

**Extract of Town Planning Board Guidelines
on Renewal of Planning Approval
and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development**

(TPB PG-No. 34D)

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

Previous s.16 Applications covering the Application Site

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/340*	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	25.11.2016 Approved by RNTPC (3 years) (Revoked on 25.11.2017)
2.	A/YL-NTM/359	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	9.2.2018 Approved by RNTPC (3 years)
3.	A/YL-NTM/415	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	16.4.2021 Approved by RNTPC (3 years)

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- He has no adverse comment on the application;
- The application site (the Site) comprises Old Schedule Agricultural Lot Nos. 2448, 2455 and 2459 in D.D. 104 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; and
- Advisory comments as detailed in **Appendix V**.

2. Project Interface

Comments of the Project Manager (West), Civil Engineering and Development Department:

- His office has no comment on the application; and
- The Site falls within the boundaries of Potential Development Area being studied under the Land Use Review Study for Ngau Tam Mei (NTM) Area. It is noted that the period of this renewal application is three years, from April 2024 to April 2027 inclusively, there are no direct interface issues with the proposed development at NTM Area under the tentative implementation programme.

3. Building Matters

Comments of Chief Building Survey/New Territories West, Building Department:

- He has no objection to the application;
- It is noted that 1 structure is proposed in the subject application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- Advisory comments as detailed in **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection:

- There was no substantiated environmental complaint concerning the Site received by Environmental Protection Department in the past three years; and
- Advisory comments as detailed in **Appendix V**.

5. **Traffic**

Comments of the Commissioner for Transport:

He supports the subject application as a temporary public vehicle park could meet the public demand of vehicle parking spaces.

6. **Other Departments**

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

- Chief Highway Engineer/New Territories West, Highways Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Mainland North, Drainage Services Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Fire Services;
- Commissioner of Police;
- District Officer (Yuen Long), Home Affairs Department; and
- Chief Town Planner/Urban Design & Landscape, Planning Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that should the planning application be approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered.
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
- the proposed access arrangement of the application site (the Site) should be commented and approved by Transport Department;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road (i.e. via Chuk Yau Road); and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (c) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the requirements stipulated in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”.
- (d) to note the comments of the Chief Building Survey/New Territories West, Building Department that:
- 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;
 - 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;
 - for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under 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 building plan submission stage.

(e) to note the comments of the Director of Fire Services that:

- the applicant shall submit relevant layout plans incorporated with the proposed Fire Services Installations for approval;
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
- the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

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

參考編號

Reference Number:

240315-134455-47814

提交限期

Deadline for submission:

15/03/2024

提交日期及時間

Date and time of submission:

15/03/2024 13:44:55

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/469

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WAN

意見詳情

Details of the Comment :

敬啟者：

本人是該區的原居民，現反對 A/YL-NTM/469 的延續三年的臨時停車場申請。

反對理据如下：

- 1) 申請地址是新潭路與竹攸路的交界位置，每天已有大量貨車、貨櫃車、噸車及各種車輛出入使用該路段，路面情況十分繁忙及混亂。因此，每個月在上址均會發生交通意外。
- 2) 竹攸路一邊是貨倉，對面是民居村屋，而大型車輛出的每天24小時的頻繁出入，噪音已對附近居民造成嚴重困擾。
- 3) 村民每天上班會由竹攸路步行至新潭路等小巴及巴士，由於該路段只有一小段約三尺闊的行人路，很多時造成居民需要行出馬路，導致人車爭路情況出現；倘若批准該路段車輛使用增加，容易造成人命危險。
- 4) 上址與臨時房屋的申請地段只有500尺距離，由於臨時房屋的地段把魚塘填平，導致河道淤塞，每當下大雨竹攸路便會出現大少水浸情況。

希望當局能減少批准本區的臨時車場申請，還本區居民太平及安全。

台安

原居民尹先生

2024年 2月 1 日

Appendix I of RNTPC
Paper No. A/YL-NTM/469

此文件在 收到・城市規劃委員會
只會在收到申請資料及文件後才正式確認收到

16 FEB 2024

The application is received on _____.
The Planning Board will formally acknowledge
the 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

240457 16/2 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	A17C-NM/469
	Date Received 收到日期	16 FEB 2024

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

1. Name of Applicant 申請人姓名/名稱

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

Chan Wah On 陳華安

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Top Bright Consultants Limited 才鴻顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2448(Part), 2455(Part) and 2459(Part) in DD104, 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 628 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 25 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (for Private Cars and Light Goods Vehicles Only) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
02/02/2024 (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 02/02/2024 (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[&]

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 旅遊巴士車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
<p>.....</p> <p>.....</p>			
(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 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))	
	No 否	<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"/>	
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(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。)</p>			
(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 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<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 type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> 		

	<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) 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>
--	---

(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</u> / <u>415</u>
(b) Date of approval 獲批給許可的日期	<u>16/04/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>16/04/2024</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 (for Private Cars and Light Goods Vehicles Only) for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

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


.....
Lo Ming Kong

Name in Block Letters
姓名 (請以正楷填寫)

.....
Manager
Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Top Bright Consultants Limited



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

Date 日期

15/02/2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2448(Part), 2455(Part) and 2459(Part) in DD104, Ngau Tam Mei, Yuen Long, New Territories
Site area 地盤面積	628 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
Zoning 地帶	"Residential (Group D)" ("R(D)")
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 (for Private Cars and Light Goods Vehicles Only) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil m 米 <input type="checkbox"/> (Not more than 不多於)	
		Nil Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	4 % <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		13
	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) _____ _____		11 Nil 2 Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		Nil
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		Nil Nil Nil Nil Nil Nil

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
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, Plan Showing the General Area, Extract from Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12		
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。

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

**Temporary Public Vehicle Park (for Private Cars and
Light Goods Vehicles Only) for a Period of 3 Years in
“Residential (Group D)” (“R(D)”) Zone at
Lots 2448(Part), 2455(Part) and 2459(Part) in DD104,
Ngau Tam Mei, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Mr. Chan Wah On

Planning Consultant:



Top Bright Consultants Ltd.

February, 2024

Executive Summary

This supplementary planning statement is submitted in support of an application at Lots 2448(Part), 2455(Part) and 2459(Part) in DD104, Ngau Tam Mei, Yuen Long, New Territories (the "Application Site") for a temporary public vehicle park (for private cars and light goods vehicles only) (the "Proposed Development") for a period of 3 years.

The Application Site is zoned "Residential (Group D)" ("R(D)") on the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12, which is intended for upgrading of existing temporary structures through redevelopment of existing structures and for low density residential developments. According to the Notes of the OZP for "R(D)" zone, 'Public Vehicle Park (excluding container vehicle)' is a Column 2 use which requires planning permission from the Town Planning Board (the "Board").

The Application Site, with an area of approximately 628 square metres, is currently used as a temporary public vehicle park (for private cars and light goods vehicles only). The Application Site is subject to 3 previous planning applications (Nos. A/YL-NTM/340, 359 and 415) approved by the Board on 25.11.2016, 9.2.2018 and 16.4.2021, respectively for temporary public vehicle park (private cars and light goods vehicles only) for a period of 3 years. As the last application will expire on 16.4.2024, the Applicant seeks renewal of the application for a further period of 3 years. All the approval conditions of the last application were complied with. Compared with the last application, the site area, boundary, use, operation, number of parking spaces under the current application remain unchanged.

The site layout is similar to the last approved application (No. A/YL-NTM/415) except a canopy is provided for 2 parking spaces. A total of 13 parking spaces (11 for private vehicles and 2 for light goods vehicles of under 5.5 tonnes) are provided along the eastern boundary of the Application Site. The Application Site is also served as a pedestrian access to a number of adjoining temporary structures to its immediate north and west.

The justifications of this application are: not contravening the long-term planning intention of Ngau Tam Mei; would not affect the future implementation of the Northern Link (Ngau Tam Mei Station); in line with the planning intention of "R(D)" zone; genuine demand for parking facilities; site with previous planning approvals; compliance with previous approval conditions; compatible with surrounding land uses; no adverse environmental, traffic and drainage Impacts.

The planning parameters and circumstances for the current application remains almost unchanged as the last approved application. The Applicant therefore seeks the Board's permission to continue using the Application Site for the applied use for a further period of 3 years.

行政摘要

這宗規劃申請擬議在新界元朗牛潭尾丈量約份第 104 約地段第 2448 號(部份), 2455 號(部份)及 2459 號(部份) (“申請地點”), 用作臨時公眾停車場(只限私家車及輕型貨車)(“擬議發展”), 為期三年。

申請地點座落於牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12 中的“住宅(丁類)”地帶, 該地帶的規劃意向是透過把現有的臨時構築物重建作永久建築物, 以改善鄉郊地區現有的臨時構築物, 亦是要作低層、低密度的住宅發展。根據大綱圖中“住宅(丁類)”地帶的註釋, “公眾停車場(貨櫃車除外)”屬該地帶的第二欄用途, 須先向城市規劃委員會(“城規會”)取得規劃許可。

申請地點的面積約為 628 平方米, 現時用作臨時公眾停車場(只限私家車及輕型貨車)。申請地點涉及三宗獲城規會分別於 2016 年 11 月 25 日、2018 年 2 月 9 日及 2021 年 4 月 16 日批准作同樣臨時公眾停車場用途(只限私家車及輕型貨車)的規劃許可 (申請編號: A/YL-NTM/340, 359 及 415)。鑑於上次申請的期限將於 2024 年 4 月 16 日屆滿, 申請人向城規會遞交是項申請, 希望繼續使用申請地點作同樣用途。申請人已履行上次申請 (申請編號: A/YL-NTM/415) 的所有規劃許可附帶條件。與上次申請比較, 申請面積、界線、用途、運作及停泊車輛數目均維持不變。

申請地點的佈局大致與上次申請 (申請編號: A/YL-NTM/415) 類同, 除了在兩個停車位上增設一個上蓋。申請地點沿東面界線共提供 13 個停車位(11 個私家車及 2 個 5.5 噸以下的輕型貨車), 而亦為北面及西面鄰近構築物的居民提供行人通道。

這宗規劃申請的理由為: 不會違背牛潭尾的長遠規劃發展; 不會影響未來落實的北環線(牛潭尾站); 符合“住宅(丁類)”地帶的規劃意向; 對泊車設施存在需求; 申請地點之前已獲同樣公眾停車場用途的規劃許可; 申請人已履行所有規劃許可附帶條件; 與附近土地用途協調; 不會對附近環境、交通及排水構成不良影響。

申請地點的規劃參數與情況與上次申請大致上沒有改變, 因此, 申請人希望城規會批准繼續使用申請地點作為期三年的臨時用途。

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SUMMARY OF APPLICATION

Applicant:	Mr. Chan Wah On
Applied Use:	Temporary Public Vehicle Park (for Private Cars and Light Goods Vehicles Only) for a Period of 3 Years
Existing Use:	Public Vehicle Park (for Private Cars and Light Goods Vehicles Only)
Location:	Lots 2448(Part), 2455(Part) and 2459(Part) in DD104, Ngau Tam Mei, Yuen Long, New Territories
Site Area:	Private Land: About 628 sq.m. Government Land: Nil
Lease	Block Government Lease demised as agricultural land
Statutory Plan:	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 gazetted on 15.12.2006
Zoning:	"Residential (Group D)" ("R(D)")
Town Planning Board Guidelines :	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)
Previous Applications:	A/YL-NTM/340 approved by the Board on 25.11.2016 A/YL-NTM/359 approved by the Board on 9.2.2018 A/YL-NTM/415 approved by the Board on 16.4.2021

1. INTRODUCTION

- 1.01 This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Mr. Chan Wah On (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for a temporary public vehicle park (for private cars and light goods vehicles only) (the "Proposed Development") for a period of 3 years at Lots 2448(Part), 2455(Part) and 2459(Part) in DD104, Ngau Tam Mei, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site, with an area of approximately 628 square metres, is currently used as a temporary public vehicle park (for private cars and light goods vehicles only). The Application Site is the subject of a previous planning application (No. A/YL-NTM/415) for the same use, which was approved by the Board for a period of 3 years from 16.4.2021 to 16.4.2024. As the application will expire on 16.4.2024, the Applicant seeks renewal of the application for a further period of 3 years. All the approval conditions of the last application were complied with. Compared with the last application, the site area, boundary, use, operation, number of parking spaces under the current application remain unchanged.
- 1.03 The Application Site falls within a "Residential (Group D)" ("R(D)") zone on the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12, which is intended for upgrading of existing temporary structures through redevelopment of existing structures and for low density residential developments. According to the Notes of the OZP for "R(D)" zone, 'Public Vehicle Park (excluding Container Vehicle)' is a Column 2 use which requires planning permission from the Board. The Application Site, which is bounded by village settlements, is a preferred location for the applied use.
- 1.04 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated about 100 meters to the east of the San Tin Highway near the Fairview Park Interchange and about 4.5 kilometres northeast of Yuen Long Town. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site is currently being used for parking of vehicles for the nearby residents mainly to its north. It covers an area of about 628 square metres and is elongated in shape (Please refer to **Figure 2**). The Application Site has been hard paved. The boundary fencing of the Application Site is by

means of the fencings of the surrounding land uses except the entrance to the Application Site.

Surrounding Land Uses

- 2.03 The Application Site is bounded by a residential house to its south, a warehouse to the west, a squatter house to the north, and three temporary structures for domestic purpose to the east. To the further south is Chuk Yau Road while San Tam Road is about 100 metres further to the west.
- 2.04 The surrounding area is predominantly occupied by village houses, temporary structures for domestic, car repairing, open storage and warehouse purposes. About 200 meters to the south are major village settlements including Sheung Chuk Yuen, San Wai Tsuen and Fuk Hing Lei. Open storage of containers and cargo handling and forwarding facilities can also be found approximately 400 meters southeast of the Application Site. **Figure 3** shows the Application Site in the context of its local surrounds.

Access

- 2.05 The Application Site is accessible from Chuk Yau Road to its south. A plan showing the access road is in **Figure 3**. However, this access is also used by the adjoining warehouse to its west. Chuk Yau Road connects to San Tam Road which leads to the Fairview Park Interchange leading up to San Tin Highway. This section of Chuk Yau Road is subject to the traffic restriction that no heavy vehicles exceeding 23 tonnes are allowed at night between 11pm to 7am.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 2448(Part), 2455(Part) and 2459(Part) in DD104, Ngau Tam Mei, Yuen Long, New Territories which demised as agricultural land. The location of the lots is illustrated on the Site Plan in **Figure 2**.
- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.

4. PLANNING CONTEXT

Ngau Tam Mei Development

- 4.01 The land use study of Ngau Tam Mei area originated from the second-phase review of brownfield clusters was completed by the Planning Department in 2021, as the previous review pointed to around 18 hectares of brownfield sites at Ngau Tam Mei area that are suitable for housing development. Having considered the proposed Ngau Tam Mei station along the Northern Link (NOL), the Government suggested then that the Ngau Tam Mei Land Use Review Study (Review Study) should be conducted to examine the land uses of Ngau Tam Mei area more comprehensively, including the prospect of increasing housing sites and unleashing the development opportunities brought about by the NOL. The Review Study is targeted to be completed within 2024. Consultation on the development proposal is expected to be launched after. The commencement and completion date of the construction works will be subject to further study. It is anticipated that the approval of the applied temporary use for three years would not affect the progress of potential Ngau Tam Mei development.

Northern Link (Ngau Tam Mei Station)

- 4.02 The Government published the railway scheme for the NOL Main Line in accordance with the Railways Ordinance (Cap. 519) in the Gazette on 6.10.2023 and collected public views in December 2023. The NOL Main Line involves the construction of a railway link, approximately 10.7 kilometres long, connecting the existing Kam Sheung Road Station of the Tuen Ma Line and the planned Kwu Tung Station of the East Rail Line, with three intermediate stations at Au Tau, Ngau Tam Mei and San Tin. The construction works of the proposed NOL Main Line will commence after the authorisation of the scheme and are expected to be completed by 2034. Since the Application Site is not located within the construction and land resumption area for the Proposed Ngau Tam Mei Station, the Proposed Development would not hinder the development of the NOL.

Statutory Plan

- 4.03 According to the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12 gazetted on 15.12.2006, the Application Site falls within an area zoned "Residential (Group D)" ("R(D)"). As noted in the Explanatory Statement accompanying the OZP, the planning intention of the "R(D)" zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures onto permanent buildings. It is also intended for low rise, low density residential developments subject to planning permission from the Board. An extract of the OZP is in **Figure 4**.
- 4.04 According to the Notes of the OZP for "R(D)" zone, 'Public Vehicle Park (excluding Container Vehicle)' is a Column 2 use which requires planning permission from the Board.

Previous Applications

- 4.05 The Application Site is subject to 3 previous planning applications (Nos. A/YL-NTM/340, 359 and 415) approved by the Board on 25.11.2016, 9.2.2018 and 16.4.2021, respectively for temporary public vehicle park (private cars and light goods vehicles only) for a period of 3 years. All the approval conditions of the last application (No. A/YL-NTM/415) had been complied with by the Applicant. The last application (No. A/YL-NTM/415) will be expired on 16.4.2024.

Similar Application

- 4.06 There is no similar planning application along Chuk Yau Road.

5. DEVELOPMENT PROPOSAL

Applied Use

- 5.01 The Applicant seeks the Board's permission to continue using the Application Site for a temporary public vehicle park (for private cars and light goods vehicles only) for a period of 3 years, which is the same use as the last approved application (No. A/YL-NTM/415). It primarily serves the local residents in the vicinity and their visitors.

Site Layout and Design

- 5.02 The site layout is similar to the last approved application (A/YL-NTM/415) except a canopy is provided for 2 parking spaces. A total of 13 parking spaces (11 for private vehicles¹ and 2 for light goods vehicles of under 5.5 tonnes) are provided along the eastern boundary of the Application Site. The western side of the Application Site is being used as an existing walkway that leads to a number of temporary structures (squatter structures) for domestic purpose to its north. The Application Site is also served as a pedestrian access to a number of adjoining temporary structures to its immediate north and west. The Layout Plan is provided in **Figure 5**.
- 5.03 Since the Application Site is the gateway to some 20 temporary structures located to its north and west, agreements have been made between the lot owners concerned and the local residents that the Application Site would not be fenced off to facilitate the free flow of pedestrian traffic. However, the Application Site have already been enclosed by the building structures and various types of fencings by the adjoining land owners except the entrance. The northern boundary and part of the eastern boundary are fenced off with wired meshes. The remaining eastern boundary is fenced off with a concrete wall. The western boundary is fenced off by the adjoining warehouse with corrugated metal sheets of approximately 3 metres high.

¹ 2 out of 11 private vehicle parking spaces are provided with cover for car shading.

- 5.04 As the Proposed Development basically serves the local residents, no entrance gate, site office/guard house would be required.

Site Operations

- 5.05 The Applicant, who lives to the north of the Application Site, has taken up the management responsibility of this parking area for years and will continue to monitor the Proposed Development should the application be approved by the Board. Only vehicles with valid licences issued under the Road Traffic Ordinance will be parked at the Application Site and container vehicles will not be permitted on the premises.

Drainage Facilities

- 5.06 The Applicant has implemented the drainage facilities on site under previous planning approvals and it was considered satisfactory by Drainage Services Department. These facilities will be maintained for the current application.

Fire Service Installations

- 5.07 The submission and implementation of Fire Service Installations (FSIs) Proposal were considered satisfactory by the Fire Services Department (FSD) for the compliance with approval condition under the last application (No. A/YL-NTM/415). The Applicant will maintain the existing fire extinguishers on site.

Environmental Consideration

- 5.09 The Proposed Development is mainly utilized by the local residents and not open to the general public. It is anticipated that the noise associated with the development would be minimal to the neighborhood. Comparing to other activities such as warehouse and car repairing workshop in the surrounding area, the noise impact caused by the development is insignificant.
- 5.10 The entire site has been hard paved to avoid fugitive dust impacts from manoeuvring of vehicle. No medium or heavy good/ container vehicles will be allowed to access the Application Site.

6. JUSTIFICATIONS

Not Contravening the Long-Term Planning Intention of Ngau Tam Mei

- 6.01 The Government started to conduct the Ngau Tam Mei Land Use Review Study to explore the possibility for increasing housing sites and unleashing the development opportunities brought about by the NOL. According to the Northern Metropolis Acton Agenda formulated by the Development Bureau in 2023, Ngau Tam Mei is planned for use of post-secondary institutions, with a

focus on scientific research, to complement the I&T development in San Tin Technopole, promoting “research, academic and industry” collaboration.

- 6.02 The Review Study is targeted to be completed within 2024. The commencement and completion date of the construction works will be subject to further study. It is anticipated that the clearance of the Application Site will not be realised within the next 3 years. Therefore, the approval of the applied temporary use for three years would not contravene the long-term planning intention of Ngau Tam Mei.

Would not Affect the Future Implementation of the NOL (Ngau Tam Mei Station)

- 6.03 The Government published the railway scheme for the NOL Main Line in accordance with the Railways Ordinance (Cap. 519) in the Gazette on 6.10.2023. The construction works of the proposed NOL Main Line are expected to be commenced in 2025 and completed by 2034. Since the Application Site is not located within the construction and land resumption area for the Proposed Ngau Tam Mei Station, the Proposed Development would not affect the future implementation of the NOL.

In Line with the Planning Intention of “R(D)” Zone

- 6.04 The Application Site is zoned “R(D)” on the Ngau Tam Mei OZP which is intended to improve and upgrade the existing temporary domestic accommodations and to cater for low-rise and low-density residential development. According to the Applicant, the owners of the Application Site have no development plans for any residential development in the upcoming years. It is therefore considered appropriate that the temporary use of the Application Site be approved as it will not jeopardize the planning intention of the “R(D)” zone and allow a better utilization of scarce land resources to meet the needs of nearby residents.

Genuine Demand for Parking Facilities

- 6.05 In the New Territories, private vehicle is one of the main sources of transportation as public transportation is less frequent and convenience than those in the city. The Application Site has been used by some 20 households in the vicinity for parking of vehicles as well as walkway for years. As there is no vehicular access to the squatter structures to the north of the Application Site, the Proposed Development, though small in scale, is within walking distance for the local residents. The applied use would prevent possible congestions and avoid any illegal parking/stopping on the public roads as local residents nearby would not need to search for another alternative footpath and walkway to/from their homes leading to Chuk Yau Road and/or San Tam Road for vehicle drop off/pick up and parking purposes. In addition, the Proposed Development would provide the nearby residents a proper walkway as well as a place to park their vehicles.

Site with Previous Planning Approvals

- 6.06 The Board previously approved the same public vehicle park use on the same site in 2016, 2018 and 2021, respectively. The Board's decision to approve the previous applications on the same site indicates that the public vehicle park use is acceptable within the "R(D)" zone. The land use zoning for the current application remains unchanged since the last planning application was approved.

Compliance with Previous Approval Conditions

- 6.07 All approval conditions of the last application (No. A/YL-NTM/415) had been complied with by the Applicant, including submission of drainage facilities record, submission and implementation of FSIs proposal. As there is no major change in the layout, the Applicant will maintain the on-site drainage facilities and FSIs for the current application.

Compatible with Surrounding Land Uses

- 6.08 The Application Site is located in a low-density residential/village environment surrounded by temporary structures for industrial/domestic uses. The Proposed Development is a use listed under Column 2 of the "R(D)" zone, indicating that it is compatible with the surrounding land uses, especially as the car park is strictly used by local residents. The proposed car park will supplement car parking spaces for nearby villages. It creates a more systematic structure for the nearby residents/villagers to park their vehicles. Approval of the application would therefore not result in any interface problems with the surrounding areas.

No Adverse Environmental Impact

- 6.09 The Application Site has been used for parking of vehicles for 8 years. It is hard paved with enclosed by adjoining structures and fencings. In addition, the Application Site has been kept clean and well maintained by the users. There will be no car washing, repairing or similar workshop activities permitted on Application Site. In this regard, no adverse environmental impact is anticipated.

No Adverse Traffic Impact

- 6.10 Alike the last approved application (No. A/YL-NTM/415), the proposed public vehicle park consists of 11 parking spaces for private vehicles and 2 parking spaces for light goods vehicles. The ingress/egress to the Application Site is about 6 meters wide and the vehicular entrée is 1-way traffic at a time within the access area. The Application Site provides sufficient spaces for vehicles to maneuver without the need of queuing, parking, or reverse movement onto public roads. The minimum requirement width of 5.5 meters for the parking aisle is also provided. The vehicular trip rate is estimated to be the same as the last approved application (No. A/YL-NTM/415) totalling to about 25 trips

per day as most vehicles exit and enter the Application Site approximately 1-2 times per day. As a result, no additional traffic will be generated from the Application Site and no further adverse impact is anticipated.

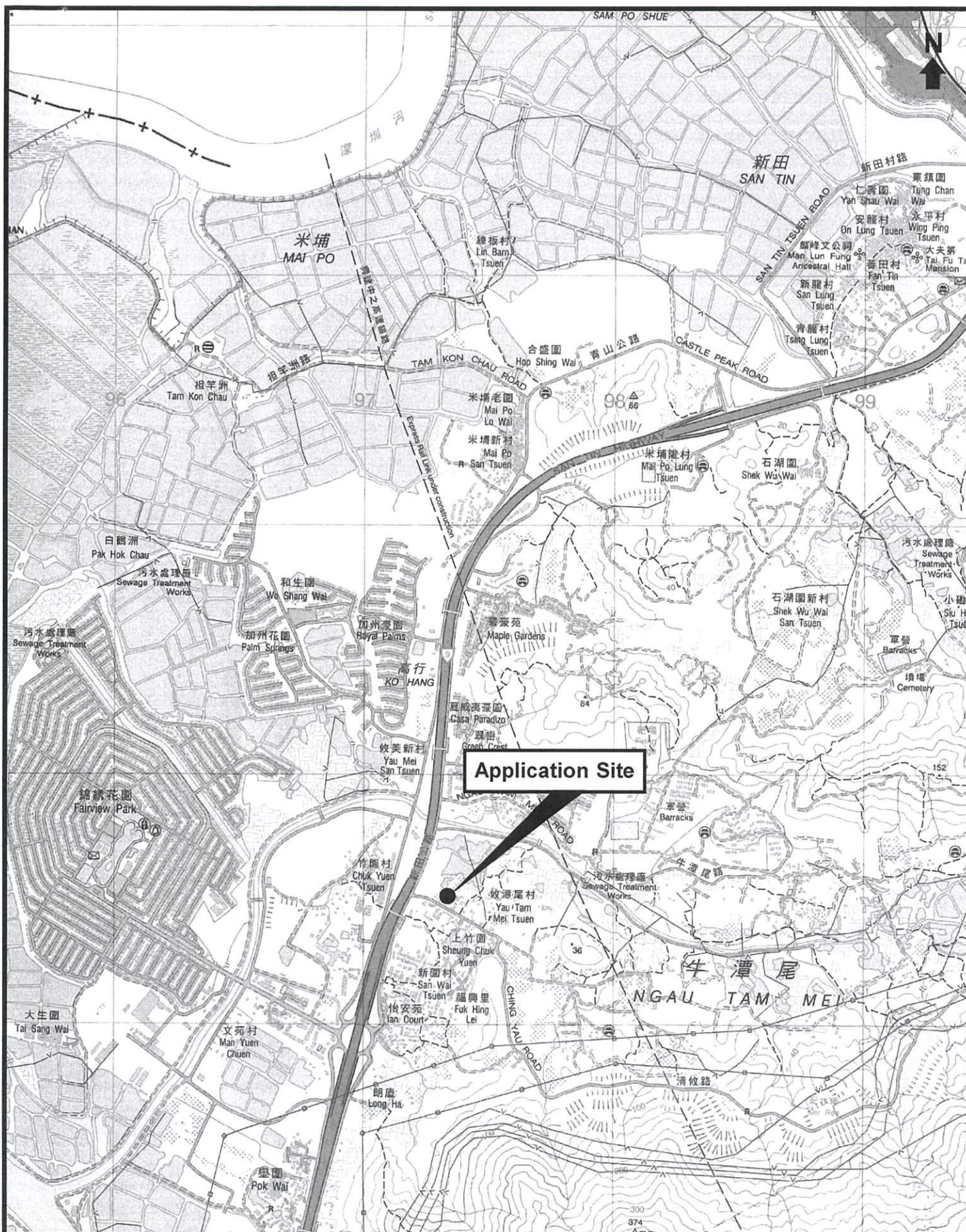
No Adverse Drainage Impact

- 6.11 The Application Site has been formed and paved for years and no flooding has ever been reported. It is currently served by the surface channels approved by DSD for compliance with approval conditions of the last application. Therefore, no adverse drainage impact will be anticipated to the Application Site and its surroundings.

7. CONCLUSION

- 7.01 The Applicant submits this application to seek the Board's permission to continue using the Application Site for temporary public vehicle park (for private cars and light goods vehicles only) for a period of 3 years as the last application will be expired on 16.4.2024. The Applicant had complied with all the approval conditions of the last application. The proposed public vehicle park does not involve any noise generating, visually intrusive, polluting or environmentally detrimental activities, and would only have a minimal impact on the local traffic.
- 7.02 The Application Site falls within "R(D)" zone on the approved Ngau Tam Mei OZP and the development intensity of the current zoning gives no incentives for any residential development under the present market conditions. Since the existing surrounding land uses is characterized by temporary structures for industrial/domestic purposes and village houses, the proposed development will not frustrate the long term planning intention for the area.
- 7.03 The planning parameters and circumstances for the current application remains unchanged as the last approved application (No. A/YL-NTM/415) except a canopy is provided for 2 parking spaces. The Applicant is willing to comply with all approval conditions as imposed by the Board. In view of the reasons stated above, the Applicant respectfully requests that the Board to approve this application for a further period of 3 years.

Top Bright Consultants Ltd.
February 2024



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 2

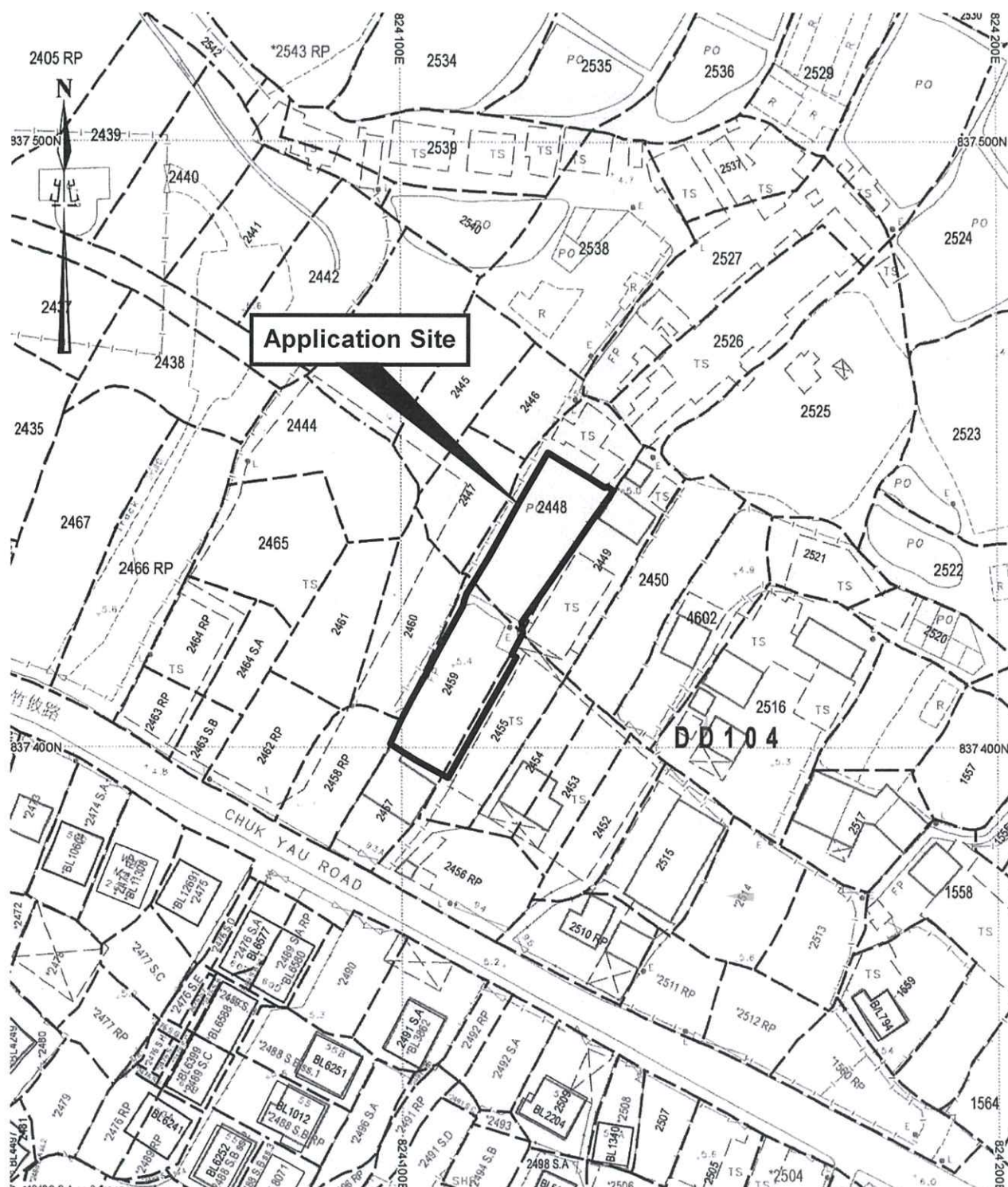
Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 13.2.2024



Top Bright Consultants Ltd.

Extracted from Lot Index Plan
No. 2-SE-17C

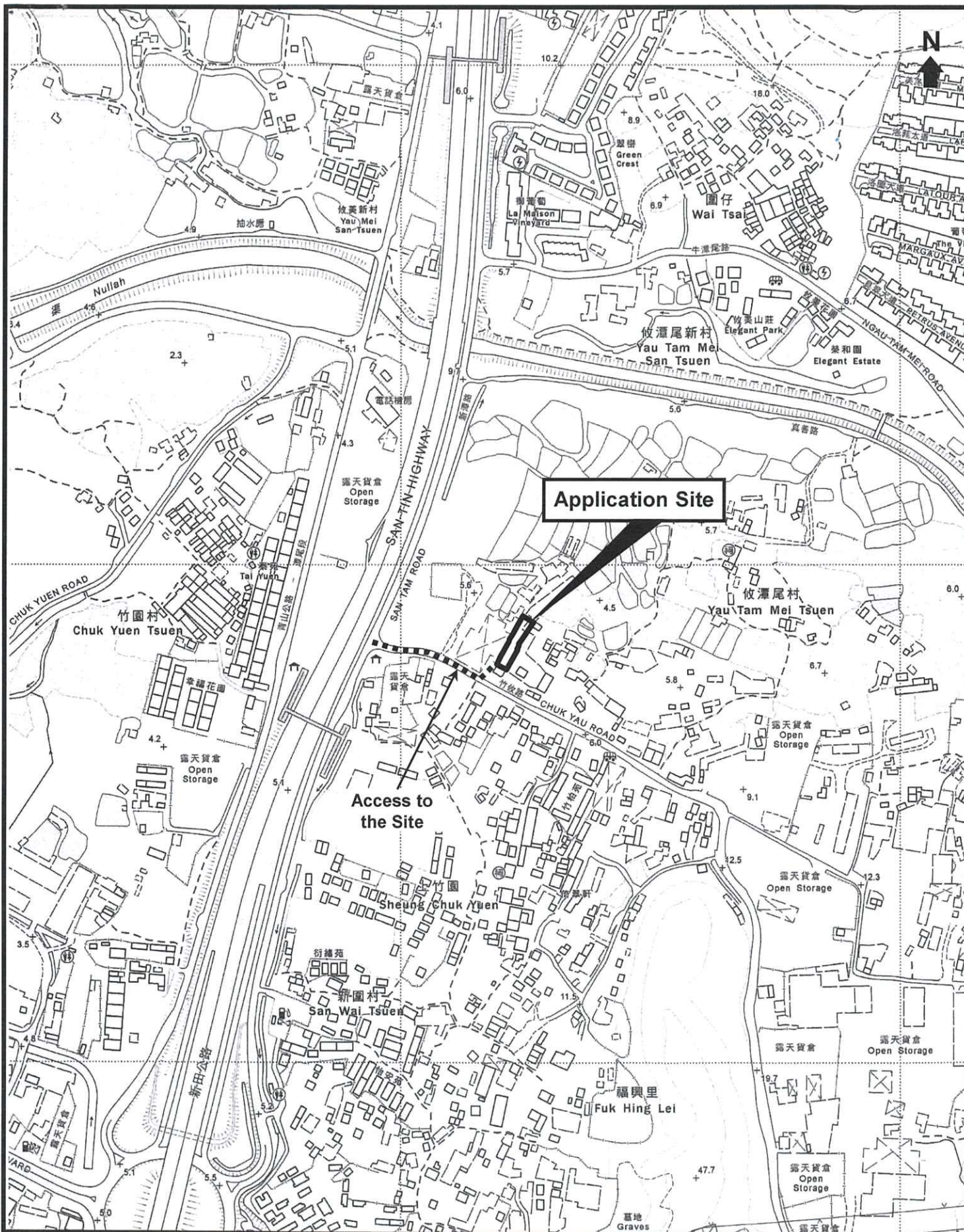
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 13.2.2024



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
2-SE-C

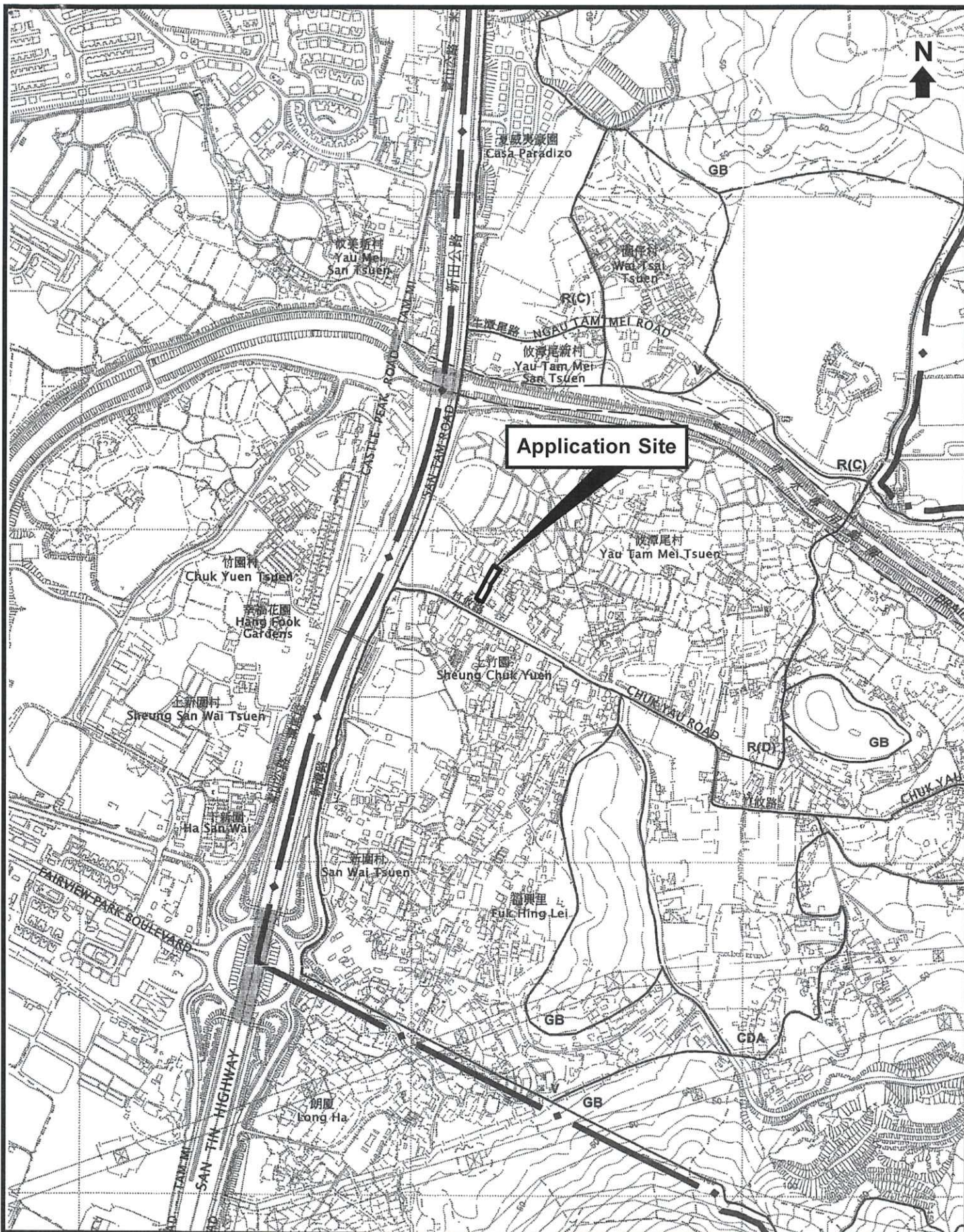
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 13.2.2024

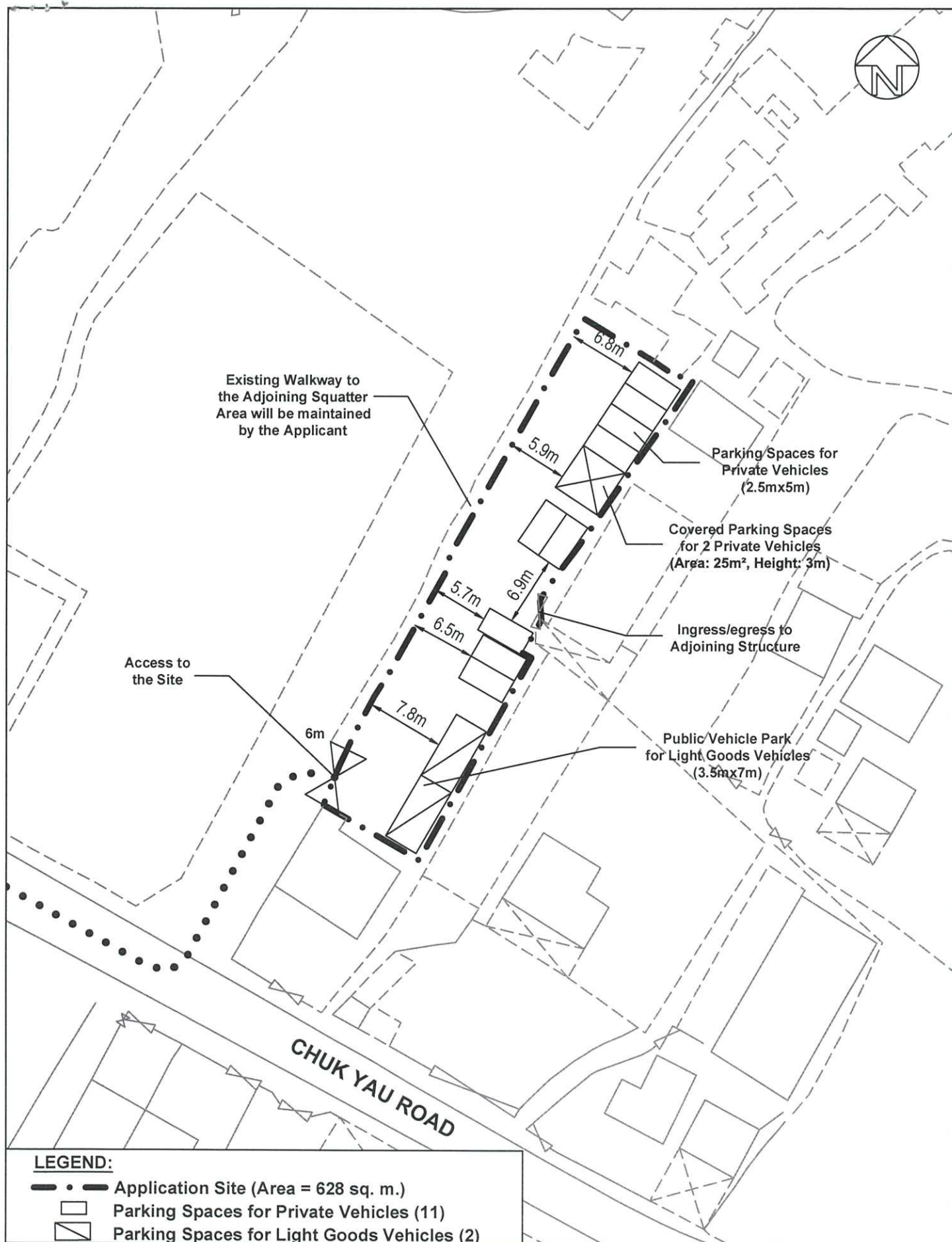


Extract from Ngau Tam Mei Outline Zoning
Plan No. S/YL-NTM/12 dated 15.12.2006

FIGURE 4

For Identification Purpose

Date: 13.2.2024



Top Bright Consultants Ltd.

Drawing No. :TB/24/839/05

Layout Plan

Various Lots in DD104,
Ngau Tam Mei, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 13.2.2024

Scale: 1 : 500 (A4)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTM/469

Our Ref.: 24/839/L02

March 25, 2024

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

By Email

Dear Sir/Madam,

**Temporary Public Vehicle Park (for Private Cars and Light Goods Vehicles Only)
for a Period of 3 Years in “Residential (Group D)” Zone
at Lots 2448(Part), 2455(Part) and 2459(Part) in DD104,
Ngau Tam Mei, Yuen Long, New Territories
(Application No: A/YL-NTM/469)**

We write to clarify the following for the captioned application:

- (1) The Proposed Development is a 24-hour facility for 13 car parking spaces. It primarily serves the local residents in the vicinity and their visitors.
- (2) The canopy for 2 parking spaces within the application site is on a temporary basis.

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

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



Lo Ming Kong

c.c. Mr. Chan Wah On (the Applicant)