

2026年 5月 13日

此文件在 2026-05-13 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收到
申請。

The application is received on 2026-05-13.
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all required forms and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-NTM 1487
	Date Received 收到日期	2026-05-13

- 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)

Southern Sea Investment Limited 南洋投資有限公司

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)

R-riches Planning Limited 盈卓規劃有限公司

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 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 4,929 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 432 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" Zone and Area shown as 'Road'
(f) Current use(s) 現時用途	Open storage (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
06/03/2026 - 20/03/2026 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/04/2026 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years

(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 4,497sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 432sq.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 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 432sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 432sq.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	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
TOTAL		432 m ² (ABOUT)	432 m ² (ABOUT)	

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 4

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

Others (Please Specify) 其他 (請列明) Container Vehicle Parking Spaces 5

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

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) Container Vehicle Spaces 1

Proposed operating hours 擬議營運時間 07:00 to 19:00 from Monday to Saturday. No operation on Sunday and public holiday.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from San Tam Road via a local access ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
--	--

(B) 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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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

Matthew NG

Director (Planning and Development)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☒ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

MRTPI, MPFA, MCIP-I, CMILT

on behalf of

代表

R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期

11/05/2026

(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 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories
Site area 地盤面積	4,929 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15
Zoning 地帶	"Government, Institution or Community" Zone and Area shown as 'Road'
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	432 ☒ About 約 ☐ Not more than 不多於	0.088 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A ☐ (Not more than 不多於) m 米	
		N/A ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	4.5 (about) ☐ (Not more than 不多於) m 米	
		1 ☐ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	8.8 % ☒ 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		9
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Container Vehicle Parking Spaces _____ _____		4 N/A N/A N/A N/A 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) Container Vehicle Spaces _____ _____		N/A N/A 1 N/A N/A 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Plans showing the location/zoning/land status of the Site; Plans showing the location/zoning of the original premises; Plan showing the STT development and land resumption; TPB PG-No.13G; Swept path analysis; Fire service installations proposal; and Accepted drainage and run-in/out proposals under previous application No. A/YL-NTM/478.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

Annex 1
Revised Planning Statement

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY CONTAINER VEHICLE PARK AND OPEN STORAGE OF
CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
IN “GOVERNMENT, INSTITUTION OR COMMUNITY” ZONE AND AREA SHOWN AS ‘ROAD’,**

**LOTS 2543 RP (PART), 2544 RP, 2545 (PART),
2546 (PART), 2547 (PART), 2548 (PART) AND 2549 RP IN D.D. 104,
NGAU TAM MEI, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Southern Sea Investment Limited

Consultancy Team

R-riches Planning Limited

FILE CONTROL

FILE NAME : DD104 Lot 2543 RP & VL-Planning Statement (20260522) Ver1.0

FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD104 Lot 2543 RP & VL - OS in HTF (NDA)\Submission (Apr 26)\Planning Statement

REVISION NO. : 1.0

APPLICANT : Southern Sea Investment Limited

TYPE OF APPLICATION : S.16 Planning Application

PROPOSED USE : Proposed Temporary Container Vehicle Park and Open Storage of Construction Materials and Machinery with Ancillary Facilities

SITE LOCATION : Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260522)	CC (20260522)

CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
2. JUSTIFICATION	7
<i>To facilitate the relocation of the Original Premises affected by the San Tin Technopole</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>Same applied uses as those in the Original Premises</i>	7
<i>Applicant's effort in compliance with conditions under the previous permission</i>	8
<i>Approval of the application would not frustrate the long-term planning intention of the "G/IC" zone</i>	9
<i>The proposed development is not incompatible with surrounding land uses</i>	9
3. SITE CONTEXT	10
<i>Site location</i>	10
<i>Accessibility</i>	10
<i>Existing site condition</i>	10
<i>Surrounding area</i>	10
4. PLANNING CONTEXT	11
<i>Zoning</i>	11
<i>Planning intention</i>	11
<i>Previous application</i>	11
<i>Similar application</i>	11
<i>TPB PG-No. 13G</i>	11
<i>Land status</i>	12
5. DEVELOPMENT PROPOSAL	13
<i>Development details</i>	13
<i>Operation mode</i>	13
<i>Minimal traffic impact</i>	14
<i>Minimal environmental impact</i>	15
<i>Minimal landscape impact</i>	15
<i>Minimal drainage impact</i>	16
<i>Fire safety aspect</i>	16
6. CONCLUSION	17

LIST OF APPENDICES

Appendix I	Details of the Original Premises
Appendix II	Run-in/out proposal accepted under the previous application
Appendix III	Drainage proposal accepted under the previous application
Appendix IV	Fire service installations proposal

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises – location and zoning
Plan 5	Original Premises – NDA phasing
Plan 6	TPB PG-No. 13G
Plan 7	Layout plan
Plan 8	Swept path analysis

LIST OF TABLES

Table 1	Differences between the Original Premises and the Site
Table 2	Planning conditions under previous application No. A/YL-NTM/478
Table 3	Development parameters
Table 4	Details of the proposed structures
Table 5	Provisions of the parking and L/UL spaces
Table 6	Estimated trip generation and attraction

EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Government, Institution or Community" ("G/IC") and an area shown as 'Road' on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15. The Site occupies an area of 4,929 m² (about). 2 single-storey structures are proposed for storage of construction material and machinery, site office and washroom with total gross floor area (GFA) of 432 m² (about). The remaining area is reserved for open storage of construction material and machinery, container vehicle park, vehicle parking and loading/unloading (L/UL) spaces, and vehicle circulation area.
- The Site is accessible from Sam Tam Road via a local access. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the premises of the affected business operator (the Original Premises/affected business premises) is affected by Government's land resumption for the development of the San Tin Technopole;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied uses are the same as those in the affected business premises;
 - the applicant has spent effort in compliance with conditions under the previous planning permission;
 - the proposed development is considered not incompatible with surrounding land uses; and
 - the proposed development is only on a temporary basis, approval of the planning application will not frustrate the long-term planning intention of the "G/IC" zone.
- Details of development parameters are as follows:

Site area	4,929 m ² (about)
Covered area	432 m ² (about)
Uncovered area	4,497 m ² (about)
Plot ratio	0.088 (about)
Site coverage	8.8% (about)
No. of structure	2
Total GFA	432 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	432 m ² (about)
Building height	4.5 m (about)
No. of storey	1

行政摘要（內文如與英文版本有任何差異，應以英文版本為準）

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關新界元朗牛潭尾丈量約份第 104 約多個地段的規劃申請，於上述地點作「**擬議臨時貨櫃車停車場及露天存放建築材料和機械連附屬設施（為期 3 年）**」（擬議發展）。
- 申請地點所在的地區在《牛潭尾分區計劃大綱草圖編號 S/YL-NTM/15》上劃為「政府、機構或社區」地帶及顯示為「道路」。申請地盤面積為 4,929 平方米（約）。申請地點將設有 2 座單層構築物作存放建築材料和機械、辦公室及洗手間用途，構築物的總樓面面積合共為 432 平方米（約），其餘地方將預留作貨櫃車停車場、露天存放建築材料和機械、車輛停泊和上／落貨位及車輛流轉空間。
- 申請地點可從新潭路經一條地區道路前往。擬議發展的作業時間為星期一至六上午七時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 在地經營者原來的經營處所受到政府的「新田科技城」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與受影響的經營處所用途一致；
 - 申請人曾經致力履行先前規劃許可的附帶條件；
 - 擬議發展與周邊地方的用途並非不協調；及
 - 擬議發展只屬臨時性質，批出規劃許可不會影響「政府、機構或社區」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	4,929 平方米（約）
上蓋總面積：	432 平方米（約）
露天地方面積：	4,497 平方米（約）
地積比率：	0.088（約）
上蓋覆蓋率：	8.8%（約）
樓宇數目：	2 座
總樓面面積	432 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	432 平方米（約）
構築物高度：	4.5 米（約）
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Southern Sea Investment Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant intends to use the Site for '**Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years**' (the proposed development). The Site falls within an area zoned "Government, Institution or Community" ("G/IC") and an area shown as 'Road' on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15 (**Plan 2**)². According to the Notes of the OZP, the applied uses are not Column 1 nor 2 uses within the "G/IC" zone, which require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings (**Plans 1 to 8**) and supplementary information, including the details of the Original Premises (**Appendix I**), accepted run-in/out and drainage proposals under the previous application No. A/YL-NTM/478 (**Appendices II and III**) and the latest fire service installations (FSIs) proposal (**Appendix IV**), are provided with this Planning Statement. Other assessments to mitigate the potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureau/ departments and members of the Board.

¹ **Southern Sea Investment Limited**, the applicant, was commissioned by **Chun Sing Engineering Company Limited**, the affected business operator, to facilitate the relocation of the Original Premises. Details of the Original Premises are provided at **Appendix I**.

² The Site fell within an area zoned "Residential (Group D)" ("R(D)") on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14. On 31.10.2025, the draft Ngau Tam Mei OZP No. S/YL-NTM/15 was exhibited, on which the Site now falls within an area partly zoned "G/IC" and partly shown as 'Road'.

2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by the San Tin Technopole

- 2.1 The current application intends to facilitate the relocation of the Original Premises in San Tin (i.e. formerly Lot 769 RP (Part) in D.D. 99) due to land resumption and to pave way for the development of the San Tin Technopole (**Plans 4 and 5**). The Original Premises, which has been occupied by the applied uses since the early 1990s, currently falls within an area zoned "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") on the Draft San Tin Technopole OZP No. S/STT/1 (**Plan 4**).
- 2.2 With reference to the implementation programme, the Original Premises falls within the land resumption limit for the Phase 1 Development of the San Tin Technopole (**Plan 5**). As the land where the Original Premises is located will be developed for innovation and technology-related uses upon completion of the San Tin Technopole, the concerned land was reverted to the Government under G.N. 1322 in August 2024. Therefore, the applicant desperately needs to identify a suitable site for the relocation of the affected business operator in order to continue the business operation, and minimise the impact on the implementation programme of government development projects.
- 2.3 In October 2024, a S.16 planning application No. A/YL-NTM/478 for open storage of construction materials and machinery with ancillary facilities and associated filling of pond was submitted by the same applicant and approved by the Board to facilitate the relocation of the Original Premises. Nonetheless, considering the business nature of the affected business operator, the Original Premises had also served as a container vehicle park for parking of the affected business operator's fleet for delivery of construction materials and machinery. As such, the current application is submitted to reflect the actual operational need of the affected business operator, which is crucial for the smooth relocation of the entire affected business.

Applicant's effort in identifying suitable site for relocation

- 2.4 Ahead of the submission of the previous application No. A/YL-NTM/478, the applicant has spent effort to relocate the Original Premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or the site area being too small. The Site was identified for relocation after a lengthy site searching process as it is relatively flat and easily accessible from San Tam Road via a local access.

Same applied uses as those in the Original Premises

- 2.5 The proposed development involves the operation of container vehicle park and open storage of construction material and machinery with ancillary facilities to support the daily operation of the Site. The applied uses are the same as those in the Original Premises. The site area

(i.e. about 4,929 m², -10%) and GFA (i.e. about 432 m², -10%) are also similar to the Original Premises. Details of the Original Premises are shown at **Table 1** below.

Table 1 - Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site area	5,496 m ²	4,929 m ²	-567 m ² , -10%
GFA	480 m ²	432 m ²	-48 m ² , -10%

- 2.6 A significant portion of the Site (i.e. 4,497 m²; 91.2%) is uncovered and designated for container vehicle park, open storage, vehicle L/UL and parking spaces and circulation area, in order to support the daily operation of the Site. According to the applicant, the Original Premises in San Tin lack adequate circulation space, resulting in prolonged waiting times for L/UL activities of goods. Therefore, a substantial amount of circulation space is reserved at the Site so as to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impacts to the surrounding road networks.

Applicant's effort in compliance with conditions under the previous permission

- 2.7 The applicant has spent effort in complying most of the planning conditions under the previous application No. A/YL-NTM/478. Details are shown at **Table 2** below:

Table 2 –Planning conditions under previous application No. A/YL-NTM/478

Planning conditions		Compliance
(a)	The submission of a drainage proposal	25.09.2025
(b)	The implementation of the drainage proposal	Not yet complied with
(d)	The provision of fire extinguisher(s)	28.10.2024
(e)	The submission of an FSIs proposal	27.03.2025
(f)	The implementation of the FSIs proposal	Not yet complied with
(g)	The submission of a run-in/out proposal	25.07.2025
(h)	The implementation of the run-in/out proposal	Not yet complied with

- 2.8 The run-in/out proposal submitted by the applicant was accepted by the Commissioner for Transport (C for T) and the Director of Highways (D of Hy) in July 2025 (**Appendix II**). The applicant submitted an Excavation Permit (XP) application to D of Hy in December 2025 so as to implement the run-in/out proposal. The applicant has obtained the XP in April 2026 and will launch relevant works and submit photographic records of the run-in/out for the consideration of relevant authorities.
- 2.9 The drainage proposal submitted by the applicant was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) in December 2025 (**Appendix III**). The applicant is currently seeking quotations from drainage contractors for the implementation works of the drainage facilities. Upon obtaining relevant planning

permission from the Board, the applicant will launch the implementation works and submit photographic records of the drainage facilities for the consideration of CE/MN, DSD.

- 2.10 The fire extinguishers installed by the applicant and the FSIs proposal submitted by the applicant were accepted by the Director of Fire Services (D of FS) in October 2024 and March 2025 respectively. In view of the latest *"Fire Safety Requirements for Temporary Storage and Structures under Planning Application, Short Term Tenancy & Short Term Waiver"* of the Fire Services Department, the applicant has submitted an updated FSIs proposal to enhance fire safety of the proposed development (**Appendix IV**). Upon obtaining relevant planning permission from the Board, the applicant will launch the construction works of the structures and install the necessary FSIs therewithin. Certificate of Fire Service Installation and Equipment (FS251) will be submitted for the consideration of D of FS.

Approval of the application would not frustrate the long-term planning intention of the "G/IC" zone

- 2.11 Although the Site falls within area zoned "G/IC" on the Draft Ngau Tam Mei OZP No. S/YL-NTM/15, there is no known long-term development plan to be executed for government, institution or community use at the Site. Therefore, the approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "G/IC" zone and would better utilise deserted land in the New Territories.
- 2.12 There is no approved planning application for 'Container Vehicle Park' and 'Open Storage' uses within the "G/IC" zone on the OZP. Meanwhile, a planning application No. A/YL-NTM/483 for proposed temporary warehouse with ancillary open storage was approved within the "Residential (Group A)" and "Open Space" zones on the same OZP³.
- 2.13 Despite the fact that the proposed development is not in line with planning intention of the "G/IC" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the "G/IC" zone.

The proposed development is not incompatible with surrounding land uses

- 2.14 The surrounding areas of the Site are considered to be in semi-rural character comprising open storage yards, warehouse, public vehicle park approved under planning application No. A/YL-NTM/469, transitional housing approved under planning application No. A/YL-NTM/470 and vacant/unused land. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with relevant planning conditions in relation to fire services and drainage aspects, so as to minimise the potential adverse impacts that would have arisen from the proposed development.

³ The application site of planning application No. A/YL-NTM/483 fell within the then "R(D)" zone on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 20 m east of San Tam Road; 5.5 km north of Yuen Long MTR Station; 5.6 km southwest of Lok Ma Chau BCP; 14.9 km southwest of Man Kam To BCP; 25.2 km southwest of Heung Yuen Wai BCP; and 2.4 km south of the Original Premises in San Tin.

Accessibility

- 3.2 The Site is accessible from San Tam Road via a local access (**Plan 1**).

Existing site condition

- 3.3 The Site is currently operated as an open storage yard with planning permission under planning application No. A/YL-NTM/478. The Site is generally flat and hard-paved.

Surrounding area

- 3.4 The Site is mainly surrounded by vacant land, woodland, ponds, public roads and temporary structures (**Plans 1 and 3**).
- 3.5 To its immediate north is grassland intermixed with ponds and woodland. To its further north is an existing drainage channel, across which are some temporary structures for warehouse and domestic uses.
- 3.6 To its immediate east is grassland intermixed with ponds and woodland. To its further east is the site of an approved transitional housing under planning application No. A/YL-NTM/470.
- 3.7 To its immediate south are sites occupied by temporary structures for logistics warehouse uses and open storage yards. To its further south are clusters of village houses and an open storage of construction machinery.
- 3.8 To its immediate west are land covered by vegetation and woodland. To its further west is San Tin Highway, across which are some temporary structures for open storage use.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "G/IC" and an area shown as 'Road' on the Draft Ngau Tam Mei OZP No. S/YL-NTM/15 (**Plan 2**)⁴. According to the Notes of the OZP, the applied uses are not Column 1 nor 2 uses within the "G/IC" zone, which require planning permission from the Board.

Planning intention

- 4.2 The planning intention of the "G/IC" zone is *primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.*

Previous application

- 4.3 The Site is subject of a previous planning application No. A/YL-NTM/478 submitted by the same applicant for proposed temporary open storage of construction materials and machinery with ancillary facilities and associated filling of pond, which was approved by the Board in 2024 on a temporary basis for a period of 3 years.

Similar application

- 4.4 There is no approved planning application for 'Container Vehicle Park' and 'Open Storage' uses within the "G/IC" zone on the OZP. Meanwhile, an application No. A/YL-NTM/483 for proposed temporary warehouse with ancillary open storage was approved within the "Residential (Group A)" and "Open Space" zones on the same OZP⁵.

Town Planning Board Guidelines (TPB PG-No.) 13G

- 4.5 *The Site falls within Category 3 areas (Plan 6), which are those outside Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic*

⁴ The Site fell within an area zoned "R(D)" on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14. On 31.10.2025, the draft Ngau Tam Mei OZP No. S/YL-NTM/15 was exhibited, on which the Site now falls within an area partly zoned "G/IC" and partly shown as 'Road'.

⁵ The application site of planning application No. A/YL-NTM/483 fell within the same "R(D)" zone on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14.

consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 4.6 Given that the applicant had demonstrated with genuine efforts for compliance with various planning conditions under the previous application that the proposed development would not generate significant adverse impacts on the surrounding areas, and the current application is on site with previous planning permission, approval of the current application is therefore considered in line with TPB PG-No. 13G and shall not set an undesirable precedent within the Category 3 areas. Besides, the current application should be considered on its individual merits in connection with the special background of the affected business operator, of whom the Original Premises has been resumed by the Government to facilitate the development of the San Tin Technopole.

Land status

- 4.7 The Site falls entirely on private lots, i.e. *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104*, with total land area of 4,929 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).
- 4.8 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW), if needed, to the District Lands Officer/Yuen Long, Lands Department to make way for the erection of the proposed structures. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

- 5.1 The Site consists of an area of 4,929 m² (about). Details of the development parameters are shown at **Table 3** below.

Table 3 - Development parameters

Site area	4,929 m ² (about)
Covered area	432 m ² (about)
Uncovered area	4,497 m ² (about)
Plot ratio	0.088 (about)
Site coverage	8.8% (about)
No. of structure	2
Total GFA	432 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	432 m ² (about)
Building height	4.5 m (about)
No. of storey	1

- 5.2 A total of 2 single-storey structures are proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 432 m² (about), the remaining open area is reserved for open storage of construction material and machinery, vehicle parking and L/UL spaces and circulation area (**Plan 7**). Details of structures are shown at **Table 4** below.

Table 4 - Details of the proposed structures

Structures	Uses	Covered Area	GFA	Building Height
B1	Storage of construction material and machinery	216 m ²	216 m ²	4.5 m (1-storey)
B2	Site office and washroom	216 m ²	216 m ²	
Total		432 m² (about)	432 m² (about)	-

Operation mode

- 5.3 The Site will be used as container vehicle park for the affected business operator's fleet and open storage of construction material (*e.g. metal beams, brick, tiles etc.*) and machinery (*e.g. mobile cranes etc.*). The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. There is no operation on Sunday and public holidays.

- 5.4 It is estimated that the Site would be able to accommodate not more than 8 staff. The ancillary facilities (*i.e. site office and washroom*) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal traffic impact

- 5.5 The Site is accessible from San Tam Road via a local access (**Plan 1**). A 11 m-wide run-in/ out with sufficient sightline is proposed at San Tam Road by the applicant for easy circulation of vehicle (**Plans 7 and 8**). A total of 11 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL spaces are provided at **Table 5** below.

Table 5 - Provisions of the parking and L/UL spaces

Type of parking space	No. of space
Parking Space for Private Cars (PC) - 2.5 m (W) X 5 m (L)	4
Parking Space for Container Vehicles (CV) - 3.5 m (W) X 16 m (L)	5
Type of L/UL space	No. of space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) X 7 m (L)	1
L/UL Space for CV - 3.5 m (W) X 16 m (L)	1

- 5.6 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will queue back to or reverse onto/from the Site to the public road. Furthermore, staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance road and pedestrian safety. The breakdown of the estimated trip generation and attraction of the proposed development are provided at **Table 6** below.

Table 6 – Estimated trip generation and attraction

Time Period	Trip Generation and Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 – 08:00)	4	0	0	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	0	0	0	4
Average trips per hour (08:00 – 18:00)	0	0	1	1	2	2	6

- 5.7 As the number of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

- 5.8 After obtaining the planning permission for the previous application No. A/YL-NTM/478, the applicant submitted an XP application to D of Hy in December 2025 so as to implement the run-in/out proposal accepted by C for T and D of Hy on 23.06.2025 under planning condition (g) of the previous application. The applicant has obtained the XP from D of Hy in April 2026. With the implementation of the proposed run-in/out (**Appendix II**), slight encroachment into the opposite lane would be foreseeable during vehicle turning from the Site to Sam Tam Road southbound. It is envisaged that the time required for the encroachment would be very short.

Minimal environmental impact

- 5.9 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise the adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal landscape impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. The Site is currently hard-paved with concrete.

Minimal drainage impact

- 5.14 Under the previous application No. A/YL-NTM/478, the applicant submitted a drainage proposal to mitigate the potential drainage impact that would have generated from the proposed development, and it was accepted by CE/MN, DSD on 25.09.2025 under planning condition (a) of the previous application (**Appendix III**). Upon obtaining the planning permission of the current application, the applicant will continue to implement the proposed drainage facilities at the Site, and provide photographic records of the facilities upon completion for the consideration of CE/MN, DSD.

Fire safety aspect

- 5.15 The applicant has submitted an updated FSIs proposal to enhance fire safety of the proposed development (**Appendix IV**). Upon acceptance by D of FS and after obtaining the planning permission of the current application, the applicant will implement the accepted FSIs proposal for the proposed development and submit FS251 for the consideration of D of FS.

6. CONCLUSION

- 6.1 The current application intends to facilitate the relocation of the affected business of an existing operator in San Tin, which will be affected by the development of the San Tin Technopole. Whilst the applicant attempted to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable while the applicant was preparing for the submission of the previous application No. A/YL-NTM/478. Since the applied uses are the same as those in the Original Premises, approval of the current application could facilitate relocation due to land resumption, thereby minimise the impact on the implementation programme of the San Tin Technopole.
- 6.2 Although planning permission had previously been granted under the previous application No. A/YL-NTM/478, considering the business nature of the affected business operator, the Original Premises had also served as a container vehicle park for parking of the affected business operator's own fleet for the delivery of construction materials and machinery. As such, the current application is submitted to reflect the actual operational need of the affected business operator, which is crucial for the smooth relocation of the entire affected business.
- 6.3 Despite the proposed development is not in line with the long-term planning intention of the "G/IC" zone, there is no known long-term development plan to be executed for government, institution or community use at the Site. Hence, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "G/IC" zone and better utilise deserted land in the New Territories.
- 6.4 The Site is surrounded by open storage yards, warehouse, public vehicle park, transitional housing and vacant/unused land, and is closely connected to nearby public road network; the proposed development is therefore considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 3 areas under *TPB PG-No. 13G*, genuine efforts for compliance with various planning conditions was made under the previous application that the proposed development would not generate significant adverse impacts on the surrounding areas, and the current application is on site with previous permission, approval of the current application is in line with *TPB PG-No. 13G* and shall not set an undesirable precedent within the Category 3 areas. In connection with the special background of the affected business operator to facilitate the development of the San Tin Technopole, approval of the current application would not set an undesirable precedent within the "G/IC" zone and Category 3 areas, and should be considered on its own merits.
- 6.5 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures such as the accepted drainage proposal under the previous application and the revised FSIs proposal, are provided to alleviate any adverse impact that would have arisen from the proposed development. The applicant will also strictly follow the *'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open*

Storage Sites' and other relevant Practice Notes and Guidelines issued by the EPD to minimise all possible environmental impacts on nearby sensitive receivers.

- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

May 2026

LIST OF PLANS

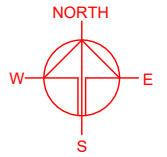
Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises – location and zoning
Plan 5	Original Premises – NDA phasing
Plan 6	TPB PG-No. 13G
Plan 7	Layout plan
Plan 8	Swept path analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE
1: 3000 @ A4

DRAWN BY
MN
DATE
13.4.2026

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1
VER.
001

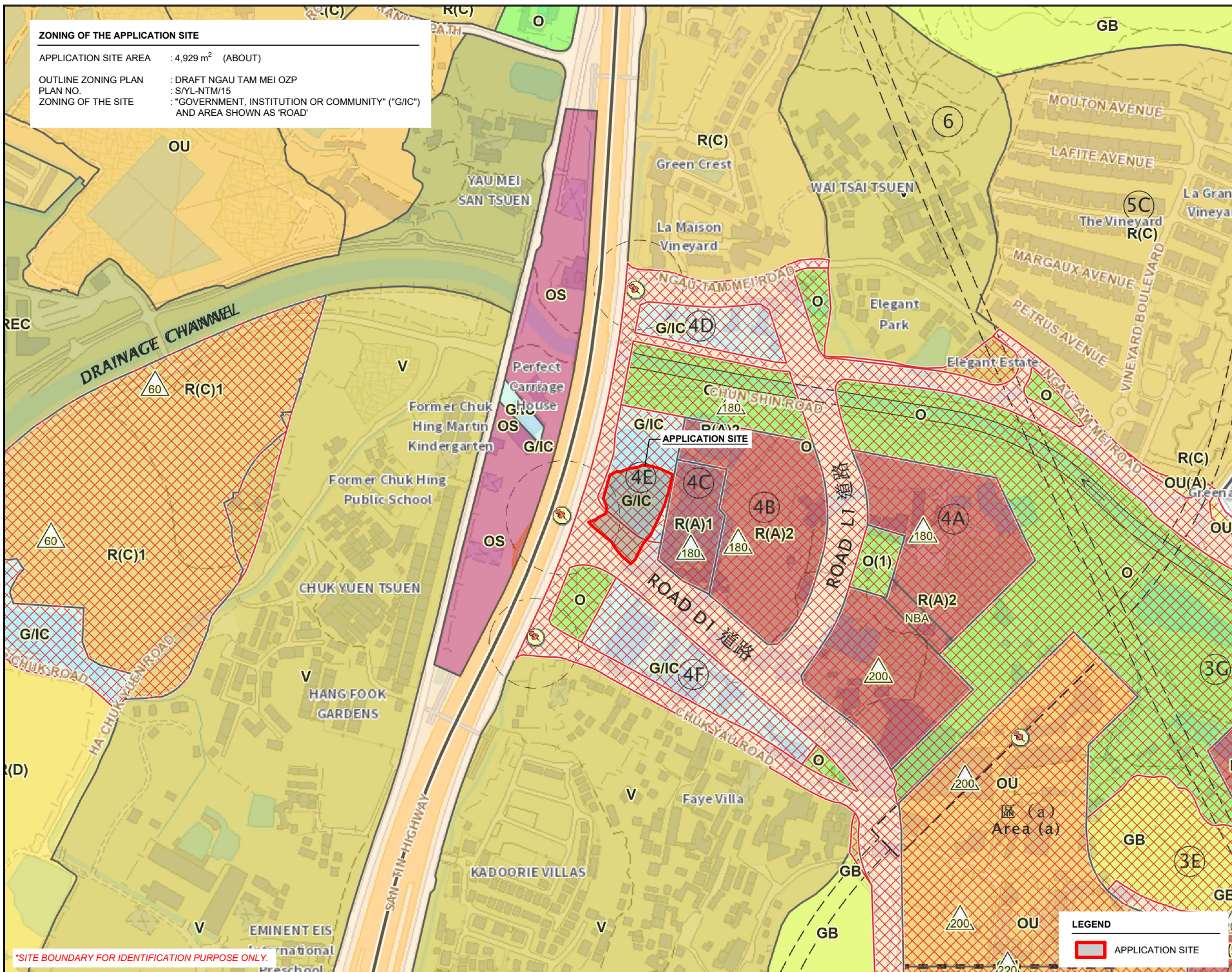
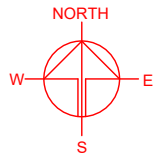
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT NGAU TAM MEI OZP

PLAN NO. : S/YL-NTM/15

ZONING OF THE SITE : "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/I/C") AND AREA SHOWN AS "ROAD"



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

13.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

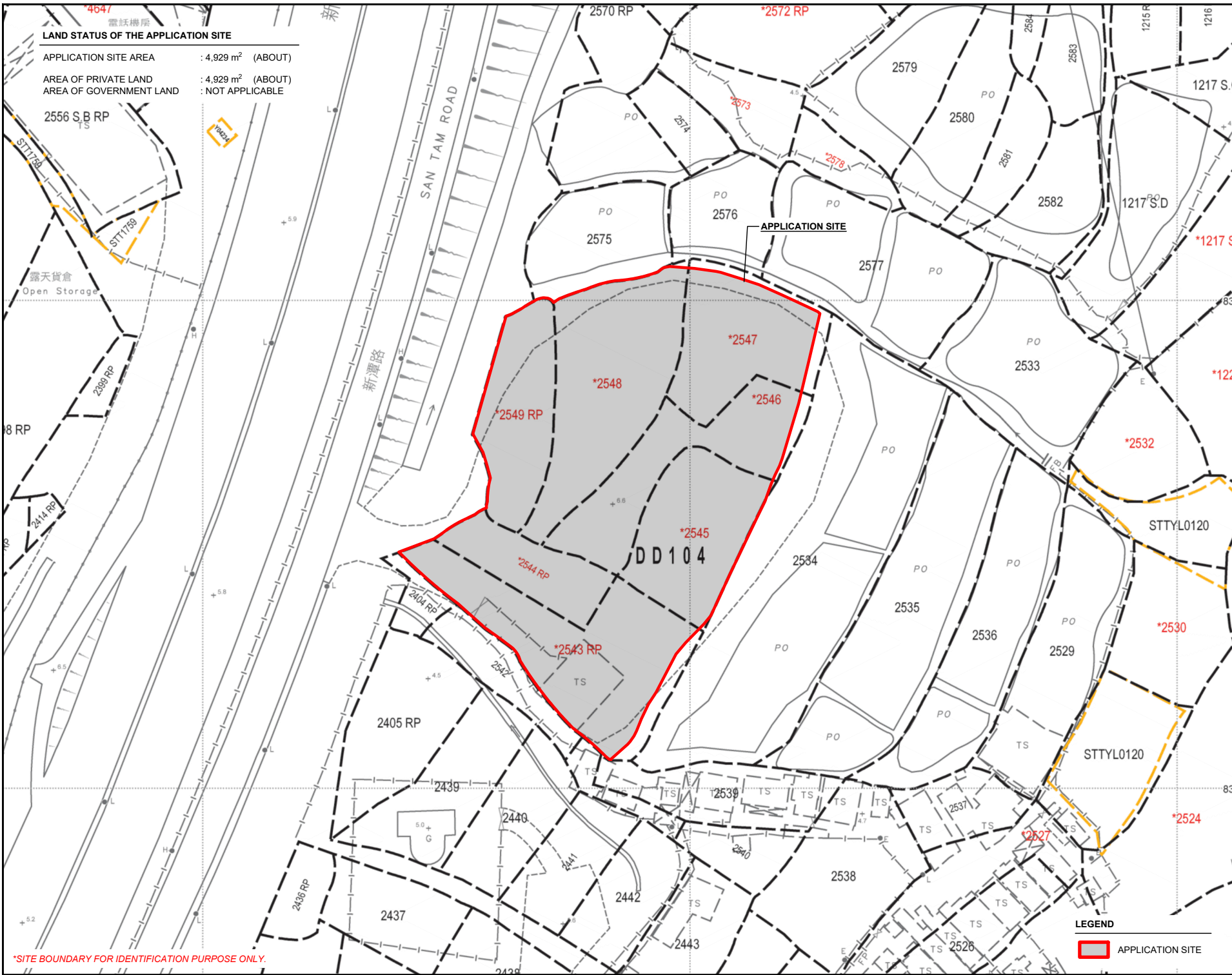
ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

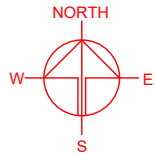


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m² (ABOUT)

AREA OF PRIVATE LAND : 4,929 m² (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

13.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

LEGEND



APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN SAN TIN

LOT 769 RP (PART) IN D.D.99, SAN TIN, YUEN LONG, NEW TERRITORIES

ORIGINAL PREMISES AREA : 5,496 m² (ABOUT)
 TOTAL GROSS FLOOR AREA : 480 m² (ABOUT)
 USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES

APPLICANT'S ORIGINAL
 PREMISES IN SAN TIN
 (INDICATIVE ONLY)

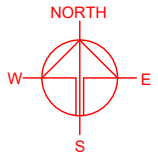
*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN SAN TIN (OZP)

AREA OF ORIGINAL PREMISES : 5,496 m² (ABOUT)
 OUTLINE ZONING PLAN AREA : DRAFT SAN TIN TECHNOPOLE OZP
 OUTLINE ZONING PLAN NO. : S/STT/1
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED "INNOVATION AND TECHNOLOGY"

APPLICANT'S ORIGINAL
 PREMISES IN SAN TIN
 (INDICATIVE ONLY)

LEGEND
 ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 CONTAINER VEHICLE PARK AND
 OPEN STORAGE OF
 CONSTRUCTION MATERIAL AND
 MACHINERY WITH ANCILLARY
 FACILITIES FOR A PERIOD OF 3
 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
 NGAU TAM MEI, YUEN LONG,
 NEW TERRITORIES

SCALE

1 : 2000 / 4000 @ A4

DRAWN BY

MN

DATE

13.4.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION & ZONING)

DWG NO.

PLAN 4

VER.

001

DEVELOPMENT PHASING OF SAN TIN TECHNOPOLE

AREA OF ORIGINAL PREMISES : 5,496 m² (ABOUT)
PHASING OF DEVELOPMENT : PHASE 1 DEVELOPMENT

APPLICANT'S ORIGINAL
PREMISES IN SAN TIN
(INDICATIVE ONLY)

I&T

G

- 第一階段發展
Phase 1 Development
- 預計收回土地時間表：從2024年底起
Estimated Land Resumption Schedule: From End 2024 Onwards
 - 預計人口遷入時間表：從2031年起
Anticipated Population Intake Schedule: From 2031 Onwards

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

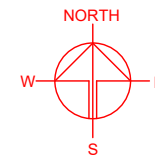
RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

AREA OF ORIGINAL PREMISES : 5,496 m² (ABOUT)
GOVERNMENT NOTICE : G.N. 1322
RESUMPTION PLAN NO. : YLM11164
SOURCE OF PLAN : LANDS DEPARTMENT

APPLICANT'S ORIGINAL
PREMISES IN SAN TIN
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DWG. TITLE

OP (PHASING & RESUMPTION)

DWG. NO.

PLAN 5

DATE

13.4.2026

DATE

DATE

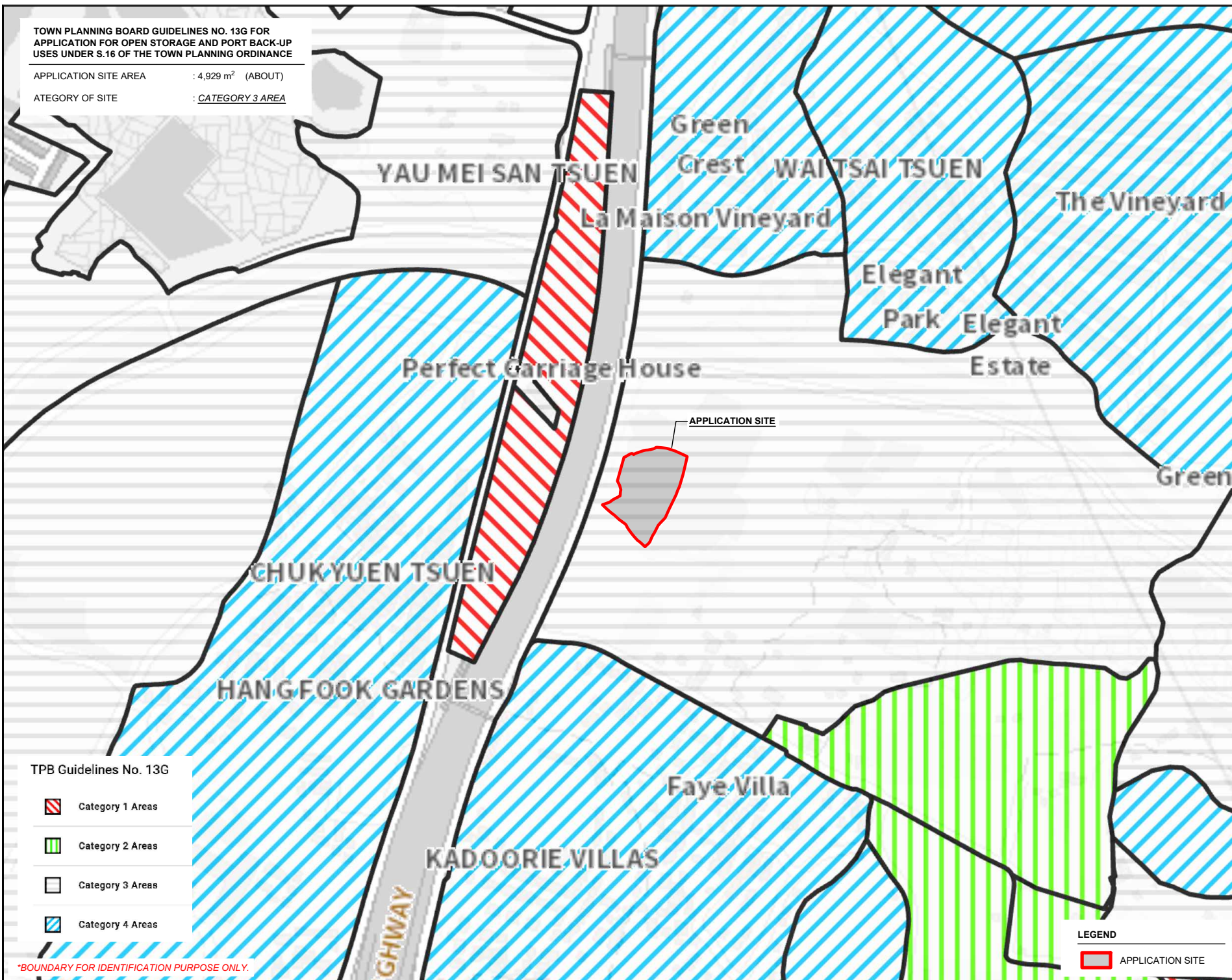
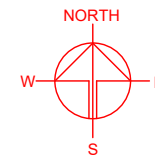
VER.

001

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 4,929 m² (ABOUT)

ATEGORY OF SITE : CATEGORY 3 AREA



TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

13.4.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 6

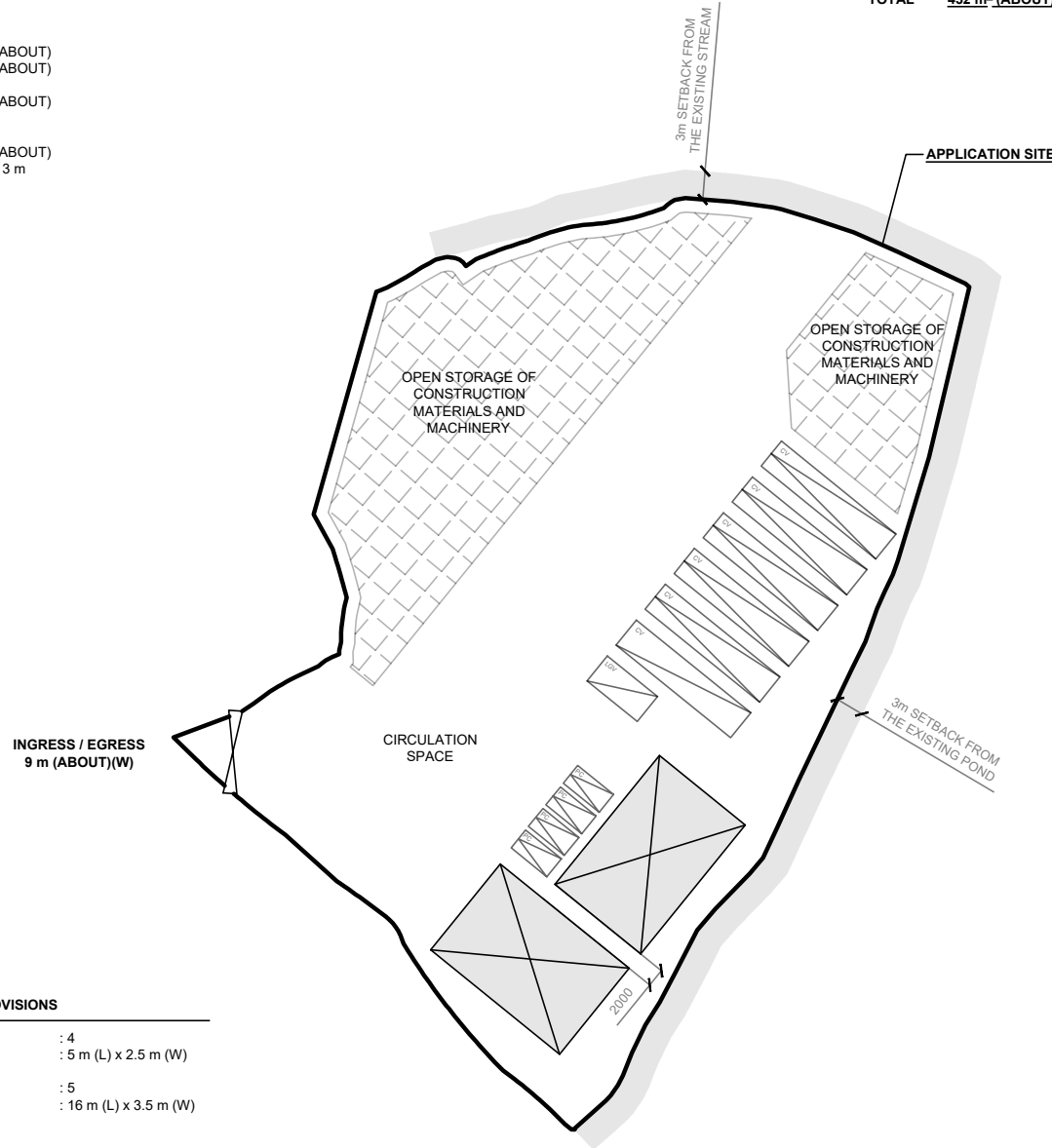
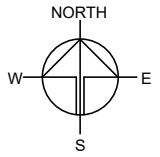
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,929 m ²	(ABOUT)
COVERED AREA	: 432 m ²	(ABOUT)
UNCOVERED AREA	: 4,497 m ²	(ABOUT)
PLOT RATIO	: 0.088	(ABOUT)
SITE COVERAGE	: 8.8 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m ²	(ABOUT)
TOTAL GFA	: 432 m ²	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)
NO. OF STOREY	: 1	
AREA OF OPEN STORAGE	: 1,300 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
TOTAL		432 m ² (ABOUT)	432 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/U/L) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/U/L) PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/U/L SPACE (LGV)
	L/U/L SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY MN DATE 13.4.2026

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 7 VER. 001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

APPLICATION SITE

APPROVED RUN-IN/OUT

FROM SAN TAM ROAD TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO SAN TAM ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/LU SPACE (LGV)
- L/LU SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

APPLICATION SITE

APPROVED RUN-IN/OUT

FROM SAN TAM ROAD TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO SAN TAM ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/LU SPACE (LGV)
- L/LU SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

APPLICATION SITE

APPROVED RUN-IN/OUT

FROM SAN TAM ROAD TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO SAN TAM ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/LU SPACE (LGV)
- L/LU SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



DWG NO.	VER
PLAN 8	00

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

APPLICATION SITE

APPROVED RUN-IN/OUT

FROM SAN TAM ROAD TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO SAN TAM ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/LU SPACE (LGV)
- L/LU SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LIST OF APPENDICES

Appendix I	Details of the Original Premises
Appendix II	Run-in/out proposal accepted under the previous application
Appendix III	Drainage proposal accepted under the previous application
Appendix IV	Fire service installations proposal

Appendix I

Details of the Original Premises

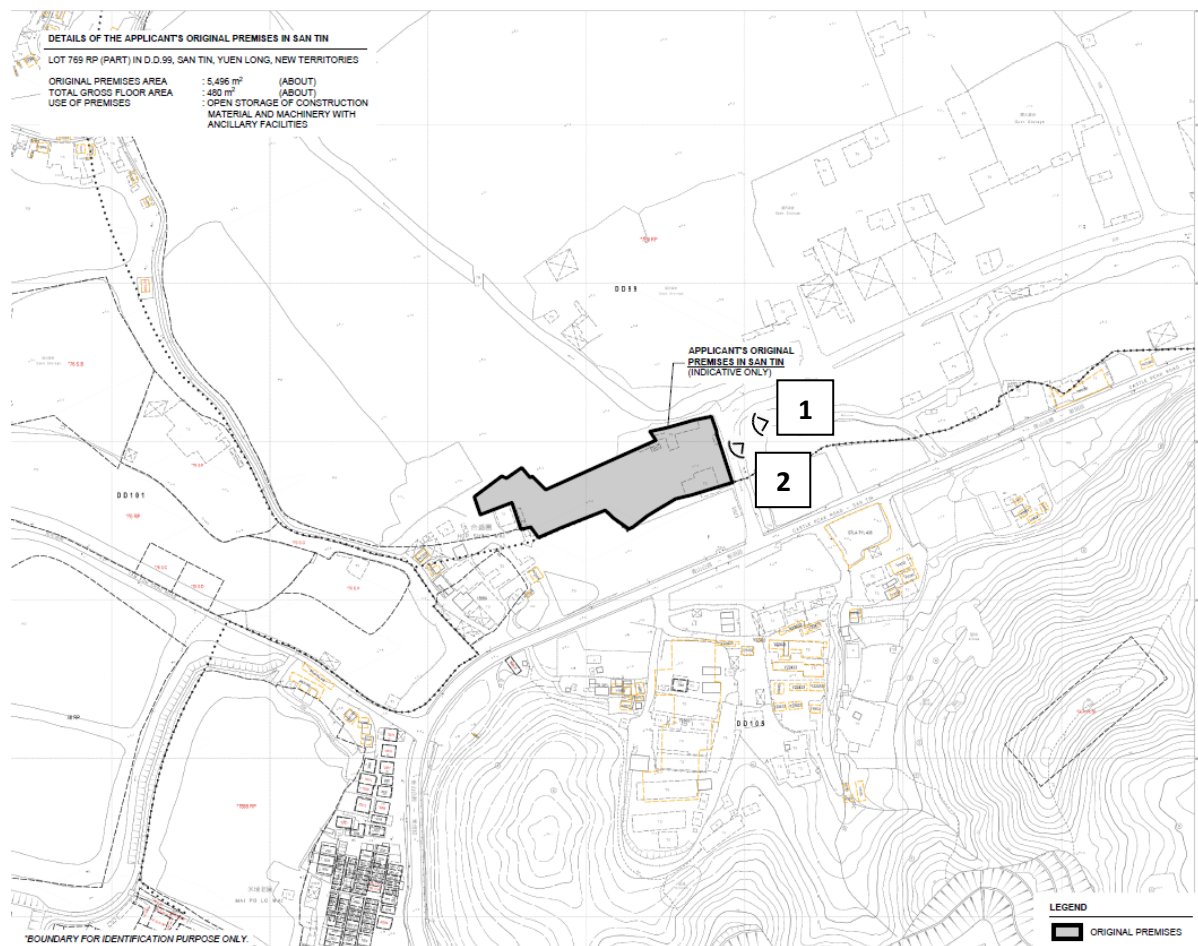
Appendix I – Details of the Original Premises

Company Name: **Chun Sing Engineering Company Limited** 震昇工程有限公司
(commissioned Southern Sea Investment Limited as applicant of the current application)

Details of Business Premises

Location: Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long, New Territories (formerly)
(resumed and reverted to the Government in August 2024)

Uses of Premises: (1) Container Vehicle Park
(2) Open Storage of Construction Material and Machinery



1



2



Appendix II

Run-in/out proposal accepted under the previous application

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

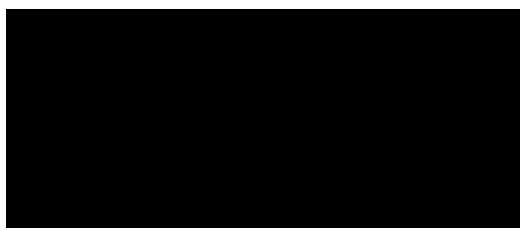
**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference: DD104 Lot 2543 & VL
本署檔號 Our Reference: () in TPB/A/YL-NTM/478
電話號碼 Tel. No.: 3168 4051 / 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4045

By Post and Fax (2323 3662)

25 July 2025



Dear Sir,

**Submission for Compliance with Approval Condition (g) -
Submission of a run-in/out proposal**

**Proposed Temporary Open Storage of Construction Material and Machinery
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in
“Residential (Group D)” Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part),
2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long**
(Planning Application No. A/YL-NTM/478)

I refer to your submission dated 23.6.2025 for compliance with the captioned approval condition. The relevant departments have been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.



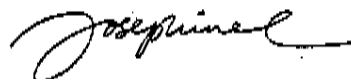
規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

- 2 -

Should you have any queries, please contact Mr. LEUNG Chi Kong (Tel.: 2399 2778) of Transport Department or Mr. CHOI Kin Man (Tel.: 2762 4905) of Highways Department directly.

Yours faithfully,



(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

C for T

CHE/NTW, HyD

CTP/TPB(3)

(Attn: Mr. LEUNG Chi Kong)

(Attn: Mr. CHOI Kin Man)

JL/CKL/tc

Our Ref.: DD104 Lot 2543 & VL
Your Ref.: TPB/A/YL-NTM/478

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

By Email

23 June 2025

Dear Sir,

Compliance with Approval Condition (g)

**Proposed Temporary Open Storage of Construction Material and Machinery
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond
in "Residential (Group D)" Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part),
2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NTM/478)

We write to submit a response-to-the-comments table, a revised run-in/out proposal and a swept path analysis (container vehicle) for compliance with approval condition (g) of the subject application, i.e. *the submission of a run-in/out proposal (Appendices I, II & III)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

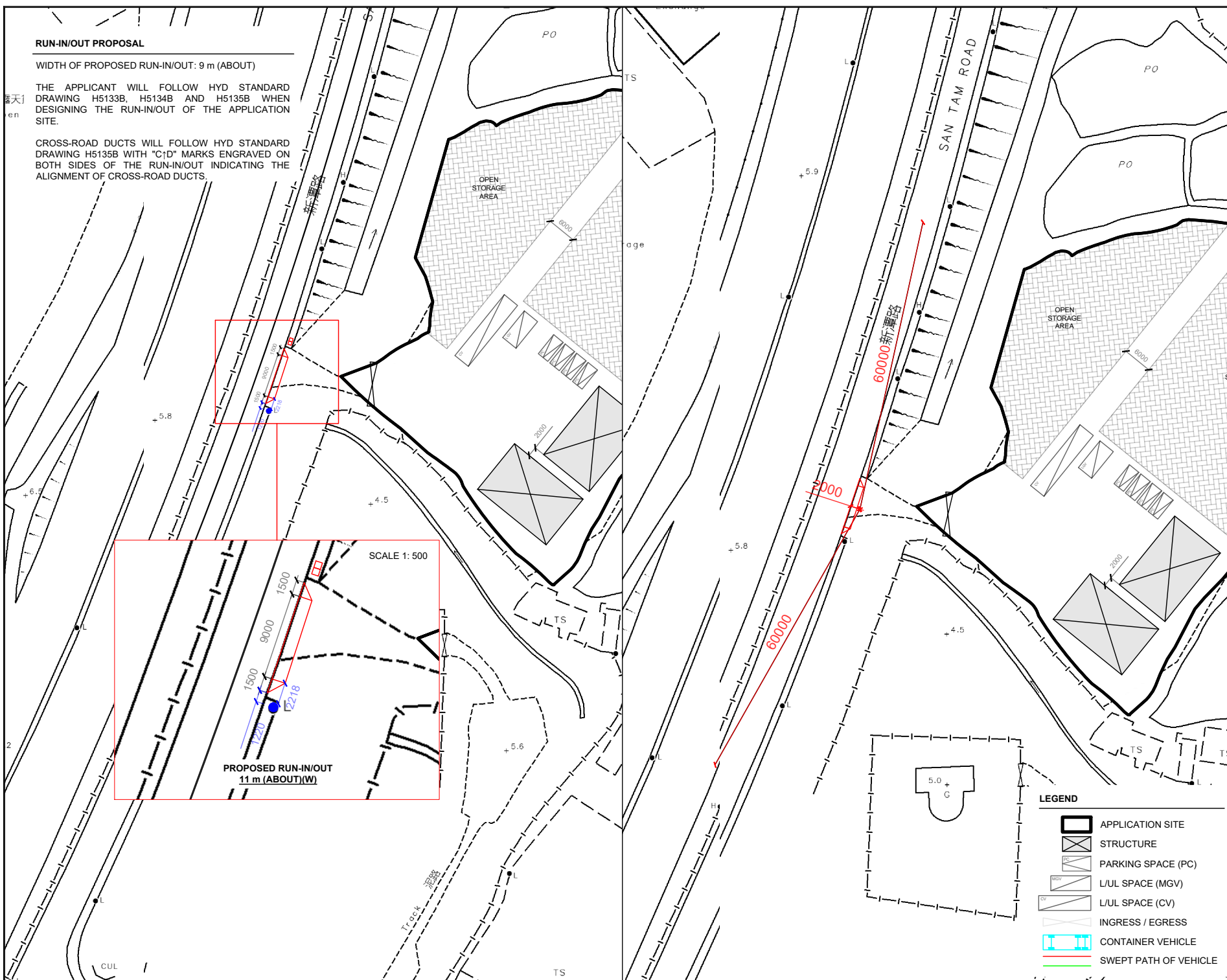


Kevin LAM
Planning Assistant

**Appendix I – Response to comments of the Chief Highway Engineer/New Territories West,
Highways Department (CHE/NTW, HyD)**

Comments of the CHE/NTW, HyD (Contact Person: Mr. CHOI Kin Man; Tel. No.: 2762 4905)		
i.	The R-to-C provided in the submission is noted.	Noted.
ii.	The run-in/out proposal including the width and position should be agreed by Transport Department. To facilitate future inspection, please mark the distance of the proposed run-in/ out from the existing lamp post or any other existing features on plan for easy reference.	Noted. The distance of the proposed run-in/out from the existing lamp post is provided for your easy reference (Appendix II).
iii.	The existing footpath was paved with concrete pavers, the proposed run-in/out should be constructed in accordance with the latest version of HyD Standard Drawings nos. H5133, H5134 and H5135, instead of H1113 and H1114 to match with the existing adjacent pavement. For any hidden works like underground spare ducts, please be reminded to take proper photo record for future reference.	Noted. A revised run-in/out with swept path analysis are provided for your consideration please (Appendix II and III).
iv.	Prior to construction, it is suggested that the applicant should contact their site inspectorate staff (Mr. FONG (DAIOW/G(3) at 2473 3166) for a joint site inspection for a better understanding on HyD's requirements on the proposed work.	Noted. The applicant would contact HyD's site inspectorate staff for a joint site inspection prio to construction of the proposed run-in/out.

CROSS-ROAD DUCTS WILL FOLLOW HYD STANDARD
DRAWING H5135B WITH "C↑D" MARKS ENGRAVED ON
BOTH SIDES OF THE RUN-IN/OUT INDICATING THE
ALIGNMENT OF CROSS-ROAD DUCTS.

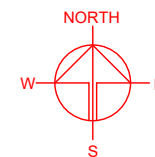


PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIAL AND MACHINERY
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF POND

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

DWG NO.	VER.
APPENDIX II	003

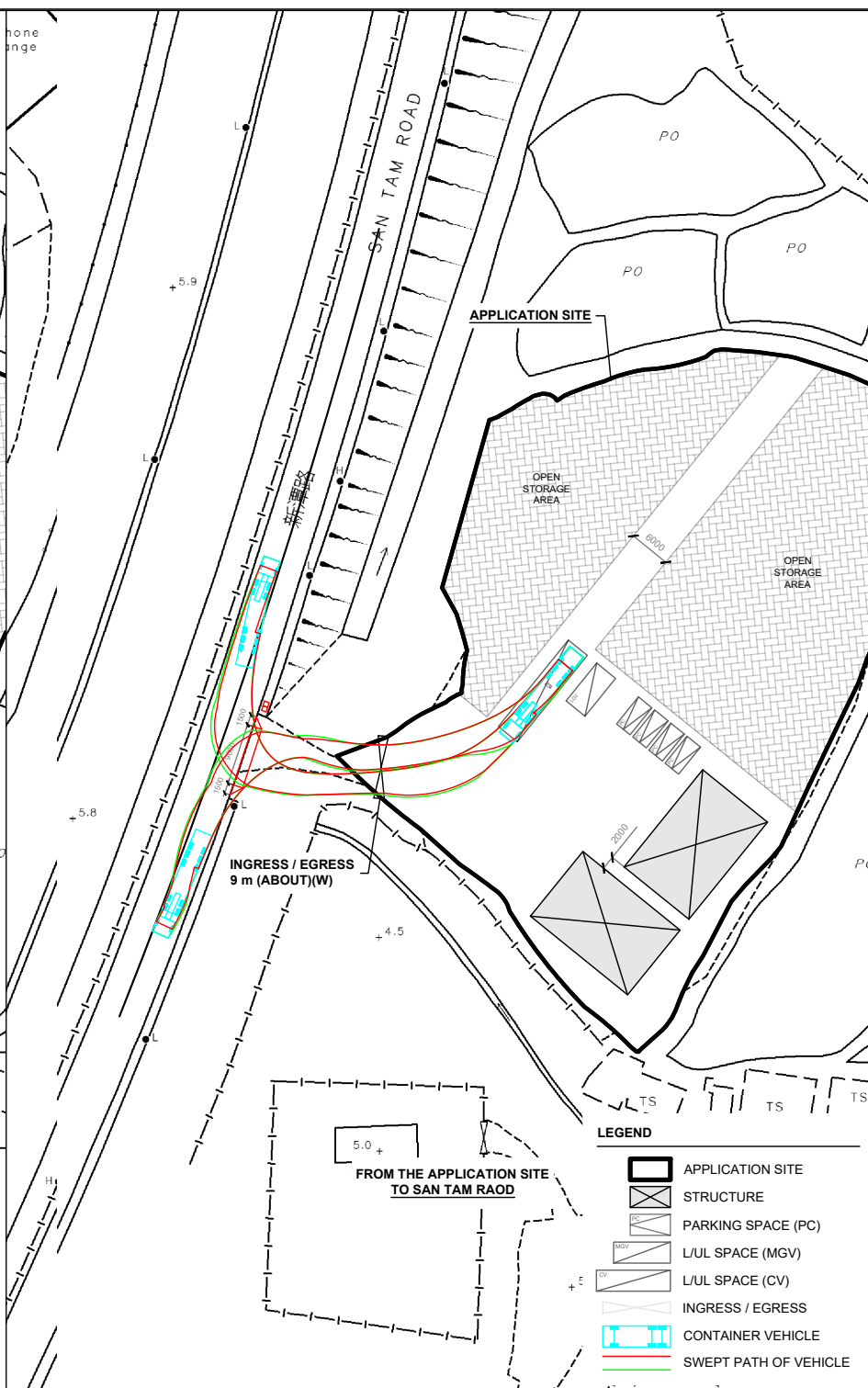
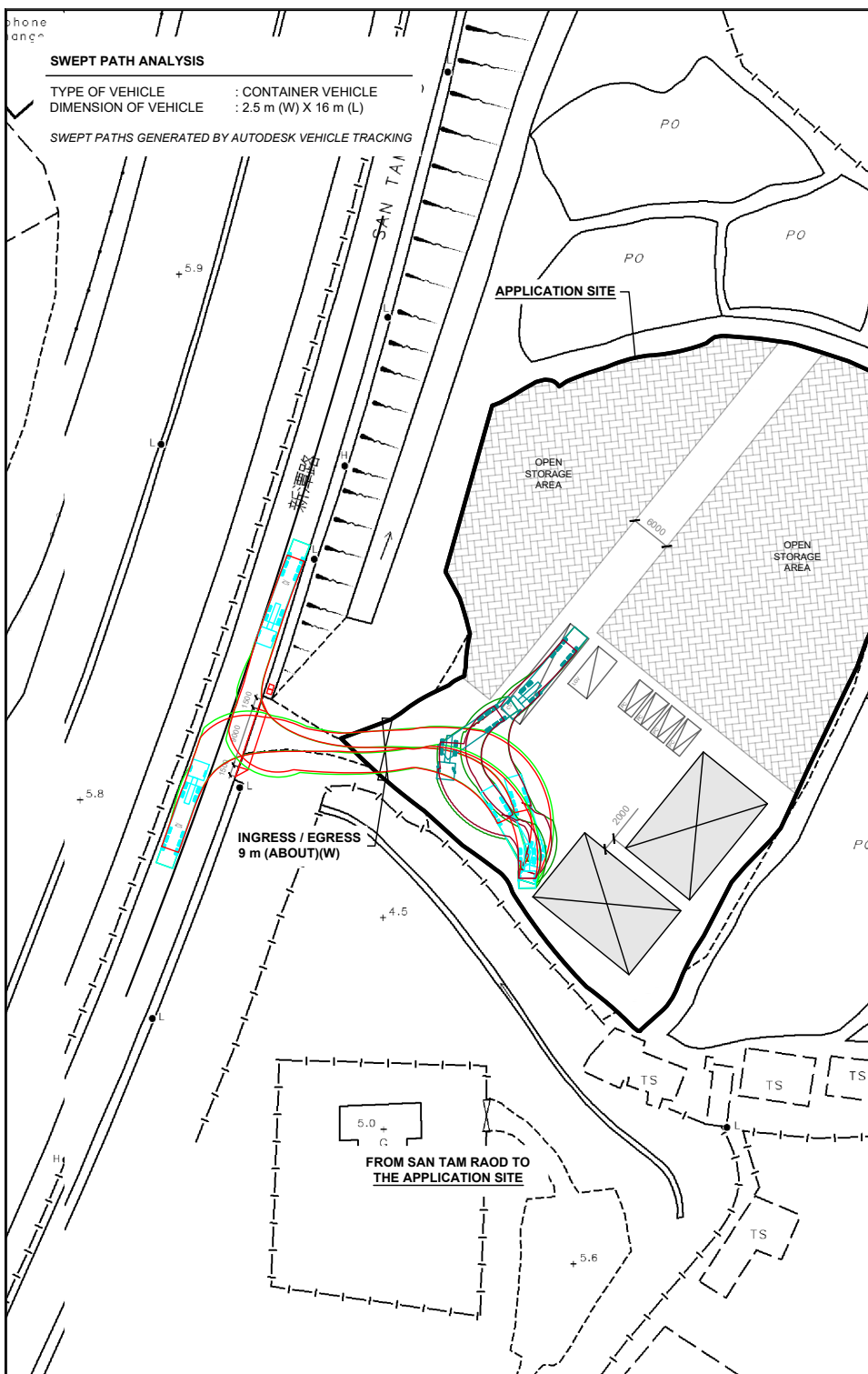
VER
00



SWEEP PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

23.6.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

APPENDIX III

VER.

003

Appendix III

Drainage proposal accepted under the previous application

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

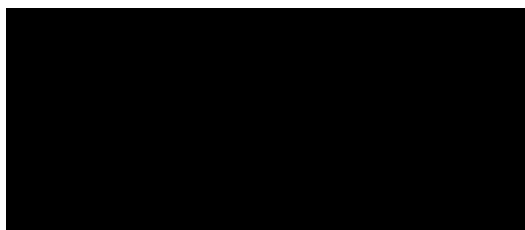
**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference: DD104 Lot 2543 RP & VL
本署檔號 Our Reference: () in TPB/A/YL-NTM/478
電話號碼 Tel. No.: 3168 4051 / 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4045

By Post and Fax (2323 3662)

25 September 2025



Dear Sir,

**Submission for Compliance with Approval Condition (a) -
Submission of a drainage proposal**

**Proposed Temporary Open Storage of Construction Material and Machinery
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in
“Residential (Group D)” Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part),
2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long**
(Planning Application No. A/YL-NTM/478)

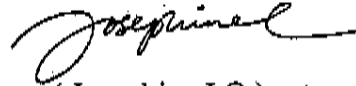
I refer to your submission dated 14.8.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

- 2 -

Should you have any queries, please contact Ms. KWAN Ching Kei (Tel.: 2300 1444) of the Drainage Services Department directly.

Yours faithfully,



(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

CE/MN, DSD
CTP/TPB(3)

(Attn: Ms. KWAN Ching Kei)

JL/CKL/tc

Appendix**Detailed Comments of the Chief Engineer/Mainland North, Drainage Services Department:**

- i. The applicant should implement the proposed drainage facilities on site in accordance with the agreed drainage proposal.
- ii. The applicant is required to rectify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- iii. The proposed use should neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- iv. The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek Lands Department's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

Our Ref.: DD 104 Lot 2543 RP & VL
Your Ref.: TPB/A/YL-NTM/478

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

By E-mail

14 August 2025

Dear Sir,

Compliance with Planning Condition (a)

**Proposed Temporary Open Storage of Construction Material and Machinery
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond
in “Residential (Group D)” Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part),
2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NTM/478)

We write to submit a response-to-comments table and a revised drainage proposal (*enclosed*) for compliance with approval condition (a) of the captioned application, i.e. *the submission of a drainage proposal*.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Timothy CHAN

email: tyschan@pland.gov.hk)

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone, Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

Comments of Chief Engineer/Mainland North, Drainage Services Department

Item	Comments	Responses
1	Capacity checking of existing channel from CP1.04 – Please review the dimension of the channel which should be tallied with justified section.	Noted. Please refer to the updated checking in Appendix A.

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone, Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

Drainage Proposal

Jul 2025

Table of Contents

1	Introduction	1
1.1	Background	1
1.2	Application Site	1
2	Development Proposal.....	2
2.1	The Proposed Development	2
3	Assessment Criteria.....	2
4	Proposed Drainage System	5
4.1.	Proposed Channels	5
5	Conclusion	5

List of Table

Table 1 - Key Development Parameters	2
Table 2– Design Return Periods under SDM	2

List of Figure

Figure 1 – Site Location Plan
Figure 2 - Existing Drainage Plan
Figure 3– Proposed Drainage System
Figure 4 – Catchment Plan
Figure 5 - Sections

List of Appendix

Appendix A – Design Calculation
Appendix B - Development Layout Plan
Appendix C – Reference Drawings
Appendix D – Site Photos

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories (the Site) for ‘Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond’.
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated near San Tam Road. It has an area of approx. 4,929 m². The site location is shown in **Figure 1**.
- 1.2.2 The site was mostly hard paved before the application. The existing site levels are proposed to be raised not more than 0.2m from +6.6 to +6.8 mPD for formation of open storage, formation of structures, parking and L/UL space and circulation area.
- 1.2.3 There is an existing approx. 14m width channel at the west and existing twin 1500mm pipe downstream. The existing channel would eventually discharge to existing nullah at the north. **Figure 2** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 4,929 m². Before the development the site is mostly paved. After the development the site would be fully paved. Site photo is shown in **Appendix D**. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	4,292
Paved Area after Development (m ²)	4,292

Table 1 – Site Development Area

3 Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 3 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m ³ /s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km ²

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: C = 0.95
2. Unpaved Area: C = 0.35

4. Manning’s Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning’s coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

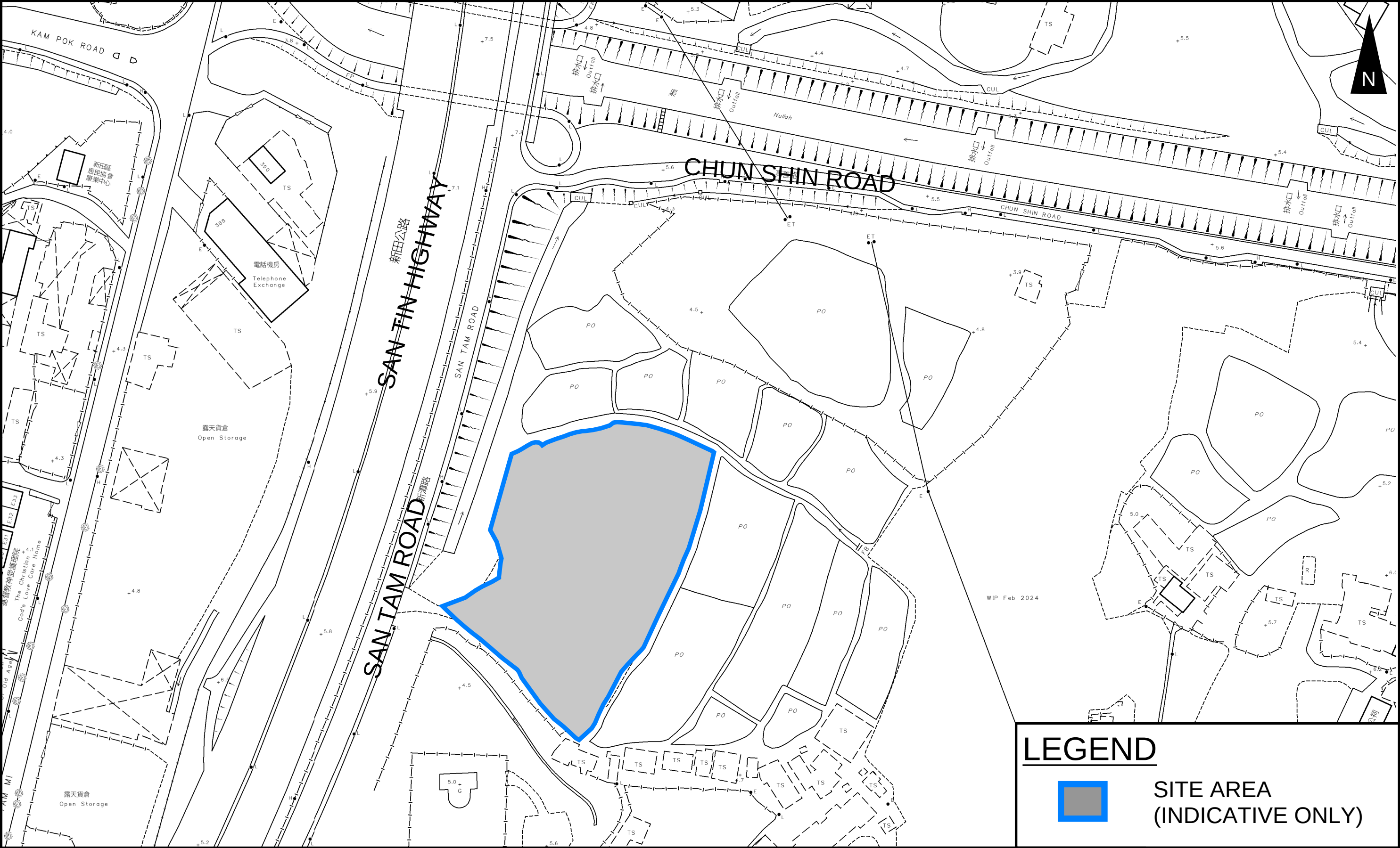
- 4.1.1 Proposed Channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing channel in the west which eventually discharge to existing nullah at the north. The utilization of the existing western channel/twin 1500mm pipe due to the site are about 2.1% and 3.2% respectively according to checking in **Appendix A**.
- 4.1.2 The design calculations of proposed UChannel are shown in **Appendix A**.
- 4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharged to existing drainage system. With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



LEGEND

SITE AREA
(INDICATIVE ONLY)

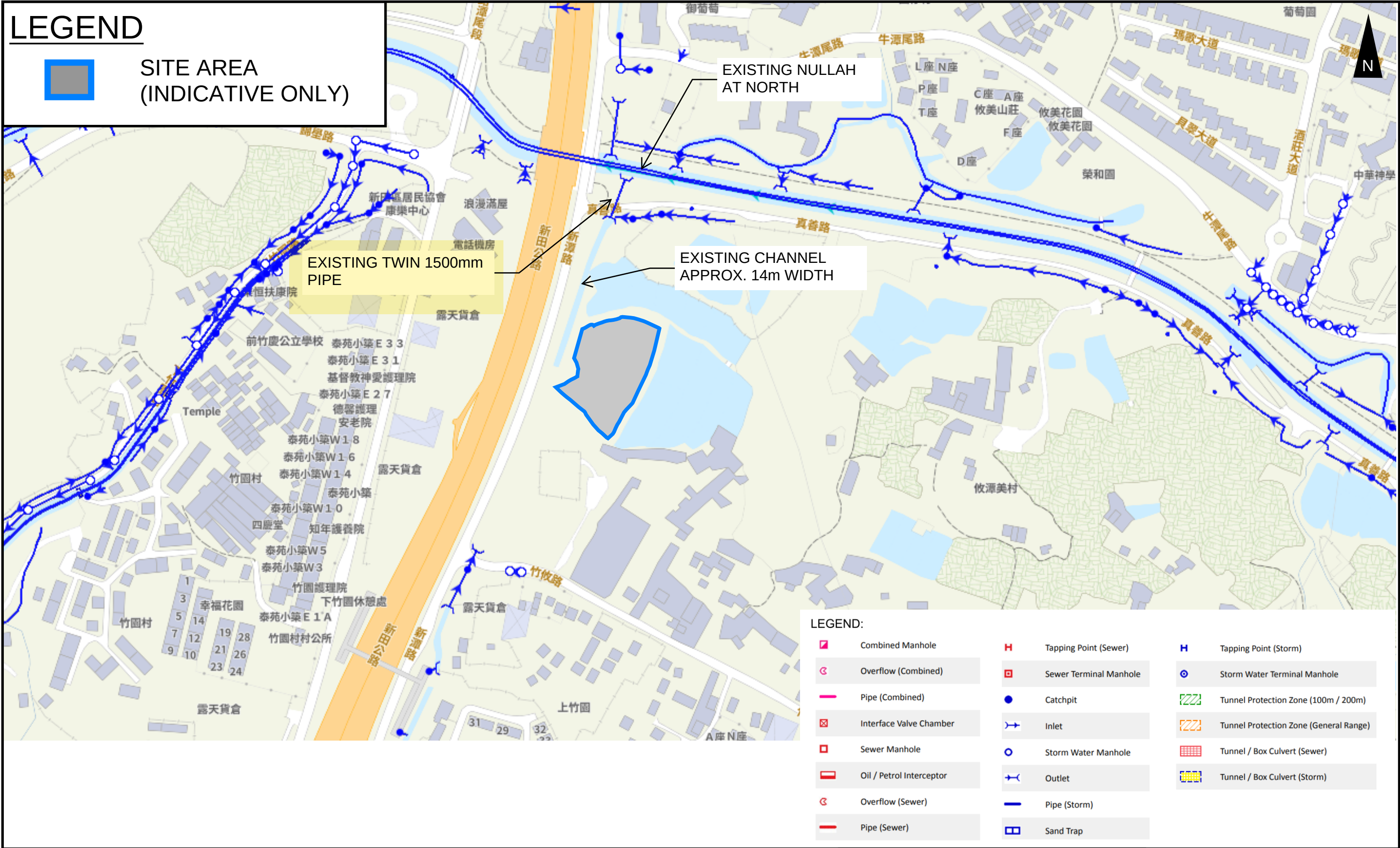
PROJECT: Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone	TITLE SITE LOCATION PLAN	FIGURE NUMBER FIGURE 1		
LOCATION: Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories		VER	DESCRIPTION	DATE

LEGEND

 SITE AREA
(INDICATIVE ONLY)

LEGEND

 SITE AREA
(INDICATIVE ONLY)



PROJECT:
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone

PROJECT:
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone

LOCATION:
Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

LOCATION:
Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

TITLE	EXISTING DRAINAGE PLAN
-------	------------------------

FIGURE NUMBER
FIGURE 2

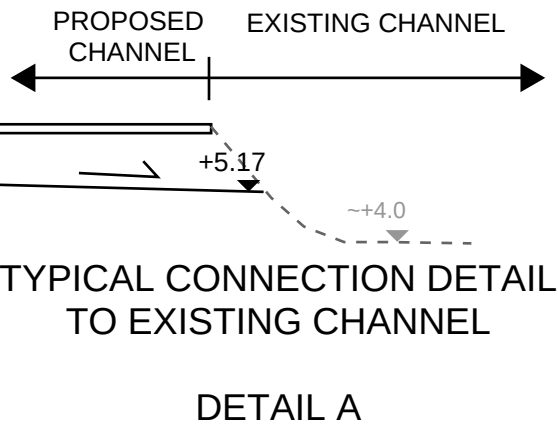
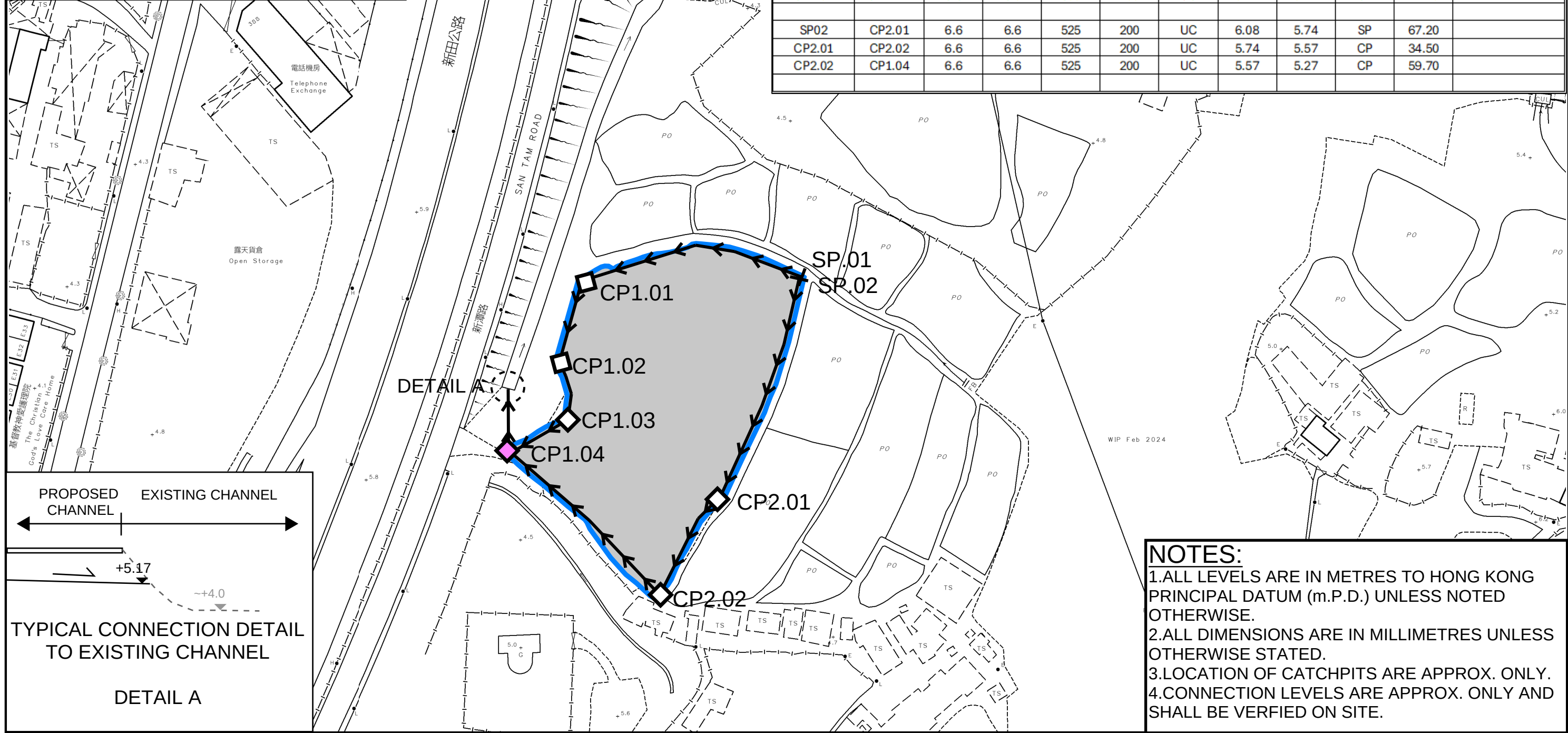
VER	DESCRIPTION	DATE

LEGEND

- SITE AREA
(INDICATIVE ONLY)
- PROPOSED CHANNEL
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT
w/TRAP

DRINAGE SCHEDULE

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	Remark
SP01	CP1.01	6.6	6.6	525	200	UC	6.08	5.746	SP	65.8	#SP: Start Point
CP1.01	CP1.02	6.6	6.6	525	200	UC	5.75	5.63	CP	24.00	
CP1.02	CP1.03	6.6	6.6	525	200	UC	5.63	5.56	CP	12.80	
CP1.03	CP1.04	6.6	6.6	525	200	UC	5.56	5.46	CP	19.60	
CP1.04	Existing Western Channel	6.6	6.0	600	200	UC	5.27	5.17	CP	19.20	
SP02	CP2.01	6.6	6.6	525	200	UC	6.08	5.74	SP	67.20	
CP2.01	CP2.02	6.6	6.6	525	200	UC	5.74	5.57	CP	34.50	
CP2.02	CP1.04	6.6	6.6	525	200	UC	5.57	5.27	CP	59.70	



- NOTES:
- 1.ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
 - 2.ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - 3.LOCATION OF CATCHPITS ARE APPROX. ONLY.
 - 4.CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERFIED ON SITE.

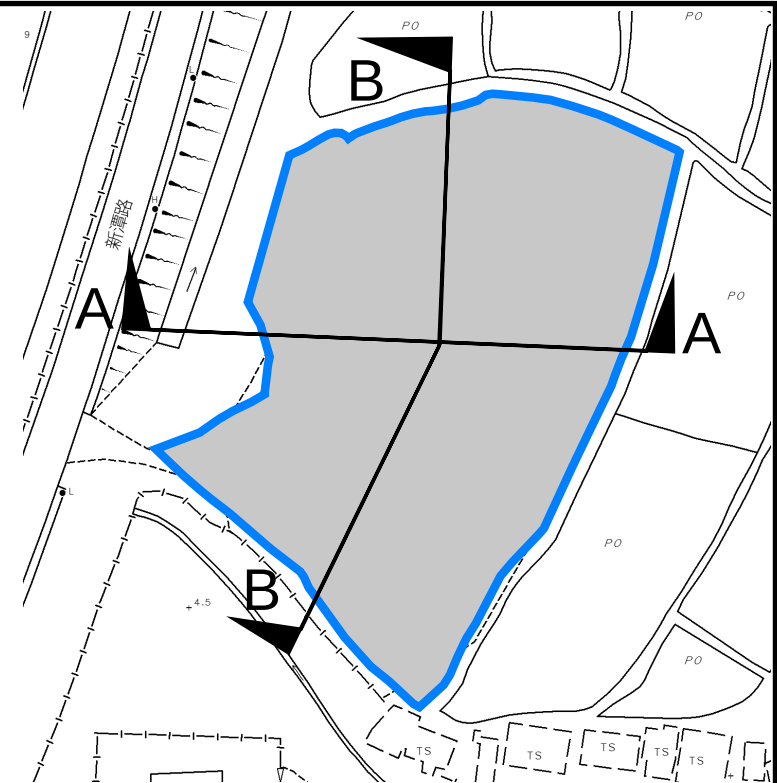
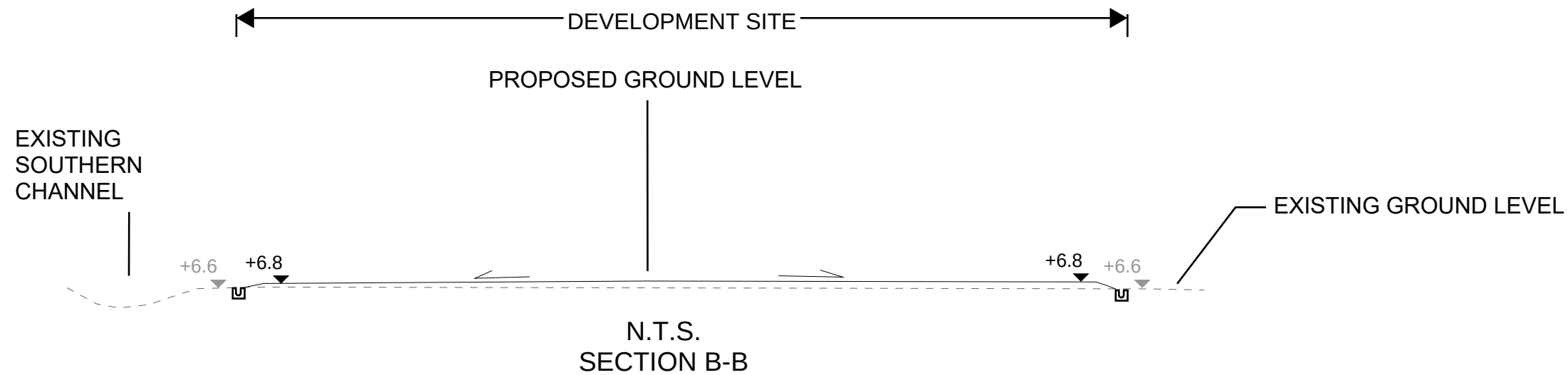
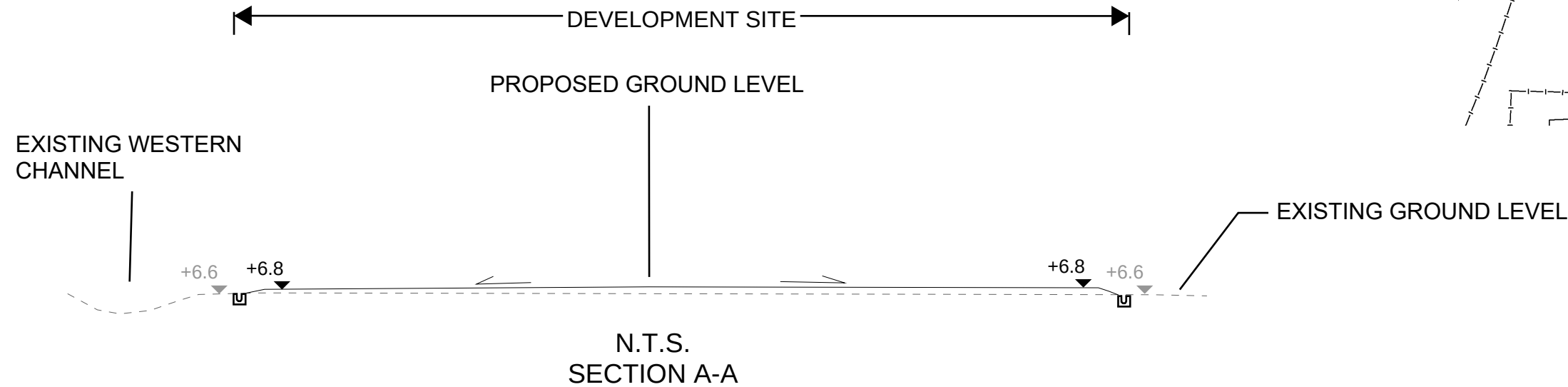
PROJECT: Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone	TITLE PROPOSED DRAINAGE SYSTEM	FIGURE NUMBER FIGURE 3		
		VER	DESCRIPTION	DATE



PROJECT: Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone	TITLE CATCHMENT PLAN		FIGURE NUMBER FIGURE 4		
LOCATION: Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories			VER	DESCRIPTION	DATE

LEGEND

SITE AREA
(INDICATIVE ONLY)



PROJECT: Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone	TITLE SECTION	FIGURE NUMBER FIGURE 5		
LOCATION: Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories		VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone

HKO

Return Period

1 in

50

years

n

0.014

Ks

0.15

Viscosity

0.000001

Storm Constant

HKO a

505.5

HKO b

3.29

HKO c

0.355

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L / (H ^{0.2} A ^{0.1})	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
599	38.7	6.8	6.6	0.517	3.4	3.4



Catchment Area Table (Area in m²)

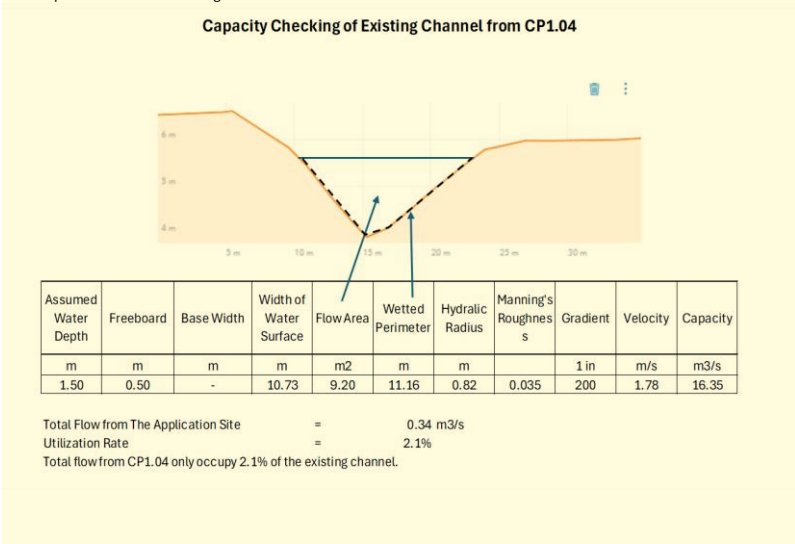
Catchment	SITE AREA	A1	A2	A3	A4	B1	B2	B3								
Total Area	4929	1546	650	1518	1215	641	222	177								
Hard Paved Area	4929	1546	650	1518	1215	641	222	177								
Unpaved Area	0	0	0	0	0	0	0	0								
Equival. Area	4682.55	1468.7	617.5	1442.1	1154.25	608.95	210.9	168.15								

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	V m/s##	Capacity m³/s	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Catchment ID9	Total Equivalent Area m²	ToC min	Intensity mm/hr ##	Total Discharge m³/s	Utilization
SP01	CP1.01	6.60	6.60	525	200	UC	6.08	5.75	SP	65.8	1.62	0.40	A1	B1								2077.65	3.40	286	0.17	41.3%
CP1.01	CP1.02	6.60	6.60	525	200	UC	5.75	5.63	CP	24	1.62	0.40	A1	A2	B1							2695.15	4.08	276	0.21	51.8%
CP1.02	CP1.03	6.60	6.60	525	200	UC	5.63	5.56	CP	12.8	1.62	0.40	A1	A2	B1							2695.15	4.32	273	0.20	51.2%
CP1.03	CP1.04	6.60	6.60	525	200	UC	5.56	5.46	CP	19.6	1.62	0.40	A1	A2	B1							2695.15	4.45	272	0.20	50.9%
CP1.04	Existing Western Channel	6.60	6.00	600	200	UC	5.27	5.17	CP	19.2	1.78	0.57	SITE AREA	B1	B2	B3						5670.55	5.06	264	0.42	73.1%
SP02	CP2.01	6.60	6.60	525	200	UC	6.08	5.74	SP	67.2	1.62	0.40	A3	B2								1653.00	3.40	286	0.13	32.9%
CP2.01	CP2.02	6.60	6.60	525	200	UC	5.74	5.57	CP	34.5	1.62	0.40	A3	B2								1653.00	4.09	276	0.13	31.8%
CP2.02	CP1.04	6.60	6.60	525	200	UC	5.57	5.27	CP	59.7	1.62	0.40	A3	A4	B2	B3						2975.40	4.44	272	0.22	56.2%
Checking against existing twin 1500mm Pipe Downstream				1500	250	PIPE					3.09	10.90	SITE AREA									4682.55	5.06	264	0.34	3.2%
												*Twin Pipe														

#SP: Start Point
: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.

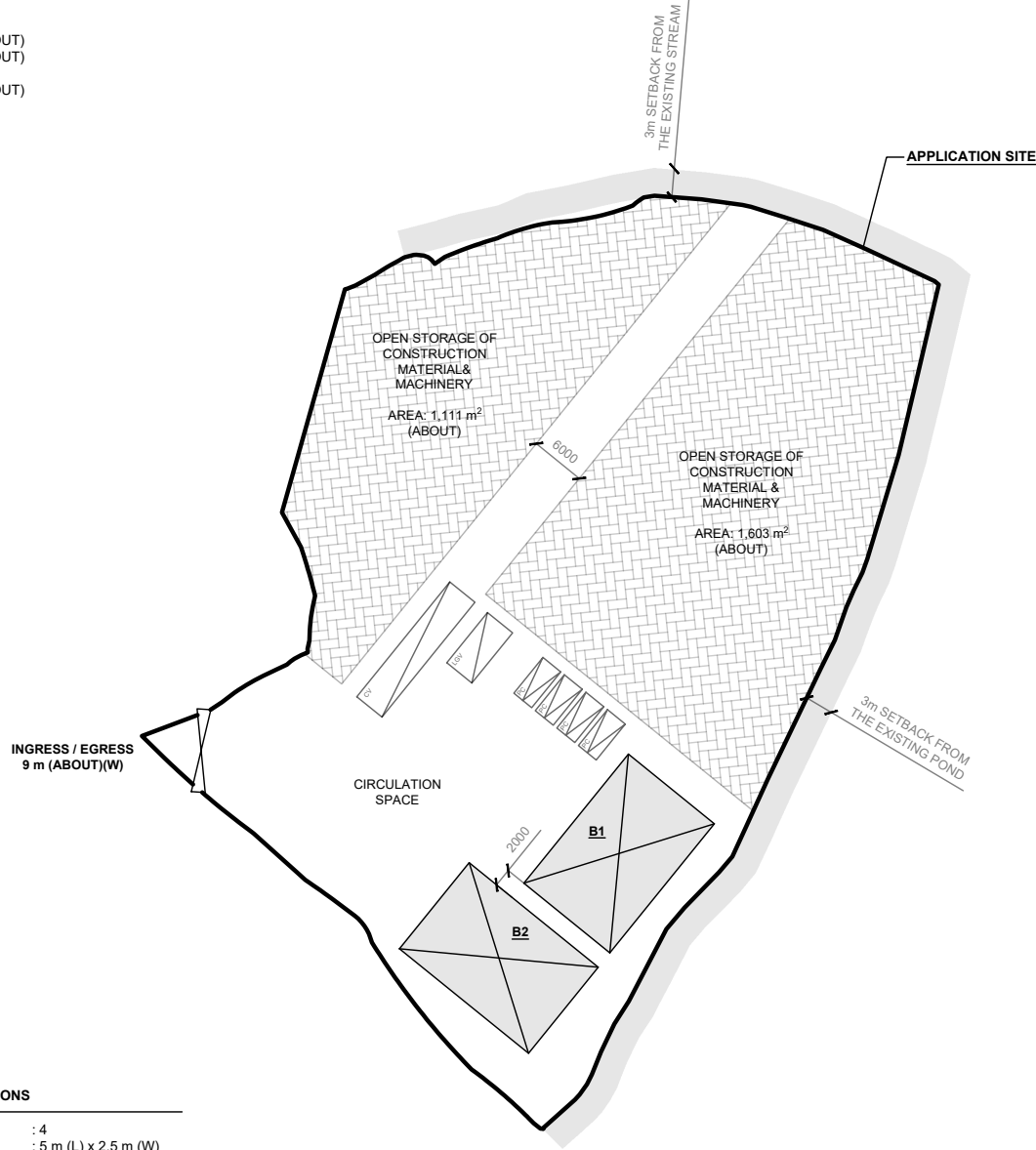
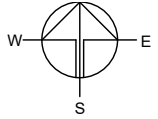


APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,929 m ²	(ABOUT)
COVERED AREA	: 432 m ²	(ABOUT)
UNCOVERED AREA	: 4,497 m ²	(ABOUT)
PLOT RATIO	: 0.088	(ABOUT)
SITE COVERAGE	: 8.8 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m ²	(ABOUT)
TOTAL GFA	: 432 m ²	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)
NO. OF STOREY	: 1	

B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
TOTAL		432 m ² (ABOUT)	432 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

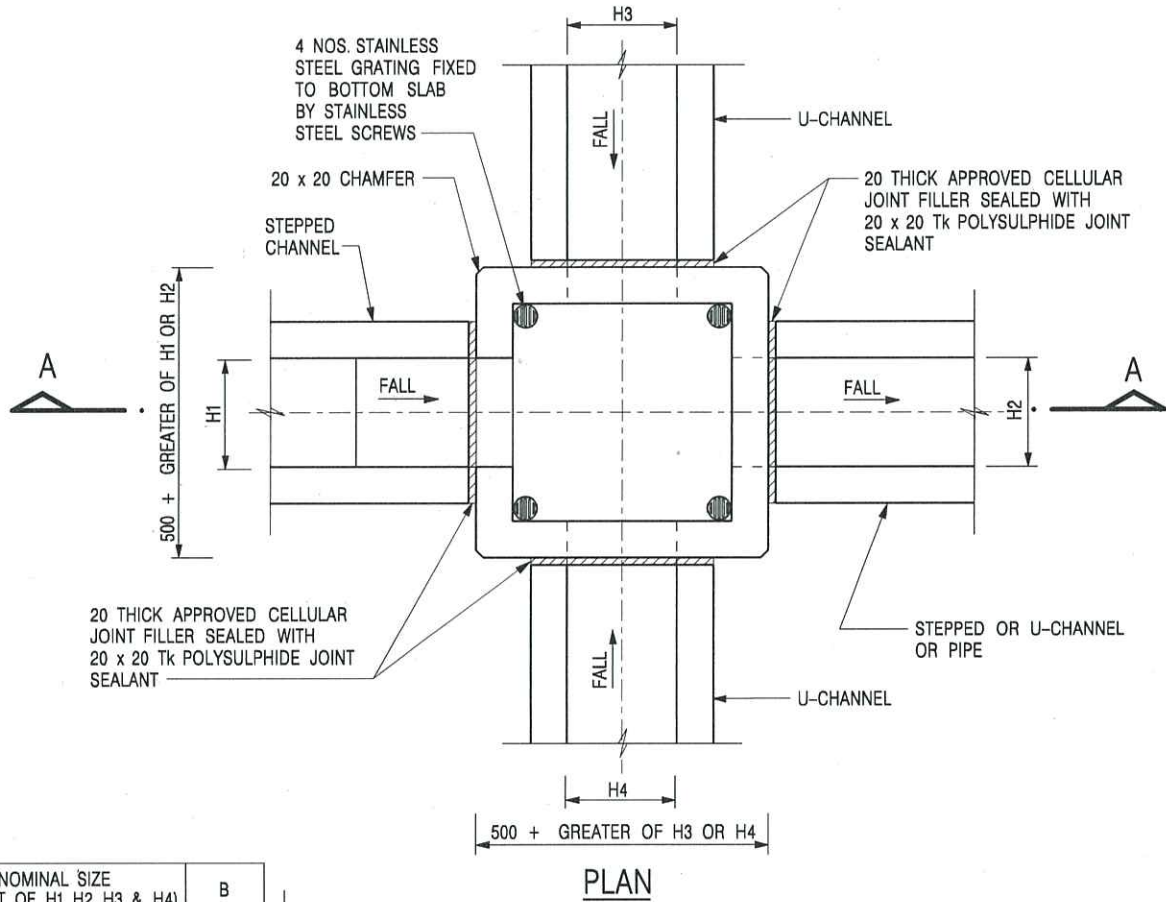
1 : 800 @ A4

DRAWN BY	DATE
MN	21.8.2024
REVISED BY	DATE
APPROVED BY	DATE

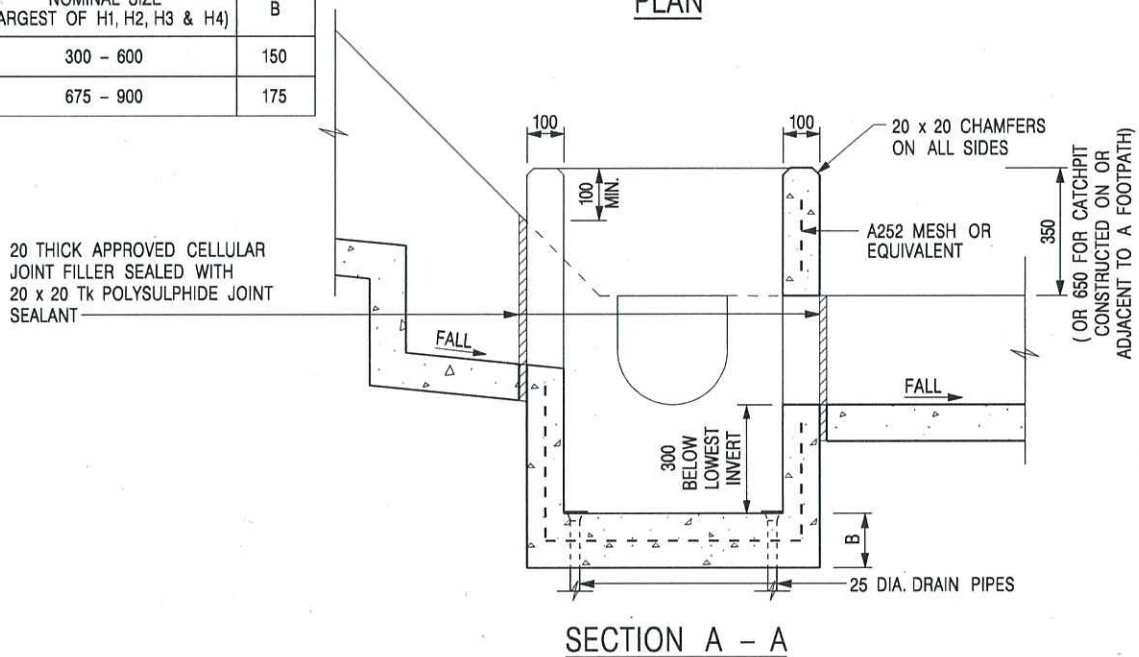
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 11	VER. 001
--------------------	-------------

Appendix C - Reference Drawings



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

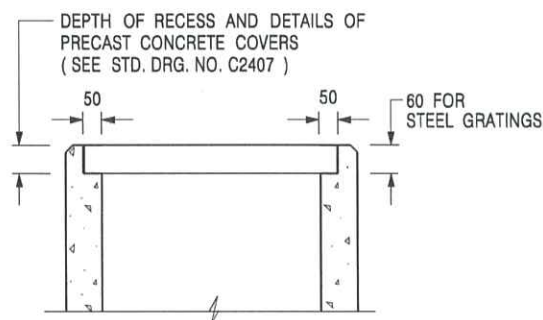
DATE	JAN 1991
-------------	----------

DRAFTING NO.

C2406 /1

卓越工程 建設香港

We Engineer Hong Kong's Development



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



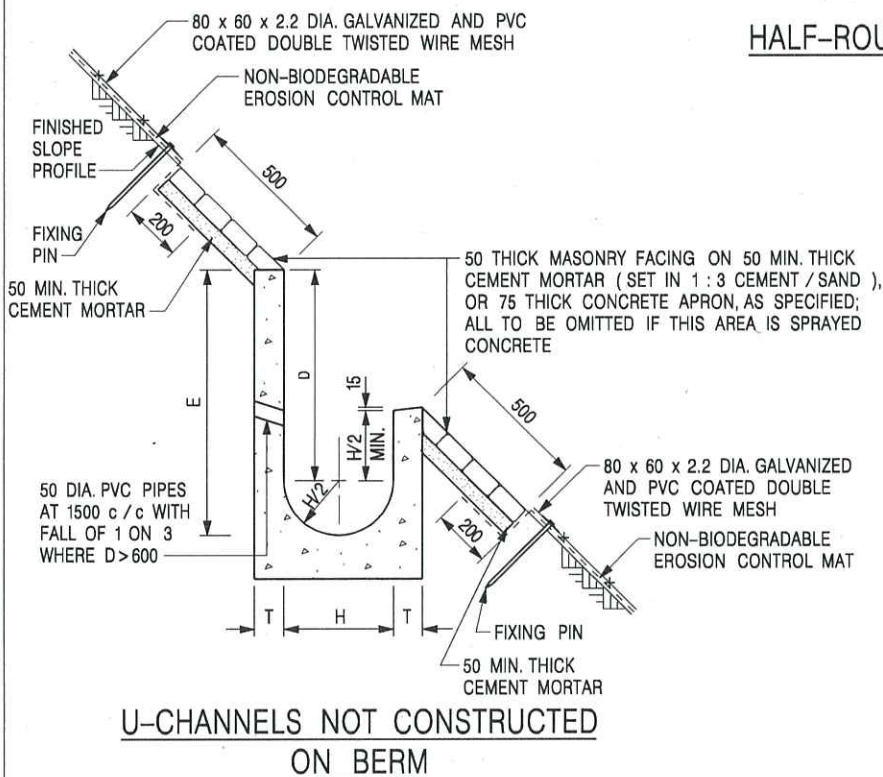
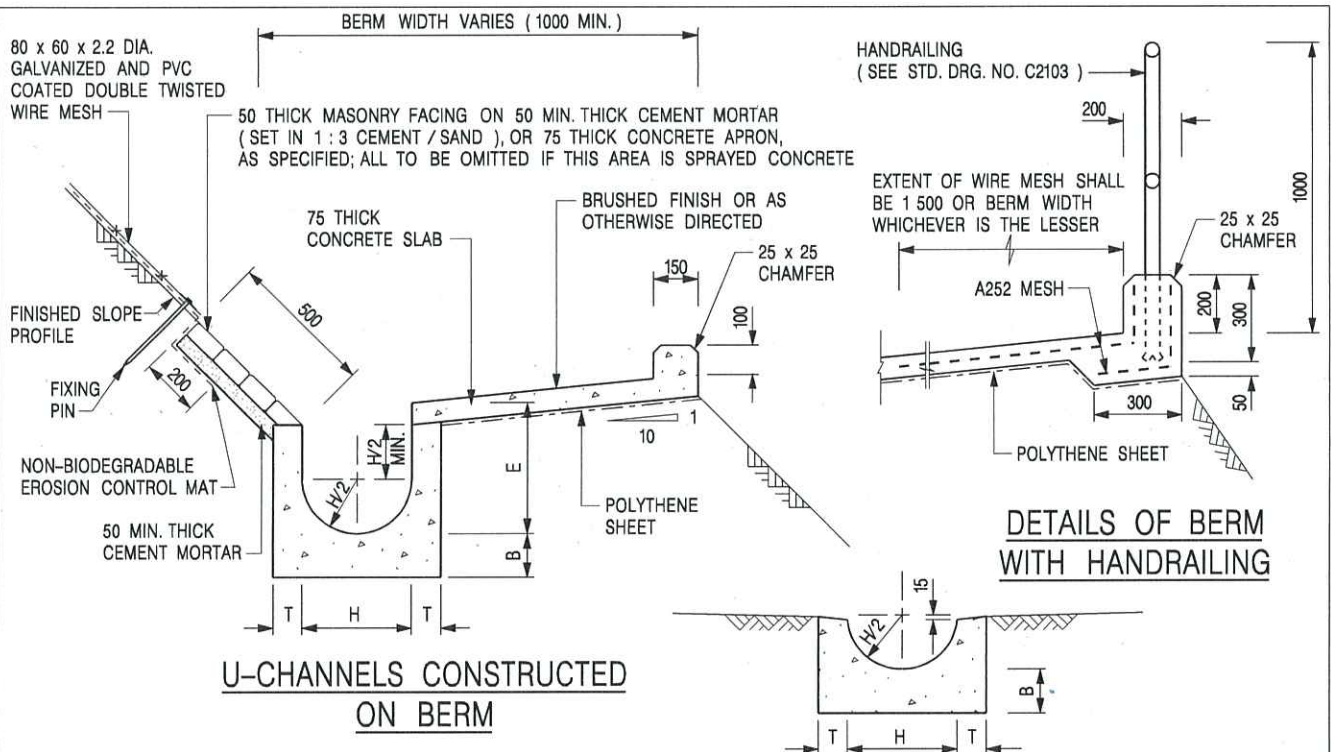
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



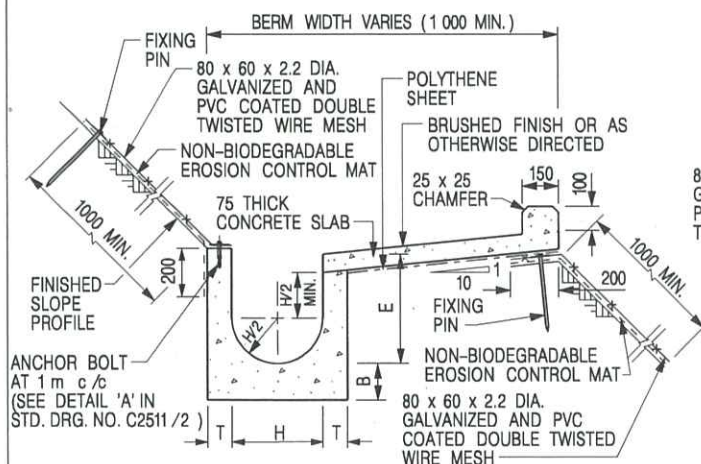
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

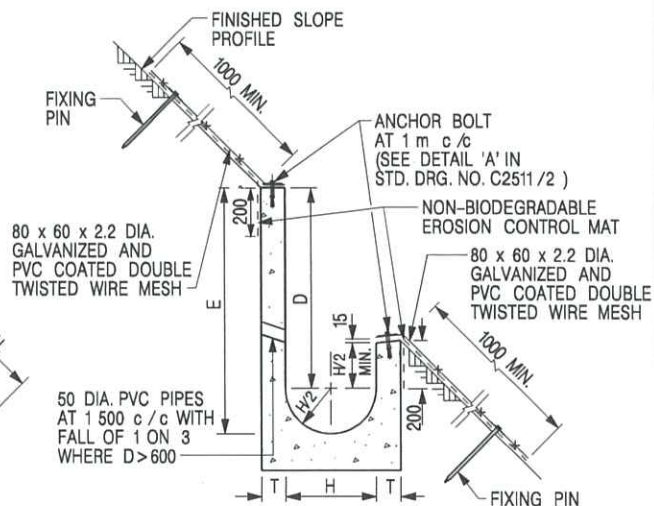
DRAWING NO.

DATE JAN 1991

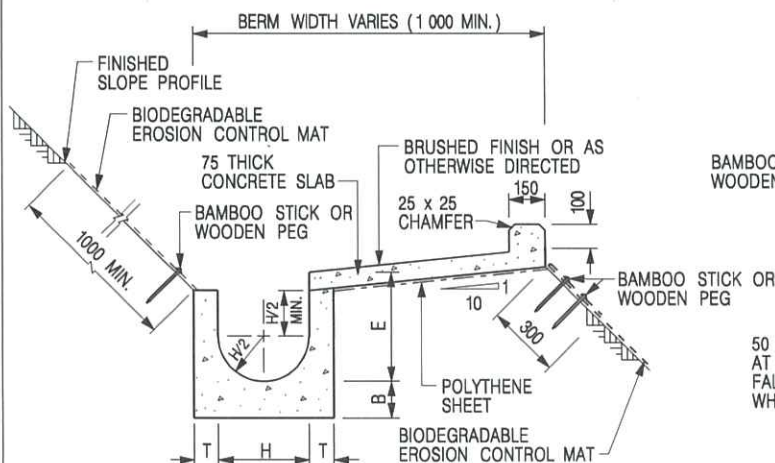
C2409I



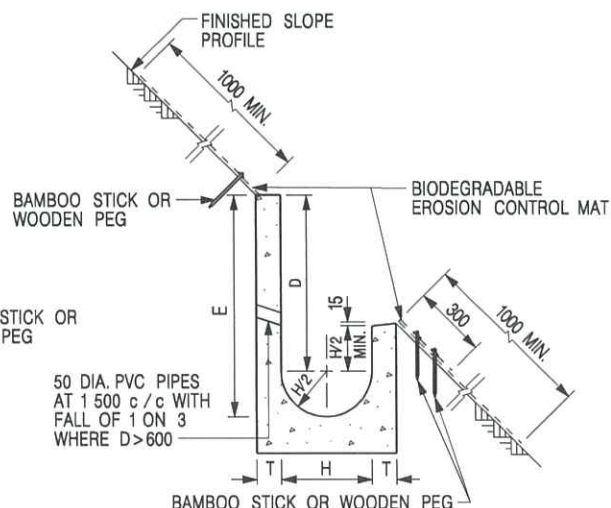
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



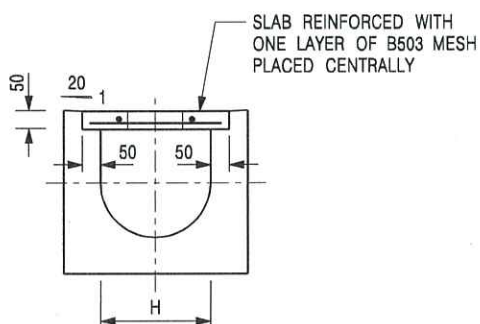
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

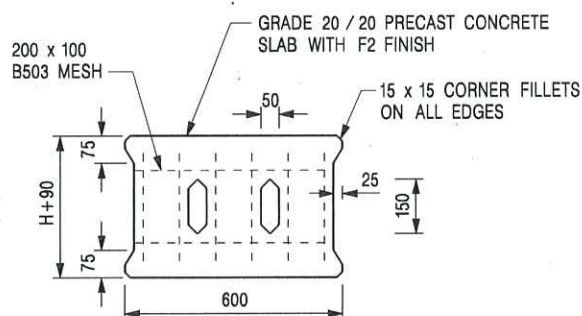
DRAWING NO.

DATE JAN 1991

C24101



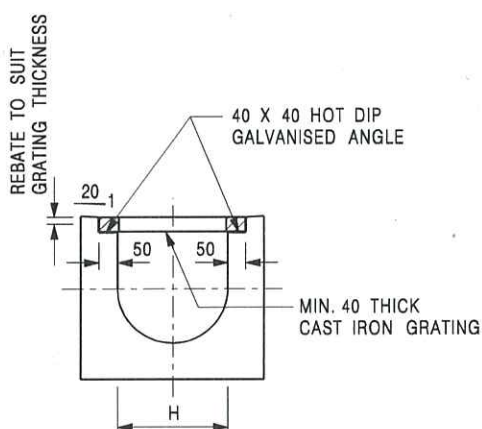
TYPICAL SECTION



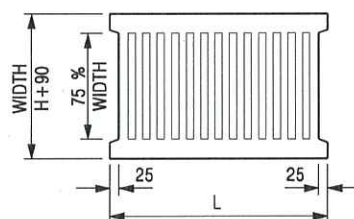
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E



PHOTO 1



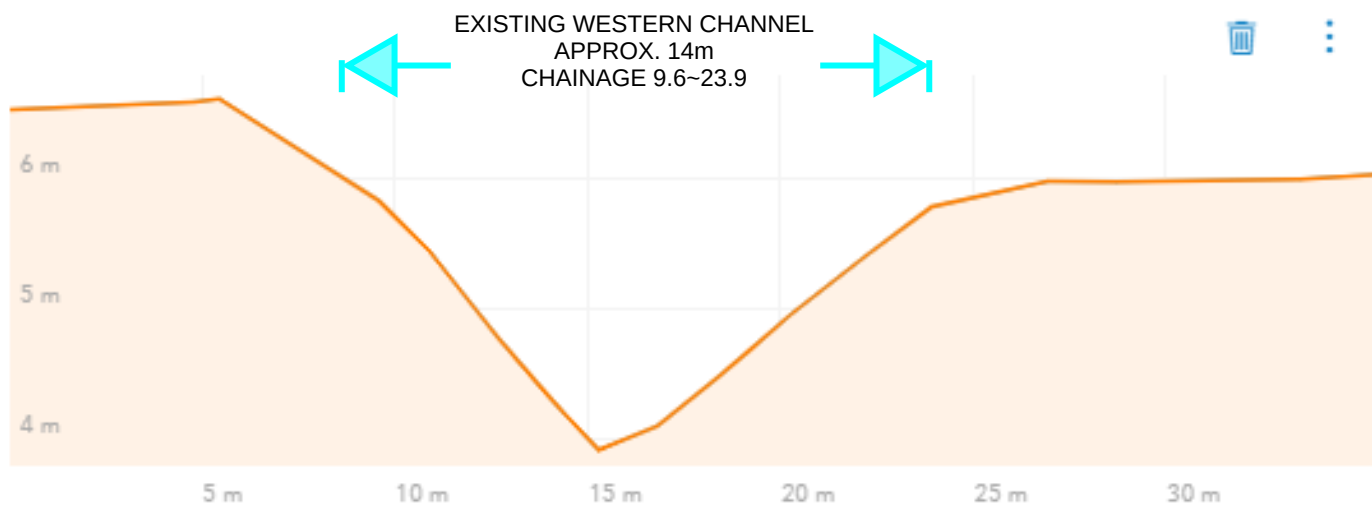
PHOTO 2



PHOTO 3

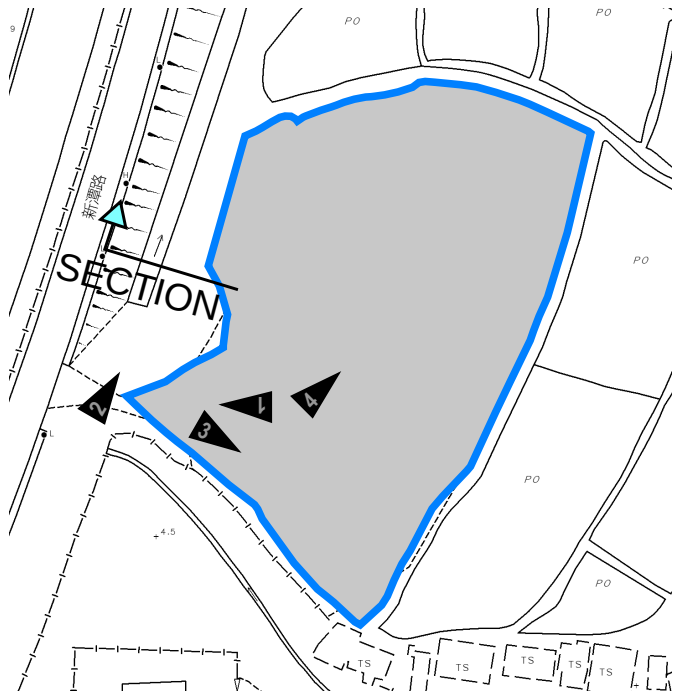


PHOTO 4



SECTION FROM CEDD LiDAR DATA

AERIAL PHOTO (2021)



PROJECT:
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone

LOCATION:
Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

SITE PHOTOS

APPENDIX D



VER	DESCRIPTION	DATE

Appendix IV

Fire service installations proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,929 m ²	(ABOUT)
COVERED AREA	: 432 m ²	(ABOUT)
UNCOVERED AREA	: 4,497 m ²	(ABOUT)
PLOT RATIO	: 0.088	(ABOUT)
SITE COVERAGE	: 8.8 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m ²	(ABOUT)
TOTAL GFA	: 432 m ²	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)
NO. OF STOREY	: 1	
AREA OF OPEN STORAGE	: 1,300 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF CONTAINER VEHICLE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

FIRE SERVICE INSTALLATIONS

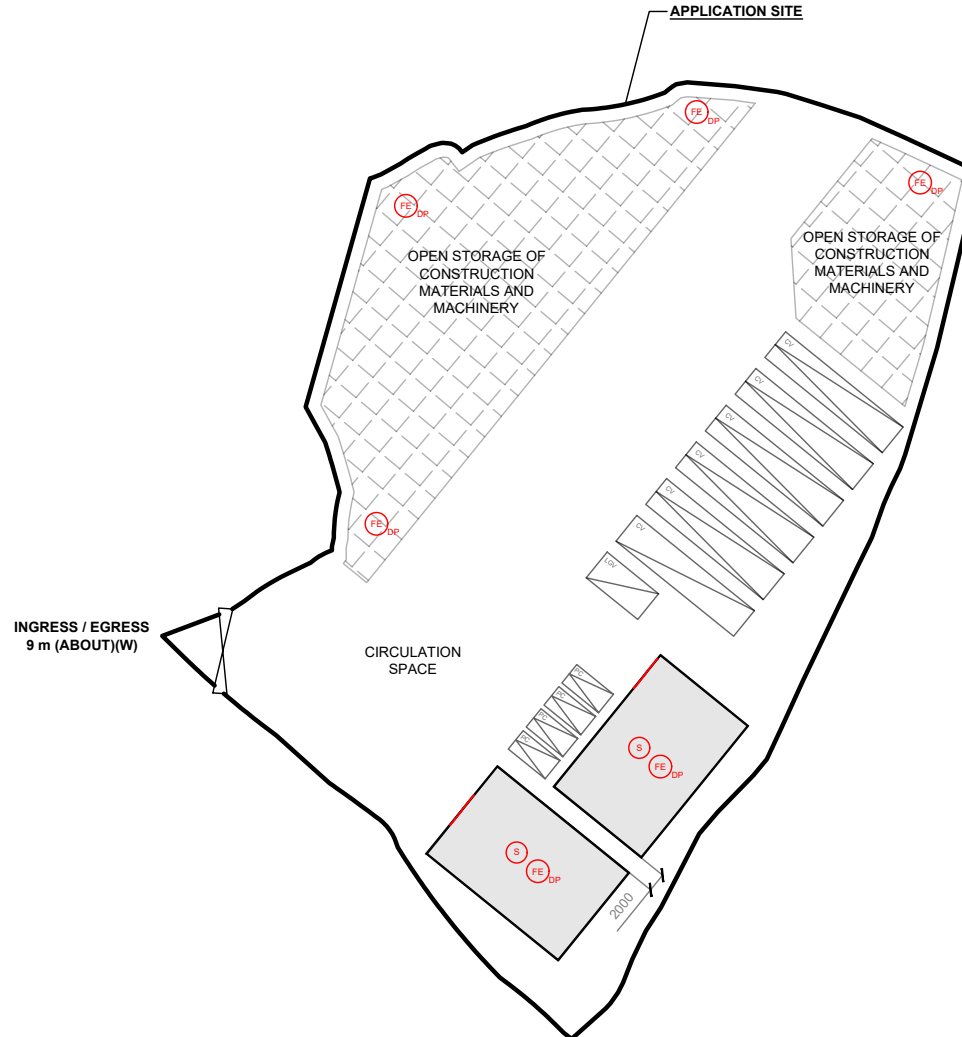
- (S) STAND-ALONE BATTERY TYPE FIRE DETECTOR
- (FE_{DP}) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

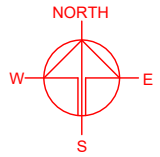
*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
TOTAL		432 m ² (ABOUT)	432 m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

13.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX IV

VER.

001

Annex 2

Details of the alternative sites for relocation
prepared under previous application No. A/YL-NTM/478

Alternative sites for the relocation of the Original Premises prepared under previous application No. A/YL-NTM/478

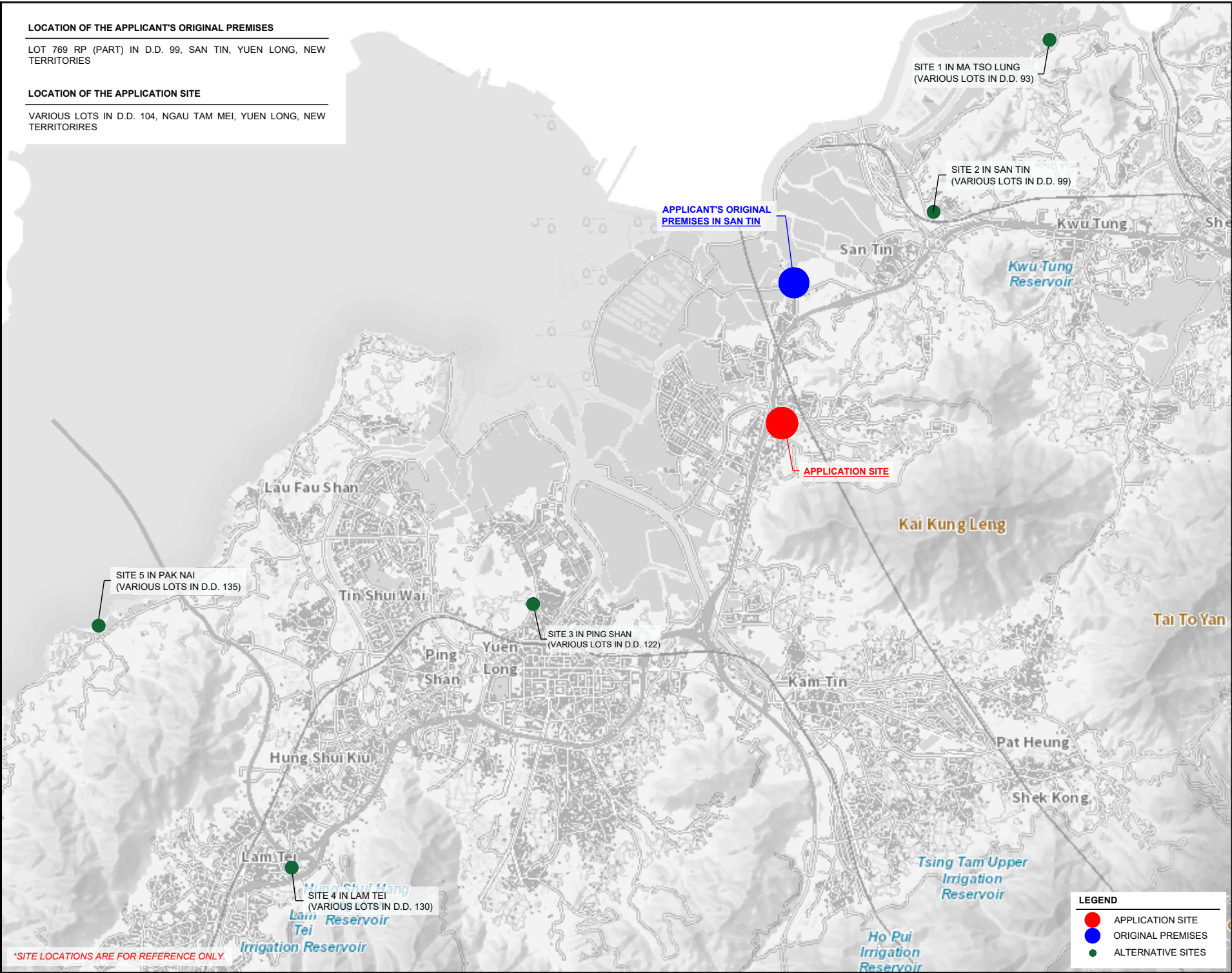
Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 122, Long Ping Road, Ping Shan, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories
Site Area	30,190 m ² (about)	4,242m ² (about)	2,815 m ² (about)	7,130 m ² (about)	13,320 m ² (about)	4,929 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Man Kam To Road via a local access
Distance from Original Premises	8.6 km (about)	2.7 km (about)	10.2 km (about)	16.7 km (about)	22.5 km (about)	3 km (about)
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE- MTL/3	Draft San Tin Technopole OZP No. S/STT/1	Approved Ping Shan OZP No. S/YL-PS/20	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Draft Ngau Tam Mei OZP No. S/YL-NTM/15
Zoning	"Conservation Area (1)" ("CA(1)")	"Other Specified Uses" annotated "Innovation and Technology"	"CA"	"Comprehensive Development Area"	"Coastal Protection Area" ("CPA")	"G/IC", and area shown as 'Road'
Existing Condition	Mostly vacant, covered with vegetation and occupied by fishpond.	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Woodland and partly vacant	Hard-paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Vacant and generally flat
Surrounding Area	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by woodland and graves	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by vacant land, public road, open storage yards, village development and area covered by vegetation
Suitability for Relocation	<u>Not suitable</u> for relocation - 450% <u>larger</u> than the original premises - within the "CA" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - 23% <u>smaller</u> than the original premises - No active agricultural activities - Not incompatible with the surrounding area	<u>Not suitable</u> for relocation - 49% <u>smaller</u> than the original premises - Not compatible with the surrounding area - Within "CA" Zone - Tenancy for portion of the site is not feasible	<u>Not suitable</u> for relocation - 30% <u>smaller</u> than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible	<u>Not suitable</u> for relocation - 142% <u>larger</u> than the original premises - Falls within the "CPA" zone - Active agricultural activities - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - In close vicinity of San Tam Road and Lok Ma Chau Border Control Point - Relatively flat and mostly vacant - No active agricultural activity

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

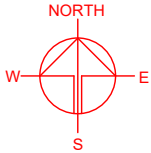
LOT 769 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY DATE
CC 22.5.2026

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO. VER.
SI ANNEX 2 P01 001

Annex 3

Relevant documents showing
the affected business operator's status at the Original Premises

租約協議



轉租方：東方智富顧問有限公司 聯絡人：
商業登記證號碼：
地址：

租客：震昇工程有限公司 聯絡人：
商業登記證號碼：
地址：

物業：DD 99 LOT 769 部份土地 面積約 60,000 平方尺
(見附圖以斜線顯示的地點)(該物業)

轉租方及租客就該物業租用的權利雙方同意遵守下述條款及條件：

1. 租金及按金

轉租方與租客，雙方訂定租金計算日由 2016 年 7 月 1 日至 2021 年 6 月 30 日每月港幣為\$ 元正(包括差餉及地租)。租客須於本租約簽署時，繳付予轉租方壹個月租金港幣\$ 元正。及預繳兩個月按金港幣\$ 元正，作為本租約的按金。
按金將用作保證租客準時繳付本租約列明應繳的租金及遵守和履行本租約中的條款。按金(不計利息)於租客遷離及交回該物業後二十八日內退回。

2. 租約期限

租約期限由 2016 年 7 月 1 日開始到 2021 年 6 月 30 日屆滿。
租客須於租約期限屆滿日或之前遷離及交吉交回該物業。

3. 提前終止

甲、轉租方可隨時於租約期限內以不少於三個月的書面通知終止批予租客該物業的租用權，租客須於提前終止書面通知書屆滿前遷離及交吉交回該物業。

乙、轉租方有權在收到政府任何部門通知該物業的用途有可能或已違反該物業土地或其他契約的條件或香港特別行政區之法例時，以一個月的通知期終止本租約。租客須於限期前遷離及交吉交回該物業，轉租方不會作出任何賠償。

丙、雙方同意於發生以下事件時，轉租方有權即時終止本租約及租客須同時遷離及交吉交回該物業：

- i. 當租客於租金或其他應付的費用(不論轉租方是否已經正式提出付款要求)到期後十四日內仍未繳付；或
- ii. 當租客不如期繳付或承擔下述 4.3 條中所述之經常性開支；或
- iii. 當租客違反本租約之任何條款或不履行本租約協議規定其所須負責及承擔之責任及未能於收到業主發出違反通知書後七天內作出相應之補償或補救。

- 、若政府以官地收回條例或其他有關條例收回該物業業權或部份業權，則轉租方可以一個月通知租客，終止該物業的租用權，租客須同時遷離及交吉交回該物業或該部份受影響物業，轉租方不作任何賠償。而相關補償費用及一切土地業權全數歸轉租方所有。
- 戊、縱使該物業租用權已如前述提前終止，轉租方仍保留因租客於終止前所違反之任何條款向租客追究權利。

4. 其他費用

- 甲、差餉(如有的話)由轉租方承擔及支付。
- 乙、地稅(如有的話)由轉租方承擔及支付。
- 丙、所有有關物業於租約期限開始後所涉及之其他經常性支出(如有的話)，例如是電費、水費、管理費及電話費等，須由租客承擔及支付。

5. 物業用途/改動或加建

轉租方對該物業的用途不作任何保證，不保證該物業的用途適合租客計劃的用途。如租客有意將該物業用作非物業地契條件指定的原用途或作出任何改動或加建，須獲轉租方書面同意後，租客方可向政府有關部門和機構申請批准，並向轉租方發出書面通知已獲有關部門或機構的批准，一切開支及有關費用由租客負責。

6. 在租客期限內，租客：

- 甲、不得阻止或妨礙轉租方或其代理人進入該物業。
- 乙、不得在該物業內容許、允許、進行或准許進行：
- 任何有可能違反該物業地契條件的行為；
 - 任何有可能違反香港特別行政區法例或規例的行為；
 - 任何非法或不道德的行為。
- 丙、不論租客是否已獲得有關政府部門或機構批准，不得將該物業用作住宅或居住用途。租客亦不得將該物業用作非批准用途。

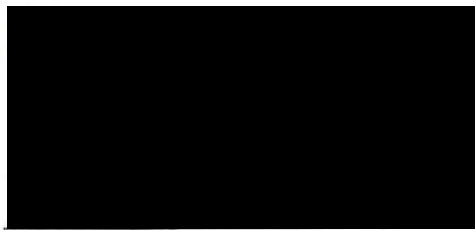
7. 租客(包括租客的訪客、僱員代理人及獲其准許進入該物業的任何人士)於租用該物業時引起之一切人身傷亡、意外(包括人為及天災)及對物件的破壞或損害，均由租客單獨及絕對承擔及負責，轉租方不須對上述人身傷亡、意外及對物件的破壞或損害負責。租客須就轉租方因該等人身傷亡、意外或對物件的破壞或損害的發生而須面對任何訴訟、索償或要求時，以及因此而導致的所有費用和支出，向轉租方作出全數彌補及賠償。

8. 租客不得將該物業分租、轉租或轉讓予任何人。

9. 在租約期限內，租客須自行出資，包括採取法律行動，驅逐任何非法霸佔該物業的人士或其他非法侵入該物業的閒雜人士，確保該物業或其任何部份不會受到任何非法霸佔，另外轉租方亦有權採取其認為適當方法，執行上述驅逐行動，而所有因此而引致的費用，由租客全數賠償給轉租方。

J. 本租約協議受香港特別行政區的法律管轄。

簽署：

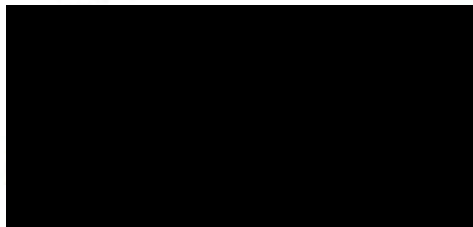


轉租方

東方智富顧問有限公司

日期：2016 年 6 月 1 日

簽署：



租客

震昇工程有限公司

日期：2016 年 6 月 1 日



fatol drop in yellow: 1,234.441 sq.ft (about)

租約協議

轉租方：東方智富顧問有限公司聯絡人：

商業登記證號碼：

地址：

租客：震昇工程有限公司聯絡人：

商業登記證號碼：

地址：

物業：DD 99 LOT 769 部份土地面積約 60,000 平方尺
(見附圖以斜線顯示的地點)(該物業)

轉租方及租客就該物業租用的權利雙方同意遵守下述條款及條件：

1. 租金及按金

轉租方與租客，雙方訂定租金計算日由 2021 年 7 月 1 日至 2026 年 6 月 30 日每月港幣為\$ 元正(包括差餉及地租)。

及預繳兩個月按金港幣\$ 元正，作為本租約的按金。(此按金在前租約結轉至此租約)按金將用作保證租客準時繳付本租約列明應繳的租金及遵守和履行本租約中的條款。按金(不計利息)於租客遷離及交回該物業後二十八日內退回。

2. 租約期限

租約期限由 2021 年 7 月 1 日開始到 2026 年 6 月 30 日屆滿。

租客須於租約期限屆滿日或之前遷離及交吉交回該物業。

3. 提前終止

甲、轉租方可隨時於租約期限內以不少於三個月的書面通知終止批予租客該物業的租用權，租客須於提前終止書面通知書屆滿前遷離及交吉交回該物業。

乙、轉租方有權在收到政府任何部門通知該物業的用途有可能或已違反該物業土地或其他契約的條件或香港特別行政區之法例時，以一個月的通知期終止本租約。租客須於限期前遷離及交吉交回該物業，轉租方不會作出任何賠償。

丙、雙方同意於發生以下事件時，轉租方有權即時終止本租約及租客須同時遷離及交吉交回該物業：

- i. 當租客於租金或其他應付的費用(不論轉租方是否已經正式提出付款要求)到期後十四日內仍未繳付；或
- ii. 當租客不如期繳付或承擔下述 4.3 條中所述之經常性開支；或
- iii. 當租客違反本租約之任何條款或不履行本租約協議規定其所須負責及承擔之責任及未能於收到業主發出違反通知書後七天內作出相應之補償或補救。

- 丁、若政府以官地收回條例或其他有關條例收回該物業業權或部份業權，則轉租方可以一個月通知租客，終止該物業的租用權，租客須同時遷離及交吉交回該物業或該部份受影響物業，轉租方不作任何賠償。而相關補償費用及一切土地業權全數歸轉租方所有。
- 戊、縱使該物業租用權已如前述提前終止，轉租方仍保留因租客於終止前所違反之任何條款向租客追究權利。

4. 其他費用

- 甲、差餉(如有的話)由轉租方承擔及支付。
- 乙、地稅(如有的話)由轉租方承擔及支付。
- 丙、所有有關物業於租約期限開始後所涉及之其他經常性支出(如有的話)，例如是電費、水費、管理費及電話費等，須由租客承擔及支付。

5. 物業用途/改動或加建

轉租方對該物業的用途不作任何保證，不保證該物業的用途適合租客計劃的用途。如租客有意將該物業用作非物業地契條件指定的原用途或作出任何改動或加建，須獲轉租方書面同意後，租客方可向政府有關部門和機構申請批准，並向轉租方發出書面通知已獲有關部門或機構的批准，一切開支及有關費用由租客負責。

6. 在租客期限內，租客：

- 甲、不得阻止或妨礙轉租方或其代理人進入該物業。
- 乙、不得在該物業內容許、允許、進行或准許進行：
- 任何有可能違反該物業地契條件的行為；
 - 任何有可能違反香港特別行政區法例或規例的行為；
 - 任何非法或不道德的行為。
- 丙、不論租客是否已獲得有關政府部門或機構批准，不得將該物業用作住宅或居住用途。租客亦不得將該物業用作非批准用途。

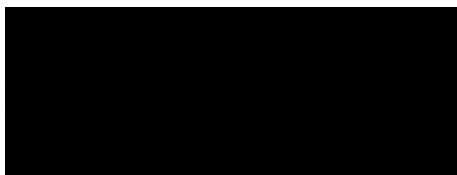
7. 租客(包括租客的訪客、僱員代理人及獲其准許進入該物業的任何人士)於租用該物業時引起之一切人身傷亡、意外(包括人為及天災)及對物件的破壞或損害，均由租客單獨及絕對承擔及負責，轉租方不須對上述人身傷亡、意外及對物件的破壞或損害負責。租客須就轉租方因該等人身傷亡、意外或對物件的破壞或損害的發生而須面對任何訴訟、索償或要求時，以及因此而導致的所有費用和支出，向轉租方作出全數彌補及賠償。

8. 租客不得將該物業分租、轉租或轉讓予任何人。

9. 在租約期限內，租客須自行出資，包括採取法律行動，驅逐任何非法霸佔該物業的人士或其他非法侵入該物業的閒雜人士，確保該物業或其任何部份不會受到任何非法霸佔，另外轉租方亦有權採取其認為適當方法，執行上述驅逐行動，而所有因此而引致的費用，由租客全數賠償給轉租方。

10.本租約協議受香港特別行政區的法律管轄。

簽署：

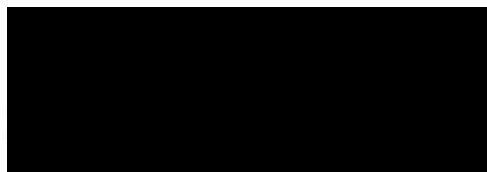


轉租方

東方智富顧問有限公司

日期：2021年3月 日

簽署：



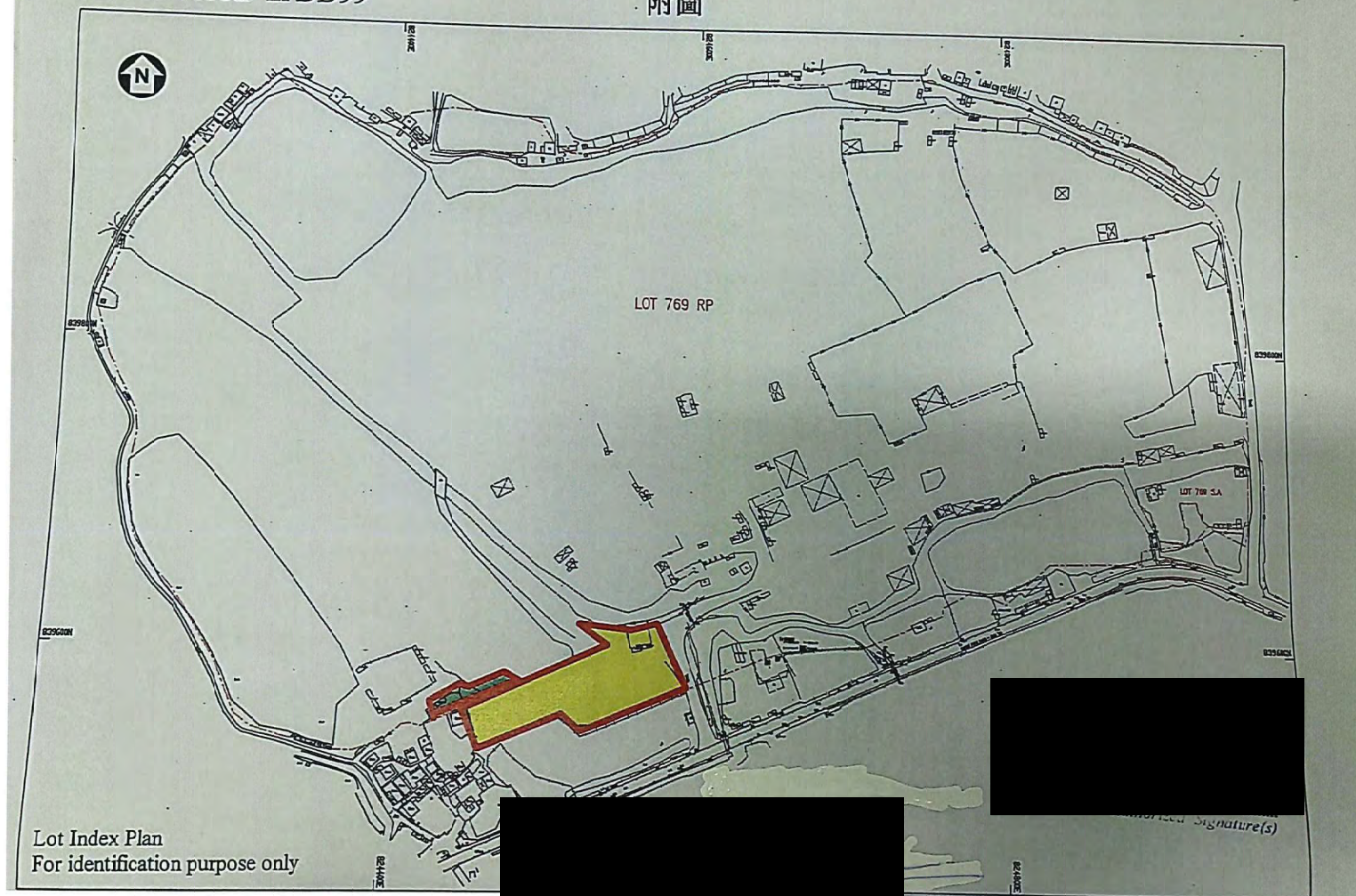
租客

震昇工程有限公司

日期：2021年3月 日

Lot No. 769RP in DD99

附圖



Lot Index Plan
For identification purpose only



稅務局
印花稅署
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3201
傳真號碼 Fax No.: 2519 6740

INLAND REVENUE DEPARTMENT
STAMP OFFICE
3/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong.
網址 Web site : www.ird.gov.hk
電郵 E-mail : taxsdo@ird.gov.hk

印花證明書 STAMP CERTIFICATE

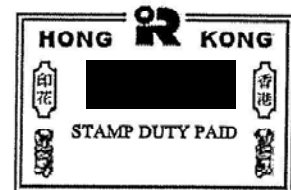
此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

This stamp certificate is issued under the Stamp Duty Ordinance

and has the same legal status as conventional stamp

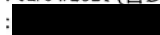
(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-22-001104-0-0-5
文書性質 Nature of Instrument: 租約 Lease
文書簽立日期 Date of Instrument: 29/03/2021 (日 Day / 月 Month / 年 Year)
每月租金 Monthly Rent: 
年期 Term (如適用 If applicable): 由 From: 01/07/2021 至 To: 30/06/2026
物業地址 Property Address: DD 99 LOT 769
NT
有關人士姓名及身份
Name and capacity of parties: 業主 Landlord(s):
(1) 東方智富顧問有限公司
租客 Tenant(s):
(1) 震昇工程有限公司



茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.	: 22-1-0015680-5
加蓋印花日期 Date of Stamping	: 12/04/2021 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid	: 
付款方式 Payment Method	: 支票 Cheque

印花稅署署長 譚大鵬
TAM Tai-pang
Collector of Stamp Revenue



稅務局
印花稅署
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3201
傳真號碼 Fax No.: 2519 6740

INLAND REVENUE DEPARTMENT
STAMP OFFICE
3/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong.
網址 Web site : www.ird.gov.hk
電郵 E-mail : taxsdo@ird.gov.hk

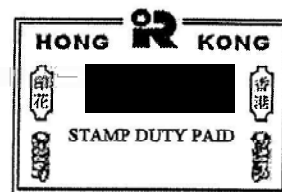
印花證明書 STAMP CERTIFICATE

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

*This stamp certificate is issued under the Stamp Duty Ordinance
and has the same legal status as conventional stamp*

(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-22-001104-0-1-2
文書性質 Nature of Instrument: 租約 Lease
文書簽立日期 Date of Instrument: 29/03/2021 (日 Day / 月 Month / 年 Year)
每月租金 Monthly Rent: [REDACTED]
年期 Term (如適用 If applicable): 由 From: 01/07/2021 至 To: 30/06/2026
物業地址 Property Address: DD 99 LOT 769
NT
有關人士姓名及身份
Name and capacity of parties: **業主 Landlord(s):**
(1) 東方智富顧問有限公司
租客 Tenant(s):
(1) 震昇工程有限公司



茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No. : 22-1-0015681-8
加蓋印花日期 Date of Stamping : 12/04/2021 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid : [REDACTED]
付款方式 Payment Method : 支票 Cheque
簽註 / 表明 Endorsement / Denotation:
- 複本或對應本: 文書正本已加蓋印花
Duplicate or Counterpart; Original stamped with:
[REDACTED]

印花稅署署長 譚大鵬
TAM Tai-pang
Collector of Stamp Revenue

Our Ref. : DD 104 Lot 2543 RP
Your Ref. : TPB/A/YL-NTM/487

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

By E-mail

22 May 2026

Dear Sir,

Supplementary Information

Proposed Temporary Container Vehicle Park and Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years in "Government, Institution or Community" Zone and Area shown as 'Road', Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories (S.16 Planning Application No. A/YL-NTM/487)

We write to submit supplementary information with the following documents in support of the captioned application:

- revised supplementary statement (**Annex 1**);
- details of the alternative sites for relocation prepared under previous application No. A/YL-NTM/478 (**Annex 2**); and
- relevant documents showing the affected business operator's status at the Original Premises (**Annex 3**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Jane LAU
(Attn.: Ms. Chloe LEUNG

email: jcklau@pland.gov.hk)
email: ckyleung@pland.gov.hk)

Annex 1
Revised Planning Statement

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY CONTAINER VEHICLE PARK AND OPEN STORAGE OF
CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
IN “GOVERNMENT, INSTITUTION OR COMMUNITY” ZONE AND AREA SHOWN AS ‘ROAD’,**

**LOTS 2543 RP (PART), 2544 RP, 2545 (PART),
2546 (PART), 2547 (PART), 2548 (PART) AND 2549 RP IN D.D. 104,
NGAU TAM MEI, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Southern Sea Investment Limited

Consultancy Team

R-riches Planning Limited

FILE CONTROL

FILE NAME : DD104 Lot 2543 RP & VL-Planning Statement (20260522) Ver1.0

FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD104 Lot 2543 RP & VL - OS in HTF (NDA)\Submission (Apr 26)\Planning Statement

REVISION NO. : 1.0

APPLICANT : Southern Sea Investment Limited

TYPE OF APPLICATION : S.16 Planning Application

PROPOSED USE : Proposed Temporary Container Vehicle Park and Open Storage of Construction Materials and Machinery with Ancillary Facilities

SITE LOCATION : Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260522)	CC (20260522)

CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
2. JUSTIFICATION	7
<i>To facilitate the relocation of the Original Premises affected by the San Tin Technopole</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>Same applied uses as those in the Original Premises</i>	7
<i>Applicant's effort in compliance with conditions under the previous permission</i>	8
<i>Approval of the application would not frustrate the long-term planning intention of the "G/IC" zone</i>	9
<i>The proposed development is not incompatible with surrounding land uses</i>	9
3. SITE CONTEXT	10
<i>Site location</i>	10
<i>Accessibility</i>	10
<i>Existing site condition</i>	10
<i>Surrounding area</i>	10
4. PLANNING CONTEXT	11
<i>Zoning</i>	11
<i>Planning intention</i>	11
<i>Previous application</i>	11
<i>Similar application</i>	11
<i>TPB PG-No. 13G</i>	11
<i>Land status</i>	12
5. DEVELOPMENT PROPOSAL	13
<i>Development details</i>	13
<i>Operation mode</i>	13
<i>Minimal traffic impact</i>	14
<i>Minimal environmental impact</i>	15
<i>Minimal landscape impact</i>	15
<i>Minimal drainage impact</i>	16
<i>Fire safety aspect</i>	16
6. CONCLUSION	17

LIST OF APPENDICES

Appendix I	Details of the Original Premises
Appendix II	Run-in/out proposal accepted under the previous application
Appendix III	Drainage proposal accepted under the previous application
Appendix IV	Fire service installations proposal

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises – location and zoning
Plan 5	Original Premises – NDA phasing
Plan 6	TPB PG-No. 13G
Plan 7	Layout plan
Plan 8	Swept path analysis

LIST OF TABLES

Table 1	Differences between the Original Premises and the Site
Table 2	Planning conditions under previous application No. A/YL-NTM/478
Table 3	Development parameters
Table 4	Details of the proposed structures
Table 5	Provisions of the parking and L/UL spaces
Table 6	Estimated trip generation and attraction

EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Government, Institution or Community" ("G/IC") and an area shown as 'Road' on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15. The Site occupies an area of 4,929 m² (about). 2 single-storey structures are proposed for storage of construction material and machinery, site office and washroom with total gross floor area (GFA) of 432 m² (about). The remaining area is reserved for open storage of construction material and machinery, container vehicle park, vehicle parking and loading/unloading (L/UL) spaces, and vehicle circulation area.
- The Site is accessible from Sam Tam Road via a local access. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the premises of the affected business operator (the Original Premises/affected business premises) is affected by Government's land resumption for the development of the San Tin Technopole;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied uses are the same as those in the affected business premises;
 - the applicant has spent effort in compliance with conditions under the previous planning permission;
 - the proposed development is considered not incompatible with surrounding land uses; and
 - the proposed development is only on a temporary basis, approval of the planning application will not frustrate the long-term planning intention of the "G/IC" zone.
- Details of development parameters are as follows:

Site area	4,929 m ² (about)
Covered area	432 m ² (about)
Uncovered area	4,497 m ² (about)
Plot ratio	0.088 (about)
Site coverage	8.8% (about)
No. of structure	2
Total GFA	432 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	432 m ² (about)
Building height	4.5 m (about)
No. of storey	1

行政摘要（內文如與英文版本有任何差異，應以英文版本為準）

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關新界元朗牛潭尾丈量約份第 104 約多個地段的規劃申請，於上述地點作「**擬議臨時貨櫃車停車場及露天存放建築材料和機械連附屬設施（為期 3 年）**」（擬議發展）。
- 申請地點所在的地區在《牛潭尾分區計劃大綱草圖編號 S/YL-NTM/15》上劃為「政府、機構或社區」地帶及顯示為「道路」。申請地盤面積為 4,929 平方米（約）。申請地點將設有 2 座單層構築物作存放建築材料和機械、辦公室及洗手間用途，構築物的總樓面面積合共為 432 平方米（約），其餘地方將預留作貨櫃車停車場、露天存放建築材料和機械、車輛停泊和上／落貨位及車輛流轉空間。
- 申請地點可從新潭路經一條地區道路前往。擬議發展的作業時間為星期一至六上午七時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 在地經營者原來的經營處所受到政府的「新田科技城」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與受影響的經營處所用途一致；
 - 申請人曾經致力履行先前規劃許可的附帶條件；
 - 擬議發展與周邊地方的用途並非不協調；及
 - 擬議發展只屬臨時性質，批出規劃許可不會影響「政府、機構或社區」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	4,929 平方米（約）
上蓋總面積：	432 平方米（約）
露天地方面積：	4,497 平方米（約）
地積比率：	0.088（約）
上蓋覆蓋率：	8.8%（約）
樓宇數目：	2 座
總樓面面積	432 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	432 平方米（約）
構築物高度：	4.5 米（約）
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Southern Sea Investment Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant intends to use the Site for '**Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years**' (the proposed development). The Site falls within an area zoned "Government, Institution or Community" ("G/IC") and an area shown as 'Road' on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15 (**Plan 2**)². According to the Notes of the OZP, the applied uses are not Column 1 nor 2 uses within the "G/IC" zone, which require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings (**Plans 1 to 8**) and supplementary information, including the details of the Original Premises (**Appendix I**), accepted run-in/out and drainage proposals under the previous application No. A/YL-NTM/478 (**Appendices II and III**) and the latest fire service installations (FSIs) proposal (**Appendix IV**), are provided with this Planning Statement. Other assessments to mitigate the potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureau/ departments and members of the Board.

¹ **Southern Sea Investment Limited**, the applicant, was commissioned by **Chun Sing Engineering Company Limited**, the affected business operator, to facilitate the relocation of the Original Premises. Details of the Original Premises are provided at **Appendix I**.

² The Site fell within an area zoned "Residential (Group D)" ("R(D)") on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14. On 31.10.2025, the draft Ngau Tam Mei OZP No. S/YL-NTM/15 was exhibited, on which the Site now falls within an area partly zoned "G/IC" and partly shown as 'Road'.

2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by the San Tin Technopole

- 2.1 The current application intends to facilitate the relocation of the Original Premises in San Tin (i.e. formerly Lot 769 RP (Part) in D.D. 99) due to land resumption and to pave way for the development of the San Tin Technopole (**Plans 4 and 5**). The Original Premises, which has been occupied by the applied uses since the early 1990s, currently falls within an area zoned "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") on the Draft San Tin Technopole OZP No. S/STT/1 (**Plan 4**).
- 2.2 With reference to the implementation programme, the Original Premises falls within the land resumption limit for the Phase 1 Development of the San Tin Technopole (**Plan 5**). As the land where the Original Premises is located will be developed for innovation and technology-related uses upon completion of the San Tin Technopole, the concerned land was reverted to the Government under G.N. 1322 in August 2024. Therefore, the applicant desperately needs to identify a suitable site for the relocation of the affected business operator in order to continue the business operation, and minimise the impact on the implementation programme of government development projects.
- 2.3 In October 2024, a S.16 planning application No. A/YL-NTM/478 for open storage of construction materials and machinery with ancillary facilities and associated filling of pond was submitted by the same applicant and approved by the Board to facilitate the relocation of the Original Premises. Nonetheless, considering the business nature of the affected business operator, the Original Premises had also served as a container vehicle park for parking of the affected business operator's fleet for delivery of construction materials and machinery. As such, the current application is submitted to reflect the actual operational need of the affected business operator, which is crucial for the smooth relocation of the entire affected business.

Applicant's effort in identifying suitable site for relocation

- 2.4 Ahead of the submission of the previous application No. A/YL-NTM/478, the applicant has spent effort to relocate the Original Premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or the site area being too small. The Site was identified for relocation after a lengthy site searching process as it is relatively flat and easily accessible from San Tam Road via a local access.

Same applied uses as those in the Original Premises

- 2.5 The proposed development involves the operation of container vehicle park and open storage of construction material and machinery with ancillary facilities to support the daily operation of the Site. The applied uses are the same as those in the Original Premises. The site area

(i.e. about 4,929 m², -10%) and GFA (i.e. about 432 m², -10%) are also similar to the Original Premises. Details of the Original Premises are shown at **Table 1** below.

Table 1 - Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site area	5,496 m ²	4,929 m ²	-567 m ² , -10%
GFA	480 m ²	432 m ²	-48 m ² , -10%

- 2.6 A significant portion of the Site (i.e. 4,497 m²; 91.2%) is uncovered and designated for container vehicle park, open storage, vehicle L/UL and parking spaces and circulation area, in order to support the daily operation of the Site. According to the applicant, the Original Premises in San Tin lack adequate circulation space, resulting in prolonged waiting times for L/UL activities of goods. Therefore, a substantial amount of circulation space is reserved at the Site so as to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impacts to the surrounding road networks.

Applicant's effort in compliance with conditions under the previous permission

- 2.7 The applicant has spent effort in complying most of the planning conditions under the previous application No. A/YL-NTM/478. Details are shown at **Table 2** below:

Table 2 –Planning conditions under previous application No. A/YL-NTM/478

Planning conditions		Compliance
(a)	The submission of a drainage proposal	25.09.2025
(b)	The implementation of the drainage proposal	Not yet complied with
(d)	The provision of fire extinguisher(s)	28.10.2024
(e)	The submission of an FSIs proposal	27.03.2025
(f)	The implementation of the FSIs proposal	Not yet complied with
(g)	The submission of a run-in/out proposal	25.07.2025
(h)	The implementation of the run-in/out proposal	Not yet complied with

- 2.8 The run-in/out proposal submitted by the applicant was accepted by the Commissioner for Transport (C for T) and the Director of Highways (D of Hy) in July 2025 (**Appendix II**). The applicant submitted an Excavation Permit (XP) application to D of Hy in December 2025 so as to implement the run-in/out proposal. The applicant has obtained the XP in April 2026 and will launch relevant works and submit photographic records of the run-in/out for the consideration of relevant authorities.
- 2.9 The drainage proposal submitted by the applicant was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) in December 2025 (**Appendix III**). The applicant is currently seeking quotations from drainage contractors for the implementation works of the drainage facilities. Upon obtaining relevant planning

permission from the Board, the applicant will launch the implementation works and submit photographic records of the drainage facilities for the consideration of CE/MN, DSD.

- 2.10 The fire extinguishers installed by the applicant and the FSIs proposal submitted by the applicant were accepted by the Director of Fire Services (D of FS) in October 2024 and March 2025 respectively. In view of the latest *"Fire Safety Requirements for Temporary Storage and Structures under Planning Application, Short Term Tenancy & Short Term Waiver"* of the Fire Services Department, the applicant has submitted an updated FSIs proposal to enhance fire safety of the proposed development (**Appendix IV**). Upon obtaining relevant planning permission from the Board, the applicant will launch the construction works of the structures and install the necessary FSIs therewithin. Certificate of Fire Service Installation and Equipment (FS251) will be submitted for the consideration of D of FS.

Approval of the application would not frustrate the long-term planning intention of the "G/IC" zone

- 2.11 Although the Site falls within area zoned "G/IC" on the Draft Ngau Tam Mei OZP No. S/YL-NTM/15, there is no known long-term development plan to be executed for government, institution or community use at the Site. Therefore, the approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "G/IC" zone and would better utilise deserted land in the New Territories.
- 2.12 There is no approved planning application for 'Container Vehicle Park' and 'Open Storage' uses within the "G/IC" zone on the OZP. Meanwhile, a planning application No. A/YL-NTM/483 for proposed temporary warehouse with ancillary open storage was approved within the "Residential (Group A)" and "Open Space" zones on the same OZP³.
- 2.13 Despite the fact that the proposed development is not in line with planning intention of the "G/IC" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the "G/IC" zone.

The proposed development is not incompatible with surrounding land uses

- 2.14 The surrounding areas of the Site are considered to be in semi-rural character comprising open storage yards, warehouse, public vehicle park approved under planning application No. A/YL-NTM/469, transitional housing approved under planning application No. A/YL-NTM/470 and vacant/unused land. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with relevant planning conditions in relation to fire services and drainage aspects, so as to minimise the potential adverse impacts that would have arisen from the proposed development.

³ The application site of planning application No. A/YL-NTM/483 fell within the then "R(D)" zone on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 20 m east of San Tam Road; 5.5 km north of Yuen Long MTR Station; 5.6 km southwest of Lok Ma Chau BCP; 14.9 km southwest of Man Kam To BCP; 25.2 km southwest of Heung Yuen Wai BCP; and 2.4 km south of the Original Premises in San Tin.

Accessibility

- 3.2 The Site is accessible from San Tam Road via a local access (**Plan 1**).

Existing site condition

- 3.3 The Site is currently operated as an open storage yard with planning permission under planning application No. A/YL-NTM/478. The Site is generally flat and hard-paved.

Surrounding area

- 3.4 The Site is mainly surrounded by vacant land, woodland, ponds, public roads and temporary structures (**Plans 1 and 3**).
- 3.5 To its immediate north is grassland intermixed with ponds and woodland. To its further north is an existing drainage channel, across which are some temporary structures for warehouse and domestic uses.
- 3.6 To its immediate east is grassland intermixed with ponds and woodland. To its further east is the site of an approved transitional housing under planning application No. A/YL-NTM/470.
- 3.7 To its immediate south are sites occupied by temporary structures for logistics warehouse uses and open storage yards. To its further south are clusters of village houses and an open storage of construction machinery.
- 3.8 To its immediate west are land covered by vegetation and woodland. To its further west is San Tin Highway, across which are some temporary structures for open storage use.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "G/IC" and an area shown as 'Road' on the Draft Ngau Tam Mei OZP No. S/YL-NTM/15 (**Plan 2**)⁴. According to the Notes of the OZP, the applied uses are not Column 1 nor 2 uses within the "G/IC" zone, which require planning permission from the Board.

Planning intention

- 4.2 The planning intention of the "G/IC" zone is *primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.*

Previous application

- 4.3 The Site is subject of a previous planning application No. A/YL-NTM/478 submitted by the same applicant for proposed temporary open storage of construction materials and machinery with ancillary facilities and associated filling of pond, which was approved by the Board in 2024 on a temporary basis for a period of 3 years.

Similar application

- 4.4 There is no approved planning application for 'Container Vehicle Park' and 'Open Storage' uses within the "G/IC" zone on the OZP. Meanwhile, an application No. A/YL-NTM/483 for proposed temporary warehouse with ancillary open storage was approved within the "Residential (Group A)" and "Open Space" zones on the same OZP⁵.

Town Planning Board Guidelines (TPB PG-No.) 13G

- 4.5 *The Site falls within Category 3 areas (Plan 6), which are those outside Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic*

⁴ The Site fell within an area zoned "R(D)" on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14. On 31.10.2025, the draft Ngau Tam Mei OZP No. S/YL-NTM/15 was exhibited, on which the Site now falls within an area partly zoned "G/IC" and partly shown as 'Road'.

⁵ The application site of planning application No. A/YL-NTM/483 fell within the same "R(D)" zone on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14.

consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 4.6 Given that the applicant had demonstrated with genuine efforts for compliance with various planning conditions under the previous application that the proposed development would not generate significant adverse impacts on the surrounding areas, and the current application is on site with previous planning permission, approval of the current application is therefore considered in line with TPB PG-No. 13G and shall not set an undesirable precedent within the Category 3 areas. Besides, the current application should be considered on its individual merits in connection with the special background of the affected business operator, of whom the Original Premises has been resumed by the Government to facilitate the development of the San Tin Technopole.

Land status

- 4.7 The Site falls entirely on private lots, i.e. *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104*, with total land area of 4,929 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).
- 4.8 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW), if needed, to the District Lands Officer/Yuen Long, Lands Department to make way for the erection of the proposed structures. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

- 5.1 The Site consists of an area of 4,929 m² (about). Details of the development parameters are shown at **Table 3** below.

Table 3 - Development parameters

Site area	4,929 m ² (about)
Covered area	432 m ² (about)
Uncovered area	4,497 m ² (about)
Plot ratio	0.088 (about)
Site coverage	8.8% (about)
No. of structure	2
Total GFA	432 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	432 m ² (about)
Building height	4.5 m (about)
No. of storey	1

- 5.2 A total of 2 single-storey structures are proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 432 m² (about), the remaining open area is reserved for open storage of construction material and machinery, vehicle parking and L/UL spaces and circulation area (**Plan 7**). Details of structures are shown at **Table 4** below.

Table 4 - Details of the proposed structures

Structures	Uses	Covered Area	GFA	Building Height
B1	Storage of construction material and machinery	216 m ²	216 m ²	4.5 m (1-storey)
B2	Site office and washroom	216 m ²	216 m ²	
Total		432 m² (about)	432 m² (about)	-

Operation mode

- 5.3 The Site will be used as container vehicle park for the affected business operator's fleet and open storage of construction material (*e.g. metal beams, brick, tiles etc.*) and machinery (*e.g. mobile cranes etc.*). The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. There is no operation on Sunday and public holidays.

- 5.4 It is estimated that the Site would be able to accommodate not more than 8 staff. The ancillary facilities (*i.e. site office and washroom*) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal traffic impact

- 5.5 The Site is accessible from San Tam Road via a local access (**Plan 1**). A 11 m-wide run-in/ out with sufficient sightline is proposed at San Tam Road by the applicant for easy circulation of vehicle (**Plans 7 and 8**). A total of 11 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL spaces are provided at **Table 5** below.

Table 5 - Provisions of the parking and L/UL spaces

Type of parking space	No. of space
Parking Space for Private Cars (PC) - 2.5 m (W) X 5 m (L)	4
Parking Space for Container Vehicles (CV) - 3.5 m (W) X 16 m (L)	5
Type of L/UL space	No. of space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) X 7 m (L)	1
L/UL Space for CV - 3.5 m (W) X 16 m (L)	1

- 5.6 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will queue back to or reverse onto/from the Site to the public road. Furthermore, staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance road and pedestrian safety. The breakdown of the estimated trip generation and attraction of the proposed development are provided at **Table 6** below.

Table 6 – Estimated trip generation and attraction

Time Period	Trip Generation and Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 – 08:00)	4	0	0	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	0	0	0	4
Average trips per hour (08:00 – 18:00)	0	0	1	1	2	2	6

- 5.7 As the number of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

- 5.8 After obtaining the planning permission for the previous application No. A/YL-NTM/478, the applicant submitted an XP application to D of Hy in December 2025 so as to implement the run-in/out proposal accepted by C for T and D of Hy on 23.06.2025 under planning condition (g) of the previous application. The applicant has obtained the XP from D of Hy in April 2026. With the implementation of the proposed run-in/out (**Appendix II**), slight encroachment into the opposite lane would be foreseeable during vehicle turning from the Site to Sam Tam Road southbound. It is envisaged that the time required for the encroachment would be very short.

Minimal environmental impact

- 5.9 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise the adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal landscape impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. The Site is currently hard-paved with concrete.

Minimal drainage impact

- 5.14 Under the previous application No. A/YL-NTM/478, the applicant submitted a drainage proposal to mitigate the potential drainage impact that would have generated from the proposed development, and it was accepted by CE/MN, DSD on 25.09.2025 under planning condition (a) of the previous application (**Appendix III**). Upon obtaining the planning permission of the current application, the applicant will continue to implement the proposed drainage facilities at the Site, and provide photographic records of the facilities upon completion for the consideration of CE/MN, DSD.

Fire safety aspect

- 5.15 The applicant has submitted an updated FSIs proposal to enhance fire safety of the proposed development (**Appendix IV**). Upon acceptance by D of FS and after obtaining the planning permission of the current application, the applicant will implement the accepted FSIs proposal for the proposed development and submit FS251 for the consideration of D of FS.

6. CONCLUSION

- 6.1 The current application intends to facilitate the relocation of the affected business of an existing operator in San Tin, which will be affected by the development of the San Tin Technopole. Whilst the applicant attempted to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable while the applicant was preparing for the submission of the previous application No. A/YL-NTM/478. Since the applied uses are the same as those in the Original Premises, approval of the current application could facilitate relocation due to land resumption, thereby minimise the impact on the implementation programme of the San Tin Technopole.
- 6.2 Although planning permission had previously been granted under the previous application No. A/YL-NTM/478, considering the business nature of the affected business operator, the Original Premises had also served as a container vehicle park for parking of the affected business operator's own fleet for the delivery of construction materials and machinery. As such, the current application is submitted to reflect the actual operational need of the affected business operator, which is crucial for the smooth relocation of the entire affected business.
- 6.3 Despite the proposed development is not in line with the long-term planning intention of the "G/IC" zone, there is no known long-term development plan to be executed for government, institution or community use at the Site. Hence, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "G/IC" zone and better utilise deserted land in the New Territories.
- 6.4 The Site is surrounded by open storage yards, warehouse, public vehicle park, transitional housing and vacant/unused land, and is closely connected to nearby public road network; the proposed development is therefore considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 3 areas under *TPB PG-No. 13G*, genuine efforts for compliance with various planning conditions was made under the previous application that the proposed development would not generate significant adverse impacts on the surrounding areas, and the current application is on site with previous permission, approval of the current application is in line with *TPB PG-No. 13G* and shall not set an undesirable precedent within the Category 3 areas. In connection with the special background of the affected business operator to facilitate the development of the San Tin Technopole, approval of the current application would not set an undesirable precedent within the "G/IC" zone and Category 3 areas, and should be considered on its own merits.
- 6.5 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures such as the accepted drainage proposal under the previous application and the revised FSIs proposal, are provided to alleviate any adverse impact that would have arisen from the proposed development. The applicant will also strictly follow the *'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open*

Storage Sites' and other relevant Practice Notes and Guidelines issued by the EPD to minimise all possible environmental impacts on nearby sensitive receivers.

- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

May 2026

Annex 2

Details of the alternative sites for relocation
prepared under previous application No. A/YL-NTM/478

Alternative sites for the relocation of the Original Premises prepared under previous application No. A/YL-NTM/478

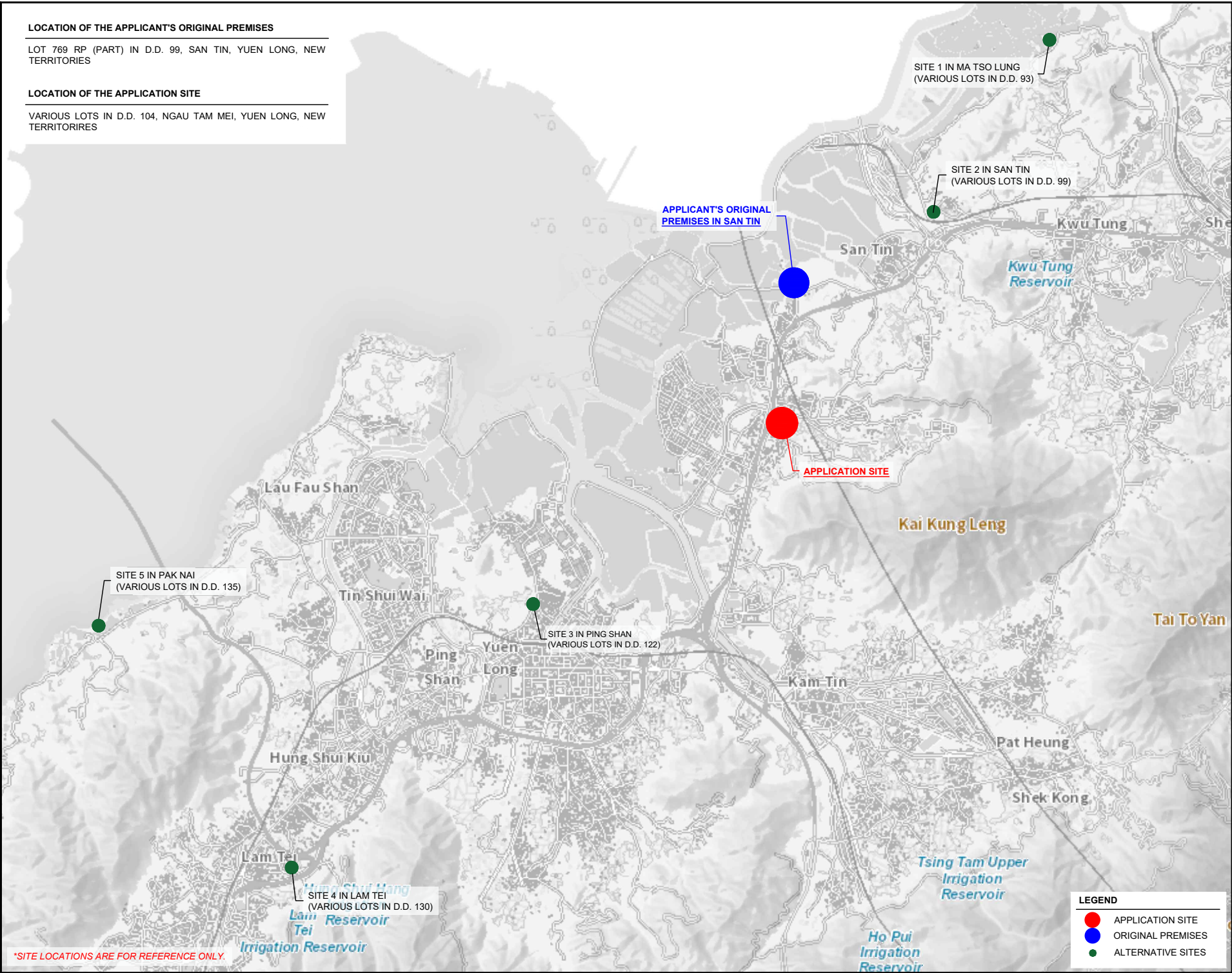
Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 122, Long Ping Road, Ping Shan, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories
Site Area	30,190 m ² (about)	4,242m ² (about)	2,815 m ² (about)	7,130 m ² (about)	13,320 m ² (about)	4,929 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Man Kam To Road via a local access
Distance from Original Premises	8.6 km (about)	2.7 km (about)	10.2 km (about)	16.7 km (about)	22.5 km (about)	3 km (about)
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE- MTL/3	Draft San Tin Technopole OZP No. S/STT/1	Approved Ping Shan OZP No. S/YL-PS/20	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTTY/12	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Draft Ngau Tam Mei OZP No. S/YL-NTM/15
Zoning	"Conservation Area (1)" ("CA(1)")	"Other Specified Uses" annotated "Innovation and Technology"	"CA"	"Comprehensive Development Area"	"Coastal Protection Area" ("CPA")	"G/IC", and area shown as 'Road'
Existing Condition	Mostly vacant, covered with vegetation and occupied by fishpond.	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Woodland and partly vacant	Hard-paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Vacant and generally flat
Surrounding Area	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by woodland and graves	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by vacant land, public road, open storage yards, village development and area covered by vegetation
Suitability for Relocation	<u>Not suitable</u> for relocation - 450% <u>larger</u> than the original premises - within the "CA" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - 23% <u>smaller</u> than the original premises - No active agricultural activities - Not incompatible with the surrounding area	<u>Not suitable</u> for relocation - 49% <u>smaller</u> than the original premises - Not compatible with the surrounding area - Within "CA" Zone - Tenancy for portion of the site is not feasible	<u>Not suitable</u> for relocation - 30% <u>smaller</u> than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible	<u>Not suitable</u> for relocation - 142% <u>larger</u> than the original premises - Falls within the "CPA" zone - Active agricultural activities - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - In close vicinity of San Tam Road and Lok Ma Chau Border Control Point - Relatively flat and mostly vacant - No active agricultural activity

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

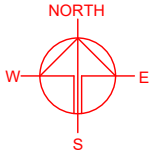
LOT 769 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY
CC

DATE
22.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO.

SI ANNEX 2 P01

VER.

001

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

Annex 3

Relevant documents showing
the affected business operator's status at the Original Premises

租約協議



轉租方：東方智富顧問有限公司 聯絡人：
商業登記證號碼：
地址：

租客：震昇工程有限公司 聯絡人：
商業登記證號碼：
地址：

物業：DD 99 LOT 769 部份土地 面積約 60,000 平方尺
(見附圖以斜線顯示的地點)(該物業)

轉租方及租客就該物業租用的權利雙方同意遵守下述條款及條件：

1. 租金及按金

轉租方與租客，雙方訂定租金計算日由 2016 年 7 月 1 日至 2021 年 6 月 30 日每月港幣為 \$ 元正(包括差餉及地租)。租客須於本租約簽署時，繳付予轉租方壹個月租金港幣 \$ 元正。及預繳兩個月按金港幣 \$ 元正，作為本租約的按金。
按金將用作保證租客準時繳付本租約列明應繳的租金及遵守和履行本租約中的條款。按金(不計利息)於租客遷離及交回該物業後二十八日內退回。

2. 租約期限

租約期限由 2016 年 7 月 1 日開始到 2021 年 6 月 30 日屆滿。
租客須於租約期限屆滿日或之前遷離及交吉交回該物業。

3. 提前終止

甲、轉租方可隨時於租約期限內以不少於三個月的書面通知終止批予租客該物業的租用權，租客須於提前終止書面通知書屆滿前遷離及交吉交回該物業。

乙、轉租方有權在收到政府任何部門通知該物業的用途有可能或已違反該物業土地或其他契約的條件或香港特別行政區之法例時，以一個月的通知期終止本租約。租客須於限期前遷離及交吉交回該物業，轉租方不會作出任何賠償。

丙、雙方同意於發生以下事件時，轉租方有權即時終止本租約及租客須同時遷離及交吉交回該物業：

- i. 當租客於租金或其他應付的費用(不論轉租方是否已經正式提出付款要求)到期後十四日內仍未繳付；或
- ii. 當租客不如期繳付或承擔下述 4.3 條中所述之經常性開支；或
- iii. 當租客違反本租約之任何條款或不履行本租約協議規定其所須負責及承擔之責任及未能於收到業主發出違反通知書後七天內作出相應之補償或補救。

- 、若政府以官地收回條例或其他有關條例收回該物業業權或部份業權，則轉租方可以一個月通知租客，終止該物業的租用權，租客須同時遷離及交吉交回該物業或該部份受影響物業，轉租方不作任何賠償。而相關補償費用及一切土地業權全數歸轉租方所有。
- 戊、縱使該物業租用權已如前述提前終止，轉租方仍保留因租客於終止前所違反之任何條款向租客追究權利。

4. 其他費用

- 甲、差餉(如有的話)由轉租方承擔及支付。
- 乙、地稅(如有的話)由轉租方承擔及支付。
- 丙、所有有關物業於租約期限開始後所涉及之其他經常性支出(如有的話)，例如是電費、水費、管理費及電話費等，須由租客承擔及支付。

5. 物業用途/改動或加建

轉租方對該物業的用途不作任何保證，不保證該物業的用途適合租客計劃的用途。如租客有意將該物業用作非物業地契條件指定的原用途或作出任何改動或加建，須獲轉租方書面同意後，租客方可向政府有關部門和機構申請批准，並向轉租方發出書面通知已獲有關部門或機構的批准，一切開支及有關費用由租客負責。

6. 在租客期限內，租客：

- 甲、不得阻止或妨礙轉租方或其代理人進入該物業。
- 乙、不得在該物業內容許、允許、進行或准許進行：
- i. 任何有可能違反該物業地契條件的行為；
 - ii. 任何有可能違反香港特別行政區法例或規例的行為；
 - iii. 任何非法或不道德的行為。
- 丙、不論租客是否已獲得有關政府部門或機構批准，不得將該物業用作住宅或居住用途。租客亦不得將該物業用作非批准用途。

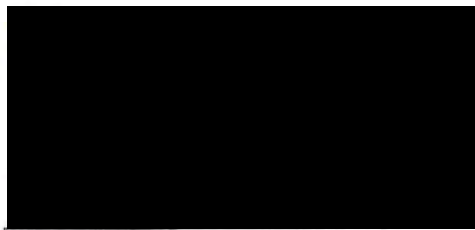
7. 租客(包括租客的訪客、僱員代理人及獲其准許進入該物業的任何人士)於租用該物業時引起之一切人身傷亡、意外(包括人為及天災)及對物件的破壞或損害，均由租客單獨及絕對承擔及負責，轉租方不須對上述人身傷亡、意外及對物件的破壞或損害負責。租客須就轉租方因該等人身傷亡、意外或對物件的破壞或損害的發生而須面對任何訴訟、索償或要求時，以及因此而導致的所有費用和支出，向轉租方作出全數彌補及賠償。

8. 租客不得將該物業分租、轉租或轉讓予任何人。

9. 在租約期限內，租客須自行出資，包括採取法律行動，驅逐任何非法霸佔該物業的人士或其他非法侵入該物業的閒雜人士，確保該物業或其任何部份不會受到任何非法霸佔，另外轉租方亦有權採取其認為適當方法，執行上述驅逐行動，而所有因此而引致的費用，由租客全數賠償給轉租方。

J. 本租約協議受香港特別行政區的法律管轄。

簽署：

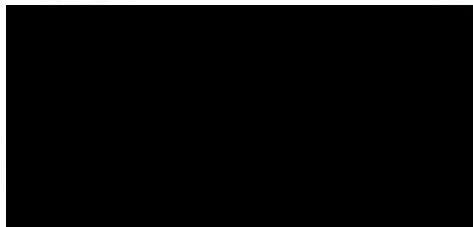


轉租方

東方智富顧問有限公司

日期：2016 年 6 月 1 日

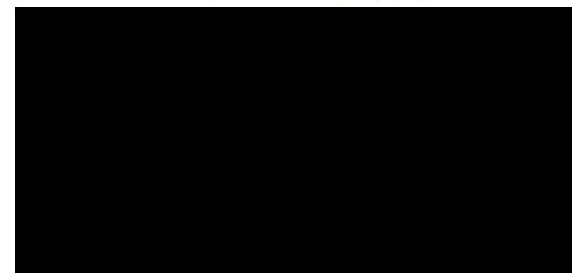
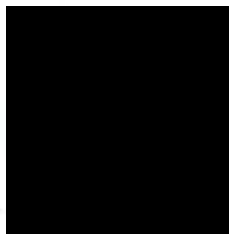
簽署：



租客

震昇工程有限公司

日期：2016 年 6 月 1 日



租約協議

轉租方：東方智富顧問有限公司聯絡人：

商業登記證號碼：

地址：

租客：震昇工程有限公司聯絡人：

商業登記證號碼：

地址：

物業：DD 99 LOT 769 部份土地面積約 60,000 平方尺
(見附圖以斜線顯示的地點)(該物業)

轉租方及租客就該物業租用的權利雙方同意遵守下述條款及條件：

1. 租金及按金

轉租方與租客，雙方訂定租金計算日由 2021 年 7 月 1 日至 2026 年 6 月 30 日每月港幣為\$ 元正(包括差餉及地租)。

及預繳兩個月按金港幣\$ 元正，作為本租約的按金。(此按金在前租約結轉至此租約)按金將用作保證租客準時繳付本租約列明應繳的租金及遵守和履行本租約中的條款。按金(不計利息)於租客遷離及交回該物業後二十八日內退回。

2. 租約期限

租約期限由 2021 年 7 月 1 日開始到 2026 年 6 月 30 日屆滿。

租客須於租約期限屆滿日或之前遷離及交吉交回該物業。

3. 提前終止

甲、轉租方可隨時於租約期限內以不少於三個月的書面通知終止批予租客該物業的租用權，租客須於提前終止書面通知書屆滿前遷離及交吉交回該物業。

乙、轉租方有權在收到政府任何部門通知該物業的用途有可能或已違反該物業土地或其他契約的條件或香港特別行政區之法例時，以一個月的通知期終止本租約。租客須於限期前遷離及交吉交回該物業，轉租方不會作出任何賠償。

丙、雙方同意於發生以下事件時，轉租方有權即時終止本租約及租客須同時遷離及交吉交回該物業：

- i. 當租客於租金或其他應付的費用(不論轉租方是否已經正式提出付款要求)到期後十四日內仍未繳付；或
- ii. 當租客不如期繳付或承擔下述 4.3 條中所述之經常性開支；或
- iii. 當租客違反本租約之任何條款或不履行本租約協議規定其所須負責及承擔之責任及未能於收到業主發出違反通知書後七天內作出相應之補償或補救。

- 丁、若政府以官地收回條例或其他有關條例收回該物業業權或部份業權，則轉租方可以一個月通知租客，終止該物業的租用權，租客須同時遷離及交吉交回該物業或該部份受影響物業，轉租方不作任何賠償。而相關補償費用及一切土地業權全數歸轉租方所有。
- 戊、縱使該物業租用權已如前述提前終止，轉租方仍保留因租客於終止前所違反之任何條款向租客追究權利。

4. 其他費用

- 甲、差餉(如有的話)由轉租方承擔及支付。
- 乙、地稅(如有的話)由轉租方承擔及支付。
- 丙、所有有關物業於租約期限開始後所涉及之其他經常性支出(如有的話)，例如是電費、水費、管理費及電話費等，須由租客承擔及支付。

5. 物業用途/改動或加建

轉租方對該物業的用途不作任何保證，不保證該物業的用途適合租客計劃的用途。如租客有意將該物業用作非物業地契條件指定的原用途或作出任何改動或加建，須獲轉租方書面同意後，租客方可向政府有關部門和機構申請批准，並向轉租方發出書面通知已獲有關部門或機構的批准，一切開支及有關費用由租客負責。

6. 在租客期限內，租客：

- 甲、不得阻止或妨礙轉租方或其代理人進入該物業。
- 乙、不得在該物業內容許、允許、進行或准許進行：
- i. 任何有可能違反該物業地契條件的行為；
 - ii. 任何有可能違反香港特別行政區法例或規例的行為；
 - iii. 任何非法或不道德的行為。
- 丙、不論租客是否已獲得有關政府部門或機構批准，不得將該物業用作住宅或居住用途。租客亦不得將該物業用作非批准用途。

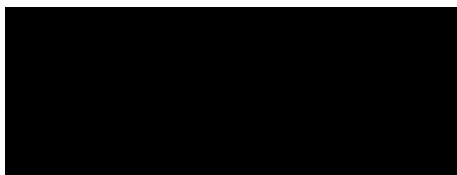
7. 租客(包括租客的訪客、僱員代理人及獲其准許進入該物業的任何人士)於租用該物業時引起之一切人身傷亡、意外(包括人為及天災)及對物件的破壞或損害，均由租客單獨及絕對承擔及負責，轉租方不須對上述人身傷亡、意外及對物件的破壞或損害負責。租客須就轉租方因該等人身傷亡、意外或對物件的破壞或損害的發生而須面對任何訴訟、索償或要求時，以及因此而導致的所有費用和支出，向轉租方作出全數彌補及賠償。

8. 租客不得將該物業分租、轉租或轉讓予任何人。

9. 在租約期限內，租客須自行出資，包括採取法律行動，驅逐任何非法霸佔該物業的人士或其他非法侵入該物業的閒雜人士，確保該物業或其任何部份不會受到任何非法霸佔，另外轉租方亦有權採取其認為適當方法，執行上述驅逐行動，而所有因此而引致的費用，由租客全數賠償給轉租方。

10.本租約協議受香港特別行政區的法律管轄。

簽署：

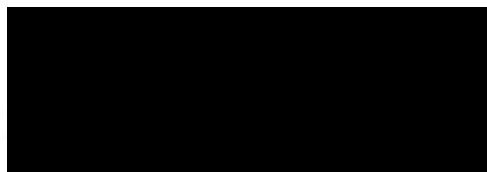


轉租方

東方智富顧問有限公司

日期：2021年3月 日

簽署：



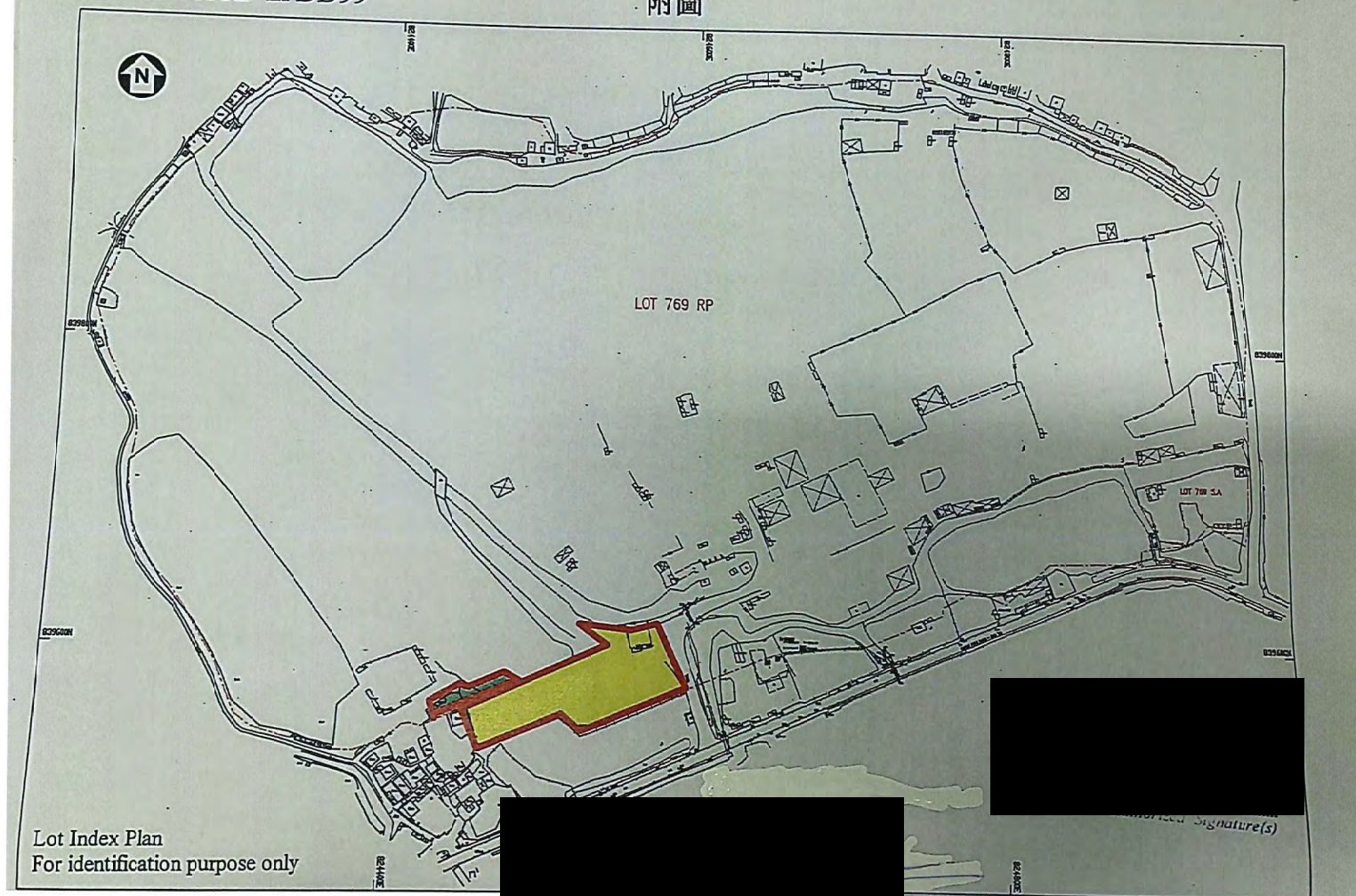
租客

震昇工程有限公司

日期：2021年3月 日

Lot No. 769RP in DD99

附圖



Lot Index Plan
For identification purpose only



稅務局
印花稅署
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3201
傳真號碼 Fax No.: 2519 6740

INLAND REVENUE DEPARTMENT
STAMP OFFICE
3/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong.
網址 Web site : www.ird.gov.hk
電郵 E-mail : taxsdo@ird.gov.hk

印花證明書 STAMP CERTIFICATE

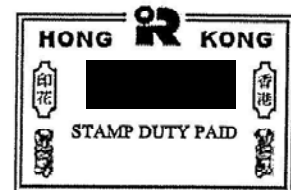
此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

This stamp certificate is issued under the Stamp Duty Ordinance

and has the same legal status as conventional stamp

(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-22-001104-0-0-5
文書性質 Nature of Instrument: 租約 Lease
文書簽立日期 Date of Instrument: 29/03/2021 (日 Day / 月 Month / 年 Year)
每月租金 Monthly Rent: 
年期 Term (如適用 If applicable): 由 From: 01/07/2021 至 To: 30/06/2026
物業地址 Property Address: DD 99 LOT 769
NT
有關人士姓名及身份
Name and capacity of parties: 業主 Landlord(s):
(1) 東方智富顧問有限公司
租客 Tenant(s):
(1) 震昇工程有限公司



茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.	: 22-1-0015680-5
加蓋印花日期 Date of Stamping	: 12/04/2021 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid	: 
付款方式 Payment Method	: 支票 Cheque

印花稅署署長 譚大鵬
TAM Tai-pang
Collector of Stamp Revenue



稅務局
印花稅署
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3201
傳真號碼 Fax No.: 2519 6740

INLAND REVENUE DEPARTMENT
STAMP OFFICE
3/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong.
網址 Web site : www.ird.gov.hk
電郵 E-mail : taxsdo@ird.gov.hk

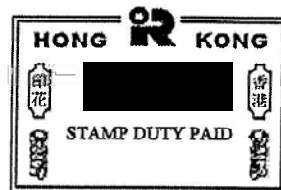
印花證明書 STAMP CERTIFICATE

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

*This stamp certificate is issued under the Stamp Duty Ordinance
and has the same legal status as conventional stamp*

(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-22-001104-0-1-2
文書性質 Nature of Instrument: 租約 Lease
文書簽立日期 Date of Instrument: 29/03/2021 (日 Day / 月 Month / 年 Year)
每月租金 Monthly Rent: [REDACTED]
年期 Term (如適用 If applicable): 由 From: 01/07/2021 至 To: 30/06/2026
物業地址 Property Address: DD 99 LOT 769
NT
有關人士姓名及身份
Name and capacity of parties: **業主 Landlord(s):**
(1) 東方智富顧問有限公司
租客 Tenant(s):
(1) 震昇工程有限公司



茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No. : 22-1-0015681-8
加蓋印花日期 Date of Stamping : 12/04/2021 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid : [REDACTED]
付款方式 Payment Method : 支票 Cheque
簽註 / 表明 Endorsement / Denotation:
- 複本或對應本: 文書正本已加蓋印花
Duplicate or Counterpart; Original stamped with:
[REDACTED]

印花稅署署長 譚大鵬
TAM Tai-pang
Collector of Stamp Revenue



盈卓規劃有限公司

Our Ref. : DD 38 Lot 36 & VL
Your Ref. : TPB/A/YL-NTM/487

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

By E-mail

09 June 2026

Dear Sir,

1st Further Information

**Proposed Temporary Container Vehicle Park and Open Storage of Construction
Materials and Machinery with Ancillary Facilities for a Period of 3 Years
in “Government, Institution or Community” Zone and Area shown as ‘Road’,
Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NTM/487)

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information, please contact the undersigned at [REDACTED]
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in black ink, followed by a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Jane LAU
(Attn.: Ms. Chloe LEUNG

email: jcklau@pland.gov.hk)
email: ckyleung@pland.gov.hk)



Response-to-Comment (RtC)

**Proposed Temporary Container Vehicle Park and Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community” Zone and Area shown as ‘Road’,
Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Application No. A/YL-NTM/487)

(i) An RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	A sufficient number of stand-alone fire detectors shall be provided at every structure within the application site.	An additional fire detector is proposed in each of the structure. The revised proposal is enclosed for your information (Plan 1).
(b)	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.	Noted.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,929 m ²	(ABOUT)
COVERED AREA	: 432 m ²	(ABOUT)
UNCOVERED AREA	: 4,497 m ²	(ABOUT)
PLOT RATIO	: 0.088	(ABOUT)
SITE COVERAGE	: 8.8 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m ²	(ABOUT)
TOTAL GFA	: 432 m ²	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)
NO. OF STOREY	: 1	
AREA OF OPEN STORAGE	: 1,300 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF CONTAINER VEHICLE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

FIRE SERVICE INSTALLATIONS

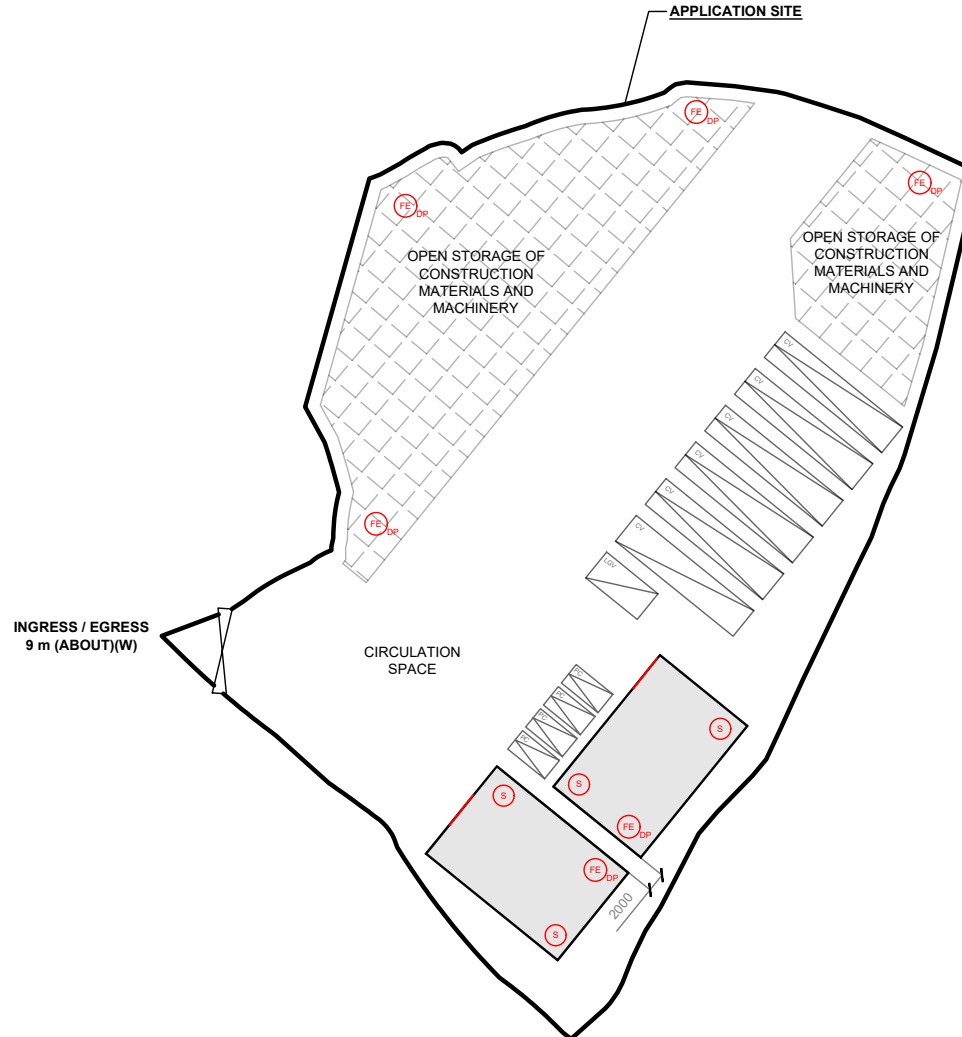
- (S) STAND-ALONE BATTERY TYPE FIRE DETECTOR
- (FE_{DP}) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

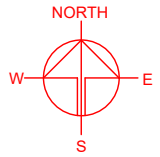
*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
TOTAL		432 m ² (ABOUT)	432 m ² (ABOUT)	



LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY MN DATE 13.4.2026

REVISED BY CC DATE 9.6.2026

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. F11 P01 VER. 001



盈卓規劃有限公司

Our Ref. : DD 38 Lot 36 & VL
Your Ref. : TPB/A/YL-NTM/487

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

By E-mail

02 July 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Container Vehicle Park and Open Storage of Construction
Materials and Machinery with Ancillary Facilities for a Period of 3 Years
in “Government, Institution or Community” Zone and Area shown as ‘Road’,
Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NTM/487)

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information, please contact the undersigned at [REDACTED]
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in black ink, followed by a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Jane LAU
(Attn.: Ms. Chloe LEUNG

email: jcklau@pland.gov.hk)
email: ckyleung@pland.gov.hk)



Response-to-Comment (RtC)

**Proposed Temporary Container Vehicle Park and Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community” Zone and Area shown as ‘Road’,
Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Application No. A/YL-NTM/487)

(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	The subject site is connected to public road network via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.
(b)	Given there is no existing run-in/out at the subject site, please include the run-in/out proposal in the current planning application.	The applicant has enclosed the run-in/out proposal accepted by C for T and the Director of Highways (D of Hy) under planning condition (g) of the previous application No. A/YL-NTM/478 at Appendix II of the original submission. The accepted run-in/out proposal of the previous application No. A/YL-NTM/478 is the same as that to be implemented under the current application. As mentioned in Section 5.8 of the Planning Statement, the applicant has recently obtained the Excavation Permit from D of Hy to launch relevant implementation works for the accepted run-in/out proposal. The site photos showing the implementation progress are enclosed at Annex 1. Upon completion of the works, the applicant will provide photographic records for the consideration of relevant authorities.

(ii) The applicant provides the following information:

- it is noted that the application site (the Site) is within the boundary of the Ngau Tam Mei New Development Area. Should the land resumption be taken place during the approval period of the planning permission, the applicant will liaise with relevant authorities in due course for relocation;
- concerning the previous environmental complaints in relation to the Site, the applicant clarified that it was caused by the unexpected spillage of muddy water and soil from the construction materials e.g. clay, sand, bricks, due to adverse weather. The operator has carried out preventive measures such as regular inspection of the construction materials containers, as well as reminding staff to properly cover the construction materials prior to adverse weather, with a view to maintaining the tidiness of the Site and the surrounding area;
- the updated Planning Statement and layout plan (**Annex 2**); and
- the undertaking letter signed by the applicant and the affected business operator (**Annex 3**).

Annex 1

Site photos showing the implementation works of the run-in/out

Annex 1 - Site photos showing the implementation works of the run-in/out



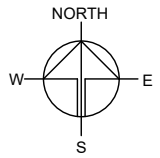
Annex 2

Updated pages of the Planning Statement and the Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,929 m ²	(ABOUT)
COVERED AREA	: 432 m ²	(ABOUT)
UNCOVERED AREA	: 4,497 m ²	(ABOUT)
PLOT RATIO	: 0.088	(ABOUT)
SITE COVERAGE	: 8.8 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m ²	(ABOUT)
TOTAL GFA	: 432 m ²	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)
NO. OF STOREY	: 1	
TOTAL OPEN STORAGE AREA	: 1,300 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
TOTAL		432 m ² (ABOUT)	432 m ² (ABOUT)	



2.5 m (ABOUT) HIGH FENCING WILL BE ERECTED ALONG THE SITE BOUNDARY

INGRESS / EGRESS
9 m (ABOUT)(W)

CIRCULATION SPACE

OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY

OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY

3m SETBACK FROM THE EXISTING STREAM

APPLICATION SITE

3m SETBACK FROM THE EXISTING POND

PARKING AND LOADING / UNLOADING (L/U/L) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/U/L) PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	PARKING SPACE (CV)
	L/U/L SPACE (LGV)
	L/U/L SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY CONTAINER VEHICLE PARK AND OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY MN DATE 30.6.2026

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. F12 P01 VER. 001

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY CONTAINER VEHICLE PARK AND OPEN STORAGE OF
CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
IN “GOVERNMENT, INSTITUTION OR COMMUNITY” ZONE AND AREA SHOWN AS ‘ROAD’,**

**LOTS 2543 RP (PART), 2544 RP, 2545 (PART),
2546 (PART), 2547 (PART), 2548 (PART) AND 2549 RP IN D.D. 104,
NGAU TAM MEI, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Southern Sea Investment Limited

Consultancy Team

R-riches Planning Limited

FILE CONTROL

FILE NAME : DD104 Lot 2543 RP & VL-Planning Statement (20260702) Ver1.0

FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD104 Lot 2543 RP & VL - OS in HTF (NDA)\Submission (Apr 26)\Planning Statement

REVISION NO. : 1.0

APPLICANT : Southern Sea Investment Limited

TYPE OF APPLICATION : S.16 Planning Application

PROPOSED USE : Proposed Temporary Container Vehicle Park and Open Storage of Construction Materials and Machinery with Ancillary Facilities

SITE LOCATION : Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260702)	CC (20260702)

CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
2. JUSTIFICATION	7
<i>To facilitate the relocation of the Original Premises affected by the San Tin Technopole</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>Same applied uses as those in the Original Premises</i>	7
<i>Applicant's effort in compliance with conditions under the previous permission</i>	8
<i>Approval of the application would not frustrate the long-term planning intention of the "G/IC" zone</i>	9
<i>The proposed development is not incompatible with surrounding land uses</i>	9
3. SITE CONTEXT	10
<i>Site location</i>	10
<i>Accessibility</i>	10
<i>Existing site condition</i>	10
<i>Surrounding area</i>	10
4. PLANNING CONTEXT	11
<i>Zoning</i>	11
<i>Planning intention</i>	11
<i>Previous application</i>	11
<i>Similar application</i>	11
<i>TPB PG-No. 13G</i>	11
<i>Land status</i>	12
5. DEVELOPMENT PROPOSAL	13
<i>Development details</i>	13
<i>Operation mode</i>	13
<i>Minimal traffic impact</i>	14
<i>Minimal environmental impact</i>	15
<i>Minimal landscape impact</i>	15
<i>Minimal drainage impact</i>	16
<i>Fire safety aspect</i>	16
6. CONCLUSION	17

LIST OF APPENDICES

Appendix I	Details of the Original Premises
Appendix II	Run-in/out proposal accepted under the previous application
Appendix III	Drainage proposal accepted under the previous application
Appendix IV	Fire service installations proposal

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises – location and zoning
Plan 5	Original Premises – NDA phasing
Plan 6	TPB PG-No. 13G
Plan 7	Layout plan
Plan 8	Swept path analysis

LIST OF TABLES

Table 1	Differences between the Original Premises and the Site
Table 2	Planning conditions under previous application No. A/YL-NTM/478
Table 3	Development parameters
Table 4	Details of the proposed structures
Table 5	Provisions of the parking and L/UL spaces
Table 6	Estimated trip generation and attraction

EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Government, Institution or Community" ("G/IC") and an area shown as 'Road' on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15. The Site occupies an area of 4,929 m² (about). 2 single-storey structures are proposed for storage of construction material and machinery, site office and washroom with total gross floor area (GFA) of 432 m² (about). The remaining area is reserved for open storage of construction material and machinery, container vehicle park, vehicle parking and loading/unloading (L/UL) spaces, and vehicle circulation area.
- The Site is accessible from Sam Tam Road via a local access. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the premises of the affected business operator (the Original Premises/affected business premises) is affected by Government's land resumption for the development of the San Tin Technopole;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied uses are the same as those in the affected business premises;
 - the applicant has spent effort in compliance with conditions under the previous planning permission;
 - the proposed development is considered not incompatible with surrounding land uses; and
 - the proposed development is only on a temporary basis, approval of the planning application will not frustrate the long-term planning intention of the "G/IC" zone.
- Details of development parameters are as follows:

Site area	4,929 m ² (about)
Covered area	432 m ² (about)
Uncovered area	4,497 m ² (about)
Plot ratio	0.088 (about)
Site coverage	8.8% (about)
No. of structure	2
Total GFA	432 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	432 m ² (about)
Building height	4.5 m (about)
No. of storey	1

行政摘要（內文如與英文版本有任何差異，應以英文版本為準）

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關新界元朗牛潭尾丈量約份第 104 約多個地段的規劃申請，於上述地點作「**擬議臨時貨櫃車停車場及露天存放建築材料和機械連附屬設施（為期 3 年）**」（擬議發展）。
- 申請地點所在的地區在《牛潭尾分區計劃大綱草圖編號 S/YL-NTM/15》上劃為「政府、機構或社區」地帶及顯示為「道路」。申請地盤面積為 4,929 平方米（約）。申請地點將設有 2 座單層構築物作存放建築材料和機械、辦公室及洗手間用途，構築物的總樓面面積合共為 432 平方米（約），其餘地方將預留作貨櫃車停車場、露天存放建築材料和機械、車輛停泊和上／落貨位及車輛流轉空間。
- 申請地點可從新潭路經一條地區道路前往。擬議發展的作業時間為星期一至六上午七時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 在地經營者原來的經營處所受到政府的「新田科技城」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與受影響的經營處所用途一致；
 - 申請人曾經致力履行先前規劃許可的附帶條件；
 - 擬議發展與周邊地方的用途並非不協調；及
 - 擬議發展只屬臨時性質，批出規劃許可不會影響「政府、機構或社區」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	4,929 平方米（約）
上蓋總面積：	432 平方米（約）
露天地方面積：	4,497 平方米（約）
地積比率：	0.088（約）
上蓋覆蓋率：	8.8%（約）
樓宇數目：	2 座
總樓面面積	432 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	432 平方米（約）
構築物高度：	4.5 米（約）
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Southern Sea Investment Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant intends to use the Site for '**Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years**' (the proposed development). The Site falls within an area zoned "Government, Institution or Community" ("G/IC") and an area shown as 'Road' on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15 (**Plan 2**)². According to the Notes of the OZP, the applied uses are not Column 1 nor 2 uses within the "G/IC" zone, which require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings (**Plans 1 to 8**) and supplementary information, including the details of the Original Premises (**Appendix I**), accepted run-in/out and drainage proposals under the previous application No. A/YL-NTM/478 (**Appendices II and III**) and the latest fire service installations (FSIs) proposal (**Appendix IV**), are provided with this Planning Statement. Other assessments to mitigate the potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureau/ departments and members of the Board.

¹ **Southern Sea Investment Limited**, the applicant, was commissioned by **Chun Sing Engineering Company Limited**, the affected business operator, to facilitate the relocation of the Original Premises. Details of the Original Premises are provided at **Appendix I**.

² The Site fell within an area zoned "Residential (Group D)" ("R(D)") on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14. On 31.10.2025, the draft Ngau Tam Mei OZP No. S/YL-NTM/15 was exhibited, on which the Site now falls within an area partly zoned "G/IC" and partly shown as 'Road'.

2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by the San Tin Technopole

- 2.1 The current application intends to facilitate the relocation of the Original Premises in San Tin (i.e. formerly Lot 769 RP (Part) in D.D. 99) due to land resumption and to pave way for the development of the San Tin Technopole (**Plans 4 and 5**). The Original Premises, which has been occupied by the applied uses since the early 1990s, currently falls within an area zoned "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") on the Draft San Tin Technopole OZP No. S/STT/1 (**Plan 4**).
- 2.2 With reference to the implementation programme, the Original Premises falls within the land resumption limit for the Phase 1 Development of the San Tin Technopole (**Plan 5**). As the land where the Original Premises is located will be developed for innovation and technology-related uses upon completion of the San Tin Technopole, the concerned land was reverted to the Government under G.N. 1322 in August 2024. Therefore, the applicant desperately needs to identify a suitable site for the relocation of the affected business operator in order to continue the business operation, and minimise the impact on the implementation programme of government development projects.
- 2.3 In October 2024, a S.16 planning application No. A/YL-NTM/478 for open storage of construction materials and machinery with ancillary facilities and associated filling of pond was submitted by the same applicant and approved by the Board to facilitate the relocation of the Original Premises. Nonetheless, considering the business nature of the affected business operator, the Original Premises had also served as a container vehicle park for parking of the affected business operator's fleet for delivery of construction materials and machinery. As such, the current application is submitted to reflect the actual operational need of the affected business operator, which is crucial for the smooth relocation of the entire affected business.

Applicant's effort in identifying suitable site for relocation

- 2.4 Ahead of the submission of the previous application No. A/YL-NTM/478, the applicant has spent effort to relocate the Original Premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or the site area being too small. The Site was identified for relocation after a lengthy site searching process as it is relatively flat and easily accessible from San Tam Road via a local access.

Same applied uses as those in the Original Premises

- 2.5 The proposed development involves the operation of container vehicle park and open storage of construction material and machinery with ancillary facilities to support the daily operation of the Site. The applied uses are the same as those in the Original Premises. The site area

(i.e. about 4,929 m², -10%) and GFA (i.e. about 432 m², -10%) are also similar to the Original Premises. Details of the Original Premises are shown at **Table 1** below.

Table 1 - Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site area	5,496 m ²	4,929 m ²	-567 m ² , -10%
GFA	480 m ²	432 m ²	-48 m ² , -10%

- 2.6 A significant portion of the Site (i.e. 4,497 m²; 91.2%) is uncovered and designated for container vehicle park, open storage, vehicle L/UL and parking spaces and circulation area, in order to support the daily operation of the Site. According to the applicant, the Original Premises in San Tin lack adequate circulation space, resulting in prolonged waiting times for L/UL activities of goods. Therefore, a substantial amount of circulation space is reserved at the Site so as to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impacts to the surrounding road networks.

Applicant's effort in compliance with conditions under the previous permission

- 2.7 The applicant has spent effort in complying most of the planning conditions under the previous application No. A/YL-NTM/478. Details are shown at **Table 2** below:

Table 2 –Planning conditions under previous application No. A/YL-NTM/478

Planning conditions		Compliance
(a)	The submission of a drainage proposal	25.09.2025
(b)	The implementation of the drainage proposal	Not yet complied with
(d)	The provision of fire extinguisher(s)	28.10.2024
(e)	The submission of an FSIs proposal	27.03.2025
(f)	The implementation of the FSIs proposal	Not yet complied with
(g)	The submission of a run-in/out proposal	25.07.2025
(h)	The implementation of the run-in/out proposal	Not yet complied with

- 2.8 The run-in/out proposal submitted by the applicant was accepted by the Commissioner for Transport (C for T) and the Director of Highways (D of Hy) in July 2025 (**Appendix II**). The applicant submitted an Excavation Permit (XP) application to D of Hy in December 2025 so as to implement the run-in/out proposal. The applicant has obtained the XP in April 2026 and will launch relevant works and submit photographic records of the run-in/out for the consideration of relevant authorities.
- 2.9 The drainage proposal submitted by the applicant was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) in September 2025 (**Appendix III**). The applicant is currently seeking quotations from drainage contractors for the implementation works of the drainage facilities. Upon obtaining relevant planning

permission from the Board, the applicant will launch the implementation works and submit photographic records of the drainage facilities for the consideration of CE/MN, DSD.

- 2.10 The fire extinguishers installed by the applicant and the FSIs proposal submitted by the applicant were accepted by the Director of Fire Services (D of FS) in October 2024 and March 2025 respectively. In view of the latest *"Fire Safety Requirements for Temporary Storage and Structures under Planning Application, Short Term Tenancy & Short Term Waiver"* of the Fire Services Department, the applicant has submitted an updated FSIs proposal to enhance fire safety of the proposed development (**Appendix IV**). Upon obtaining relevant planning permission from the Board, the applicant will launch the construction works of the structures and install the necessary FSIs therewithin. Certificate of Fire Service Installation and Equipment (FS251) will be submitted for the consideration of D of FS.

Approval of the application would not frustrate the long-term planning intention of the "G/IC" zone

- 2.11 Although the Site falls within area zoned "G/IC" on the Draft Ngau Tam Mei OZP No. S/YL-NTM/15, there is no known long-term development plan to be executed for government, institution or community use at the Site. Therefore, the approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "G/IC" zone and would better utilise deserted land in the New Territories.
- 2.12 There is no approved planning application for 'Container Vehicle Park' and 'Open Storage' uses within the "G/IC" zone on the OZP. Meanwhile, a planning application No. A/YL-NTM/483 for proposed temporary warehouse with ancillary open storage was approved within the "Residential (Group A)" and "Open Space" zones on the same OZP³.
- 2.13 Despite the fact that the proposed development is not in line with planning intention of the "G/IC" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the "G/IC" zone.

The proposed development is not incompatible with surrounding land uses

- 2.14 The surrounding areas of the Site are considered to be in semi-rural character comprising open storage yards, warehouse, public vehicle park approved under planning application No. A/YL-NTM/469, transitional housing approved under planning application No. A/YL-NTM/470 and vacant/unused land. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with relevant planning conditions in relation to fire services and drainage aspects, so as to minimise the potential adverse impacts that would have arisen from the proposed development.

³ The application site of planning application No. A/YL-NTM/483 fell within the then "R(D)" zone on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 20 m east of San Tam Road; 5.5 km north of Yuen Long MTR Station; 5.6 km southwest of Lok Ma Chau BCP; 14.9 km southwest of Man Kam To BCP; 25.2 km southwest of Heung Yuen Wai BCP; and 2.4 km south of the Original Premises in San Tin.

Accessibility

- 3.2 The Site is accessible from San Tam Road via a local access (**Plan 1**).

Existing site condition

- 3.3 The Site is currently operated as an open storage yard with planning permission under planning application No. A/YL-NTM/478. The Site is generally flat and hard-paved.

Surrounding area

- 3.4 The Site is mainly surrounded by vacant land, woodland, ponds, public roads and temporary structures (**Plans 1 and 3**).
- 3.5 To its immediate north is grassland intermixed with ponds and woodland. To its further north is an existing drainage channel, across which are some temporary structures for warehouse and domestic uses.
- 3.6 To its immediate east is grassland intermixed with ponds and woodland. To its further east is the site of an approved transitional housing under planning application No. A/YL-NTM/470.
- 3.7 To its immediate south are sites occupied by temporary structures for logistics warehouse uses and open storage yards. To its further south are clusters of village houses and an open storage of construction machinery.
- 3.8 To its immediate west are land covered by vegetation and woodland. To its further west is San Tin Highway, across which are some temporary structures for open storage use.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "G/IC" and an area shown as 'Road' on the Draft Ngau Tam Mei OZP No. S/YL-NTM/15 (**Plan 2**)⁴. According to the Notes of the OZP, the applied uses are not Column 1 nor 2 uses within the "G/IC" zone, which require planning permission from the Board.

Planning intention

- 4.2 The planning intention of the "G/IC" zone is *primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.*

Previous application

- 4.3 The Site is subject of a previous planning application No. A/YL-NTM/478 submitted by the same applicant for proposed temporary open storage of construction materials and machinery with ancillary facilities and associated filling of pond, which was approved by the Board in 2024 on a temporary basis for a period of 3 years.

Similar application

- 4.4 There is no approved planning application for 'Container Vehicle Park' and 'Open Storage' uses within the "G/IC" zone on the OZP. Meanwhile, an application No. A/YL-NTM/483 for proposed temporary warehouse with ancillary open storage was approved within the "Residential (Group A)" and "Open Space" zones on the same OZP⁵.

Town Planning Board Guidelines (TPB PG-No.) 13G

- 4.5 *The Site falls within Category 3 areas (Plan 6), which are those outside Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic*

⁴ The Site fell within an area zoned "R(D)" on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14. On 31.10.2025, the draft Ngau Tam Mei OZP No. S/YL-NTM/15 was exhibited, on which the Site now falls within an area partly zoned "G/IC" and partly shown as 'Road'.

⁵ The application site of planning application No. A/YL-NTM/483 fell within the same "R(D)" zone on the then approved Ngau Tam Mei OZP No. S/YL-NTM/14.

consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 4.6 Given that the applicant had demonstrated with genuine efforts for compliance with various planning conditions under the previous application that the proposed development would not generate significant adverse impacts on the surrounding areas, and the current application is on site with previous planning permission, approval of the current application is therefore considered in line with TPB PG-No. 13G and shall not set an undesirable precedent within the Category 3 areas. Besides, the current application should be considered on its individual merits in connection with the special background of the affected business operator, of whom the Original Premises has been resumed by the Government to facilitate the development of the San Tin Technopole.

Land status

- 4.7 The Site falls entirely on private lots, i.e. *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104*, with total land area of 4,929 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).
- 4.8 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW), if needed, to the District Lands Officer/Yuen Long, Lands Department to make way for the erection of the proposed structures. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

- 5.1 The Site consists of an area of 4,929 m² (about). Details of the development parameters are shown at **Table 3** below.

Table 3 - Development parameters

Site area	4,929 m ² (about)
Covered area	432 m ² (about)
Uncovered area	4,497 m ² (about)
Plot ratio	0.088 (about)
Site coverage	8.8% (about)
No. of structure	2
Total GFA	432 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	432 m ² (about)
Building height	4.5 m (about)
No. of storey	1

- 5.2 A total of 2 single-storey structures are proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 432 m² (about), the remaining open area is reserved for open storage of construction material and machinery, vehicle parking and L/UL spaces and circulation area (**Plan 7**). Details of structures are shown at **Table 4** below.

Table 4 - Details of the proposed structures

Structures	Uses	Covered Area	GFA	Building Height
B1	Storage of construction material and machinery	216 m ²	216 m ²	4.5 m (1-storey)
B2	Site office and washroom	216 m ²	216 m ²	
Total		432 m² (about)	432 m² (about)	-

Operation mode

- 5.3 The Site will be used as container vehicle park for the affected business operator's fleet and open storage of construction material (*e.g. metal beams, brick, tiles etc.*) and machinery (*e.g. mobile cranes etc.*). The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. There is no operation on Sunday and public holidays.

- 5.4 It is estimated that the Site would be able to accommodate not more than 8 staff. The ancillary facilities (*i.e. site office and washroom*) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal traffic impact

- 5.5 The Site is accessible from San Tam Road via a local access (**Plan 1**). A 11 m-wide run-in/ out with sufficient sightline is proposed at San Tam Road by the applicant for easy circulation of vehicle (**Plans 7 and 8**). A total of 11 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL spaces are provided at **Table 5** below.

Table 5 - Provisions of the parking and L/UL spaces

Type of parking space	No. of space
Parking Space for Private Cars (PC) - 2.5 m (W) X 5 m (L)	4
Parking Space for Container Vehicles (CV) - 3.5 m (W) X 16 m (L)	5
Type of L/UL space	No. of space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) X 7 m (L)	1
L/UL Space for CV - 3.5 m (W) X 16 m (L)	1

- 5.6 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will queue back to or reverse onto/from the Site to the public road. Furthermore, staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance road and pedestrian safety. The breakdown of the estimated trip generation and attraction of the proposed development are provided at **Table 6** below.

Table 6 – Estimated trip generation and attraction

Time Period	Trip Generation and Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 – 08:00)	4	0	0	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	0	0	0	4
Average trips per hour (08:00 – 18:00)	0	0	1	1	2	2	6

- 5.7 As the number of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

- 5.8 After obtaining the planning permission for the previous application, the applicant submitted an XP application to D of Hy in December 2025 so as to implement the run-in/out proposal accepted by C for T and D of Hy on 23.06.2025 under planning condition (g) of the previous application (**Appendix II**). The applicant has obtained the XP from D of Hy in April 2026, and has started the implementation work of the proposed run-in/out in June 2026. With the implementation, slight encroachment into the opposite lane would be foreseeable during vehicle turning from the Site to Sam Tam Road southbound. It is envisaged that the time required for the encroachment would be very short.

Minimal environmental impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise the adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimise environmental nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal landscape impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. The Site is currently hard-paved with concrete.

Minimal drainage impact

- 5.14 Under the previous application No. A/YL-NTM/478, the applicant submitted a drainage proposal to mitigate the potential drainage impact that would have generated from the proposed development, and it was accepted by CE/MN, DSD on 25.09.2025 under planning condition (a) of the previous application (**Appendix III**). Due to fiscal issues, the applicant has secured a revised quotation with lower cost, which has led to the delayed implementation. The applicant has recently sought a quotation from drainage contractors for the implementation works of the drainage facilities. Upon obtaining the planning permission of the current application, the applicant will carry out the implementation works and submit relevant photographic records for the consideration of CE/MN, DSD.

Fire safety aspect

- 5.15 The applicant has submitted an updated FSIs proposal to enhance fire safety of the proposed development (**Appendix IV**). Upon acceptance by D of FS and after obtaining the planning permission of the current application, the applicant will implement the accepted FSIs proposal for the proposed development and submit FS251 for the consideration of D of FS.

6. CONCLUSION

- 6.1 The current application intends to facilitate the relocation of the affected business of an existing operator in San Tin, which will be affected by the development of the San Tin Technopole. Whilst the applicant attempted to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable while the applicant was preparing for the submission of the previous application No. A/YL-NTM/478. Since the applied uses are the same as those in the Original Premises, approval of the current application could facilitate relocation due to land resumption, thereby minimise the impact on the implementation programme of the San Tin Technopole.
- 6.2 Although planning permission had previously been granted under the previous application No. A/YL-NTM/478, considering the business nature of the affected business operator, the Original Premises had also served as a container vehicle park for parking of the affected business operator's own fleet for the delivery of construction materials and machinery. As such, the current application is submitted to reflect the actual operational need of the affected business operator, which is crucial for the smooth relocation of the entire affected business.
- 6.3 Despite the proposed development is not in line with the long-term planning intention of the "G/IC" zone, there is no known long-term development plan to be executed for government, institution or community use at the Site. Hence, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "G/IC" zone and better utilise deserted land in the New Territories.
- 6.4 The Site is surrounded by open storage yards, warehouse, public vehicle park, transitional housing and vacant/unused land, and is closely connected to nearby public road network; the proposed development is therefore considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 3 areas under *TPB PG-No. 13G*, genuine efforts for compliance with various planning conditions was made under the previous application that the proposed development would not generate significant adverse impacts on the surrounding areas, and the current application is on site with previous permission, approval of the current application is in line with *TPB PG-No. 13G* and shall not set an undesirable precedent within the Category 3 areas. In connection with the special background of the affected business operator to facilitate the development of the San Tin Technopole, approval of the current application would not set an undesirable precedent within the "G/IC" zone and Category 3 areas, and should be considered on its own merits.
- 6.5 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures such as the accepted drainage proposal under the previous application and the revised FSIs proposal, are provided to alleviate any adverse impact that would have arisen from the proposed development. The applicant will also strictly follow the *'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open*

Storage Sites' and other relevant Practice Notes and Guidelines issued by the EPD to minimise all possible environmental impacts on nearby sensitive receivers.

- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

July 2026

Annex 3

Undertaking letter signed by the applicant and the affected business operator

規劃申請意向書

受新發展區影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方) : 震昇工程有限公司
Chun Sing Engineering Company Limited

公司註冊證明書 / 商業登記證號碼 : 

規劃申請申請人 (乙方) : 南洋投資有限公司
Southern Sea Investment Limited

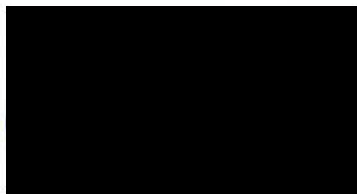
公司註冊證明書 / 商業登記證號碼 : 

甲方 為位於元朗新田丈量約份第 99 約地段第 769 號餘段 (部分) 的業務經營者，由於受到政府的「新田科技城」之收地計劃影響，需要覓地搬遷重置以繼續經營。

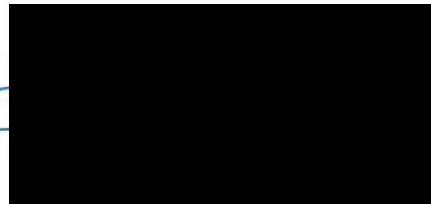
甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的申請人，並根據《城市規劃條例》第 16 條，向城市規劃委員會提交規劃申請，於丈量約份第 104 約地段第 2543 號餘段 (部分)、第 2544 號餘段、第 2545 號 (部分)、第 2546 號 (部分)、第 2547 號 (部分)、第 2548 號 (部分) 及第 2549 號餘段作「擬議臨時貨櫃車停車場及露天存放建築材料和機械連附屬設施 (為期 3 年)」。

乙方 作為規劃申請的申請人，受 甲方 委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。甲方 聲明，上述位於牛潭尾的申請地點將會是唯一的搬遷地點，甲方 不會就現有位於新田的受影響業務，另行遞交規劃申請作搬遷用途。

備注：上述地段將因應規劃許可的需要而有所修訂。



震昇工程有限公司 (甲方)
業務經營者簽署



南洋投資有限公司 (乙方)
規劃申請申請人簽署

2026 年 6 月 30 日