

**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)**

1. 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 the various categories of the area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/ proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

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

**Previous Application**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-NTM/15	Temporary Open Storage Of Vehicle And Vehicle Parts For A Period Of 12 Months	14.2.1997 ( <i>RNTPC</i> ) [Rejected]

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the planning application;
- the application site (the Site) comprises an Old Schedule Agricultural Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments as detailed in **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the planning application; and
- advisory comments as detailed in **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no adverse comment on the planning application; and
- advisory comments as detailed in **Appendix V**.

**3. Drainage**

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

- no in-principle objection to the application from the public drainage point of view.

**4. Landscape**

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

- the Site falls within the “Residential (Group D)” zone on the Ngau Tam Mei Outline Zoning Plan, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

**5. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and



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

## **6. Nature Conservation and Fisheries**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no adverse comment on the planning application; and
- advisory comments as detailed in **Appendix V**.

## **7. 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**:

- Chief Engineer/Railway Development 1-1, HyD;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) The application site (the Site) falls within the boundary of Potential Development Area being studied under the Land Use Review Study for Ngau Tam Mei Area. The Site may be resumed by the Government and that the proposed operation 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 that:
  - if the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that such application will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by Lands Department. Besides, given the proposed 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:
  - vegetation beside the access road between the proposed site and San Tam Road should be cleared to maintain adequate sightline and provide sufficient width of the access road for maneuvering of vehicles;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - the access arrangement to the Site should be agreed by Transport Department;
  - HyD shall not be responsible for the maintenance of any access connecting between the application site and San Tam Road;
  - the applicant should ensure a run-in/out at San Tam Road is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
  - adequate drainage measures should be provided at the Site to prevent surface water running from the application site to the nearby public roads and drains;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
  - the applicant is advised to submit relevant layout plans incorporated with the proposed Fire Service Installations (FSIs) to D of FS for approval;
  - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and

- the applicant should adhere to the good practice guidelines for open storage as follows:

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles  or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage /recycling site.

- if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- filling of existing pond should be avoided as far as practicable;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- it is noted that two structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBWs) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;

- for UBWs erected on leased land, enforcement action may be taken by Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

TPB/A/YL-NTM/478

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-NTM/478

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

No Comments -

「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature \_\_\_\_\_

日期 Date 3 SEP 2024

鍾就華 主席

元朗市中心及鄉郊東分區委員會

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**From:** [REDACTED]  
**Sent:** 2024-09-17 星期二 03:26:18  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-NTM/478 DD 104 Ngau Tam Mei Ponds

Dear TPB Members,

474 was withdrawn. Now the applicant clarifies that application includes the filling in of ponds. In view of the number of ponds that the government itself is going to take over and fill in, it is unacceptable that the remaining ponds be accorded full protection. The role they play in mitigating climate change can no longer be dismissed. The ponds that were filled in should be restored as there was no approval for their elimination.

I note an error in my objection to 474, it should read "the area is **NOT** recommended for brownfield operations under Town Planning Board Guidelines (TPB PG-No.) 13G

4.5 There is no approved S.16 planning application for 'open storage' use within the "R(D)" zone on the OZP.

Previous objections relevant and upheld. The administration pledged to eliminate brownfield. Approval would effectively encourage expansion into district previously not used for this purpose.

Expediency cannot be an excuse for the administration and the board to completely overturn policy statements and guidelines.

The application should be rejected.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 9 August 2024 3:34 AM HKT  
**Subject:** A/YL-NTM/474 DD 104 Ngau Tam Mei

A/YL-NTM/474

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

Site area: About 4,929sq.m

Zoning: "Res (Group D)"

Applied use: Open Storage of Construction Material / 6 Vehicle Parking

Dear TPB Members,

Strong Objections. The site is vegetated and with trees. There are a number of organic farming operations in the immediate district.

In addition, there are both active and filled in ponds and the area is recommended for brownfield operations under Town Planning Board Guidelines (TPB PG-No.) 13G.

The bleatings about resumption, poor me, sob stories, cannot be considered genuine justifications to transform every square metre of the new territories into brownfield zones.

The application should be rejected.

Mary Mulvihill



2024年 8月 2 日

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

This document is received on 23 AUG 2024  
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



240 2073

22/8

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-N/M/478
	Date Received 收到日期	23 AUG 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Southern Sea Investment Limited 南洋投資有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" Zone
(f) Current use(s) 現時用途	Occupied by vacant structures  (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)"#  
已通知 ..... 名「現行土地擁有人」#。

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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

- ☒ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 22/08/2024 (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 23/08/2024 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

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

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	4,497	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	432	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	432	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	432	sq.m	<input checked="" type="checkbox"/> About 約

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

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

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

Private Car Parking Spaces 私家車車位	4
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	Container Vehicle Space 1

Proposed operating hours 擬議營運時間 07:00 to 19:00 from Monday to Saturday. No operation on Sunday and public holiday. ..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from San Tam Road via a local access .....	
	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 checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... 2,291 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 ..... not more than 0.8 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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

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

7. Justifications 理由
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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 the supplementary statement.

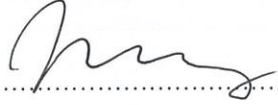


**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Matthew NG

Planning and Development 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

MRTPI, MPIO, CMILT

on behalf of  
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

22/08/2024 (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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div>           4,929 sq. m 平方米 <input checked="" type="checkbox"/> About 約            (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)         </div> </div>
Plan 圖則	Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13
Zoning 地帶	"Residential (Group D)" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____         </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____           <input type="checkbox"/> Month(s) 月 _____         </div>
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plans showing the location/zoning/land status of the application site, Plans showing the location/zoning of the applicant's original premises, Plan showing the Public Housing Development at the applicant's original premises, Aerial Photo of the application site and Swept Path		
<b>Analysis Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND  
MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED  
FILLING OF POND IN “RESIDENTIAL (GROUP D)” ZONE,**

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

**PLANNING STATEMENT**

Applicant

**Southern Sea Investment Limited**

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond**’ (the proposed development).
- The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/13. The Site occupies an area of 4,929 m<sup>2</sup> (about). A total of 2 single-storey structures are proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 432 m<sup>2</sup> (about). The remaining area is reserved for open storage of construction material and machinery, vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Sam Tam Road via a local access. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant’s original premises is affected by land resumption for the development of the San Tin Technopole;
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied use is the same as the applicant’s original premises;
  - no significant adverse impact is anticipated from the proposed development; and
  - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the “R(D)” zone.
- Details of development parameters are as follows:

<b>Application Site Area</b>	4,929 m <sup>2</sup> (about)
<b>Covered Area</b>	432 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,497 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.088 (about)
<b>Site Coverage</b>	8.8% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	432 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	432 m <sup>2</sup> (about)
<b>Building Height</b>	4.5 m (about)
<b>No. of Storey</b>	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗牛潭尾丈量約份第 104 約多個地段的規劃申請，於上述地點作「擬議臨時露天存放建築材料及機械連附屬設施 (為期 3 年) 及相關填塘工程」(擬議發展)。
- 申請地點所在的地區在《牛潭尾分區計劃大綱草圖編號 S/YL-NTM/13》上劃為「住宅 (丁類)」地帶。申請地盤面積為 4,929 平方米 (約)。申請地點將設有 2 座單層構築物作存放建築材料及機械、辦公室及洗手間用途，構築物的總樓面面積合共為 432 平方米 (約)，其餘地方將預留作露天存放建築材料及機械、車輛上／落貨及停泊位及流轉空間。
- 申請地點可從新潭路經一條地區道路前往。擬議發展的作業時間為星期一至六上午七時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到新田科技城發展收地影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與申請人先前受影響的發展場地用途一致；
  - 擬議發展不會對周邊地區帶來重大負面影響；及
  - 擬議發展只屬臨時性質，批出規劃許可則不會影響「住宅 (丁類)」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

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



## 1. INTRODUCTION

### *Background*

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Southern Sea Investment Limited**<sup>1</sup> (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for ‘**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond**’ (the proposed development). The Site currently falls within an area zoned “Residential (Group D)” (“R(D)”) on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/13 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “R(D)” zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 14** and **Appendices I to II**). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureau/departments and members of the Board.

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<sup>1</sup> **Southern Sea Investment Limited** (the applicant) is authorized by **Chun Sing Engineering Company Limited** 震昇工程有限公司 (the affected business operator) to facilitate the relocation of the existing business premises in San Tin. Details of the affected business operator are provided at **Appendix I**.

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## **2. JUSTIFICATIONS**

*To facilitate the relocation of the applicant's business premises affected by the development of the San Tin Technopole*

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in San Tin due to land resumption and to pave way for the development of the San Tin Technopole (**Plans 4 to 7**). The Site has been occupied by the applied use since the early 1990s. Aerial photos show that the 'open storage' use had existed at the affected business premises (i.e. Lot 769 RP (Part) in D.D. 99) immediately before the gazettal of the Interim Development Permission Area (IDPA) Plan No. IDPA/YL-ST/1 on 17.8.1990, and the 'open storage' use has been continued since then (**Plan 6**). As such, it should be regarded as an 'Existing Use'.
- 2.2 The affected premises currently fall within an area zoned "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") and "Innovation and Technology" ("I&T") on the Draft San Tin Technopole OZP No. S/STT/1 and the Revised Recommended Development Plan (RODP) respectively (**Plan 5**). According to the implementation programme, the applicant's original premises fall within 'Phase 1 Development' of the San Tin Technopole (**Plan 6**). As the land where the original premises is located will be developed for innovation and technology-related uses upon completion of the San Tin Technopole, the concerned land will be reverted to the Government in August 2024. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue its business operation.

*Applicant's effort in identifying suitable site for relocation*

- 2.3 Whilst the applicant has spent effort to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or the site area being too small (**Appendix II** and **Plan 8**). After a lengthy site searching process, the Site was identified for relocation as it is relatively flat and easily accessible from San Tam Road via a local access.

*Applied Use Is the Same as the Affected Business in San Tin*

- 2.4 The proposed development involves the operation of open storage of construction material and machinery with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected business premises in San Tin. The site area (i.e. about 4,929 m<sup>2</sup>, -10%) and GFA (i.e. about 432 m<sup>2</sup>, -10%) are similar to the original premises. Details of the original premises are shown at **Table 1** below.

**Table 1:** Differences between the Original Premises and The Site

	<b>Original Premises (a)</b>	<b>The Site (b)</b>	<b>Difference (a) – (b)</b>
Site Area	5,496 m <sup>2</sup>	4,929 m <sup>2</sup>	-567 m <sup>2</sup> , -10%
Covered Area	480 m <sup>2</sup>	432 m <sup>2</sup>	-48 m <sup>2</sup> , -10%
GFA	480 m <sup>2</sup>	432 m <sup>2</sup>	-48 m <sup>2</sup> , -10%

- 2.5 A significant portion of the Site (i.e. 4,497 m<sup>2</sup>, 91.2%) is uncovered and designated for open storage use, vehicle L/UL and parking spaces and circulation area, in order to support the daily operation of the Site. According to the applicant, the original premises currently lack adequate circulation space, resulting in prolonged waiting times for L/UL activities of goods. Therefore, a substantial amount of circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimize the potential adverse traffic impacts to the surrounding road networks.

*Approval of the application would not frustrate the long-term planning intention of the "R(D)" zone*

- 2.6 Although the Site falls within area zoned "R(D)" on the Draft Ngau Tam Mei OZP No. S/YL-NTM/13, the Site is currently vacant without long-term residential development plan. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "R(D)" zone and would better utilize deserted land in the New Territories.
- 2.7 Despite the fact that the proposed development is not in line with planning intention of the "R(D)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "R(D)" zone.

*The proposed development is not incompatible with surrounding land uses*

- 2.8 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by sites with temporary structures for open storage yards, logistics warehouse and vacant land. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arisen from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located approximately 20 m east of San Tam Road; 5.5 km north of Yuen Long MTR Station; 5.6 km southwest of Lok Ma Chau BCP; 14.9 km southwest of Man Kam To BCP; 25.2 km southwest of Heung Yuen Wai BCP; and 2.4 km south of the original premises in San Tin (**Plan 8**).

#### *Accessibility*

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

#### *Existing Site Condition*

- 3.3 The Site is currently vacant. The Site is generally flat and partly covered with vegetation (**Plans 1, 3 and 10**).

#### *Surrounding Area*

- 3.4 The Site is mainly surrounded by vacant land, woodland, ponds, public roads and temporary structures (**Plans 1, 3 and 10**).
- 3.5 To its immediate north is grassland intermixed with ponds and woodland. To its further north is an existing drainage channel, across which there are some temporary structures for warehouse and domestic uses.
- 3.6 To its immediate east is grassland intermixed with ponds and woodland. To its further east is a transitional housing site approved by the Board in April 2024 (Application No. A/YL-NTM/470).
- 3.7 To its immediate south are sites occupied by temporary structures for logistics warehouse uses and open storage yards. To its further south are clusters of village houses and an open storage of construction machinery.
- 3.8 To its immediate west are land covered by vegetation and woodland. To its further west is San Tin Highway, across which there are some temporary structures for open storage use.

#### 4. PLANNING CONTEXT

##### *Zoning of the Application Site*

- 4.1 The Site falls within an area zoned “R(D)” on the Draft Ngau Tam Mei OZP No. S/YL-NTM/13 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “R(D)” zone, which requires planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the “R(D)” zone is *primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.*

##### *Filling of Pond Restriction*

- 4.3 *Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*

##### *Previous Application*

- 4.4 The Site is not subject of any previous S.16 planning application.

##### *Similar Application*

- 4.5 There is no approved S.16 planning application for ‘open storage’ use within the “R(D)” zone on the OZP.

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

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

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

- 4.7 Although the Site falls within Category 3 area of the *TPB PG-No. 13G (Plan 9)*, the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the development of the San Tin Technopole. Approval of the current application would not set an undesirable precedent within the Category 3 area and should be considered on individual merits given the special background of the applicant.

#### *Land Status of the Application Site*

- 4.8 The Site falls entirely on private lots, i.e. *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104*, with total land area of 4,929 m<sup>2</sup> (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).
- 4.9 Given that there is restriction on the erection of structures without the prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department to make way for the erection of the proposed structures at the Site after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 4,929 m<sup>2</sup> (about). Details of development parameters are shown at **Table 2** below.

**Table 2:** Development Parameters of the Proposed Development

<b>Application Site Area</b>	4,929 m <sup>2</sup> (about)
<b>Covered Area</b>	432 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,497 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.088 (about)
<b>Site Coverage</b>	8.8% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	432 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	432 m <sup>2</sup> (about)
<b>Building Height</b>	4.5 m (about)
<b>No. of Storey</b>	1

- 5.2 A total of 2 single-storey structures are proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 432 m<sup>2</sup> (about), the remaining open area is reserved for open storage of construction material and machinery, vehicle parking and L/UL spaces and circulation area (**Plan 11**). Details of structures are shown at **Table 3** below.

**Table 3:** Details of Proposed Structures

Structure	Use	Covered Area	GFA	Building Height
B1	Storage of construction material/machinery, site office and washroom	216 m <sup>2</sup>	216 m <sup>2</sup>	4.5 m (1-storey)
B2		216 m <sup>2</sup>	216 m <sup>2</sup>	
Total		432 m <sup>2</sup> (about)	432 m <sup>2</sup> (about)	-

### Filling of Pond and Hard-paving at the Site

- 5.3 The Site is proposed to be entirely hard-paved for open storage of construction material and machinery, site formation of structures, parking and L/UL spaces and circulation area (**Plan 11**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, hard-paving of the Site is considered required and has been kept to minimal

to meet the operation need of the proposed development.

- 5.4 According to an aerial photo and survey map prepared by the LandsD in the early 1990s, the ponds within the Site were partially filled for open storage, and the remaining area of the Site consisted of some dried ponds (**Plan 12**). The proposed filling of pond under the current application intends to reflect the Site's current state, in which the ponds were previously filled in the early 1990s (**Plan 12**). Therefore, no further filling of pond will be carried out the applicant after planning permission has been granted from the Board.

#### Operation Mode

- 5.5 The Site will be used as open storage of construction material (e.g. metal beams, brick, tiles etc.) and machinery (e.g. mobile cranes etc.). The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.6 It is estimated that the Site would be able to accommodate not more than 8 staff. The ancillary facilities (i.e. site office, washroom etc.) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

#### Minimal Traffic Impact

- 5.7 The Site is accessible from San Tam Road via a local access (**Plan 1**). A 11 m (about) wide run-in/out with sufficient sightline is proposed at San Tam Road by the applicant for easy circulation of vehicle (**Plan 13**). A total of 6 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL spaces are provided at **Table 4** below.

**Table 4:** Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Parking Space for Private Cars (PC) - 2.5 m (W) X 5 m (L)	4
Type of L/UL Space:	Number of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) X 7 m (L)	1
L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L)	1

- 5.8 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 14**). With the implementation of the proposed run-in/out, slight encroachment into the opposite lane would be foreseeable during vehicle



turning from the Site to Sam Tam Road southbound (**Plan 14**). It is envisaged that the time required for the encroachment would be very short. Furthermore, staff is also deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation and attraction of proposed development at AM and PM peak hours are provided at **Table 5** below.

**Table 5: Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction						
	PC		LGV		CV		2-Way
	In	Out	In	Out	In	Out	Total
Trips at <u>AM</u> peak per hour (07:30 – 08:30)	4	0	0	0	0	0	4
Trips at <u>PM</u> peak per hour (16:30 – 17:30)	0	4	0	0	0	0	4
Traffic trip per hour (average)	0	0	1	1	1	1	4

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

#### *Minimal Environmental Impact*

- 5.10 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.

- 5.12 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.13 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

#### *Minimal Landscape Impact*

- 5.14 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

#### *Minimal Drainage Impact*

- 5.15 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department or the Board.

#### *Fire Safety Aspect*

- 5.16 The applicant will submit a fire service installations (FSIs) proposal to enhance fire safety of the Site. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by the Fire Services Department or the Board.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in San Tin, which will be affected by the development of the San Tin Technopole (**Plans 4 to 7**). Whilst the applicant attempted to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 8**). Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimizing the impact on the implementation programme of the San Tin Technopole.
- 6.2 Although the Site is not in line with the long-term planning intention of the "R(D)" zone, the Site is currently vacant without long-term residential development plan. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "R(D)" zone and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by vacant land, sites occupied by temporary structures for various uses and closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 3 area of the *TPB PG-No. 13G*, given that the application's special background to facilitate the development of the San Tin Technopole, approval of the current application would not set an undesirable precedent within the "R(D)" zone and Category 3 area, and should be considered on its own merits.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc., to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond**'.

**R-riches Property Consultants Limited**  
**August 2024**

## **APPENDICES**

<b>Appendix I</b>	Details of the Affected Business Premises
<b>Appendix II</b>	Details of Alternative Sites for Relocation

## **Appendix I**

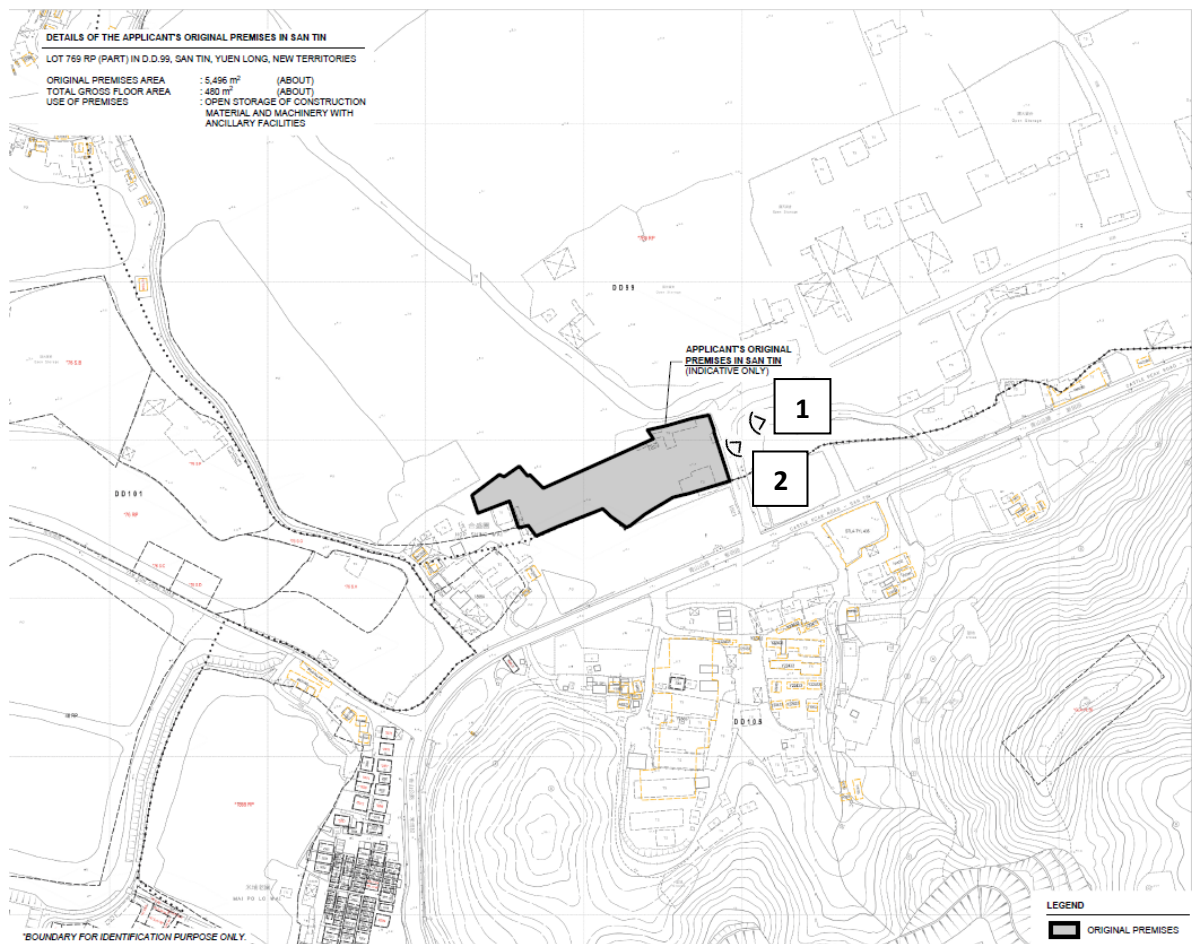
### Details of the Affected Business Premises

## Appendix I – Details of the Affected Business Premises

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

### Details of Business Premises

Location: Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long, New Territories  
Use of Premises: Open Storage of Construction Material and Machinery with Ancillary Facilities





1



2





## **Appendix II**

### **Details of Alternative Sites for Relocation**

**Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in San Tin, Yuen Long**

Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 122, Long Ping Road, Ping Shan, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories
<b>Site Area</b>	30,190 m <sup>2</sup> (about)	4,242m <sup>2</sup> (about)	2,815 m <sup>2</sup> (about)	7,130 m <sup>2</sup> (about)	13,320 m <sup>2</sup> (about)	4,929 m <sup>2</sup> (about)
<b>Accessibility</b>	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Man Kam To Road via a local access
<b>Distance from Original Premises</b>	8.6 km (about)	2.7 km (about)	10.2 km (about)	16.7 km (about)	22.5 km (about)	3 km (about)
<b>Outline Zoning Plan</b>	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Draft San Tin Technopole OZP No. S/STT/1	Approved Ping Shan OZP No. S/YL-PS/20	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Draft Ngau Tam Mei OZP No. S/YL-NTM/13
<b>Zoning</b>	“Conservation Area (1)”	“Other Specified Uses” annotated “Innovation and Technology”	“Conservation Area”	“Comprehensive Development Area”	“Coastal Protection Area”	“Residential (Group D)”
<b>Existing Condition</b>	Mostly vacant, covered with vegetation and occupied by fishpond.	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Woodland and partly vacant	Hard-paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Vacant and generally flat and majority of the Site is covered by temporary structures and vegetation
<b>Surrounding Area</b>	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by woodland and graves	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by vacant land, public road, open storage yards, village development and area covered by vegetation
<b>Suitability for Relocation</b>	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> <li>- 450% <u>larger</u> than the original premises</li> <li>- within the “Conservation Area” zone</li> <li>- Tenancy for portion of the site is not feasible</li> <li>- Not compatible with the surrounding area</li> </ul>	<u>Suitable</u> for relocation: <ul style="list-style-type: none"> <li>- 23% <u>smaller</u> than the original premises</li> <li>- No active agricultural activities</li> <li>- Not incompatible with the surrounding area</li> </ul>	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> <li>- 49% <u>smaller</u> than the original premises</li> <li>- Not compatible with the surrounding area</li> <li>- Within “Conservation Area” Zone</li> <li>- Tenancy for portion of the site is not feasible</li> </ul>	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> <li>- 30% <u>smaller</u> than the original premises</li> <li>- Not compatible with the surrounding area</li> <li>- Tenancy for portion of the site is not feasible</li> </ul>	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> <li>- 142% <u>larger</u> than the original premises</li> <li>- Falls within the “Coastal Protection Area” zone</li> <li>- Active agricultural activities</li> <li>- Not compatible with the surrounding area</li> </ul>	<u>Comparatively Suitable</u> for relocation: <ul style="list-style-type: none"> <li>- In close vicinity of San Tam Road and Lok Ma Chau Border Control Point</li> <li>- Relatively flat and mostly vacant</li> <li>- No active agricultural activity</li> </ul>

## **LIST OF PLANS**

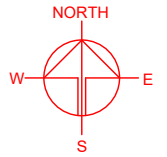
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan showing the Zoning of the Application Site
<b>Plan 3</b>	Plan showing the Land Status of the Application Site
<b>Plan 4</b>	Affected Premises – Location
<b>Plan 5</b>	Affected Premises – Zoning
<b>Plan 6</b>	Affected Premises – Existing Use
<b>Plan 7</b>	Affected Premises – San Tin Technopole Development Phasing and Land Resumption
<b>Plan 8</b>	Plan showing the Locations of Alternative Sites for Relocation
<b>Plan 9</b>	Plan showing the Locations of Category Areas of <i>TPB PG No. 13G</i>
<b>Plan 10</b>	Aerial Photo of the Application Site
<b>Plan 11</b>	Layout Plan
<b>Plan 12</b>	Filling of Pond
<b>Plan 13</b>	Proposed Run-In/Out
<b>Plan 14</b>	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE  
1: 3000 @ A4

DRAWN BY  
MN

DATE  
21.8.2024

REVISED BY  
DATE

APPROVED BY  
DATE

DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

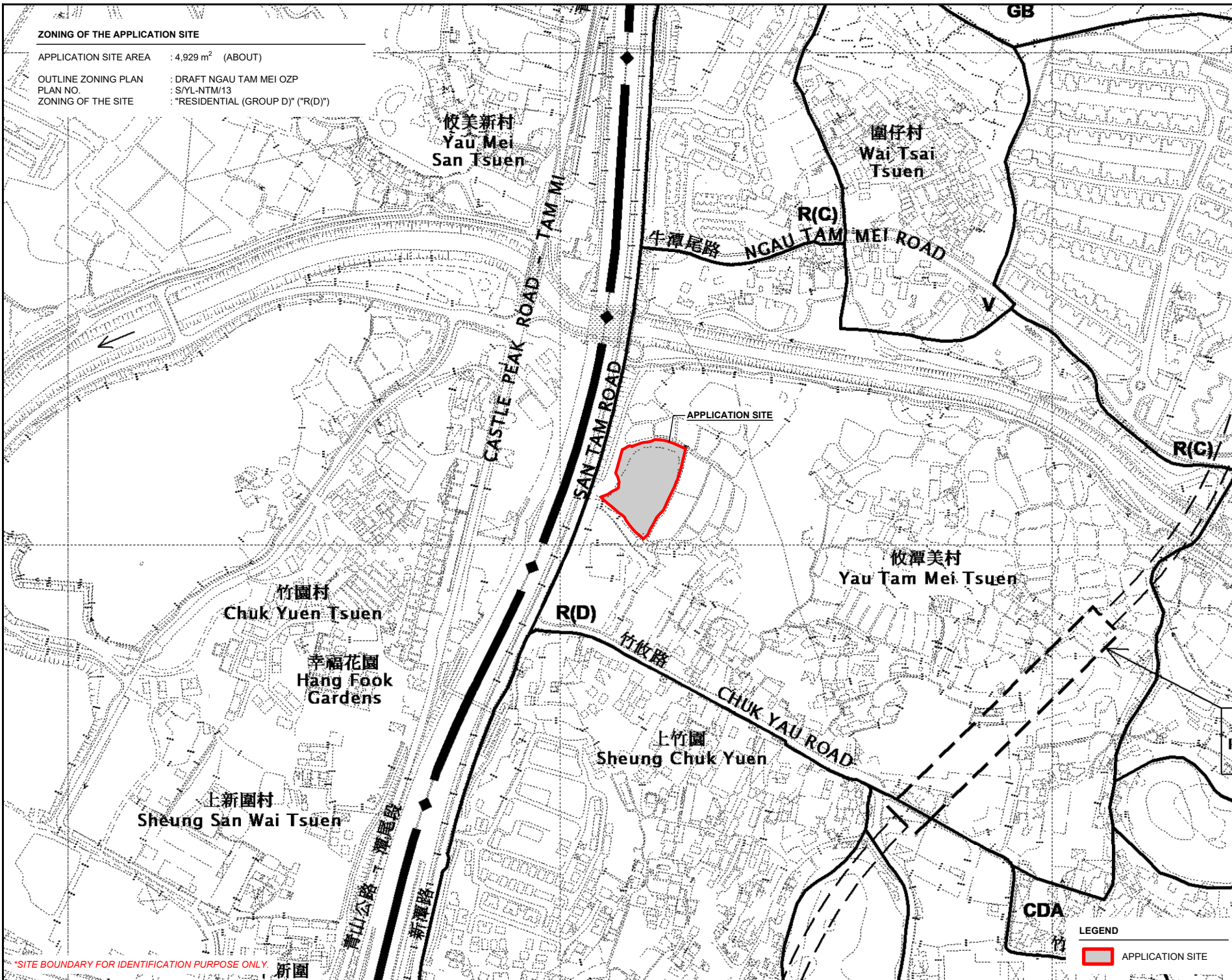
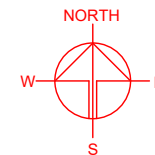
VER.  
001



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : DRAFT NGAU TAM MEI OZP  
PLAN NO. : S/YL-NTM/13  
ZONING OF THE SITE : "RESIDENTIAL (GROUP D)" ("R(D)")



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

21.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

LEGEND



APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



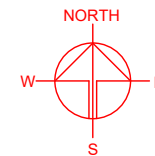


DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN SAN TIN

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

ORIGINAL PREMISES AREA : 5,496 m<sup>2</sup> (ABOUT)  
TOTAL GROSS FLOOR AREA : 480 m<sup>2</sup> (ABOUT)  
USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.

PLAN 4

VER.

001

LEGEND



ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



AREA OF ORIGINAL PREMISES	: 5,496 m <sup>2</sup> (ABOUT)
OUTLINE ZONING PLAN AREA	: DRAFT SAN TIN TECHNOPOLE OZP
OUTLINE ZONING PLAN NO.	: S/STT/1
ZONING OF THE ORIGINAL PREMISES	: "OTHER SPECIFIED USES" ANNOTATED "INNOVATION AND TECHNOLOGY"

(SUBJECT TO DETAILED DESIGN)

米埔新村  
Mai Po  
San Tsuen

練板村  
Lin Barn

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

的牛潭尾中期發展審批地區圖編號  
圖，但已包括在1991年7月12日  
DPA/YL-NTM/1的規劃區內。  
NDARIES OF THE NGAU TAM MEI  
PLAN No. IDPA/YL-NTM/1 PUBLISHED IN  
D IN THE PLANNING SCHEME AREA ON  
PMENT PERMISSION AREA PLAN  
THE GAZETTE ON 12.7.1991.

尾中期發展審批地區圖編號  
已包括在 2000 年 9 月 29 日  
L-NTM/4 的規劃區內。  
ES OF THE NGAU TAM MEI  
NO. IDPA/YL-NTM/1 PUBLISHED IN  
THE PLANNING SCHEME AREA ON  
THE ZONING PLAN  
ZETTE ON 29.9.2000

米埔新村  
Mai Po  
San Wa

創新及科技  
INNOVATION AND  
TECHNOLOGY

INNOVATION AND  
TECHNOLOGY

路口 (有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO  
DETAILED DESIGN)

## STORAGE AND WORKSHOP (2)

淨水設施及  
廚餘預處理設施  
EFFLUENT  
POLISHING  
PLANT AND  
FOOD WASTE  
PRE-TREATMENT  
FACILITIES

造水處理  
WATER

UCL

### LEGEND

 ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

AREA OF ORIGINAL PREMISES : 5,496 m<sup>2</sup> (ABOUT)

REVISED RECOMMENDED OUTLINE DEVELOPMENT PLAN - SAN TIN TECHNOPOLE  
ZONING OF THE PREMISES : "INNOVATION AND TECHNOLOGY"

## Drainage Channel

## 分區警署及相關設施 Divisional Police Station and Related Facilities

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

漁農自然護理署  
濕地保育公園辦事處  
AFCD Wetland Conservation  
Park Management Office

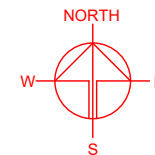
淨水設施及廚餘預處理設施  
Effluent Polishing Plant and  
Food Waste Pre-treatment Facilities

米埔村  
Mai Po Tsuen

消防處新界工程  
及相關設施

I&T 創新科技  
Innovation and Technology

### LEGEND

 ORIGINAL PREMISES

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE  
1 : 10000 @ A4

DRAWN BY	DATE
MNI	21.8.2024

CHECKED BY	DATE
------------	------

APPROVED BY	DATE
-------------	------

DWG. TITLE  
OP (ZONING PLAN)

DWG NO.	VER.
PLAN 5	00



#### THE ORIGINAL PREMISES IN THE EARLY-1990s

THE APPLIED USE EXISTED BEFORE THE GAZETAL OF THE FIRST DEVELOPMENT PERMISSION AREA (DPA) PLAN, HENCE, AN EXISTING USE.

FIRST DPA PLAN : SAN TIN INTERIM DPA PLAN  
DPA PLAN NO. : IDPA/YL-ST/1  
DATE OF FIRST GAZETAL OF DPA : 17/8/1990

DATE OF AERIAL PHOTO : 28/7/1990  
AERIAL PHOTO NO. : A21632  
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

APPLICANT'S ORIGINAL  
PREMISES IN SAN TIN IN 1990  
(INDICATIVE ONLY)

#### LEGEND

 ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

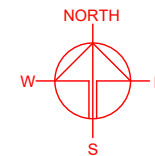
#### THE ORIGINAL PREMISES IN 2023

ORTHOPHOTO NO. : DOP5000 - T2-SE-A  
DATE OF ORTHOPHOTO PHOTO : 28/7/2023  
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

APPLICANT'S ORIGINAL  
PREMISES IN SAN TIN IN 2023  
(INDICATIVE ONLY)

#### LEGEND

 ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (EXISTING USE)

DWG NO.

PLAN 6

VER.

001



# DEVELOPMENT PHASING OF SAN TIN TECHNOPOLE

AREA OF ORIGINAL PREMISES : 5,496 m<sup>2</sup> (ABOUT)  
PHASING OF DEVELOPMENT : PHASE 1 DEVELOPMENT

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

新田公路

米埔村  
Mai Po Tsuen

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

**LEGEND**  
ORIGINAL PREMISES

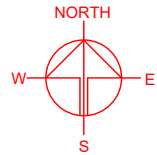
# RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

AREA OF ORIGINAL PREMISES : 5,496 m<sup>2</sup> (ABOUT)  
GOVERNMENT NOTICE : G.N. 1322  
RESUMPTION PLAN NO. : YLM11164  
SOURCE OF PLAN : LANDS DEPARTMENT

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

**LEGEND**  
收地 / 滿拆界限  
RESUMPTION / CLEARANCE LIMIT  
將予收回的土地  
LAND TO BE RESUMED

**LEGEND**  
ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1: 10000 / 5000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (PHASING & RESUMPTION)

DWG NO.

PLAN 7

VER.

001

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

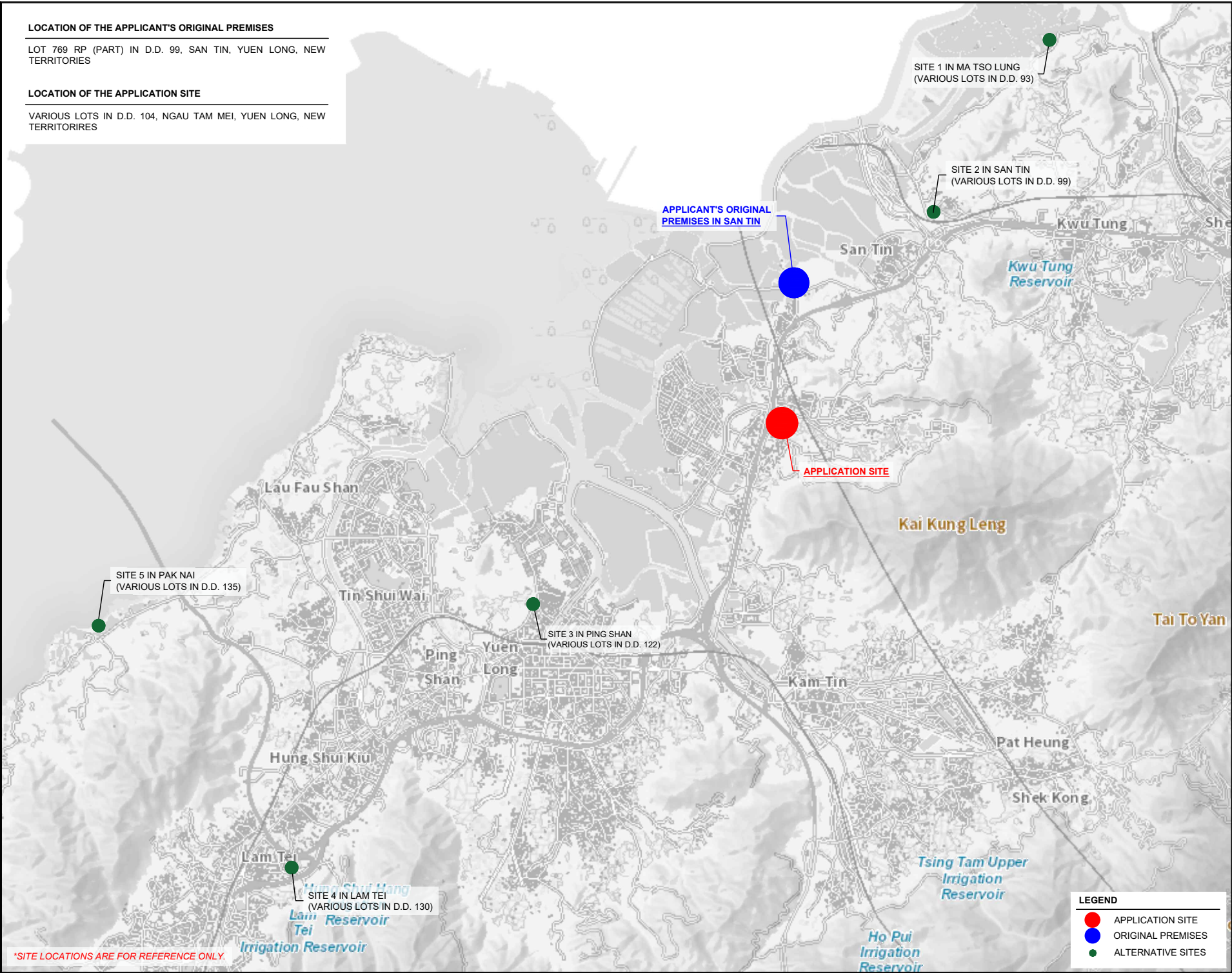


LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

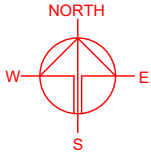
LOT 769 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

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



\*SITE LOCATIONS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

INDICATIVE ONLY

DRAWN BY MN DATE 21.8.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO. PLAN 8

VER.

001

LEGEND

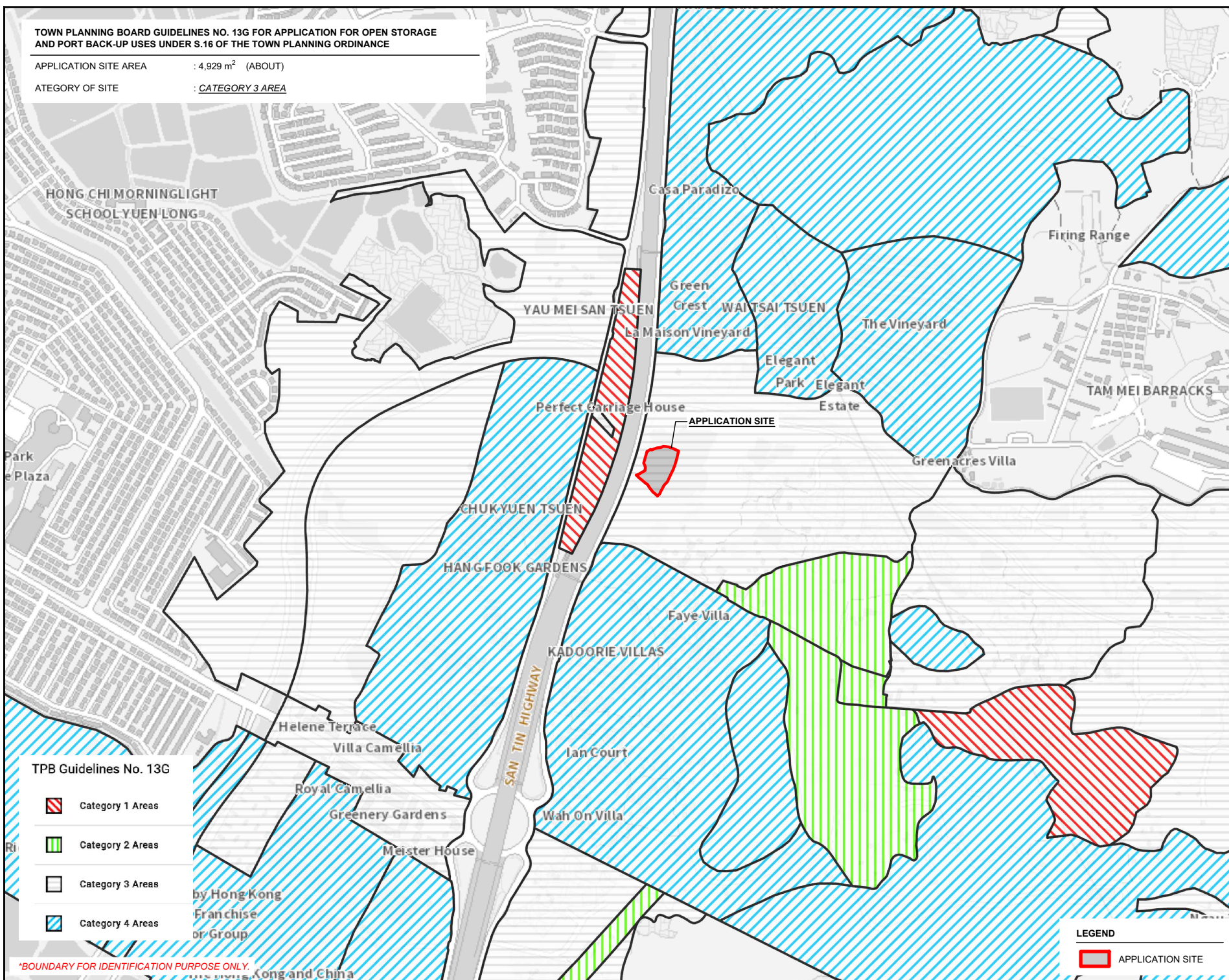
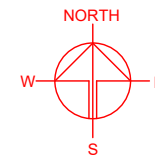
- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES



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

APPLICATION SITE AREA : 4,929 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA



TPB Guidelines No. 13G

 Category 1 Areas

 Category 2 Areas

 Category 3 Areas

 Category 4 Areas

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1: 10000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG. NO.

PLAN 9

VER.

001

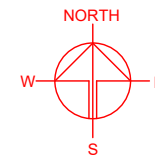
\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m<sup>2</sup> (ABOUT)

SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3  
MAP INFORMATION : LANDS DEPARTMENT



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

## LEGEND



APPLICATION SITE

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 10

VER.

001

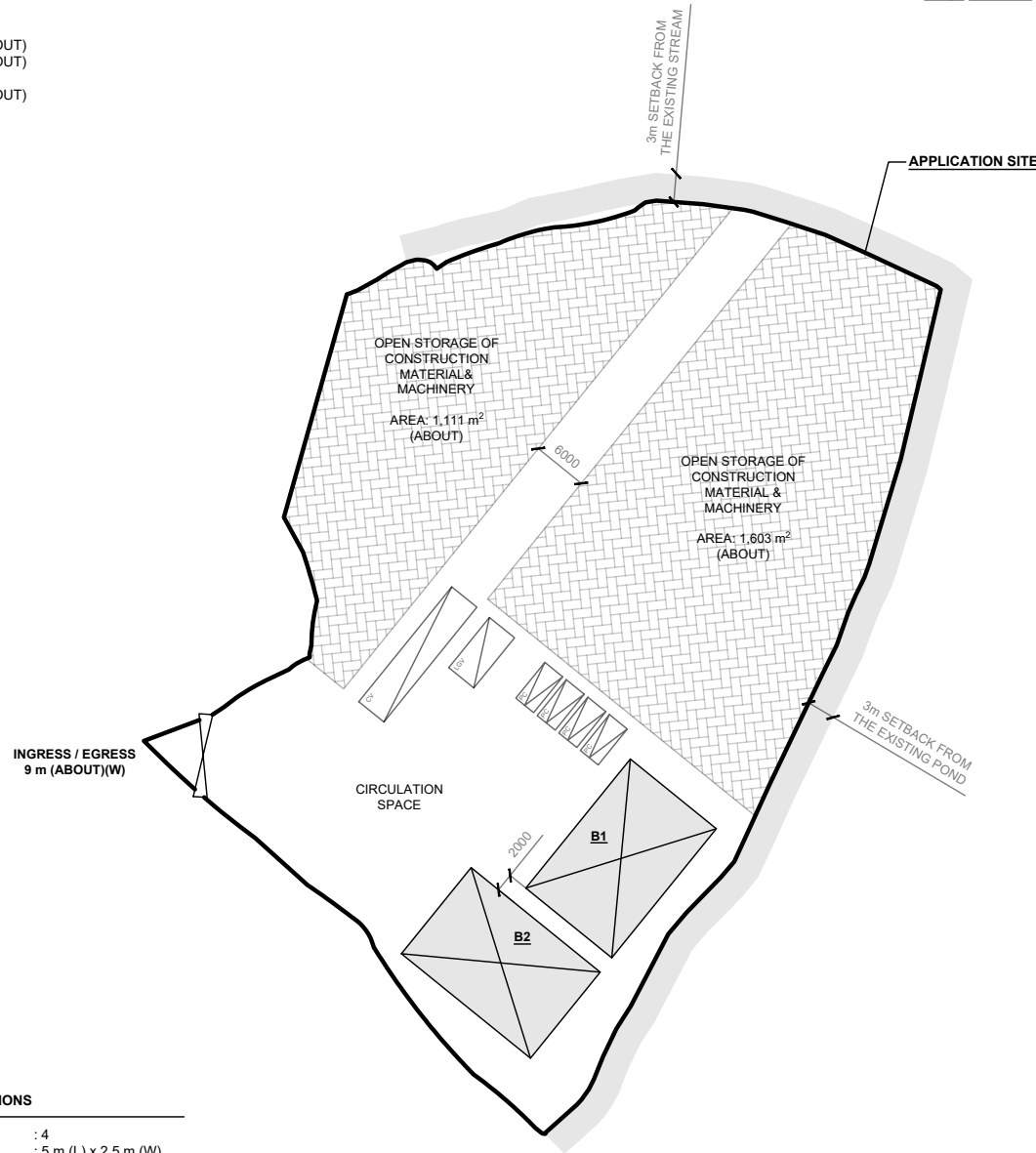
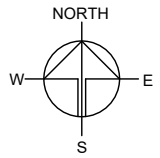
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# DEVELOPMENT PARAMETERS

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

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



## PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

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

## LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY	DATE
MN	21.8.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

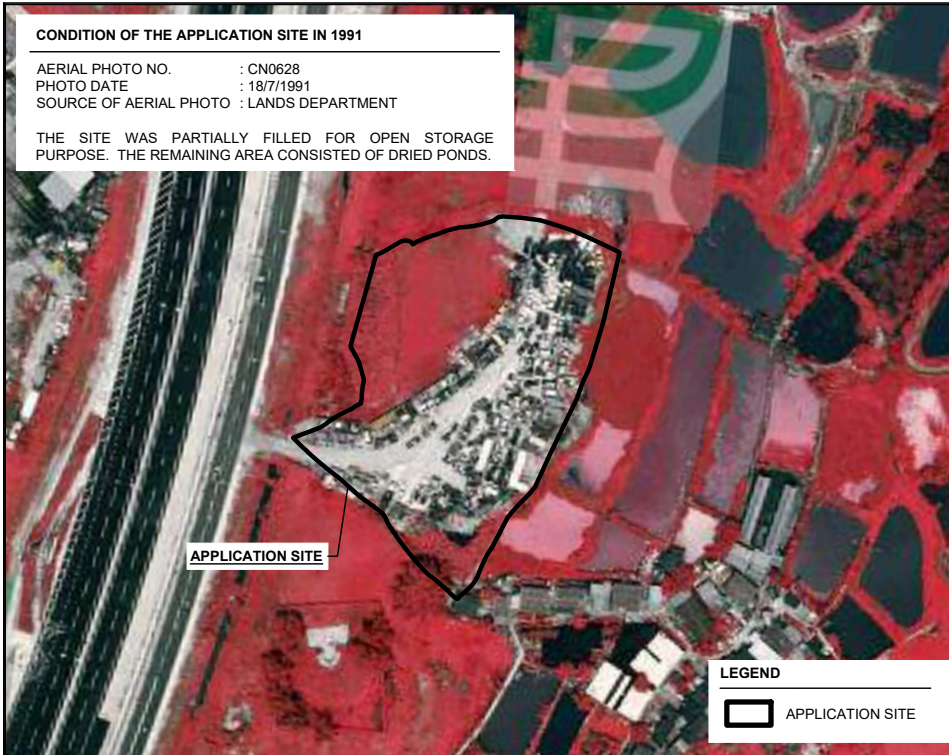
DWG NO.	VER.
PLAN 11	001



CONDITION OF THE APPLICATION SITE IN 1991

AERIAL PHOTO NO. : CN0628  
PHOTO DATE : 18/7/1991  
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

THE SITE WAS PARTIALLY FILLED FOR OPEN STORAGE PURPOSE. THE REMAINING AREA CONSISTED OF DRIED PONDS.



APPLICATION SITE

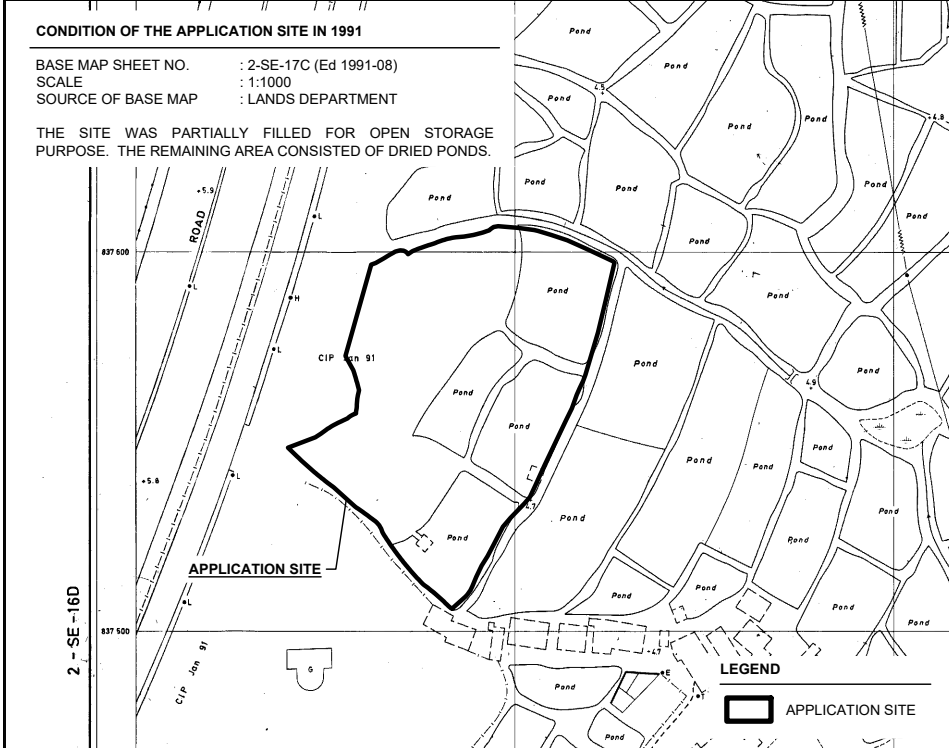
LEGEND

APPLICATION SITE

CONDITION OF THE APPLICATION SITE IN 1991

BASE MAP SHEET NO. : 2-SE-17C (Ed 1991-08)  
SCALE : 1:1000  
SOURCE OF BASE MAP : LANDS DEPARTMENT

THE SITE WAS PARTIALLY FILLED FOR OPEN STORAGE PURPOSE. THE REMAINING AREA CONSISTED OF DRIED PONDS.



APPLICATION SITE

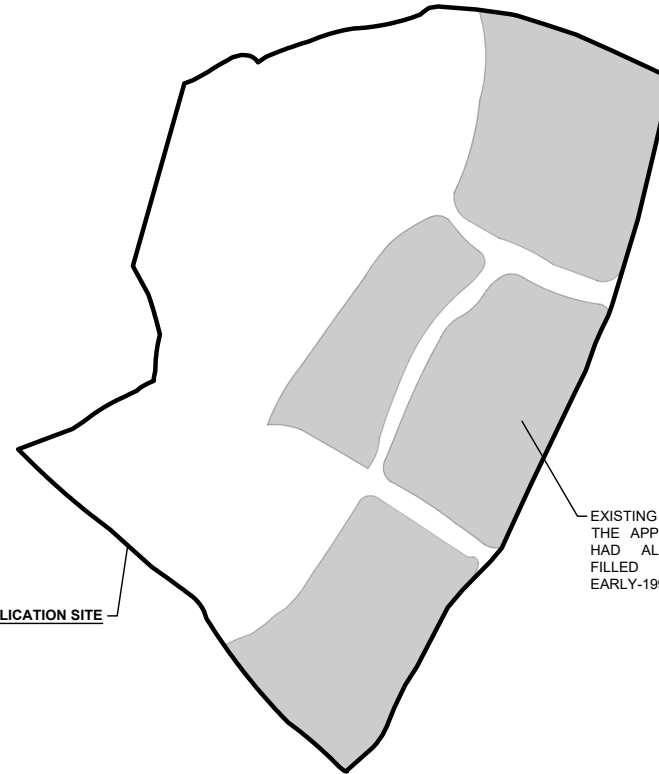
LEGEND

APPLICATION SITE

PROPOSED FILLING OF POND AT THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m<sup>2</sup> (ABOUT)  
EXISTING FILLED POND AREA : 2,291 m<sup>2</sup> (ABOUT)  
EXISTING FILLED AREA : SOIL  
DEPTH OF FILLING : NOT MORE THAN 0.8 m  
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE, PARKING, LOADING/UNLOADING SPACES AND CIRCULATION AREA

THE PONDS HAD ALREADY BEEN FILLED IN THE EARLY 1990s. NO FURTHER FILLING OF POND WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.

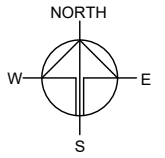


APPLICATION SITE

EXISTING PONDS WITHIN THE APPLICATION SITE HAD ALREADY BEEN FILLED IN THE EARLY-1990s.

LEGEND

APPLICATION SITE  
EXISTING FILLED POND



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 2000 / 1000 @ A4

DRAWN BY : MN  
DATE : 21.8.2024

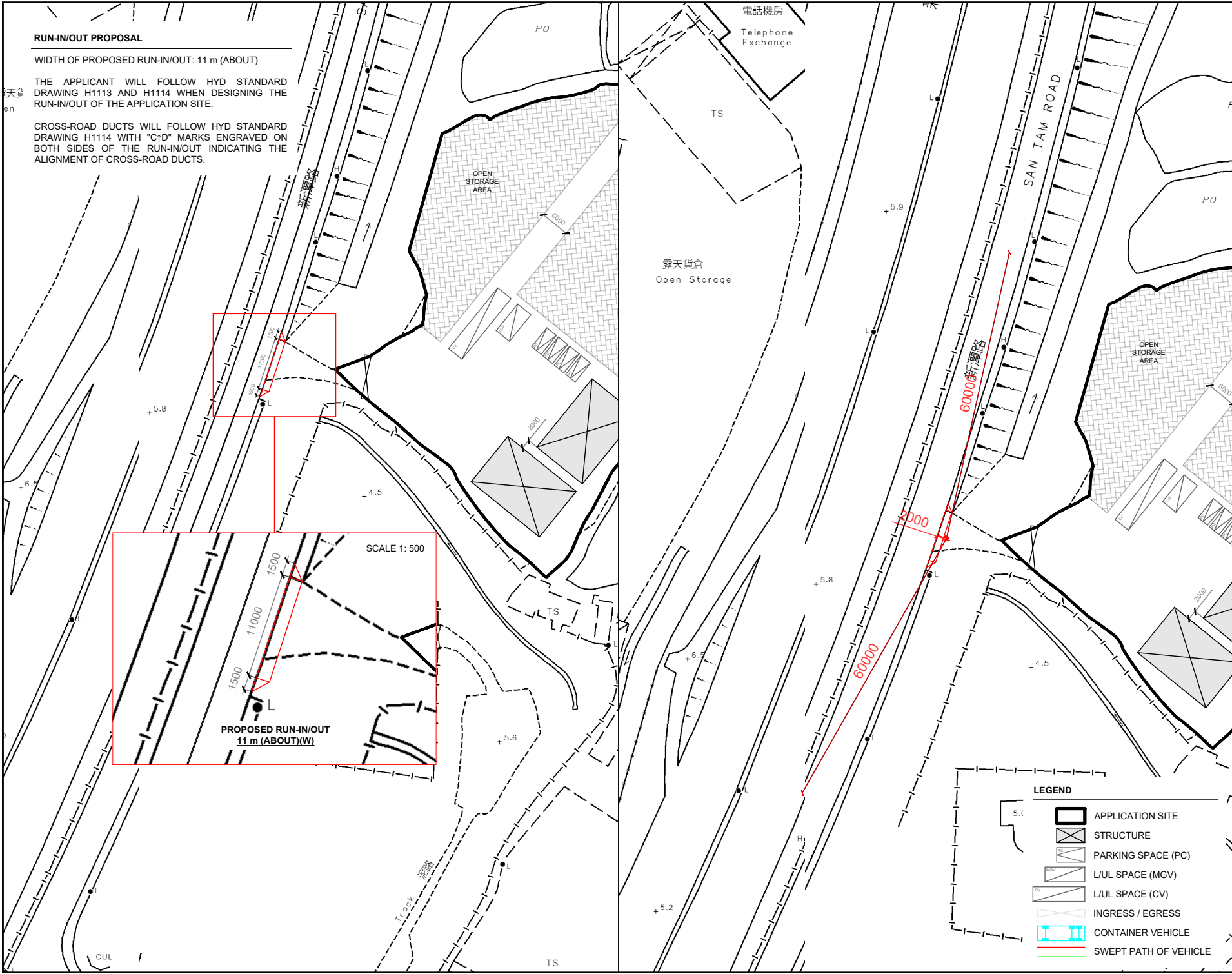
REVISED BY :  
DATE :

APPROVED BY :  
DATE :

DWG. TITLE :  
FILLING OF POND

DWG NO. :  
PLAN 12

VER. :  
001



**RUN-IN/OUT PROPOSAL**

WIDTH OF PROPOSED RUN-IN/OUT: 11 m (ABOUT)

THE APPLICANT WILL FOLLOW HYD STANDARD DRAWING H1113 AND H1114 WHEN DESIGNING THE RUN-IN/OUT OF THE APPLICATION SITE.

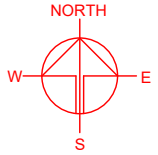
CROSS-ROAD DUCTS WILL FOLLOW HYD STANDARD DRAWING H1114 WITH "C/D" MARKS ENGRAVED ON BOTH SIDES OF THE RUN-IN/OUT INDICATING THE ALIGNMENT OF CROSS-ROAD DUCTS.

SCALE 1: 500

PROPOSED RUN-IN/OUT  
11 m (ABOUT)(W)

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (MGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

RUN-IN/OUT AND SIGHTLINE

DWG NO.

PLAN 13

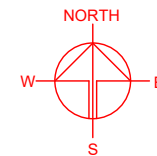
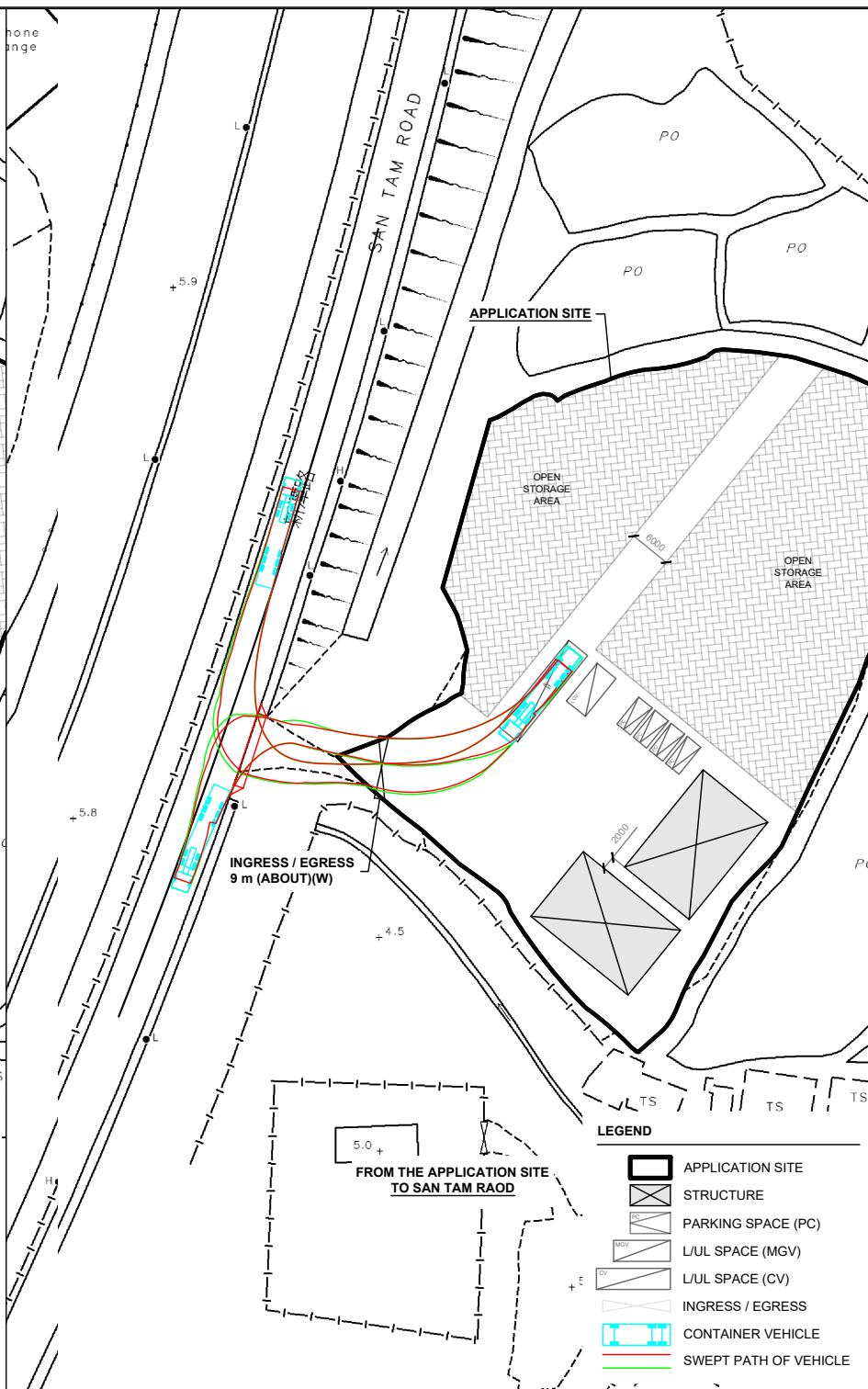
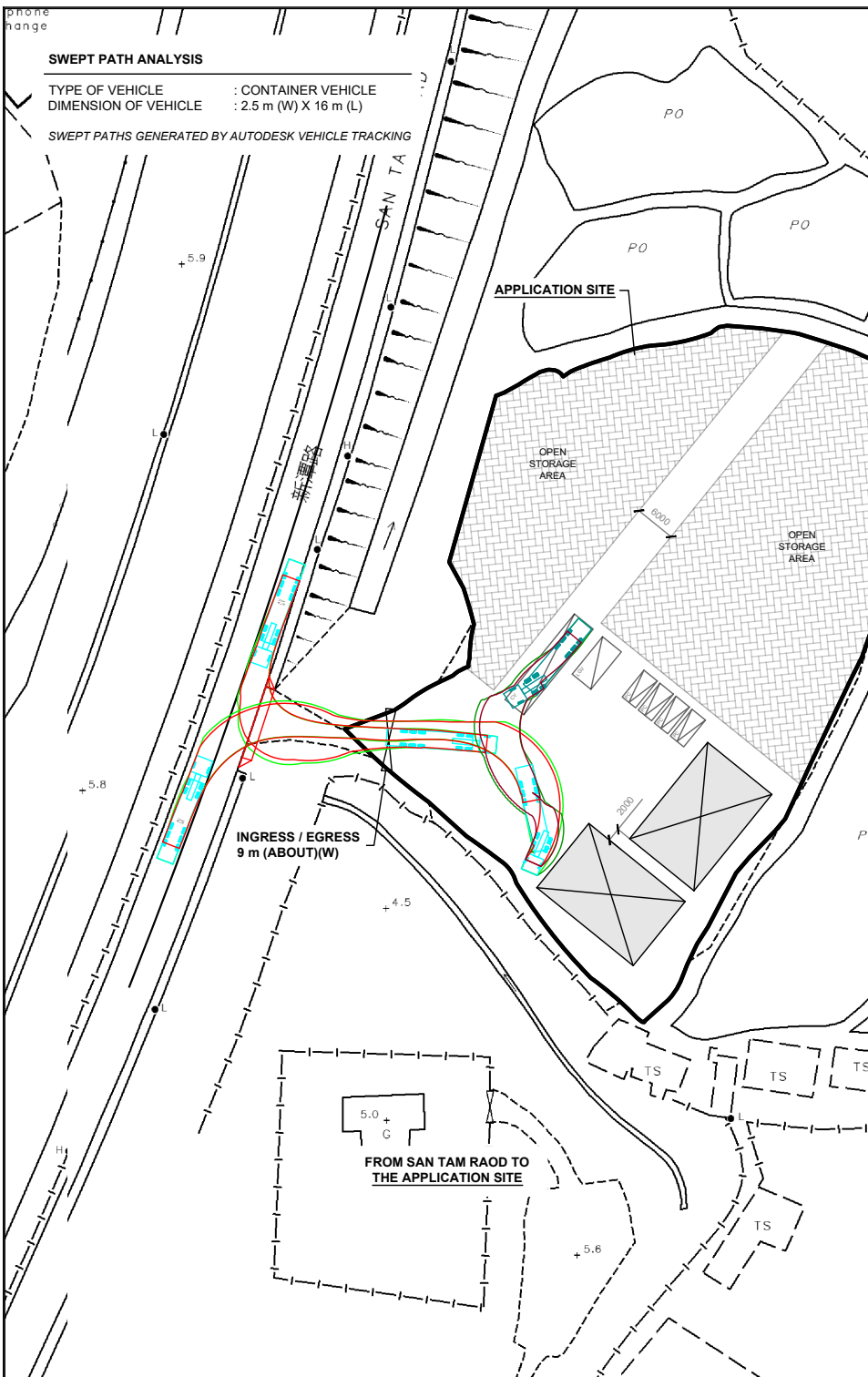
VER.

001

0000

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

*SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING*



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 1000 @ A4

DRAWN BY

DATE \_\_\_\_\_

MN

21.

<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> <div>CHECKED BY</div>
---

DATE \_\_\_\_\_

1

1

APPROVED BY

	DATE
--	------

1

1

DWG. TITLE  
SWEPT PATH ANALYSIS (CV)

DWG NO.	
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PLAN 14



盈卓物業  
顧問有限公司

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

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

**By Email**

30 September 2024

Dear Sir,

**1<sup>st</sup> Further Information**

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

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

We write to submit further information with the following documents:

1. a response-to-comment table to address departmental comments (**Appendix I**);
2. two sets of leases of the affected premises and an undertaking letter co-signed by the applicant and the affected business operator (**Appendix II**); and
3. the revised Planning Statement (**Appendix III**).

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Kimson CHIU

email: phchiu@pland.gov.hk )

(Attn.: Ms. Jane LAU

email: jcklau@pland.gov.hk )





## Responses-to-Comments

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

**(Application No. A/YL-NTM/478)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Director of Agriculture, Fisheries &amp; Conservation (DAFC)</b>		
(a)	There are some abandoned ponds and a watercourse adjacent to the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance and pollution to the fish ponds and watercourse nearby during land/pond filling.	Upon obtaining planning permission from the Board, the applicant will provide periphery drainage u-channel with catchpits and sand trap to collect the surface run-off from the application site (the Site). The final design of the drainage facilities shall subject to the requirement of the Drainage Authority. Also, as mentioned in Section 5.13 of the Planning Statement, 2.5 m-high solid metal fencing will be erected along the site boundary. As such, adverse impacts to the watercourse and nearby natural environment are not envisaged.
(b)	From a fisheries perspective, the concerned pond is an existing dried pond and no aquaculture activity is practiced. Filling of existing pond should be avoided as far as practicable.	<p>The applicant is an affected operator who is desperately in need of identifying a suitable site for relocation due to land resumption for the development of the San Tin Technopole.</p> <p>It is noted that no aquaculture activity is practiced at the Site for decades. With reference to aerial photos prepared by the Survey and Mapping Office, Lands Department, the ponds which had existed within the Site were filled in the early-1990s. Therefore, no further filling of pond is required.</p> <p>Besides, the Site falls within an area zoned “Residential (Group D)” (“R(D)”), where it has been left vacant without long-term plans for residential development. It is anticipated that the temporary nature of the proposed development shall not contravene the long-term planning intention of the “R(D)” zone.</p>

# 租約協議



轉租方：東方智富顧問有限公司 聯絡人：  
商業登記證號碼：  
地址：

租客：震昇工程有限公司 聯絡人：  
商業登記證號碼：  
地址：

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

轉租方及租客就該物業租用的權利雙方同意遵守下述條款及條件：

## 1. 租金及按金

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

## 2. 租約期限

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

## 3. 提前終止

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

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

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

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



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

#### 4. 其他費用

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

#### 5. 物業用途/改動或加建

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

#### 6. 在租客期限內，租客：

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

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

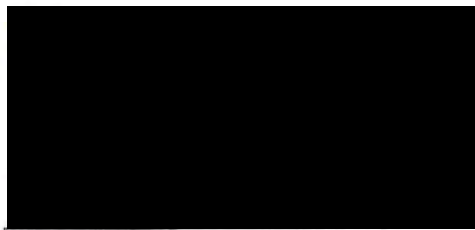
#### 8. 租客不得將該物業分租、轉租或轉讓予任何人。

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



J. 本租約協議受香港特別行政區的法律管轄。

簽署：

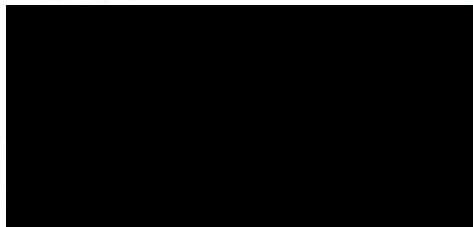


轉租方

東方智富顧問有限公司

日期：2016 年 6 月 1 日

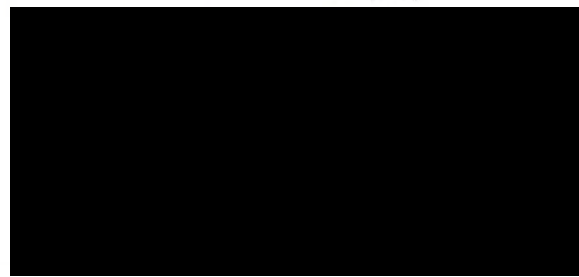
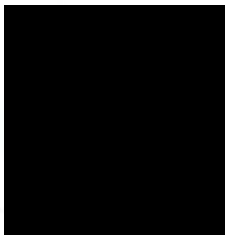
簽署：



租客

震昇工程有限公司

日期：2016 年 6 月 1 日





## 租約協議

轉租方：東方智富顧問有限公司聯絡人：

商業登記證號碼：

地址：

租客：震昇工程有限公司聯絡人：

商業登記證號碼：

地址：

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

轉租方及租客就該物業租用的權利雙方同意遵守下述條款及條件：

### 1. 租金及按金

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

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

### 2. 租約期限

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

租客須於租約期限屆滿日或之前遷離及交吉交回該物業。

### 3. 提前終止

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

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

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

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

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

4. 其他費用

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

5. 物業用途/改動或加建

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

6. 在租客期限內，租客：

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

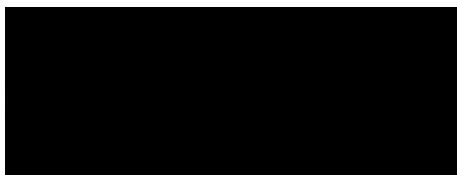
7. 租客(包括租客的訪客、僱員代理人及獲其准許進入該物業的任何人士)於租用該物業時引起之一切人身傷亡、意外(包括人為及天災)及對物件的破壞或損害，均由租客單獨及絕對承擔及負責，轉租方不須對上述人身傷亡、意外及對物件的破壞或損害負責。租客須就轉租方因該等人身傷亡、意外或對物件的破壞或損害的發生而須面對任何訴訟、索償或要求時，以及因此而導致的所有費用和支出，向轉租方作出全數彌補及賠償。

8. 租客不得將該物業分租、轉租或轉讓予任何人。

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

10. 本租約協議受香港特別行政區的法律管轄。

簽署：

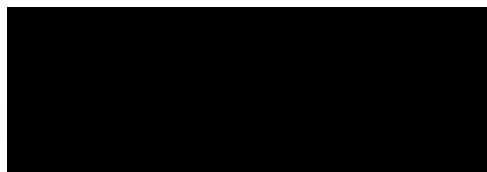


轉租方

東方智富顧問有限公司

日期：2021 年 3 月 口

簽署：



租客

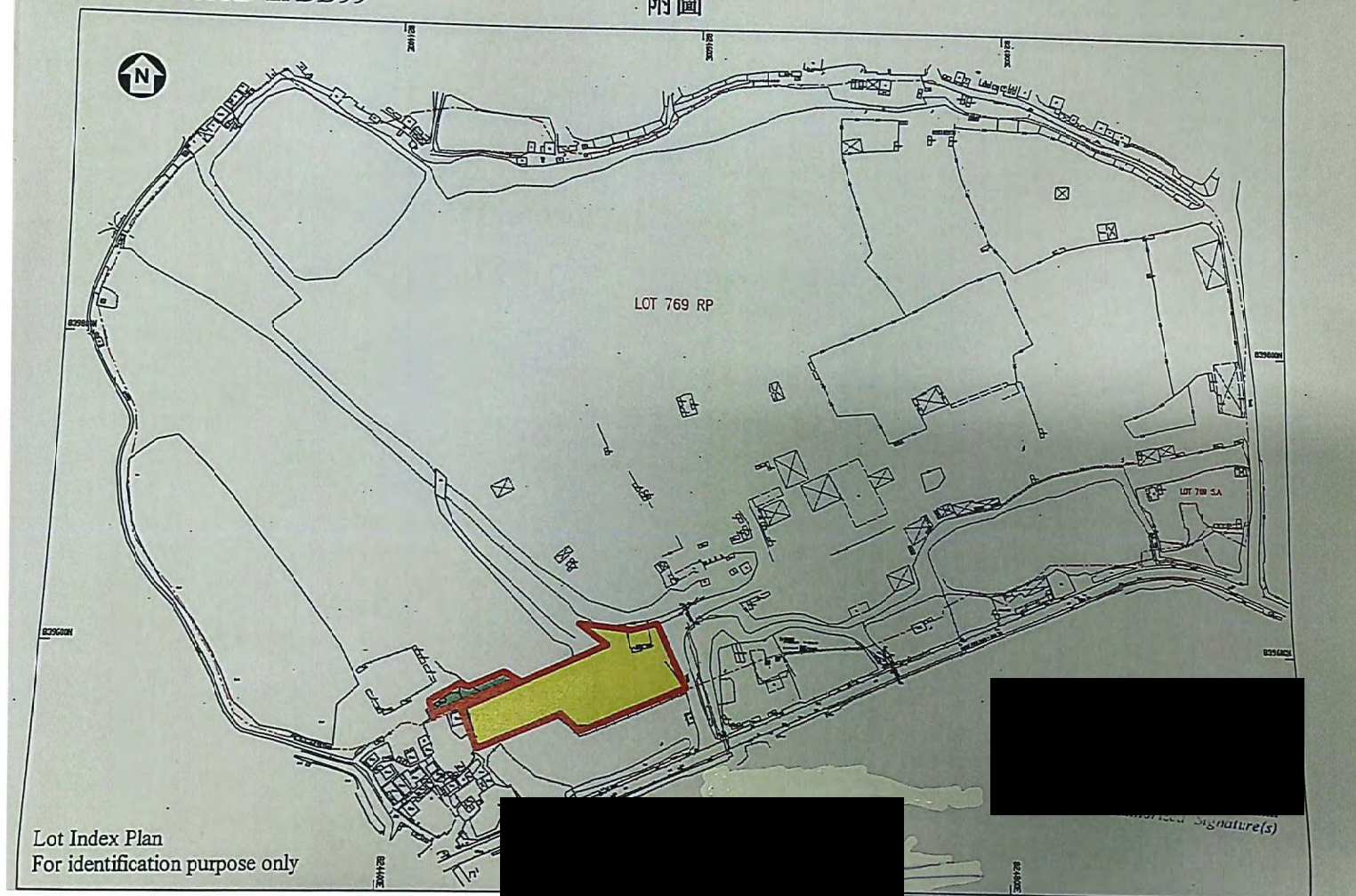
震昇工程有限公司

日期：2021 年 3 月 24 日



Lot No. 769RP in DD99

附圖



Lot Index Plan  
For identification purpose only



稅務局  
印花稅署  
香港灣仔告士打道5號 稅務大樓3樓

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

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

## 印花證明書 STAMP CERTIFICATE

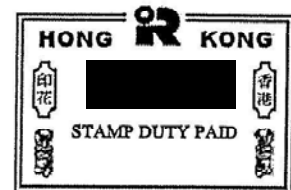
此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

*This stamp certificate is issued under the Stamp Duty Ordinance*

*and has the same legal status as conventional stamp*


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

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



茲證明上述文書已加蓋印花 / 簽註如下:

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

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

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





稅務局  
印花稅署  
香港灣仔告士打道5號 稅務大樓3樓

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

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

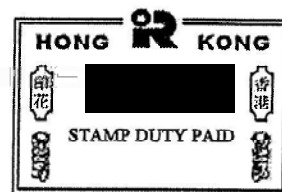
## 印花證明書 STAMP CERTIFICATE

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

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

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

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



茲證明上述文書已加蓋印花 / 簽註如下:

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

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

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

規 劃 申 請 意 向 書

受政府新發展區發展影響的在地經營業務搬遷

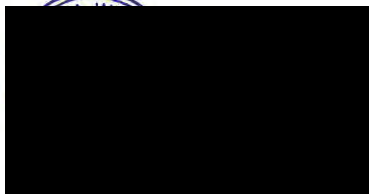
規劃許可申請

申請人	：	南洋投資有限公司
Applicant	：	Southern Sea Investment Limited
公司註冊證明書號碼	：	
CI No.	：	
業務經營者	：	震昇工程有限公司
Business Operator	：	Chun Sing Engineering Company Limited
公司註冊證明書號碼	：	
CI No.	：	

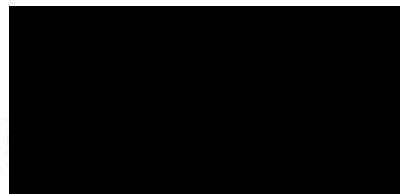
本公司 震昇工程有限公司 為位於丈量約份第 99 約地段第 769 號餘段 ( 部分 ) 的業務經營者，由於受到新田科技城發展之工地平整和基礎建設工程收地影響，需要覓地搬遷繼續經營。因此，本公司初步與 南洋投資有限公司 達成共識，同意 南洋投資有限公司 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於以下地段作「擬議臨時露天存放建築物料及機械連附屬設施 ( 為期 3 年 ) 以及相關填塘工程」：

丈量約份第 104 約地段第 2543 號餘段 ( 部分 )、第 2544 號餘段、第 2545 號 ( 部分 )、第 2546 號 ( 部分 )、第 2547 號 ( 部分 )、第 2548 號 ( 部分 ) 及第 2549 號餘段

申請人 南洋投資有限公司 作為獲授權代理人，受本公司委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，本公司 震昇工程有限公司 將會是該申請場地的業務經營者。



申請人簽署  
南洋投資有限公司



業務經營者簽署  
震昇工程有限公司

2024 年 9 月 25 日

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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND  
MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED  
FILLING OF POND IN “RESIDENTIAL (GROUP D)” ZONE,**

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

**PLANNING STATEMENT**

Applicant

**Southern Sea Investment Limited**

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond**’ (the proposed development).
- The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/13. The Site occupies an area of 4,929 m<sup>2</sup> (about). A total of 2 single-storey structures are proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 432 m<sup>2</sup> (about). The remaining area is reserved for open storage of construction material and machinery, vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Sam Tam Road via a local access. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant’s original premises is affected by land resumption for the development of the San Tin Technopole;
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied use is the same as the applicant’s original premises;
  - no significant adverse impact is anticipated from the proposed development; and
  - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the “R(D)” zone.
- Details of development parameters are as follows:

<b>Application Site Area</b>	4,929 m <sup>2</sup> (about)
<b>Covered Area</b>	432 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,497 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.088 (about)
<b>Site Coverage</b>	8.8% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	432 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	432 m <sup>2</sup> (about)
<b>Building Height</b>	4.5 m (about)
<b>No. of Storey</b>	1



行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗牛潭尾丈量約份第 104 約多個地段的規劃申請，於上述地點作「擬議臨時露天存放建築材料及機械連附屬設施 (為期 3 年) 及相關填塘工程」(擬議發展)。
- 申請地點所在的地區在《牛潭尾分區計劃大綱草圖編號 S/YL-NTM/13》上劃為「住宅 (丁類)」地帶。申請地盤面積為 4,929 平方米 (約)。申請地點將設有 2 座單層構築物作存放建築材料及機械、辦公室及洗手間用途，構築物的總樓面面積合共為 432 平方米 (約)，其餘地方將預留作露天存放建築材料及機械、車輛上／落貨及停泊位及流轉空間。
- 申請地點可從新潭路經一條地區道路前往。擬議發展的作業時間為星期一至六上午七時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到新田科技城發展收地影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與申請人先前受影響的發展場地用途一致；
  - 擬議發展不會對周邊地區帶來重大負面影響；及
  - 擬議發展只屬臨時性質，批出規劃許可則不會影響「住宅 (丁類)」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

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

## 1. INTRODUCTION

### *Background*

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Southern Sea Investment Limited**<sup>1</sup> (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for ‘**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond**’ (the proposed development). The Site currently falls within an area zoned “Residential (Group D)” (“R(D)”) on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/13 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “R(D)” zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 14** and **Appendices I to II**). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureau/departments and members of the Board.

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<sup>1</sup> **Southern Sea Investment Limited** (the applicant) is authorized by **Chun Sing Engineering Company Limited** 震昇工程有限公司 (the affected business operator) to facilitate the relocation of the existing business premises in San Tin. Details of the affected business operator are provided at **Appendix I**.

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## **2. JUSTIFICATIONS**

*To facilitate the relocation of the applicant's business premises affected by the development of the San Tin Technopole*

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in San Tin due to land resumption and to pave way for the development of the San Tin Technopole (**Plans 4 to 7**). The Site has been occupied by the applied use since the early 1990s. Aerial photos show that the 'open storage' use had existed at the affected business premises (i.e. Lot 769 RP (Part) in D.D. 99) immediately before the gazettal of the Interim Development Permission Area (IDPA) Plan No. IDPA/YL-ST/1 on 17.8.1990, and the 'open storage' use has been continued since then (**Plan 6**). As such, it should be regarded as an 'Existing Use'.
- 2.2 The affected premises currently fall within an area zoned "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") and "Innovation and Technology" ("I&T") on the Draft San Tin Technopole OZP No. S/STT/1 and the Revised Recommended Development Plan (RODP) respectively (**Plan 5**). According to the implementation programme, the applicant's original premises fall within 'Phase 1 Development' of the San Tin Technopole (**Plan 6**). As the land where the original premises is located will be developed for innovation and technology-related uses upon completion of the San Tin Technopole, the concerned land will be reverted to the Government in August 2024. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue its business operation.

*Applicant's effort in identifying suitable site for relocation*

- 2.3 Whilst the applicant has spent effort to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or the site area being too small (**Appendix II** and **Plan 8**). After a lengthy site searching process, the Site was identified for relocation as it is relatively flat and easily accessible from San Tam Road via a local access.

*Applied Use Is the Same as the Affected Business in San Tin*

- 2.4 The proposed development involves the operation of open storage of construction material and machinery with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected business premises in San Tin. The site area (i.e. about 4,929 m<sup>2</sup>, -10%) and GFA (i.e. about 432 m<sup>2</sup>, -10%) are similar to the original premises. Details of the original premises are shown at **Table 1** below.

**Table 1:** Differences between the Original Premises and The Site

	<b>Original Premises (a)</b>	<b>The Site (b)</b>	<b>Difference (a) – (b)</b>
Site Area	5,496 m <sup>2</sup>	4,929 m <sup>2</sup>	-567 m <sup>2</sup> , -10%
Covered Area	480 m <sup>2</sup>	432 m <sup>2</sup>	-48 m <sup>2</sup> , -10%
GFA	480 m <sup>2</sup>	432 m <sup>2</sup>	-48 m <sup>2</sup> , -10%

- 2.5 A significant portion of the Site (i.e. 4,497 m<sup>2</sup>, 91.2%) is uncovered and designated for open storage use, vehicle L/UL and parking spaces and circulation area, in order to support the daily operation of the Site. According to the applicant, the original premises currently lack adequate circulation space, resulting in prolonged waiting times for L/UL activities of goods. Therefore, a substantial amount of circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimize the potential adverse traffic impacts to the surrounding road networks.

*Approval of the application would not frustrate the long-term planning intention of the "R(D)" zone*

- 2.6 Although the Site falls within area zoned "R(D)" on the Draft Ngau Tam Mei OZP No. S/YL-NTM/13, the Site is currently vacant without long-term residential development plan. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "R(D)" zone and would better utilize deserted land in the New Territories.
- 2.7 Despite the fact that the proposed development is not in line with planning intention of the "R(D)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "R(D)" zone.

*The proposed development is not incompatible with surrounding land uses*

- 2.8 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by sites with temporary structures for open storage yards, logistics warehouse and vacant land. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arisen from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located approximately 20 m east of San Tam Road; 5.5 km north of Yuen Long MTR Station; 5.6 km southwest of Lok Ma Chau BCP; 14.9 km southwest of Man Kam To BCP; 25.2 km southwest of Heung Yuen Wai BCP; and 2.4 km south of the original premises in San Tin (**Plan 8**).

#### *Accessibility*

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

#### *Existing Site Condition*

- 3.3 The Site is currently vacant. The Site is generally flat and partly covered with vegetation (**Plans 1, 3 and 10**).

#### *Surrounding Area*

- 3.4 The Site is mainly surrounded by vacant land, woodland, ponds, public roads and temporary structures (**Plans 1, 3 and 10**).
- 3.5 To its immediate north is grassland intermixed with ponds and woodland. To its further north is an existing drainage channel, across which there are some temporary structures for warehouse and domestic uses.
- 3.6 To its immediate east is grassland intermixed with ponds and woodland. To its further east is a transitional housing site approved by the Board in April 2024 (Application No. A/YL-NTM/470).
- 3.7 To its immediate south are sites occupied by temporary structures for logistics warehouse uses and open storage yards. To its further south are clusters of village houses and an open storage of construction machinery.
- 3.8 To its immediate west are land covered by vegetation and woodland. To its further west is San Tin Highway, across which there are some temporary structures for open storage use.



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

##### *Zoning of the Application Site*

- 4.1 The Site falls within an area zoned “R(D)” on the Draft Ngau Tam Mei OZP No. S/YL-NTM/13 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “R(D)” zone, which requires planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the “R(D)” zone is *primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.*

##### *Filling of Pond Restriction*

- 4.3 *Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*

##### *Previous Application*

- 4.4 The Site is not subject of any previous S.16 planning application.

##### *Similar Application*

- 4.5 There is no approved S.16 planning application for ‘open storage’ use within the “R(D)” zone on the OZP.

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

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

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

- 4.7 Although the Site falls within Category 3 area of the *TPB PG-No. 13G (Plan 9)*, the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the development of the San Tin Technopole. Approval of the current application would not set an undesirable precedent within the Category 3 area and should be considered on individual merits given the special background of the applicant.

#### *Land Status of the Application Site*

- 4.8 The Site falls entirely on private lots, i.e. *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104*, with total land area of 4,929 m<sup>2</sup> (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).
- 4.9 Given that there is restriction on the erection of structures without the prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department to make way for the erection of the proposed structures at the Site after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 4,929 m<sup>2</sup> (about). Details of development parameters are shown at **Table 2** below.

**Table 2:** Development Parameters of the Proposed Development

<b>Application Site Area</b>	4,929 m <sup>2</sup> (about)
<b>Covered Area</b>	432 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,497 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.088 (about)
<b>Site Coverage</b>	8.8% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	432 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	432 m <sup>2</sup> (about)
<b>Building Height</b>	4.5 m (about)
<b>No. of Storey</b>	1

- 5.2 A total of 2 single-storey structures are proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 432 m<sup>2</sup> (about), the remaining open area is reserved for open storage of construction material and machinery, vehicle parking and L/UL spaces and circulation area (**Plan 11**). Details of structures are shown at **Table 3** below.

**Table 3:** Details of Proposed Structures

Structure	Use	Covered Area	GFA	Building Height
B1	Storage of construction material/machinery, site office and washroom	216 m <sup>2</sup>	216 m <sup>2</sup>	4.5 m (1-storey)
B2		216 m <sup>2</sup>	216 m <sup>2</sup>	
Total		432 m <sup>2</sup> (about)	432 m <sup>2</sup> (about)	-

### Filling of Pond and Hard-paving at the Site

- 5.3 According to an aerial photo and survey map prepared by the LandsD in the early 1990s, the ponds within the Site were partially filled for open storage, and the remaining area of the Site consisted of some dried ponds (**Plan 12**). The proposed filling of pond under the current application on the eastern portion of the Site intends to reflect the Site's current state, in which the ponds were previously filled in

the early 1990s from the site level of +5.8 mPD to +6.6 mPD. Therefore, no further filling of pond will be carried out the applicant after planning permission has been granted from the Board.

- 5.4 The Site will be entirely hard-paved for not more than 0.2 m from the site level of +6.6 mPD to +6.8 mPD for open storage of construction material and machinery, site formation of structures, parking and L/UL spaces and circulation area (**Plan 11**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the operation need of the proposed development.

#### Operation Mode

- 5.5 The Site will be used as open storage of construction material (e.g. metal beams, brick, tiles etc.) and machinery (e.g. mobile cranes etc.). The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.6 It is estimated that the Site would be able to accommodate not more than 8 staff. The ancillary facilities (i.e. site office, washroom etc.) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

#### Minimal Traffic Impact

- 5.7 The Site is accessible from San Tam Road via a local access (**Plan 1**). A 11 m (about) wide run-in/out with sufficient sightline is proposed at San Tam Road by the applicant for easy circulation of vehicle (**Plan 13**). A total of 6 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL spaces are provided at **Table 4** below.

**Table 4:** Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Parking Space for Private Cars (PC) - 2.5 m (W) X 5 m (L)	4
Type of L/UL Space:	Number of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) X 7 m (L)	1
L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L)	1

- 5.8 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site



to the public road (**Plan 14**). With the implementation of the proposed run-in/out, slight encroachment into the opposite lane would be foreseeable during vehicle turning from the Site to Sam Tam Road southbound (**Plan 14**). It is envisaged that the time required for the encroachment would be very short. Furthermore, staff is also deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation and attraction of proposed development at AM and PM peak hours are provided at **Table 5** below.

**Table 5:** Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM</u> <u>peak</u> per hour (07:30 – 08:30)	4	0	0	0	0	0	4
Trips at <u>PM</u> <u>peak</u> per hour (16:30 – 17:30)	0	4	0	0	0	0	4
Traffic trip per hour (average)	0	0	1	1	1	1	4

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

#### *Minimal Environmental Impact*

- 5.10 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.

- 5.12 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.13 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

#### *Minimal Landscape Impact*

- 5.14 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

#### *Minimal Drainage Impact*

- 5.15 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department or the Board.

#### *Fire Safety Aspect*

- 5.16 The applicant will submit a fire service installations (FSIs) proposal to enhance fire safety of the Site. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by the Fire Services Department or the Board.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in San Tin, which will be affected by the development of the San Tin Technopole (**Plans 4 to 7**). Whilst the applicant attempted to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 8**). Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimizing the impact on the implementation programme of the San Tin Technopole.
- 6.2 Although the Site is not in line with the long-term planning intention of the "R(D)" zone, the Site is currently vacant without long-term residential development plan. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "R(D)" zone and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by vacant land, sites occupied by temporary structures for various uses and closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 3 area of the *TPB PG-No. 13G*, given that the application's special background to facilitate the development of the San Tin Technopole, approval of the current application would not set an undesirable precedent within the "R(D)" zone and Category 3 area, and should be considered on its own merits.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc., to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond**'.

**R-riches Property Consultants Limited**  
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