

# 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



Appendix G  
Planning Department Page 1

Sha Tin, Tai Po & North District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference:  
本署檔號 Our Reference: TPB/A/NE-LT/702-2 (EOT)  
電話號碼 Tel. No.: 2158 6274  
傳真機號碼 Fax No.: 2691 2806/2696 2377

**By Post**

(3 pages + attachment)

11 January 2023

Mr. LAM Kiu Chung  
G/F, 8 Nam Wah Po Tsuen  
Tai Po, New Territories

Dear Sir,

**Proposed Temporary Private Vehicle Park (Private Cars Only)  
for a Period of 3 Years and Filling of Land in “Village Type Development” and  
“Agriculture” Zones, Lots 1125 (Part) and 1132 RP (Part) in D.D. 7  
Kau Liu Ha, Lam Tsuen, Tai Po, New Territories  
(Section 16A application No. A/NE-LT/702-2)**

I refer to your application, which was received by the Town Planning Board (TPB) on 9.1.2023, seeking planning permission for Class B amendment to extend the time for compliance of planning condition of an approved proposal for temporary private vehicle park (private cars only) for a period of three years until 14.1.2025 and filling of land under Application No. A/NE-LT/702.

In order to closely monitor the situation in compliance with approval condition (e), a shorter compliance period of 3 months instead of six months sought is granted.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 28.1.2022 (copy enclosed) on the relevant approval conditions):

- no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period under approval condition (a);
- only private cars as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period under approval condition (b);

- no vehicle inspection, maintenance, repairing and washing activities shall be carried out at the site at any time during the planning approval period under approval condition (c);
- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period under approval condition (d);
- the provision of boundary fencing on the site as required under approval condition (e) to the satisfaction of the Director of Planning or of the TPB by **14.4.2023**;
- the implementation of the drainage proposal as required under approval condition (g) to the satisfaction of the Director of Drainage Services or of the TPB by **14.4.2023**;
- the implementation of the proposal on grease trap and petrol interceptor as required under approval condition (i) to the satisfaction of the Director of Water Supplies or of the TPB by **14.4.2023**;
- the implementation of the fire service installations proposal as required under approval condition (k) to the satisfaction of the Director of Fire Services or of the TPB by **14.4.2023**;
- if any of the above planning conditions (a), (b), (c) or (d) 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 according to approval condition (l); and
- if any of the above planning conditions (e), (g), (i) 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 according to approval condition (m).

You are also advised to note the advisory clauses set out at Appendix IV of the TPB paper.

You are reminded to **strictly** adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such 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, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

It is noted that the progress on compliance with the approval condition is slow. Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

This temporary permission will lapse on 15.1.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under



no obligation to renew the temporary permission.

Under section 17(1) of the 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 the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 1.2.2023). The Secretariat of the TPB 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.

If you have any queries regarding this planning permission, please contact Mr. Benson LAU (Tel: 2158 6225) or Mr. Kevin LAU (Tel: 2158 6242) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



( Margaret CHAN )  
for Assistant Director of  
Planning/New Territories  
Planning Department

Internal

AD of Plan/B

PSO/TA

SSO/TPB(2) (also with soft copy via email)

SSO/NTHQ

Site Record

MC/KL/BL/CL/cl

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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

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/NE-LT/702

By Post

28 January 2022

Lam Yi Chan Tong & Lam Kiu Chung (Manager)  
G/F, 8 Nam Wah Po Tsuen  
Tai Po, New Territories  
(Attn.: Mr. Lam)

Dear Sir/Madam,

**Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Filling of Land in "Village Type Development" and "Agriculture" Zones, Lots 1125 (Part) and 1132 RP (Part) in D.D. 7, Kau Liu Ha, Lam Tsuen, Tai Po**

I refer to my letter to you dated 10.1.2022.

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 until 14.1.2025 and is subject to the following conditions :

- (a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (b) only private cars as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle inspection, maintenance, repairing and washing activities shall be carried out at the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the provision of boundary fencing on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 14.7.2022;
- (f) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.7.2022;

- (g) in relation to (f) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2022;
- (h) the submission of a proposal on grease trap and petrol interceptor within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 14.7.2022;
- (i) in relation to (h) above, the implementation of the proposal on grease trap and petrol interceptor within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 14.10.2022;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.10.2022;
- (l) if any of the above planning condition (a), (b), (c) or (d) 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 (e), (f), (g), (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 IV 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, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D 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.



This temporary permission will lapse on 15.1.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development 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 14.1.2022 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 18.2.2022). 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. Kathy Chan of Sha Tin, Tai Po & North District Planning Office at 2158 6242. 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,



( Leticia LEUNG )

for Secretary, Town Planning Board