

This document is received on 6 OCT 2023.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

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

2302558

26/9 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	A17L-NM1467
	Date Received 收到日期	6 OCT 2023

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

1. Name of Applicant 申請人姓名/名稱

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

CLEVER FIELD DEVELOPMENT LIMITED 智豐發展有限公司

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOTS 2781RP, 2782RP, 2783RP, 2785RP, 2786RP, 2787RP, 2788RP, 2789, 2791, 2792, 2793A, 2793B, 2794, 2795, 2962RP AND 2963RP IN D.D. 102 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 5,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 274.28 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)	300 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	APPROVED 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
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (INCLUDING CONTAINER VEHICLE) AND ANCILLARY TYRE AND REPAIRING USE (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 5/10/2023 and 6/10/2023 (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&(請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 3/10/2023 (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，或有關的鄉事委員會& (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)
其他 (請指明)
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

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

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

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

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

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

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

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

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-NTM / 410</u>
(b) Date of approval 獲批給許可的日期	<u>4/12/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>8/12/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY PUBLIC VEHICLE PARK (INCLUDING CONTAINER VEHICLE) AND ANCILLARY TYRE AND REPAIRING USE
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input checked="" type="checkbox"/> year(s) 年 <u>3</u> </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

PLEASE REFER TO THE PLANNING STATEMENT

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

ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

DIRECTOR 董事

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☒ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

26 SEP 2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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	LOTS 2781RP, 2782RP, 2783RP, 2785RP, 2786RP, 2787RP, 2788RP, 2789, 2791, 2792, 2793A, 2793B, 2794, 2795, 2962RP AND 2963RP IN D.D. 102 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	5,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 300 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/12
Zoning 地帶	OPEN STORAGE
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY PUBLIC VEHICLE PARK (INCLUDING CONTAINER VEHICLE) AND ANCILLARY TYRE AND REPAIRING USE FOR A PERIOD OF THREE YEARS

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	274.28 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.055 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	4.6072 % <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		30
	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 Vehicle Parking Space _____ _____		3 NIL 2 NIL NIL 25
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NIL NIL NIL NIL NIL

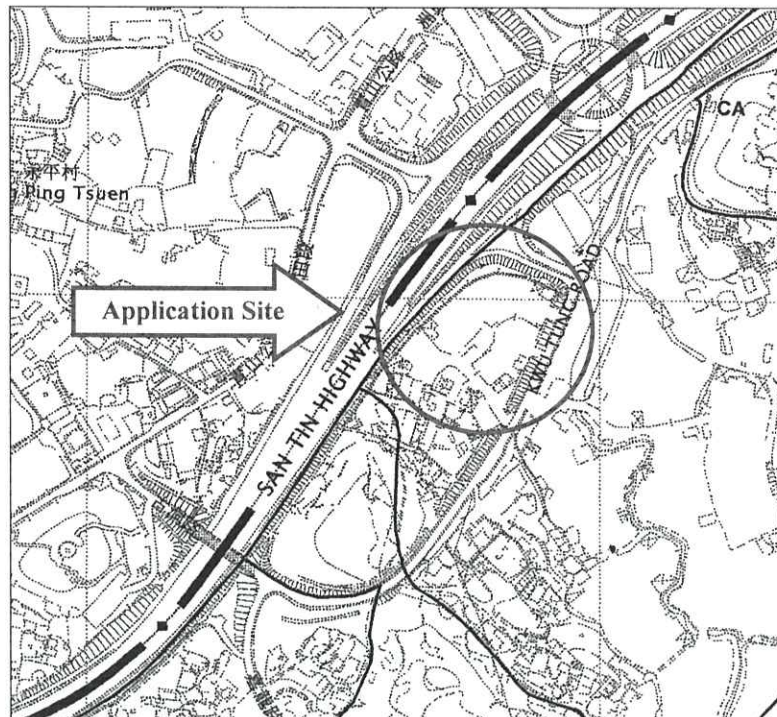
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan (Lot Index Plan) and Extract of Approved Ngau Tam		
Mei OZP		
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。

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
A Temporary Public Vehicle Park
(including Container Vehicle) and Ancillary Tyre and Repairing Use
for a Period of Three Years
Lots 2781RP, 2782RP, 2783RP, 2785RP, 2786RP, 2787RP, 2788RP, 2789,
2791, 2792, 2793A, 2793B, 2794, 2795, 2962RP and 2963RP in D.D. 102
and adjoining Government Land,
Ngau Tam Mei, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

September 2023

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lots 2781RP, 2782RP, 2783RP, 2785RP, 2786RP, 2787RP, 2788RP, 2789, 2791, 2792, 2793A, 2793B, 2794, 2795, 2962RP and 2963RP in D.D. 102 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories. It is located about 250m to south of the San Tin Public Transport Interchange and 750m to southeast of Lok Ma Chau Control Point. The Site is applied for the use of "Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use". The Site occupies a site area of about 5,000m² including Government Land of about 300m². In accordance with the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12 dated 15.12.2006, the Site falls within an area zoned "Open Storage" ("OS"). According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as "Category 1" area.

A planning permission is sought to continue using the Site as "Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use" under its previous planning applications No. A/YL-NTM/11, A/YL-NTM/121, A/YL-NTM/185, A/YL-NTM/229, A/YL-NTM/266, A/YL-NTM/307, A/YL-NTM/348 and A/YL-NTM/410, which were approved on 18.10.1996, 25.1.2002, 29.7.2005, 19.9.2008, 19.8.2011, 12.9.2014, 8.12.2017 and 4.12.2020 respectively. All the approval conditions of its previous planning application No. A/YL-NTM/410 were complied with to the satisfaction of relevant Government departments.

Since its operation has been in existence for many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained.

The subject application is justified on the following grounds: 1) Previous Planning Permissions for the Same Use; 2) Fully Compliance with Previous Planning Conditions; 3) Recent Permissions for Similar Use Near the Site; 4) In Line with TPB PG No.13G; 5) Compatible with Surrounding Land Uses; and 6) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界元朗牛潭尾丈量約份102約地段第2781餘段、2782餘段、2783餘段、2785餘段、2786餘段、2787餘段、2788餘段、2789段、2791段、2792段、2793A段、2793B段、2794段、2795段、2962餘段、2963餘段，及毗鄰政府土地。申請場地位於新田公共交通交匯處以南約250米及落馬洲管制站東南面約750米。現作三年臨時許可申請「臨時公眾停車場(包括貨櫃車)及附屬輪胎和車輛維修」用途。申請地段佔地共5,000平方米，包括300平方米的政府土地。是項申請地段位於牛潭尾分區計劃大綱核准圖編號S/YL-NTM/12(發表於2006年12月15日)內之「露天貯物」地帶。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第1類別。

是項臨時許可申請把場地申請繼續用作「公眾停車場(包括貨櫃車)及附屬輪胎和車輛維修」用途，延續較早前分別於1996年10月18日、2002年1月25日、2005年7月29日、2008年9月19日、2011年8月19日、2014年9月12日、2017年12月8日及2020年12月4日獲批的規劃申請編號A/YL-NTM/11、A/YL-NTM/121、A/YL-NTM/185、A/YL-NTM/229、A/YL-NTM/266、A/YL-NTM/307、A/YL-NTM/348及A/YL-NTM/410，作相同用途。而有關申請編號A/YL-NTM/410的附帶規劃條款亦已全部履行。

基於是項申請地段已營運多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。場地亦會繼續保持及維修現有的樹木及渠務裝置。

是項申請的理由如下：1)跟以前獲批准的用途相同；2)完全履行之前的規劃條款；3)近期在附近的類似用途申請已獲批准；4)與城規會指引號碼13G相一致；5)符合附近的土地用途；及6)沒有新增的交通、渠務及環境影響。

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LIST OF APPENDICES

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Appendix 2	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-NTM/410 dated 18.12.2020
Appendix 3	Location Plan
Appendix 4	Site Plan (Lot Index Plan)
Appendix 5	Proposed Layout Plan
Appendix 6	The Approved Drainage Plan and the Compliance Letter for Submission of a Record of the Existing Drainage Facilities on the Site under Previous Planning Application No. A/YL-NTM/410
Appendix 7	The Approved Fire Service Installations Proposal and the Compliance Letters for Submission and Implementation of Fire Service Installations Proposal under Previous Planning Application No. A/YL-NTM/348
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1. INTRODUCTION

- 1.1 The Application Site ('the Site') Lots 2781RP, 2782RP, 2783RP, 2785RP, 2786RP, 2787RP, 2788RP, 2789, 2791, 2792, 2793A, 2793B, 2794, 2795, 2962RP and 2963RP in D.D. 102 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories. It is located about 250m to south of the San Tin Public Transport Interchange and 750m to southeast of Lok Ma Chau Control Point. According to the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12 dated 15.12.2006, the Site falls within an area zoned "Open Storage" ("OS"). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.
- 1.2 The current application is applied for existing use of "Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use" under the previous planning application No. A/YL-NTM/410 for a period of 3 years. The current application is identical to its previous planning application in terms of the proposed use and the site area is reduced. According to the Notes of the OZP, planning permission is required by the Town Planning Board (the 'Board') for the subject temporary use.
- 1.3 The Site was the subject of eight previous planning applications (Application No.: A/YL-NTM/11, A/YL-NTM/121, A/YL-NTM/185, A/YL-NTM/229, A/YL-NTM/266, A/YL-NTM/307, A/YL-NTM/348 and A/YL-NTM/410), which were approved by the Board on 18.10.1996, 25.1.2002, 29.7.2005, 19.9.2008, 19.8.2011, 12.9.2014, 8.12.2017 and 4.12.2020 respectively for the same or similar uses of existing "Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use". Please refer to the planning approval letter from the Board for Application No. A/YL-NTM/410 dated 18.12.2020 at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application for the existing use of "Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use" for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing conditions of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board's consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Application Site ('the Site') comprises Lots 2781RP, 2782RP, 2783RP, 2785RP, 2786RP, 2787RP, 2788RP, 2789, 2791, 2792, 2793A, 2793B, 2794, 2795, 2962RP and 2963RP in D.D. 102 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories. The Site occupies a site area of about 5,000m² including Government Land of about 300m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The Site has been paved and is currently being used for the purpose of a "Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use".

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 It is located about 250m to south of the San Tin Public Transport Interchange and 750m to southeast of Lok Ma Chau Control Point.

2.3.2 To its north across a slip road of San Tin Highway are piece of vacant land and nullahs.

2.3.3 To its east across Kwu Tung Road are an open storage of containers under other approved planning applications

2.3.4 To its south are residential dwellings, open storages and container vehicle parks.

2.3.5 To immediate west is San Tin Highway.

2.3.6 The nearest village, Ki Lun Tsuen is located approximately 250 m to the east.

2.4 Accessibility

2.4.1 The Site is accessible from Kwu Tung Road, which is connected to San Tin Highway, San Tin Interchange and Castle Peak Road– Chau Tau Section.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Open Storage” (“OS”) on the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12 dated 15.12.2006. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Town Planning Board (the “Board”) for “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” in the “OS” zone.
- 3.3 The Site is the subject of eight previous planning applications including:
- a) Planning Application No. A/YL-NTM/11 was approved on 18.10.1996 for “Temporary Container Trailer/Tractor Park” for a period of 5 Years;
 - b) Planning Application No. A/YL-NTM/121 was approved on 25.1.2002 for “Temporary Container Trailer/Tractor Park with Ancillary Vehicle Repair Workshop” for a Period of 3 Years;
 - c) Planning Application No. A/YL-NTM/185 was approved on 29.7.2005 for “Temporary Container Trailer/Tractor Park” for a period of 3 Years;
 - d) Planning Application No. A/YL-NTM/229 was approved on 19.9.2008 for “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” for a period of 3 Years;
 - e) Planning Application No. A/YL-NTM/266 was approved on 19.8.2011 for “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” for a period of 3 Years;
 - f) Planning Application No. A/YL-NTM/307 was approved on 12.9.2014 for “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” for a period of 3 Years;
 - g) Planning Application No. A/YL-NTM/348 was approved on 8.12.2017 for “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” for a period of 3 Years; and
 - h) Planning Application No. A/YL-NTM/410 was approved on 4.12.2020 for “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” for a period of 3 Years. The Board’s Approval Letter dated 18.12.2020 is attached at **Appendix 2**.
- 3.4 In accordance with the Town Planning Board Guidelines No. 13G (**TPB PG-NO. 13G**) for Application for Open Storage and Port Back-up Uses, the Site is classified as “Category 1” area, which is considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no adverse departmental comments and local objections, or the

concerns of the departments and local residents can be addressed through the implementation of approval conditions.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is for the existing use of “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” under the previous planning application No. A/YL-NTM/410.

4.2 Site Area

The proposed site area is about 5,000m² including Government Land of about 300m², which is identical to that of previous planning application No. A/YL-NTM/410.

4.3 Proposed Use and Site Layout

It is proposed to continue providing “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” at the Site. About 25 container vehicle parking spaces, 3 private car parking spaces and 2 light vehicle parking spaces would be provided. Vehicle maneuvering space, tyre and vehicle repairing areas are also provided for operational use.

4.4 Ancillary Facilities

Site offices are provided at the site for operational purpose. Lighting facilities are also provided at appropriate locations on the Site for safety concerns.

4.5 Operation Hours

The proposed “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” would be operated from 7:00am to 11:00pm (i.e. no night-time operation between 11:00pm and 7:00am) from Monday to Saturday, 10:00am to 5:00pm on Sundays and public holidays during the planning approval period to provide the flexibility of site operation for the port back-up uses in the area.

4.6 Drainage

The existing drainage facilities were implemented and approved under previous planning applications. The Applicant will continue to provide proper maintenance on the drainage facilities.

4.7 Traffic

The Site has come into existence for many years since the same use of “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” was permitted under several previous planning applications. The Site, therefore, will not generate additional number of vehicles under the current

application. The existing run-in and buffer area are also properly maintained.

4.8 Fire Precaution Measures

Some fire precaution measures have been adopted on the existing site. The existing fire service installations were approved and implemented under previous planning application. The fire precaution measures will be continuously provided on the site.

4.9 Landscape

The landscape and tree plantings have been provided at the site under previous planning applications. The Applicant would continue to properly maintain the existing landscape and tree plantings.

5. JUSTIFICATIONS

5.1 Previous Planning Permissions for the Same Use

The Site was granted planning permissions for the same use of “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” under eight previous planning applications No.: A/YL-NTM/11, A/YL-NTM/121, A/YL-NTM/185, A/YL-NTM/229, A/YL-NTM/266, A/YL-NTM/307, A/YL-NTM/348 and A/YL-NTM/410 approved by the Board on 18.10.1996, 25.1.2002, 29.7.2005, 19.9.2008, 19.8.2011, 12.9.2014, 8.12.2017 and 4.12.2020 respectively. Without major change of planning circumstances, it is considered that the Site should be allowed for the applied use of “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use”.

5.2 Fully Compliance with Planning Conditions

5.2.1 All the approval conditions imposed on the previous planning application No. A/YL-NTM/410 was satisfactorily complied with, as follows:

Item	Approval Condition	Compliance Date
(g)	The submission of a record of the existing drainage facilities on the site.	12.1.2021 (Please refer to the Approved Drainage Plan and the Compliance Letter at Appendix 6)

5.2.2 With reference to the above information, it was demonstrated that the Applicant had provided genuine efforts to comply with the approval conditions in the previous planning application, favourable consideration should be given to the application.

5.3 Recent Planning Permissions for Similar Use Near the Site

5.3.1 There are planning permissions for similar temporary vehicle parks and other port back-up uses in the surrounding “OS” zoned sites in the past two years. These planning permissions include Applications No. A/YL-NTM/429 approved on 10.12.2021 for “Temporary Container Vehicle Repair Yard and Warehouse”, No. A/YL-NTM/430 approved on 24.12.2021 for “Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders)”, No. A/YL-NTM/437 approved on 22.4.2022 for “Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)”, No. A/YL-NTM/443 approved on 9.9.2022 for “Proposed Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders)”, and No. A/YL-NTM/448 approved in 11.11.2022 for “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”,

- 5.3.2 Given that the similar planning applications were approved in the surrounding area under “OS” zone, the proposed application for the “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” should be suitable on the Site.

5.4 In Line with TPB PG No.13G

In accordance with the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, the Site is designated as “Category 1” area, which usually cover uses similar to the subject proposed development such as open storage use, port back-up uses, industrial uses, and public utility installations. Since favourable consideration would normally be given to the sites under “Category 1” area, the proposed “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” should be approved if there is no major adverse departmental comments and local objections.

5.5 Compatible with Surrounding Land Uses

The existing “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” is considered compatible with the neighbouring similar uses of parking facilities and port back-up uses. In fact, the locality of the Site has been generally occupied by public vehicle parks, open storages and other port back-up uses. The applied use of public vehicle park is therefore commensurate with the general demand for providing parking facilities for port back-up uses in the area. It is compatible with the surrounding uses in the area.

5.6 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” under previous eight planning applications No: A/YL-NTM/11, A/YL-NTM/121, A/YL-NTM/185, A/YL-NTM/229, A/YL-NTM/266, A/YL-NTM/307, A/YL-NTM/348 and A/YL-NTM/410 for many years. Since the Applicant has fully complied with the approval conditions imposed on the previous application No. A/YL-NTM/410 and the existing site condition remains unchanged, it is considered that the proposed temporary development generally reflects the existing site condition for providing both private car and container vehicle parking spaces. In this respect, no additional traffic, drainage and environmental impacts are anticipated.

6. CONCLUSION

6.1 The Site has been used as “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” for many years. The Applicant seeks the Board’s permission to approve planning application to continue the current use under S.16 of the Town Planning Ordinance.

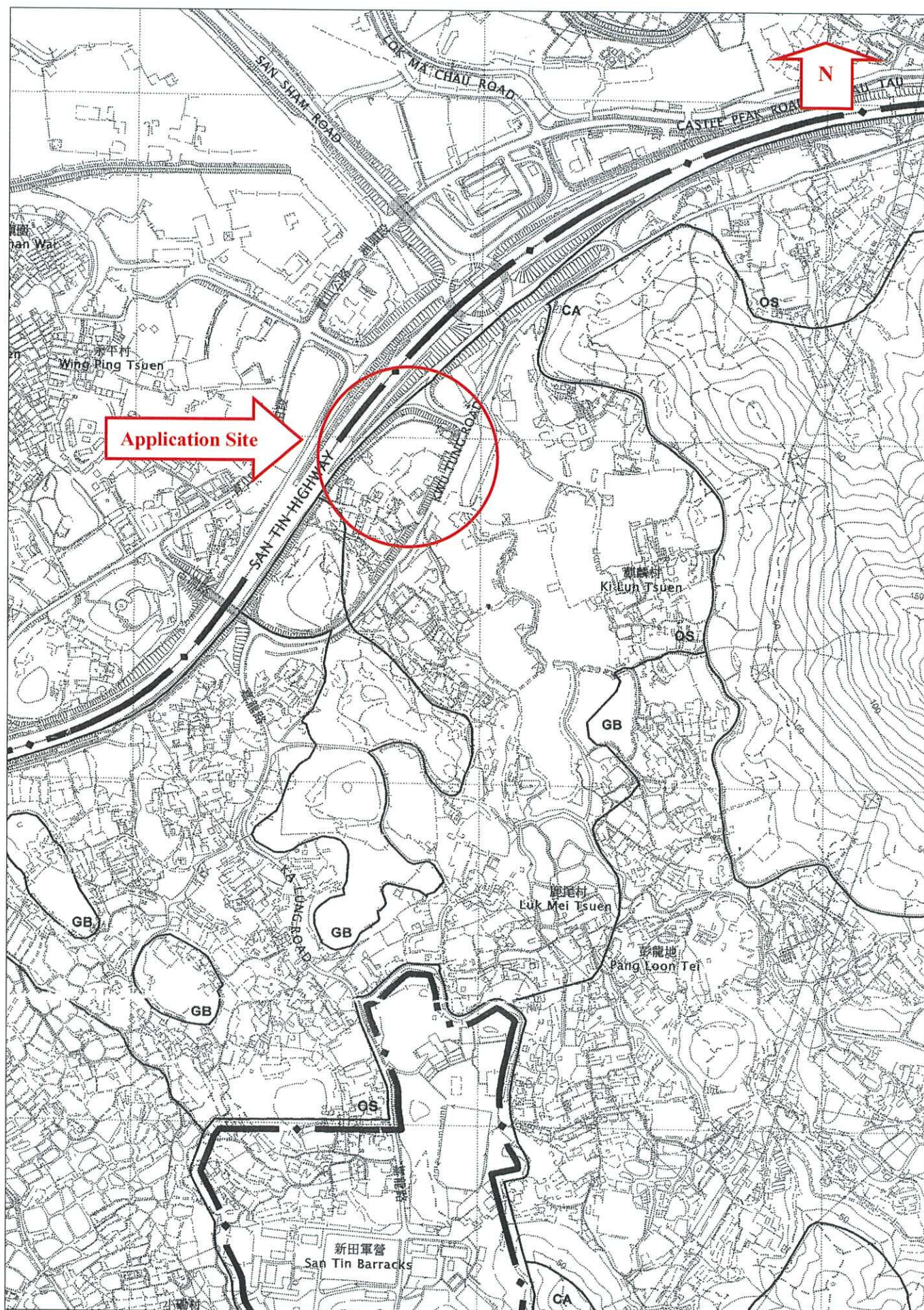
6.2 With regard to the followings:

- previous planning permissions for the same use;
- fully compliance with previous approval conditions;
- recent planning permissions for similar use near the Site;
- in line with TPB PG No.13G;
- compatible with surrounding land uses; and
- no additional traffic, drainage and environmental impacts,

the Board is recommended to approve the planning application for the use of “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use” on the Site for another 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Approved Ngau Tam Mei Outline Zoning (OZP)
Plan No. S/YL-NTM/12 dated 15.12.2006
and its Relevant Notes**



For Identification Only

OPEN STORAGE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Cargo Handling and Forwarding Facility
Eating Place (Canteen only)	Cement Manufacturing
Government Refuse Collection Point	Concrete Batching Plant
Government Use (not elsewhere specified)	Container Storage/Repair Yard
On-Farm Domestic Structure	Container Vehicle Park/Container Vehicle Repair Yard
Open Storage (not elsewhere specified)	Dangerous Goods Godown
Public Convenience	Eating Place (not elsewhere specified)
Public Utility Installation	Industrial Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Open Storage of Cement/Sand
Rural Workshop	Open Storage of Chemical Products/ Dangerous Goods
Shop and Services (Service Trades only)	Petrol Filling Station (on land designated "Open Storage (Group 1)" only)
Utility Installation for Private Project	Shop and Services (not elsewhere specified)
Vehicle Repair Workshop	Vehicle Stripping/Breaking Yard
Warehouse (excluding Dangerous Goods Godown)	Wholesale Trade

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

Remarks

- (a) On land zoned "Open Storage", any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OPEN STORAGE (cont'd)

Remarks (cont'd)

- (b) On land zoned "Open Storage (Group 1)", any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPENDIX 2

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application
No. A/YL-NTM/410 dated 18.12.2020**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 22 DEC 2020

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax (2739 1913)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-NTM/410

18 December 2020

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Rock K.M. Tsang)

Dear Sir/Madam,

Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use for a Period of 3 Years in "Open Storage" Zone, Lots 2781 RP, 2782 RP, 2783 RP, 2785 RP, 2786 RP, 2787 RP, 2788 RP, 2789, 2791, 2792, 2793 S.A, 2793 S.B, 2794, 2795, 2962 RP and 2963 RP in D.D. 102 and adjoining Government Land, Ngau Tam Mei, Yuen Long

I refer to my letter to you dated 19.11.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years, and be renewed from 9.12.2020 to 8.12.2023 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the Site during the planning approval period;
- (b) no operation between 7:00 a.m. and 10:00 a.m. and between 5:00 p.m. and 11:00 p.m. on Sundays or public holidays, as proposed by you, is allowed on the Site during the planning approval period;
- (c) the existing trees and landscape planting on the Site should be preserved and maintained at all times during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;

- (g) the submission of a record of the existing drainage facilities on the Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2021;
- (h) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 9.12.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 4.12.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 8.1.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application

within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Irene Lai of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/ol

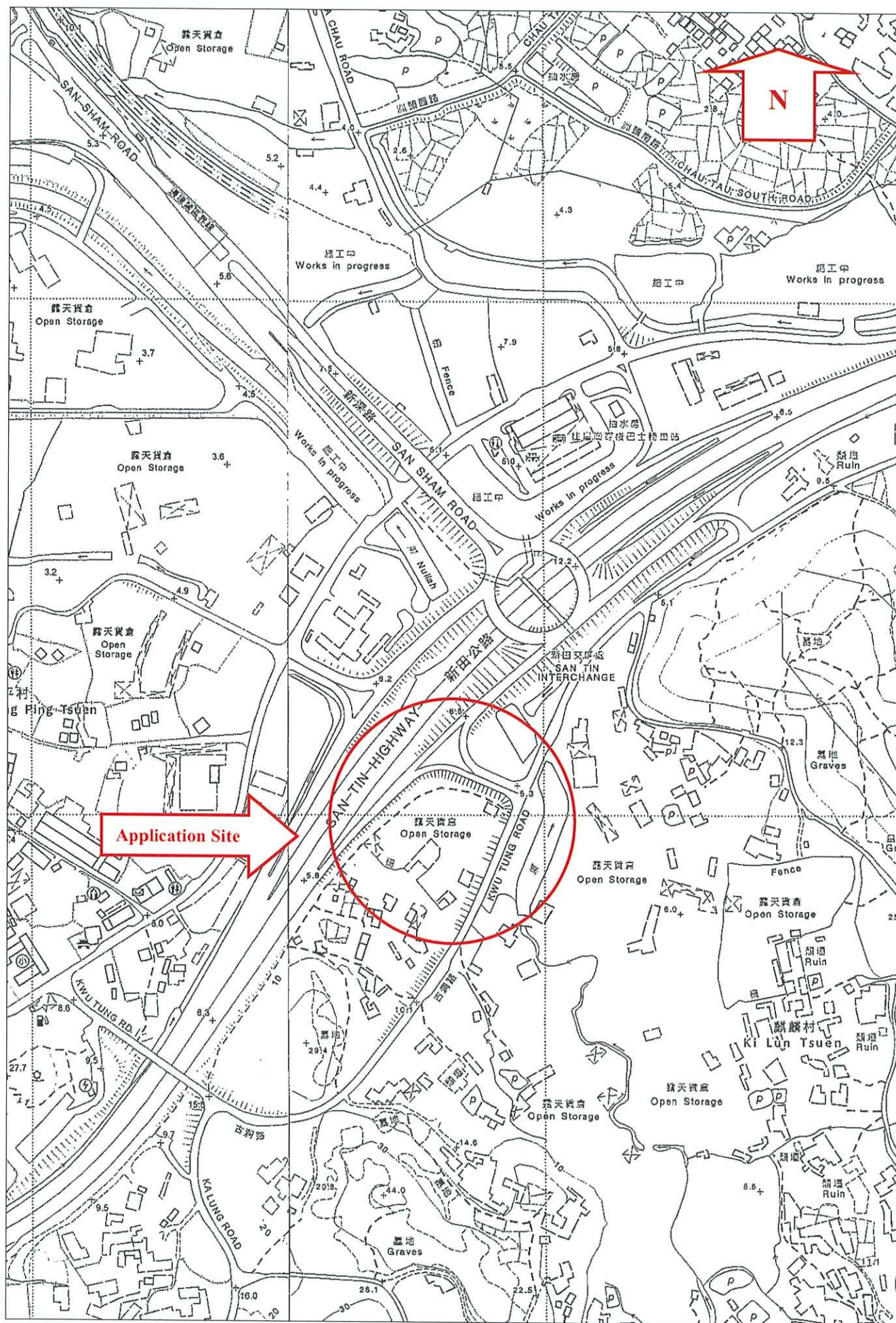
List of Government Department Contacts

(Application No. A/YL-NTM/410)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	馬勵勤先生 Mr. MA Lai Kun, Roderick	2300 1693	2770 4761

APPENDIX 3

Location Plan



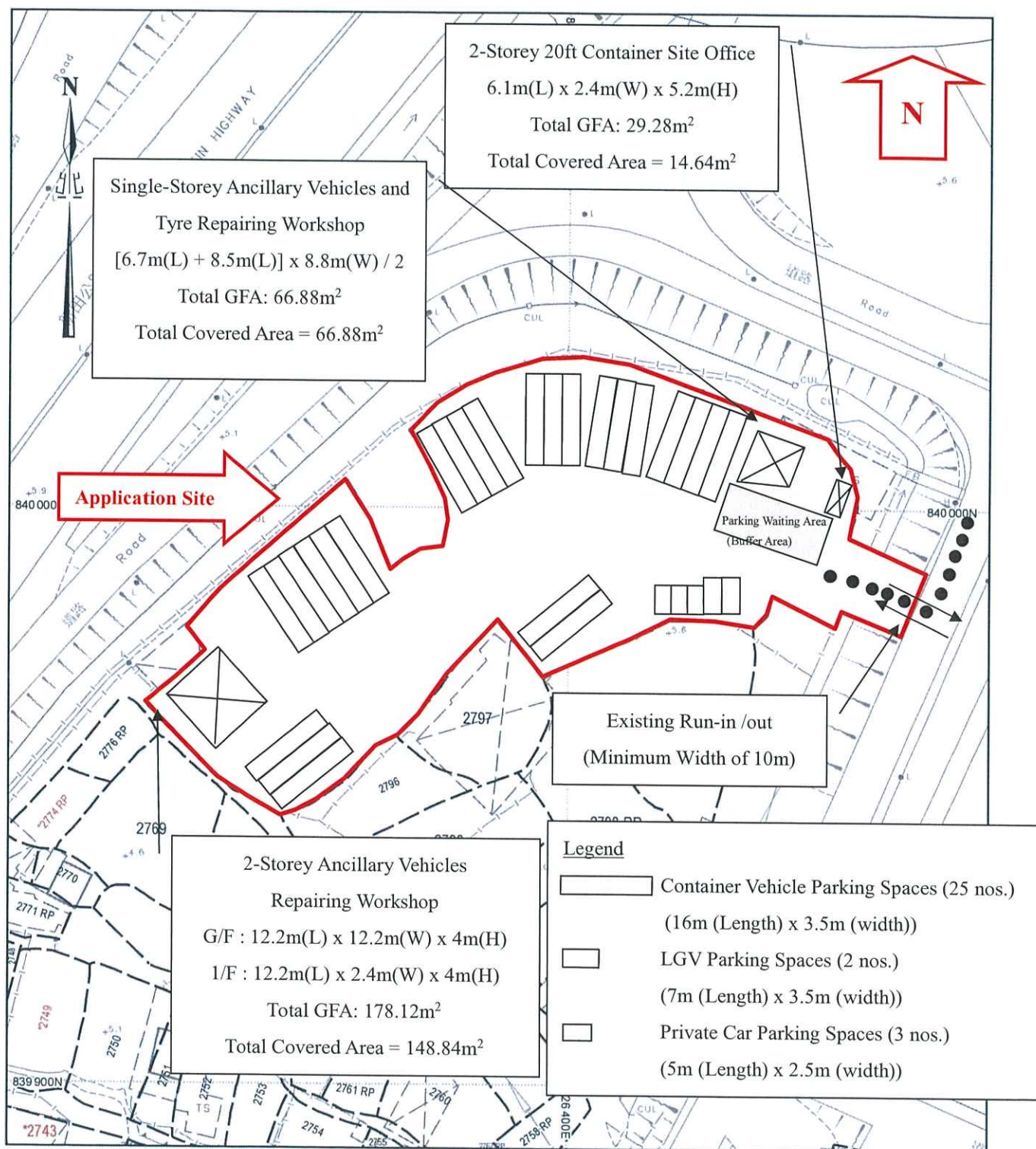
For Identification Only

APPENDIX 4

Site Plan (Lot Index Plan)

APPENDIX 5

Proposed Layout Plan



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

比例尺 SCALE 1:1000
 米 10 0 10 20 30 40 50 米



Locality :DD 102

Lot Index Plan No. : MH0009072017

District Survey Office :MPC HK

Date : 04-Jul-2017

Reference No. : 2-SE-8D

免責聲明

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

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and

For Identification Only

APPENDIX 6

**The Approved Drainage Plan and the Compliance Letter for
Submission of a Record of the Existing Drainage Facilities
on the Site under Previous Planning Application
No. A/YL-NTM/410**

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



By Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/410
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

RECEIVED 13 JAN 2021

12 January 2021

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Rock K.M. TSANG)

Dear Sir,

Compliance with Approval Condition (g) - Submission of a record of the existing drainage facilities

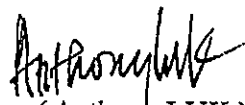
**Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use for a Period of 3 Years
in "Open Storage" Zone,
Lots 2781 RP, 2782 RP, 2783 RP, 2785 RP, 2786 RP, 2787 RP, 2788 RP, 2789, 2791, 2792,
2793 S.A, 2793 S.B, 2794, 2795, 2962 RP and 2963 RP in D.D. 102 and adjoining Government
Land, Ngau Tam Mei, Yuen Long**
(Planning Application No. A/YL-NTM/410)

I refer to your submission dated 22.12.2020 regarding the submission of a record of the existing drainage facilities in an attempt to comply with condition (g). Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. MA Lai Kun (Tel: 2300 1693) of DSD directly.

Yours faithfully,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

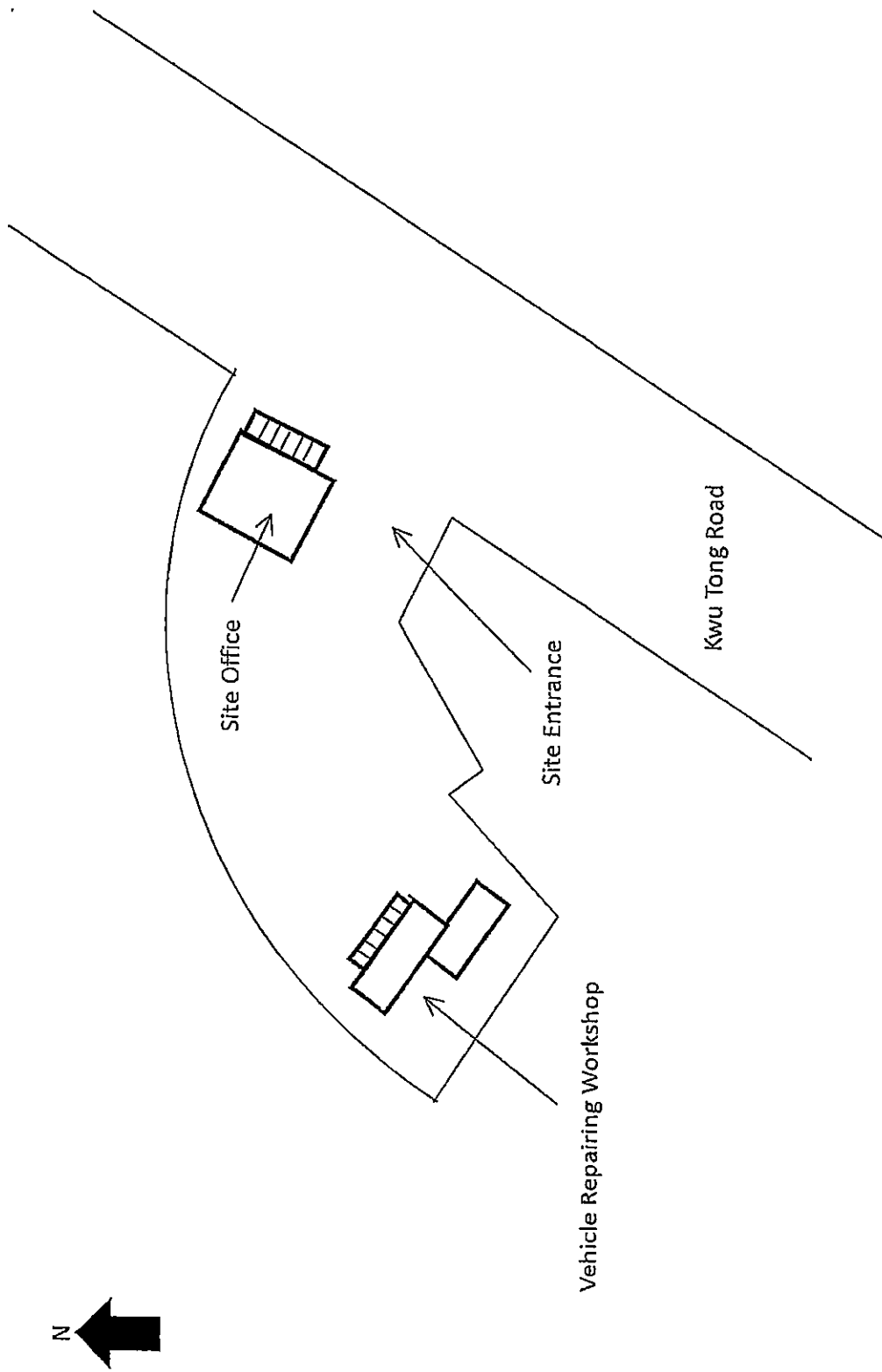
CE/MN, DSD
CTP/TPB(2)

(Attn.: Mr. MA Lai Kun)

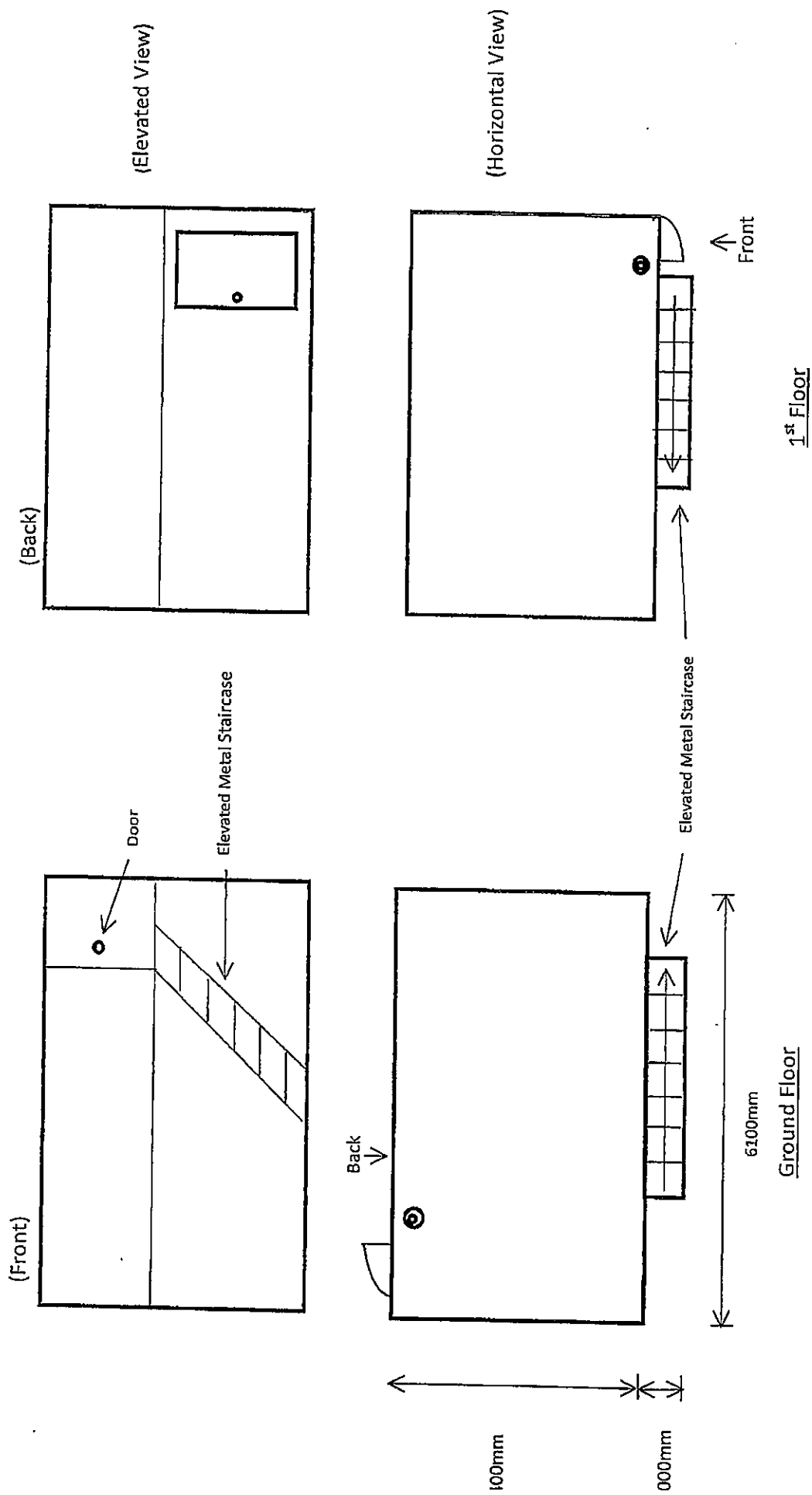
AL/CY/wkl

APPENDIX 7

**The Approved Fire Service Installations Proposal and the
Compliance Letters for Submission and Implementation of
Fire Service Installations Proposal under Previous Planning
Application No. A/YL-NTM/348**

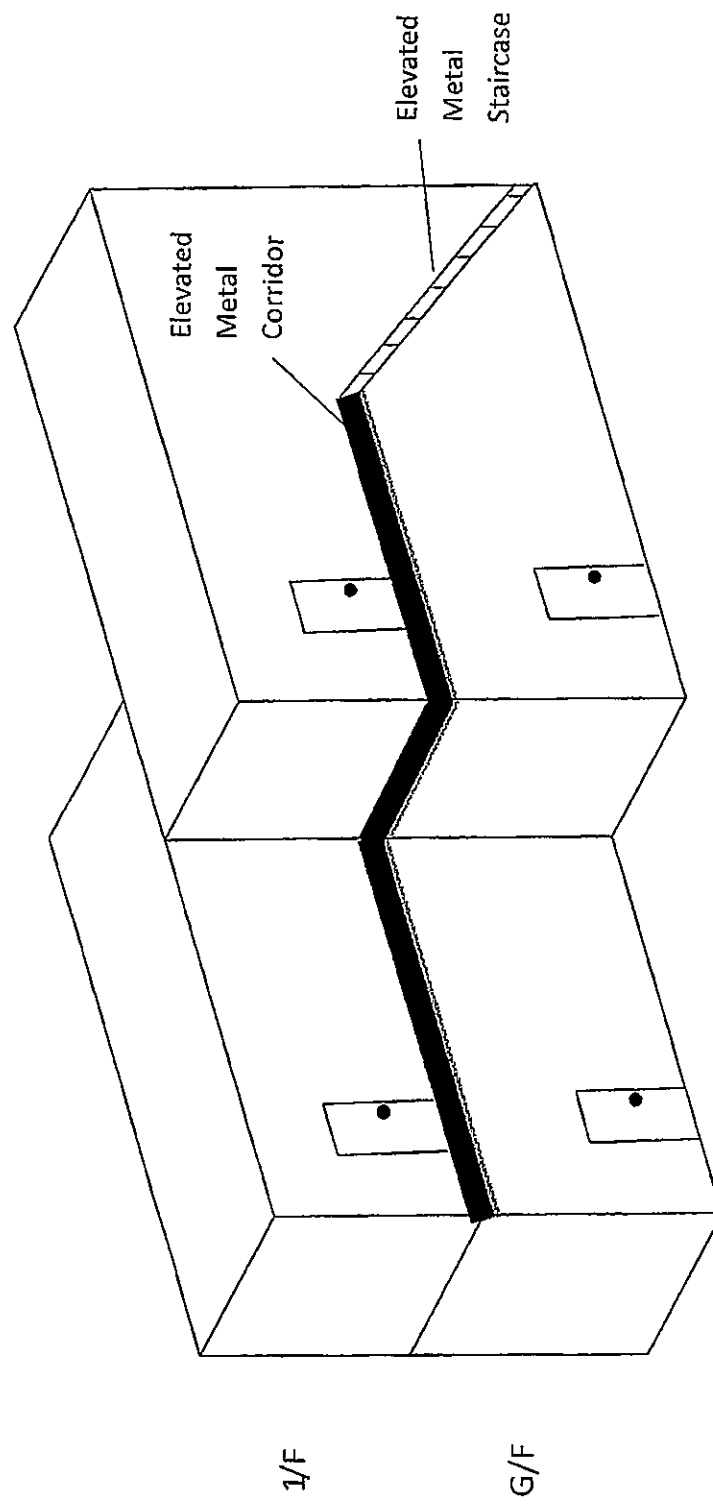


Layout Plan of the 2-storey Site Office



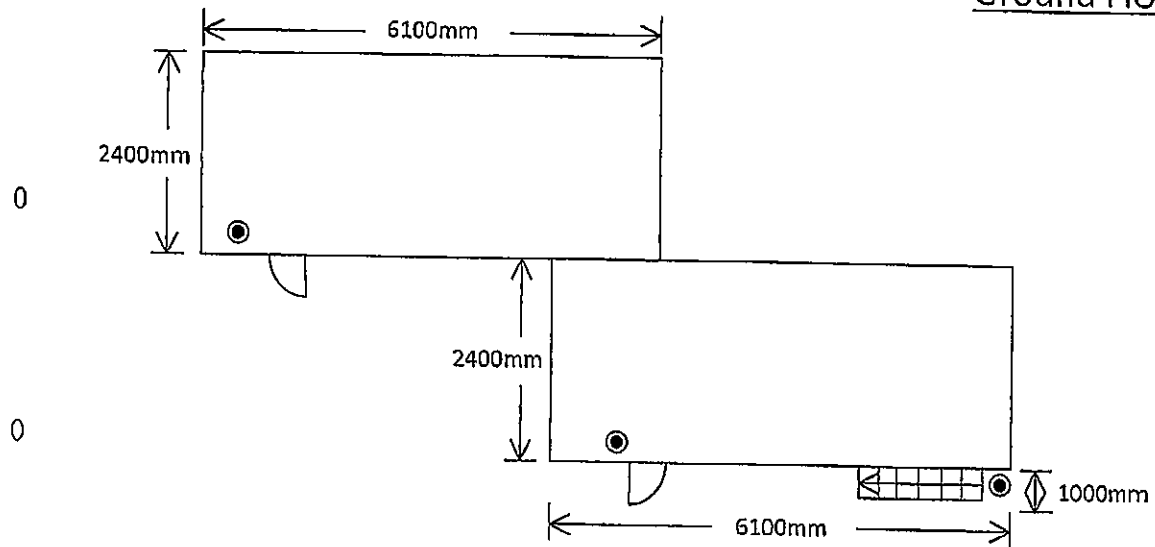
Legend ② 9L water CO₂ Fire Extinguisher

Layout of the 2-storey
Vehicle Repairing Workshop
Elevated View

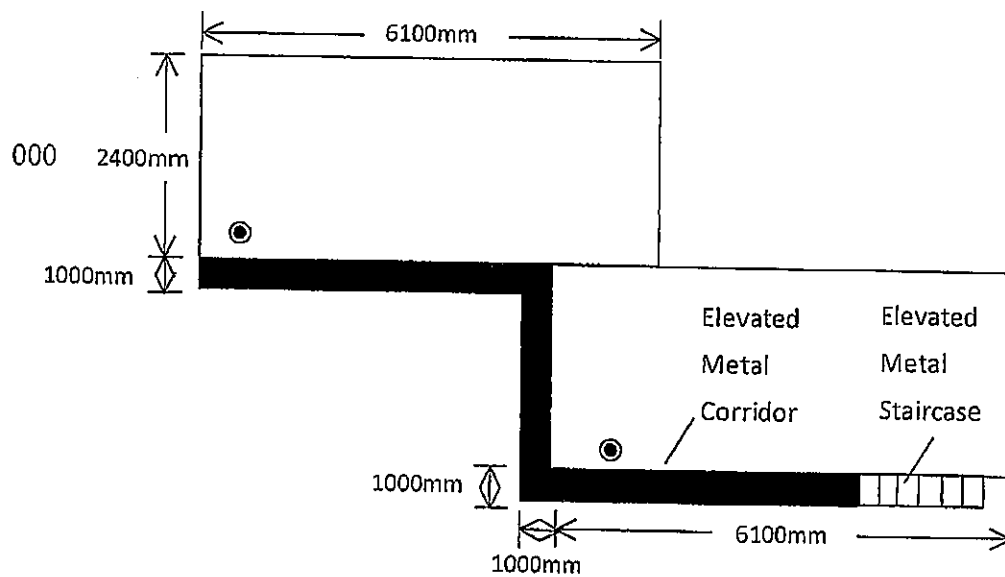


Layout of the 2-storey
Vehicle Repairing Workshop
Horizontal View

Ground Floor



1st Floor



Legend

- 9L water CO₂ Fire Extinguisher

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/348
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED JUN 2018

25 June 2018

Lanbase Surveyors Limited
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Mr. Rock K.M. Tsang / Mr. Anson Lee)

Dear Sir,

Planning Application No. A/YL-NTM/348
Compliance with Approval Condition (g)

I refer to your submission dated 13.6.2018 regarding the submission of fire service installations proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.** Please find the detail comments of Director of Fire Services (D of FS) at Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the comments, please contact Mr. CHAN Ming-chung (Tel: 2733 7737) direct.

Yours faithfully,


(Ms. Maggie CHIN)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

D of FS

CTP/TPB(2)

(Attn.: Mr. CHAN Ming-chung)

(Attn.: Mr. CHOW Yin-hei)

Appendix

Detailed Comments of D of FS:

The applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/348
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED 15 OCT 2018

10 October 2018

Lanbase Surveyors Limited
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Mr. Rock K.M. Tsang / Mr. Anson Lee)

Dear Sir,

Planning Application No. A/YL-NTM/348
Compliance with Approval Condition (h)

I refer to your submission dated 3.9.2018 regarding the provision fire service installations. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the comments, please contact Mr. CHOW Yin-hei (Tel: 2733 7737) direct.

Yours faithfully,

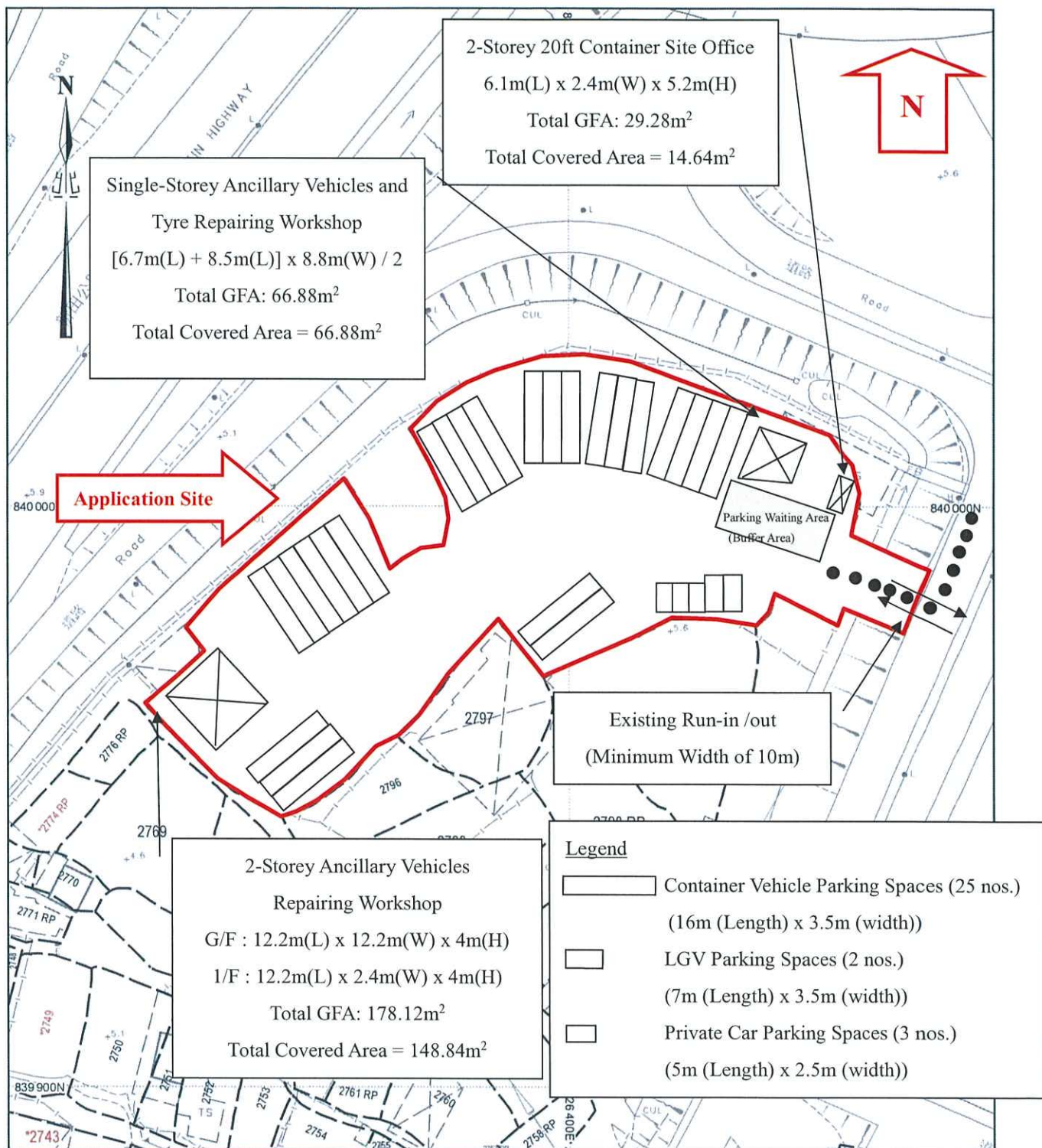
(Ms. Maggie CHIN)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
D of FS
CTP/TPB(2)

(Attn.: Mr. CHOW Yin-hei)

APPENDIX 8

**The Approved Buffer Area Proposal and the Compliance
Letters for Submission of Buffer Area Proposal and
Provision of Buffer Area under Previous Planning
Application No. A/YL-NTM/348**



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

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 米 metres



Locality : DD 102

Lot Index Plan No. : MH0009072017

District Survey Office : MPC HK

Date : 04-Jul-2017

Reference No. : 2-SE-8D

免責聲明

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

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and

For Identification Only

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/348
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED 21 FEB 2018

20 February 2018

Lanbase Surveyors Limited
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Mr. Rock K.M. Tsang / Mr. Anson Lee)

Dear Sir,

Planning Application No. A/YL-NTM/348
Compliance with Approval Condition (i)

I refer to your submission dated 12.2.2018 regarding the submission of a proposal for buffer area. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. Jacky C. H. WONG (Tel: 2399 2778) direct.

Yours faithfully,


(Ms. Maggie CHIN)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
AC/NT, TD 2381 3257
CTP/TPB(2)

(Attn.: Ir. Jacky C. H. WONG)

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL-NTM/348

電話號碼 Tel. No.: 2158 6271

傳真機號碼 Fax No.: 3105 0057

RECEIVED 7 JUN 2018

25 June 2018

Lanbase Surveyors Limited
9/F, Heony Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Mr. Rock K.M. Tsang / Mr. Anson Lee)

Dear Sir,

Planning Application No. A/YL-NTM/348
Compliance with Approval Condition (j)

I refer to your submission dated 13.6.2018 regarding the provision of the buffer area. The relevant department has been consulted on your submission. Your submission is considered:

☒ Acceptable. The captioned condition has been complied with.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Ir. Jacky C.H. WONG (Tel: 2399 2718) direct.

Yours faithfully,

(Ms. Maggie CHIN)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

AC for T/NT, TD
CTP/TPB(2)

(Attn.: Ir. Jacky C.H. WONG)

APPENDIX 9

Site Photo

Site Photo

Application Site



Our Ref.: YL/TPN/209H/L02

1 November 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

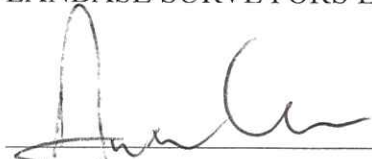
**Planning Application for
A Proposed Temporary Public Vehicle Park
(including Container Vehicle) and Ancillary Tyre and Repairing Use
for a Period of Three Years
Lots 2781RP, 2782RP, 2783RP, 2785RP, 2786RP, 2787RP, 2788RP, 2789, 2791, 2792,
2793A, 2793B, 2794, 2795, 2962RP and 2963RP in D.D. 102 and
adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/467)**

We refer to the captioned planning application.

We would like to submit herewith a set of Response-to-Comments ("R-to-C") for the captioned planning application.

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

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

c.c.
DPO / FSS & YLE (Attn.: Mr. Davy Lam By Email)

Response-to-Comments

	Departmental Comments	Responses
	<u>Drainage Services Department (DSD)</u> (Contact: Mr. LEUNG Chi Kong at 2399-2778)	
(a)	<p>The applicant should provide DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph location marked on the approved drainage plan.</p>	<p>Please note that the current application is a renewal application of previous Planning Application No. A/YL-NTM/410. The proposed site boundary, proposed uses, proposed development parameters and drainage facilities remain unchanged from previous Planning Application No. A/YL-NTM/410. Please see the as-built drainage plan and the photographic record of the existing drainage facilities at Appendix 1.</p>
	<u>Fire Services Department (FSD)</u> (Contact: Mr. CHAU Nai Yin at 2733-7781)	
	<p>The following information shall be submitted for further consideration.</p>	
(i)	<p>FSI proposal for planning application No. A/YL-NTM/467; and</p>	<p>Please note that the current application is a renewal application of previous Planning Application No. A/YL-NTM/410. The proposed site boundary, proposed uses, proposed development parameters and fire service installations remain unchanged from previous Planning Application No. A/YL-NTM/410. Please also note that the fire precaution measures have been adopted on the existing site and the existing fire service installations were approved and implemented under previous planning application. Please see the FSI proposal and the updated F.S. 251 at</p>

		Appendix 2.
(ii)	Full set of valid F.S. 251(s) covering all the FSIs implemented on the application site.	Please see the FSI proposal and the updated F.S. 251 at Appendix 2.

Appendix 1

The As-built Drainage Plan and the Photographic Record of the Existing Drainage Facilities

Drainage Photos

Photo 1



Photo 2

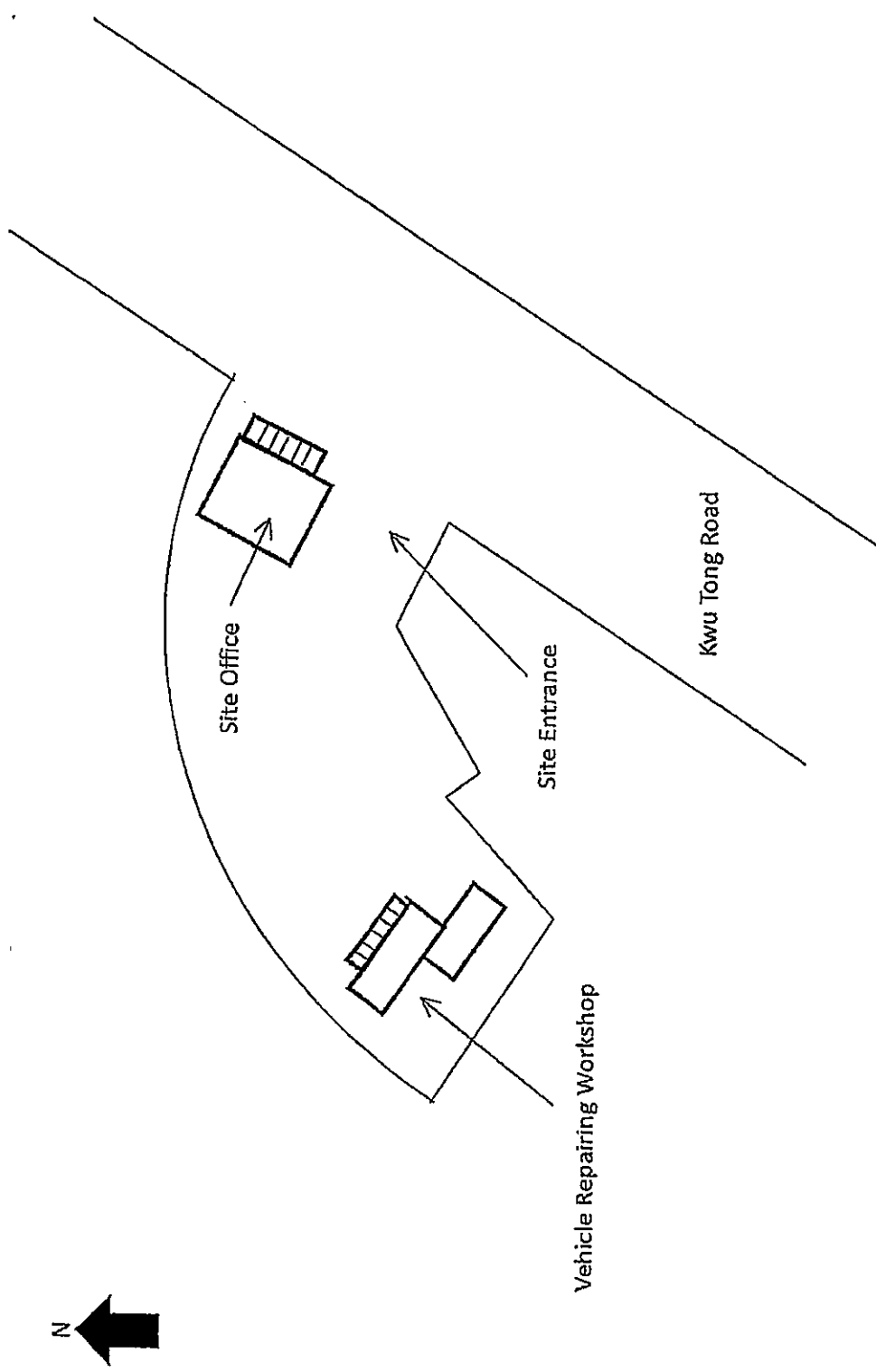


Photo 3



Appendix 2

FSI Proposal and FS 251



FSD Ref.:
消防處檔號

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A 8961413

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client:
顧客姓名

Name of Building:
樓宇名稱

And Adjoining Government Land

Street No./Town Lot:
門牌號數/市地段

Lot 2963 RP in DD 102

Street/Road/Estate Name:
街道/屋苑名稱

Ngau Tam Mei

Block:
座

District:
分區

Yuen Long

Area:
地區

☐ HK
香港

☐ K
九龍

☒ NT
新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 1(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

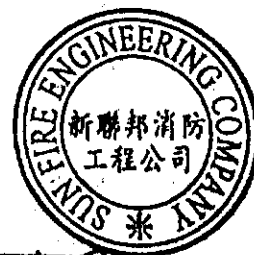
Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable F.E. 5 nos 9-Lit Water CO2	As Above	Conforms with FSD Requirements	26-09-2023	26-09-2024

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

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

Part 3 第三部 Defects 損壞事項

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



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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized
Signature:
受權人簽署

Name:
姓名

Lee Kam Leung

FSD/RC No.:
消防處註冊號碼

RC 3/527

Company Name:
公司名稱

Sun Fire Eng Co.

Telephone:
聯絡電話

Date:
日期

26-Sep-2023

For FSD
use only:

Inspected

Key-in

Verified

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

And Adjoining Government Land

Street No./Town Lot:

門牌號數/市地段

Lot 2963 RP in DD 102

Street/Road/Estate Name:

街道/屋苑名稱

Ngau Tam Mei

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第9(1)條，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable F.E. 5 nos 9-Lit Water CO2	As Above	Conforms with FSD Requirements	26-09-2023	25-09-2024

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

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

Authorized
Signature:
受權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Lee Kam Leung

RC 3/ 527

Sun Fire Eng Co.

26-Sep-2023

For FSD
use only:

Inspected

Key-in

Verified

Our Ref.: YL/TPN/209H/L03

2 November 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Proposed Temporary Public Vehicle Park
(including Container Vehicle) and Ancillary Tyre and Repairing Use
for a Period of Three Years
Lots 2781RP, 2782RP, 2783RP, 2785RP, 2786RP, 2787RP, 2788RP, 2789, 2791, 2792,
2793A, 2793B, 2794, 2795, 2962RP and 2963RP in D.D. 102 and
adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/467)**

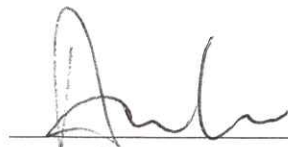
We refer to the captioned planning application.

We would like to submit herewith a set of Response-to-Comments ("R-to-C") for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]

Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

c.c.

DPO / FSS & YLE

(Attn.: Mr. Davy Lam

By Email)



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



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

Response-to-Comments

	Departmental Comments	Responses
	<u>Lands Department (LandsD)</u> (Contact: Mr. YIP Wai Ki at 2443-3474)	
	LandsD has grave concerns given that there are unauthorised building works and/or uses on Lot Nos. 2788 RP in D.D. 102 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	Please note that the applicant has removed the relevant unauthorized building works on site. The Applicant is willing to carry out further removal works if necessary.

Relevant extract from the Town Planning Board Guidelines
for Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

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.13G) 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.

Renewal of Temporary Planning Permission

For sites with temporary permissions for open storage and port back-up uses, if there has been no major change in planning circumstances since the last approval of the application, the applicant will not be required to prepare new, but just the updates of, technical assessments to support the application for renewal of the planning permission, provided that the approval conditions of the previous permission have been complied with and there are no adverse departmental comments and local objections. Reference can be made to the procedures and assessment criteria under the Town Planning Board’s Guidelines (Guidelines No. 34D or its latest version) on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development”:

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

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

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	DPA/YL-NTM/10	Temporary Container Vehicle Park for a Period of 3 Years	23.7.1993 Approved by RNTPC (3 years)
2.	A/YL-NTM/11	Temporary Container Trailer/Tractor Park for a Period of 5 Years	18.10.1996 Approved by RNTPC (5 Years)
3.	A/YL-NTM/121	Temporary Container Trailer/Tractor Park with ancillary Vehicle Repair Workshop for a Period of 3 Years	25.1.2002 Approved by RNTPC (3 Years)
4.	A/YL-NTM/185	Temporary Container Trailer/Tractor Park for a Period of 3 Years	29.7.2005 Approved by RNTPC (3 Years)
5.	A/YL-NTM/229	Temporary Public Vehicle Park (including Container Vehicles) and ancillary Tyre and Repairing Use for a Period of 3 Years	19.9.2008 Approved by RNTPC (3 Years)
6.	A/YL-NTM/266	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicles) and ancillary Tyre and Repairing Use for a Period of 3 Years	19.8.2011 Approved by RNTPC (3 Years)
7.	A/YL-NTM/307	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicles) and ancillary Tyre and Repairing Use for a Period of 3 Years	12.9.2014 Approved by RNTPC (3 Years)
8.	A/YL-NTM/348	Temporary Public Vehicle Park (including Container Vehicles) and ancillary Tyre and Repairing Use for a Period of 3 Years	8.12.2017 Approved by RNTPC (3 Years)
9.	A/YL-NTM/410	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicles) and ancillary Tyre and Repairing Use for a Period of 3 Years	4.12.2020 Approved by RNTPC (3 Years)

**Similar s.16 Applications within the same “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/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)
2.	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 RNTPC (3 Years) (Revoked on 1.6.2022)
3.	A/YL-NTM/402	Temporary Container Vehicle Repair Yard and Warehouse for a Period of 3 Years	18.9.2020 Approved by RNTPC (3 Years)
4.	A/YL-NTM/412	Temporary Container Tractor/Trailer Park for a Period of 3 Years	16.4.2021 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	16.4.2021 Approved by RNTPC (3 Years)
6.	A/YL-NTM/429	Proposed Temporary Container Vehicle Repair Yard and Warehouse for a Period of 3 Years	10.12.2021 Approved by RNTPC (3 Years)
7.	A/YL-NTM/437	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)	22.4.2022 Approved by RNTPC (3 Years)
8.	A/YL-NTM/448	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	11.11.2022 Approved by RNTPC (3 Years)

*denotes permission revoked

Government Departments' General Comments

1. Traffic

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

- She has no adverse comment from traffic engineering point of view; and
- No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

2. Fire Services

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

- He has no objection in principle to the renewal application subject to fire service installations (FSIs) being maintained in efficient working order at all times; and
- Advisory comments as detailed in **Appendix V**.

3. Drainage

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

- He has no objection in principle from drainage operation and maintenance point of view;
- The implementation of the drainage facilities is considered satisfactory;
- 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; and
- Advisory comments as detailed in **Appendix V**.

4. Railway Development

Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD 1-1, RDO, HyD):

- The application site (the Site) falls within the scheme boundary of the Northern Link (NOL) Main Line published on 6.10.2023. The construction works of the NOL Main Line are tentatively scheduled to commence in 2025 with completion year in 2034. The applicant should consider the potential impacts arising from the future

construction, operation and maintenance of NOL Main Line, including any potential nuisances;

- The applicant is advised that the Site is in proximity to the proposed NOL Main Line, it would be appreciated if any future submissions/application for consents and the associated as-built records could be furnished to RDO, HyD and MTR Corporation Limited (MTRCL) for review/reference;
- The Site is in close proximity to the NOL Spur Line alignment which is under development by the MTRCL, the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line;
- Deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought; and
- Advisory comments as detailed in **Appendix V**.

5. Others

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Highway Engineer/New Territories West, HyD;
- Chief Town Planner/Urban Design and Landscape, Planning Department;
- Director of Agriculture, Fisheries and Conservation; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) The application site (the Site) falls within the boundary of the San Tin Technopole. The Site may be resumed by the Government and that the proposed operation of the Site may be terminated at any time during the planning approval period for implementation of government projects;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Short Term Waiver (STW) holder(s) will need to immediately apply to his office for modification of the STW conditions where appropriate;
 - 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.
 - the applicant has to either exclude the Government land (GL) from the Site or apply for a formal approval prior to the actual occupation of the GL; and
 - given the applied uses are 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 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 the LandsD.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the Site should be commented and approved by TD;
 - HyD shall not be responsible for the maintenance of any accesses connecting the Site and Kwu Tung Road; and
 - adequate drainage measures should be provided at the Site access to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD 1-1, RDO, HyD) that:
- the Site falls within the scheme boundary of the Northern Link (NOL) Main Line published on 6.10.2023. The construction works of the NOL Main Line are tentatively scheduled to commence in 2025 with completion year in 2034. The applicant should consider the potential impacts arising from the future construction, operation and maintenance of NOL Main Line, including any potential nuisances;
 - the applicant is advised that the Site is in proximity to the proposed NOL Main Line, it would be appreciated if any future submissions/application for consents and the

associated as-built records could be furnished to RDO, HyD and MTR Corporation Limited (MTRCL) for review/reference;

- the Site is in close proximity to the NOL Spur Line alignment which is under development by the MTRCL, the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line; and
 - deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought.
- (e) to note the comments of the Director of Environmental Protection (DEP) that
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
 - the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design should follow the requirements of EPD's Practice Note for Professional Note (ProPECC) PN 5/93 "Drainage Plans subject to Comment by Environmental Protection Department" including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93;
 - the applicant is advised to minimise any noise from the proposed use, the use of public announcement systems, audio amplifier and loudspeaker shall be prohibited;
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances; and
 - the applicant is advised to follow the Recommended Pollution Control Clauses (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) for Construction Contracts to minimise the environmental impacts during the construction stage.
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is advised to avoid damaging the trees in the vicinity during operation.
- (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 his jurisdiction;
 - no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;

- the applicant should consult DLO/YL regarding all proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all 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 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:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the 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 BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD 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;
 - 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;
 - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to control of Part VII of the B(P)R.