

2025年 2月 28日

Appendix I of RNTPC  
Paper No. A/STT/19

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

This document is received on 28 FEB 2025.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A15TT/19
	Date Received 收到日期	28 FEB 2025

- 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 )

Cheung Shing Motor Transportation Company (長城汽車運輸公司)

### 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 )

Top Bright Consultants Limited (才鴻顧問有限公司)

### 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 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,571 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 530 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	457 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" and area shown as "Road"
(f) Current use(s) 現時用途	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
4/2/2025-17/2/2025 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 5/2/2025 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



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

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

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

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

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

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☐ year(s) 年 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐About 約Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐About 約

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

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐About 約Proposed gross floor area 擬議總樓面面積 .....sq.m ☐About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

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.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

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

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

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

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

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

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

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

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

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

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

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

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-NTM</u> / <u>437</u>
(b) Date of approval 獲批給許可的日期	<u>22.4.2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>22.4.2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

Please refer to Chapter 6 of the Supplementary Planning Statement.....

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**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

Lo Ming Kong

Project Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Top Bright Consultants Limited



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

Date 日期

20/2/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories
Site area 地盤面積	2,571 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 457 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2
Zoning 地帶	"Government, Institution or Community" and area shown as "Road"
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	530 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.21 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	12	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2 - 6	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	14 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		11
	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 _____ _____		4 NA NA NA NA 7
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA
	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) _____ _____		NA NA NA NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area, Extract from San Tin Technople Outline Zoning Plan No. S/STT/2</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
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。

**Application for Permission under Section 16 of  
the Town Planning Ordinance (Cap. 131)**

**Temporary Container Vehicle Park with Ancillary  
Facilities (including Site Offices and Staff Rest Rooms)  
for a Period of Three Years in “Government, Institution  
or Community” (“G/IC”) Zone and Area shown as  
“Road” at Lots 2790(Part), 2798RP(Part), 2799(Part),  
2800, 2801 and Adjoining Government Land in DD102,  
Kwu Tung Road, Ngau Tam Mei, Yuen Long,  
New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

Cheung Shing Motor  
Transportation Company

**Planning Consultant:**



Top Bright Consultants Ltd.

February, 2025

## **Executive Summary**

This planning application is to seek renewal of planning approval for a temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) (the “Proposed Development”) for a period of 3 years at Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories (the “Application Site”).

The Application Site, or part of it, is the subject of 4 previous planning applications (Application Nos. A/DPA/YL-NTM/26, A/YL-NTM/326, 380 and 437) which were approved by the Town Planning Board (the “Board”) on 5.8.1994, 4.12.2015, 1.2.2019 and 22.4.2022, respectively. The last application (No. A-YL-NTM/437) was approved for the same use and all approval conditions of this application were complied with. As the planning permission would be expired on 22.4.2025, the Applicant submits the current application to the Board to seek renewal of planning permission for the continuation of the container vehicle park use at the Application Site.

The Application Site, with an area of approximately 2,571 square metres (including about 457 square metres of Government land) falls within the “Government, Institution or Community” (“G/IC”) zone (about 1,970 square metres, 77%) and area shown as “Road” (about 601 square metres, 23%) on the Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 gazetted on 20.9.2024. The proposed container vehicle park is not listed under Column 1 or 2 of the Schedule of Use of the “G/IC” zone. As a result, planning permission from the Board is required for the applied use on “G/IC” zone and area shown as “Road”.

Compared with the last application (No. A/YL-NTM/437), the applied use, development parameters and layout of the Application Site remain unchanged. The Application Site accommodates 7 parking spaces for container vehicles. Ancillary facilities, including site offices, staff rest rooms and 4 parking spaces for staff/visitors can also be found at the Application Site. Sufficient space will be provided within the Application Site for maneuvering of vehicles.

The justifications of this application are: not contravening the future development of San Tin Technopole; site with previous planning approvals; compliance with previous approval conditions; importance of existing facilities; compatible with surrounding land use; and no adverse environmental, noise, visual, drainage and traffic impacts on surrounding areas; and approval of similar applications. The Applicant therefore seeks the Board’s permission to use the Application Site for the proposed development for a further period of three years.



## 行政摘要

這宗規劃續期申請乃向城市規劃委員會(“城規會”)呈交，擬議在新界元朗牛潭尾丈量約份第 102 約地段第 2790 號(部份)，2798 號餘段(部份)，2799(部份)，2800，2801 及毗連政府土地(“申請地點”)，用作臨時貨櫃車停車場及附屬設施(包括地盤辦公室、員工休息室)(“擬議發展”)，為期三年。

申請地點或其部份涉及 4 宗規劃申請(申請編號 A/DPA/YL-NTM/26、A/YL-NTM/326、380 及 437)，分別於 1994 年 8 月 5 日、2015 年 12 月 4 日、2019 年 2 月 1 日及 2022 年 4 月 22 日獲城規會批准。最近一次規劃許可(申請編號 A/YL-NTM/437)獲批准用作臨時貨櫃車停車場及附屬設施(包括地盤辦公室、員工休息室)，申請人亦已履行該規劃許可的全部附帶條件。鑑於上次規劃許可的期限將於 2025 年 4 月 22 日屆滿，申請人向城規會遞交是項續期申請，希望繼續使用申請地點作貨櫃車停車場用途。

申請地點面積約為 2,571 平方米(包括政府土地約 457 平方米)，座落於 2024 年 9 月 20 日刊憲的新田科技城分區計劃大綱核准圖編號 S/STT/2 中的“政府、機構或社區”地帶(面積約 1,970 平方米，佔 77%)及顯示為“道路”的地方(面積約 601 平方米，佔 23%)。擬議貨櫃車停車場不屬於“政府、機構或社區”地帶內的第一或第二欄的用途，須向城規會申請規劃許可。

與上次申請(編號：A/YL-NTM/437)比較，是次申請的用途、發展參數及申請地點的佈局均維持不變。申請地點共提供 7 個貨櫃車停車位。附屬設施包括地盤辦公室、員工休息室及 4 個供職員/訪客使用的停車位。申請地點內亦提供足夠空間供車輛轉動。

這宗規劃申請的理由為：不會妨礙未來新田科技城的發展；申請地點之前已獲得規劃許可；已完全履行上次規劃許可的附帶條件；現有設施有一定的重要性；與鄰近土地用途協調；不會對周邊地方構成不良的環境、噪音、視覺、排水及交通影響；以及同類申請已獲規劃許可。因此，申請人希望城規會批准續期三年的臨時用途。

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### **SUMMARY OF APPLICATION**

<b>Applicant:</b>	Cheung Shing Motor Transportation Company
<b>Applied Use:</b>	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years
<b>Existing Use:</b>	Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)
<b>Location</b>	Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories
<b>Site Area:</b>	Private Land: 2,114 square metres Government Land: 457 square metres Total: 2,571 square metres
<b>Lease</b>	Block Government Lease demised as agriculture land
<b>Development Proposal:</b>	No. of Parking Spaces for Container Vehicles: 7 No. of Parking Spaces for Staff/Visitors: 4
<b>Statutory Plan:</b>	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 gazetted on 20.9.2024
<b>Zoning:</b>	"Government, Institution or Community" ("G/IC") (about 77%) and Area shown as 'Road' (about 23%)
<b>Previous Applications:</b>	A/YL-NTM/437 approved on 22.4.2022 A/YL-NTM/380 approved on 1.2.2019 A/YL-NTM/326 approved on 4.12.2015 A/DPA/YL-NTM/26 approved on 5.8.1994

## 1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Cheung Shing Motor Transportation Company (the "Applicant") to seek renewal of the planning approval for a temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) (the "Proposed Development") for a period of 3 years at Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site is subject to an application (No. A/YL-NTM/437) previously approved by the Town Planning Board (the "Board") on 22.4.2022 for temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) for a period of three years until 22.4.2025. A total of 4 applications at the Application Site were approved by Board. All the approval conditions of the last planning permission were complied with. Since the last application will soon be expired, the Applicant would like to seek planning permission for continue using the Application Site for the same use for a further period of 3 years. Compared with last application, the applied use, development parameters and layout of the Application Site remain unchanged.
- 1.03 The Application Site, with an area of approximately 2,571 square metres (including 457 square metres Government land) falls within the "Government, Institution or Community" ("G/IC") zone (about 1,970 square metres, 77%) and area shown as 'Road' (about 601 square metres, 23%) on the Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 gazetted on 20.9.2024. The proposed container vehicle park is not listed under Column 1 or 2 of the Schedule of Use of the "G/IC" zone. As a result, planning permission from the Board is required for the applied use on "G/IC" zone and area shown as 'Road'.
- 1.04 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

## 2. SITE CONTEXT

### Location

- 2.01 The Application Site is situated on the western side of Kwu Tung Road within the area of Ngau Tam Mei, Yuen Long. It is situated 500m to the southeast of the San Tin Interchange of San Tin Highway and approximately 1km southwest of the Lok Ma Chau Boundary Crossing. **Figure 1** shows the Application Site in its regional context.

### **Existing Site Conditions**

- 2.02 The Application Site covers an area of approximately 2,571 square metres (including 457 square metres Government land) and is generally flat and irregular in shape. It is currently being used as a container vehicle park with ancillary facilities (including site offices and staff rest rooms). The Application Site is hard paved and fenced off by 2.5 metres high corrugated metal sheets. Please refer to Site Plan at **Figure 2**.

### **Surrounding Land Uses**

- 2.03 The Application Site is situated within an area that is dominated by open storage yards, vehicle parks, repair workshops and port back-up uses and in close proximity to Lok Ma Chau boundary crossing. The Application Site is sandwiched by Kwu Tung Road on the east and San Tin Highway to the west. To the immediate east of the Application Site is Kwu Tung Road. To its further east across Kwu Tung Road are various open storage and port back-up uses. To its west and north is a temporary public vehicle park (including container vehicles) and ancillary tyre and repairing uses (approved under Application No. A/YL-NTM/467 on 24.11.2023). Further north is the road connecting to the roundabout that leads vehicles onto the San Tin Highway. To the south of the Application Site is a site for temporary shop and services (sales office for sale of goods vehicles) currently under application (No. A/STT/17). Further south comprises a small number of temporary structures, of which are either vacant or used for storage purposes. Adjacent to these vacant structures are a scarce number of suspected domestic quarters situated approximately 100 metres away from the boundary of the Application Site. **Figure 3** show the existing landuse surrounding the Application Site.

### **Access**

- 2.04 The Application Site has direct access from Kwu Tung Road which leads out to San Tin Highway, San Tin Interchange and Lok Ma Chau boundary crossing, which form part of the strategic road network. The existing ingress of the Application Site is directly from Kwu Tung Road while the egress is located at the south-western boundary which connects to Kwu Tung Road via a local track which shared with the adjoining open storage site.

## **3. LAND STATUS**

- 3.01 According to the Land Registry, the Application Site comprises of Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories which demised as agricultural land. A plan showing the configuration of these lots is at **Figure 2**.



- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.
- 3.03 Short Term Waiver (STW) Nos. 4642, 4643, 4644 and 4645 covering Lots 2790, 2798RP, 2799 and 2801 in DD102 are granted by the Lands Department for the purposed of “Temporary Container Vehicle Park with Ancillary Facilities (including Site Office and Staff Rest Rooms)”.
- 3.04 A strip of Government land (about 457 square metres) within the Application Site along Kung Tung Road is covered by Short Term Tenancy (STT) No. 3018 for the purpose of “Temporary Container Vehicle Park with Ancillary Facilities (including Site Office and Staff Rest Rooms)”.

#### **4. PLANNING CONTEXT**

##### **Statutory Plan**

- 4.01 The Application Site fell within an area zoned “Open Storage” (“OS”) on the then approved Ngau Tam Mei OZP No. S/YL-NTM/12. In order to take forward the San Tin Technopole development, the approved San Tin Technopole OZP No. S/STT/2, which covers the Application Site among others, was gazetted on 20.9.2024. The Application Site falls within “Government, Institution or Community” (“G/IC”) zone (about 1,970 square metres, 77%) and area shown as ‘Road’ (about 601 square metres, 23%) on the San Tin Technopole OZP No. S/STT/2. An extract of the plan is shown at **Figure 4**.
- 4.02 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.
- 4.03 The area shown as ‘Road’ forms part of the area reserved for Road L10 of the San Tin Technopole. Planning permission from the Board is required for the applied use on “G/IC” zone and area shown as ‘Road’.

##### **Previous Applications**

- 4.04 The Application Site is the subject of 4 previous planning applications for open storage of plywood (No. A/DPA/YL-NTM/26) and temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) (Nos. A/YL-NTM/326, 380 and 437) approved by the Board on 5.8.1994, 4.12.2015, 1.2.2019 and 22.4.2022, respectively.

## Similar Applications

- 4.05 A number of similar applications have been approved in the nearby areas in recent years. Details are summarised as follows:

Application No.	Date of Approval	Approved Uses	Length of Planning Permission
A/STT/9	20.9.2024	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	3 Years
A/YL-NTM/466	10.5.2024	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	3 Years
A/YL-NTM/472	19.4.2024	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices for a Period of 3 Years	3 Years
A/YL-NTM/467	24.11.2023	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicles) and Ancillary Tyre and Repairing Use	3 Years

## 5. DEVELOPMENT PROPOSAL

### Applied Use

- 5.01 The Applicant seeks renewal of planning permission for temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) for a period of 3 years, which is the same use as the last approved application (No. A/YL-NTM/437) as it will be expired on 22.4.2025.

### Site Layout and Design

- 5.02 Compared with the last approved application (No. A/YL-NTM/437), the applied use, development parameters and layout of the Application Site remain unchanged. As illustrated on the Layout Plan in **Figure 5**, the Application Site accommodates 7 parking spaces for container vehicles. Ancillary facilities, including site offices, staff rest rooms, containers for ancillary storage and 4 parking spaces for staff/visitors can be found at the Application Site. Sufficient space will be provided within the Application Site for maneuvering of vehicles. The development parameters of the Application Site are summarized as follows:

Applied Uses	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years
Application Area	About 2,571 sq.m. (including 457 sq. m. Government land)
Total Floor Area	About 530 sq.m.
No. of Structures (No. of Storeys and Building Height)	12 <ul style="list-style-type: none"> <li>- 6 site offices and/or staff rest room (1-2 storey, 2.4m-6m)</li> <li>- 3 container storage (1 storey, 2.4m)</li> <li>- 2 storage sheds (1 storey, 2.4m)</li> <li>- 1 meter room (1 storey, 2m)</li> </ul>
No. of Parking Spaces	7 container vehicle parking spaces 4 private car parking spaces for staff/visitors
Operation Hours	7:00am to 7pm Monday to Saturday No operation on Sundays and Public Holidays

- 5.03 The Application Site is fenced off by corrugated metal sheets of approximately 2.5 metres high. The existing vehicular entrance, which is located along the site boundary to its east and fronting Kwu Tung Road, is about 8 metres wide and has been hard-paved. The existing egress is located along the south-western boundary, which connects to Kwu Tung Road via a local track.

#### **Site Operation**

- 5.04 The Application Site will continue be used for parking of container vehicles with ancillary facilities to support the cross-boundary trade. The proposed hours of operation at the Application Site are from 7:00am to 7:00pm during weekdays and Saturdays. There will be no operation on Sundays and public holidays. No workshop activities will be conducted at the Application Site.

#### **Drainage Proposal**

- 5.05 The Applicant has implemented the drainage facilities on site under previous planning approval (No. A/YL-NTM/437). The submission of condition record of the existing drainage facilities on the site under last application (No. A/YL-NTM/437) was considered satisfactory by Drainage Services Department (**Appendix 1**). These facilities will be maintained for the current application.

#### **Fire Services Installations**

- 5.06 The Applicant has provided the fire services installations (FSIs) on site under previous planning approval (No. A/YL-NTM/437) and it was considered satisfactory by Fire Services Department (**Appendix 2**). These FSIs will be maintained for the current application.

## **Environmental Considerations**

- 5.07 The following measures will be adopted to minimize any potential impact on surrounding areas:
- (a) Maintaining the 2.5-metre high fencing around the Application Site to minimize the dust, noise and visual impacts of the Proposed Development;
  - (b) Maintaining the landscaping around the perimeter of the Application Site;
  - (c) Maintaining the drainage facilities around the Application Site; and
  - (d) Restriction on hours of operation to the daytime only.

## **6. JUSTIFICATIONS**

### **Not Contravening the Future Development of San Tin Technopole**

- 6.01 The Application Site falls partly within “G/IC” zone and partly within an area shown as ‘Road’ on the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 gazetted on 20.9.2024. Paragraph 12.3.2 of the Explanatory Statement attached to the OZP states that the “G/IC” zone in Area 10, where the Application Site located, is intended for an indoor sports centre.
- 6.02 The Application Site is also located within the boundary of the San Tin Technopole and under the Phase 1 Stage 1 development. According to the latest tentative development programme, it is targeted to commence the works in phases tentatively from end 2024 onwards after the funding approval by the Finance Committee of the Legislative Council was attained. It is noted that the Application Site would be required for timely clearance and construction. In view of temporary nature of the applied use, the Applicant noted that the applied use may be terminated at any time in the next 3 years and approval of the Application Site on temporary basis will not contravene the implementation of Government projects.

### **Site with Previous Planning Approvals**

- 6.03 The Board previously approved the same uses on the Application Site on 4.12.2015, 1.2.2019 and 22.4.2022, respectively. The Board’s decision to approve the previous applications on the same site and a number of similar applications in the vicinity indicates that the Proposed Development is acceptable within the “OS” zone on the then approved Ngau Tam Mei OZP. With the Application Site now rezoned and under the future development of San Tin Technopole, it is envisaged that the existing open storage and port back up uses in the area will gradually be phased out.
- 6.04 According to Paragraph 3.2 of TPB PG-No.13G, the Board has clearly indicated that *“For existing open storage and port-back up sites with previous approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been*

*complied with.*" This application conforms to meet the requirement of application for renewal and approval of this application would not jeopardize the long-term planned development of the site.

#### **Compliance with Previous Approval Conditions**

- 6.05 All approval conditions of the last planning application (No. A/YL-NTM/437) had been complied with, including the submission of a condition record of existing drainage facilities and submission/implementation of fire services installations proposal. As the required site improvement works had already been implemented and approved by the relevant Government departments, indicating the Applicant's determination in operating the proposed development in a lawful manner, favourable consideration may be given by the Board to this application.

#### **Importance of Existing Facilities**

- 6.06 The current facilities on the Application Site with its proximity to Lok Ma Chau boundary crossing providing 7 parking spaces for container vehicles, make it an attractive choice for the Applicant as their choices are limited. The importance that this strategically located parking facility plays in serving the cross-border trade, particularly in light of the current shortfall of suitable open storage and port back-up land, should not be overlooked and deserves favourable by the Board. In addition, the ancillary facilities, including the site office and staff rest room provide the much needed service for the cross-boundary vehicles owned by the Applicant.

#### **Compatible with Surrounding Land Uses**

- 6.07 The Application Site is currently used for the applied use, which is the same as the last approved application. The applied use is compatible with the existing surrounding land uses that are predominantly open storage and port back-up uses, particularly the container vehicle park to the north and open storage yard to the south of the Application Site. To the east of the Application Site also consists of a container trailer park and container storage area with ancillary repairing facilities. Although the Application Site has been rezoned to "G/IC" and area shown as 'Road' on the San Tin Technopole OZP, there has been no material change in planning circumstances of the site, the site condition and the surrounding land uses since the granting of the previous approval. The applied use is considered appropriate on the Application Site.

#### **No Adverse Impacts on Surrounding Areas**

- 6.08 Owing to the nature and size of the Proposed Development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

##### Environmental

There are a scarce numbers of suspected residential dwellings located 100m southwest of the Application Site. These residential dwellings are located adjacent to



a burial ground to their south and Kwu Tung Road on the east. As a result, these residential dwellings are more susceptible to environmental concerns pose by the burial ground and traffic created by Kwu Tung Road. As mentioned, there are a number of container vehicle parks within the same area that are located in a closer proximity to the residential dwellings than the Application Site. Therefore, the environmental nuisance that the Application Site poses on these nearby suspected sensitive receivers is considered minimal.

#### Noise

1. The erection of 2.5m corrugated metal fencing and planting of periphery trees will be maintained to minimize the noise nuisance.
2. Prohibition of any operations during sensitive hours (i.e. 7:00pm to 7:00am).

#### Visual

1. The existing fencing will be maintained by the Applicant in order to ensure that the Proposed Development be inconspicuous and not create an eyesore to the surrounding areas.

#### Drainage

1. Drainage channels have been constructed to the satisfaction of Drainage Services Department. Therefore, no adverse drainage impacts are anticipated.

#### **No Adverse Traffic Impact**

- 6.09 The Proposed Development, which is merely the continuation of a previously approved application, is not a high traffic generating use and the parking spaces of container vehicles remain the same. The frequency of delivery trips to and from the Application Site will be low (estimated to be around 3 or 4 trips per day), which is the same as the last application. In this regard, no additional traffic will be generated from the Application Site.

#### **Approval of Similar Applications**

- 6.10 The recent approvals of similar applications in the nearby areas (as mentioned in Paragraph 4.05) indicates that the Application Site is suitable for the proposed use.

### **7. CONCLUSION**

- 7.01 The Applicant seeks renewal of planning approval for temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms) for a period of 3 years at the Application Site. While the Application Site has been rezoned from "OS" on the then approved Ngau Tam Mei OZP to an area partly zoned "G/IC" and partly shown as 'Road' on the San Tin Technopole OZP, there has been no material change in planning circumstances of the Application Site, the site condition and the

surrounding land use. Approval of this application on temporary basis would not contravene the future development of San Tin Technopole.

- 7.02 Given the strategic location of the Application Site in close proximity to the Lok Ma Chau boundary crossing and the fact that it is surrounded by similar open storage and port back-up uses, the continuation of existing container vehicle parking facility is considered appropriate on a short term basis.
- 7.03 The Application Site has been hard-paved, with landscaping, perimeter fencing and proper run-in/out, and served by an existing drainage system and fire services installations that were approved by relevant Government departments. It is anticipated that the applied use will not generate any adverse traffic, drainage, visual or environmental impacts on the surrounding areas.
- 7.04 As there has been no material change in development parameters since the previous temporary approval was granted and the Applicant had made genuine effort to comply with all the approval conditions, together with the reasons detailed in the previous sections, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a further period of 3 years.

Top Bright Consultants Ltd.  
February 2025

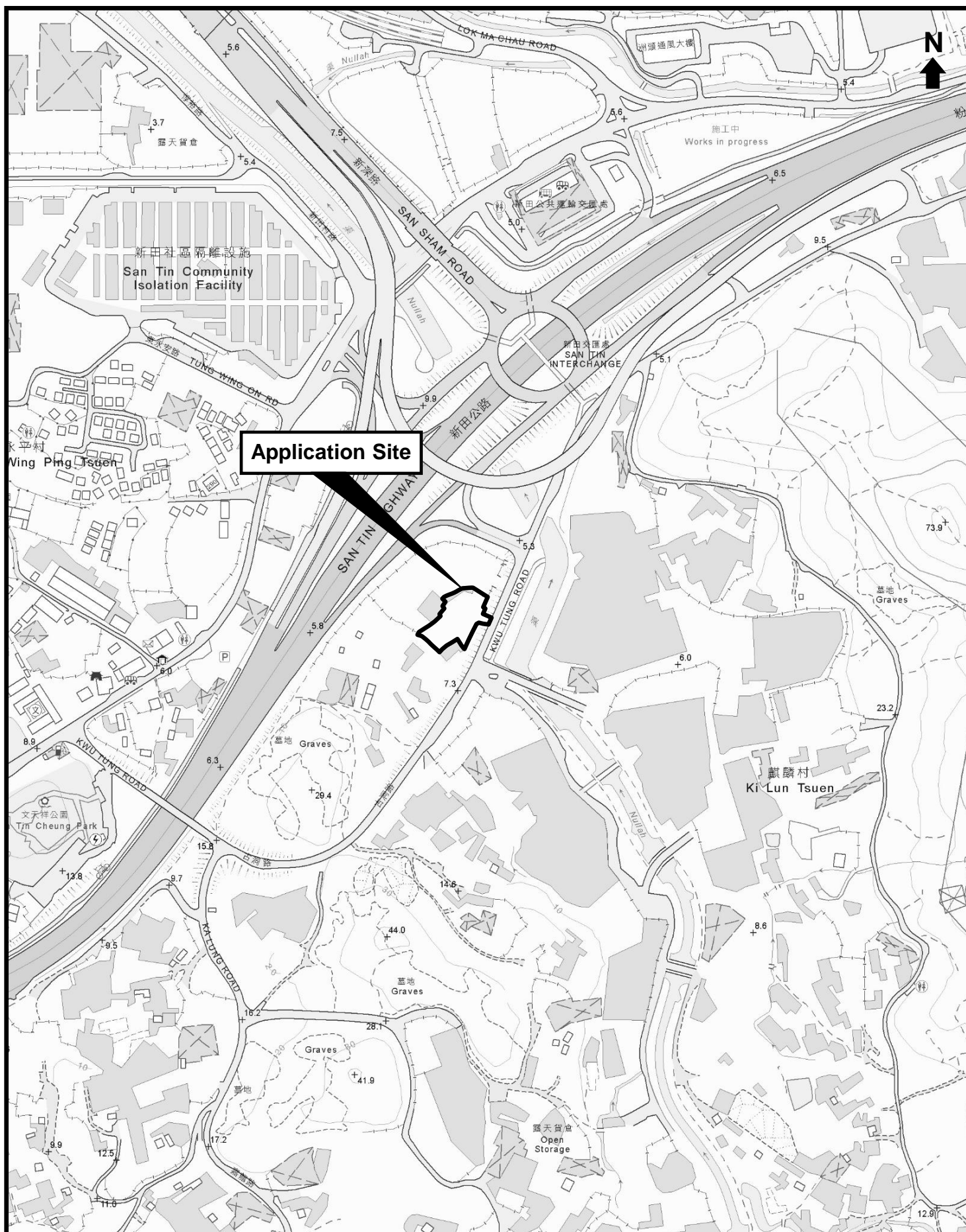












**Top Bright Consultants Ltd.**

Extracted Plan Based on Map  
Series HP5C of Sheet Nos.  
2-SE-A & B

## Plan Showing the General Area

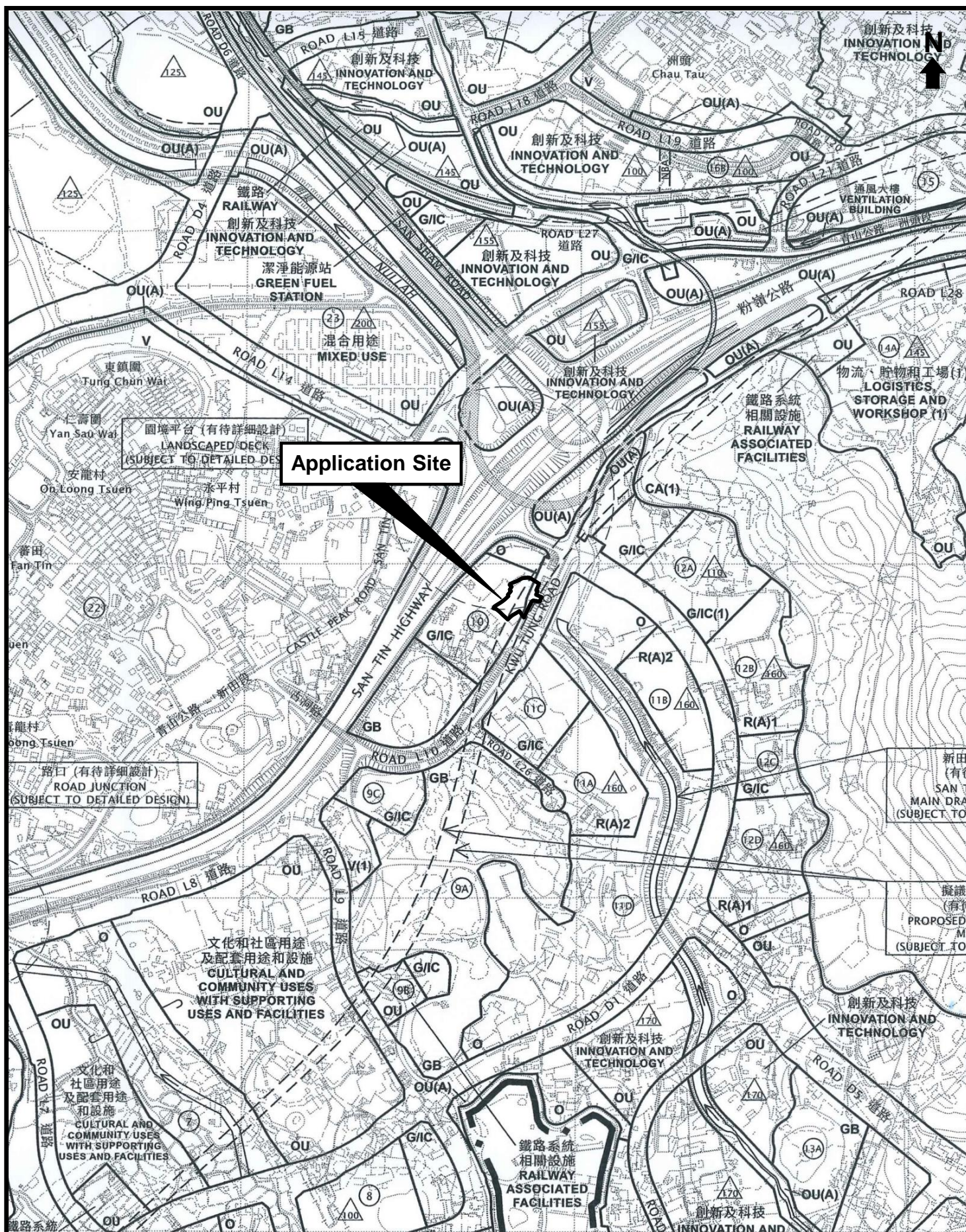
Scale 1 : 5 000

## FIGURE 3

For Identification Purpose

Date: 18.2.2025





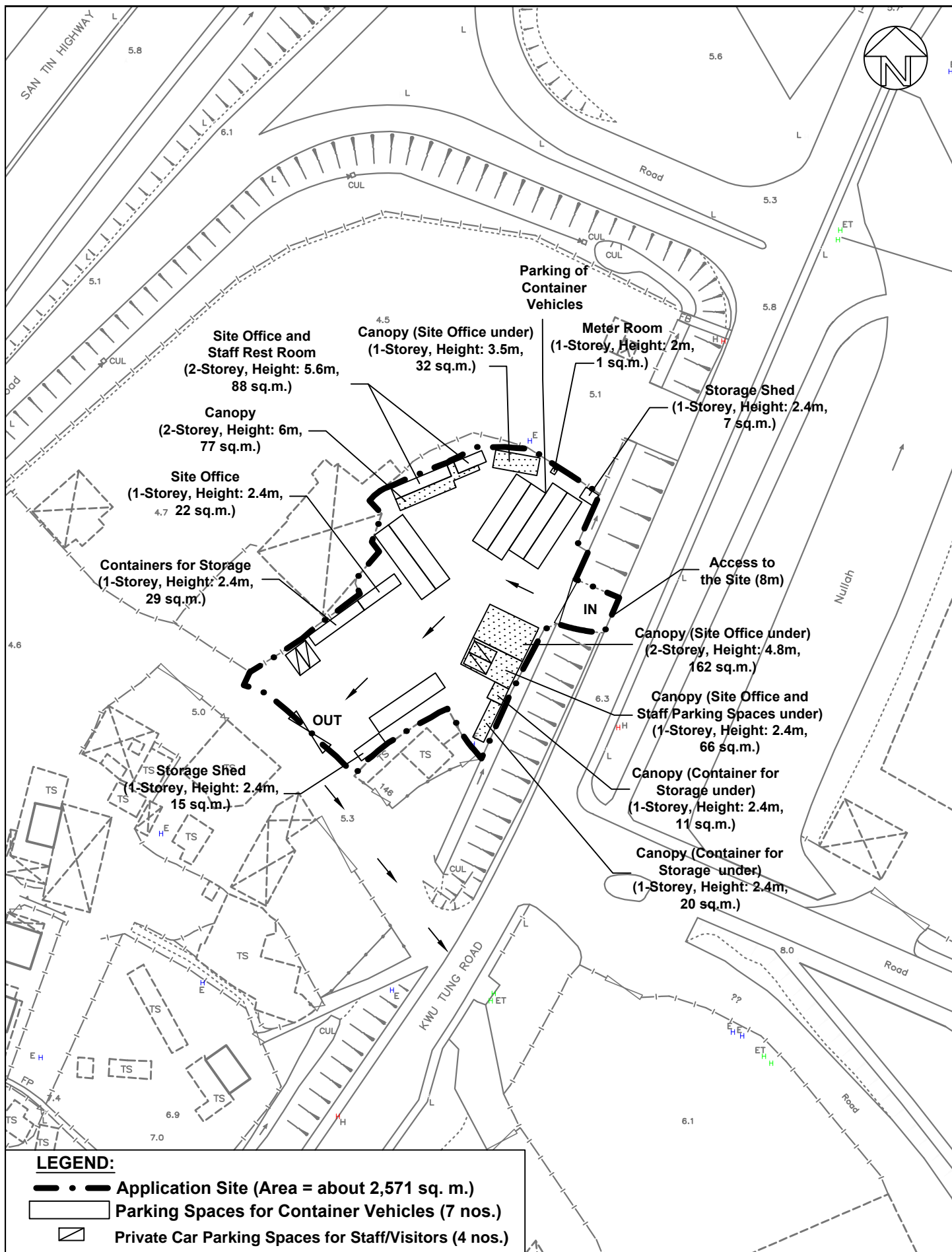
Extract from San Tin Technopole Outline  
Zoning Plan No. S/STT/2 gazetted on 20.9.2024

**FIGURE 4**

For Identification Purpose

Date: 18.2.2025





Top Bright Consultants Ltd.

Drawing No. :TB/25/860/05

## Layout Plan

Various Lots and Adjoining  
Government Land in DD102,  
Ngau Tam Mei, Yuen Long, N.T.

## FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 18.2.2025

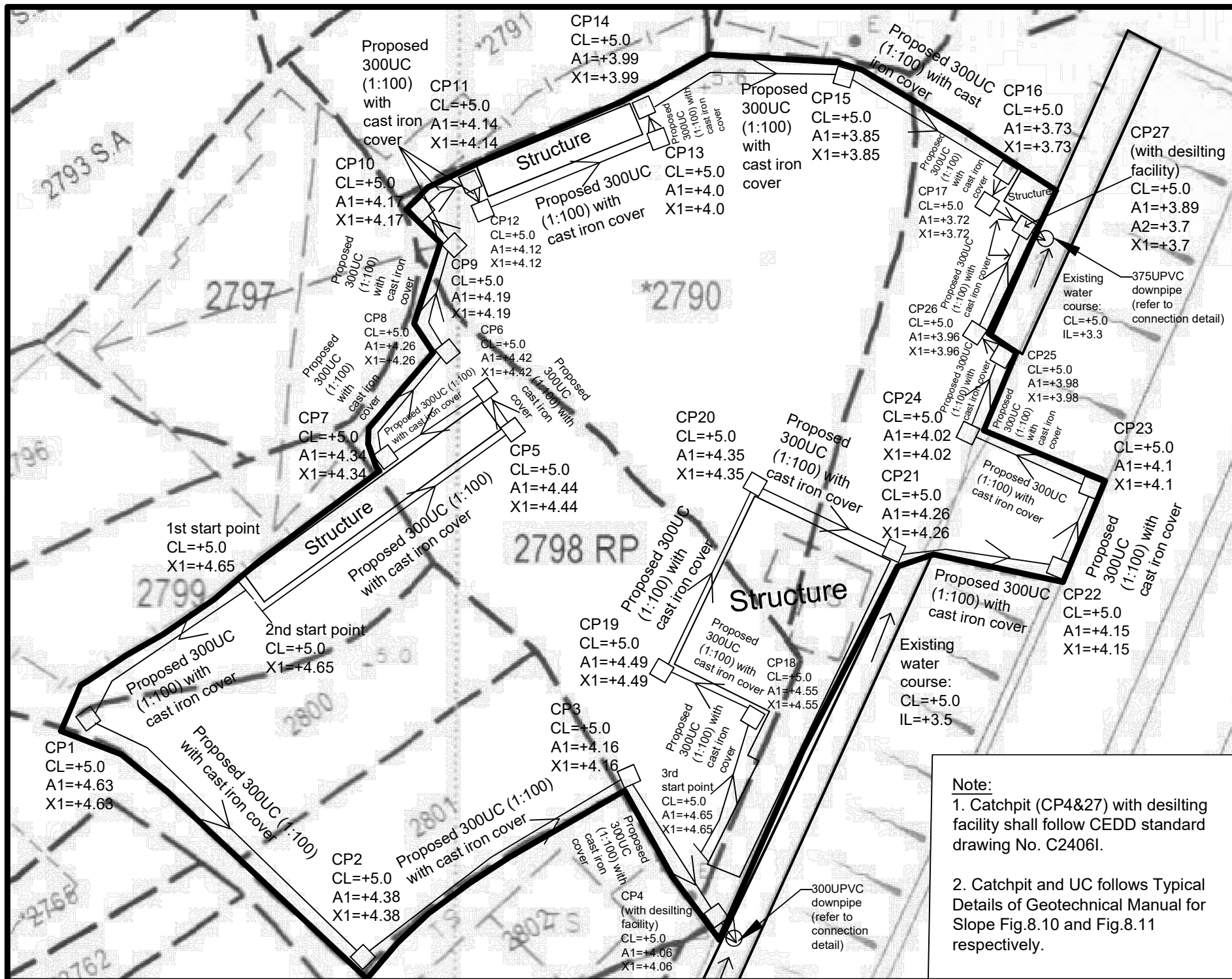
Scale: 1 : 1 000



## **Appendix 1**

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Approved Drainage Plan and Approval Letter for Compliance with Approval Condition (f) - Submission of a Record of the Existing Drainage Facilities on the site under the Previous Application (No. A/YL-NTM/437)



**Legend:**

→ Proposed 300UC (1:100) with cast iron cover

□ Proposed Catchpit

⊕ Existing Level

**Company:**

恆協工程有限公司  
Handship Engineering Company Limited

**Project:**

Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years at Lots 2790 (Part), 2798 RP (Part), 2799 (Part), 2800, 2801 and Adjoining Government Land in D.D. 102, Kwu Tung Road, Ngau Tam Mei, Yuen Long

**Zoning:** Open Storage

**Title:**  
Drainage Proposal-Layout

**Note:**

1. Catchpit (CP4&27) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

**Dwg No.**

Fig.2

**Date:**  
8 Feb 2018

**File:**

D.D. 102  
Lots 2790 (Part),  
2798 RP (Part),  
2799 (Part),  
2800,2801 and Adjoining  
Government Land

## 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.

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-NTM/437  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

13 July 2022

Dear Sir,

**Compliance with Approval Condition (f)**  
**Submission of a Condition Record of the existing Drainage Facilities**  
**Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices**  
**and Staff Rest Rooms) in "Open Storage" Zone,**  
**Lots 2790 (Part), 2798 RP (Part), 2799 (Part), 2800, 2801 and Adjoining**  
**Government Land in D.D. 102, Kwu Tung Road, Ngau Tam Mei, Yuen Long**  
**(Section 16 Application No. A/YL-NTM/437)**

I refer to your submission dated 24.6.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Ms. FENG Xue (Tel: 2300 1254) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

C.C.  
CE/MN, DSD

(Attn.: Ms. FENG Xue)

(Fax: 2770 4761)

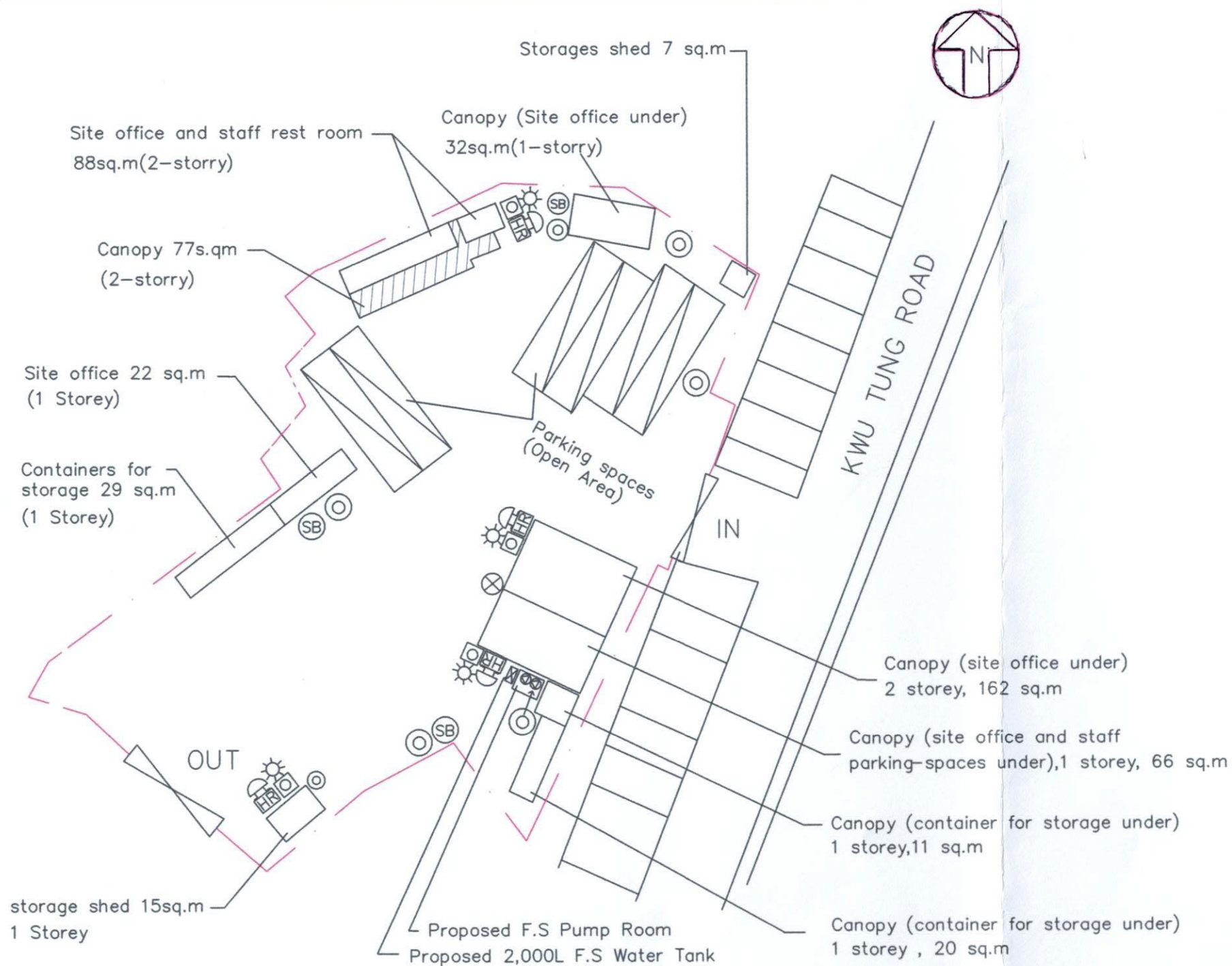
AL/CY/kt

**Appendix 2**

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Approved Fire Service Installations (FSIs) Proposal and Approval Letters for Compliance with Approval Condition (g) and (h) - Submission and Implementation of the FSIs Proposal under the Previous Application (No. A/YL-NTM/437)





### Legend:

- ⊗ 4kg dry powder type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- SB Sand Bucket
- HR Hore Reel Set
- 150mm Fire Alarm Bell
- Break Glass Call Point
- ☀ Visual Alarm Device
- ⊕ F.S Pump
- Lot Boundary
- New installations
- ▨ parking spaces

### Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as marked on plans.
4. A hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002+A2:2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/Visual warning device initiation.
6. Hose Reel pump(HR-P1, HR-P2) and 1 no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
7. The Secondary source of electrical supply should be provided.

INTERCEPT FIRE & SECURITY  
TECHNICIANS LIMITED

Project:  
Proposed Temporary Container Vehicle Park  
with Ancillary Facilities(Including Site Offices  
and Staff Rest Rooms) for a Period of 3 Years  
at Lots 2790(part), 2798 RP(part), 2799(part),  
2800, 2801 and Adjoining Government Land,  
in D.D.102, Kwu Tung Road, Ngau Tam Mei,  
Yuen Long.

Title:  
Proposed Fire Service Installation  
Layout Plan

Drawn by:	W.C.WONG
Date:	2022-08-05
Scale:	1:500@ A3
Ref No:	TPB/A/YL-NTM/437
Drawing No:	2022/FS/010



## 規 劃 署

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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.

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-NTM/437  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

9 September 2022

Dear Sir/Madam,

**Compliance with Approval Condition (g)**  
**Submission of a Fire Service Installations proposal**  
**Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices**  
**and Staff Rest Rooms) in "Open Storage" Zone,**  
**Lots 2790 (Part), 2798 RP (Part), 2799 (Part), 2800, 2801 and Adjoining**  
**Government Land in D.D. 102, Kwu Tung Road, Ngau Tam Mei, Yuen Long**  
**(Section 16 Application No. A/YL-NTM/437)**

I refer to your submission dated 9.8.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detail comment of Director of Fire Services (D of FS) at Appendix.
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on comment, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

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

# 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 :  
本署檔號      Our Reference :      (    ) in TPB/A/YL-NTM/437  
電話號碼      Tel. No. :      3168 4034  
傳真機號碼      Fax No. :      3168 4074 / 3168 4075

25 July 2024

Dear Sir/Madam,

### Submission for Compliance with Approval Condition (h) – the submission of a fire service installations proposal

**Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices  
and Staff Rest Rooms), Lots 2790 (Part), 2798 RP (Part), 2799 (Part), 2800, 2801 and  
Adjoining Government Land in D.D. 102, Kwu Tung Road, Ngau Tam Mei, Yuen Long**  
**(Planning Application No. A/YL-NTM/437)**

I refer to your submission dated 18.1.2024 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.**
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.**

Yours faithfully,

(Patrick FUNG)  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department





才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 25/860/L02

Your Ref.: A/STT/19

February 27, 2025

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

By Email

Dear Sir/Madam,

**Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years in Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories (Application No. A/STT/19)**

Referring to the captioned application, we submit the existing drainage facilities records on the site (Appendix A) and a set of valid F.S. 251 certificates (Appendix B) for your reference.

Compared with the last approved application (Application No. A/YL-NTM/437), the site layout, Gross Floor Area (GFA), no. of structures as well as the proposed use for the current application remain unchanged. Should this application be approved, the Applicant commits to comply with all the planning conditions to ensure that the proposed Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) will be operated in a safe and appropriate manner.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

Lo Ming Kong

Encls.

c.c. Cheung Shing Motor Transportation Company (the Applicant)

[REDACTED]



Photo 1



Photo 2



Photo 3



Photo 4





**Photo 5**



**Photo 6**



**Photo 7**



**Photo 8**

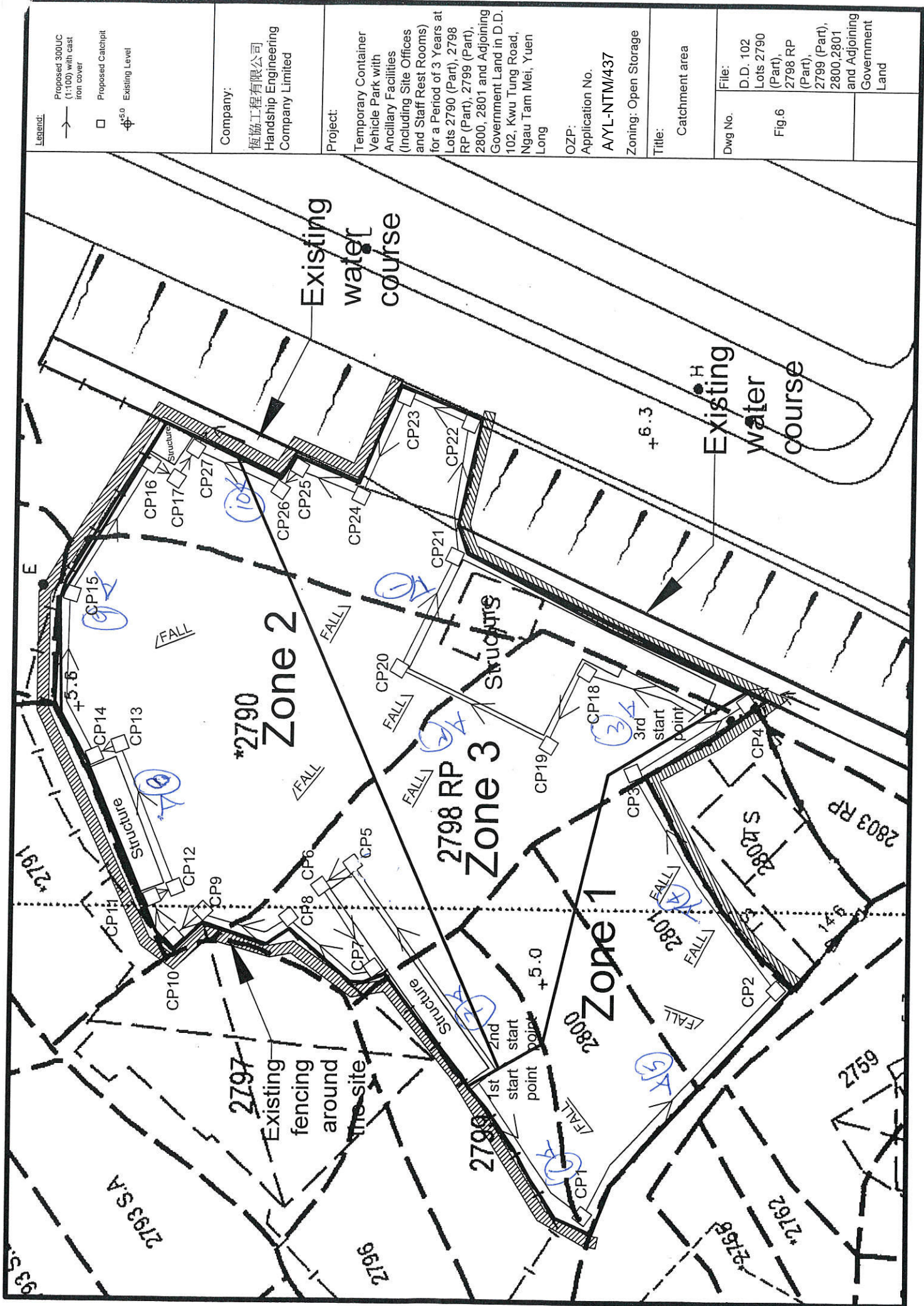




**Photo 9**



**Photo 10**



Legend:

- Proposed 300UC (1:100) with cast iron cover
- Proposed Catchpit
- Existing Level

Company:

恒協工程有限公司  
Handship Engineering  
Company Limited

Project:

Temporary Container  
Vehicle Park with  
Ancillary Facilities  
(Including Site Offices  
and Staff Rest Rooms)  
for a Period of 3 Years at  
Lots 2790 (Part), 2798  
RP (Part), 2799 (Part),  
2800, 2801 and Adjoining  
Government Land in D.D.  
102, Kwu Tung Road,  
Ngau Tam Mei, Yuen  
Long

OZP:

Application No.

AYL-NTM/437

Zoning: Open Storage

Title:

Catchment area

Dwg No.

File:

D.D. 102  
Lots 2790  
(Part),  
2798 RP  
(Part),  
2799 (Part),  
2800, 2801  
and Adjoining  
Government  
Land

Fig.6



FSD Ref.:

消防處檔號

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

長城汽車運輸公司

Name of Building:

樓宇名稱

Lots 2790(Part), 2798 RP (Part), 2799(Part),

Street No./Town Lot:

門牌號數/市地段

Land in D.D.102

Street/Road/Estate Name:

街道/屋苑名稱

Kwu Tung Road, Ngau Tam Mei

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
23	消防喉轆	AS ABOVE	Conforms with FSD requirements	13-2-2025	12-2-2026
13	火警警報系統	"	"	"	"
11	應急照明系統	"	"	"	"
12	出口指示牌	"	"	"	"

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

LI SAU PING

FSD/RC No.:

消防處註冊號碼

RC 2/163 RC 1/60

Company Name:

公司名稱

Intercept Fire &amp; Security

Tech.Ltd

Telephone:

聯絡電話

Date:

日期

17-2-2025

For FSD use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

A 9271795

Name of Client:

顧客姓名

長城汽車運輸公司

Name of Building:

樓宇名稱

Lots 2790(Part), 2798 RP (Part), 2795(Part),

Street No./Town Lot: 2800, 2801 and Adjoining Government

門牌號數/市地段

Land in D.D.102

Street/Road/Estate Name:

街道/屋苑名稱

Kwu Tung Road, Ngau Tam Mei

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	8 x 5 KG CO2 GAS TYPE F.E.	AS ABOVE	Conforms with FSD requirements	13-2-2025	12-2-2026
25	3 x SAND BUCKET	"	Conforms with FSD requirements	"	"

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Chan Yuen Hung

RC 3/185

Intercept Fire &amp; Security

Tech.Ltd

17-2-2025

For FSD use only:

Inspected

Key-in

Verified



才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 25/860/L04

Your Ref.: A/STT/19

March 31, 2025

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

By Email

Dear Sir/Madam,

**Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years in Lots 2790(Part), 2798RP(Part), 2799(Part), 2800, 2801 and Adjoining Government Land in DD102, Kwu Tung Road, Ngau Tam Mei, Yuen Long, New Territories (Application No. A/STT/19)**

In response to the comments suggested by the Fire Services Department dated 12.3.2025 and the Highways Department dated 27.3.2025, we would like to submit herewith our responses attached for your consideration.

Furthermore, we would like to clarify that the width of the existing ingress and egress of the application site is 8m.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

  
\_\_\_\_\_  
Lo Ming Kong

Encls.

c.c. Cheung Shing Motor Transportation Company (the Applicant)



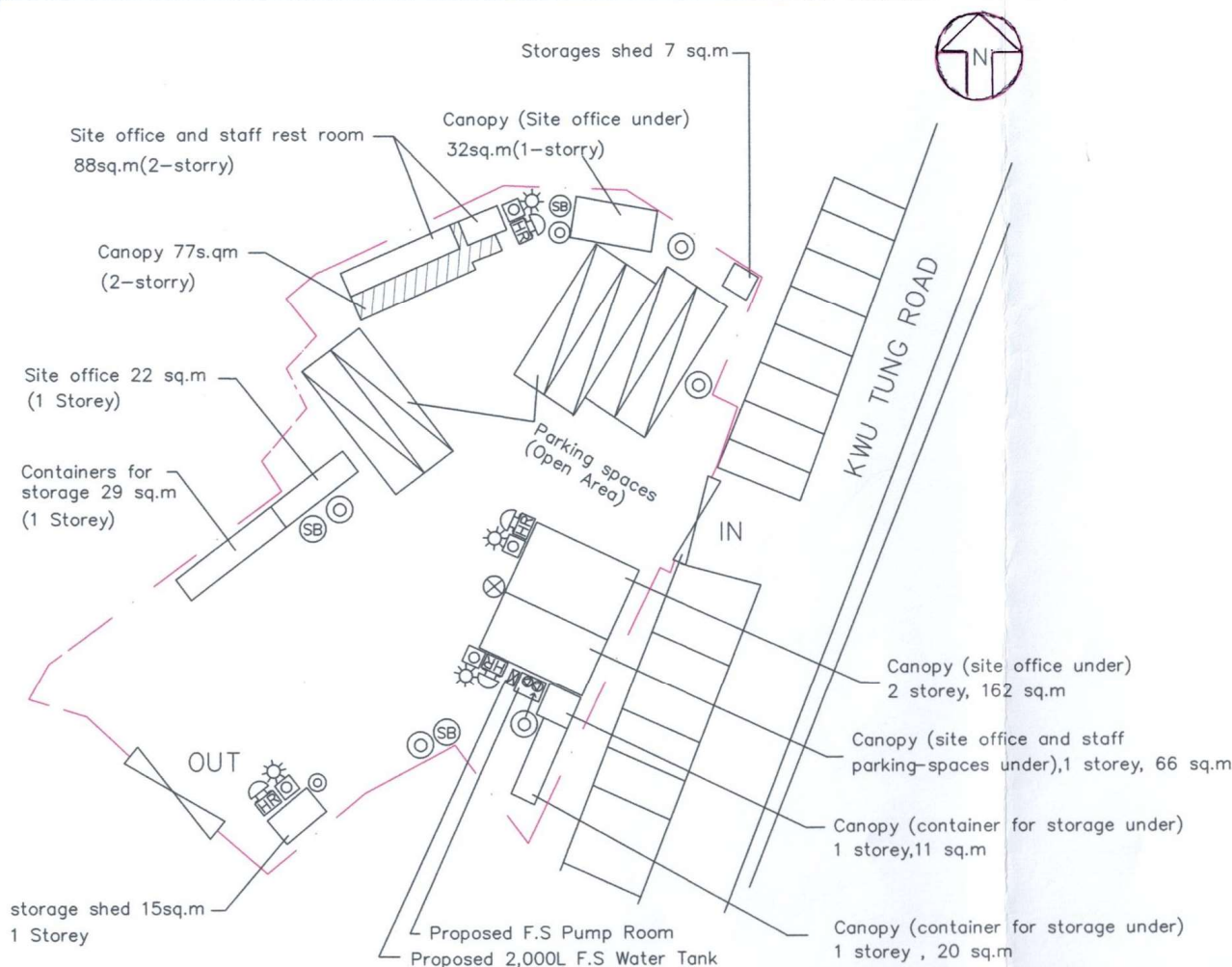


### Responses to Departmental Comments

Departmental Comments		Responses
A	<b>Fire Services Department [Email dated 12.3.2025]</b> <b>(Contact Person: Mr. CHEUNG Wing Hei / Mr. YUEN Tsz Fung    Tel: 2733 7737/ 2733 7781)</b>	
1	<p>Noted that this is a renewal application, the following supplementary information shall be submitted for our further consideration:</p> <p>(i)        The latest FSI proposal for planning application no. A/STT/19.</p> <p>However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.</p>	<p>Please refer to the latest FSIs Proposal (Appendix A) for your consideration.</p> <p>Compared with the last approved application (Application No. A/YL-NTM/437), the site layout, Gross Floor Area (GFA), no. of structures as well as the proposed use for the current application remain unchanged. Should this application be approved, the Applicant commits to comply with all the planning conditions to ensure that the proposed Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) will be operated in a safe and appropriate manner.</p>

Departmental Comments		Responses
<b>B</b>	<b>Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department [Email dated 27.3.2025] (Contact Person: Mr. Philip CHAN Tel: 3525 0039)</b>	
1	The proposed ancillary facilities structure would be directly above the Northern Link (NOL) Main Line tunnel as presented on the gazetted scheme of the NOL Main Line. The project proponent shall provide the details of foundation and underground structures (if any) of the ancillary facilities to Highways Department (HyD) and MTR Corporation Ltd (MTRCL) for review, comment, and coordinate to ensure that the proposed development would not affect the NOL Main Line works. The effect due to TBM Tunnel works below the proposed ancillary facilities structure shall be considered.	The Application Site has been used and approved for the proposed use by Town Planning Board since 2015, all the construction works of the proposed ancillary facilities structures have been completed. These ancillary facilities are for temporary use only, it would not involve any foundation and underground structure and would not affect the Northern Link (NOL) Main Line works.
2.	The proposed temporary use / development for a period of 3 years would overlap with the construction period of NOL Main Line. The project proponent shall consider the construction traffic of NOL Main Line at Kwu Tung Road.	This planning application is to seek renewal of planning approval for a temporary container vehicle park with ancillary facilities (including site offices and staff rest rooms). The parking spaces for container vehicles and staff/visitors remain the same, 7 parking spaces for container vehicles and 4 private car parking spaces for staff/visitors. The proposed use is not a high traffic generating use, it will not generate additional traffic impact.
3.	The proposed land use under the captioned application for a period of not exceeding 3 years might probably overlap with the design and construction development period of the proposed NOL Spur Line project. Please also be reminded that the concerned application site will be in close proximity/in conflict with the proposed alignment and associated railway facilities of NOL Spur Line which are currently under development by MTRCL and may be subject to change.	Should this application be approved by the Town Planning Board, the applicant will liaise with Highways Department (HyD) and MTR Corporation Ltd (MTRCL) to ensure the proposed development will not conflict with the proposed alignment and associated railway facilities of NOL Spur Line under development by MTRCL.

# Appendix A



## Legend:

- ⊗ 4kg dry powder type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- SB Sand Bucket
- HR Hose Reel Set
- 🔔 150mm Fire Alarm Bell
- 🔊 Break Glass Call Point
- ☀ Visual Alarm Device
- ⊕ F.S Pump
- - - Lot Boundary
- New installations
- ▭ parking spaces

## Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as marked on plans.
4. A hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002+A2:2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/Visual warning device initiation.
6. Hose Reel pump (HR-P1, HR-P2) and 1 no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
7. The Secondary source of electrical supply should be provided.

## INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address:



Business Address:



## Project:

Proposed Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years at Lots 2790(part), 2798 RP(part), 2799(part), 2800, 2801 and Adjoining Government Land, in D.D.102, Kwu Tung Road, Ngau Tam Mei, Yuen Long.

## Title:

Proposed Fire Service Installation Layout Plan

Drawn by:

W.C.WONG

Date:

2025-03-12

Scale:

1:500 @ A3

Ref No:

TPB/A/STT/19

Drawing No:

2025/FS/010

**Relevant Extracts of Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)**

On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas (NDAs):

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

**Relevant Extracts of Town Planning Board Guidelines on  
Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development  
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous s.16 Applications covering the Application Site**

Approved Applications

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/DPA/YL-NTM/26	Open Storage of Plywood	5.8.1994
2.	A/YL-NTM/326*	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years	4.12.2015 [Revoked on 4.5.2018]
3.	A/YL-NTM/380	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years	1.2.2019
4.	A/YL-NTM/437	Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of Three Years	22.4.2022

\* denotes permission revoked

**Similar s.16 Applications within/straddling the same “G/IC” zone and  
area shown as ‘Road’  
on the San Tin Technopole OZP in the Past Five Years**

Approved Applications

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-NTM/410	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use for a Period of 3 Years	4.12.2020
2.	A/YL-NTM/467	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use for a Period of 3 Years	24.11.2023

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 2790, 2798RP, 2799, 2800 and 2801 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Government Land (GL);
- the private lots are covered by Short Term Waivers (STWs) as shown in the table below:

<b>STW No.</b>	<b>Lot No. (in D.D. 102)</b>	<b>Purposes</b>
4642	2790	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms)
4643	2798 RP	
4644	2799	
4645	2801	

- the GL within the Site is covered by a Short Term Tenancy No. 3018 for the purposes of “Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms”;
- and
- advisory comments are detailed in **Appendix V**.

**2. Environment**

Comments of the Director of Environmental Protection:

- it is noted that parking spaces for four private cars and seven container vehicles will be provided at the Site. Considering the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (CoP), it is noted that the applied use would involve a) traffic of heavy vehicle (i.e. medium goods vehicles or heavy goods vehicles), but not b) dusty operations. There are no residential premises within 100m buffer area of the project site. Although there are nearby temporary structures, they are not considered residential buildings under the CoP. Based on the above, he has no adverse comment on the application from environmental planning perspective;
- one non-substantiated complaint regarding illegal fuel filling station on D.D.102 Lot 2790 was recorded in the past three years. Some tank trucks were spotted during site inspection and no violation of environmental law was observed; and
- advisory comments are detailed in **Appendix V**.

**3. Traffic**

Comments of the Commissioner for Transport:

- As the current application has the same development parameters, including site area, layout and number of parking spaces as the previous application (Application No. A/YL-NTM/437), she has no comment on the renewal application from traffic

engineering point of view; and

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

#### **4. Landscape**

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

- the Site falls within an area partly zoned “Government, Institution or Community” and partly within an area shown as ‘Road’ on the approved San Tin Technopole Outline Zoning Plan No. S/STT/2, and no significant landscape impact arising from the proposed development is anticipated.

#### **5. Drainage**

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

- no in-principle objection to the application from drainage operation and maintenance point of view;
- the applicant should provide DSD for reference a set of record photographs, clearly marking the corresponding locations on the approved drainage plan after the completion of drainage works. DSD will conduct a joint site inspection with the applicant;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix V**.

#### **6. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to existing fire service installations implemented on the Site being maintained in efficient working order at all times.

#### **7. Long-term Development**

Comments from the Director of Leisure and Cultural Services:

- there is no plan to develop the proposed indoor recreation centre at the Site in the upcoming three years. Since the application is for three years only, she has no in-principle objection to the application.

#### **8. Other Departments**

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

- (a) Director of Agriculture, Fisheries and Conservation;



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

**Recommended Advisory Clauses**

- (a) The application site (the Site) falls within the boundary of the San Tin Technopole. The Site may be resumed by the Government and the applied use at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Short Term Waiver (STW)/Short Term Tenancy (STT) holder(s) will need to apply to his Office for modification of the STW/STT conditions where appropriate and the lot owner(s) shall apply to his Office for a STW to permit the structure(s) erected within the said private lot(s). The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - the Site involves adjoining Government land where is not under HyD's maintenance purview;
  - HyD shall not be responsible for the maintenance of proposed access connecting the Site to Kwu Tung Road;
  - if the proposed access is agreed by the Transport Department (TD), the applicant should provide a run in/out at Kwu Tung Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
  - adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that:
  - the effect due to Tunnel Boring Machine (TBM) tunneling works of Northern Link (NOL) Main Line project underneath the applied use shall be considered by the applicant; and

- the applied use might probably overlap with the design and construction development period of the proposed NOL Spur Line project. The applicant is reminded that the Site will be in close proximity/in conflict with the proposed alignment and associated railway facilities of NOL Spur Line which are currently under development by MTR Corporation Limited (MTRCL) and may be subject to change. Further government coordination among Civil Engineering and Development Department and HyD (with MTRCL) would be required during the future detailed planning and design stage of the proposed NOL Spur Line project;
- (f) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department that:
- the applicant shall provide routine horticultural maintenance for the trees which have been planted and preserved in accordance with previously approved applications (i.e. No. A/YL-NTM/380 and 437 respectively); and
  - the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23. All effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance;
  - since the Site is located near a watercourse, the applicant shall adopt best management practice to avoid refuse and other pollution from entering the surface runoff and the nearby watercourse; and
  - the applicant shall follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (h) to note the comments of Director of Agriculture, Fisheries and Conservation that:
- the applicant shall adopt appropriate measures to avoid causing pollution or disturbance the adjacent watercourse;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the applicant shall review the existing condition of the drainage facilities or the drainage proposal, ensure compliance with the approved design, and arrange for a follow-up inspection;

- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area. As existing drains are running through the Site, the applicant shall ensure that the flow remains unobstructed during the period;
  - the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
  - no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;
  - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary of the Site in order to ensure unobstructed discharge from the Site could be achieved in the future; and
  - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
  - if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site abuts on a specified street (Kwu Tung Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under First Schedule of the B(P)R at the building plan submission stage;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.