

Form No. S16-III
表格第 S16-III 號

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

2022年 9月 1 日
此文件在 2022年 9月 1 日收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 19 SEP 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》

第 16 條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

220 2276 4/9 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-N7M/448
	Date Received 收到日期	19 SEP 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)

Choi Lee Parking Limited. 財利車場有限公司

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 Limited

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)	Lot 647RP(Part) in DD99; Lots 2970RP(Part), 2971RP, 2972(Part), 2975(Part), 2976, 2977, 2978RP, 2979, 2980, 2981RP, 2982RP, 2983RP, 2986RP, 2987RP(Part), 2988RP in DD102 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 7,480 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,399 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) 656 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 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 (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☒ is not a "current land owner"³.
並不是「現行土地擁有人」³。

- ☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵ 的同意。

Details of consent of "current land owner(s)" ⁶ obtained 取得「現行土地擁有人」 ⁶ 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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
30/8/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 1/9/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary 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
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	

- | | | |
|--|---|---|
| (b) Effective period of permission applied for
申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 | 3 |
| | <input type="checkbox"/> month(s) 個月 | |

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	3,336	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4,144	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	Nil	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4,399	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4,399	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)

Please refer to Figure 5 of the Supplementary Planning Statement

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	6 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4 (3.5m x 7m)
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	7 (3.5m x 11m)
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	Nil

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

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	3 (3.5m x 11m)
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	Nil

Proposed operating hours 擬議營運時間 .7:00am to 11:00pm (Monday to Saturday)..... 10:00am to 5:00pm (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)) A track leading 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) <input type="checkbox"/>	
	No 否		
(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, 請另頁註明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"/>	
	No 否		
(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>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input 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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Adam Chow

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) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格
☐ 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

1/9/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 647RP(Part) in DD99; Lots 2970RP(Part), 2971RP, 2972 (Part), 2975(Part), 2976, 2977, 2978RP, 2979, 2980, 2981RP, 2982RP, 2983RP, 2986RP, 2987RP(Part), 2988RP in DD102 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
Site area 地盤面積	7,480 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 656 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Ngau Tam Mei Outline Zoning Plan No. S/YL-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 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

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4,399 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.59 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	12	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	<input type="checkbox"/> m 米 (Not more than 不多於)
		Nil	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	2.5 - 15	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1 - 3	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	55 % <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		17
	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)		6 Nil 4 7 Nil Nil
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		Nil Nil Nil 3 Nil Nil

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

Your Ref.: TPB/A/YL-NTM/448

Our Ref.: 22/765/L03

November 3, 2022

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

By Email

Dear Sir/Madam,

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 in "Open Storage" Zone at Lot 647RP(Part) in DD99; Lots 2970RP(Part), 2971RP, 2972(Part), 2975(Part), 2976, 2977, 2978RP, 2979, 2980, 2981RP, 2982RP, 2983RP, 2986RP, 2987RP(Part), 2988RP in DD102 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

(Application No. A/YL-NTM/448)

With reference to the comments suggested by Transport Department dated 3.11.2022, we submit herewith our response to comments for your further consideration.

Transport Department's Comment

- a. The subject site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.
- b. As there is no information about the vehicular access at private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.
- c. Please 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.
- d. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

Our Responses

- a. Noted.
- b. Noted.

c. The Application Site has been used and approved for the similar/same uses by Town Planning Board since 1997. 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 Temporary Warehouse (excluding Dangerous Goods Godown), Goods Vehicle Park (not exceeding 24 tonnes) and Container Carrying Cargo Weighing Station are to facilitate the port back-up and open storage activities.


As compared with the last application (No. A/YL-NTM/393), the use, number of parking spaces, ingress and egress point and operation under the current application remain unchanged. The site area is slightly reduced and the number of structures with the gross floor area are increased to meet the operational need, which will not affect the space for maneuvering of the types of vehicles in the Application Site. (see Appendix 1).

The ingress and egress point with approximately 8-metre wide have sufficient space for medium goods, light goods and private vehicles 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 has been operating many years. Transport Department has no objection to the previous applications (see Appendix 2). The operation of this planning application will follow the previous practice.

d. Noted.

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

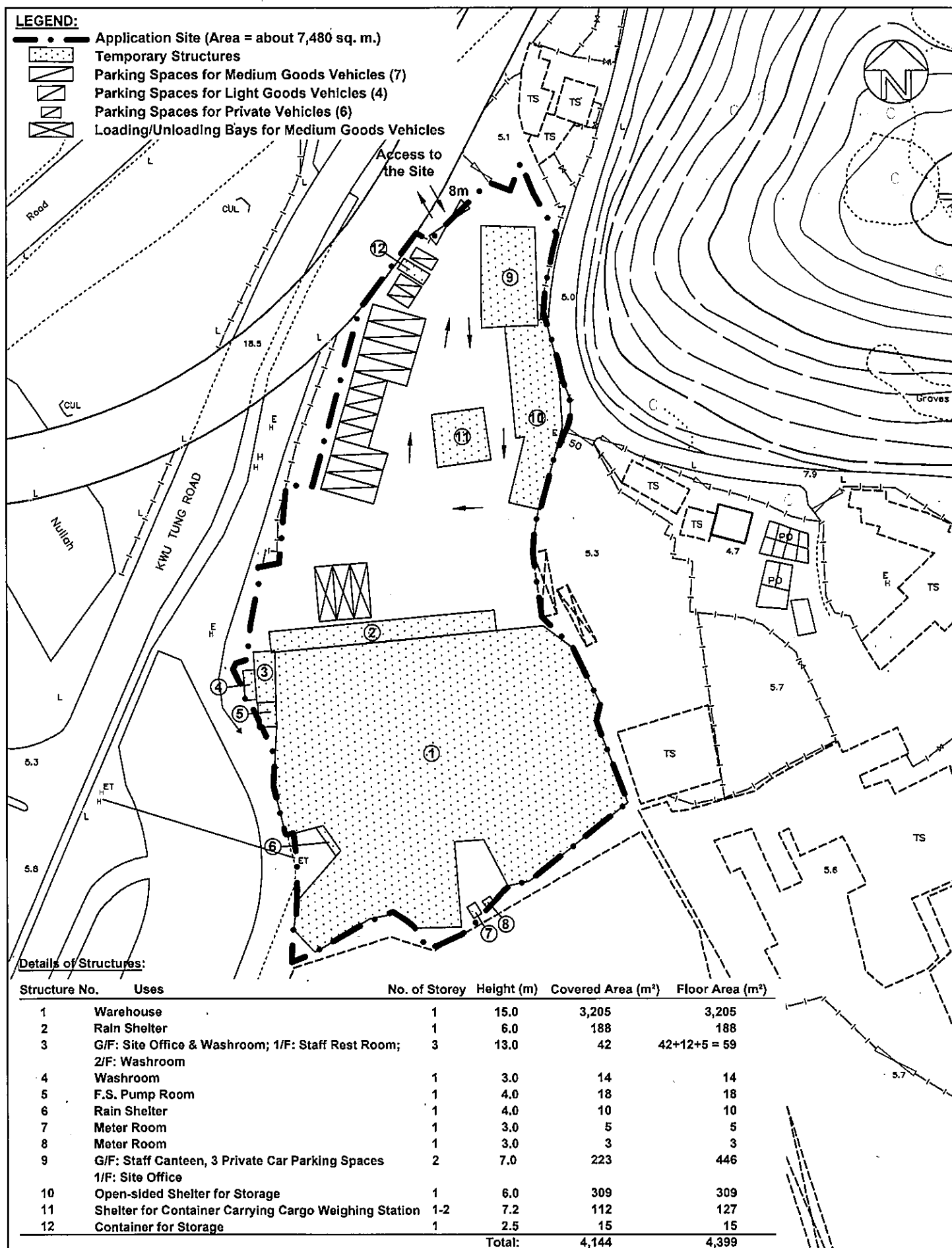
Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Choi Lee Parking Limited (the Applicant)



Top Bright Consultants Ltd.

Drawing No. :TB/22/765/05

Layout Plan

Various Lots and Adjoining
Government Land in DD99 and DD102,
Ngau Tam Mei, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 8.8.2022

Scale: 1 : 1 000

Comments of the Commissioner for Transport for Approved Planning Application No. A/YL-NTM/393

An extract from the 637th Rural and New Town Planning Committee Meeting Dated on 1.11.2019:

Traffic

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

Should the application be approved, no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

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

- (a) The access arrangement to the Site from Kwu Tung Road should be commented by TD.
- (b) His department is not/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 to the applicant, if any.
- (c) Adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.

Relevant extract from the Town Planning Board Guidelines
for 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

- Category 1 areas are areas considered suitable for open storage and port back-up uses. In general, such uses should be sited in 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. Apart from the above zones, other suitable sites in close proximity to the existing and proposed cross boundary links in the North West New Territories are also included within this category. Generally, open storage/port back-up uses are permitted as of right under such zones. Proposed uses which may cause significant environmental and traffic concerns require planning permission from the Board in accordance with the notes of the plans. 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
on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/23	Temporary Lorry Park for a Period of 12 Months	8.8.1997 Approved by the RNTPC (12 months)
2.	A/YL-NTM/56	Temporary Public Lorry Park For 12 Months	12.3.1999 Approved by the RNTPC (12 months)
3.	A/YL-NTM/93	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop for a Period of 3 Years	11.8.2000 Approved by the RNTPC (3 years)
4.	A/YL-NTM/159	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop for a Period of 3 Years	19.12.2003 Approved by the RNTPC (3 years)
5.	A/YL-NTM/208	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop for a Period of 3 Years	2.2.2007 Approved by the RNTPC (3 years) 1.6.2007 (Upon review, TPB agreed to relax the operation hours on Sundays and public holidays)
6.	A/YL-NTM/247*	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen for a Period of 3 Years	19.3.2010 Approved by the RNTPC (3 years)
7.	A/YL-NTM/260	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen for a Period of 3 Years	4.3.2011 Approved by the RNTPC (3 years)
8.	A/YL-NTM/298	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen for a Period of 3 Years	25.4.2014 Approved by the RNTPC (3 years)
9.	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 Approved by the RNTPC (3 years)
10.	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 Approved by the RNTPC (3 years)

*denotes permission revoked

Rejected Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	A/YL-NTM/14	Temporary Lorry Park for a period of 12 Months	24.1.1997 Rejected by the RNTPC	(1) and (2)

Rejection Reason(s):

- (1) The proposed development is not in line with the planning intention of the "Green Belt" zoning of the application site which is to define the limits of urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. No strong justification has been given to merit a departure from such planning intention even on a temporary basis; and
- (2) The approval of the application will set an undesirable precedent for similar applications, the cumulative effect of which will further degrade the environment of the area.

**Similar s.16 Applications within the “OS” Zone
on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/348	Temporary Public Vehicle Park (including container vehicle) and Ancillary Tyre and Repairing for a Period of 3 Years	8.12.2017 Approved by RNTPC (3 years)
2.	A/YL-NTM/358	Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Material and Ancillary Offices for a Period of 3 Years	4.5.2018 Approved by RNTPC (3 years)
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 Approved by RNTPC (3 years)
4.	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 Approved by RNTPC (3 years)
5.	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	16.4.2022 Approved by RNTPC (3 years)

Government Departments' General Comments

1. Land Administration

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

- The application site comprises of Old Schedule Agricultural Lots (OSAL) and 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;
- Portions of GL (about 576m²) in the application site are covered by Short Term Tenancy (STT) No. 2859 for the purposes of "Temporary Warehouse (not exceeding 24 tonnes) and Container Carrying Cargo Weighing Station with Ancillary Site Office and Staff Canteen". No permission is given for the occupation of the remaining GL in the application site (about 80m² subject to verification). The act of occupation of the above GL without Government's prior approval is not allowed;
- The private land of the following lots are covered by Short Term Waivers (STWs) as below:

STW No.	Lot No. (in D.D. 99)	Purposes
5175	647 RP	Temporary Warehouse (not exceeding 24 tonnes) and Container Carrying Cargo Weighing Station with Ancillary Site Office and Site Canteen
STW No.	Lot No. (in D.D. 102)	
5176	2971 RP and 2982 RP	
5177	2972	
5178	2975, 2977 and 2980	
5179	2976	
5180	2979	
5181	2981 RP and 2987 RP	
5182	2983 RP	

- Advisory comments as detailed in **Appendix VI**.

2. Traffic

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

- He has no comment from traffic engineering point of view;
- Should the application be approved, the following condition should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval; and

- Advisory comments as detailed in **Appendix VI**.

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

- Part of the subject site falls within the Administrative Route Protection (ARP) boundary and area of influence (AOI) of the Northern Link (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, while the area within AOI would be subject to nuisance, such as noise and vibration of the NOL. 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.
- For proper railway route protection of NOL, it is suggested to incorporate relevant railway reserve, railway protection and access clauses in the land grant lease conditions of the site.
- Advisory comments as detailed in **Appendix VI**.

3. **Drainage**

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

- He has no objection from drainage operation and maintenance point of view;
- Should the application be approved, the following condition should be included to request the applicant to:
 - (i) Submit a record of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- Advisory comments as detailed in **Appendix VI**.

4. **Fire Safety**

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

- He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- 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 his Department for approval; and
- Advisory comments as detailed in **Appendix VI**.

5. Other Departments

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

- Chief Building Surveyor/New Territories West, Buildings Department
- Chief Highway Engineer/New Territories West, Highways Department (HyD)
- Chief Estate Surveyor/ Railway Development Section, Lands Department
- Project Manager (West), West Development Office, Civil Engineering and Development Department (CEDD)
- Project Manager/North, CEDD (PM/N, CEDD)
- Director of Agriculture, Fisheries and Conservation (DAFC)
- Commissioner of Police
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)
- District Officer (Yuen Long), Homes Affairs Department

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- Should planning approval be given to the subject planning application, the STT/STW holder(s) will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. Also, the applicant has to either exclude the GL without STT from the application site or apply for a formal approval prior to the actual occupation of the concerned GL. The owner(s) of lots without STW will need to immediately apply to his office to permit the structures to be erected or regularize any irregularity 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 the Lands Department 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 the Lands Department.
- (b) to note the comment of the Project Manager/ North, Civil Engineering and Development Department (PM/N, CEDD) that:
- The subject 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 work and land resumption will commence tentatively by 2024. Thus, the subject site, within the boundary of STLMC DN, will probably be required for timely clearance and construction.
- (c) to note the comments of the Commissioner for Transport (C for T), Transport Department that:
- The Site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - 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:
- Adequate drainage measures should be provided at the site access to prevent surface water flowing from the site to nearby public roads or exclusive road drains; and
 - The access road connecting the application site and Kwu Tung Road is not and will not be maintained by HyD. HyD is not responsible for maintaining any access connecting the application site with Kwu Tung Road.

- (e) to note the comments of Chief Engineer/ Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):
- The construction of NOL may commence in 2025 tentatively for completion in 2034. The applicant should coordinate with MTR for development's construction stage and stage after development's completion. The ground investigation (GI) works for NOL commenced in October 2021. If there are any proposed GI works for the NOL at the application site, MTR may contact the applicant for any arrangement for the GI works at the location concerned. Please be reminded to coordinate with the associated parties of the GI works;
 - The application site is in close proximity to the proposed NOL works. The applicant shall coordinate with MTR for the planning and design of the development. Please also provide the construction and occupancy programme to MTR for review and reference; and
 - Please provide the general building plan submission, foundation submission, structural submissions, application for consents, associated as-built records and the like to his Office and MTR for comment.
- (f) to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Director of Environmental Protection (DEP) in order to minimise any possible environmental nuisances as advised by DEP.
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - The applicant is reminded that the proposed drainage proposal/ works as well as the site boundary should not cause encroachment upon areas outside DSD's jurisdiction;
 - No public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - The applicant shall consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the application site in future; and
 - 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.

- (h) to note the comments of the Director of Fire Services (D of FS), Fire Services Department that:
- The layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy;
 - The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - The applicant is reminded that if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - 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 Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - For UBW erected on leased land, enforcement action may be taken by the Building 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 constructed as an acceptance of any existing building works or UBW on the application site under the BO;
 - 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;
 - Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - Detailed checking under the BO will be carried out at the building plan submission stage.

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

參考編號

Reference Number:

221007-164140-20163

提交限期

Deadline for submission:

18/10/2022

提交日期及時間

Date and time of submission:

07/10/2022 16:41:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/448

「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，住屋過於密集地方設危險品倉庫，影響村民生活及生態環境。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-NTM/448 DD 99 and DD 102 Ngau Tam Mei

17/10/2022 02:30

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-NTM/448

Lot 647 RP (Part) in D.D. 99, Lots 2970 RP (Part), 2971 RP, 2972 (Part), 2975 (Part), 2976, 2977, 2978 RP, 2979, 2980, 2981 RP, 2982 RP, 2983 RP, 2986 RP, 2987 RP (Part), 2988 RP in D.D. 102, and Adjoining Government Land, Ngau Tam Mei, Yuen Long

Site area: About 7,480sq.m Includes Government Land of about 656sq.m

Zoning: "Open Storage"

Applied use: Warehouse/ Goods Vehicle Park (Not Exceeding 24 Tonnes) and Container Carrying Cargo Weighing / Staff Canteen / 20 Vehicle Parking

Dear TPB Members,

While PlanD will recommend a roll over, members have a duty to inquire into the repeated failure to over a number of applications to fulfill conditions. 393 conditions remain outstanding.

What are the issues, how do they impact public safety, the environment, etc. With plans to develop large residential estates in the district these issues can no longer be tolerated.

While we are bombarded on a daily basis with statements about rule of law , blah, blah, blah, it is quite clear that law abiding is expected only in urban districts while out in NT anything goes and all manners of transgressions are tolerated.

Members should make independent decisions with regard to the advisability of allowing cowboy operations an auto roll over every 3 years regardless of their failure to operate to specific standards acceptable in a modern community.

Mary Mulvihill