

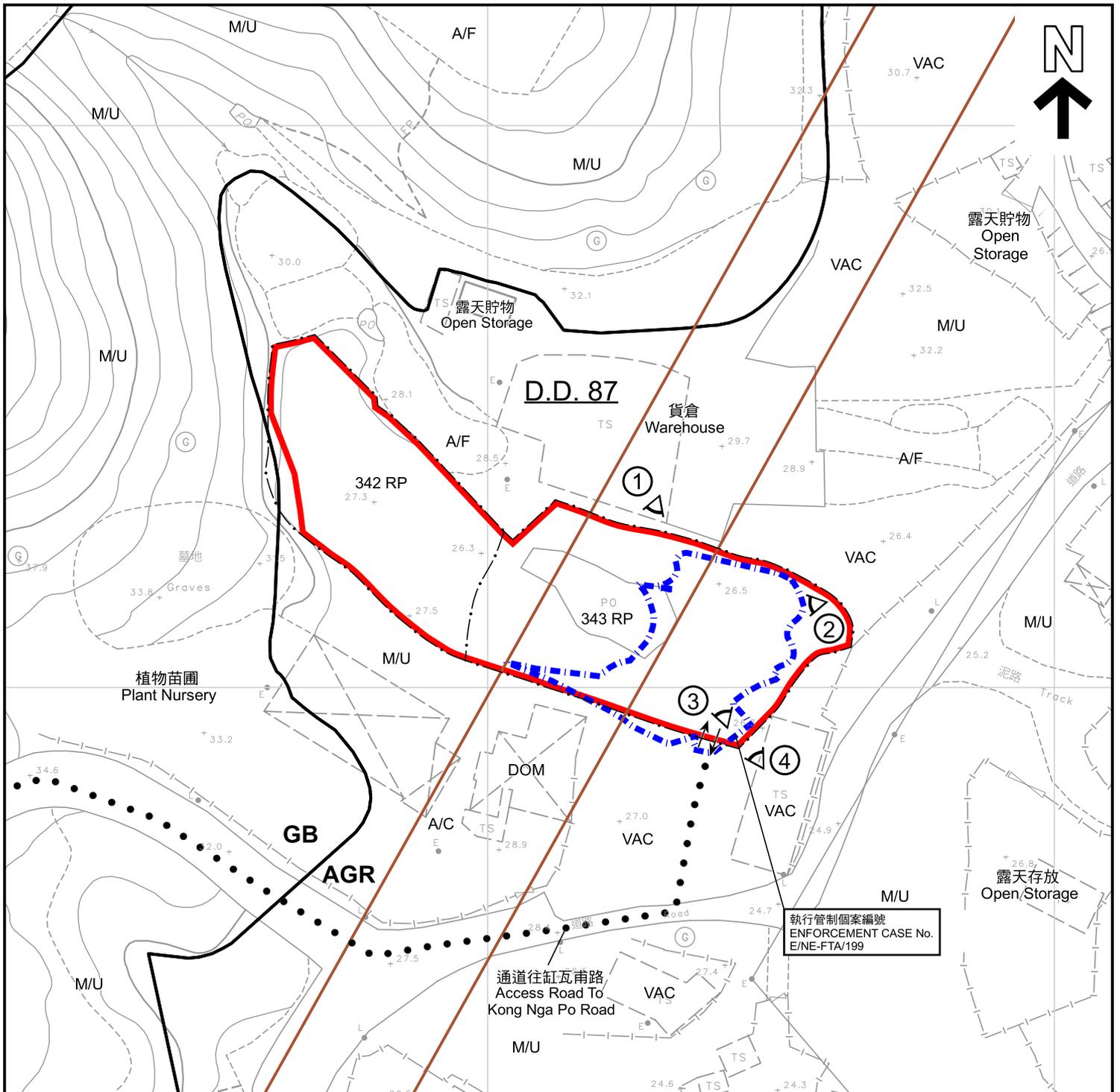
Enclosure | 1
Clarifications

Clarifications

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<p>Proposed Layout</p>	<ol style="list-style-type: none"> 1. It is clarified that the Application Site will be accessed via an existing local track that connects to Kong Nga Po Road through vacant Government land. An ingress/egress is proposed to the south of the application site, following the access arrangement proposed under the previously approved application. 2. About <u>2,050m²</u> of the Application Site is proposed for open storage of containers. Part of the application site (about <u>5,639m²</u>) would be filled with <u>concrete or soil</u> with a depth of about 2m and filling of pond is proposed with a total area of about <u>275m²</u> and a depth of about 2.8m. An underground stormwater tank is proposed to the northeastern portion of the Application Site to serve drainage purpose. Please refer to the replacement pages of the planning statement, revised layout plan, land filling plan and access plan (Enclosure 2 refers).
<p>Current Site Works and Implementation of the Approved Development</p>	<ol style="list-style-type: none"> 3. The Applicant has previously submitted a planning application (No. A/NE-FTA/245) which was approved by the Town Planning Board on 20.12.2024. The approved development involved filling of land and pond of about <u>2,885m²</u> and <u>175m²</u>, with <u>concrete or similar materials</u> of not more than 2m and 2.8m. According to the Applicant, site formation works including land filling and pond filling has been commenced <u>after</u> receiving planning approval. The Applicant followed statutory procedure and carried out works under valid planning approval. 4. The Applicant is currently undertaking site formation and building works, which include the installation of a water tank for operational or firefighting purposes. It is hereby clarified that <u>no dangerous goods</u> are, or will be, stored within the Application Site. 5. Under previous planning application, the proposed drainage system included a pond at the northeastern portion of the site, which the Applicant has been maintaining for the implementation of drainage facilities for the approved development. Following further technical considerations, the current application

Clarifications	
	<p>proposes converting this pond into an <u>underground stormwater tank</u> to effectively retain stormwater during peak rainfall intensity.</p>
<p>Utilisation of Government Land</p>	<ol style="list-style-type: none"> <li data-bbox="719 395 2027 842">6. The Applicant occupies a substantial land parcel of approximately 28,000m² in Sheung Shui, which is now subject to a relocation notice from the Lands Department to facilitate the Kwu Tung North/Fanling North New Development Area. A previous planning application (No. A/NE-FTA/245) was approved with condition on 20.12.2024 to allow partial relocation of existing operations. However, as that site only measures approximately 3,060m² (about 10% of current operating space), the Applicant has continued to search for additional locations to satisfy its total spatial requirements. Recognizing the Application Site's operational suitability, the Applicant acquired adjoining private lot (Lot 344 in D.D. 87) and proposes to incorporate the adjacent vacant government land to optimize land resources. The current application represents a <u>critical expansion</u> to 6,214m² (approximately 22% of the existing operational area), seeking <u>formal planning permission</u> to incorporate the Government land into a viable, consolidated operational hub. There is <u>no intention for illegal occupation of government land</u> before receiving planning approval. <li data-bbox="719 895 2027 1007">7. Since part of the Application Site has received previous planning approval, the current application represents a logical extension to utilize adjacent vacant land. Therefore, no undesirable precedent is anticipated. <li data-bbox="719 1059 2027 1251">8. Furthermore, there are <u>other planning approvals granted for similar uses that include government land</u>, such as warehouses and open storage in the vicinity. These approved applications located to the further west of the Application Site involved the use the local track connecting to Kong Nga Po Road. Compared to these approved applications, the scale of the proposed development is considered modest. Approving the current application will not create an undesirable precedent. <li data-bbox="719 1303 2027 1415">9. Approval of the current application will allow for the optimization of land resources and facilitate the relocation of brownfield operations affected by Government projects. The land freed up by the displaced operation will, together with other cleared land, be redeveloped into the FLN NDA capable of providing

Clarifications	
	<p>about 36,300 housing units by phases. By facilitating this relocation, the proposed development enables <u>smooth clearance for and timely implementation of the NDA project</u>, which is fully in line with prevailing Government policy.</p>
<p>Vehicular Access</p>	<p>10. It is clarified that the current application intends to align with the vehicular access arrangements under previous planning approval (No. A/NE-FTA/245) (please refer to the attached plans). The Application Site will be accessed via an existing local track that connects to Kong Nga Po Road through vacant Government land. It is confirmed that no tenancy land will be affected by this access route. Please refer to the access plan and revised Layout Plan (Enclosure 2 refers).</p> <p>11. The proposed vehicular access under the current application involves the use of Government land situated to the south of the Application Site, providing a direct connection to Kong Nga Po Road. The Applicant has included this specific area of Government land within the current application boundary to ensure uninterrupted vehicular access and to facilitate the proper management of the access route.</p>
<p>Drainage and Environmental Considerations</p>	<p>12. The Applicant submits a drainage proposal that demonstrates the proposed drainage facilities are capable of receiving potential surface runoff. As such, no adverse drainage impact is anticipated.</p> <p>13. Upon approval of the current application, boundary fencing would be erected along the periphery of the Application Site to prevent disruptions to adjacent activities. The Applicant will be responsible for managing the Application Site to ensure that no adverse impacts occur to surrounding areas.</p> <p>14. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.</p>



執行管制個案編號
ENFORCEMENT CASE No.
E/NE-FTA/199

通道往缸瓦甫路
Access Road To
Kong Nga Po Road

圖例 LEGEND

- | | | | |
|------------|---|-----|----------------------------------|
| | 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | A/F | 休耕農地
FALLOW AGRICULTURAL LAND |
| | 400千伏特超高壓輸電綫
400kV EXTRA HIGH VOLTAGE OVERHEAD LINES | DOM | 住用構築物
DOMESTIC STRUCTURE |
| AGR | 農業
AGRICULTURE | M/U | 荒地
UNUSED LAND |
| GB | 綠化地帶
GREEN BELT | VAC | 空置
VACANT |
| | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO | | 入口/出口
INGRESS / EGRESS |

註釋 Note :

(1) 2024年5月17日及2024年10月29日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 17.5.2024 and 29.10.2024

平面圖 SITE PLAN

擬議臨時露天存放貨櫃及汽車修理工場連附屬設施(為期3年)及相關填土及填塘工程
PROPOSED TEMPORARY OPEN STORAGE OF CONTAINERS AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND
LOTS 342 RP (PART) AND 343 RP IN D.D. 87, KONG NGA PO, SHEUNG SHUI, N.T.
SCALE 1 : 1 000 比例尺



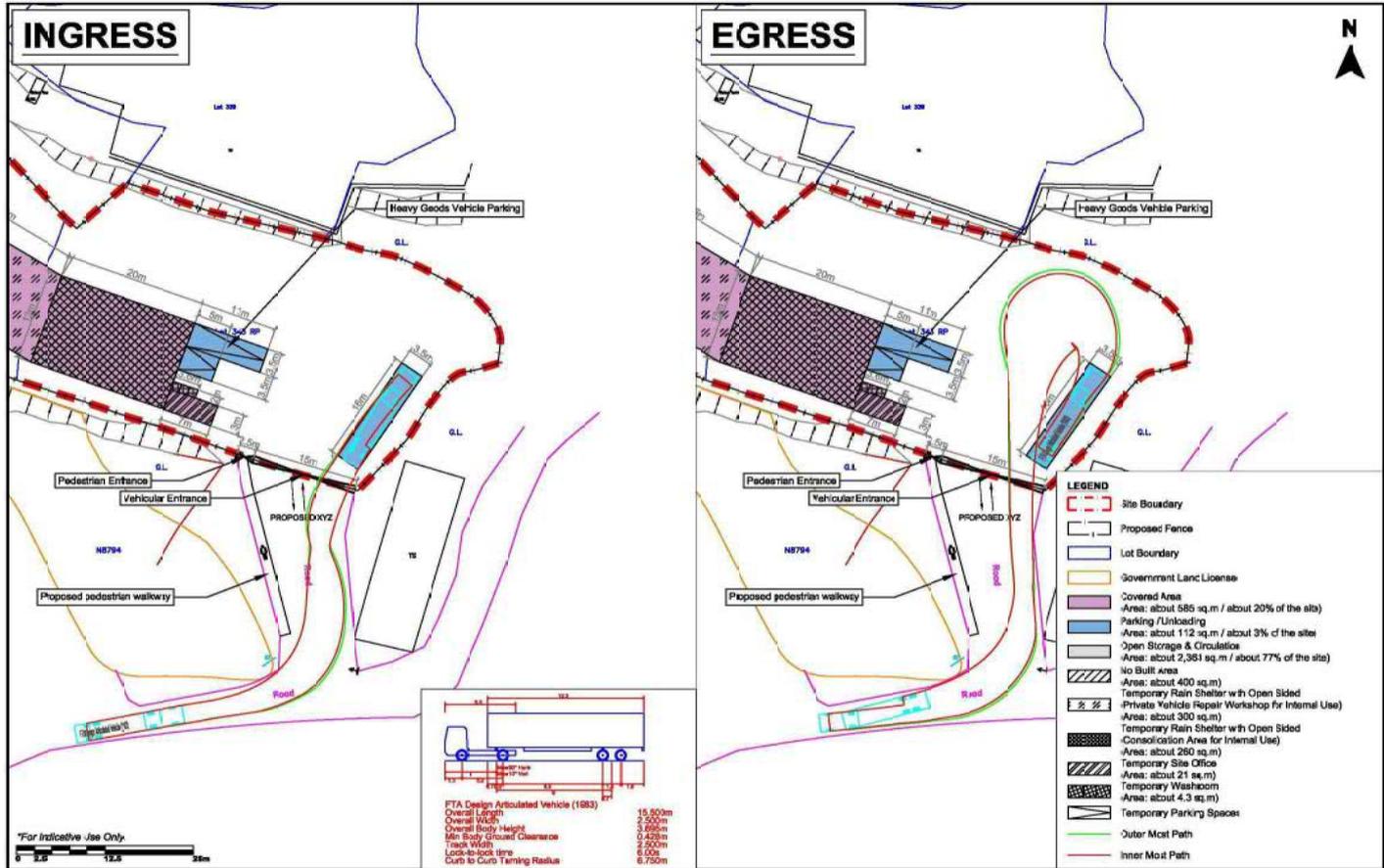
本摘要圖於2024年12月17日擬備，所根據的資料為測量圖編號 3-NW-22A
EXTRACT PLAN PREPARED ON 17.12.2024 BASED ON SURVEY SHEET No. 3-NW-22A

**規劃署
PLANNING
DEPARTMENT**

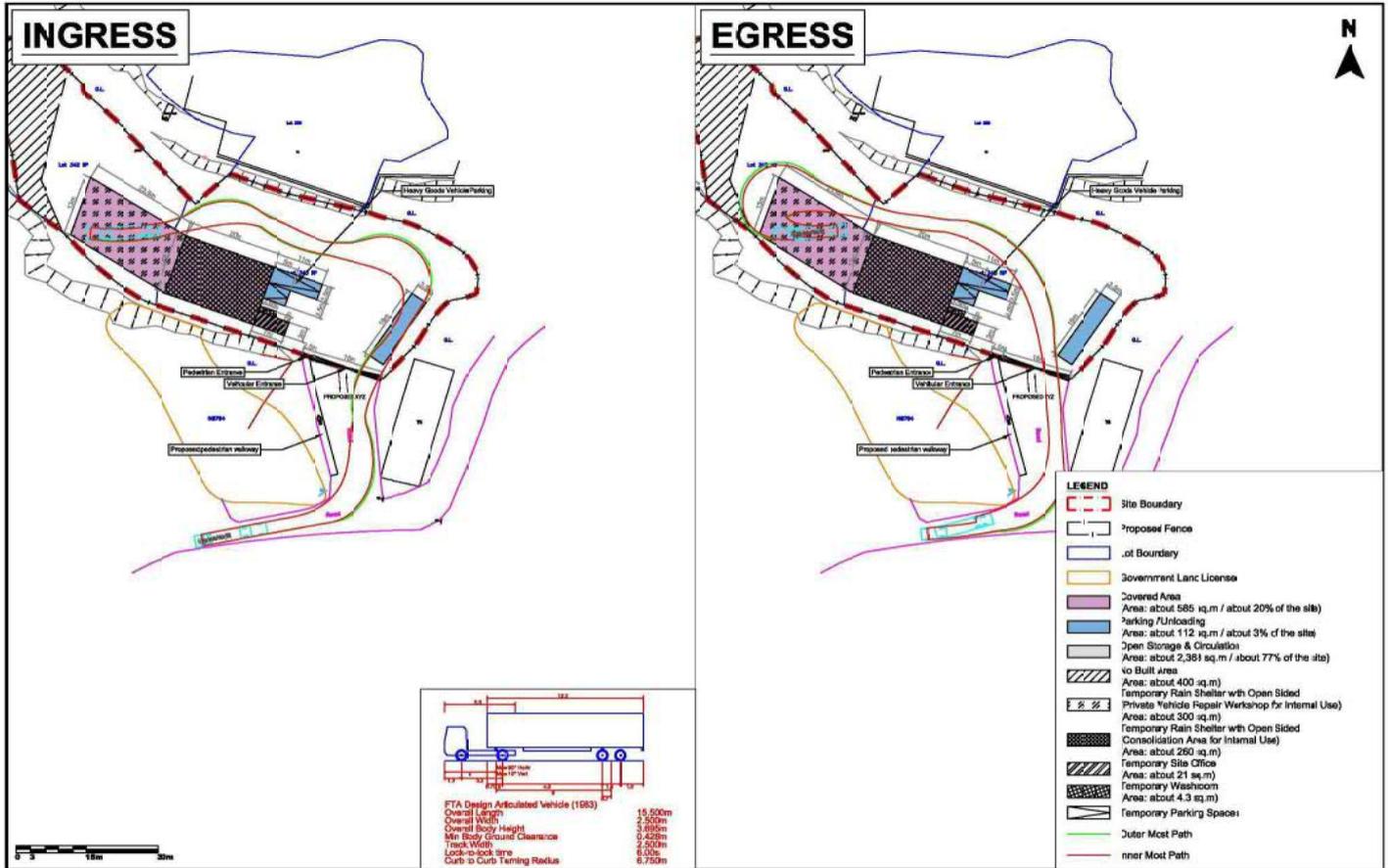


參考編號
REFERENCE No.
A/NE-FTA/245

圖 PLAN
A-2



Drawing 1



Drawing 2

