

2024年 3月 1 日

此文件在 收到・城市規劃委員會  
只 所有必要的資料及文件後才正式確認收到  
印 式。

Document is received on 1 MAR 2024  
Town 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](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](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

2400567 2 1/2 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	A/1C-NTM 1472
	Date Received 收到日期	1 MAR 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 )

FORTUNE PROPERTY DEVELOPMENT COMPANY LIMITED

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

( ☐ 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 826RP(PART), 827, 828 & 829 IN D.D.102 AND LOTS 296, 297RP, 298RP, 299RP, 396RP(PART) & 397(PART) IN D.D.105 & ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,777 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 264.74 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	72 sq.m 平方米 <input 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 S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	OPEN STORAGE
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND CONTAINER VEHICLES), VEHICLE REPAIR WORKSHOP, OPEN STORAGE OF CONSTRUCTION MATERIALS AND ANCILLARY OFFICES  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner" <sup>#</sup>& (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 <sup>#</sup>& (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" <sup>#</sup>& (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 <sup>#</sup>& (請夾附業權證明文件)。
- ☒ is not a "current land owner" <sup>#</sup>.  
並不是「現行土地擁有人」 <sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"#  
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 29/2/2024 (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 29/2/2024 (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& (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)  
其他(請指明)

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Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料



**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) .....

(Container Vehicle Parking Spaces) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

## Proposed operating hours 擬議營運時間

(d) Any vehicular access to the site/subject building?  
是否有車路通往地盤/  
有關建築物?

Yes 是

☐ 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))

☐ There is a proposed access. (please illustrate on plan and specify the width)  
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否

☐

## (e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building?  
擬議發展計劃是否包括現有建築物的改動?

Yes 是

☐ Please provide details 請提供詳情

.....  
.....  
.....

No 否

☐

(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

☐ (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)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 ..... m 米 ☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填土厚度 ..... m 米 ☐ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 ..... sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 ..... m 米 ☐ About 約

No 否

☐

(iii) Would the development proposal cause any adverse impacts?  
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐No 不會 ☐

On traffic 對交通

Yes 會 ☐No 不會 ☐

On water supply 對供水

Yes 會 ☐No 不會 ☐

On drainage 對排水

Yes 會 ☐No 不會 ☐

On slopes 對斜坡

Yes 會 ☐No 不會 ☐

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☐

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☐

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☐

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☐

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☐

	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)
.....	
.....	
.....	
.....	
.....	

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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>416</u>
(b) Date of approval 獲批給許可的日期	<u>16.4.2021</u> ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>4.5.2024</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 (PRIVATE CARS AND CONTAINER VEHICLES), VEHICLE REPAIR WORKSHOP, OPEN STORAGE OF CONSTRUCTION MATERIALS AND ANCILLARY OFFICES
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 .....

**7. Justifications 理由**

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

PLEASE REFER TO THE PLANNING STATEMENT



**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

DIRECTOR 董事

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

29 FEB 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 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 826RP(PART), 827, 828 & 829 IN D.D.102 AND LOTS 296, 297RP, 298RP, 299RP, 396RP(PART) & 397(PART) IN D.D.105 & ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	2,777 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 72 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/12
Zoning 地帶	OPEN STORAGE
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas 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 (PRIVATE CARS AND CONTAINER VEHICLES), VEHICLE REPAIR WORKSHOP, OPEN STORAGE OF CONSTRUCTION MATERIALS AND ANCILLARY OFFICES

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	264.74 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.095 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.2	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	6.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		10
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		4 NIL NIL NIL 6
	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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input 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		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

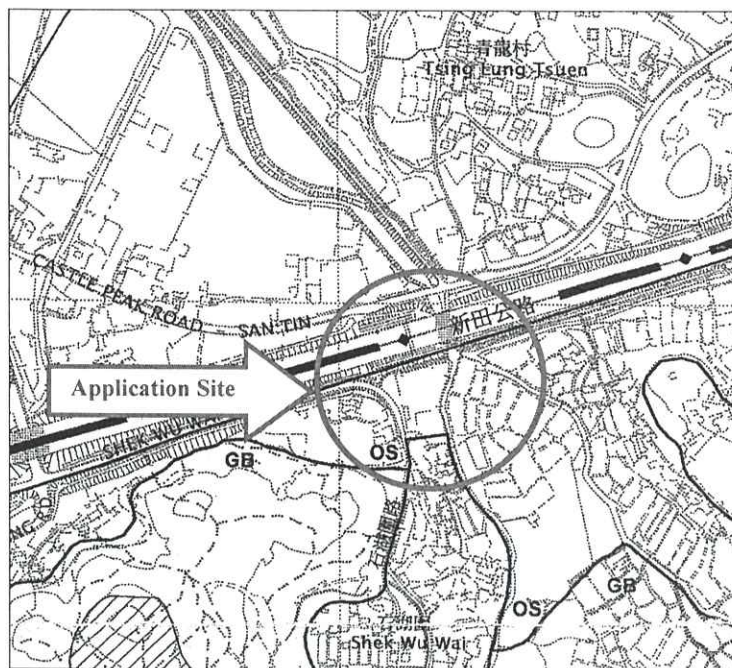
PLEASE REFER TO THE PLANNING STATEMENT



**Section 16**  
**Town Planning Ordinance (Cap. 131)**

**Planning Application for**  
**A Temporary Public Vehicle Park (Private Cars and Container Vehicles),**  
**Vehicle Repair Workshop, Open Storage of Construction Materials and**  
**Ancillary Offices for a Period of 3 Years**  
**Lots 826RP(Part), 827, 828, 829 in DD 102, Lots 296, 297RP, 298RP,**  
**299RP, 396RP(Part), 397(Part) in DD 105**  
**and adjoining Government Land,**  
**Ngau Tam Mei, Yuen Long, New Territories**

***Planning Statement***



Prepared by

**LANBASE Surveyors Ltd.**

March 2024

## Executive Summary

The Application Site (“the Site”) comprises Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP, 396RP(Part), 397(Part) in DD 105, and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories. It is located at Shek Wu Wai Road and southeast of the Closed Area and Lok Ma Chau Control Point. A renewal planning application is sought for the use of “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on the Site for a period of 3 years. The Site occupies a total site area of about 2,777m<sup>2</sup> including Government Land of about 72m<sup>2</sup>. 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.

Since similar uses have been in existence on the Site for many years, no additional traffic, drainage and landscape impacts would be newly generated.

The subject application is justified on the following grounds: 1) Previous Planning Permissions for Similar Uses; 2) Compliance with Previous Planning Conditions; 3) Recent Permissions for Similar Use Near the Site; 4) In Line with the Planning Intention; 5) In Line with TPB Guidelines No. 13G; 6) Compatible with the Surrounding Land Uses; and 7) No Additional Traffic, Drainage and Environmental Impacts.

### 申請摘要

申請場地乃新界元朗牛潭尾第102約地段第826號餘段(部份)、第827號、第828號、第829號，第105約地段296號、第297號餘段、第298號餘段、第299號餘段、第396號餘段(部份)、第397號(部份)及毗鄰政府土地。申請場地位於石湖圍路，禁區及落馬洲管制站的東南面。現規劃續期申請作「臨時公眾停車場(私家車及貨櫃車)、汽車維修工場、建築物料露天貯存及附屬寫字樓」用途，為期三年。申請地段佔地共2,777平方米，包括72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。

基於是項申請地段已營運相類似用途多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。

是項申請的理由如下：1)跟以前獲批准的方案相類似； 2)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)與規劃意向相一致； 5)與城市規劃委員會指引13G相一致； 6)符合附近的土地用途； 及7)沒有新增的交通、渠務及環境影響。

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## Appendices



## **LIST OF APPENDICES**

Appendix 1	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-NTM/416 dated 30.4.2021
Appendix 2	Extract of Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12 dated 15.12.2006
Appendix 3	Location Plan
Appendix 4	Site Plan (Lot Index Plan)
Appendix 5	Proposed Layout Plan
Appendix 6	Compliance Letter for Provision of Boundary Fencing under Previous Planning Application No. A/YL-NTM/358
Appendix 7	Approved Drainage Proposal and the Compliance Letter for the Relevant Approval Condition under Previous Planning Application No. A/YL-NTM/416
Appendix 8	Approved Landscape and Tree Preservation Proposal and the Compliance Letters for the Relevant Approval Conditions under Previous Planning Application No. A/YL-NTM/358
Appendix 9	Approved Fire Service Installations Proposal and the Compliance Letters for the Relevant Approval Conditions under Previous Planning Application No. A/YL-NTM/416
Appendix 10	Site Photo

## 1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP, 396RP(Part), 397(Part) in DD 105, and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories. It is located at Shek Wu Wai Road and southeast of the Closed Area and Lok Ma Chau Control Point. It is accessible from Shek Wu Wai Road. 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”). Please refer to an extract of the OZP and its relevant notes at **Appendix 2**, Location Plan at **Appendix 3**, and Site Plan at **Appendix 4**.
- 1.2 The current application is sought for the use of “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on the Site for a period of 3 years. According to the Notes of the OZP, “Open Storage” and Vehicle Repair Workshop” are always-permitted uses while “Container Vehicle Park” is a “Column 2” use, which requires planning permission granted by the Town Planning Board (“the Board”).
- 1.3 The Site is the subject of eight previous planning applications including:
- a) Planning Application No. A/YL-NTM/89 approved on 16.6.2000 for “Temporary Open Storage of Brand New Vehicle Parts and Building Materials” for a period of 3 years;
  - b) Planning Application No. A/YL-NTM/177 approved on 17.12.2004 for “Temporary Container Vehicle Park” for a period of 2 years;
  - c) Planning Application No. A/YL-NTM/210 approved on 13.4.2007 for “Temporary Public Vehicle Park (including Container Vehicles) with Ancillary Site Offices” for a period of 3 years;
  - d) Planning Application No. A/YL-NTM/248 approved on 9.4.2010 for “Temporary Public Vehicle Park (including Container Vehicles)” for a period of 3 years;
  - e) Planning Application No. A/YL-NTM/287 approved on 5.5.2013 for “Temporary Public Vehicle Park (Private Cars and Container Vehicles) and Ancillary Offices” for a period of 3 years;
  - f) Planning Application No. A/YL-NTM/339 approved on 14.9.2016 for “Temporary Public Vehicle Park (Private Cars and Container Vehicles) and Ancillary Offices” for a period of 3 years; and

- g) Planning Application No. A/YL-NTM/358 approved on 4.5.2018 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; and
- h) Planning Application No. A/YL-NTM/416 approved on 16.4.2021 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; and The Board’s Approval Letter dated 30.4.2021 is attached at **Appendix 1.**

- 1.4 The Applicant, Fortune Property Development Company Limited has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “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, 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 condition 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 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP, 396RP(Part), 397(Part) in DD 105, and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories. The Site occupies a total site area of about 2,777m<sup>2</sup> including Government Land of about 72m<sup>2</sup>. Please refer to Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

2.1.2 The Site is well paved and currently being used for the purpose of a “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices”.

### 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 30<sup>th</sup> June 2047.

### 2.3 Surrounding Land Uses

2.3.1 The Site is located at Shek Wu Wai Road and southeast of the Closed Area and Lok Ma Chau Control Point.

2.3.2 To its north across San Tin Highway are open storages.

2.3.3 To its immediate east across drainage channel is a dumping ground of sand and gravel, further east are abandoned farmland and unused land.

2.3.4 To its south are some residential dwellings (about 20m to 50m away) and some open storages.

2.3.5 To its west across Shek Wu Wai Road are some residential and open storage uses.

2.3.6 The nearest village, Shek Wu Wai Village is located at approximately 200m to its south.

### 2.4 Accessibility

2.4.1 The Site is accessible from Shek Wu Wai Road. It is well connected to the Lok Ma Chau Control Point via Castle Peak Road.



- 2.4.2 The Site would only make use of the ingress/egress abutting Shek Wu Wai Road for vehicular access and would not make use of another vehicular access at the eastern boundary as it is only the vehicular access for the adjoining Lot 823.
- 2.4.2 The area is served by various modes of public transport, including franchise bus, minibuses and taxi.

### 3. TOWN PLANNING

- 3.1 In accordance with the Notes of the OZP, the Site falls within an area zoned “Open Storage” (“OS”) on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 dated 15.12.2006. Extract of the OZP are attached at **Appendix 2**.
- 3.2 The planning intention of the “OS” zone in the Ngau Tam Mei area is primarily to provide land for appropriate open storage uses and regularize the already haphazard proliferation of open storage uses. It also provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.
- 3.3 As stipulated in the Notes of the OZP, “Open Storage” and “Vehicle Repair Workshop” are always-permitted uses while “Container Vehicle Park” is a Column 2 use, which required planning permission from the Board, with or without conditions.
- 3.4 The Town Planning Board Guidelines TPB PG-NO. 13G (Application for Open Storage and Port Back-up Uses) is considered relevant to this application and the Site is classified as ‘Category 1’ areas. 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. 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.

#### 4. PROPOSED DEVELOPMENT

##### 4.1 Applied Use

The subject application is to provide the use of “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.

##### 4.2 Site Area and Site Boundary

The Site occupies an area of about 2,777m<sup>2</sup>, including Government Land of about 72m<sup>2</sup>. The site area and site boundary are identical to Planning Application No. A/YL-NTM/416.

##### 4.3 Proposed Use and Site Layout

4.3.1 It is proposed to provide “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on Site. About 6 numbers of container vehicle parking spaces and 4 private car parking spaces would be provided on the Site. Please refer to the Proposed Layout Plan at **Appendix 5**.

4.3.2 The proposed “Open Storage of Construction Materials” use would not include “Open Storage of Cement, Sand, Chemical Products and Dangerous Goods” use.

##### 4.4 Ancillary Facilities

Identical to Planning Application No. A/YL-NTM/416, a number of container and open shed structures are provided for operational purpose.

##### 4.5 Operation Hours

The proposed “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” would be operated between 8am and 11pm from Mondays to Saturdays, 8am and 6pm on Sundays and public holidays in order to increase the flexibility of site operation.

##### 4.6 Fencing and Paving

The Site is well paved and fenced off, as shown in the relevant compliance letter at **Appendix 6**. If necessary, the Applicant is willing to provide further reinforcement/maintenance works to the satisfaction of the relevant government departments.

#### 4.7 Drainage

The existing drainage facilities have been accepted under Planning Application No. A/YL-NTM/416, as shown in the relevant compliance letter at **Appendix 7**. The existing drainage facilities are also properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities to the satisfaction of the relevant government departments.

#### 4.8 Traffic

4.8.1 There is a proper vehicular access provided at Shek Wu Wai Road and there is also another vehicular access provided at the eastern boundary of the Site for vehicular circulation, as shown on the Proposed Layout Plan at **Appendix 5**. Nevertheless, the Site would only make use of the ingress/egress abutting Shek Wu Wai Road for vehicular access and would not make use of another vehicular access at the eastern boundary as it is only the vehicular access for the adjoining Lot 823. The Site has come into existence for many years. Therefore, the Site will not generate additional number of vehicles under the current application.

4.8.2 The 5 private car parking spaces are mainly provided for supporting the staff working within the Site. Therefore, there would be 10 trips for 5 private cars in the morning and evening respectively per day.

4.8.3 There would be also about 10 trips per day for 5 container vehicles parking within the Site as the container vehicles would be driven out from the site in the morning and back to the Site in the evening for parking overnight

#### 4.9 Landscape

The existing landscape and tree plantings have been accepted under Planning Application No. A/YL-NTM/358, as shown in the relevant compliance letters at **Appendix 8**. The existing plantings are also properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees to the satisfaction of the relevant planning authorities.

#### 4.10 Fire Precaution Measures

The existing fire precaution measures and the fire service installations proposal under Planning Application No. A/YL-NTM/416 has been accepted, as shown in the relevant compliance letters at **Appendix 9**. The Applicant will continue to provide proper fire precaution measures to the satisfaction of the relevant government departments.



## 5. JUSTIFICATIONS

### 5.1 Previous Planning Permissions for the Similar Uses

The Site was granted planning permissions for the similar uses under previous Planning Applications No. A/YL-NTM/89, No. A/YL-NTM/177, No. A/YL-NTM/210, No. A/YL-NTM/248, No. A/YL-NTM/287, No. A/YL-NTM/339, No. A/YL-NTM/358 and No. A/YL-NTM/416 approved on 16.6.2000, 17.12.2004, 13.4.2007, 9.4.2010, 5.4.2013, 14.9.2016, 4.5.2018 and 16.4.2021 respectively. The site condition would remain unchanged from the existing condition approved under Planning Application No. A/YL-NTM/416. Therefore, the Site should be allowed for the applied use of “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices”.

### 5.2 Compliance with Planning Conditions

All the approval conditions of previous Planning Application No. A/YL-NTM/416 were satisfactorily complied with. Approval condition (h) for submission of a record of the existing drainage facilities on the site was complied with on 14.7.2021. Approval condition (i) for provision of fire extinguisher(s) was complied with on 11.5.2021. Approval conditions (j) and (k) for submission and implementation of fire service installations proposal were complied with on 11.5.2021 and 1.6.2021 respectively. The relevant compliance letters are provided at **Appendix 7** and **Appendix 9**.

### 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 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/448 approved on 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”, and No. A/YL-NTM/467 approved on 24.11.2023 for “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use”.
- 5.3.2 Given that the similar planning applications were approved in the “OS” zone, which has same planning intention with the Site, the proposed use should not be unsuitable on the Site.

#### 5.4 In Line With the Planning Intention

The subject “OS” zone in the Ngau Tam Mei area is primarily intended to provide land for appropriate open storage uses and regularize the already haphazard proliferation of open storage uses. It also provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. The proposed “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” should be in line with the planning intention of the subject “OS” zone in support of the surrounding open storages in the zone. In addition, the temporary development would not frustrate the long term planning intention of the “OS” zone.

#### 5.5 In Line with TPB Guidelines No. 13G

There were previous planning applications approved for the similar use of the proposed “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on the Site that meet the planning criteria set out for “Category 1 areas” in the TPB PG-No. 13G (Application for Open Storage and Port Back-up Uses) –“Category 1 areas” are areas considered suitable for open storage and port back-up uses. In general, such uses should be sited in areas 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. 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. Thus, the Site is considered suitable for the proposed use.

#### 5.6 Compatible with the Surrounding Land Uses

The Site is located in close proximity to the border area, which has been well established for port back-up and open storage activities since the late 1980s. It is also located close to strategic road networks and the Lok Ma Chau Border Crossing. The locality of the Site including Ngau Tam Mei, San Tin and Lok Ma Chau in fact have been generally occupied by public car park, open storage, and ancillary cross boundary transportation services. In addition, there are many open storages and container vehicle parks are located in the surrounding area. The proposed use of “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on the Site is thus suitable for supporting the port back-up activities in the locality.



#### 5.7 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as similar uses” under previous Planning Applications No. A/YL-NTM/89, No. A/YL-NTM/177, No. A/YL-NTM/210, No. A/YL-NTM/248, No. A/YL-NTM/287, No. A/YL-NTM/339, No. A/YL-NTM/358 and No. A/YL-NTM/416 for many years. Since the Applicant has put genuine efforts to comply with all the approval conditions of previous applications, no additional traffic, drainage and environmental impacts are anticipated. If necessary, the Applicant is willing to carry out reinforcement/maintenance works on the above aspects to the satisfaction of the relevant planning authorities.

## 6. CONCLUSION

6.1 The Applicant seeks the Board's approval to provide the use of "Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices" on the Site for 3 years or a period considered appropriate under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

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

the Board is requested to approve the renewal planning application for the use of "Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices" on the Site for 3 years or a period considered appropriate.

## **APPENDIX 1**

**Copy of Town Planning Board's Approval Letter for  
Previous Planning Application  
No. A/YL-NTM/416 dated 30.4.2021**

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 06 MAY 2021

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:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-NTM/416

By Post & Fax (2739 1913)

30 April 2021

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 (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices for a Period of 3 Years in "Open Storage" Zone, Lots 826 RP (Part), 827, 828 and 829 in D.D. 102, Lots 296, 297 RP, 298 RP, 299 RP, 396 RP (Part) and 397 (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long**

I refer to my letter to you dated 15.4.2021.

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 5.5.2021 to 4.5.2024 and is subject to the following conditions :

- (a) no night-time operation between 11:00 p.m. and 8:00 a.m. from Monday to Saturday, as proposed by you, is allowed on the site during the planning approval period;
- (b) no night-time operation between 6:00 p.m. and 8:00 a.m. on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no storage of cement, sand, chemical products and dangerous goods, as proposed by you, is allowed on the site during the planning approval period;
- (d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing trees within the site shall be maintained satisfactorily at all times during the planning approval period;

- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) 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 5.8.2021;
- (i) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.6.2021;
- (j) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.11.2021;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.2.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) 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
- (m) if any of the above planning condition (h), (i), (j) or (k) 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/](http://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.



Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 5.5.2024. 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 16.4.2021 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 21.5.2021). 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 officers is attached herewith for your reference.

Yours faithfully,



( Raymond KAN )  
for Secretary, Town Planning Board

**List of Government Department Contacts**

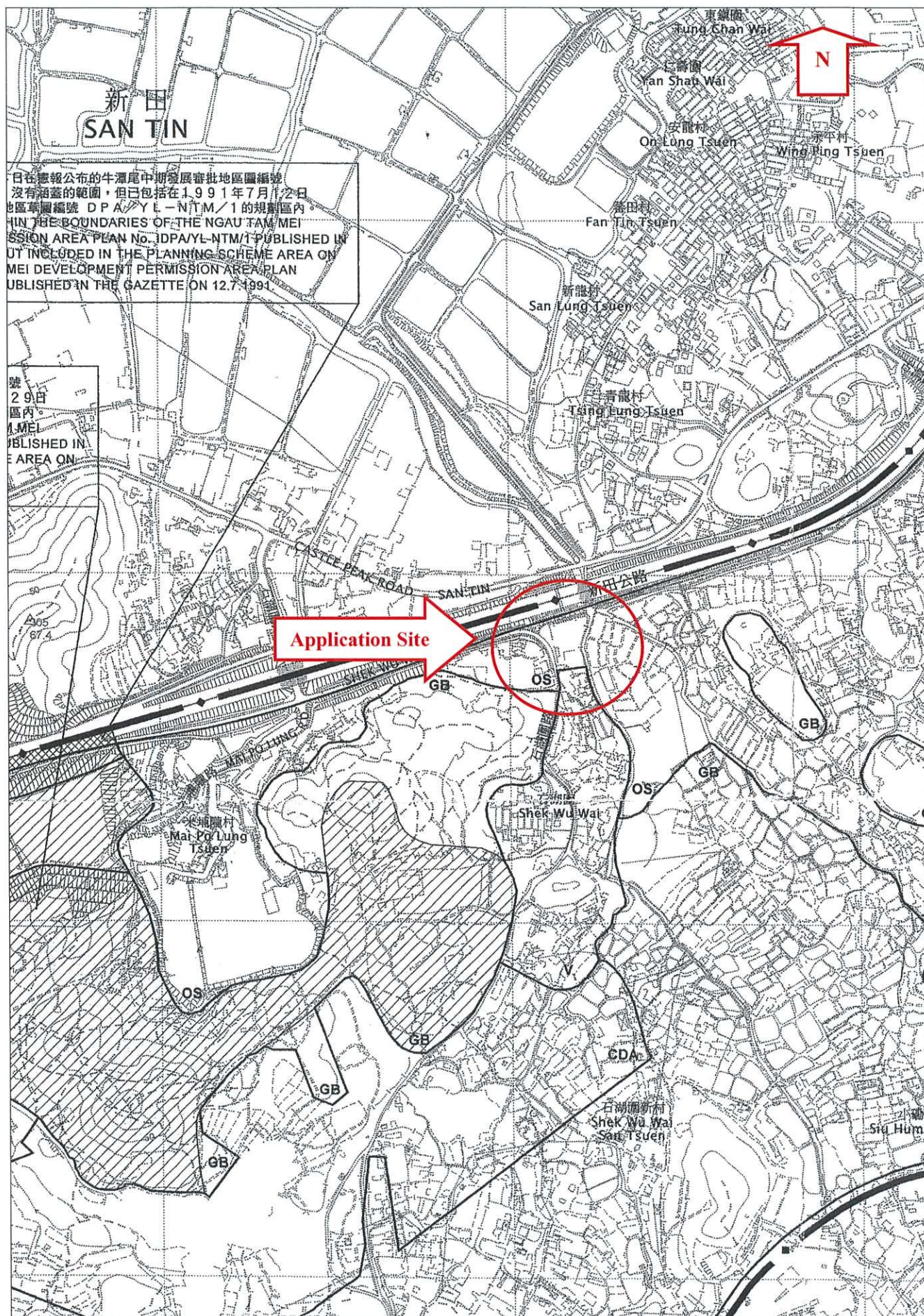
(Application No. A/YL-NTM/416)

<b>部門 Department</b>	<b>辦事處 Office</b>	<b>聯絡人姓名 Name of Contact Person</b>	<b>電話號碼 Telephone No.</b>	<b>傳真號碼 Facsimile No.</b>
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
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

## **APPENDIX 2**

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





日在憲報公布的牛潭尾中期發展審批地區圖編號  
沒有涵蓋的範圍，但已包括在1991年7月12日  
地區圖編號 DPA/YL-NTM/1 的規劃區內。  
IN THE BOUNDARIES OF THE NGAU TAM MEI  
SSION AREA PLAN No. IDPA/YL-NTM/1 PUBLISHED IN  
UT INCLUDED IN THE PLANNING SCHEME AREA ON  
MEI DEVELOPMENT PERMISSION AREA PLAN  
UBLISHED IN THE GAZETTE ON 12.7.1991

號  
29日  
區內。  
MEI  
PUBLISHED IN  
E AREA ON



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)

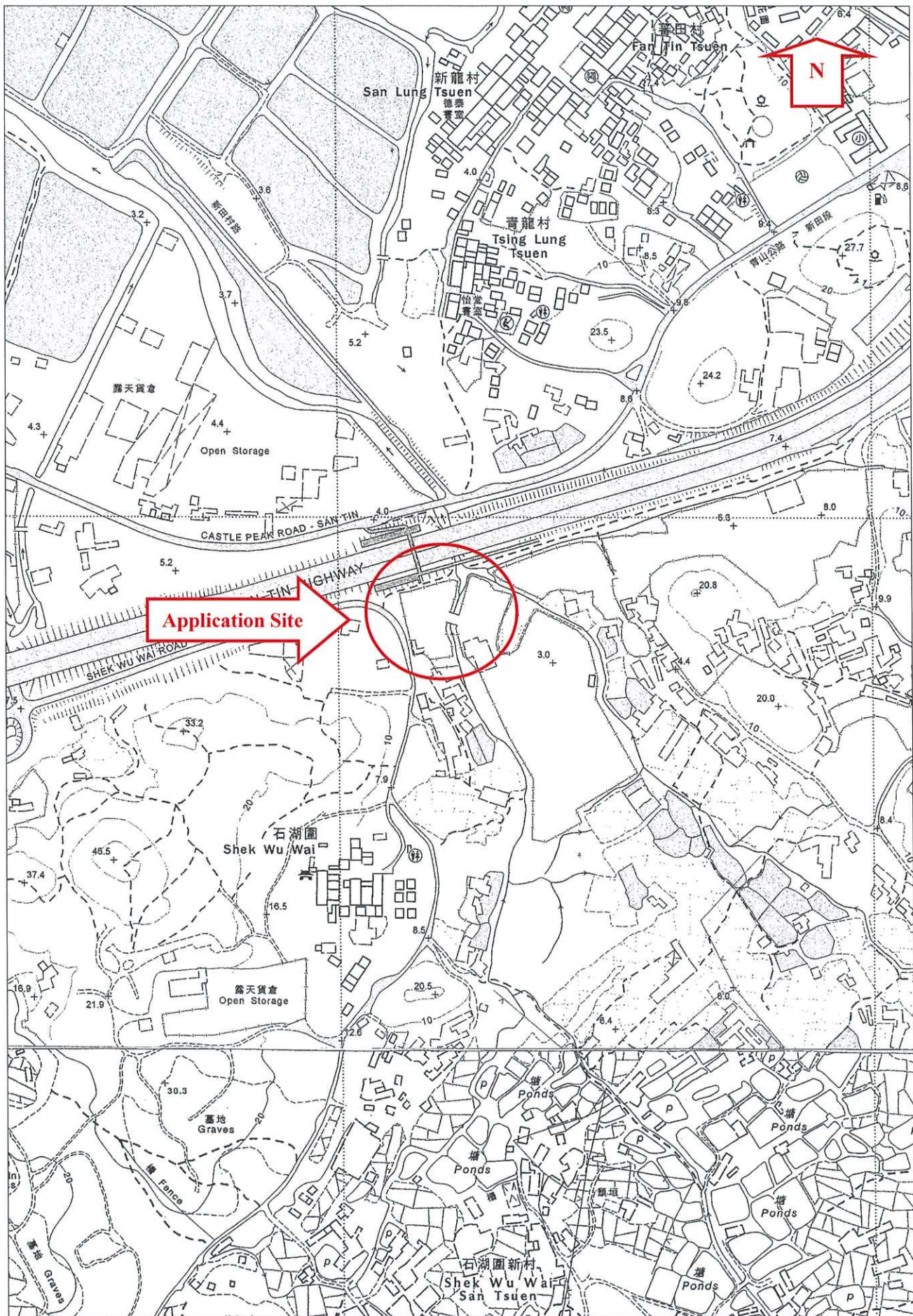
Remarks (cont'd)

- (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 3**

### **Location Plan**



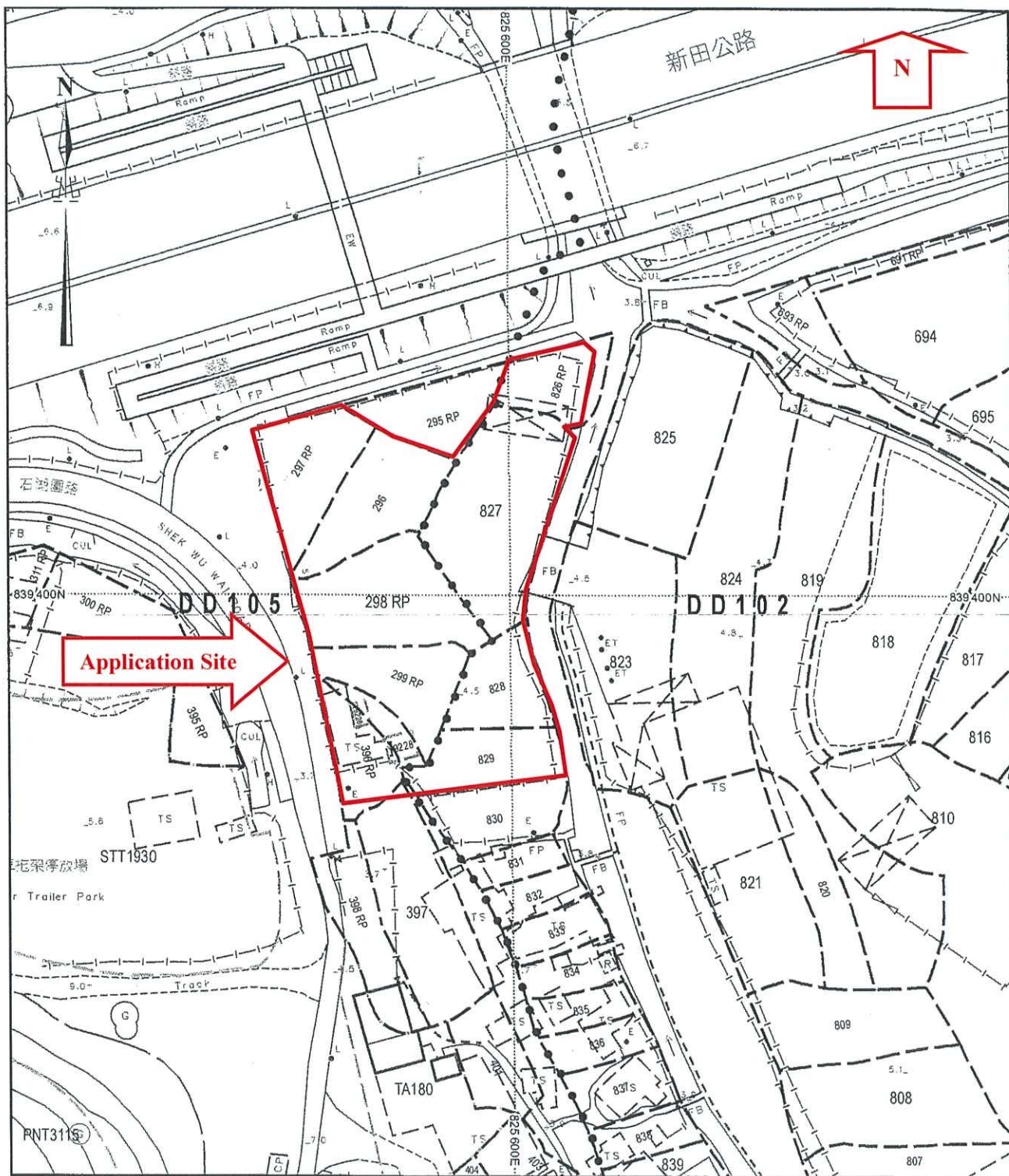


For Identification Only



## **APPENDIX 4**

### **Site Plan (Lot Index Plan)**



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

比例尺 SCALE 1:1 000

米 metres 10 0 10 20 30 40 50 metres



Locality :Yuen Long

Lot Index Plan No. : KD0851112012

District Survey Office :Kowloon

Date : 23-Nov-2012

Reference No. : 2-SE-13A

本圖則乃地段索引圖的複本，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。

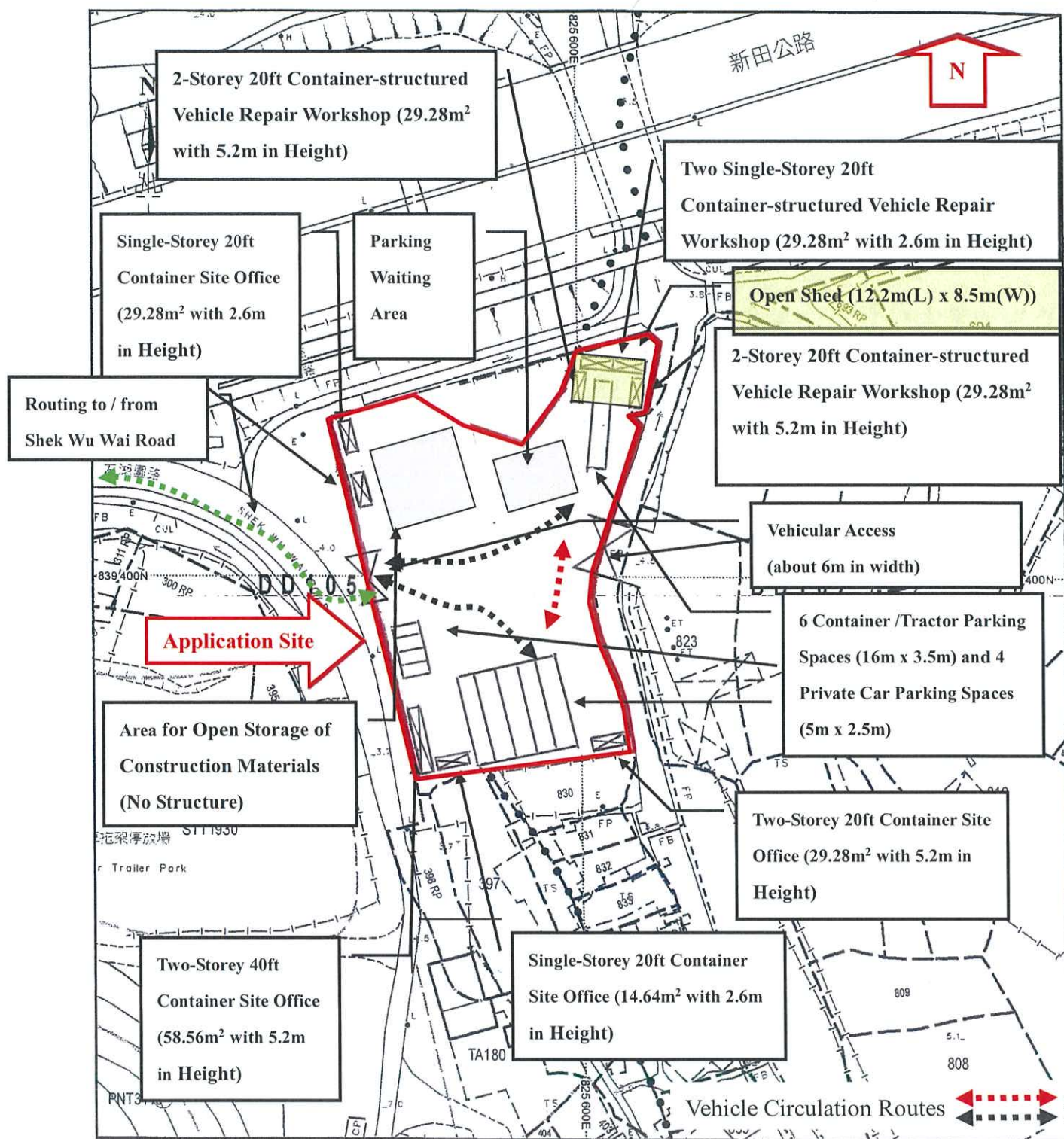
This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be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

For Identification Only



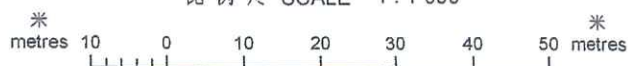
## **APPENDIX 5**

### **Proposed Layout Plan**



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

比例尺 SCALE 1:1 000



Locality : Yuen Long

Lot Index Plan No. : KD0851112012

District Survey Office : Kowloon

Date : 23-Nov-2012

Reference No. : 2-SE-13A

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

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

For Identification Only



## **APPENDIX 6**

**Compliance Letter for Provision of Boundary Fencing under  
Previous Planning Application No. A/YL-NTM/358**

## 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/358  
電話號碼 Tel. No.: 2158 6271  
傳真機號碼 Fax No.: 3105 0057

RECEIVED 21 APR 2019

23 April 2019

Dear Sir,

### Compliance with Approval Condition (g) - Provision of Boundary Fencing

Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),  
Vehicle Repair Workshop, Open Storage of Construction Material  
and Ancillary Offices for a Period of 3 Years  
in "Open Storage" Zone, Lots 826 RP (Part), 827, 828 and 829 in D.D. 102,  
Lots 296, 297 RP, 298 RP, 299 RP, 396 RP (Part) and 397 (Part) in D.D. 105 and  
Adjoining Government Land, Ngau Tam Mei, Yuen Long  

---

(Planning Application No. A/YL-NTM/358)

I refer to your submission dated 1.4.2019 regarding the submission of a set of photographic records in an attempt to comply with the 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 Ms. Cherry YUEN (Tel: 2158 6287) direct.

Yours faithfully,

**C.K. YIP**

(C.K. YIP)

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



C.C.  
CTP/TPB(2)

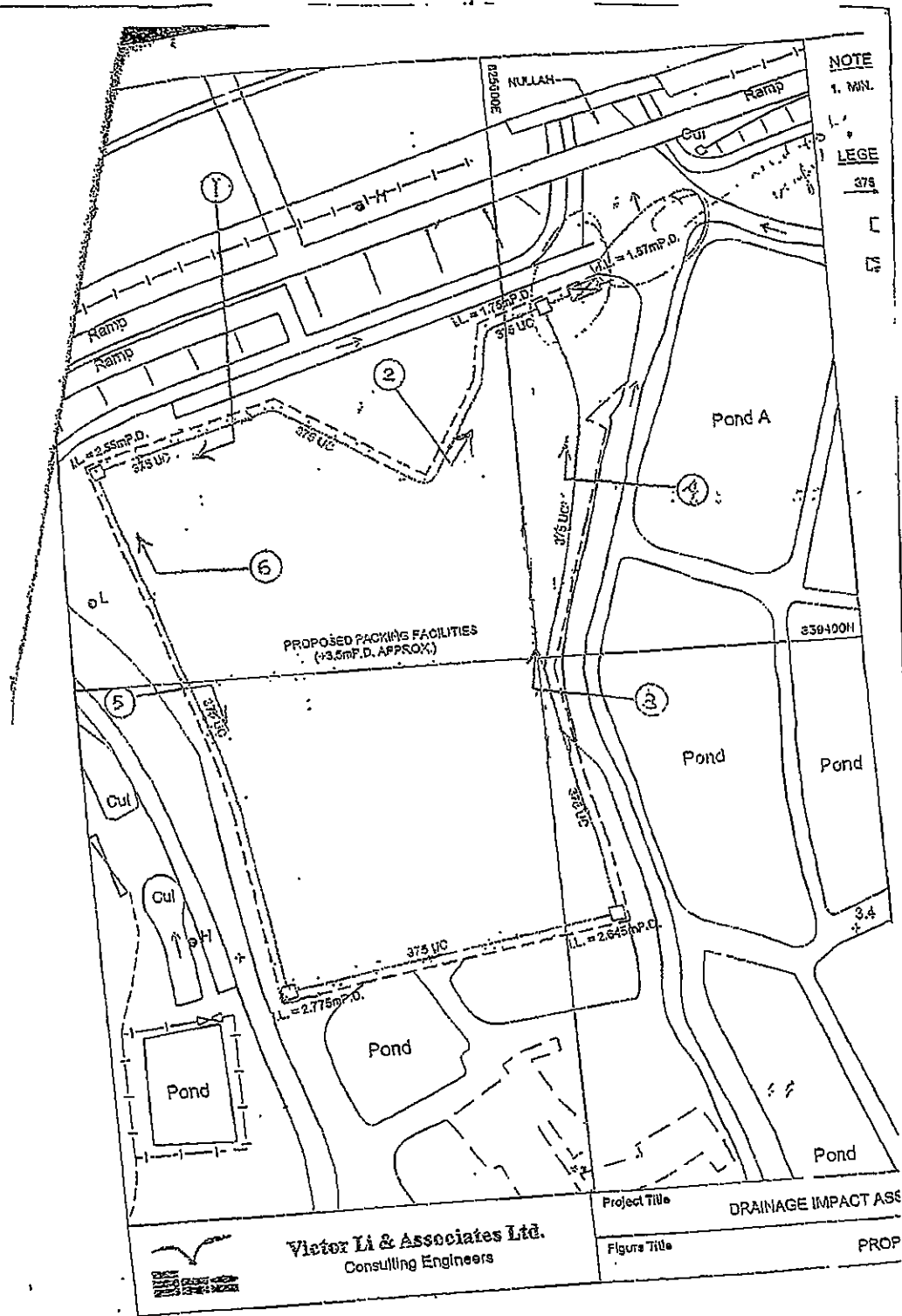
C.K.Y.B

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」  
Our Vision - "We plan to make Hong Kong an international city of world prominence."



## **APPENDIX 7**

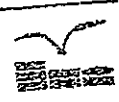
**Approved Drainage Proposal and the Compliance Letter for  
the Relevant Approval Condition under Previous Planning  
Application No. A/YL-NTM/416**



**NOTE**  
1. MN.

**LEGE**  
375

[ ]  
[ ]



**Victor Li & Associates Ltd.**  
Consulting Engineers

Project Title: DRAINAGE IMPACT ASSE  
Figure Title: PROP

## 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/358  
電話號碼 Tel. No.: 2158 6271  
傳真機號碼 Fax No.: 3105 0057

31 August 2018

Dear Sir,

**Planning Application No. A/YL-NTM/358**  
**Compliance with Approval Condition (h)**

I refer to your submission dated 17.8.2018 regarding the submission of drainage proposal. 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 conditions **have not been complied with.**

Should you have any queries on the comments, please contact Mr. L.K. MA (Tel: 2300 1545) direct.

Yours faithfully,

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

c.c.  
Ce/MN, DSD (Attn.: Mr. L.K. MA)  
CTP/TPB(2)



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/358  
電話號碼 Tel. No.: 2158 6271  
傳真機號碼 Fax No.: 3105 0057

28 September 2018

RECEIVED 03 OCT 2018

Dear Sir,

**Planning Application No. A/YL-NTM/358**  
**Compliance with Approval Condition (i)**

I refer to your submission dated 10.9.2018 regarding the implementation of the drainage proposal. 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 conditions have not been complied with.

Should you have any queries on the comments, please contact Mr. L.K. MA (Tel: 2300 1545) direct.

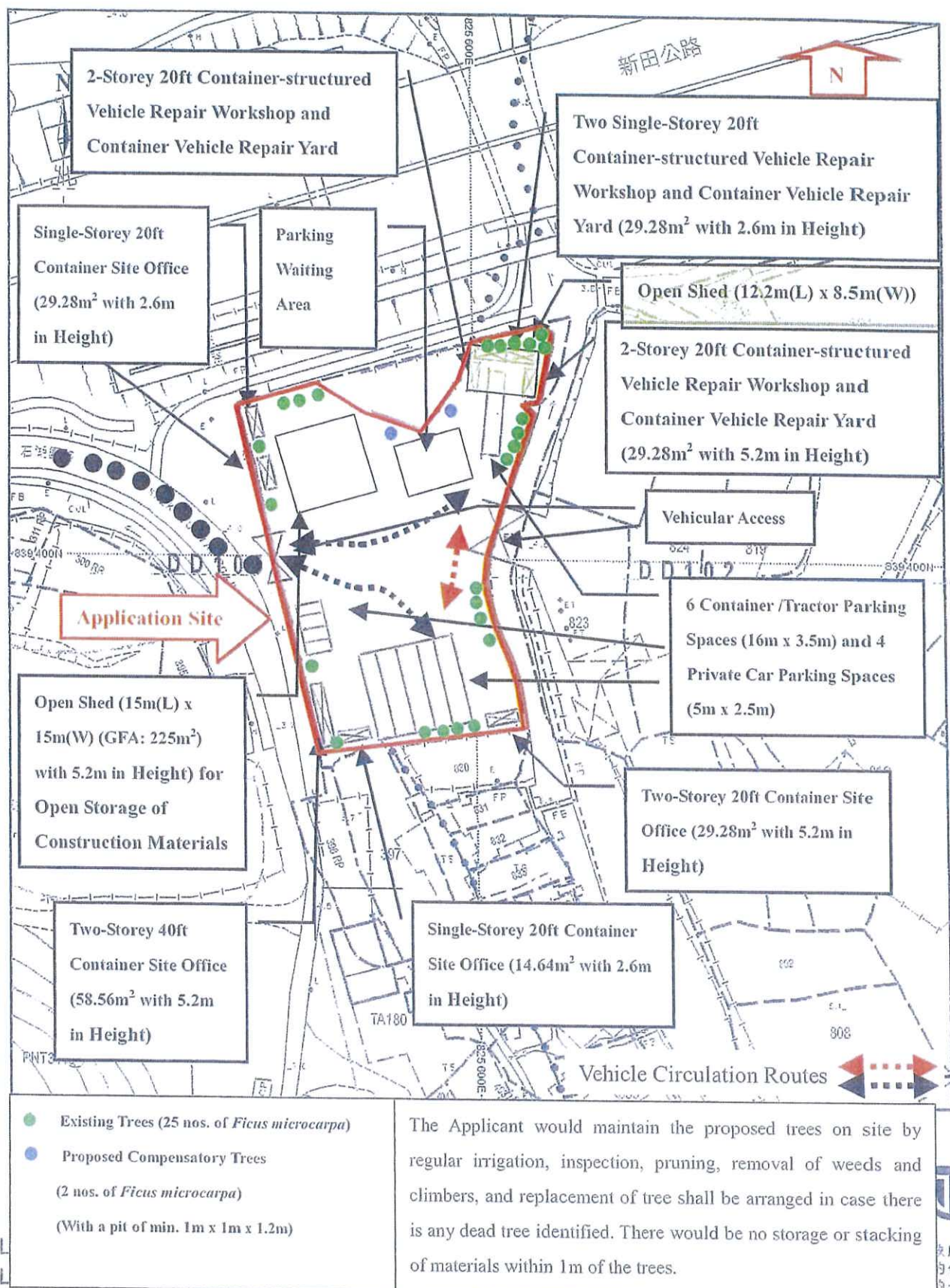
Yours faithfully,

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

c.c.  
CE/MN, DSD (Attn.: Mr. L.K. MA)  
CTP/TPB(2)

## **APPENDIX 8**

**Approved Landscape and Tree Preservation Proposal and  
the Compliance Letters for the Relevant Approval  
Conditions under Previous Planning Application  
No. A/YL-NTM/358**



District Survey Office : Kowloon

Date : 23-Nov-2012

Reference No. : 2-SE-13A

地政專員核閱。本圖則所示的資料必須透過實地測量予以核實。當有更新的地界經修訂時，地段索引圖可能會被修訂而無須事先通知。

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

**For Identification Only**

### **Tree Care Measures**

The Applicant would provide a growing environment for trees by:

- allowing adequate space for future growth both above and below ground;
- regularly pruning tree crowns and remove dead / broken branch;
- monitoring the health conditions of trees within the site; and
- keeping a suitable distance between trees and the structures on site.

### **Tree Protection Measures**

The Applicant would NOT:

- excavate near tree roots;
- step on tree roots;
- place or store heavy objects near trees (including no parking near trees);
- place liquids such as chemicals near trees;
- damage tree bark (including no graffiti or bark removal); and
- hang nor attach items on trees permanently.

### **Tree Maintenance Measures**

The Applicant would:

- not make a flush cut;
- not make a wound dressing;
- not make a large pruning cut;
- not leave stub;
- avoid bark tearing;
- not nail items on trees;
- store materials or chemicals near trees;
- not raise or lower soil level;
- not top trees;
- not hang or attach items on trees;
- not leave stake for too long;
- not let guy wire girdle trunk; and
- not leave wrap around trunk for too long.



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



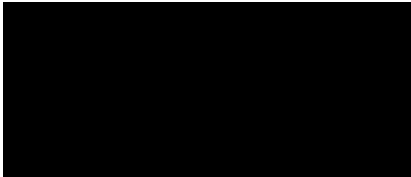
By Fax (2739 1913) and Post  
Planning Department

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/358  
電話號碼 Tel. No.: 2158 6271  
傳真機號碼 Fax No.: 3105 0057

RECEIVED : 1 OCT 2018

8 October 2018



Dear Sir,

**Planning Application No. A/YL-NTM/358**  
**Compliance with Approval Condition (j)**

I refer to your submission dated 4.9.2018 regarding the submission of landscape and tree preservation 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 Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) 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 conditions **have not been complied with**.

Should you have any queries on the comments, please contact Mr. Eric WONG (Tel: 2231 4720) direct.

Yours faithfully,

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

C.C.  
CTP/UD&L  
CTP/TPB(2)

(Attn.: Mr. Eric WONG)

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## Appendix

### Detailed comments of CTP/UD&L, PlanD

Upon completion of the landscape implementation works, as-planted photo record showing all existing and new trees shall be submitted for our consideration. The photo record shall be accompanied with a key plan showing the location and view angle of photos captured.

# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界沙田上禾輋路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/358  
電話號碼 Tel. No. : 2158 6271  
傳真機號碼 Fax No. : 3105 0057

RECEIVED 02 JAN 2019

31 December 2018

Dear Sir,

**Planning Application No. A/YL-NTM/358**  
**Compliance with Approval Condition (k)**

I refer to your submission dated 1.12.2018 regarding the submission with a set of photographic records in an attempt to comply with the condition (k) in relation to the implementation of the landscape and tree preservation proposal. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the detail comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) 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. Eric WONG (Tel: 2231 4720) direct.

Yours faithfully,

Ck Yip

(C.K. YIP)

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



c.c.  
CTP/UD&L  
CTP/TPB(2)

(Attn.: Mr. Eric WONG)

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**Detailed comments of CTP/UD&L, PlanD**

The applicant is reminded on the following:

- (a) No material or tools shall be placed near trees.
- (b) Routine horticultural maintenance, such as watering and weed removing etc. shall be carried out to ensure healthy plant growth.
- (c) To observe and follow the guidelines promulgated by GLTM Section of DEVB for good horticultural maintenance:
  - 護養樹木的簡易圖解  
[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)
  - 樹木修剪的錦囊(小冊子)  
[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/factsheet\\_c.pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/factsheet_c.pdf)
  - 減低樹木風險的樹木護養簡易圖解  
[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

## **APPENDIX 9**

**Approved Fire Service Installations Proposal and the  
Compliance Letters for the Relevant Approval Conditions  
under Previous Planning Application No. A/YL-NTM/416**

# FIRE NOTES:

- 1 Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266:Part 1 and BS EN 1838.
- 2 Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1.
- 3 Sufficient portable hand-operated approved appliance shall be provided and as marked on plans.
- 4 Non combustible goods stored at open storage area.

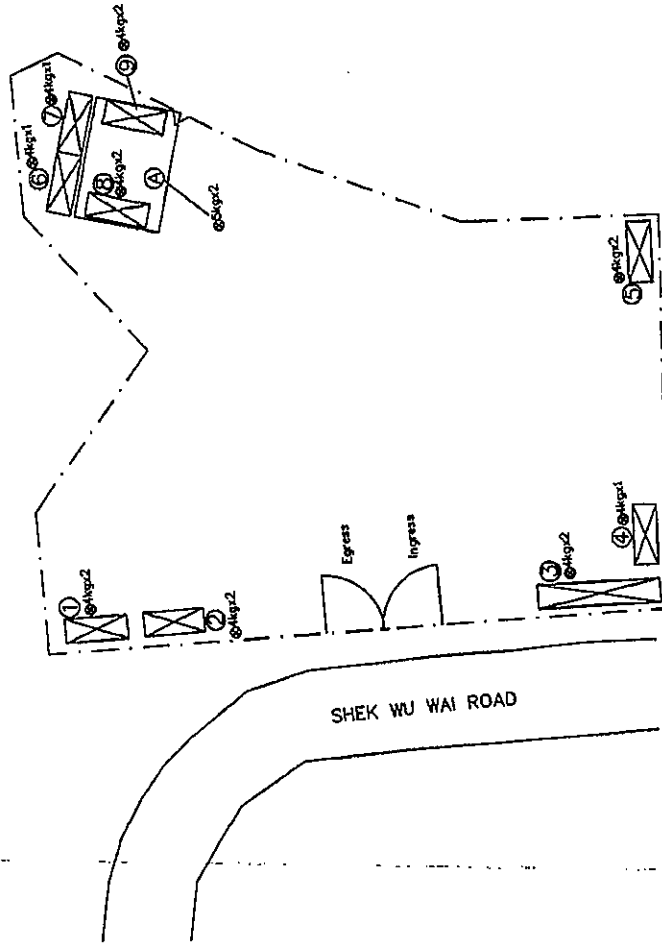
## NATURE OF OCCUPANCY:

- ① 2-Storey Container for site office  
(Roofed Area about:29.28sq.m)
- ② 2-Storey Container for site office  
(Roofed Area about:29.28sq.m)
- ③ 2-Storey Container for site office  
(Roofed Area about:58.56sq.m)
- ④ 1-Storey Container for site office  
(Roofed Area about:14.64sq.m)
- ⑤ 2-Storey Container for site office  
(Roofed Area about:29.28sq.m)
- ⑥ 1-Storey Container-structured for vehicle repair workshop.  
(Roofed Area about:14.64sq.m)
- ⑦ 1-Storey Container-structured for vehicle repair workshop.  
(Roofed Area about:14.64sq.m)
- ⑧ 2-Storey Container-structured for vehicle repair workshop.  
(Roofed Area about:29.28sq.m)
- ⑨ 2-Storey Container-structured for vehicle repair workshop.  
(Roofed Area about:29.28sq.m)
- ⑩ Open shed for vehicle repair workshop above container ⑤⑥  
(Roofed Area about:103.7sq.m)

# LEGEND:

- ④4kg 4.0kg dry powder type fire extinguisher
- ⑤5kg 5.0kg co2 type fire extinguisher

--- Boundary Line



## LAYOUT PLAN

<p><b>INTERCEPT FIRE &amp; SECURITY TECHNICIANS LIMITED</b></p> <p>Registered Address: Shop 25 &amp; 84, G/F, Man Fung Building, 111-129 Fung Kuan Street, Yuen Long, H.T. Tel: 92637766, Fax: 24285932</p> <p>Business Address: 8/F, Block L, Phase 2, Wah Fung Industrial Centre, 33-39 Kwoi Fung Street, Kwai Chung, H.T. Tel: 24255404, Fax: 24285832</p>	<p><b>Project:</b> Proposed Temporary public Vehicle park (Private Cars and Container Vehicles), Vehicle Repair workshop, Open Storage of Construction Material and Ancillary Offices for a period of 3 years at Lots 826 RP (Part), 827, 828 and 829 in D.O102 Lots 296, 297, 298, 399 (part) in 397 (part) in D.O105, and Adjoining Government Land, Ngau Tam Mei, Yuen Long.</p> <p><b>Title:</b> Proposed Fire Service Installation Layout Plan Layout Plan</p> <p><b>Drawn by:</b> W.C. WONG</p> <p><b>Date:</b> 12-1-2019</p> <p><b>Scale:</b> 1:5000 A3</p> <p><b>Ref No:</b> TP8/A/11-NTM/258</p> <p><b>Drawing No:</b> 2019/PS/115</p>
---	---



規劃署

粉嶺、上水及元朗東規劃處  
新界沙田上禾輋路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 **Q1Y 213**  
本署檔號 Our Reference ( ) in TPB/A/YL-NTM/358  
電話號碼 Tel. No.: 2158 6271  
傳真機號碼 Fax No.: 3105 0057

RECEIVED 01 MAR 2019

27 February 2019

Dear Sir,

**Compliance with Approval Condition (I) -  
Submission of a Fire Service Installations Proposal**

**Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),  
Vehicle Repair Workshop, Open Storage of Construction Material  
and Ancillary Offices for a Period of 3 Years  
in "Open Storage" Zone, Lots 826 RP (Part), 827, 828 and 829 in D.D. 102,  
Lots 296, 297 RP, 298 RP, 299 RP, 396 RP (Part) and 397 (Part) in D.D. 105 and  
Adjoining Government Land, Ngau Tam Mei, Yuen Long**  
**(Planning Application No. A/YL-NTM/358)**

I refer to your submission dated 14.1.2019 regarding the submission of a fire service installations proposal in an attempt to comply with the condition (I). 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) or Mr. CHOW Yin-hei (Tel: 2733 7758) direct.

Yours faithfully,

**C.K. YIP**

( C.K. YIP )

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)

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## 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

RECEIVED 25 JUL 2019



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/358  
電話號碼 Tel. No.: 2158 6138  
傳真機號碼 Fax No.: 3105 0057

22 July 2019

Dear Sir,

**Compliance with Approval Condition (m) -  
Provision of Fire Service Installations (FSIs)**

**Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),  
Vehicle Repair Workshop, Open Storage of Construction Material  
and Ancillary Offices for a Period of 3 Years  
in "Open Storage" Zone, Lots 826 RP (Part), 827, 828 and 829 in D.D. 102,  
Lots 296, 297 RP, 298 RP, 299 RP, 396 RP (Part) and 397 (Part) in D.D. 105 and  
Adjoining Government Land, Ngau Tam Mei, Yuen Long**  
**(Planning Application No. A/YL-NTM/358)**

I refer to your submission dated 5.6.2019 regarding the certificate of FSIs in an attempt to comply with the condition (m). 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. S.H. LAM)

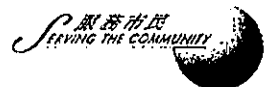
District Planning Officer (Atg.)/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department



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

(Attn.: Mr. CHOW Yin-hei)

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## **APPENDIX 10**

### **Site Photo**

## Site Photo

### Application Site



Our Ref : YL/TPN/734K/L03

5 April 2024

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

**By Post and Email**

Dear Sir/Madam,

**Planning Application for  
A Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),  
Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary  
Offices for a Period of 3 Years  
Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP,  
396RP(Part), 397(Part) in DD 105, and adjoining Government Land,  
Ngau Tam Mei, Yuen Long, New Territories  
(Planning Application No. A/YL-NTM/472)**

We refer to the captioned planning application.

We would like to provide herewith a set of "Response-to-Comments" for submission in support of the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.  
Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Anson Lee  
Encl.  
RK/AL

C.C.  
DPO/FS&YLE (Attn.: Ms. Karen Chan By Email )



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

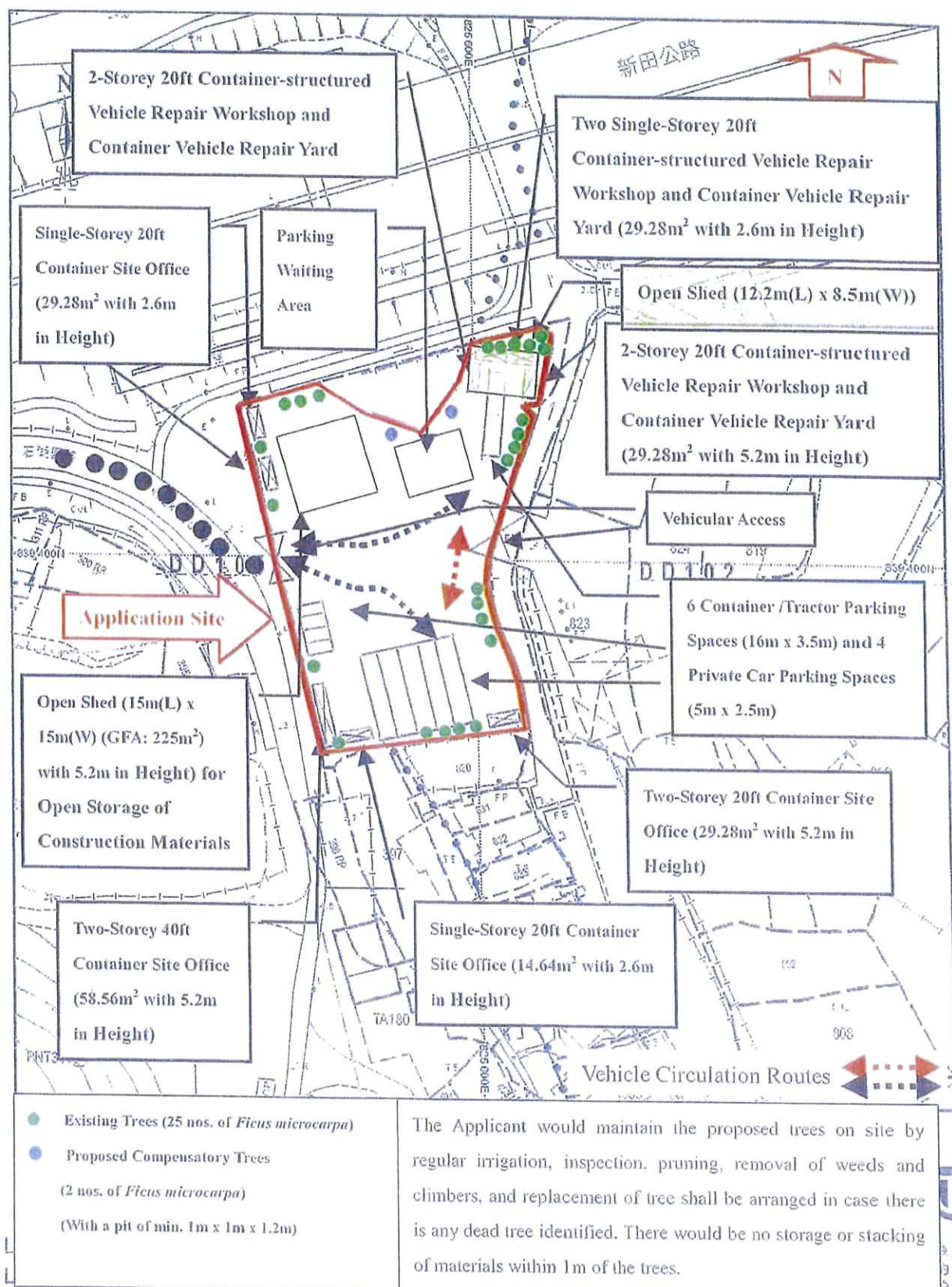


ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



**Response-to-Comments**

	<b>Departmental Comments</b>	<b>Responses</b>
	<b><u>Urban Design and Landscape Unit, Planning Department (UD&amp;L, PlanD)</u></b>	
(1)	The applicant should provide information on the existing trees within the Site (including tree location plan, tree schedule and date-imprinted tree photos) and the remove debris/stockpiles away from the tree planting areas to ensure healthy tree growth	<p>Please note that there are existing landscape and tree plantings on the site and a Landscape and Tree Preservation Proposal was approved under previous Planning Application No. A/YL-NTM/358, as shown in the Appendix 8 of the Planning Statement (Please also see the attached).</p> <p>Please also note that the current planning application is a renewal planning application, which is identical to previous Planning Application Nos. A/YL-NTM/358 and A/YL-NTM/416, and the site condition and existing landscape and tree plantings on the site remain unchanged.</p> <p>As mentioned in the planning statement, the existing plantings are also properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees to your satisfaction.</p>



District Survey Office : Kowloon

Date : 23-Nov-2012

Reference No. : 2-SE-13A

地籍專員啟者，本圖則所顯示的資料必須與地籍地圖及地籍圖原實地核實。當有更新的地籍圖時，地籍專員可能會修訂而無須事先通知。

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

**For Identification Only**

Our Ref.: YL/TPN/734K/L04

15 April 2024

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

**By Post and Fax (2877-0245)**

**Planning Application for  
A Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle  
Repair Workshop, Open Storage of Construction Materials and Ancillary Offices  
for a Period of 3 Years**

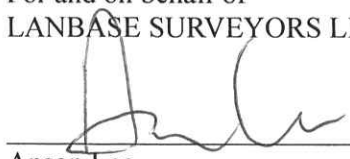
**Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP, 396RP(Part),  
397(Part) in DD 105, and adjoining Government Land,  
Ngau Tam Mei, Yuen Long, New Territories  
(Planning Application No. A/YL-NTM/472)**

We refer to the captioned planning application.

We would like to clarify that there is an open shed covering 4 sets of 20ft container structures inside on site. Its total GFA is 132.98m<sup>2</sup> (i.e. open shed covered area (103.7m<sup>2</sup>) + upper level of the two-storey 20ft container structures (29.28m<sup>2</sup>). With addition of other structures on site, the total GFA of the site is 264.74m<sup>2</sup>.

We would also like to provide herewith a set of "Response-to-Comments" in response to the Lands Department's comments. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Anson Lee  
RK/AL  
Encl.

c.c.

DPO/FS&YLE (Attn.: Ms. Karen Chan By Email )

**Response-to-Comments**

	<b>Departmental Comments</b>	<b>Responses</b>
	<b><u>Department Department (LandsD)</u></b> <b><u>(Contact: Mr. Yip Wai Ki at 2443-3474)</u></b>	
(a)	LandsD has reservation on the planning application since there is/area unauthorized structure(s) or uses on the Lot No. 827 in D.D. 102 which is already subject to lease rectify/regularize the lease breaches as demanded by LandsD.	Noted. The lot owners will make relevant STW application to rectify/regularize the proposed temporary structures on site.
(b)	If the planning application is approved, the STW/STT holder(s) will need to apply to this office for modification of the STW/STT conditions where appropriate and the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted. The lot owners will make relevant STW/STT applications after obtaining the planning permission.

**Relevant Extracts of 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)**

On 14.4.2023, 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) were promulgated, which set out the following criteria for New Development Areas:

- (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
- (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
- (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
- (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.



**Relevant Extracts of Town Planning Board Guidelines on  
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**

Approved Applications

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

Rejected Applications

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Rejection Reason(s)</b>
1.	A/YL-NTM/242	Temporary Container Storage Yard and Container Vehicle Park with Ancillary Vehicle Repair Workshops and Site Offices for a Period of 3 Years	6.11.2009 Rejected by RNTPC	(1), (2)

Rejection Reasons:

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

**Government Departments' General Comments**

**1. Traffic**

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

- as the planning application has the same development parameters, including the site area, layout and number of parking spaces when compared with the previous application No. A/YL-NTM/416, he has no objection to the application from traffic engineering point of view; and
- should the application be approved, an approval condition should be imposed to the planning approval requiring that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

**2. Landscape**

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

- no objection to the application from landscape planning perspective;
- with reference to the aerial photo of February 2023, the Application Site (the Site) is located in an area of miscellaneous rural fringe landscape character comprising of village houses, open storages, car parks, temporary structures and scattered tree groups. With reference to the aerial photos of February 2023 and January 2021, there is no significant change to the landscape character of the surrounding area;
- according to site visit on 19.3.2024, existing trees are observed along the northern and eastern boundaries within the Site in fair/poor condition. Further adverse landscape impact arising from the proposed development within the Site is not anticipated; and
- advisory comments as detailed in **Appendix V**.

**3. Drainage**

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- it is noted that the applicant implemented the drainage facilities on the Site under the previous approved planning application No. A/YL-NTM/416. The applicant should provide DSD a set of latest record photographs showing the completed drainage works (including internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to a comprehensive set of photographs; and

- advisory comments as detailed in **Appendix V**.

#### **4. Fire Safety**

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- FSIs are anticipated to be required in consideration of the design/nature of the application. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval;
- having considered the nature of open storage, an approval condition should be stipulated requiring the provision of fire extinguisher(s) to his satisfaction should the application be approved by the Town Planning Board; and
- advisory comments as detailed in **Appendix V**.

#### **5. Others**

Comments from the Director of Leisure and Cultural Services (DLCS):

- the Site falls within in area zoned “Government, Institution or Community”, “Open Space”, “Village Type Development” and an area shown as ‘Road’ on the draft San Tin Technopole Outline Zoning Plan No. S/STT/1. He has no plan to develop the Site into public open space in the upcoming three years; and
- since the application is for three years only, he has no in-principle objection to the application.

#### **6. Other Departments**

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

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long), Home Affairs Department.



**Recommended Advisory Clauses**

- (a) The application site (the Site) falls within the boundary of San Tin Technopole (the Technopole). The Site may be resumed by the Government and that the proposed operation at 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:
- there is/are unauthorized structure(s) or uses on the Lot No. 827 in D.D.102 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD; and
  - should the planning application is approved, the Short Term Waiver (STW)/ Short Term Tenancy (STT) holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate and the lot owner(s) shall apply to his office for a STW and/or STT to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the Site involved Government land where is not maintained by HyD;
  - the proposed access arrangement of the Site from Shek Wu Wai Road should be commented and approved by the Transport Department (TD);
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Shek Wu Wai Road; and
  - adequate drainage measures shall be provided 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 2-1, Highways Department (CE/RD2-1, HyD) that:
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by Mass Transit Railway Corporation Limited (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 environmental mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- there is a watercourse abutting the eastern boundary of the Site. The applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during operation;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- the applicant responded that the subject renewal planning application is identical to previous planning application Nos. A/YL-NTM/358 and A/YL-NTM/416 and the site condition and existing landscape and tree plantings on the site remain unchanged. The applicant is reminded (i) to update the landscape and tree preservation plan if there are any changes of the existing trees and (ii) to keep the planting areas clear from debris/stockpiles to ensure healthy tree growth; and
  - the approval of the application does not imply approval of tree works, such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) 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 area;
  - 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 CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from the Director of Environmental Protection shall be obtained;
  - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and

- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;

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

- the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to the Fire Services Department for approval;
- the layout plans incorporated with the proposed FSIs should be drawn to scale and depicted with dimensions and nature of occupancy;
- the location of the proposed FSI should be clearly marked on the layout plans;
- the following good practice guidelines for open storage should be adhered to:

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1	Open Storage of Containers	-	2m	4.5m	-	-
2	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m	-	-
3	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/ recycling site.

- to address the approval condition on provision of fire extinguisher(s), the applicant should submit a valid fire certificate (F.S. 251) for D of FS's approval; and
- if the proposed structures are 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; and

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

- it is noted that 10 structures are proposed in the 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 (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorised 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;
- 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 the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under 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.