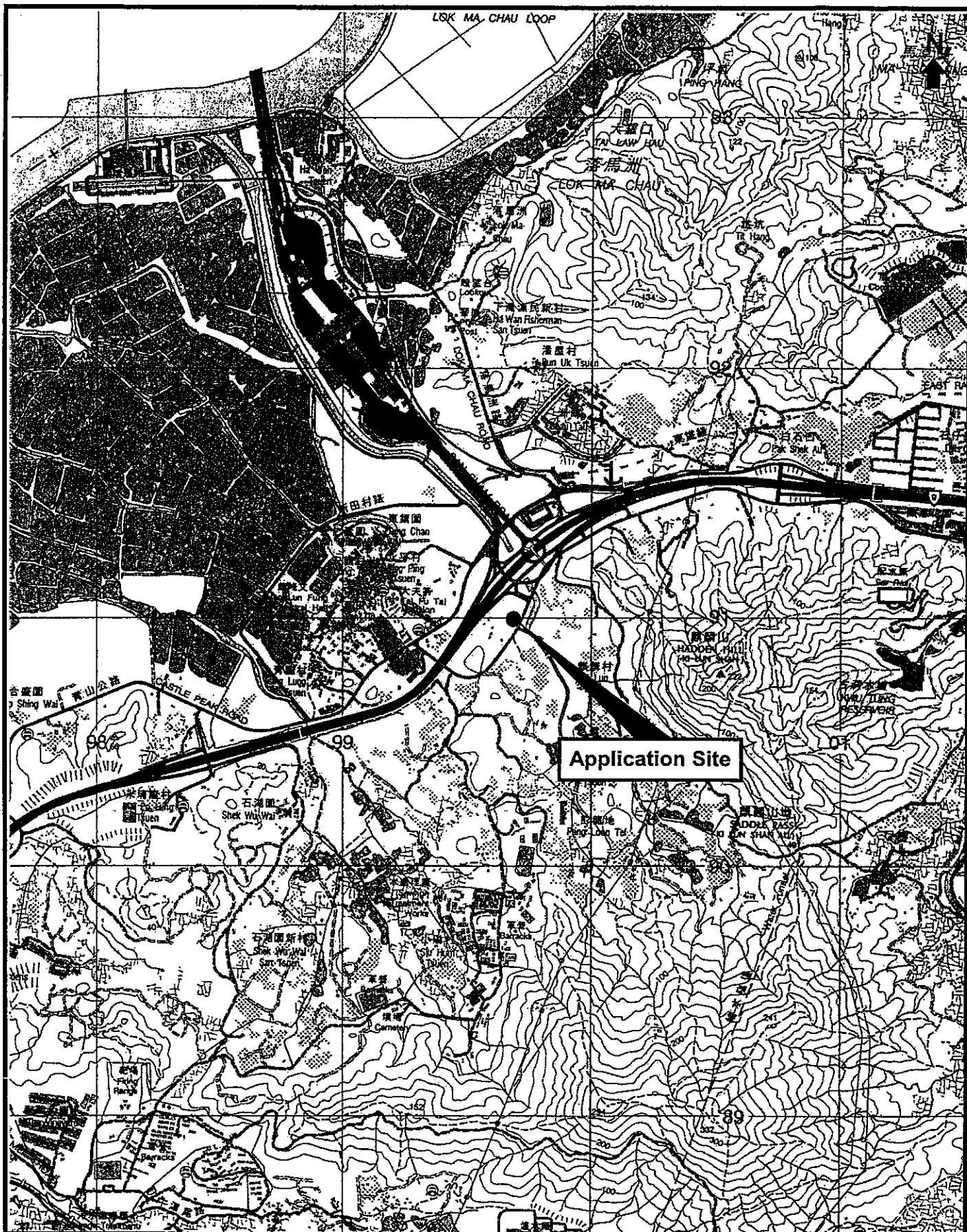


which has been hard-paved, with landscaping, perimeter fencing and proper run-in/out, and served by an existing drainage system and fire services installations that were approved by relevant Government department. In this regard and with reasons stated above, it is anticipated that the proposed use will not generate any adverse traffic, drainage, visual or environmental impacts on the surrounding areas.

- 7.03 As there is only a minor change in development parameters since the previous temporary approval and the Applicant had made genuine effort to comply with all the approval conditions, together with the reasons detailed in the previous sections, 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.  
January 2022





Top Bright Consultants Ltd.

Extract Plan Based on Map  
Series HM20C of Sheet 2

## Location Plan

Scale 1 : 20 000

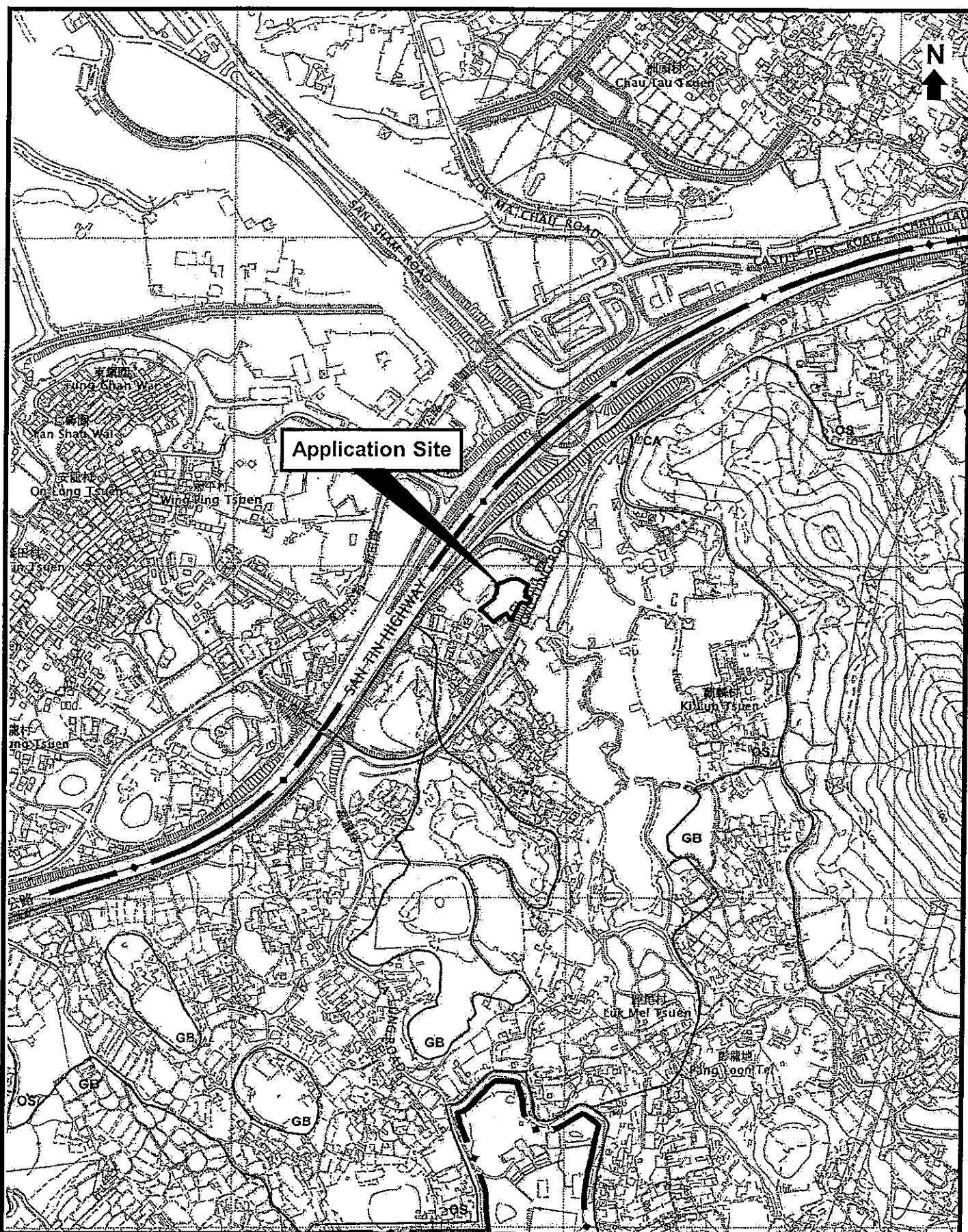
## FIGURE 1

For Identification Purpose

Date: 15.11.2021







Extract from Ngau Tam Mei Outline Zoning  
Plan No. S/YL-NTM/12 gazetted on 15.12.2006

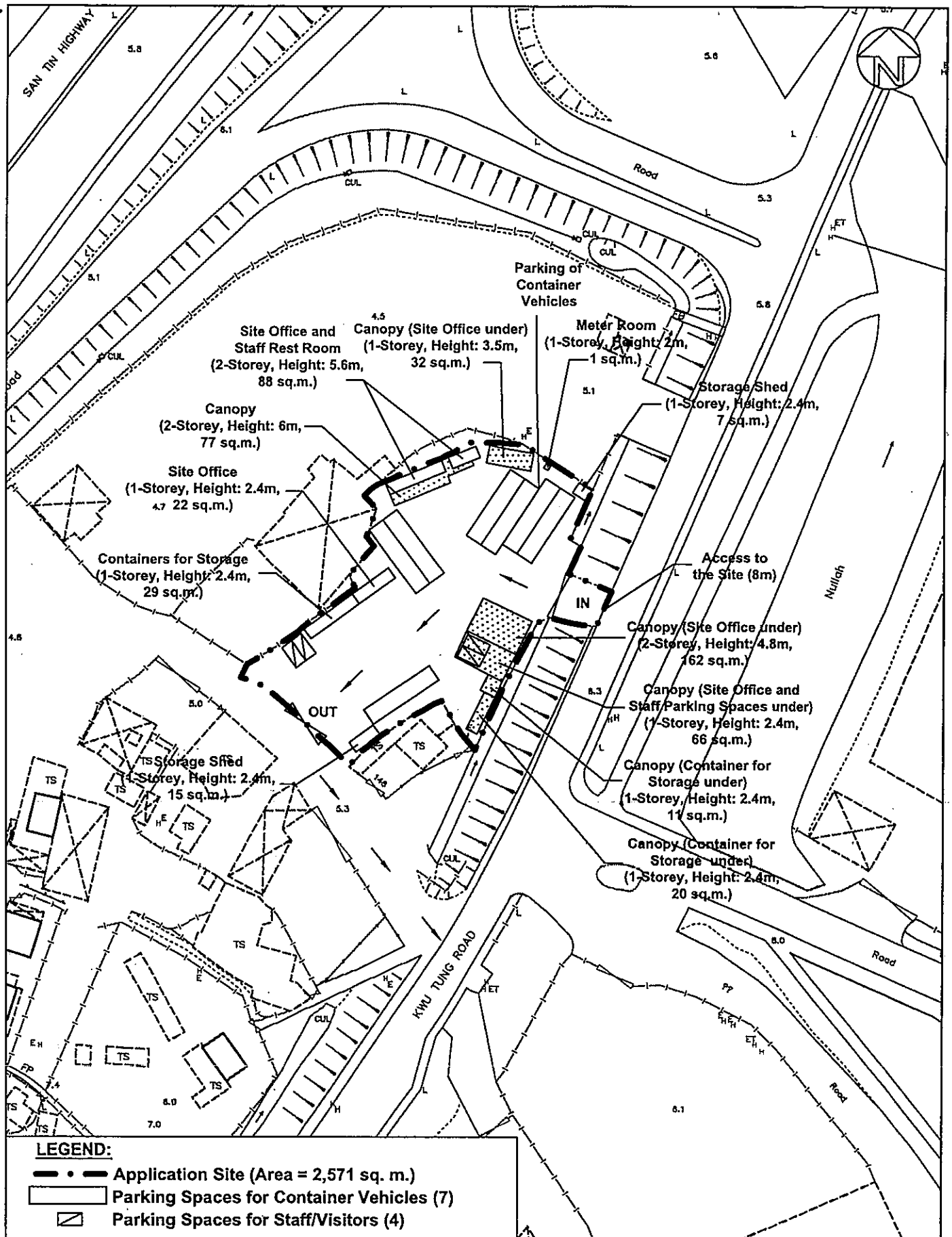
 Top Bright Consultants Ltd.

Scale 1 : 7 500

## FIGURE 4

For Identification Purpose

Date: 15.11.2021



Top Bright Consultants Ltd.

Drawing No. :TB/22/748/05

## Layout Plan

Various Lots and Adjoining  
Government Land in DD102,  
Ngau Tam Mei, Yuen Long, N.T.

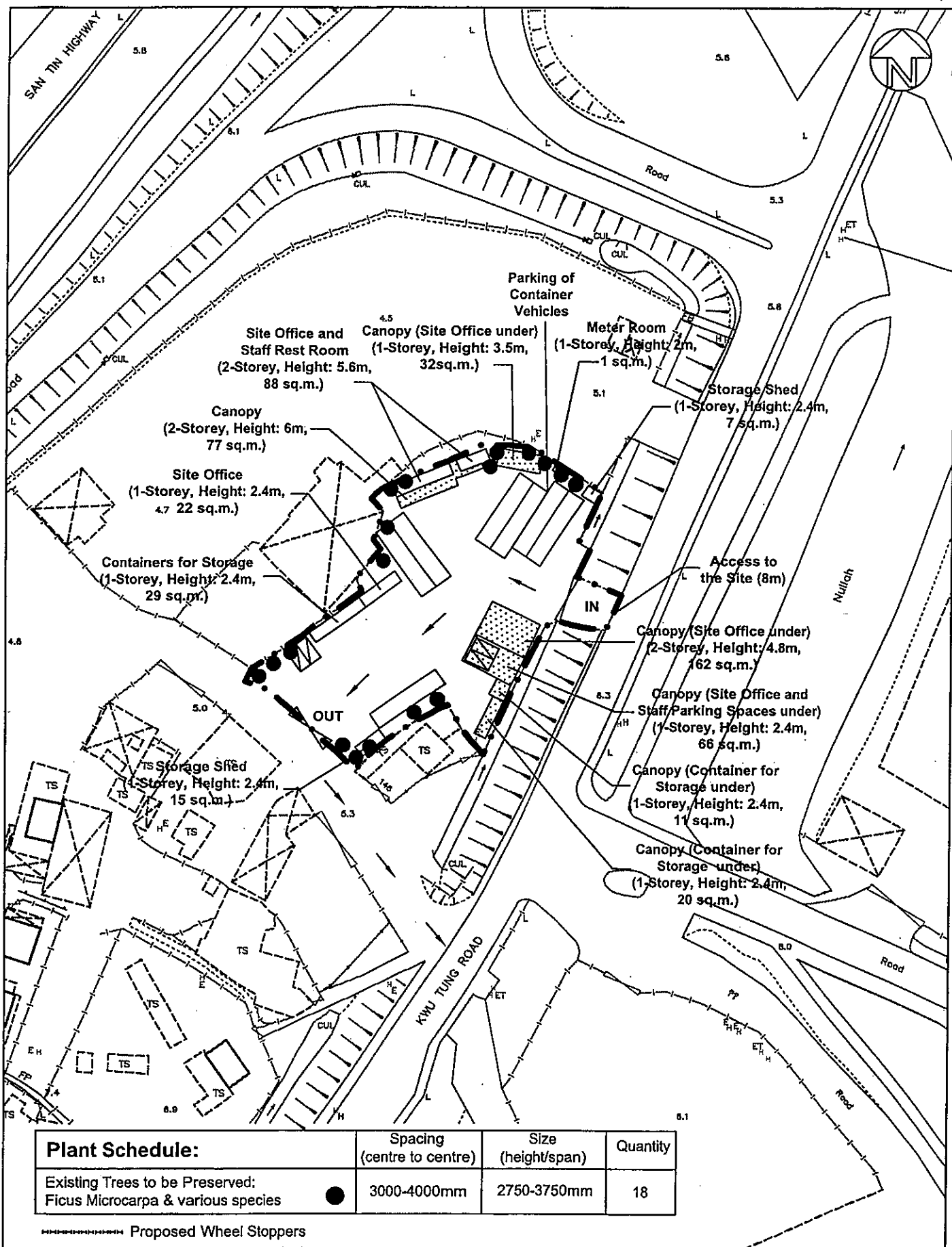
## FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 10.1.2022

Scale: 1 : 1 000





Top Bright Consultants Ltd.

Drawing No. :TB/22/748/06

## Landscape and Tree Preservation Proposal

Various Lots and Adjoining  
Government Land In DD102,  
Ngau Tam Mei, Yuen Long, N.T.

## FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 10.1.2022

Scale: 1 : 1 000





才鴻顧問有限公司  
**TOP BRIGHT CONSULTANTS LIMITED**

Your Ref.: TPB/A/YL-NTM/437  
Our Ref.: 21/748/L03

April 13, 2022

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

By Email

Dear Sir/Madam,

**Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years in Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories (Application No. A/YL-NTM/437)**

With reference to the comments suggested by Transport Department dated 13.4.2022, we submit herewith our response to comments for your further consideration.

Transport Department's Comment

1. The applicant should provide details of trip generation with breakdown to justify the provision of 11 parking within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on the public road network.
2. The applicant should demonstrate sufficient space for manoeuvring of the types of vehicle allowed within at the ingress and egress point and ensure vehicles would not encroach the opposite lane when turning to Kwu Tung Road from the subject site via the vehicular access, and vice versa.

Our Response

1. The Application Site has been used and approved for the proposed use by Town Planning Board since 2015. Compared with the last application (No. A/YL-NTM/380), the use, 11 parking spaces and operation under the current application remain unchanged. The trip generation should be similar to the last application.


The Application Site falls within an "Open Storage" ("OS") zone. As stipulated in the Notes of the OZP, the planning intention of the "OS" zone is to cater for the continuing demand for open storage. The proposed container vehicle park is to facilitate the open storage activities. The frequency of delivery trips of container vehicles to and from the Application Site will be low (estimated to be around 3 or 4 trips per day) as most of the container vehicles are overnight parking. The container vehicles go in and out would be 2 trips in the morning and 2 trips in the afternoon. In this regard, no adverse traffic impact is anticipated.

2. As compared with the previous application (No. A/YL-NTM/380), the ingress and egress point and use under the current application have no changes in terms of nature and operation. The two-storey site office and staff rest room with canopy, one-storey site office with canopy and meter room are added along the northern boundary of the Application Site to meet the operational need, which will not affect the space for maneuvering of the types of vehicles at the center. There is still sufficient space within the application site for maneuvering of vehicles (see Appendix 1).

The ingress and egress point have sufficient space for container vehicle to turn to Kwu Tung Road from the subject site via the vehicular access, and vice versa. No vehicle would encroach the opposite lane. The existing ingress and egress of the temporary container vehicle parking has been operating over 20 years. Transport Department has no objection to the previous applications (see Appendix 2). The operation of this planning application will follow the previous practice.

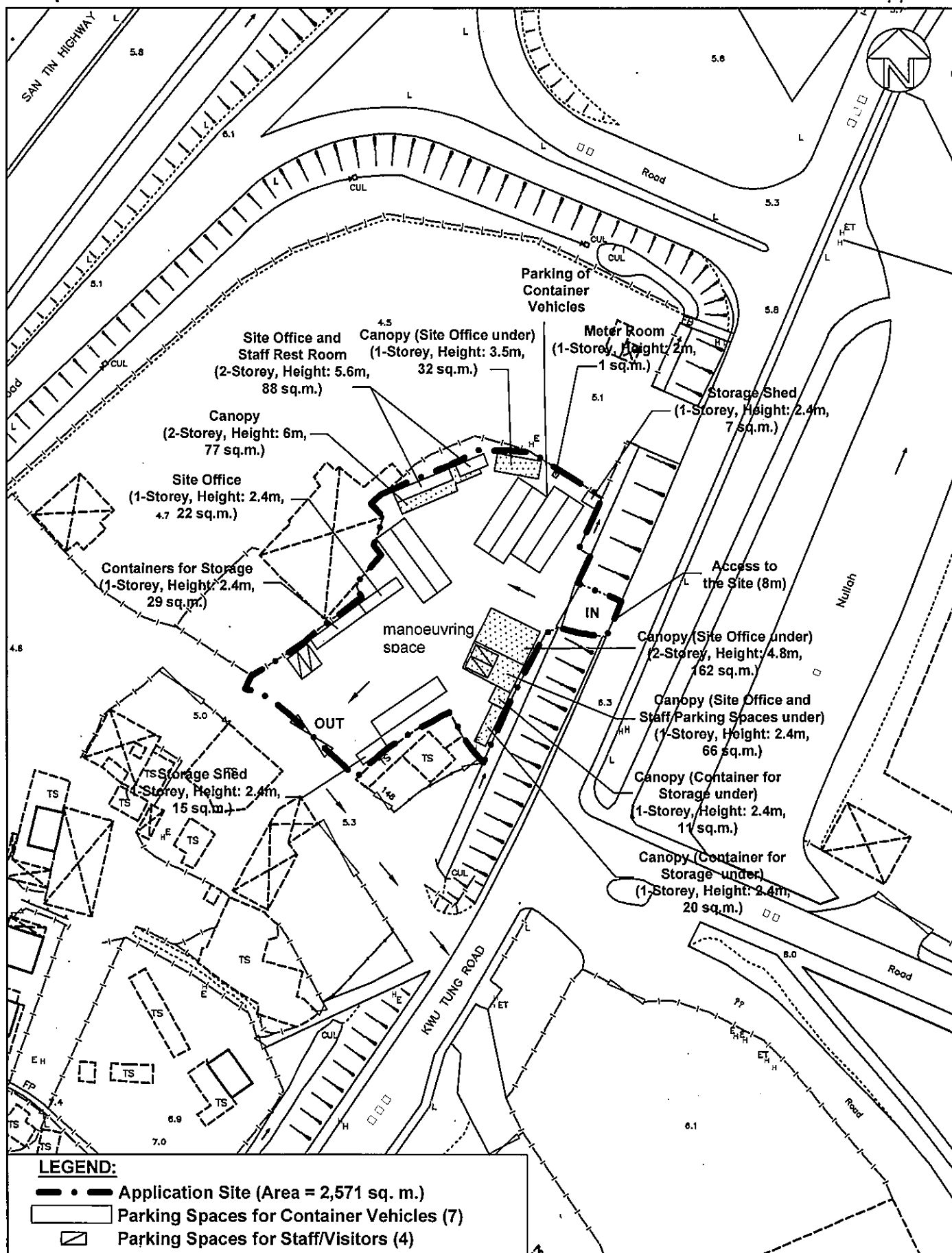
Should you have any queries or require further information, please feel free to contact the undersigned at .

Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

  
\_\_\_\_\_  
Adam Chow

Encl.

c.c. Cheung Shing Motor Transportation Company (the Applicant)



Top Bright Consultants Ltd.

Drawing No. :TB/22/748/05

**Layout Plan**

Various Lots and Adjoining  
Government Land in DD102,  
Ngau Tam Mei, Yuen Long, N.T.

**FIGURE 5**

FOR IDENTIFICATION PURPOSE

Date: 10.1.2022

Scale: 1 : 1 000

Comments of the Commissioner for Transport for Approved Planning Application No. A/YL-NTM/380

An extract from the 620th Rural and New Town Planning Committee Meeting Dated on 1.2.2019:

### **Traffic**

#### **10.1.2 Comments of the Commissioner for Transport (C for T):**

- (a) The Site is connected to the public road network via a section of a local access which are not managed by Transport Department (TD). The land status of the local access road should be clarified with the LandsD by the applicant. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (b) Should the application be approved, the following condition should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

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

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) provides guidelines for open storage and port back-up uses. The Site falls within Category 1 areas under the guidelines. The following criteria are relevant:

- Category 1 areas: 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, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.



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

**Approved Applications**

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/DPA/YL-NTM/26	Open Storage of Plywood	5.8.1994 (RNTPC)
2.	A/YL-NTM/326	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years	4.12.2015 (RNTPC) [revoked on 4.5.2018]
3.	A/YL-NTM/380	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years	1.2.2019 (RNTPC)

**Similar s.16 Applications within “Open Storage” Zone**

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/342	Renewal of Planning Approval for Temporary Lorry and Container Tractor/ Trailer Park with Ancillary Workshop and Staff Canteen for a Period of 3 Years	7.4.2017 (RNTPC)
2.	A/YL-NTM/343	Temporary Container Tractor and Trailer Park For a Period of 3 Years	23.6.2017 (RNTPC)
3.	A/YL-NTM/348	Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use for a Period of 3 Years	8.12.2017 (RNTPC)
4.	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 (RNTPC)
5.	A/YL-NTM/393	Temporary Warehouse (Excluding Dangerous Goods Godown), Goods Vehicle Park (Not Exceeding 24 Tonnes) and Container Carrying Cargo Weighing Station with Ancillary Site Office and Staff Canteen for a Period of 3 Years	1.11.2019 (RNTPC)
6.	A/YL-NTM/402	Temporary Container Vehicle Repair Yard and Warehouse for a Period of 3 Years	18.9.2020 (RNTPC)
7.	A/YL-NTM/410	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use for a Period of 3 Years	4.12.2020 (RNTPC)

8.	A/YL-NTM/412	Temporary Container Tractor/Trailer Park for a Period of 3 Years	16.4.2021 ( <i>RNTPC</i> )
9.	A/YL-NTM/416	Renewal of Planning Approval for 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	16.4.2021 ( <i>RNTPC</i> )



Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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.
- (b) Lots Nos. 2790, 2798 RP, 2799 and 2801 in D.D. 102 are covered by Short Term Waiver (STW) Nos. 4642, 4643, 4644 and 4645 respectively for the purposes of "Temporary Container Vehicle Park with Ancillary Facilities (including Site Office and Staff Rest Rooms)".
- (c) The GL (about 457 m<sup>2</sup>) in the Site is covered by Short Term Tenancy (STT) No. 3018 for the purposes of "Temporary Container Vehicle Park with Ancillary Facilities (including Site Office and Staff Rest Rooms)".
- (d) advisory comments as detailed in **Appendix V**.

2. Traffic

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

- (a) no vehicle is allowed to queue back to or reverse onto from public road at any time during the planning approval period.
- (b) advisory comments as detailed at **Appendix V**.

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

- (a) the proposed access arrangement of the Site from Kwu Tung Road should be commented and approved by TD.
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and Kwu Tung Road. Presumably, the relevant department will provide their comments, if any.
- (c) advisory comments as detailed in **Appendix V**.

3. Nature Conservation

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

(a) as the Site is a disturbed area within "Open Storage" ("OS") Zone and similar uses have been approved by the Board in the past, she has no comment on the application from the nature conservation point of view.

(b) advisory comments as detailed in **Appendix V**.

#### **4. Fire Services**

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

(a) he has no objection in principle to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.

(b) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:

(i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

(ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans.

(c) advisory comments as detailed in **Appendix V**.

#### **5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

(a) there is no record of approval by the Building Authority (BA) for the structures existing at the Site.

(b) advisory comments as detailed in **Appendix V**.

#### **6. Drainage**

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

(a) she has no objection in principle to the proposed development.

(b) it is noted that the applicant implemented the drainage facilities on site under the previous approved planning application No. A/YL-NTM/380. The use and the site area under the current application are the same as previous application. In this regard, the applicant shall provide DSD 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.

(c) advisory comments as detailed in **Appendix V**.

## **7. Landscaping**

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

- (a) she has no objection to the application from landscape planning perspective.
- (b) the site located to east of San Tin Highway and west of Kwu Tung Road, falls within an area zoned "OS" on the approved Ngau Tam Mei Outline Zoning Plan (No. S/YL-NTM/12). The applicant seeks planning permission for temporary container vehicle park with ancillary facilities including site offices and staff rest rooms for a period of 3 years. The Site is the subject of 3 previous planning applications and the last application (No. A/YL-NTM/380) for the same use was approved by TPB on 1.2.2019.
- (c) based on the aerial photo of 2021, the Site is situated in an area of miscellaneous landscape character comprising temporary structures, open storages and scattered tree groups. The proposed use is considered not incompatible with the landscape setting in proximity. Existing trees of common species in fair condition are located along the periphery within the Site. According to the Application Form, all existing trees are proposed to be preserved, and significant adverse landscape impact within the Site arising from the proposed development is not anticipated.
- (d) since the Site is not abutting major public frontage, it is not necessary to impose any landscape-related condition should the application be approved by the TPB, as the effect of additional landscaping on public realm is not apparent.

(e) advisory comments as detailed in **Appendix V**.

## **8. Project Interface**

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

the Site is within the proposed boundary of San Tin / Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development programme of STLMC DN, the construction works and land resumption will commence after the FC funding approval tentatively by 2024. Thus, the Site within the boundary of STLMC DN, will probably be required for timely clearance and construction.

Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

- (a) he has no objection to the application. As the application is only for temporary container vehicle park with site offices and staff rest rooms for a period of 3 years, the design, planning and construction of Northern Link (NOL) was considered not to be affected.
- (b) the Site falls within the Administrative Route Protection (ARP) boundary of the NOL. The detailed planning and design of the NOL are still under development. The scheme (including railway alignment, railway structures and the corresponding route protection area, and potential tunnel design and corresponding construction methods, etc.) is subject to further changes. The area within the ARP may be required to be vacated at the time for the construction, operation and maintenance of the NOL.
- (c) the Site will have conflict with the proposed NOL alignment and the associated railway structures, including Emergency Access Point (EAP) / Emergency Egress Point (EEP) with the access road, which are currently under preliminary design study by MTR. The Site will be occupied by MTR for the construction of NOL and the said railway structures which is targeted to be commenced in 2025 tentatively. For proper route protection of NOL, it is suggested to incorporate relevant railway reserve, railway protection and access clauses in the future Land Lease conditions of the site.
- (d) advisory comments as detailed in **Appendix V**.

## **9. Others**

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues related to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

The STT/STW holder(s) will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. Also, the owner of the lot without STW will need to immediately apply to his office for permitting the structures to be erected or to regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application (s) 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(s) will be approved. If such application(s) 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.

- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) The Site is connected to public road network via a section of a local access which is not managed by TD. The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.
  - (ii) As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) If the proposed run-in/out at Kwu Tung Road is agreed by TD, the applicant should provide the run in/out at Kwu Tung Road to the satisfaction of TD and HyD and in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
  - (ii) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

The applicant shall avoid polluting or disturbing the adjacent watercourse during operation.

(f) to note the comments of the Director of Fire Services (D of FS) that:

If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) If the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application.
- (ii) For UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO.
- (iii) Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (iv) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively.
- (v) The site abuts on a specified street (Kwu Tung Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage.
- (vi) Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R.
- (vii) Detailed checking under the BO will be carried out at building plan submission stage.

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
- (ii) The proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.

- (iii) No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
  - (iv) The applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future.
  - (v) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times.
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that
- (i) With reference to Figure 6 "Landscape and Tree Preservation Proposal", some proposed structures / parking spaces are too close to the existing trees. The applicant should carry out necessary tree preservation measures accordingly.
  - (ii) Approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant shall seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (j) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that
- (i) The applicant should have taken the impacts from NOL, such as vacating the area and the nuisance from the future construction, operation and maintenance of NOL, into consideration.
  - (ii) Ground Investigation (GI) works for the NOL project will be carried out close to the application site area within the application period. The applicant should coordinate with the associated parties of the GI works so as to avoid any influence of the GI works progress.





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

參考編號

Reference Number:

220325-153924-51232

提交限期

Deadline for submission:

08/04/2022

提交日期及時間

Date and time of submission:

25/03/2022 15:39:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/437

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

