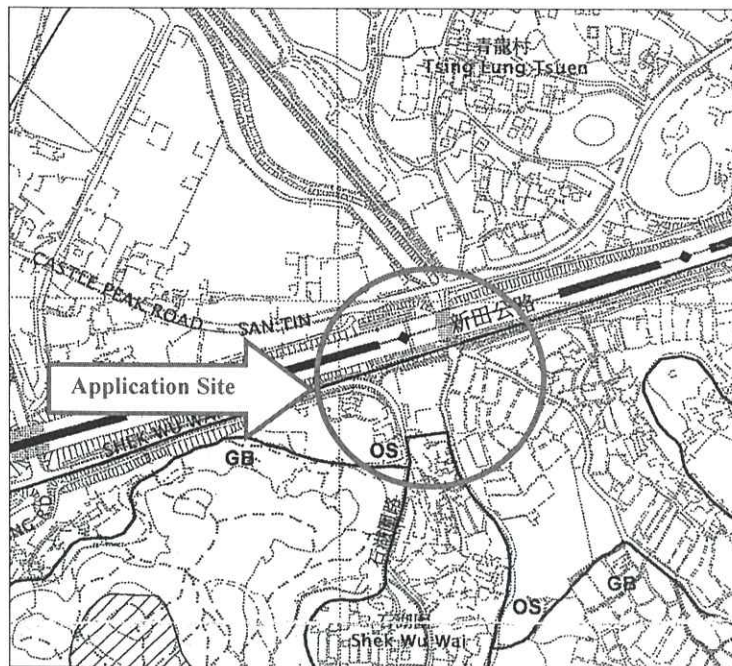


**Section 16
Town Planning Ordinance (Cap. 131)**

**Planning Application for
A 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
Lots 826RP(Part), 827, 828, 829 in DD 102, Lots 296, 297RP, 298RP,
299RP, 396RP(Part), 397(Part) in DD 105
and adjoining Government Land,
Ngau Tam Mei, Yuen Long, New Territories**

Planning Statement



Prepared by

LANBASE Surveyors Ltd.

March 2024

Executive Summary

The Application Site (“the Site”) comprises Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP, 396RP(Part), 397(Part) in DD 105, and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories. It is located at Shek Wu Wai Road and southeast of the Closed Area and Lok Ma Chau Control Point. A renewal planning application is sought for the use of “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on the Site for a period of 3 years. The Site occupies a total site area of about 2,777m² including Government Land of about 72m². In accordance with the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12 dated 15.12.2006, the Site falls within an area zoned “Open Storage” (“OS”). According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as “Category 1” area.

Since similar uses have been in existence on the Site for many years, no additional traffic, drainage and landscape impacts would be newly generated.

The subject application is justified on the following grounds: 1) Previous Planning Permissions for Similar Uses; 2) Compliance with Previous Planning Conditions; 3) Recent Permissions for Similar Use Near the Site; 4) In Line with the Planning Intention; 5) In Line with TPB Guidelines No. 13G; 6) Compatible with the Surrounding Land Uses; and 7) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界元朗牛潭尾第102約地段第826號餘段(部份)、第827號、第828號、第829號，第105約地段296號、第297號餘段、第298號餘段、第299號餘段、第396號餘段(部份)、第397號(部份)及毗鄰政府土地。申請場地位於石湖圍路，禁區及落馬洲管制站的東南面。現規劃續期申請作「臨時公眾停車場(私家車及貨櫃車)、汽車維修工場、建築物料露天貯存及附屬寫字樓」用途，為期三年。申請地段佔地共2,777平方米，包括72平方米的政府土地。是項申請地段位於牛潭尾分區計劃大綱核准圖編號S/YL-NTM/12(發表於2006年12月15日)內之「露天貯物」地帶。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第1類別。

基於是項申請地段已營運相類似用途多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。

是項申請的理由如下：1)跟以前獲批准的方案相類似； 2)履行之前的規劃條款； 3)近期在附近的類似用途申請已獲批准； 4)與規劃意向相一致； 5)與城市規劃委員會指引13G相一致； 6)符合附近的土地用途； 及7)沒有新增的交通、渠務及環境影響。

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1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP, 396RP(Part), 397(Part) in DD 105, and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories. It is located at Shek Wu Wai Road and southeast of the Closed Area and Lok Ma Chau Control Point. It is accessible from Shek Wu Wai Road. In accordance with the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12 dated 15.12.2006, the Site falls within an area zoned “Open Storage” (“OS”). Please refer to an extract of the OZP and its relevant notes at **Appendix 2**, Location Plan at **Appendix 3**, and Site Plan at **Appendix 4**.
- 1.2 The current application is sought for the use of “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on the Site for a period of 3 years. According to the Notes of the OZP, “Open Storage” and Vehicle Repair Workshop” are always-permitted uses while “Container Vehicle Park” is a “Column 2” use, which requires planning permission granted by the Town Planning Board (“the Board”).
- 1.3 The Site is the subject of eight previous planning applications including:
- a) Planning Application No. A/YL-NTM/89 approved on 16.6.2000 for “Temporary Open Storage of Brand New Vehicle Parts and Building Materials” for a period of 3 years;
 - b) Planning Application No. A/YL-NTM/177 approved on 17.12.2004 for “Temporary Container Vehicle Park” for a period of 2 years;
 - c) Planning Application No. A/YL-NTM/210 approved on 13.4.2007 for “Temporary Public Vehicle Park (including Container Vehicles) with Ancillary Site Offices” for a period of 3 years;
 - d) Planning Application No. A/YL-NTM/248 approved on 9.4.2010 for “Temporary Public Vehicle Park (including Container Vehicles)” for a period of 3 years;
 - e) Planning Application No. A/YL-NTM/287 approved on 5.5.2013 for “Temporary Public Vehicle Park (Private Cars and Container Vehicles) and Ancillary Offices” for a period of 3 years;
 - f) Planning Application No. A/YL-NTM/339 approved on 14.9.2016 for “Temporary Public Vehicle Park (Private Cars and Container Vehicles) and Ancillary Offices” for a period of 3 years; and

- g) Planning Application No. A/YL-NTM/358 approved on 4.5.2018 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; and
- h) Planning Application No. A/YL-NTM/416 approved on 16.4.2021 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; and The Board’s Approval Letter dated 30.4.2021 is attached at **Appendix 1.**

- 1.4 The Applicant, Fortune Property Development Company Limited has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “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, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Application Site (“the Site”) comprises Lots 826RP(Part), 827, 828, 829 in DD 102 and Lots 296, 297RP, 298RP, 299RP, 396RP(Part), 397(Part) in DD 105, and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories. The Site occupies a total site area of about 2,777m² including Government Land of about 72m². Please refer to Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

2.1.2 The Site is well paved and currently being used for the purpose of a “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices”.

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause, and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 The Site is located at Shek Wu Wai Road and southeast of the Closed Area and Lok Ma Chau Control Point.

2.3.2 To its north across San Tin Highway are open storages.

2.3.3 To its immediate east across drainage channel is a dumping ground of sand and gravel, further east are abandoned farmland and unused land.

2.3.4 To its south are some residential dwellings (about 20m to 50m away) and some open storages.

2.3.5 To its west across Shek Wu Wai Road are some residential and open storage uses.

2.3.6 The nearest village, Shek Wu Wai Village is located at approximately 200m to its south.

2.4 Accessibility

2.4.1 The Site is accessible from Shek Wu Wai Road. It is well connected to the Lok Ma Chau Control Point via Castle Peak Road.

- 2.4.2 The Site would only make use of the ingress/egress abutting Shek Wu Wai Road for vehicular access and would not make use of another vehicular access at the eastern boundary as it is only the vehicular access for the adjoining Lot 823.
- 2.4.2 The area is served by various modes of public transport, including franchise bus, minibus and taxi.

3. TOWN PLANNING

- 3.1 In accordance with the Notes of the OZP, the Site falls within an area zoned “Open Storage” (“OS”) on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 dated 15.12.2006. Extract of the OZP are attached at **Appendix 2**.
- 3.2 The planning intention of the “OS” zone in the Ngau Tam Mei area is primarily to provide land for appropriate open storage uses and regularize the already haphazard proliferation of open storage uses. It also provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.
- 3.3 As stipulated in the Notes of the OZP, “Open Storage” and “Vehicle Repair Workshop” are always-permitted uses while “Container Vehicle Park” is a Column 2 use, which required planning permission from the Board, with or without conditions.
- 3.4 The Town Planning Board Guidelines TPB PG-NO. 13G (Application for Open Storage and Port Back-up Uses) is considered relevant to this application and the Site is classified as ‘Category 1’ areas. In general, such uses should be sited in areas zoned “OS”, “OU(PBU)”, “Industrial” or “I(D)” where there are compatible uses such as industrial uses, public utility installations, quarrying and other port back-up and open storage activities. 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.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “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.

4.2 Site Area and Site Boundary

The Site occupies an area of about 2,777m², including Government Land of about 72m². The site area and site boundary are identical to Planning Application No. A/YL-NTM/416.

4.3 Proposed Use and Site Layout

4.3.1 It is proposed to provide “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on Site. About 6 numbers of container vehicle parking spaces and 4 private car parking spaces would be provided on the Site. Please refer to the Proposed Layout Plan at **Appendix 5**.

4.3.2 The proposed “Open Storage of Construction Materials” use would not include “Open Storage of Cement, Sand, Chemical Products and Dangerous Goods” use.

4.4 Ancillary Facilities

Identical to Planning Application No. A/YL-NTM/416, a number of container and open shed structures are provided for operational purpose.

4.5 Operation Hours

The proposed “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” would be operated between 8am and 11pm from Mondays to Saturdays, 8am and 6pm on Sundays and public holidays in order to increase the flexibility of site operation.

4.6 Fencing and Paving

The Site is well paved and fenced off, as shown in the relevant compliance letter at **Appendix 6**. If necessary, the Applicant is willing to provide further reinforcement/maintenance works to the satisfaction of the relevant government departments.

4.7 Drainage

The existing drainage facilities have been accepted under Planning Application No. A/YL-NTM/416, as shown in the relevant compliance letter at **Appendix 7**. The existing drainage facilities are also properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities to the satisfaction of the relevant government departments.

4.8 Traffic

4.8.1 There is a proper vehicular access provided at Shek Wu Wai Road and there is also another vehicular access provided at the eastern boundary of the Site for vehicular circulation, as shown on the Proposed Layout Plan at **Appendix 5**. Nevertheless, the Site would only make use of the ingress/egress abutting Shek Wu Wai Road for vehicular access and would not make use of another vehicular access at the eastern boundary as it is only the vehicular access for the adjoining Lot 823. The Site has come into existence for many years. Therefore, the Site will not generate additional number of vehicles under the current application.

4.8.2 The 5 private car parking spaces are mainly provided for supporting the staff working within the Site. Therefore, there would be 10 trips for 5 private cars in the morning and evening respectively per day.

4.8.3 There would be also about 10 trips per day for 5 container vehicles parking within the Site as the container vehicles would be driven out from the site in the morning and back to the Site in the evening for parking overnight

4.9 Landscape

The existing landscape and tree plantings have been accepted under Planning Application No. A/YL-NTM/358, as shown in the relevant compliance letters at **Appendix 8**. The existing plantings are also properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees to the satisfaction of the relevant planning authorities.

4.10 Fire Precaution Measures

The existing fire precaution measures and the fire service installations proposal under Planning Application No. A/YL-NTM/416 has been accepted, as shown in the relevant compliance letters at **Appendix 9**. The Applicant will continue to provide proper fire precaution measures to the satisfaction of the relevant government departments.

5. JUSTIFICATIONS

5.1 Previous Planning Permissions for the Similar Uses

The Site was granted planning permissions for the similar uses under previous Planning Applications No. A/YL-NTM/89, No. A/YL-NTM/177, No. A/YL-NTM/210, No. A/YL-NTM/248, No. A/YL-NTM/287, No. A/YL-NTM/339, No. A/YL-NTM/358 and No. A/YL-NTM/416 approved on 16.6.2000, 17.12.2004, 13.4.2007, 9.4.2010, 5.4.2013, 14.9.2016, 4.5.2018 and 16.4.2021 respectively. The site condition would remain unchanged from the existing condition approved under Planning Application No. A/YL-NTM/416. Therefore, the Site should be allowed for the applied use of “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices”.

5.2 Compliance with Planning Conditions

All the approval conditions of previous Planning Application No. A/YL-NTM/416 were satisfactorily complied with. Approval condition (h) for submission of a record of the existing drainage facilities on the site was complied with on 14.7.2021. Approval condition (i) for provision of fire extinguisher(s) was complied with on 11.5.2021. Approval conditions (j) and (k) for submission and implementation of fire service installations proposal were complied with on 11.5.2021 and 1.6.2021 respectively. The relevant compliance letters are provided at **Appendix 7** and **Appendix 9**.

5.3 Recent Planning Permissions for Similar Use Near the Site

5.3.1 There are planning permissions for similar temporary vehicle parks and other port back-up uses in the surrounding “OS” zoned sites in the past two years. These planning permissions include No. A/YL-NTM/437 approved on 22.4.2022 for “Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms)”, No. A/YL-NTM/448 approved on 11.11.2022 for “Temporary Warehouse (Excluding Dangerous Goods Godown), Goods Vehicle Park (Not Exceeding 24 Tonnes) and Container Carrying Cargo Weighing Station with Ancillary Site Office and Staff Canteen”, and No. A/YL-NTM/467 approved on 24.11.2023 for “Temporary Public Vehicle Park (including Container Vehicle) and Ancillary Tyre and Repairing Use”.

5.3.2 Given that the similar planning applications were approved in the “OS” zone, which has same planning intention with the Site, the proposed use should not be unsuitable on the Site.

5.4 In Line With the Planning Intention

The subject “OS” zone in the Ngau Tam Mei area is primarily intended to provide land for appropriate open storage uses and regularize the already haphazard proliferation of open storage uses. It also provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. The proposed “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” should be in line with the planning intention of the subject “OS” zone in support of the surrounding open storages in the zone. In addition, the temporary development would not frustrate the long term planning intention of the “OS” zone.

5.5 In Line with TPB Guidelines No. 13G

There were previous planning applications approved for the similar use of the proposed “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on the Site that meet the planning criteria set out for “Category 1 areas” in the TPB PG-No. 13G (Application for Open Storage and Port Back-up Uses) –“Category 1 areas” are areas considered suitable for open storage and port back-up uses. In general, such uses should be sited in areas in areas zoned “OS”, “OU(PBU)”, “Industrial” or “I(D)” where there are compatible uses such as industrial uses, public utility installations, quarrying and other port back-up and open storage activities. 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. Thus, the Site is considered suitable for the proposed use.

5.6 Compatible with the Surrounding Land Uses

The Site is located in close proximity to the border area, which has been well established for port back-up and open storage activities since the late 1980s. It is also located close to strategic road networks and the Lok Ma Chau Border Crossing. The locality of the Site including Ngau Tam Mei, San Tin and Lok Ma Chau in fact have been generally occupied by public car park, open storage, and ancillary cross boundary transportation services. In addition, there are many open storages and container vehicle parks are located in the surrounding area. The proposed use of “Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices” on the Site is thus suitable for supporting the port back-up activities in the locality.

5.7 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as similar uses” under previous Planning Applications No. A/YL-NTM/89, No. A/YL-NTM/177, No. A/YL-NTM/210, No. A/YL-NTM/248, No. A/YL-NTM/287, No. A/YL-NTM/339, No. A/YL-NTM/358 and No. A/YL-NTM/416 for many years. Since the Applicant has put genuine efforts to comply with all the approval conditions of previous applications, no additional traffic, drainage and environmental impacts are anticipated. If necessary, the Applicant is willing to carry out reinforcement/maintenance works on the above aspects to the satisfaction of the relevant planning authorities.

6. CONCLUSION

6.1 The Applicant seeks the Board's approval to provide the use of "Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices" on the Site for 3 years or a period considered appropriate under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

- previous planning permissions for the similar uses;
- compliance with previous planning conditions;
- recent planning permissions for similar use near the Site;
- in line with planning intention;
- in line with TPB Guidelines No. 13G;
- compatible with the surrounding land uses; and
- no additional traffic, drainage and environmental impacts.

the Board is requested to approve the renewal planning application for the use of "Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application
No. A/YL-NTM/416 dated 30.4.2021**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 06 MAY 2021

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-NTM/416

By Post & Fax (2739 1913)

30 April 2021

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Rock K.M. Tsang)

Dear Sir/Madam,

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 in "Open Storage" Zone, Lots 826 RP (Part), 827, 828 and 829 in D.D. 102, Lots 296, 297 RP, 298 RP, 299 RP, 396 RP (Part) and 397 (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long

I refer to my letter to you dated 15.4.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 5.5.2021 to 4.5.2024 and is subject to the following conditions :

- (a) no night-time operation between 11:00 p.m. and 8:00 a.m. from Monday to Saturday, as proposed by you, is allowed on the site during the planning approval period;
- (b) no night-time operation between 6:00 p.m. and 8:00 a.m. on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no storage of cement, sand, chemical products and dangerous goods, as proposed by you, is allowed on the site during the planning approval period;
- (d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing trees within the site shall be maintained satisfactorily at all times during the planning approval period;

- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.8.2021;
- (i) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.6.2021;
- (j) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.11.2021;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.2.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 5.5.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 16.4.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 21.5.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Irene Lai of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

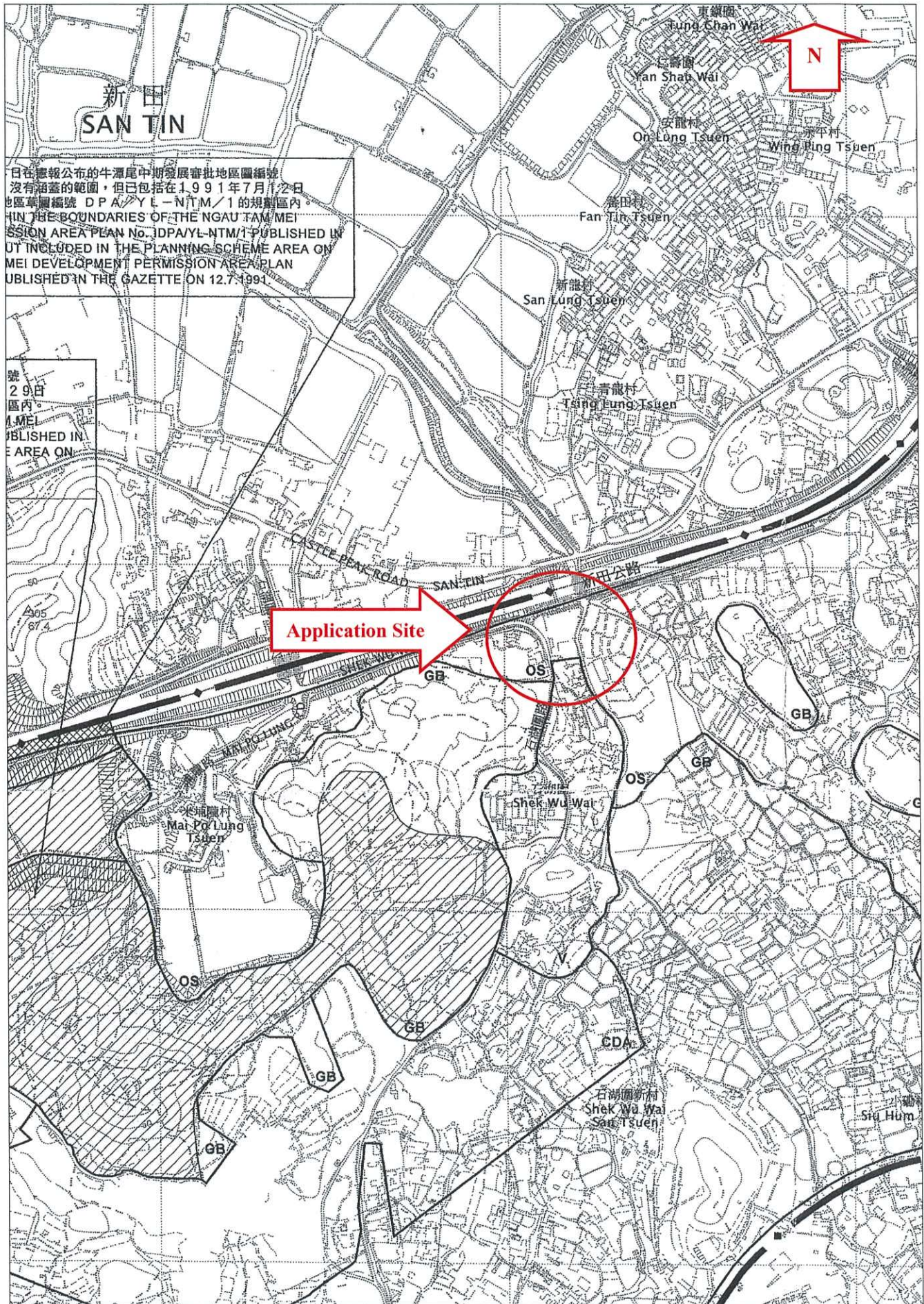
List of Government Department Contacts

(Application No. A/YL-NTM/416)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	馬勵勤先生 Mr. MA Lai Kun, Roderick	2300 1693	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

APPENDIX 2

**Extract of Approved Ngau Tam Mei Outline Zoning Plan
(OZP) No. S/YL-NTM/12 dated 15.12.2006**



日在憲報公布的牛潭尾中期發展審批地區圖編號
沒有涵蓋的範圍，但已包括在1991年7月12日
地區圖編號 DPA/YL-NTM/1 的規劃區內。
IN THE BOUNDARIES OF THE NGAU TAM MEI
SSION AREA PLAN No. DPAYL-NTM/1 PUBLISHED IN
UT INCLUDED IN THE PLANNING SCHEME AREA ON
MEI DEVELOPMENT PERMISSION AREA PLAN
UBLISHED IN THE GAZETTE ON 12.7.1991

號
29日
區內。
MEI
PUBLISHED IN
E AREA ON

OPEN STORAGE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) On-Farm Domestic Structure Open Storage (not elsewhere specified) Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Rural Workshop Shop and Services (Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Cargo Handling and Forwarding Facility Cement Manufacturing Concrete Batching Plant Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) Industrial Use (not elsewhere specified) Open Storage of Cement/Sand Open Storage of Chemical Products/ Dangerous Goods Petrol Filling Station (on land designated "Open Storage (Group 1)" only) Shop and Services (not elsewhere specified) Vehicle Stripping/Breaking Yard Wholesale Trade

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

Remarks

- (a) On land zoned "Open Storage", 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.

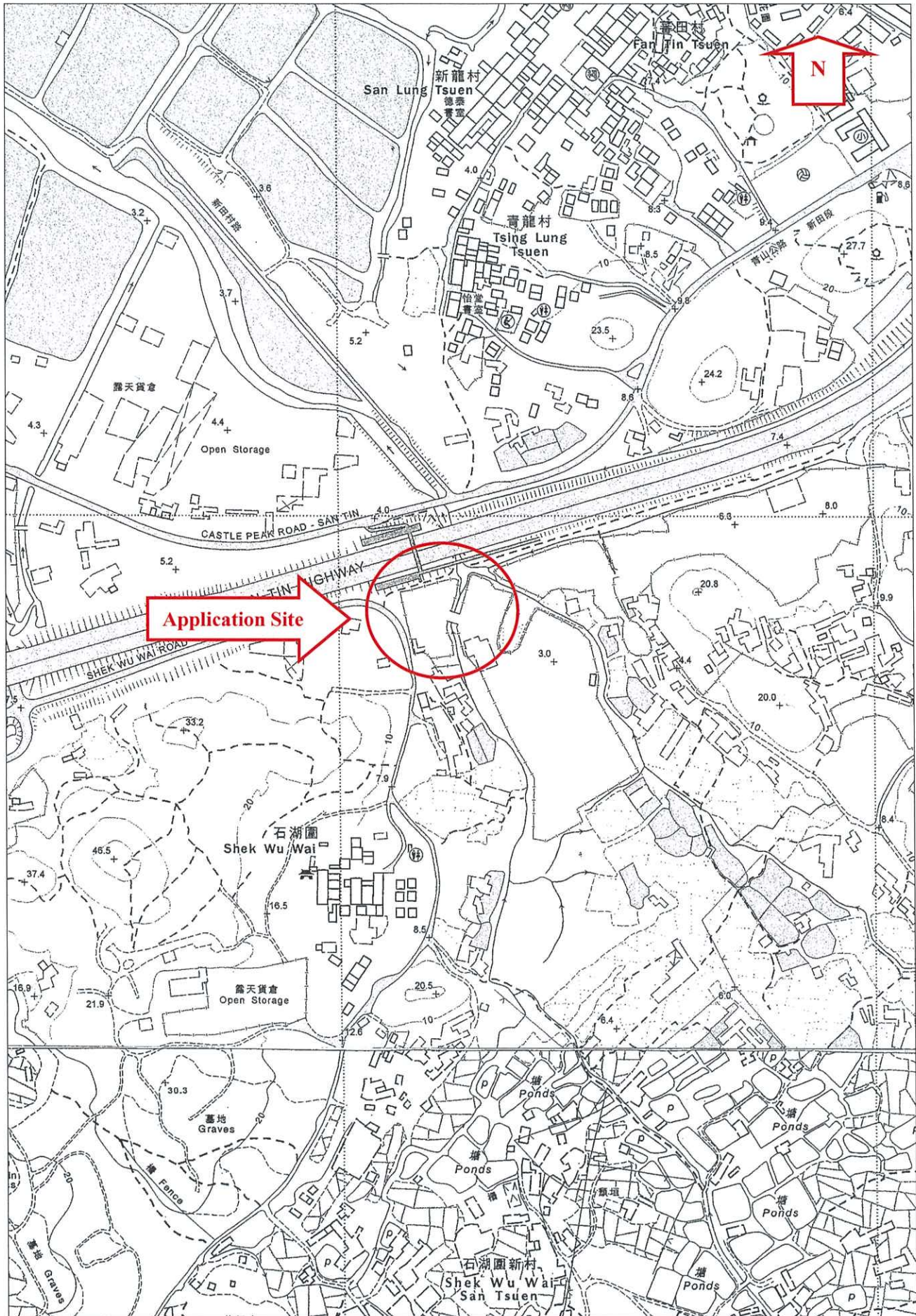
OPEN STORAGE (cont'd)

Remarks (cont'd)

- (b) On land zoned "Open Storage (Group 1)", 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 Outline Zoning Plan No. S/YL-NTM/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPENDIX 3

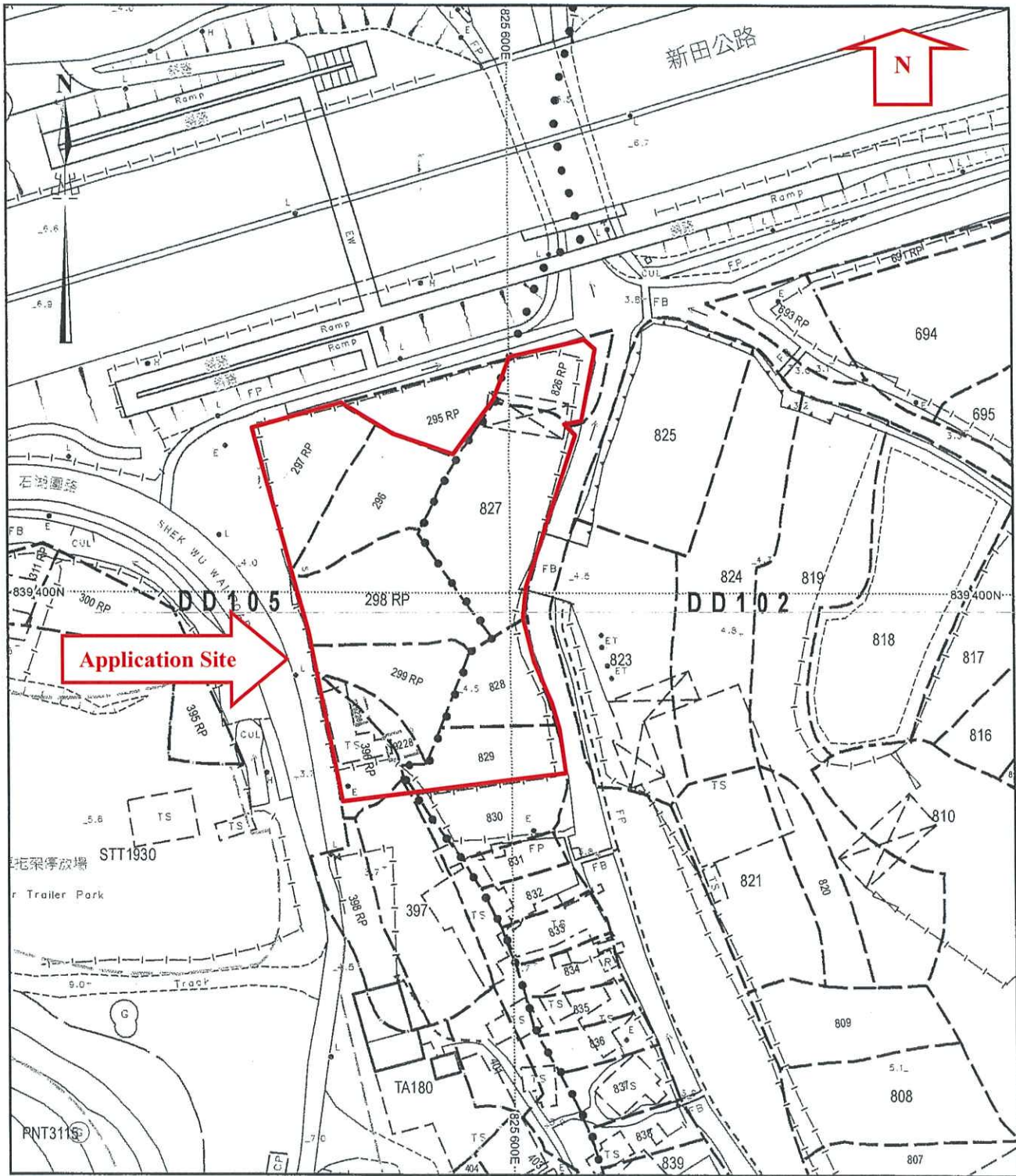
Location Plan



For Identification Only

APPENDIX 4

Site Plan (Lot Index Plan)



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : Yuen Long
 Lot Index Plan No. : KD0851112012
 District Survey Office : Kowloon
 Date : 23-Nov-2012
 Reference No. : 2-SE-13A

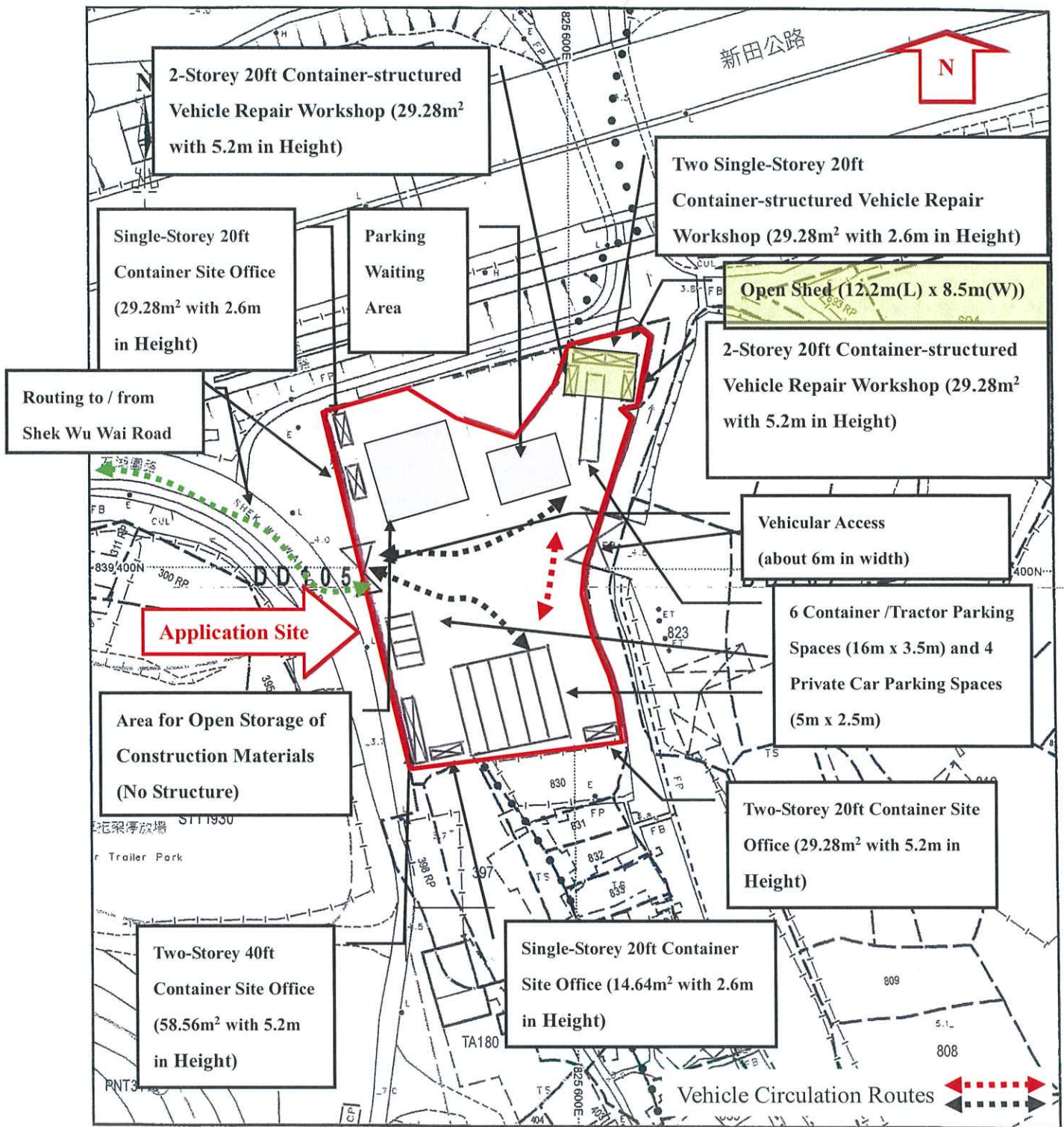
本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or

For Identification Only

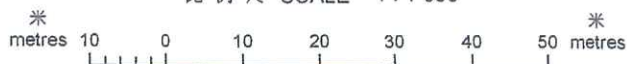
APPENDIX 5

Proposed Layout Plan



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : Yuen Long

Lot Index Plan No. : KD0851112012

District Survey Office : Kowloon

Date : 23-Nov-2012

Reference No. : 2-SE-13A

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的地位。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

This plan is a copy of the lot index plan showing the approximate location of boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies or Government Land Licences. The temporary occupation of land may be created

For Identification Only

APPENDIX 6

**Compliance Letter for Provision of Boundary Fencing under
Previous Planning Application No. A/YL-NTM/358**

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路 1 號
沙田政府合署 12 樓



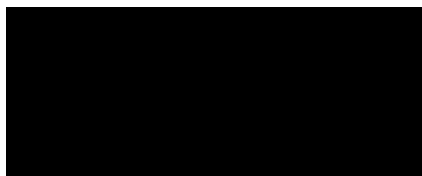
By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/358
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED 7 APR 2019

23 April 2019



Dear Sir,

Compliance with Approval Condition (g) - Provision of Boundary Fencing

Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),
Vehicle Repair Workshop, Open Storage of Construction Material
and Ancillary Offices for a Period of 3 Years
in "Open Storage" Zone, Lots 826 RP (Part), 827, 828 and 829 in D.D. 102,
Lots 296, 297 RP, 298 RP, 299 RP, 396 RP (Part) and 397 (Part) in D.D. 105 and
Adjoining Government Land, Ngau Tam Mei, Yuen Long

(Planning Application No. A/YL-NTM/358)

I refer to your submission dated 1.4.2019 regarding the submission of a set of photographic records in an attempt to comply with the condition (g). Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. 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 the comments, please contact Ms. Cherry YUEN (Tel: 2158 6287) direct.

Yours faithfully,

C.K. YIP

(C.K. YIP)

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

C.C.
CTP/TPB(2)

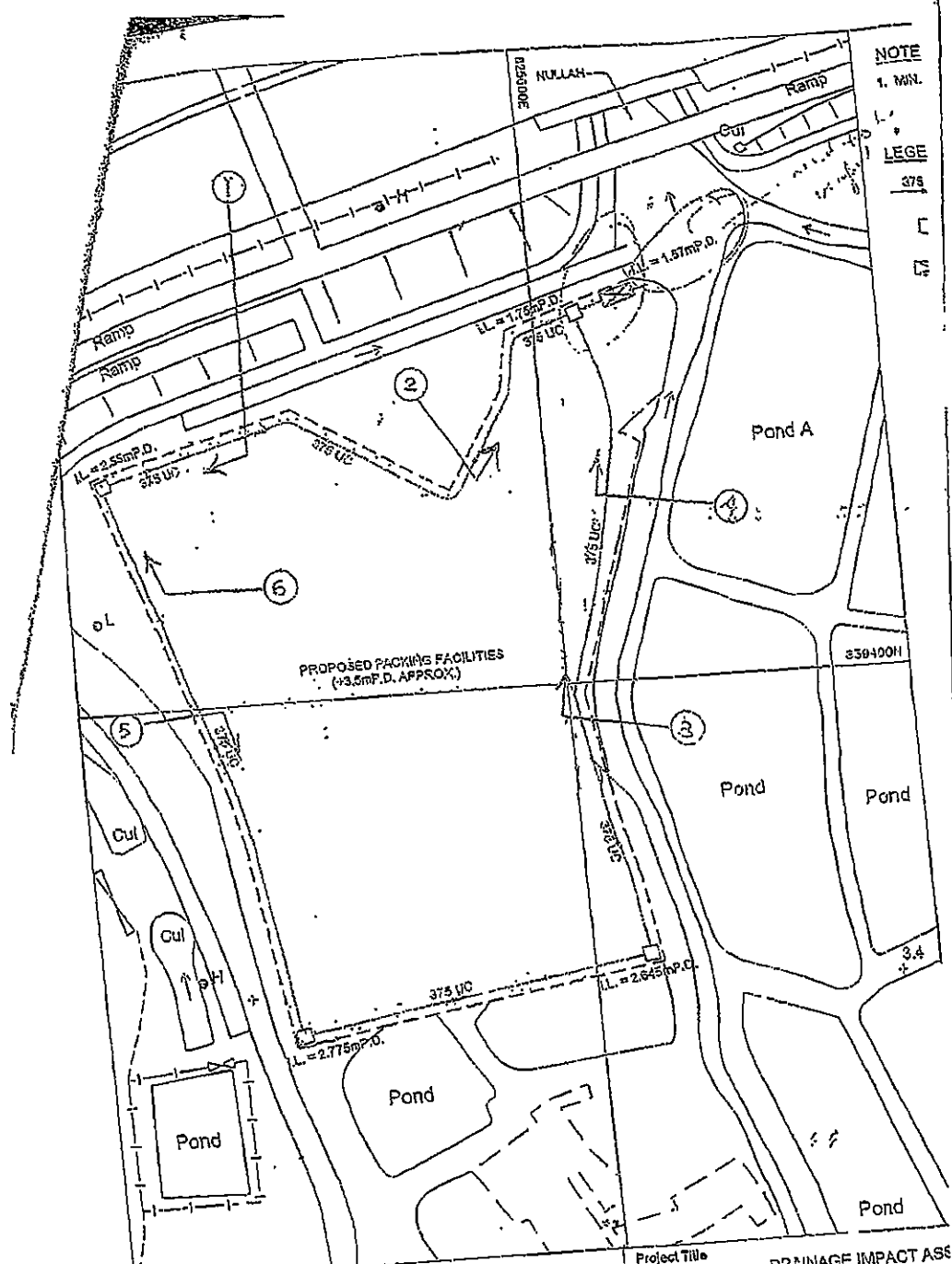
CLP

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



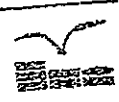
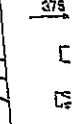
APPENDIX 7

**Approved Drainage Proposal and the Compliance Letter for
the Relevant Approval Condition under Previous Planning
Application No. A/YL-NTM/416**



NOTE
1. MN.

LEGE



Victor Li & Associates Ltd.
Consulting Engineers

Project Title: DRAINAGE IMPACT ASSE
 Figure Title: PROP

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/358
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

2018年8月31日

31 August 2018

Dear Sir,

Planning Application No. A/YL-NTM/358
Compliance with Approval Condition (h)

I refer to your submission dated 17.8.2018 regarding the submission of drainage proposal. 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 requires 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 conditions **have not been complied with.**

Should you have any queries on the comments, please contact Mr. L.K. MA (Tel: 2300 1545) direct.

Yours faithfully,

(Ms. Maggie CHIN)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
Ce/MN, DSD (Attn.: Mr. L.K. MA)
CTP/TPB(2)

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路 1 號
沙田政府合署 12 樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/358
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

28 September 2018

RECEIVED 03 OCT 2018

Dear Sir,

Planning Application No. A/YL-NTM/358
Compliance with Approval Condition (i)

I refer to your submission dated 10.9.2018 regarding the implementation of the drainage proposal. 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 requires 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 conditions **have not been complied with.**

Should you have any queries on the comments, please contact Mr. L.K. MA (Tel: 2300 1545) direct.

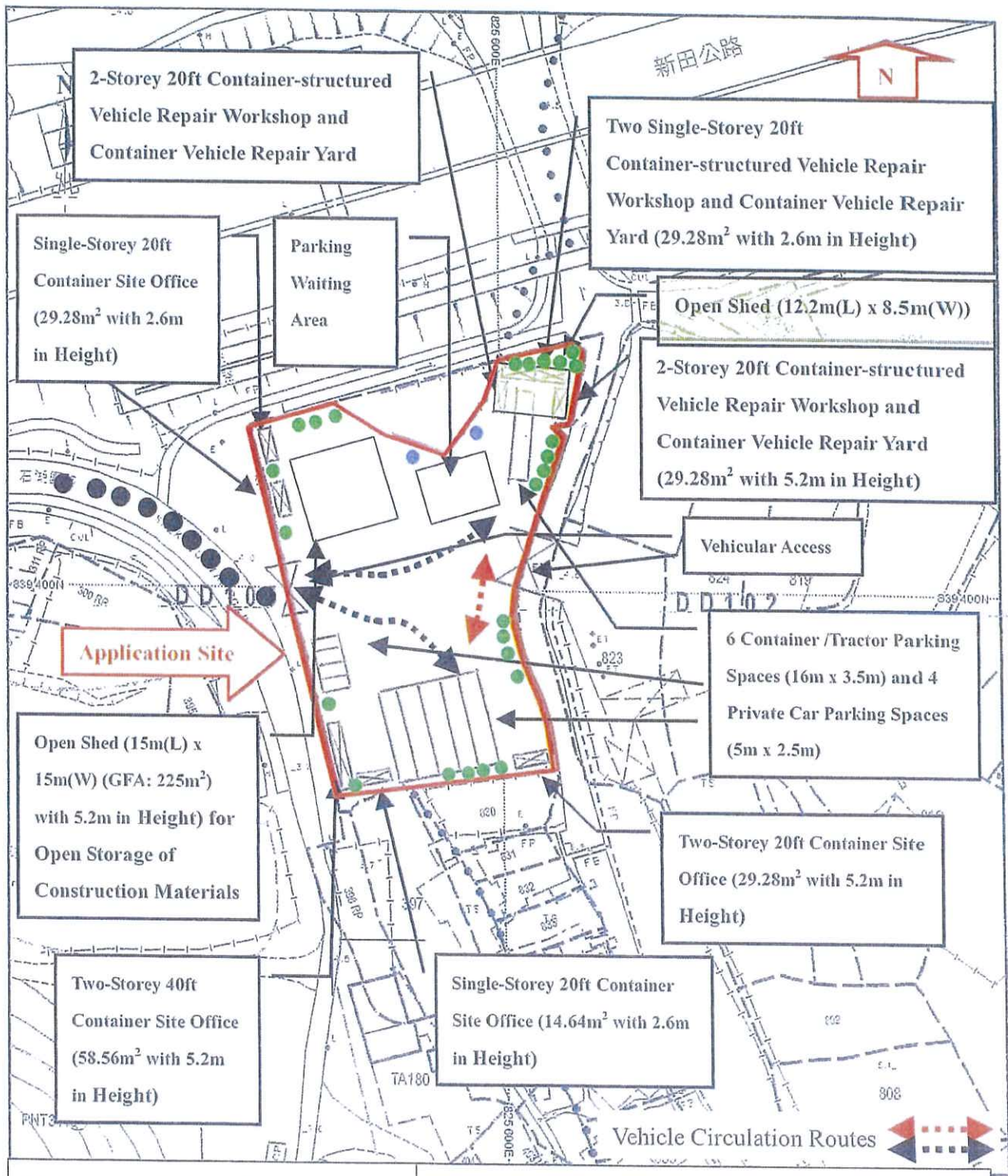
Yours faithfully,

(Ms. Maggie CHIN)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. L.K. MA)
CTP/TPB(2)

APPENDIX 8

**Approved Landscape and Tree Preservation Proposal and
the Compliance Letters for the Relevant Approval
Conditions under Previous Planning Application
No. A/YL-NTM/358**



2-Storey 20ft Container-structured Vehicle Repair Workshop and Container Vehicle Repair Yard

Two Single-Storey 20ft Container-structured Vehicle Repair Workshop and Container Vehicle Repair Yard (29.28m² with 2.6m in Height)

Single-Storey 20ft Container Site Office (29.28m² with 2.6m in Height)

Parking Waiting Area

Open Shed (12.2m(L) x 8.5m(W))

2-Storey 20ft Container-structured Vehicle Repair Workshop and Container Vehicle Repair Yard (29.28m² with 5.2m in Height)

Vehicular Access

Application Site

6 Container /Tractor Parking Spaces (16m x 3.5m) and 4 Private Car Parking Spaces (5m x 2.5m)

Open Shed (15m(L) x 15m(W) (GFA: 225m²) with 5.2m in Height) for Open Storage of Construction Materials

Two-Storey 20ft Container Site Office (29.28m² with 5.2m in Height)

Two-Storey 40ft Container Site Office (58.56m² with 5.2m in Height)

Single-Storey 20ft Container Site Office (14.64m² with 2.6m in Height)

Vehicle Circulation Routes

- Existing Trees (25 nos. of *Ficus microcarpa*)
- Proposed Compensatory Trees (2 nos. of *Ficus microcarpa*) (With a pit of min. 1m x 1m x 1.2m)

The Applicant would maintain the proposed trees on site by regular irrigation, inspection, pruning, removal of weeds and climbers, and replacement of tree shall be arranged in case there is any dead tree identified. There would be no storage or stacking of materials within 1m of the trees.

District Survey Office : Kowloon
 Date : 23-Nov-2012
 Reference No. : 2-SE-13A

地政總署地籍科。本圖則所示的資料必須透過實地測量予以核實。當有更新或新的地籍資料時，地段索引圖可能會被修訂而無須事先通知。
 This plan is a copy of the lot index plan showing the approximate location of boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies or Government Land Licences. The temporary occupation of land may be created

For Identification Only

Tree Care Measures

The Applicant would provide a growing environment for trees by:

- allowing adequate space for future growth both above and below ground;
- regularly pruning tree crowns and remove dead / broken branch;
- monitoring the health conditions of trees within the site; and
- keeping a suitable distance between trees and the structures on site.

Tree Protection Measures

The Applicant would NOT:

- excavate near tree roots;
- step on tree roots;
- place or store heavy objects near trees (including no parking near trees);
- place liquids such as chemicals near trees;
- damage tree bark (including no graffiti or bark removal); and
- hang nor attach items on trees permanently.

Tree Maintenance Measures

The Applicant would:

- not make a flush cut;
- not make a wound dressing;
- not make a large pruning cut;
- not leave stub;
- avoid bark tearing;
- not nail items on trees;
- store materials or chemicals near trees;
- not raise or lower soil level;
- not top trees;
- not hang or attach items on trees;
- not leave stake for too long;
- not let guy wire girdle trunk; and
- not leave wrap around trunk for too long.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路 1 號
沙田政府合署 12 樓



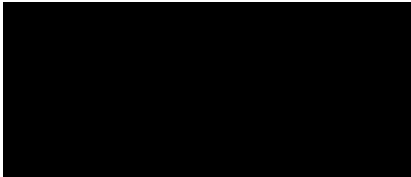
By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/358
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED : 1 OCT 2018

8 October 2018



Dear Sir,

Planning Application No. A/YL-NTM/358
Compliance with Approval Condition (j)

I refer to your submission dated 4.9.2018 regarding the submission of landscape and tree preservation proposal. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find the detail comments of Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) at **Appendix**
- Acceptable. Since the captioned condition requires 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 conditions **have not been complied with**.

Should you have any queries on the comments, please contact Mr. Eric WONG (Tel: 2231 4720) direct.

Yours faithfully,

(Ms. Maggie CHIN)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CTP/UD&L
CTP/TPB(2)

(Attn.: Mr. Eric WONG)

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



Detailed comments of CTP/UD&L, PlanD

Upon completion of the landscape implementation works, as-planted photo record showing all existing and new trees shall be submitted for our consideration. The photo record shall be accompanied with a key plan showing the location and view angle of photos captured.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/358
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

RECEIVED 02 JAN 2019

31 December 2018

Dear Sir,

Planning Application No. A/YL-NTM/358
Compliance with Approval Condition (k)

I refer to your submission dated 1.12.2018 regarding the submission with a set of photographic records in an attempt to comply with the condition (k) in relation to the implementation of the landscape and tree preservation proposal. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find the detail comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) at Appendix.
- Acceptable. Since the captioned condition requires 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 the comments, please contact Mr. Eric WONG (Tel: 2231 4720) direct.

Yours faithfully,

C.K. YIP

(C.K. YIP)

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

c.c.
CTP/UD&L
CTP/TPB(2)

(Attn.: Mr. Eric WONG)

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



Detailed comments of CTP/UD&L, PlanD

The applicant is reminded on the following:

- (a) No material or tools shall be placed near trees.
- (b) Routine horticultural maintenance, such as watering and weed removing etc. shall be carried out to ensure healthy plant growth.
- (c) To observe and follow the guidelines promulgated by GLTM Section of DEVB for good horticultural maintenance:
 - 護養樹木的簡易圖解
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf
 - 樹木修剪的錦囊(小冊子)
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/factsheet_c.pdf
 - 減低樹木風險的樹木護養簡易圖解
[https://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

APPENDIX 9

**Approved Fire Service Installations Proposal and the
Compliance Letters for the Relevant Approval Conditions
under Previous Planning Application No. A/YL-NTM/416**

FIRE NOTES:

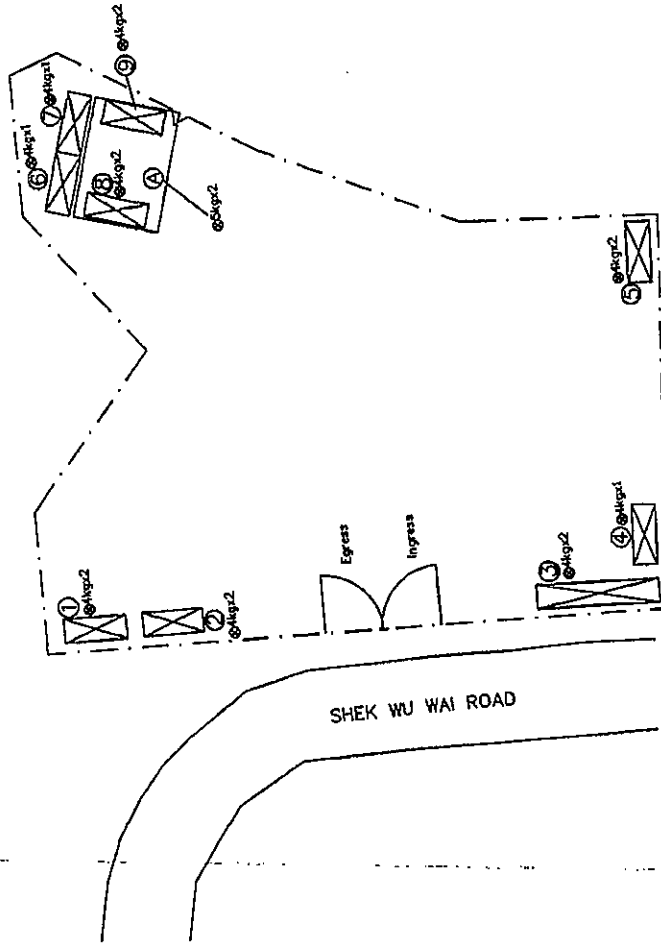
- 1 Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266:Part 1 and BS EN 1838.
- 2 Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1.
- 3 Sufficient portable hand-operated approved appliance shall be provided and as marked on plans.
- 4 Non combustible goods stored at open storage area.

LEGEND:

- ⊗4kg 4.0kg dry powder type fire extinguisher
- ⊗5kg 5.0kg co2 type fire extinguisher
- Boundary Line

NATURE OF OCCUPANCY:

- ① 2-Storey Container for site office (Roofed Area about:29.28sq.m)
- ② 2-Storey Container for site office (Roofed Area about:29.28sq.m)
- ③ 2-Storey Container for site office (Roofed Area about:58.56sq.m)
- ④ 1-Storey Container for site office (Roofed Area about:14.64sq.m)
- ⑤ 2-Storey Container for site office (Roofed Area about:29.28sq.m)
- ⑥ 1-Storey Container-structured for vehicle repair workshop. (Roofed Area about:14.64sq.m)
- ⑦ 1-Storey Container-structured for vehicle repair workshop. (Roofed Area about:14.64sq.m)
- ⑧ 2-Storey Container-structured for vehicle repair workshop. (Roofed Area about:29.28sq.m)
- ⑨ 2-Storey Container-structured for vehicle repair workshop. (Roofed Area about:29.28sq.m)
- ⑩ Open sited for vehicle repair workshop above container ⑤⑥ (Roofed Area about:103.7sq.m)



LAYOUT PLAN

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address: Shop 25 & 84, G/F, Man Fung Building, T.L. 329 Fung Kwan Street, Yuen Long, H.T. Tel: 92637766, Fax: 24285632
 Business Address: 8/F, Block L, Phase 2, Wah Fung Industrial Centre, 33-39 Kwai Fung Street, Kwai Chung, H.T. Tel: 24255404, Fax: 24285832

Project: Proposed Temporary public Vehicle park (Private Cars and Container Vehicles), Vehicle Repair workshop, Open Storage of Construction Material and Ancillary Offices for a period of 3 years at Lots 826 RP (Part), 827, 828 and 829 in D.O102 Lots 296, 297p, 298p, 398p (part) in 397 (part) in D.O105, and Adjoining Government Land, Ngou Tom Mei, Yuen Long.

Title: Proposed Fire Service Installation Layout Plan
 Layout Plan

Drawn by:	W.C. WONG
Date:	12-1-2019
Scale:	1:5000 A3
Ref No:	TP8/A/TL-NFM/258
Drawing No:	2018/PS/115

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輋路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference **Q1Y 113**
本署檔號 Our Reference () in TPB/A/YL-NTM/358
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED 01 MAR 2019

27 February 2019

Dear Sir,

**Compliance with Approval Condition (1) -
Submission of a Fire Service Installations Proposal**

**Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),
Vehicle Repair Workshop, Open Storage of Construction Material
and Ancillary Offices for a Period of 3 Years
in "Open Storage" Zone, Lots 826 RP (Part), 827, 828 and 829 in D.D. 102,
Lots 296, 297 RP, 298 RP, 299 RP, 396 RP (Part) and 397 (Part) in D.D. 105 and
Adjoining Government Land, Ngau Tam Mei, Yuen Long**

(Planning Application No. A/YL-NTM/358)

I refer to your submission dated 14.1.2019 regarding the submission of a fire service installations proposal in an attempt to comply with the condition (1). Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find the detail comments of Director of Fire Services (D of FS) at **Appendix**.
- Acceptable. Since the captioned condition requires 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 the comments, please contact Mr. CHAN Ming-chung (Tel: 2733 7737) or Mr. CHOW Yin-hei (Tel: 2733 7758) direct.

Yours faithfully,

C.K. YIP

(C.K. YIP)

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

c.c.

D of FS

CTP/TPB(2)

(Attn.: Mr. CHAN Ming-chung)

(Attn.: Mr. CHOW Yin-hei)

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」

Our Vision - "We plan to make Hong Kong an international city of world prominence."



Detailed comments of D of FS

The applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓

RECEIVED 25 JUL 2019



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/358
電話號碼 Tel. No.: 2158 6138
傳真機號碼 Fax No.: 3105 0057

22 July 2019



Dear Sir,

**Compliance with Approval Condition (m) -
Provision of Fire Service Installations (FSIs)**

**Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles),
Vehicle Repair Workshop, Open Storage of Construction Material
and Ancillary Offices for a Period of 3 Years
in "Open Storage" Zone, Lots 826 RP (Part), 827, 828 and 829 in D.D. 102,
Lots 296, 297 RP, 298 RP, 299 RP, 396 RP (Part) and 397 (Part) in D.D. 105 and
Adjoining Government Land, Ngau Tam Mei, Yuen Long**
(Planning Application No. A/YL-NTM/358)

I refer to your submission dated 5.6.2019 regarding the certificate of FSIs in an attempt to comply with the condition (m). Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. 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 the comments, please contact Mr. CHOW Yin-hei (Tel: 2733 7737) direct.

Yours faithfully,

(Ms. S.H. LAM)

District Planning Officer (Atg.)/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
D of FS
CTP/TPB(2)

(Attn.: Mr. CHOW Yin-hei)

APPENDIX 10

Site Photo

Site Photo

Application Site

