

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

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

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Cheung Shing Motor
Transportation Company

Planning Consultant:



Top Bright Consultants Ltd.

February, 2025

Executive Summary

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

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

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

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

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

行政摘要

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

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

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

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

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

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SUMMARY OF APPLICATION

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

1. INTRODUCTION

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

2. SITE CONTEXT

Location

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

Existing Site Conditions

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

Surrounding Land Uses

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

Access

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

3. LAND STATUS

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

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

4. PLANNING CONTEXT

Statutory Plan

- 4.01 The Application Site fell within an area zoned “Open Storage” (“OS”) on the then approved Ngau Tam Mei OZP No. S/YL-NTM/12. In order to take forward the San Tin Technopole development, the approved San Tin Technopole OZP No. S/STT/2, which covers the Application Site among others, was gazetted on 20.9.2024. The Application Site falls within “Government, Institution or Community” (“G/IC”) zone (about 1,970 square metres, 77%) and area shown as ‘Road’ (about 601 square metres, 23%) on the San Tin Technopole OZP No. S/STT/2. An extract of the plan is shown at **Figure 4**.
- 4.02 The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 4.03 The area shown as ‘Road’ forms part of the area reserved for Road L10 of the San Tin Technopole. Planning permission from the Board is required for the applied use on “G/IC” zone and area shown as ‘Road’.

Previous Applications

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

Similar Applications

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

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

5. DEVELOPMENT PROPOSAL

Applied Use

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

Site Layout and Design

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

Applied Uses	Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years
Application Area	About 2,571 sq.m. (including 457 sq. m. Government land)
Total Floor Area	About 530 sq.m.
No. of Structures (No. of Storeys and Building Height)	12 - 6 site offices and/or staff rest room (1-2 storey, 2.4m-6m) - 3 container storage (1 storey, 2.4m) - 2 storage sheds (1 storey, 2.4m) - 1 meter room (1 storey, 2m)
No. of Parking Spaces	7 container vehicle parking spaces 4 private car parking spaces for staff/visitors
Operation Hours	7:00am to 7pm Monday to Saturday No operation on Sundays and Public Holidays

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

Site Operation

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

Drainage Proposal

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

Fire Services Installations

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

Environmental Considerations

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

6. JUSTIFICATIONS

Not Contravening the Future Development of San Tin Technopole

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

Site with Previous Planning Approvals

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

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

Compliance with Previous Approval Conditions

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

Importance of Existing Facilities

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

Compatible with Surrounding Land Uses

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

No Adverse Impacts on Surrounding Areas

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

Environmental

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

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

Noise

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

Visual

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

Drainage

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

No Adverse Traffic Impact

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

Approval of Similar Applications

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

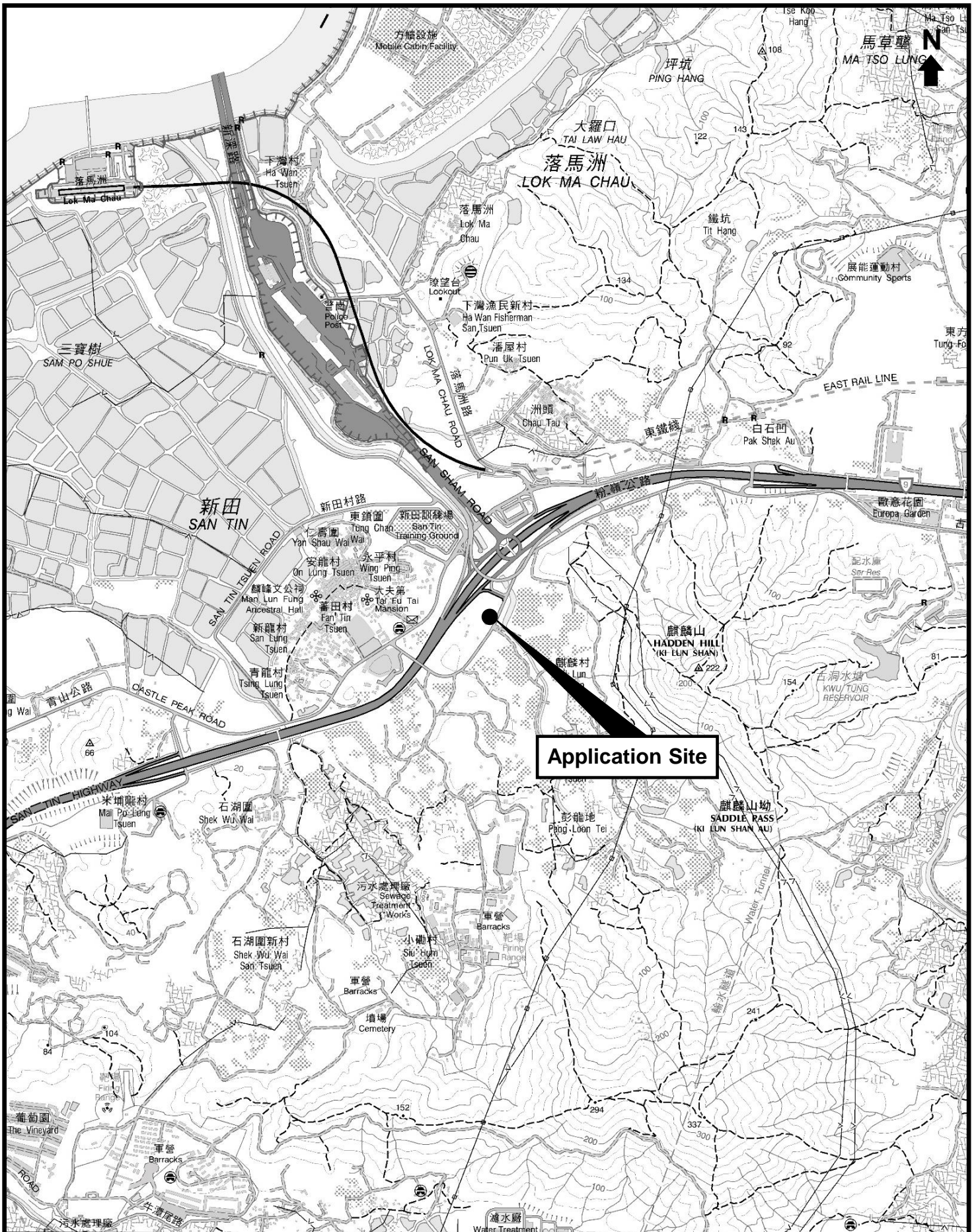
7. CONCLUSION

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

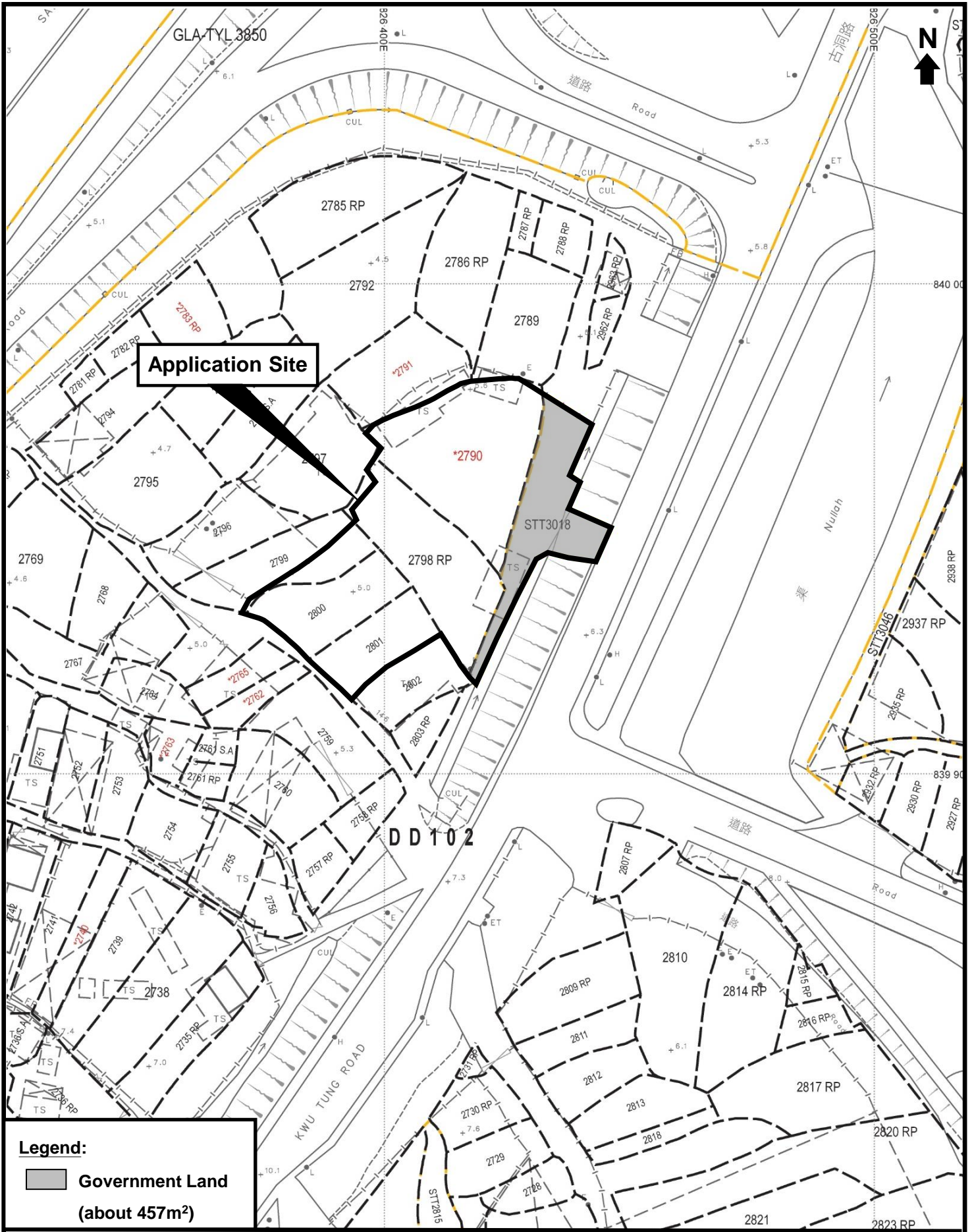
surrounding land use. Approval of this application on temporary basis would not contravene the future development of San Tin Technopole.

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

Top Bright Consultants Ltd.
February 2025




Application Site



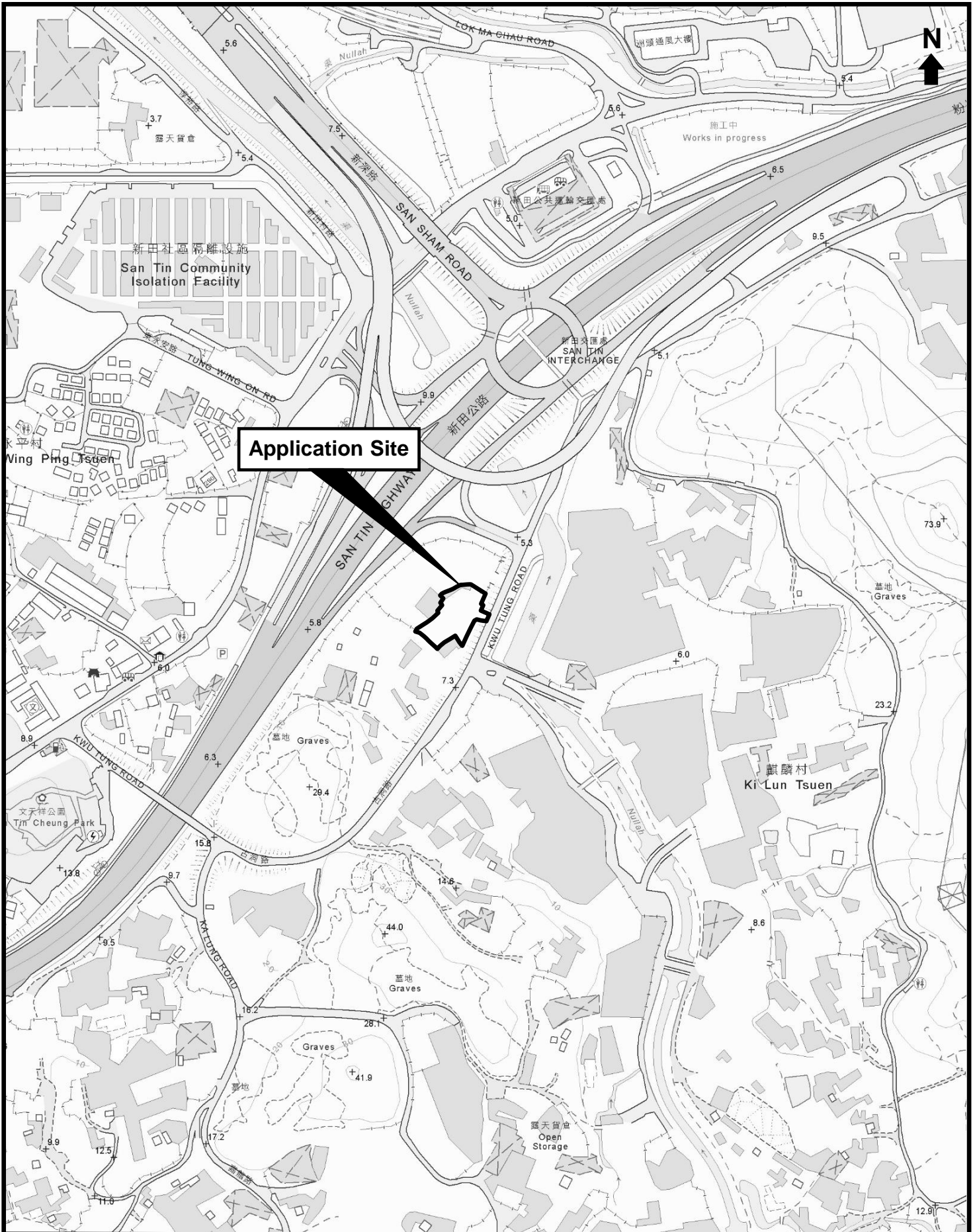
Application Site

Legend:
 **Government Land**
 (about 457m²)

 **Top Bright Consultants Ltd.**
 Extracted from Lot Index Plan
 Nos. 2-SE-8C & 8D

Site Plan
 Scale 1 : 1 000

FIGURE 2
 For Identification Purpose
 Date: 18.2.2025



Top Bright Consultants Ltd.

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

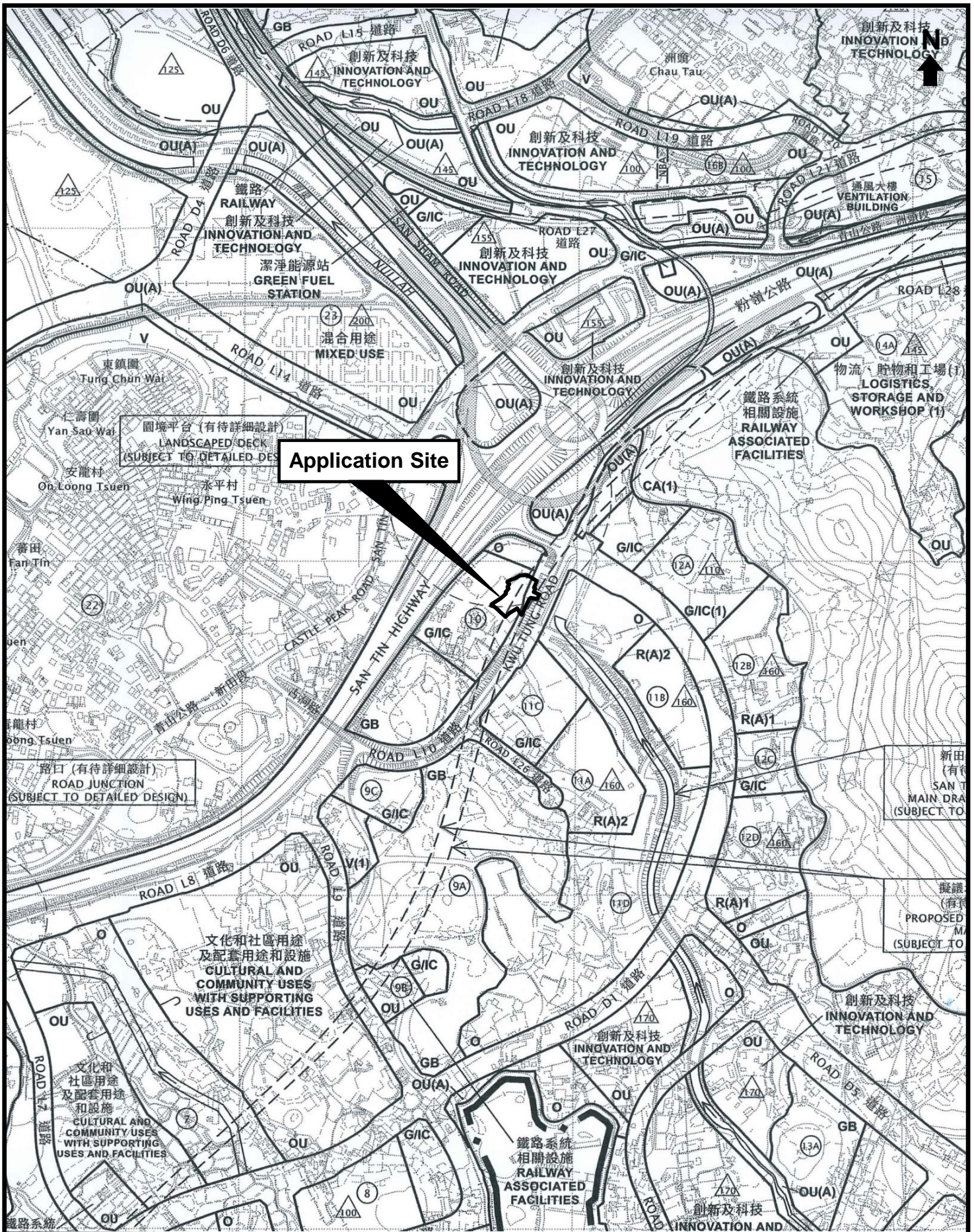
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

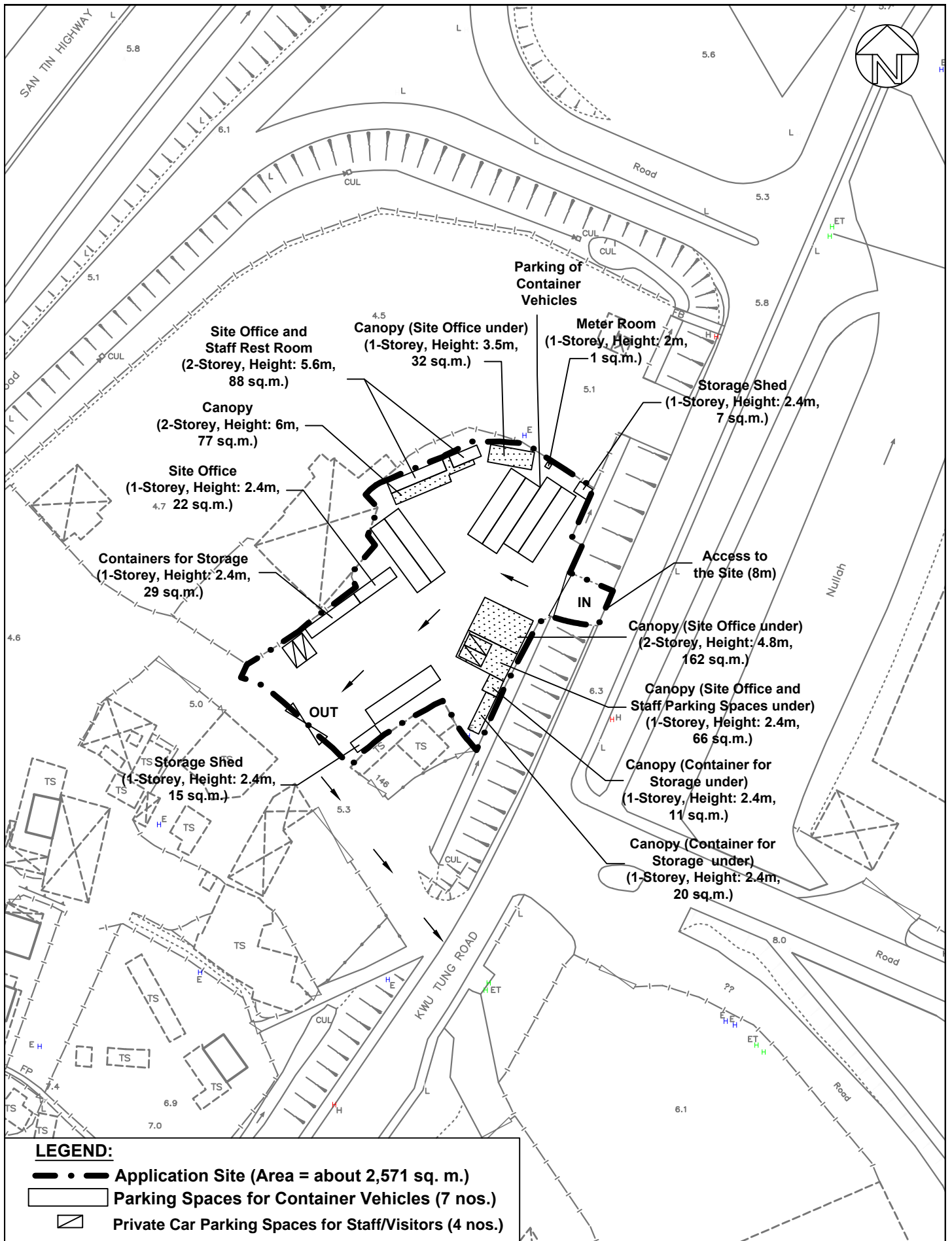
For Identification Purpose

Date: 18.2.2025



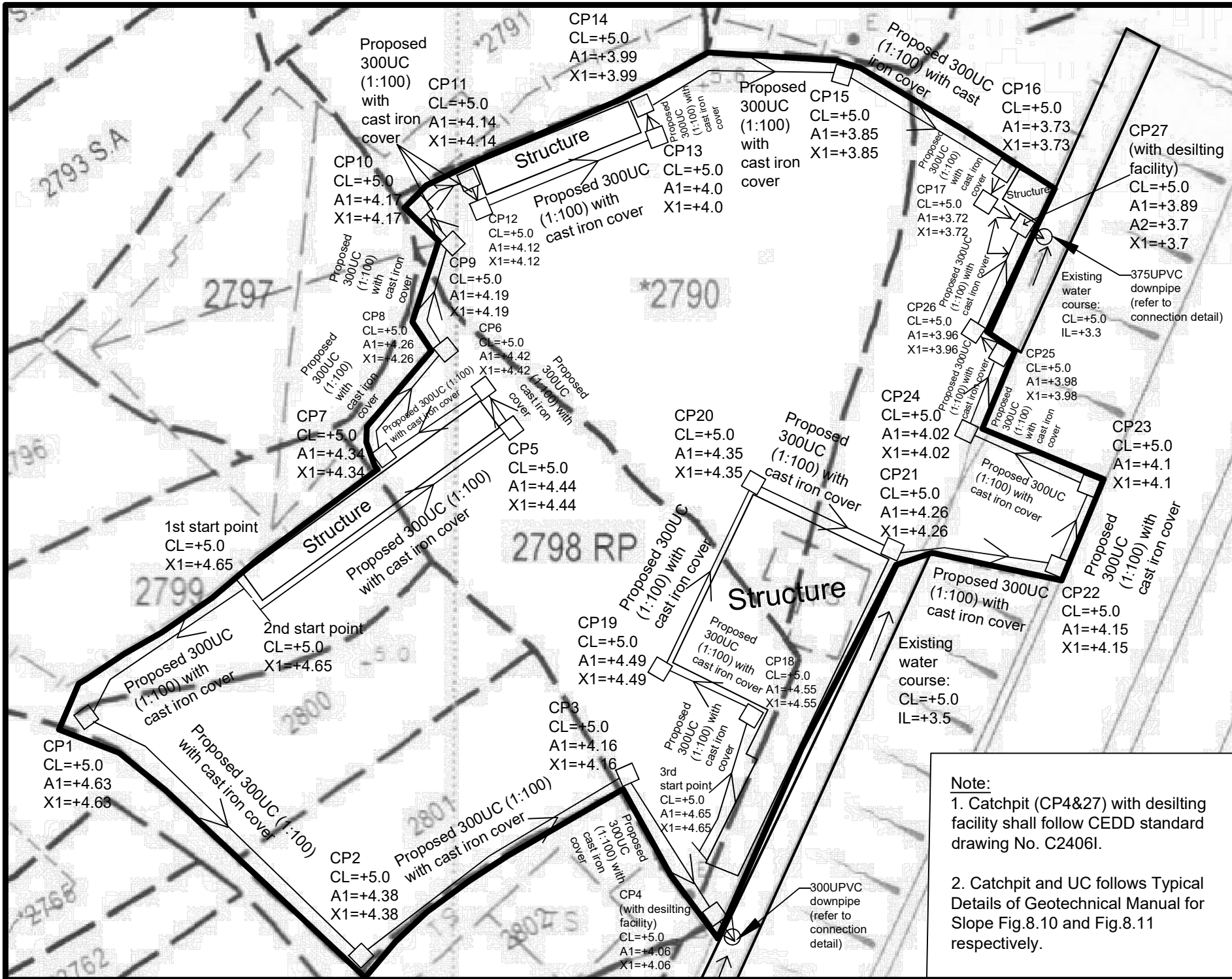
Extract from San Tin Technopole Outline Zoning Plan No. S/STT/2 gazetted on 20.9.2024

FIGURE 4
For Identification Purpose
Date: 18.2.2025



Appendix 1

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



Legend:

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

Company:
 恆協工程有限公司
 Handship Engineering Company Limited

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

Zoning: Open Storage

Title:
 Drainage Proposal-Layout

Note:
 1. Catchpit (CP4&27) with desilting facility shall follow CEDD standard drawing No. C2406I.
 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

Dwg No.	File:
Fig.2	D.D. 102 Lots 2790 (Part), 2798 RP (Part), 2799 (Part), 2800,2801 and Adjoining Government Land
Date:	
8 Feb 2018	

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



Planning Department

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

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

13 July 2022

Dear Sir,

Compliance with Approval Condition (f)
Submission of a Condition Record of the existing Drainage Facilities
Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices
and Staff Rest Rooms) in "Open Storage" Zone,
Lots 2790 (Part), 2798 RP (Part), 2799 (Part), 2800, 2801 and Adjoining
Government Land in D.D. 102, Kwu Tung Road, Ngau Tam Mei, Yuen Long

(Section 16 Application No. A/YL-NTM/437)

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

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

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

Yours faithfully,


(Anthony LUK)

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

C.C.
CE/MN, DSD

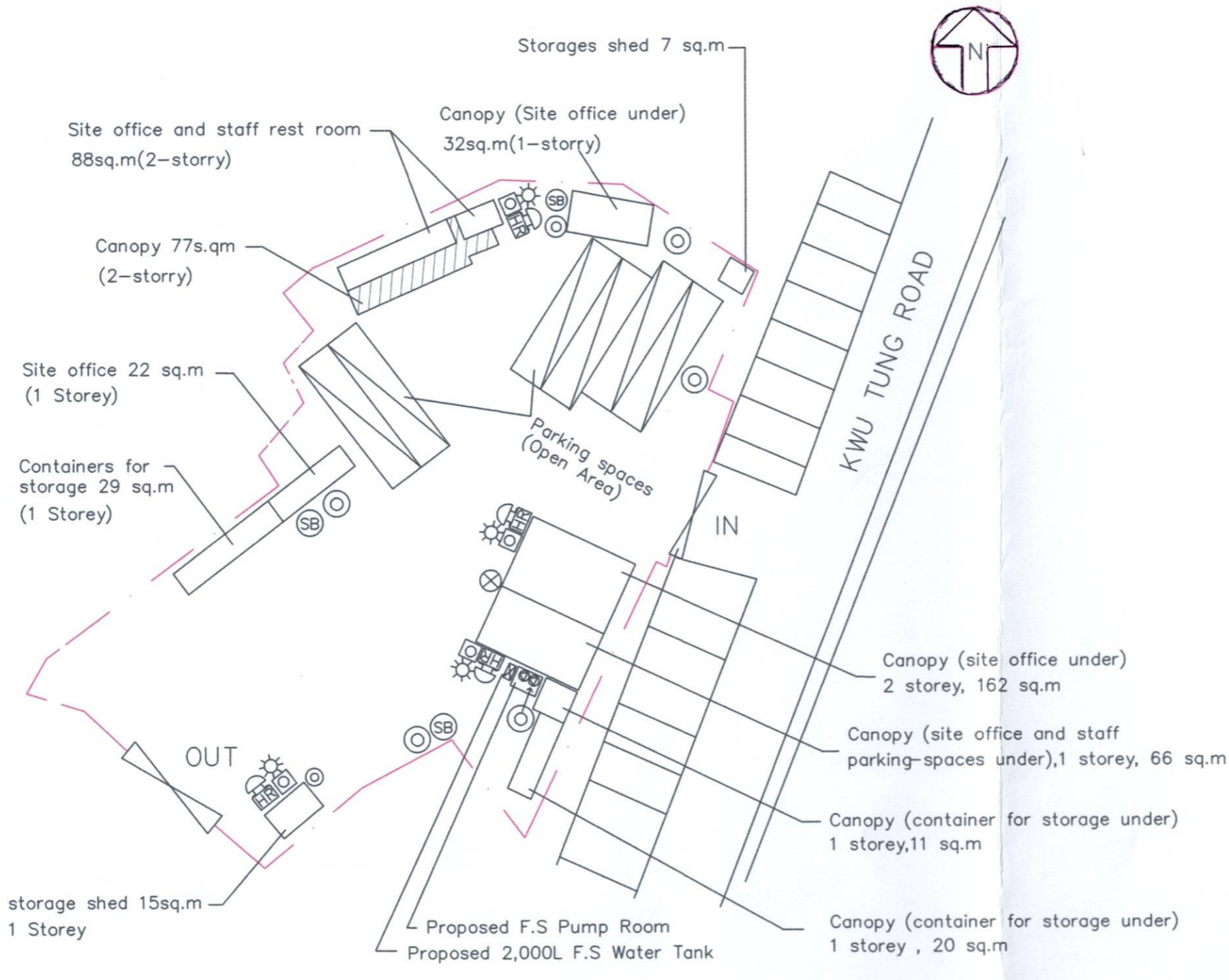
(Attn.: Ms. FENG Xue)

(Fax: 2770 4761)

AL/CY/kt

Appendix 2

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



Legend:

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

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as marked on plans.
4. A hose reel system should be supplied by a 2.0m³ F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002+A2:2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/Visual warning device initiation.
6. Hose Reel pump(HR-P1,HR-P2) and 1.no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
7. The Secondary source of electrical supply should be provided.

<p>INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED Registered Address: Shop 25 & 84,G/F,Man Fung Building,YLTL329 Fung Kwan Street, Yuen Long,N.T Tel:92637766, Fax: 24285932 Business Address: 8/F, Block L,Phase 2,Wah Fung Industrial Centre,33-39 Kwai Fung Street Kwai Chung,N.T Tel: 24255404, Fax: 24285932</p>	<p>Project: Proposed Temporary Container Vehicle Park with Ancillary Facilities(Including Site Offices and Staff Rest Rooms) for a Period of 3 Years at Lots 2790(part),2798 RP(part),2799(part), 2800,2801 and Adjoining Government Land, in D.D.102,Kwu Tung Road,Ngau Tam Mei, Yuen Long.</p>	<p>Title: Proposed Fire Service Installation Layout Plan</p>	<p>Drawn by: W.C.WONG</p>
			<p>Date: 2022-08-05</p>
			<p>Scale: 1:500@ A3</p>
			<p>Ref No: TPB/A/YL-NTM/437</p>
			<p>Drawing No: 2022/FS/010</p>

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中染大廈 22 樓 2202 室



Planning Department

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

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

9 September 2022

Dear Sir/Madam,

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

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

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

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

Yours faithfully,


(Anthony LUK)

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

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粉嶺、上水及元朗東規劃處
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中染大廈 22 樓 2202 室



Planning Department

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

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

25 July 2024

Dear Sir/Madam,

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

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

I refer to your submission dated 18.1.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Yours faithfully,

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