

2025年 4月 2 4日

此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認

The application is received on 2025-04-24.  
The Planning Board will formally acknowledge  
the receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

2500500 5/3 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	A1577/23
	Date Received 收到日期	2025-04-24

- 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)

Tsui Yat Wah 徐日華

### 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)

Ever United Planning and Development Limited 恒滙規劃發展有限公司

### 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 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.
(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 1,660 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not exceeding <input checked="" type="checkbox"/> Gross floor area 總樓面面積 740 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 新田科技城分區計劃大綱核准圖編號S/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Open Space' ("O") and "Road" 「休憩用地」及「道路」用途
(f) Current use(s) 現時用途	Temporary wholesale trade (electronic goods) and storage with ancillary office 臨時批發行業(電子產品)及貨倉連附屬辦公室用途  (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)
	Not Applicable 不適用	

(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)
	Not Applicable 不適用	

(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 21/2/2025 (DD/MM/YYYY)&  
於 21/2/2025 (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on  
21/1/2025-4/2/2025 (DD/MM/YYYY)&  
於21/1/2025-4/2/2025(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 \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

Temporary wholesale trade (electronic goods) and storage with ancillary office

臨時批發行業(電子產品)及貨倉連附屬辦公室用途

(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 ..... 3☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... Not exceeding 960 .....sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... Not exceeding 700 .....sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

Proposed domestic floor area 擬議住用樓面面積 ..... Not Applicable 不適用 .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... Not exceeding 740 .....sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積 ..... Not exceeding 740 .....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)

- Structure 1 - Wholesale trade (electronic goods) and storage (Not exceeding 12m, 1 storey) .....

- Structure 2 - Ancillary Office and Toilet (Not exceeding 6m, 2 storey) .....

.....

.....

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 ..... 1 .....

Motorcycle Parking Spaces 電單車車位 ..... .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... .....

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

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

Taxi Spaces 的士車位 ..... .....

Coach Spaces 旅遊巴車位 ..... .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 2 .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... 1 (Also for HGV) .....

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 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Kwu Tung Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(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	<input type="checkbox"/> Please provide details 請提供詳情    																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**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。

As per supplementary 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

CYRUS TANG

Manager

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

Ever United Planning and Development Limited 恒匯規劃發展有限公司

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

Date 日期

28/2/2025

(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 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.		
Site area 地盤面積	1,660	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	Nil	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 新田科技城分區計劃大綱核准圖編號S/STT/2		
Zoning 地帶	'Open Space' ("O") and "Road" 「休憩用地」及「道路」用途		
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary wholesale trade (electronic goods) and storage with ancillary office 臨時批發行業(電子產品)及貨倉連附屬辦公室用途		

(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	740 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.4458 <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	2	
(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	12 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	42.17 % <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 _____		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____		3
	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) _____ _____		2 1 (Also for HGV)

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 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"/>
(i) Site Plan, (ii) Extract from OZP No. S/STT/2 with indication of Vehicular Access, and (iii) Proposed Drainage Plan		
<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。

### **S.16 Planning Application**

Proposed Temporary Wholesale Trade (Electric Goods)  
and Storage with Ancillary Office for a Period of 3 Years  
at Lots 2385 (Part) and 2400 (Part) in D.D. 102,  
Ngau Tam Mei, Yuen Long, N.T.

Prepared by: Ever United Planning and Development Limited

March 2025

## **Executive Summary**

The application site is situated at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T. The size of the application site is about 1,660m<sup>2</sup>.

This planning application under S.16 of the Town Planning Ordinance intended to apply the application site for the use of temporary wholesale trade (electronic goods) and storage with ancillary office for a period of 3 years.

According to the San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2, the application site is currently zoned 'Open Space' ("O") and "Road". The proposed development is temporary in nature and would not jeopardize the long term planning intention of "O" and "Road" zone.

The proposed development is intended to provide fully enclosed structures for wholesale trade and storage with ancillary office use. Besides, the materials being wholesaled and stored are simply electronic goods. No dangerous goods will be stored and no workshop activities is allowed in the site. Therefore, the proposed use of current application is static and no adverse impact is anticipated to the surrounding area.

The adjoining land lots to all directions of the application site are occupied for open storage yards and port back-up activities and temporary warehouses for storage purposes. Significantly numbers of them were either in 'existing use' since the area was previously fall within "OS" zone under previous OZP No. S/YL-NTM/12. Therefore, the proposed development is not incompatible with the surrounding environment.

The operation hours of the proposed development is 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Also, no repairing, dismantling, assembling or other workshop activity is proposed. Furthermore, the applicant is willing to provide a number of environmental mitigation measures at the application site to minimize potential environmental impact. The proposed development would not generate significant impact to the surrounding environment. He also committed to fulfill all approval conditions imposed by the Board.

The applicant hereby sincerely submits this planning application to seek the approval by the Town Planning Board for the use of application site for temporary wholesale trade (electronic goods) and storage with ancillary office for a period of 3 years.

## 行政摘要

申請地點位於新界元朗牛潭尾丈量約份第 102 約地段第 2385 號(部份)及第 2400 號(部份)。申請地點的面積約為 1,660 平方米。

此申請根據城市規劃條例第 16 條作出規劃許可申請，把申請地點作為期三年的臨時批發行業(電子產品)及貨倉連附屬辦公室用途。

根據新田科技城分區計劃大綱核准圖編號 S/STT/2 中所示，申請地點現時被規劃作「休憩用地」及「道路」用途。擬議項目是臨時性質，因此不會對「休憩用地」及「道路」地帶的規劃意向有長遠影響。

擬議發展旨在提供全封閉構築物作批發行業及貨倉連附屬辦公室用途。此外，批發和儲存的物料只是單純的電子產品。申請範圍內不會存放危險品，亦不准任何工業活動。因此，本申請之擬議用途實屬靜態，預計不會產生任何不良影響。

考慮到地區環境，位於申請地點各方向的毗連地段現時大多用作露天存放及港口後勤用途和臨時倉庫作貯物用途。由於該區域於先前的牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12 中被規劃寫作「露天貯物」用途，大多位於申請地點附近的露天存放場地及港口後勤用途都屬於“現有用途”。因此，本申請用途與周遭環境並非不協調。

擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期全日休業。此外，申請地點內不會進行維修、拆卸、組裝及工場用途。再者，申請人願意於申請地點提供多項環境緩解措施以盡量減少對環境的潛在影響。申請用途不會為周圍的環境帶來重大的影響。申請人亦承諾履行所有 貴委員會規定的批准條件。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准把申請地點作為期三年的臨時批發行業(電子產品)及貨倉連附屬辦公室用途。

**Supplementary Planning Statement for Temporary Wholesale Trade  
(Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years  
at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

**Section 1 – Background of the Application Site**

**1.1 Introduction**

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. TSUI Yat Wah (徐日華), the occupier of Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T. **(Figure 1)**. The applicant would like to solicit the Board's sympathetic consideration for approving the application site for temporary wholesale trade (electronic goods) and storage with ancillary office for a period of 3 years.
- 1.1.2 In this S.16 planning application, the applicant intends to demonstrate that the proposed development would not generate undesirable impacts to the vicinity. Besides, the applicant is willing to provide a number of mitigation measures as explained in the following paragraphs to ensure that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to this planning application.

**1.2 Site Particulars**

- 1.2.1 The entire site boundary will be erected with site fencing. The surface of application site will be hard paved and possess an area of about 1,660m<sup>2</sup>.
- 1.2.2 The application site is accessible by a vehicular track abutting Kwu Tung Road **(Figure 2)**. The ingress/egress is situated at the northern boundary of the site.
- 1.2.3 The application site is generally surrounded by open storage and port back-up uses. A numerous of warehouses are found to all directions of the application site. It is noteworthy that almost all of them are 'existing use' since the area was previously fall within "OS" zone under previous OZP No. S/YL-NTM/12.

**1.3 Lease Conditions**

- 1.3.1 The application site is located on Old Schedule agriculture lots held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 The applicant will approach to the Lands Department to apply for Short Term



Waiver to regularize the temporary structures at the application site if this planning application is approved. It shows that the applicant is sincere and due diligence in complying with Government's regulations.

## **1.4 Planning Context**

- 1.4.1 The application site is zoned 'Open Space' ("O") and "Road" according to the Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 (**Figure 2**). Referring to the OZP, the "O" zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 1.4.2 According to the Notes of the aforesaid Outline Zoning Plan, although the applied use is not belonged to neither column 1 nor column 2 of the "O" zone, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. As such, it is the applicant's intention to submit this application to request the Board's favour to this proposed use with the provision of the following justifications.

## **Section 2 – Development Proposal**

### **2.1 Site Planning**

- 2.1.1 The proposed use of current application is temporary wholesale trade (electronic goods) and storage with ancillary office.
- 2.1.2 The application site occupies an area of about 1,660m<sup>2</sup>. The application site will be hard paved for the proposed use.
- 2.1.3 The site ingress/egress is arranged at the northern boundary of the site and abutting Kwu Tung Road.
- 2.1.4 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.5 To serve the proposed development, 1 loading/unloading bay of 11m x 3.5m for medium/heavy goods vehicle, 2 loading/unloading bays of 7m x 3.5m for light goods vehicle and 1 parking space of 5m x 2.5m for private car are proposed (**Figure 3**).
- 2.1.6 The opening time of the proposed development is 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.7 No repairing, dismantling, assembling or other workshop activity are proposed.

- 2.1.8 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.9 2.5m high site fencing will be erected along the site periphery to differentiate the site from adjacent land lots.
- 2.1.10 The proposed layout of the proposed development is illustrated in **Figure 3**.

### **Section 3 – Planning Justifications**

#### **3.1 The Proposed Use is very Static and Harmless to the Surrounding Environment**

- 3.1.1 The proposed use of current application is temporary wholesale trade (electronic goods) and storage with ancillary office. The wholesale trade and storage activities of current application will be carried out within a fully enclosed structure. Besides, no workshop activities will be carried in the application site. It just provides a fully enclosed structure for wholesale trade and storage since electronic goods is sensitive to weather change. As a result, the proposed use is very static and no noise or traffic impact will be generated.
- 3.1.2 Besides, many warehouses and open storage uses were found at all directions around the application site. Such uses are ‘existing use’ since the area was previously fall within “OS” zone under previous OZP No. S/YL-NTM/12. As such, the proposed use of the current application is not incompatible with the surrounding environment. Furthermore, impact assessments and proposed mitigation measures discussed in Section 3.4, 3.5, 3.6 and 3.7 below demonstrated that the applied use would generate insignificant traffic, environmental, visual and drainage impact to the surrounding environment. In addition, the applicant will be due diligence in complying with all planning approval conditions imposed by the Board as well.

#### **3.2 The Proposed Development is Temporary in Nature and would not Jeopardize the Long Term Planning Intention of the “O” and “Road” Zone**

- 3.2.1 The application site is zoned ‘Open Space’ (“O”) and “Road” according to the Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2.
- 3.2.2 The planning intention of the “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public
- 3.2.3 However, it should be emphasized that the proposed development is temporary in nature and it would not jeopardize the long term planning intention of the “O” and “Road” zone. The proposed use will not have permanent or irreversible influence to the land. Besides, the planning intention of the “O” and “Road” would not be

realized within the coming 3 years because the application site is situated in the second phase of San Tin Technopole and the land resumption of the second phase of San Tin Technopole is yet to commence.

- 3.2.4 While the zoning of the land and its planning intention is highly appreciated and it should be upheld, alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resources and generation of employment opportunities. It is the applicant's intention to solicit the Board to sympathetically approved this application on a temporary basis.

### **3.3 The Proposed Development is Compatible with the Surrounding Environment**

- 3.3.1 A notable amount of open storage yards and port back-up activities, temporary warehouses for storage purposes and rural industrial workshops were found to all direction surround the application site. Since the area was previously fall within "OS" zone under previous OZP No. S/YL-NTM/12, it is noteworthy that significantly numbers of them are 'existing use' for a period of time. The proposed use of current application [i.e. temporary wholesale trade (electronic goods) and storage with ancillary office] is compatible with the surrounding environment.
- 3.3.2 On the other hand, as mentioned in Section 3.1 above, the proposed development is very static. No noise and traffic impact will be generated. Besides, the site fencing and fully enclosed structure serves as a barrier for providing the screening effect to the environment. It could be considered that the visual impact to the surrounding is minimal. Further details of minimal visual impact are discussed in Section 3.6 below. Furthermore, the applicant has also proposed a good number of practical environmental mitigation measures mentioned in Section 3.5 below. As a result, the proposed development would generate no significant impact to its surrounding.
- 3.3.3 With regards to the findings mentioned above, the proposed development is compatible with the surrounding environments.

### **3.4 Insignificant Traffic Impact**

- 3.4.1 The application site is accessible by a vehicular track abutting Kwu Tung Road. Site ingress/egress is arranged at the northern boundary of the application site. The proposed development is intended for temporary wholesale trade (electronic goods) and storage with ancillary office use so no significant traffic generation will be involved. The estimated average traffic generation rate are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)
Private Car	0.2	0.2	0.5	0.5
Light Goods Vehicle	0.8	0.8	2	2
Medium/Heavy Goods Vehicle	0.8	0.8	1	1
Total	1.8	1.8	3.5	3.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and light goods vehicle are taken as 1. The pcu of medium/heavy goods vehicle is taken as 2.

Note 3: The peak hours are defined as 9:00a.m to 11:00a.m. and 2:00p.m. to 3:00p.m.

3.4.2 As shown in the estimated traffic flow for the applied use above, the traffic generation and attraction in both peak hours and in average are not significant. It is remarkably that the proposed development would generate an insignificant increase in traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic conditions of Kwu Tung Road and the vicinity.

3.4.3 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and no queueing up of vehicle would be occurred outside the application site. The applicant would also due diligence in managing the traffic issues of the site to ensure no parking and reverse movement of vehicles on public road.

### **3.5 Insignificant Environmental Impact**

3.5.1 The proposed development is intended for temporary wholesale trade (electronic goods) and storage with ancillary office for a period of 3 years. In light of the static nature of the proposed use, it would generate neither significant environment nor noise disturbance to the environment in the area.

3.5.2 To begin with, the proposed use would not generate excessive noise. The wholesale trade and storage activities are carried out within the enclosed structure and therefore most of the sound generated during operation will be confined within the

fully enclosed structure. Related sound generation activities such as loading and unloading of goods and associated traffic are not frequent and not significant. Besides, similar open storage yards and port back-up activities were found in the vicinity. The proposed development is not incompatible with the surrounding environment. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and the nature of the proposed development is static, favourable consideration could be given to the current application accordingly.

3.5.3 No workshop and industrial activities is allowed within the application site. Furthermore, the proposed development would not generate effluent and dust emission.

3.5.4 Furthermore, being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

#### Air

- The surface of the application site and access road will be hard paved to avoid any fugitive dust impact due to vehicle movements.
- Electronic goods being wholesaled and stored at the application site are clean and tidy which will not generate dust to the environment.

#### Noise

- No operation will be held in-situ during sensitive hours from 7:00 p.m. to 9:00 a.m. next morning. No operation will be held on Sunday and public holidays. No operation will be held in sensitive hours.
- All storage activities within the application site are covered by the fully enclosed structure.
- No repairing, dismantling, assembling or other workshop activity is proposed.
- Only private car and light goods vehicle are permitted to access the site. No medium and heavy goods vehicle, container trailer and tractor will be allowed to access the site.

#### Sewage

- No effluent and sewage will be generated because of the operation of the proposed development.

3.5.5 The applicant proposed a number of preventive and mitigation measures mentioned

above to avoid degradation of surrounding environment. As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

### **3.6 Minimal Visual Impact**

- 3.6.1 The application site is situated to the southeast of Kwu Tung Road. In brief, to all directions of the application site, the vicinity is occupied by considerable amount of open storage yards and port back-up activities, and temporary warehouses for storage purposes.
- 3.6.2 The proposed 2.5m high periphery fencing of the application site has effectively screened the proposed development. Furthermore, since electronic goods is sensitive to the weather changes, all electronic goods will only be wholesaled and stored within the fully enclosed Structure 1 (as shown in **Figure 3**). No goods will be placed in open area. As such, only the site fencing and fully enclosed warehouse could be seen from the outside of the site. This arrangement can enhance the screening effective and avoid any potential influence to the surrounding area. The operations within the application site will not affect the surrounding area and the view from the outside is static. And the visual impact of the proposed development is minimal. Given the nature and layout of the proposed development, the proposed development is in general considered compatible to the surrounding development.
- 3.6.3 In consideration that the application site is not situated in landscape sensitive zone and it will not generate any visual or noise impact to the surrounding area, no extra landscaping is proposed in this application site. Meanwhile, the proposed fully enclosed structures and 2.5m high periphery fencing will be maintained properly to screen the surrounding environment effectively.

### **3.7 No Adverse Drainage Impact**

- 3.7.1 Drainage proposal attached in **Appendix 1** and **Figure 4** are submitted for the consideration of the Board and the concerned departments.
- 3.7.2 The subject site will be hard paved and occupied an area of approximately 1,660m<sup>2</sup>. It has a very gentle gradient sloping from south to north from about +10.2mPD to +9.8mPD. According to the calculations prepared in the drainage proposal shown in **Appendix 1**, the estimated peak runoff will be approximately 0.138m<sup>3</sup>/s. All the accrued runoff would be intercepted by the proposed 375mm surface U-channel along the inner site periphery as shown in the proposed drainage plan (**Figure 4**). The intercepted surface runoff will then be transported to the proposed 375mm diameter underground pipe at the southwest corner of the application site and finally dissipate to the existing open drain at the immediate west of the application site. With the implementation of drainage facilities, the proposed development has not generated adverse drainage impact.

- 3.7.3 All the proposed drainage facilities will be provided and maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

#### **Section 4 – Conclusion**

- 4.1 The proposed development aims to provide fully enclosed structures for wholesale trade (electronic goods) and storage with ancillary office use. No workshop activities is allowed within the application site. The simple use of current application which is taken in a fully enclosed structure is very static and no adverse impact is anticipated.
- 4.2 The application site is currently zoned 'Open Space' ("O") and "Road" according to the Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2. Although the applied use is not belonged to neither column 1 nor column 2 of the "O" zone, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. Alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resources and generation of employment opportunities. The applicant wishes to seek Town Planning Board's sympathetic approval for the current planning permission.
- 4.3 The applicant intends to comply with planning regulations so that he submits the current planning application for the consideration of the Town Planning Board. He committed to fulfill all approval conditions imposed by the Board.
- 4.4 The adjoining land lots to all directions of the application site are almost wholly occupied for open storage yards and port back-up activities, and temporary warehouses for storage purposes. It is noteworthy that significantly numbers of them are either 'existing use' since the area was previously fall within "OS" zone under previous OZP No. S/YL-NTM/12. It makes the proposed development compatible with the surrounding environment.
- 4.5 The current proposed use is static. Impact assessments and proposed mitigation measures discussed in Section 3.4, 3.5, 3.6 and 3.7 demonstrated that the applied use would generate insignificant traffic, environmental, visual and drainage impact to the surrounding environment.
- 4.6 The applicant hereby sincerely submits this planning application to sought the approval by the Town Planning Board for the use of Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T. for temporary wholesale trade (electronic goods) and storage with ancillary office for a period of 3 years.

## **Appendix 1    Drainage Assessment**

### **A.   Site particulars**

- 1.1.1    The subject site possesses an area of about 1,660m<sup>2</sup>. The surface of the site will be hard paved. An existing open drain is found to the immediate west of the application site.
- 1.1.2    The application site is accessible by a vehicular track abutting Kwu Tung Road.
- 1.1.3    The adjoining land of the application site is at present mostly occupied for open storage and port back-up uses.

### **B.   Level and gradient of the subject site & proposed surface channel**

- 1.1.4    The subject site has a gentle gradient sloping from south to north from about +10.2mPD to +9.8mPD.
- 1.1.5    In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Appendix 1.3** hereunder, 375mm surface U-channel will be capable to drain all surface runoff accrued at the application site.

### **C.   Catchment area of the proposed drainage provision at the subject site**

- 1.1.6    With reference to the survey record and recent site inspection, the site commands a higher level than the adjoining land at the north and east. For the vacant adjoining land at the south, it has a gentle slope directing from north to south. As such, no surface runoff is directed to the subject site. On the other hand, an existing open drain is situated to the immediate west of the application site and no surface runoff will be generated. As such, no external catchment is identified.

### **D.   Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 1.1.7    According to recent site inspection, there is an existing open drain located at the immediate west of the application site. A 375mm underground pipe connecting to the open drain is proposed at the southwest corner of the application site. All surface runoff will be collected to this underground pipe and dissipate to the open drain at the west of the application site eventually.



## 1.2 **Runoff Estimation & Proposed Drainage Facilities**

### A. Proposed drainage facilities

- 1.2.1 Subject to the calculation in **Appendix 1.3** below, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site.
- 1.2.2 The collected surface runoff will be conveyed to the open drain via the proposed 375mm underground pipe at the southwest of application site and drain all the storm water to the open drain eventually.
- 1.2.3 The provision of the proposed surface channel will follow the gradient of the application site which is about 1:90.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the existing open drain, will be provided and maintained at the application's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 Prior to the commencement of drainage works, the applicant will inform registered land owners and District Lands Office/Yuen Long (DLO/YL) for drainage works outside the application site.
- 1.2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
  - (d) Some holes will be provided at the toe of site hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

### 1.3 Drainage Calculation for the Application Site

1.3.1 Rational method is adopted for estimated the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,660m<sup>2</sup>;
- ii. The application site will be hard paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\begin{aligned}\text{Difference in Land Datum} &= 10.2\text{m} - 9.8\text{m} = 0.4\text{m} \\ L &= 36\text{m} \\ \therefore \text{Average fall} &= 0.4\text{m in } 36\text{m} \quad \text{or} \quad 1\text{m in } 90\text{m}\end{aligned}$$

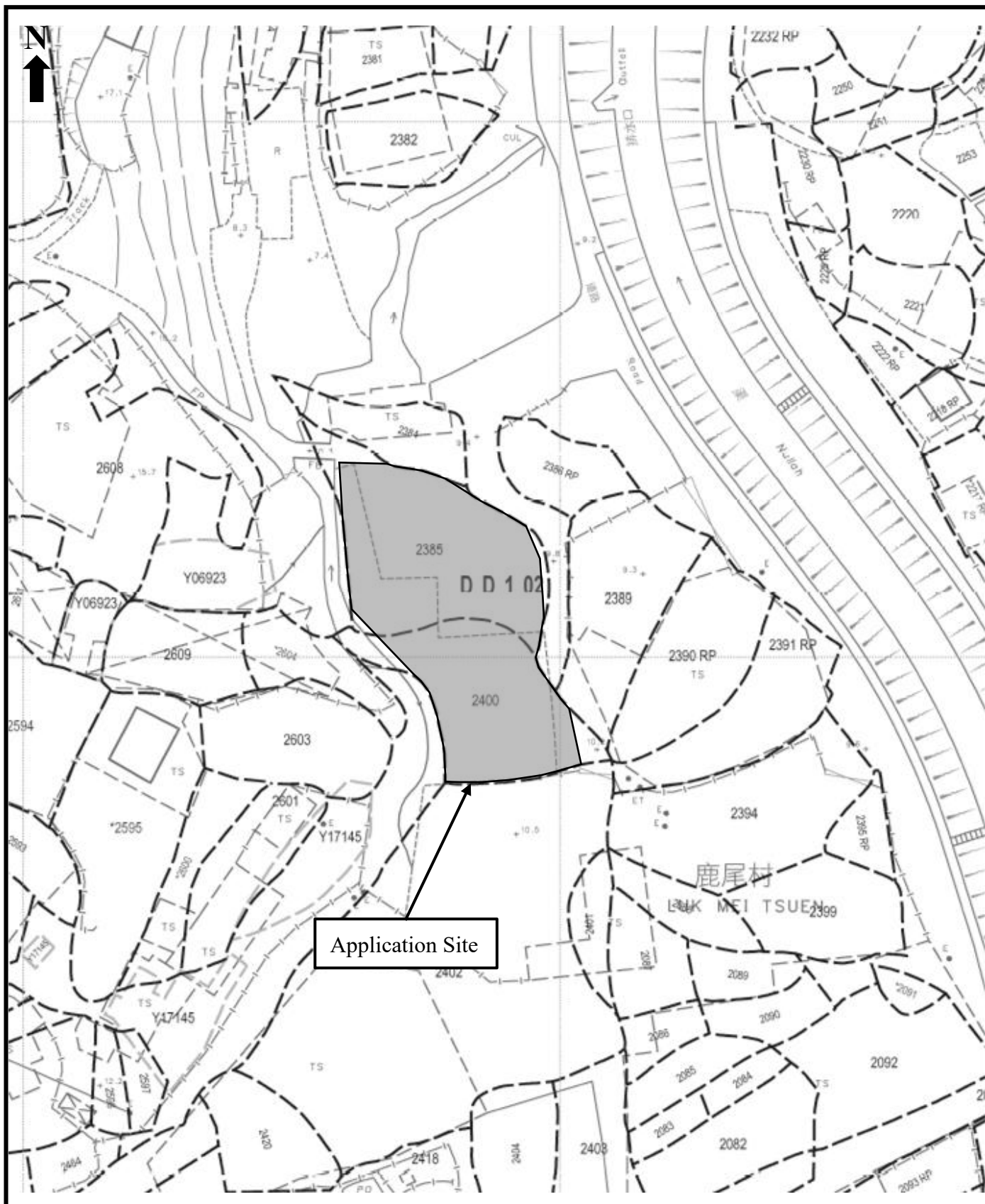
According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\begin{aligned}\text{Time of Concentration (t}_c\text{)} &= 0.14465 [L/(H^{0.2} \times A^{0.1})] \\ t_c &= 0.14465 [36/(1.11^{0.2} \times 1,660^{0.1})] \\ t_c &= 2.43 \text{ minutes}\end{aligned}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 300mm/hr.

$$\begin{aligned}\text{By Rational Method, } Q &= 1 \times 300 \times 1,660 / 3,600 \\ \therefore Q &= 138.33 \text{ l/s} = 8,300 \text{ l/min} = 0.138 \text{ m}^3/\text{s}\end{aligned}$$

In accordance with the Chart for the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of 1:90, 375mm surface U-channel proposed by the applicant is considered adequate to dissipate all the storm water generated at the application site.



Application Site

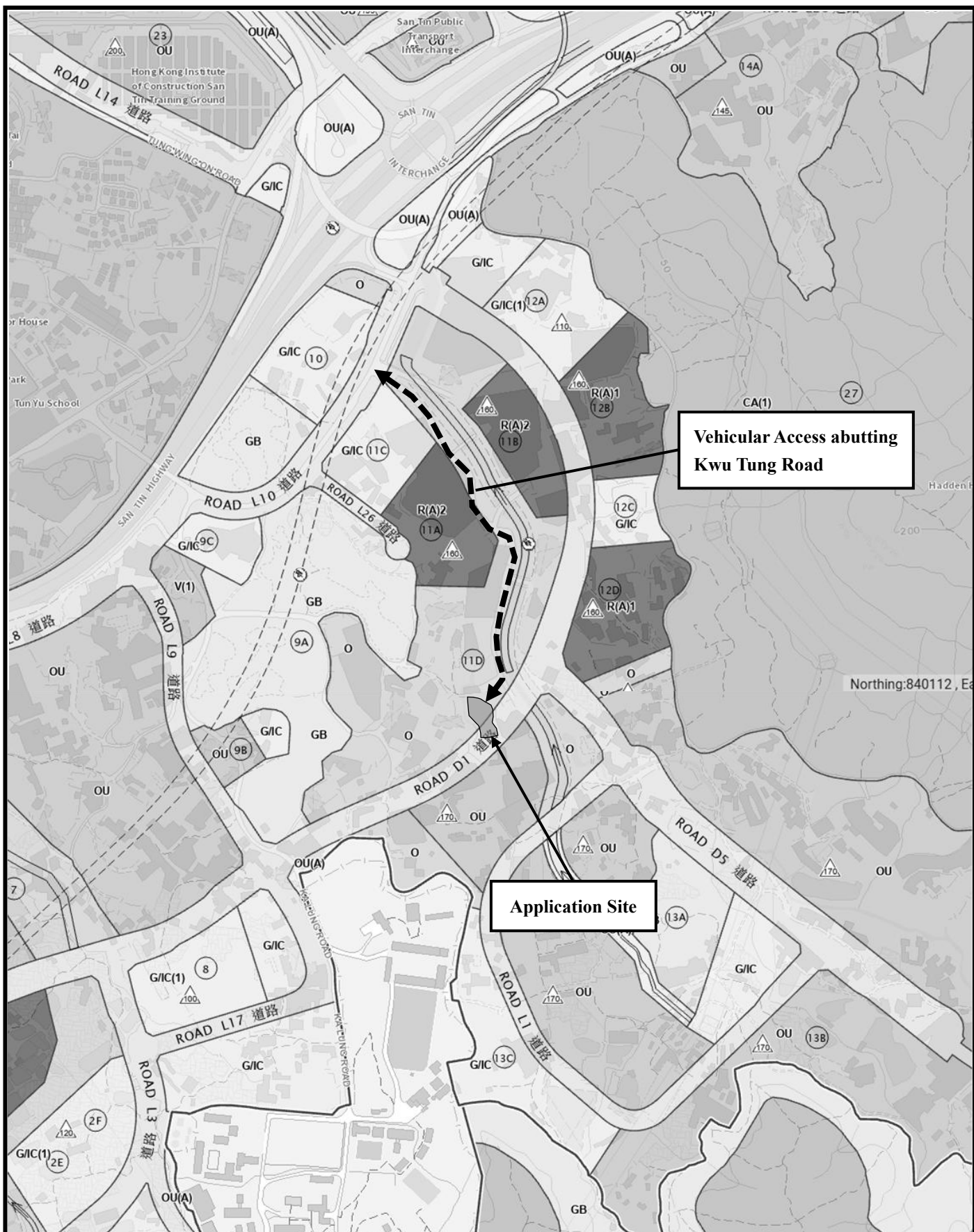
Proposed Development:

**Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

**Figure 1:  
Site Plan**

Scale:  
**1:1000**

Remarks:



**Figure 2:**

Extract from OZP No. S/STT/2

Scale:

1:7500

Proposed Development:

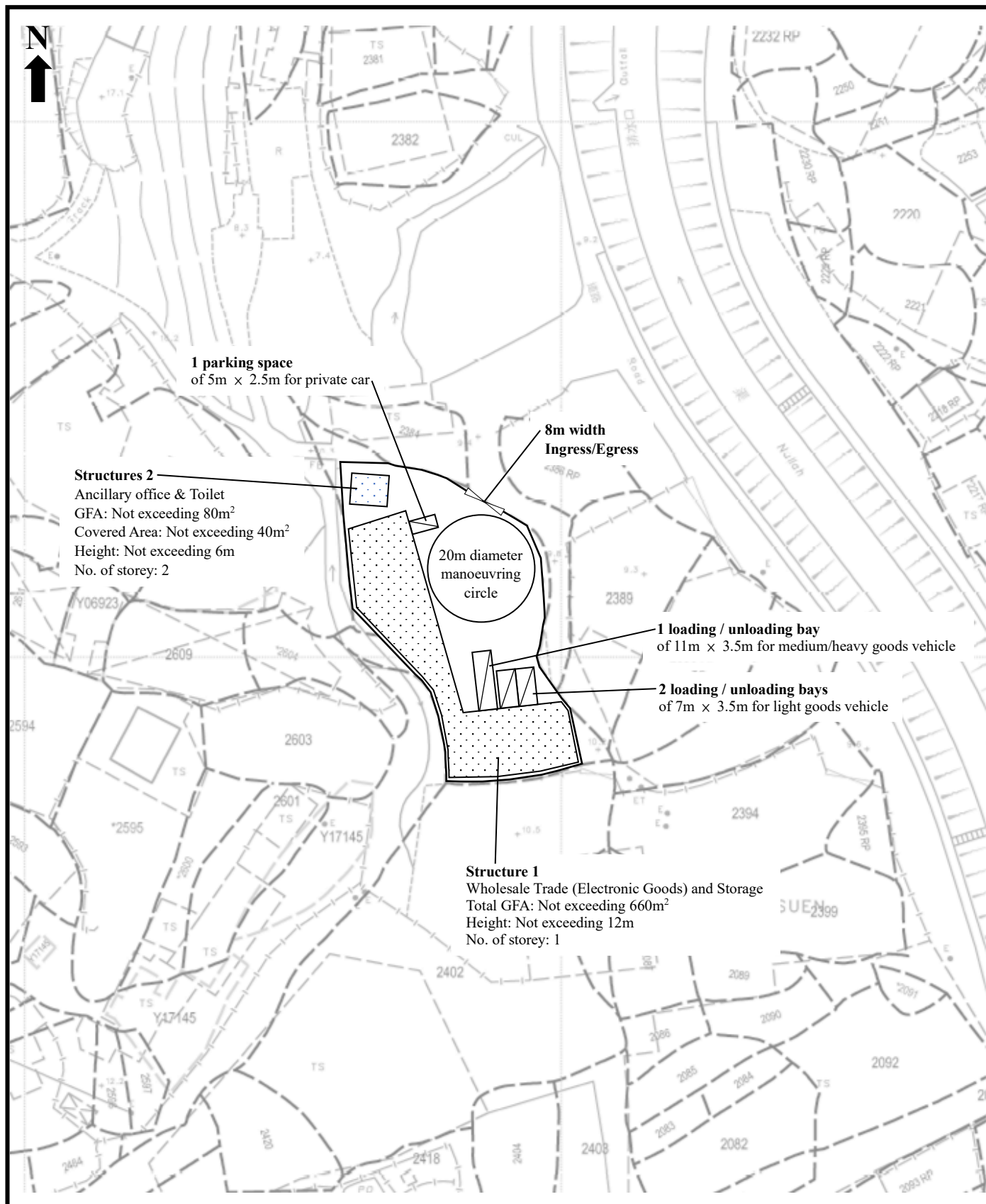
Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.

Remarks:



Vehicular Access abutting Kwu Tung Road





Proposed Development:

**Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

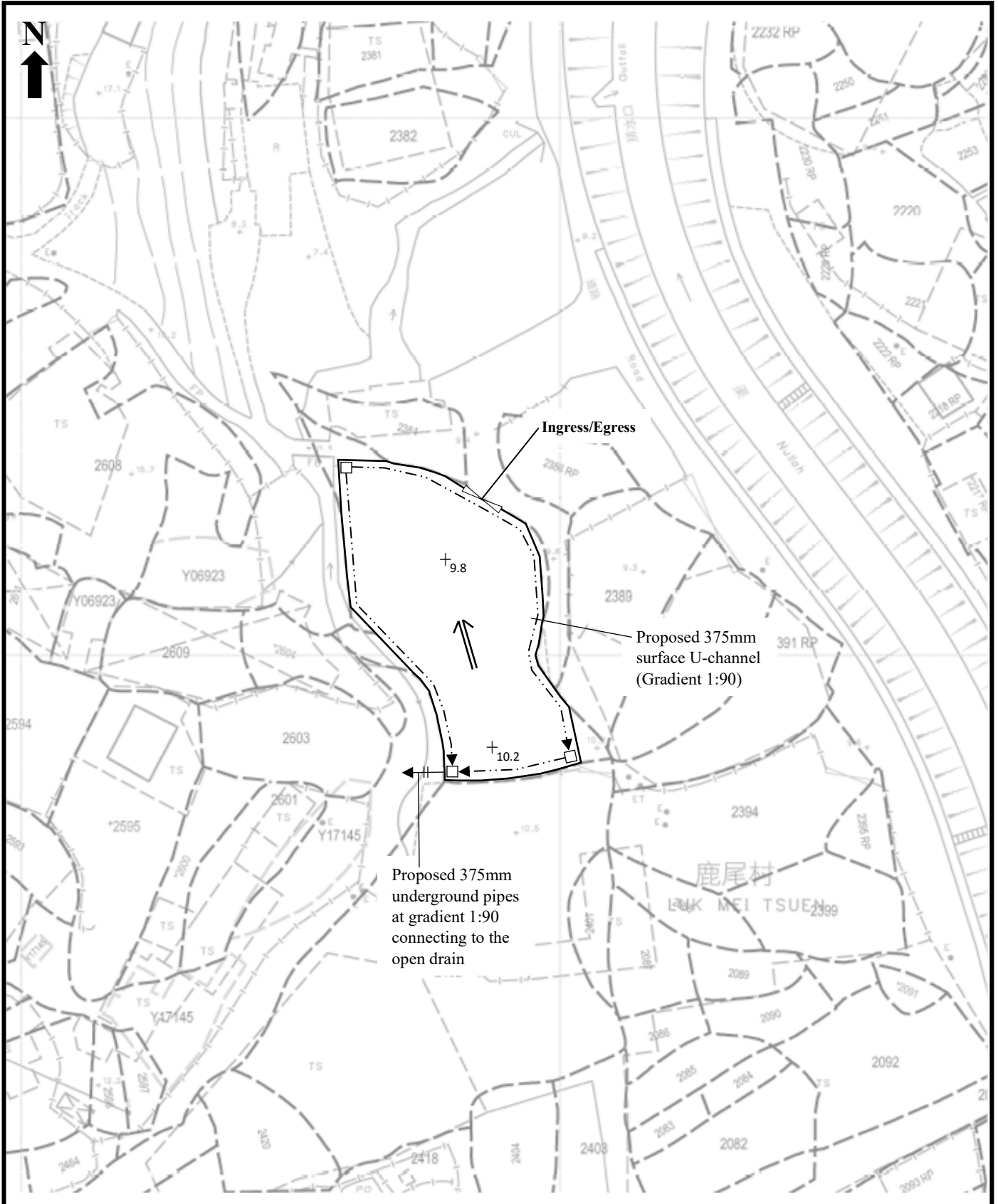
**Figure 3:**

**Proposed Layout Plan**

Scale:

**1:1000**

Remarks:



Proposed Development:

**Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

**Figure 4:**

**Proposed Drainage Plan**

Scale:

**1:1000**

Remarks:

+<sub>10.2</sub> Spot Level (mPD)

← Flow of surface runoff

□ Catchpit with sand traps

Total: 2 pages

Date: 29<sup>th</sup> April, 2025

TPB Ref.: A/STT/23

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

Dear Sir / Madam,

**Supplementary Information for S.16 Application for Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

Referring to the captioned application, I hereby provided the FSI proposal for the considerations by the relevant Department. It is confirmed that no combustibles materials to be kept or stored at the entire site.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,

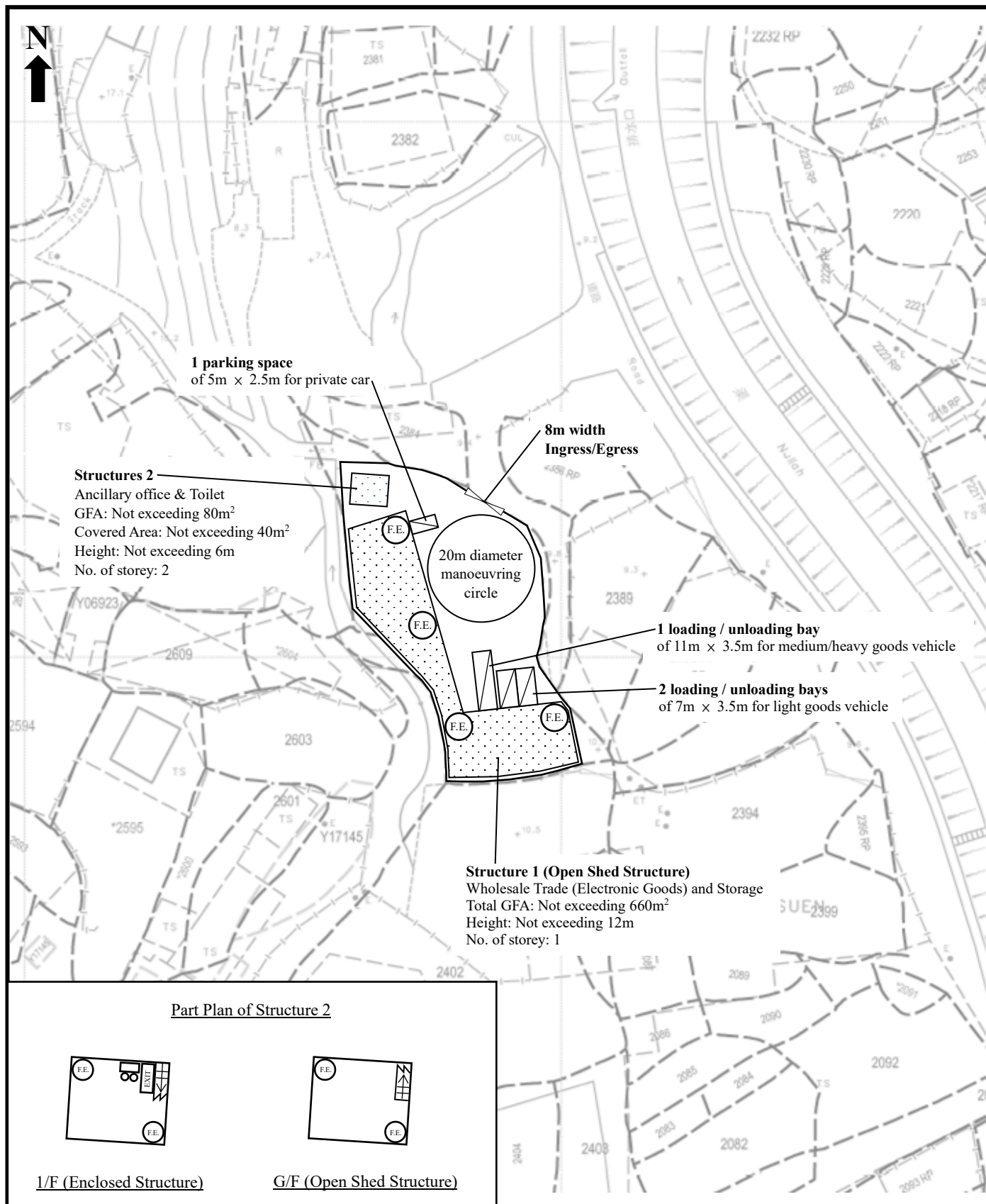
*For and on behalf of*  
Ever United Planning and Development Limited  
恒匯規劃發展有限公司

  
.....  
*Authorized Signature(s)*

Cyrus TANG

C.C. Fanling, Sheung Shui & Yuen Long East District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road,  
Tsuen Wan, N.T.  
(Attn.: Mr. CHAN Yuet Sang, Timothy)





Proposed Development:

**Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

**Figure 5:**

**Fire Services  
Installation Layout Plan**

Scale:

**1:1000**

Remarks:



5kg dry powder type  
fire extinguisher



Emergency lighting



Exit sign



Total: 1 page

Date: 29<sup>th</sup> April, 2025

TPB Ref.: A/STT/23

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

Dear Sir / Madam,

**Supplementary Information for S.16 Application for Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

Referring to the captioned application, I hereby clarify that the electronic goods being wholesaled and stored are household electronic devices including refrigerator, air conditioner, television, computer, printer, etc.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,

*For and on behalf of*  
Ever United Planning and Development Limited  
恒滙規劃發展有限公司



.....  
*Authorized Signature(s)*

Cyrus TANG

C.C. Fanling, Sheung Shui & Yuen Long East District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road,  
Tsuen Wan, N.T.  
(Attn.: Mr. CHAN Yuet Sang, Timothy)

Total: 6 pages

Date: 2<sup>nd</sup> June, 2025

TPB Ref.: A/STT/23

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

Dear Sir / Madam,

**Further Information for S.16 Application for Temporary Wholesale Trade  
(Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years  
at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

Referring to captioned application, please kindly find our response to the Departmental comments received as below:

(a) AFCD's comments: There is a watercourse located to the west of the application site. Please clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during operation.

Referring to the comments from AFCD, we would like to explain that no landfilling or construction works will be carried out and the electronic goods are stored in the existing warehouse. Besides, the electronic goods being stored in the application site are all wholesale electronic products with decent packing (e.g. refrigerator, air conditioner, television, computer, printer, etc.). Therefore, no chemicals leakage will be anticipated. Furthermore, the drainage facilities will be provided with following the standard of DSD. Only rainfall but no pollutant or sand will be discharged to the watercourse at the west. Since no pollution will be generated by the proposed development, no disturbance to the watercourse will be anticipated.

(b) TD's comments: Although the vehicular access abutting Kwu Tung Road is not managed by Transport Department, please provide information to demonstrate that the width of the vehicular access linking the application site can cater for passage of Heavy Goods Vehicle (HGV).

The swept path analysis is shown on Figure A to D. And it can be seen that the heavy goods vehicles can smoothly manoeuvre from the Kwu Tung Road to the subject site. There are sufficient width and passing areas throughout the whole vehicular access. Therefore, the vehicular access linking the application site can cater for passage of HGV.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,

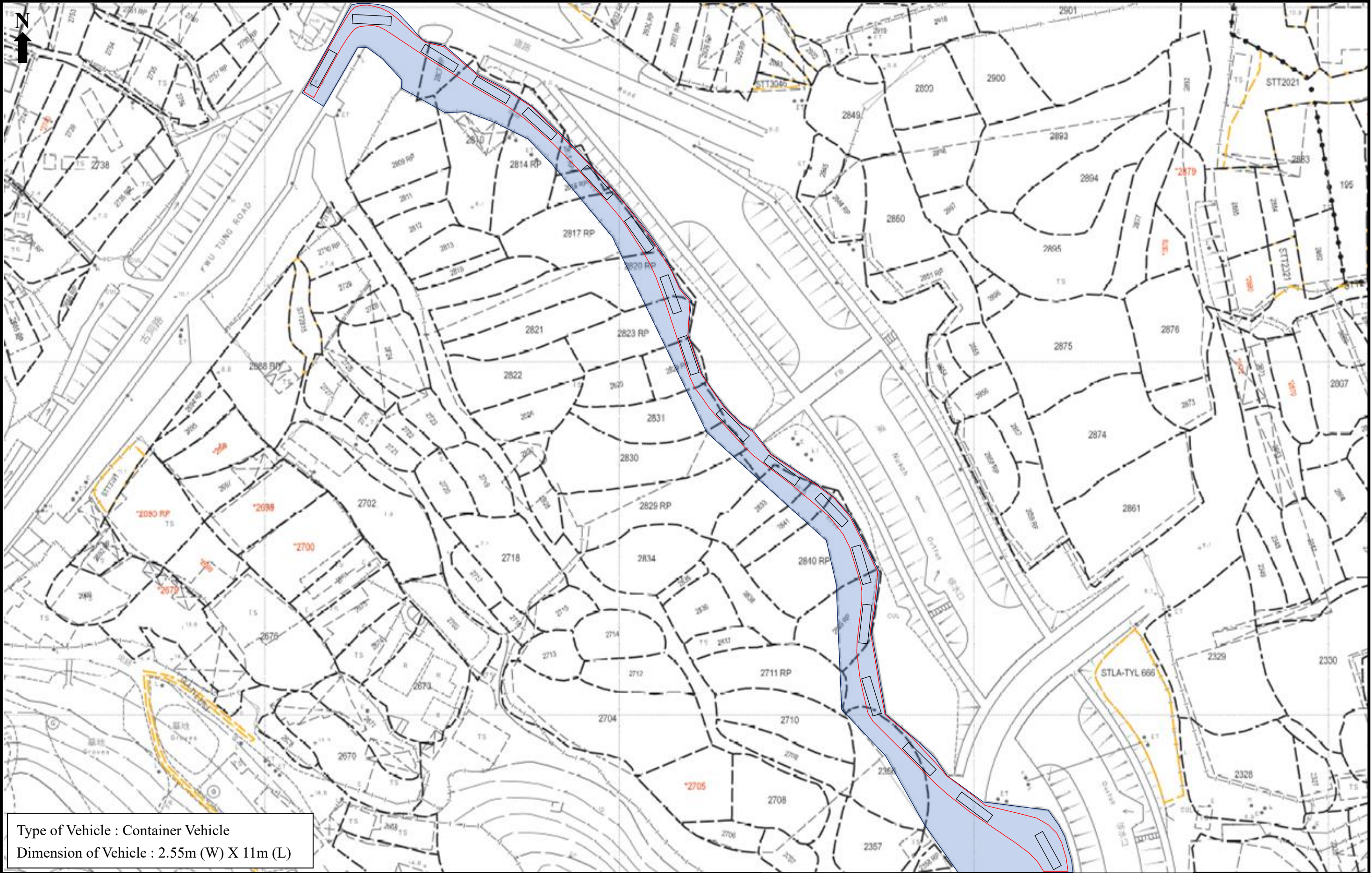
For and on behalf of  
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.....  
Authorized Signature(s)

Cyrus TANG

C.C. Fanling, Sheung Shui & Yuen Long East District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road,  
Tsuen Wan, N.T.  
(Attn.: Mr. CHAN Yuet Sang, Timothy)





Type of Vehicle : Container Vehicle  
Dimension of Vehicle : 2.55m (W) X 11m (L)

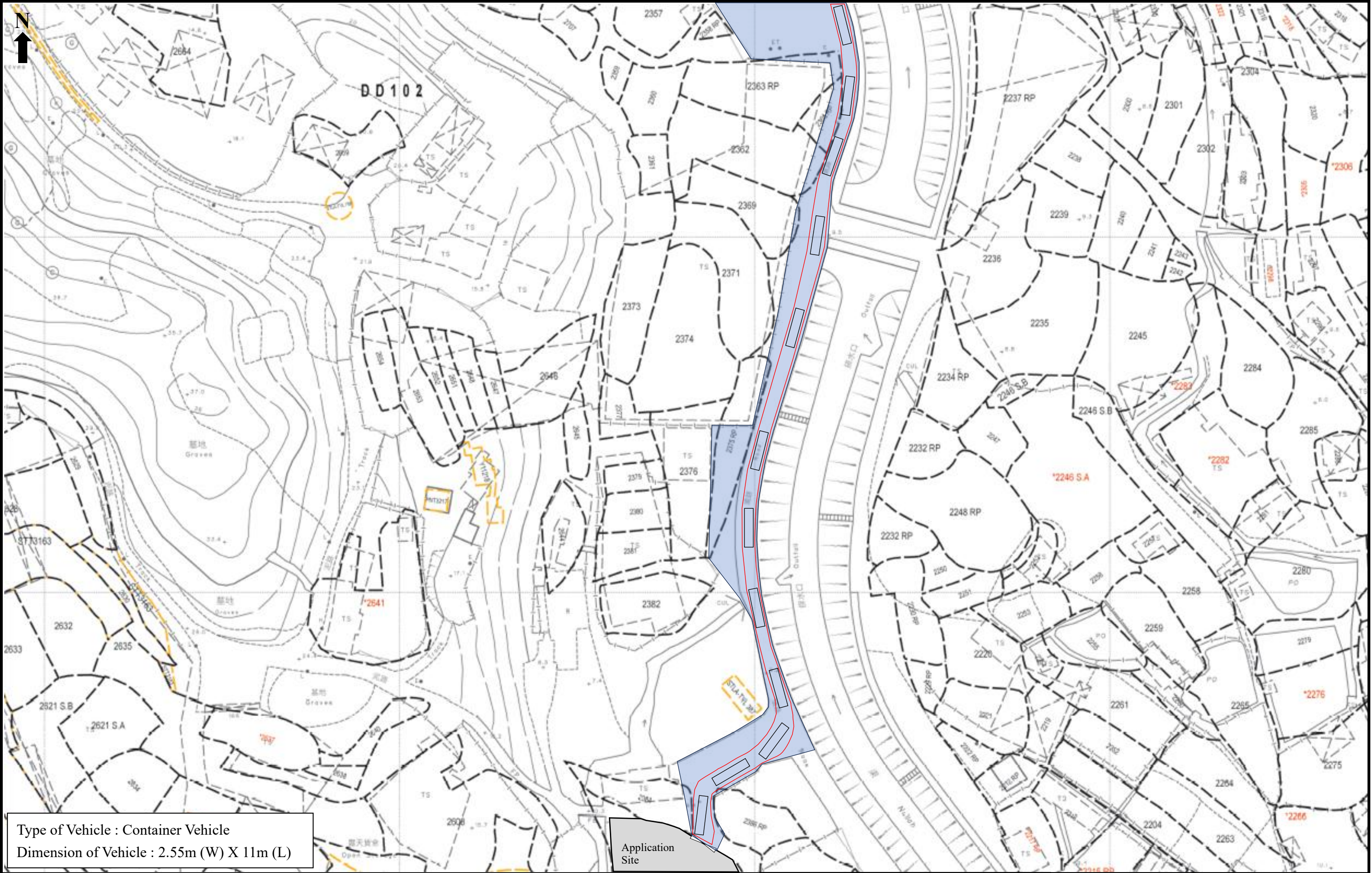
Proposed Development:  
**Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part)**  
in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.

**Figure A:**  
**Swept Path Analysis**  
(From Kwu Tung Road to Application Site – Part 1)

Scale:  
1:1000

Remarks:  
 Access Road





Type of Vehicle : Container Vehicle  
 Dimension of Vehicle : 2.55m (W) X 11m (L)

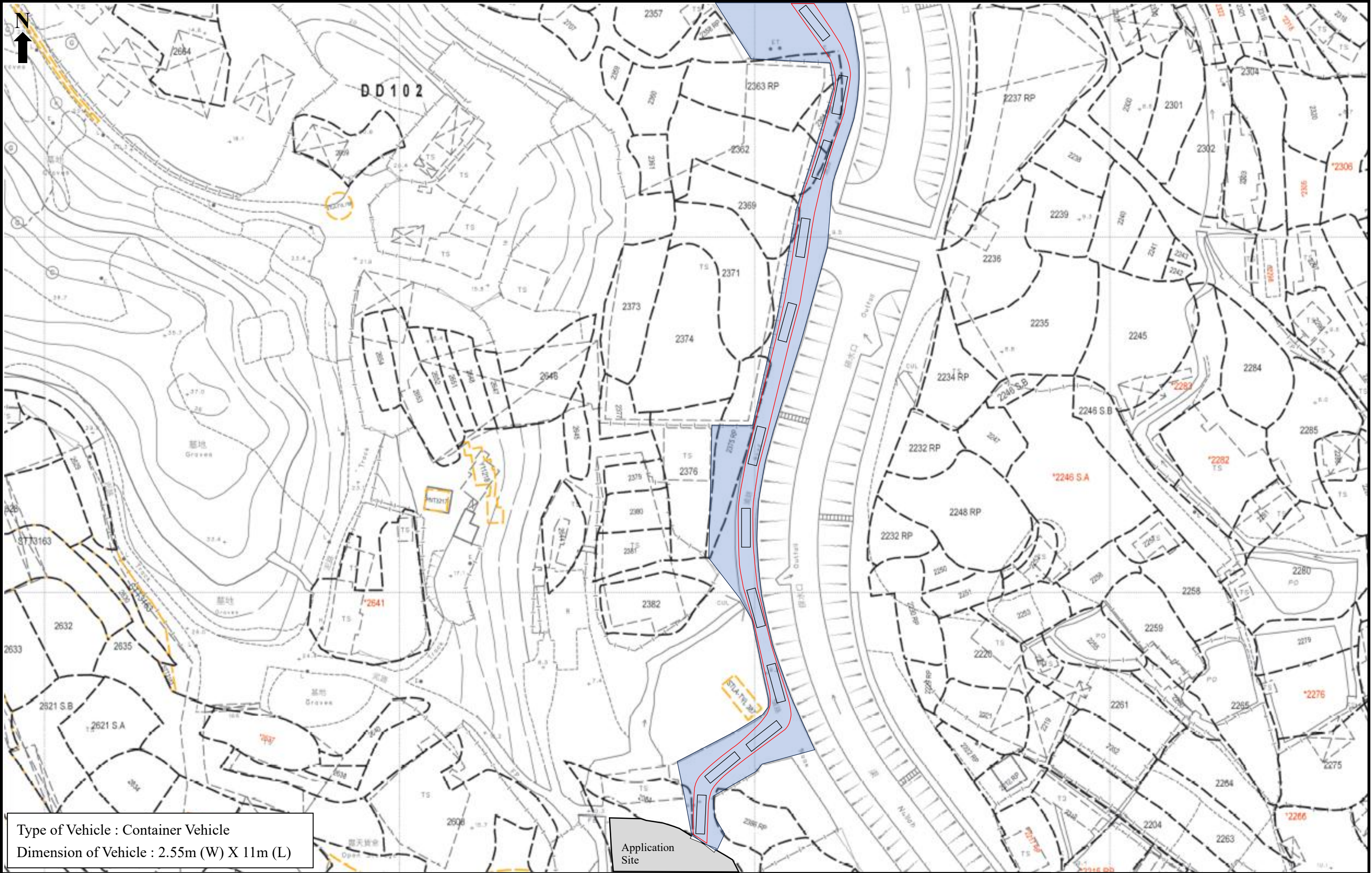
Proposed Development:  
**Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

**Figure B:**  
**Swept Path Analysis**  
**(From Kwu Tung Road to Application Site – Part 2)**

Scale:  
 1:1000

Remarks:  
 Access Road






Type of Vehicle : Container Vehicle  
Dimension of Vehicle : 2.55m (W) X 11m (L)

Application Site

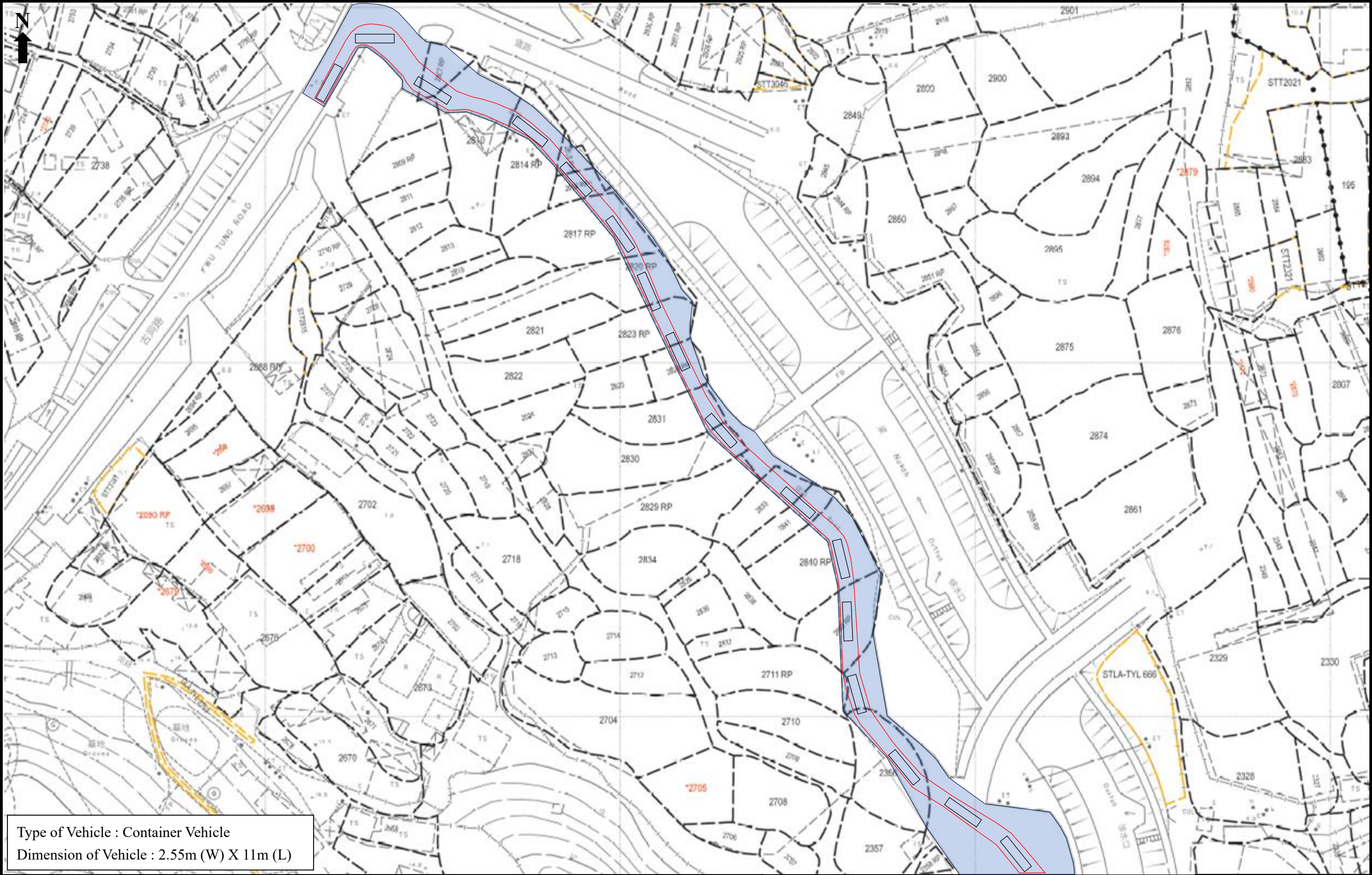
Proposed Development:  
**Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

**Figure C:**  
**Swept Path Analysis**  
**(From Application Site to Kwu Tung Road – Part 1)**

Scale:  
**1:1000**

Remarks:  
 Access Road






Type of Vehicle : Container Vehicle  
Dimension of Vehicle : 2.55m (W) X 11m (L)

Proposed Development:  
**Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part)**  
in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.

**Figure D:**  
**Swept Path Analysis**  
**(From Application Site to Kwu Tung Road – Part 2)**

Scale:  
1:1000

Remarks:  
 Access Road



Total: 2 pages

Date: 11<sup>th</sup> June, 2025

TPB Ref.: A/STT/23

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

Dear Sir / Madam,

**Further Information for S.16 Application for Temporary Wholesale Trade  
(Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years  
at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.**

Referring to captioned application, we would like to clarify the following issues:

1. The swept path analysis (Figure A to D) submitted on 2.6.2025 is conducted with “Heavy Goods Vehicle” instead of container vehicle. The applicant confirmed that no container vehicle will access to the application site.
2. The applicant confirmed that the Structure 1 for wholesale trade (electronic goods) and storage purposes is a three-side enclosed structure. The Structure 1 is not fully enclosed.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,

For and on behalf of  
Ever United Planning and Development Limited  
恒匯規劃發展有限公司



.....  
Authorized Signature(s)

Cyrus TANG



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Unit 2202, 22/F, CDW Building,  
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(Attn.: Mr. CHAN Yuet Sang, Timothy)

**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)</b>
1.	A/YL-NTM/94	Proposed Pond Filling (for Temporary Open Storage of Marble and New Sanitary Fittings for a Period of 3 Years)	11.8.2000
2.	A/YL-NTM/245*	Proposed Pond Filling for Permitted Agricultural Use	12.2.2010 [revoked on 30.11.2012]
3.	A/YL-NTM/316	Proposed Filling of Ponds for Open Storage Use (Tiles and Metal Constructon Equipments)	8.5.2015
4.	A/YL-NTM/349	Proposed Filling of Ponds for Permitted Open Storage Use (Tiles and Metal Construction Equipment)	2.3.2018
5.	A/YL-NTM/453*	Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years	13.1.2023 [revoked on 13.7.2023]

\* denotes permission revoked

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 2385 and 2400 in D.D.102 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are detailed in **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection:

- considering the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, it is noted that the applied use would involve traffic of heavy vehicle and would not involve dusty operations. There are no residential premises within 100m boundary of the Site. Based on the above, he has no objection to the application from environmental planning perspective;
- no environmental complaints relating to the Site was recorded in the past three years; and
- advisory comments are detailed in **Appendix IV**.

**3. Traffic**

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering point of view; and
- advisory comments are detailed in **Appendix IV**.

**4. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on aerial photo of February 2024, the Site is located in an area of rural plain landscape character comprising temporary structures, open storages, a river channel and scattered tree groups. The applied use is not incompatible with the surrounding landscape character; and
- the Site is hard paved with a temporary structure and car parking. Adverse landscape impact within the Site arising from the applied use is not anticipated.

## 5. **Drainage**

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

- no in-principle objection to the application from drainage operation and maintenance point of view;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix IV**.

## 6. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided on the Site; and
- advisory comments are detailed in **Appendix IV**.

## 7. **Other Departments**

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

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), 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 the San Tin Technopole (the Technopole). The Site may be resumed by the Government and the applied use at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that:
  - the Site falls within the boundary of Phase 2 Development of the Technopole. It is planned that the land resumption for Phase 2 Development of the Technopole will commence progressively in early 2027 and the land resumption involving the Site may commence in the coming three years;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit structure(s) erected within the private lot(s). The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport that:
  - sufficient manoeuvring spaces should be provided within the Site or its adjacent area;
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
  - the local track leading to the Site is not under purview of Transport Department. The applicant shall obtain consent of relevant lot owners/managing department of the local track for using it as the vehicular access to the Site;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the Site to Kwu Tung Road; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that:
- the effect due to Tunnel Boring Machine tunneling works under the Northern Link Main Line adjacent to the Site shall be considered during the operation of the applied use at the Site;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant shall 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 the Environmental Protection Department; and
  - sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, the applicant should provide proper sewage collection and treatment facilities in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23. All effluent discharges from the applied use are subject to control under WPCO;
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (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. As existing drains are running through the Site, the applicant shall ensure that the flow remains unobstructed during the period;
  - the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
  - no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from the DEP 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;
- (k) to note the comments of the Director of Fire Services (D of FS) that:
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that two 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 should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - 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;
  - for UBW erected on leased land, enforcement action may be taken by 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.

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**From:** [REDACTED]  
**Sent:** 2025-05-22 星期四 02:58:09  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/STT/23 DD 102 Ngau Tam Mei

A/STT/23

Lot 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long

Site area: About 1,660sq.m

Zoning: "Open Space" and area shown as 'Road'

Applied use: Wholesale Trade (Electronic Goods) and Storage / 4 Vehicle Parking

Dear TPB Members,

A/YL-NTM/453 approved 13 Jan 2023. Revoked 13 July 2023 for failure to fulfil Drainage and Fire conditions. Zoning at the time was Open Storage.

Now rezoned of Open Space and Road. Slight increase in size.

The planning statement mentions a Drainage proposal indicating that no steps had been taken to implement the conditions of 453.

Note there is no mention of addressing the Fire conditions. The operation deals in electronic goods, very inflammable and can produce black smoke and noxious fumes if there is a fire.

Members have a duty to inquire into this provision.

Mary Mulvihill