

2024年 6月 5日

此文件在
只會在此處使用

收到・城市規劃委員會

This document is received by the Town Planning Board on the date of receipt of the application only upon receipt of all the required information and documents.

5 JUN 2024

Appendix I of RNTPC
Paper No. A/YL-KTN/1021A

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401365 30/5 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/YL-KTN/1021
	Date Received 收到日期	- 5 JUN 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)

Bonus Investment Limited
潤陞投資有限公司

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)

Derby Engineering Company
狄比工程公司

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 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP, 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP and adjoining Government Land in D.D.107, San Tam Road, Kam Tin, 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 5,570.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,702.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,672.0 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses "Railway Reserve" 其他指定用途「鐵路專用範圍」
(f) Current use(s) 現時用途	Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display 臨時露天存放建築材料連附屬寫字樓及金屬支架示範 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
	Not Applicable 不適用	

(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)
	Not Applicable 不適用	

(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 19/04/2024 (DD/MM/YYYY)^{#&}
於 19/04/2024 (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
14/05/2024 (DD/MM/YYYY)^{#&}
於 14/05/2024 (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 _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Open Storage of Construction Materials with ancillary office and the metal scaffold display 臨時露天存放建築材料連附屬寫字樓及金屬支架示範 (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....4,851.7.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....718.7.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....3.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....1702.8.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....1702.8.....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)	
1. Two-storey height as ancillary office and metal structure storage [輔助寫字樓及存放金屬支架] (40.0m L x 18.0m W x 17.0m H);	
2. Two-storey height as worker resting area and metal structure storage [工人休息地方及存放金屬支架] (20.0m L x 7.0m W x 14.0m H); and	
3. One-storey height as car parking for private cars and metal structure displayed at top [私家車泊車處及金屬支架示範] (12.0m L x 5.5m W x 3.5m H)	
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	..... 3
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 3
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 Mondays to Saturdays: 8:00am to 6:00pm; Sundays and Public Holidays: Closed 星期一至星期六：早上八時至下午六時；星期日及公眾假期：休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有建築物？	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)) San Tam Road 新潭路	
	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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
		

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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

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 attached justification

請參考夾附的理由

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

K.T. TAM 譚健德

Project Consultant 項目顧問

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Derby Engineering Company 狄比工程公司



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

Date 日期

30/05/2024

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP, 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP and adjoining Government Land in D.D.107, San Tam Road, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	5,570.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,672.0 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 錦田北分區計劃大綱核准圖編號S/YL-KTN/11
Zoning 地帶	Other Specified Uses "Railway Reserve" 其他指定用途「鐵路專用範圍」
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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <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 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials with ancillary office and the metal scaffold display 臨時露天存放建築材料連附屬寫字樓及金屬支架示範

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,702.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 to 17.0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 to 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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		3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____ _____		3 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____ _____		0 0 0 0 3

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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"/>
(1) Location Plan; (2) Lot Index Plan; and (3) Fire Services Installation Proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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。

Justifications

- i. Follow the planning permission granted in Sep 2022 (ref. no. A/YL-KTN/825), the applicant intended to continue to use the site as Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display. The operation period and the opening hours are not changed, i.e., 3 years and Mon to Sat; 8:00am to 6:00pm; Sun and public holidays, closed; respectively.
- ii. The applicant put all the effort to comply with the conditions under the planning approval, including the provision of fire service installations with implementation. However, comments from FSD have been given that more comprehensive requirements should be complied with since the site office has exceeded 230m². After consideration, the applicant proposed to reduce the scale of the coverage of the site office to meet the basic requirements of FSI instead. But we spent about one more year on this proposal without acceptance with FSD. They are still required to comply with a more comprehensive requirement of FSI. As such, the applicant employed a fire services consultant to handle it without further ado, but the remaining time was not sufficient to complete the task. Hence, the applicant has applied again to continue the proposed use.
- iii. The Subject Site falls adjacent to Fung Kat Heung and suits next to San Tam Road. Currently, as the necessity of the construction material (mainly metal scaffold) is not high in the market, the number of vehicle trips to and from the Site is very rare. It is approximately 2-4 nos. of private car/van per day, mainly for transportation of site staff; and one (1) to two (2) round trip(s) on average per week for transporting the construction materials to and from the Site by lorry with crane (5.5 tonne < gross vehicle weight ≤ 38 tonne); hence it will not cause significant traffic impact to the vicinity.
- iv. A series of 2.5m - 3.0m high aluminum sheets have been installed along the periphery of the Site to minimize the potential environmental and aesthetic impacts to the surrounding areas. Apart from the above, the recommended mitigation measures as stated in the **Code of Practice on Handling the Environmental Aspects of Temporary Uses and Opens Storage Sites** would be proposed to implement on the Site.
- v. Even though the coverage of the Subject Site has been increased, however the drainage system including the periphery channels, catch pits and sump pits which installed to dissipate the wastewater and storm water accrued from site in accordance with the approved drainage proposal in the previous planning permission has no change since the surface runoff from the extended portion has been directly ran into the adjacent nullah. Apart from that, regular cleaning of the drainage system and the adjacent nullah would be conducted regularly.
- vi. No workshop related activities would be conducted on the Subject Site. A metal scaffold has been displayed at top of the covered private car parking area as demo for the renters.
- vii. Existing and the planting trees (Chinese Banyans) have been found and planted around the Site and maintained in good condition all the times to improve the aesthetic impact to the vicinity.
- viii. 400kV overhead lines (OHL) have been running adjacent to the Subject Site; however, the vertical clearance between the top of the highest structure on the Site and the lowest point of the OHL conductors is approx. 12.5m. Therefore, the Site operation will not pertain to the electricity supply safety and reliability. Also, the site operator will remind to keep a safety clearance of 5.5m from the OHL conductors in all directions.
- ix. No hoist or crane would be operated or built within the Subject Site and no scaffolding would always be put within 9m from the conductors of the 400kV OHL. Even though the conductor towers have been fenced off, however if works should be needed within this zone, the site operator will consult CLPP on the safety precautions before the commencement of the works.

Alternatively, if any works from CLPP are required to do within the Subject Site, the site operator will give assistance.

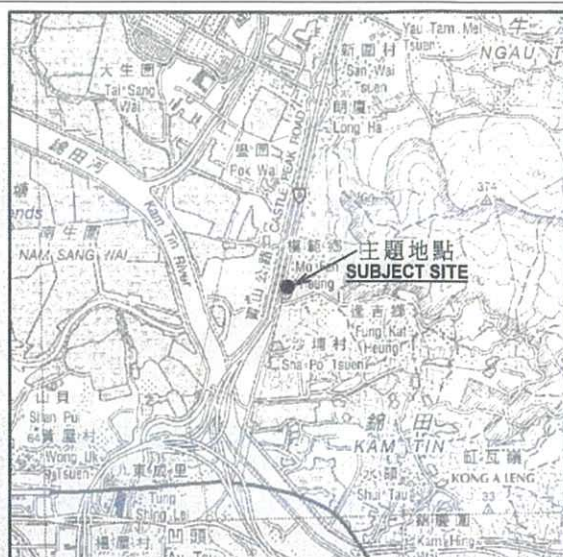
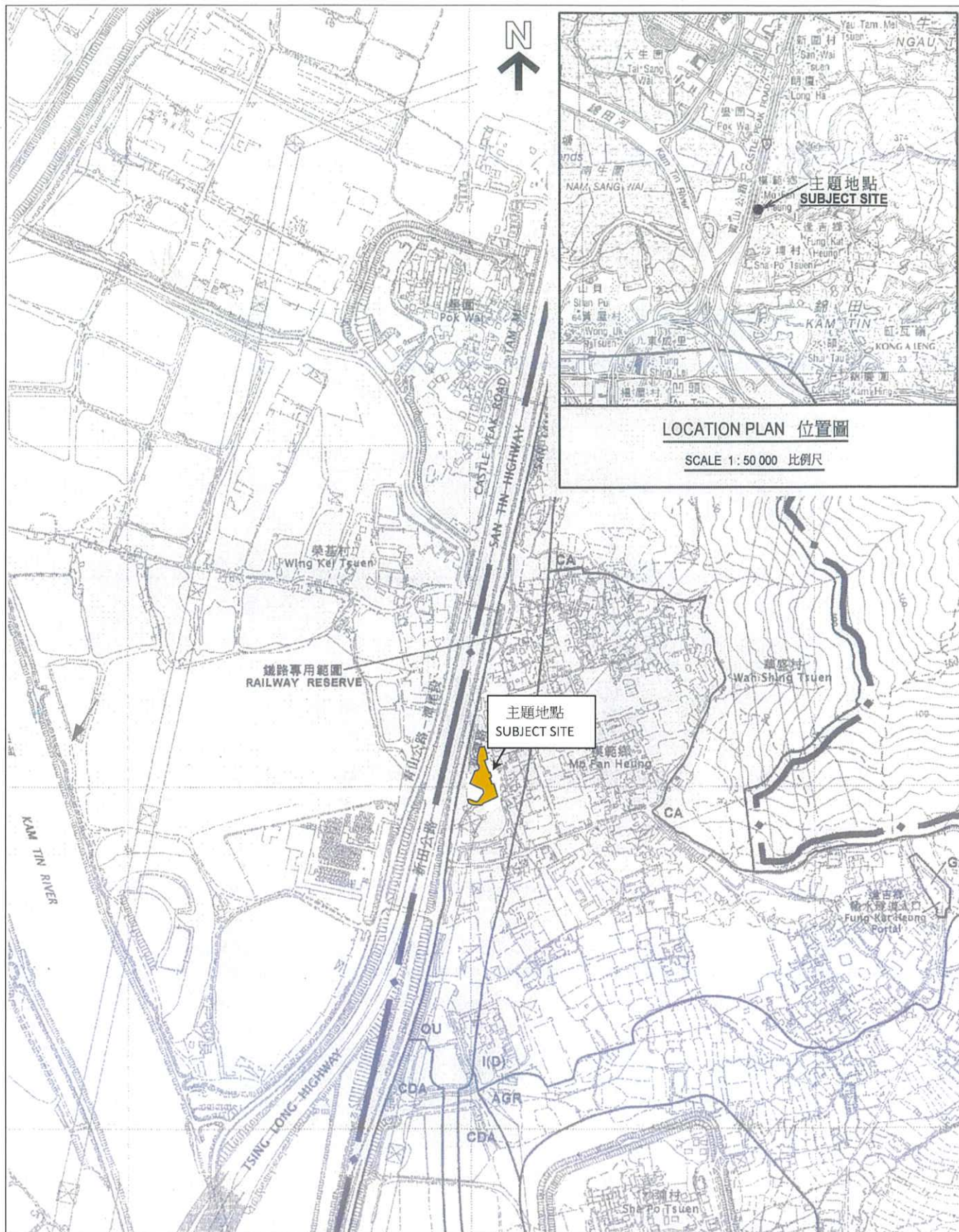
- x. The site operator will also follow the regulations as mentioned in the **Electricity Supply Lines (Protection) Regulation** and the “**Code of Practice on Working near Electricity Supply Lines**” in the day-to-day operation.
- xi. High pressure town gas pipeline have been running along San Tam Road, which adjacent to the Subject Site, therefore the site operator should maintain liaison/coordination with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipeline/gas installations in the vicinity of the proposed works area and the minimum set back distance away from the gas pipeline if any excavation works is required. Also, the requirements of the Electric and Mechanical Services Department’s “**Code of Practice on Avoiding Danger from Gas Pipes**” would be fully followed with.
- xii. Besides, according to the information from the nearby villagers – after the proposed development at the Site has been set up, the overall environment such as the hygiene condition, the cleanliness of the nullah has a great improvement.
- xiii. With the above proposed measures and information, it could be concluded that the Site is suitable to use as Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display since the nuisance to the vicinity has been minimal.

理由

- i. 根據2022年9月獲批的規劃許可(參考編號：A/YL-KTN/825)，申請人希望繼續將主題地點用作臨時露天存放建築材料之用，並連附屬寫字樓及金屬支架示範。而營業期和營業時間不變，分別為三年和星期一至星期六；早上八時至下午六時；星期日及公眾假期則休息。
- ii. 申請人盡一切努力遵守規劃批准的條件，包括提供消防裝置並實施。但消防處提出意見，由於工地辦公室已超過230平方米，應符合更高規格的要求。經過考慮，申請人建議縮小現場辦公的覆蓋規模，以滿足安裝消防設備(FSI)的基本要求。但花了大約一年多的時間在這個建議上，都得到消防署(FSD)的接受。他們仍要我們遵守高規格的消防設備要求。因此，申請人遂聘請消防顧問處理此事，但所剩的時間不足以完成建議書和安裝。因此，申請人再次申請繼續擬定的用途。
- iii. 主題地點位於逢吉鄉；鄰近新潭路。由於現時市場需求建築材料(主要金屬支架)不太，每日出入主題地點車輛的數目亦不多(主要是私家車或小型貨車作為員工上下班之用、約貳至肆架次)。至於運送建築材料，會採用有伸縮吊臂的中型貨車(車輛總重為5.5噸至38噸)；每周約有一至兩次來回運送建築材料，所以；不會對交通做成影響。
- iv. 在申請範圍四周安上約2.5米至3.0米高的鋁質坑板以作消減對環境和美化主題地點外觀之用。令外，亦會根據指引 **Code of Practice on Handling the Environmental Aspects of Temporary Uses and Opens Storage Sites** 在場內加裝合適的消減設施來減低對環境的影響。
- v. 儘管主題地點的覆蓋範圍有所擴大，但根據獲批方案安裝的渠道設施包括周邊渠道、集水坑和收水井就沒有改變。因為延伸部分所產生的水會直接流進相鄰的明渠。另外，會定期作出清理來維持暢通；而現存及種植的樹木亦會繼續保養；以改善去水和對周圍環境的影響。
- vi. 在主題地點上沒有任何與工場有關的工作。一個金屬支架展示於有蓋私家車停車處的頂部，作為示範給租客。
- vii. 400kV 架空電纜(OHL)已經在主題地點附近運行；然而現場最高結構的頂部與架空電纜導體的最低點之間的垂直間隙大約是12.5米。因此，現場操作將不涉及電力供應的安全性和可靠性。此外，會提醒現場工作的人，要與架空電纜導體保持5.5米的安全距離。
- viii. 在主題地點內不得操作或建造起重機，且任何時候都不得在距離400kV 架空電纜導體9米範圍內放置任何棚架。雖然400kV的架空電纜塔已用鐵絲網圍封，但若果工程需要在這範圍內進行，工地經營者須在工程展開前就安全措施諮詢中華電力(CLPP)。或者，如果中華電力的任何工程需要在主題地點內進行，則工地經營者將會提供幫助。
- ix. 工地經營者亦會按照供電電纜(保護)規例及電力供應線附近工作守則的規定進行日常運作。
- x. 煤氣管道沿鄰近主題地點的新潭路鋪設，因此，工地經營者應就現有或計劃的煤氣管道鋪設的位置，與中華煤氣有限公司保持聯絡/協調，以及如有需要進行挖掘工

程，須將距離輸氣管道保持一段距離。此外，機電工程署的「防止氣體管道危險的實務守則」內的要求亦會全面貫徹。

- xi. 此外，根據鄰近村民的資料，發展主題地點後，整體環境；包括衛生、河道清潔度都有極大的改善。
- xii. 集合以上各點得出，主題地點是適合作為臨時露天存放建築材料連附屬寫字樓及金屬支架示範之用。



LOCATION PLAN 位置圖

SCALE 1:50 000 比例尺

 主題地點
SUBJECT SITE

Location Plan

Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years at various lots in DD107 and adjoining Government land, San Tam Road, Kam Tin, Yuen Long, New Territories

For Identification Purpose
只供參考之用

計劃編號 PROJECT NO.
P-2024-1101

圖則 FIGURE
01

二零二四年四月十九日根據分區計劃大綱圖編號
S/YL-KTN/11 製備的摘要圖
EXTRACT PLAN PREPARED ON 19.04.2024
BASED ON OUTLINE ZONING PLAN NO. S/YL-
KTN/11

LEGEND:



Main Entrance (出入閘門)



Existing Tree (現有樹木)



Planting Tree (Chinese Banyan)
[已種植樹木 (細葉榕)]



Bus / Minibus Stop (巴士/小巴站)



Vehicular indication from San Tam Road leading to Subject Site
(從新潭路通往申請地點的車輛指示)



SAN TIN HIGHWAY

One-storey covered area (12.0mL x 5.5mW x 3.5mH) for 3 nos. private cars parking with metal scaffold display on top
一層高有蓋私家車停車位三個連金屬支架示範 (12.0 米(長) x 5.5 米(闊) x 3.5 米(高))

Two-storey covered area (20.0mL x 7.0mW x 14.0mH) for worker resting area and metal structure storage
兩層高有蓋工人休息處連存放金屬支架 (20.0 米(長) x 7.0 米(闊) x 14.0 米(高))

A series of approx. 2.5m - 3.0m high aluminium sheets painted in dark green has been erected along the periphery of the Site for reducing the noise and visual impacts
有申請地點範圍四周加設約 2.5 米至 3.0 米高的鋁質坑板以作阻隔噪音和美化外觀環境之用

3 nos. of loading/unloading spaces for heavy goods vehicle for metal structure delivery
三個上落重型貨車位給運送金屬支架之用

Two-storey covered area (40.0mL x 18.0mW x 17.0mH) for ancillary office and metal structure storage
兩層高有蓋附屬寫字樓連存放金屬支架 (40.0 米(長) x 18.0 米(闊) x 17.0 米(高))

A 6.0m width entrance/exit has been provided for Site daily operation
申請地點安裝約 6.0 米闊的閘門給車輛日常出入運作之用

SUBJECT SITE
主題地點

Surface channel and catchpits have been constructed along the periphery of the Site for drainage system
在申請地點範圍加裝排水溝和排水井以作渠道設施之用

Maneuvering Area
迴旋點



主題地點
SUBJECT SITE

Schematic Layout Plan

Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years at various lots in DD107 and adjoining Government land, San Tam Road, Kam Tin, Yuen Long, New Territories

For Identification Purpose
只供參考之用

計劃編號 PROJECT NO.
P-2024-1101

圖則 FIGURE
03A

二零二四年四月十九日根據測量圖編號

6-NE-1B/D 製備的摘要圖

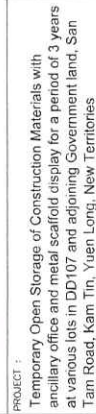
EXTRACT PLAN PREPARED ON 19.04.2024

BASED ON SURVEY SHEET NO(S).

6-NE-1B/D

1. GENERAL

- ## LEGEND



FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	DESIGNED BY	NAME	DATE	DRAWING NO. :	REV.
	CHECKED BY	C.K.KING	4 May 2024	FS-01	0
	APPROVED BY			SCALE : 1:500 @ A1	
				SOURCE : B.O.O. Ref: BD F.S.D. Ref: FP	

收件者:

tpbpd/PLAND

From: Schroeder Tam

Sent: Friday, June 7, 2024 2:53 PM

To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>

Cc: Olivia Lam Yan NG/PLAND <olyng@pland.gov.hk>

Subject: Planning Application No.A/YL-KTN/1021

To: TPB

As spoken to Miss Ng,

Please find enclosed the revised pages of the application for your perusal.

Any further questions, please let me know.

Thanks.

Regards,

KTTAM



Derby Engineering Co.

30th May 2024

Our Ref.: DEC/TPB/24/S16/Apply/2401

By Hand

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

Dear Sir or Madam,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in "Other Specified Uses (OU) - Railway Reserve" zone,
Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part),
385RP(part), 392s.B (part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398,
399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long,
New Territories

Our company – **Derby Engineering Company** has been commissioned by **Bonus Investment Limited** to assist the captioned site to apply for the planning permission under section 16 of the Town Planning Ordinance (Chapter 131) to use as Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years.

In connection with the Section 16 application, one (1) copy of the planning application form with four (4) copies of the relevant figures and information accompanying the application for your departmental circulation and distribution to members of the Board.

Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. no.

Thank you for your kindly attention!

Yours faithfully,

For and on behalf of
Derby Engineering Company

K.T. TAM
Project Consultant

Encl.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Bonus Investment Limited
潤陞投資有限公司

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)

Derby Engineering Company
狄比工程公司

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 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part), 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP and adjoining Government Land in D.D.107, San Tam Road, Kam Tin, 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 5,570.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,702.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,672.0 sq.m 平方米 <input checked="" type="checkbox"/> About 約

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part), 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP and adjoining Government Land in D.D.107, San Tam Road, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	5,570.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,672.0 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 錦田北分區計劃大綱核准圖編號S/YL-KTN/11
Zoning 地帶	Other Specified Uses "Railway Reserve" 其他指定用途「鐵路專用範圍」
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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials with ancillary office and the metal scaffold display 臨時露天存放建築材料連附屬寫字樓及金屬支架示範

寄件日期: 2024年07月22日星期一 15:43
收件者: tpbpd/PLAND
副本: Olivia Lam Yan NG/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental
Comments
附件: Letter of Response to Comments_All_KTN_1021.pdf

From: Schroeder Tam [REDACTED]

Subject: Re: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental Comments

Dear Ms. Yan,

As spoken, please find the full set of responses to various departments' comments and supplementary information for the captioned planning application for your perusal.

Any further questions, please do not hesitate to contact me.

Regards,

KTTAM



Derby Engineering Co.

22nd July 2024

Our Ref.: DEC/TPB/24/S16/Apply/2407

By Email

Planning Department District Planning Branch

New Territories District Planning Division

Fanling, Sheung Shui & Yuen Long East District Planning Office

14/F, Sha Tin Government Offices

1 Sheung Wo Che Road, Sha Tin,

New Territories

For the attention of **Miss YAN Wing Yin, Andrea**

Dear Miss YAN,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in "Other Specified Uses (OU) - Railway Reserve" zone,

Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part), 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

With reference to the emails from various departments, please find the responses to comments in tabulated format for your information.

Comment	Response
Transport Department (Mr. Phil CAI, Tel.: 2399 2421) dated 20 June 2024	
(a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to San Tam Road and the local access;	According to the site record, the peak time and peak vehicular flow have rarely occurred, subject to the order made. The latest one was approximately 6 months ago. The peak time is 10:30 am and 2:30 pm. The peak vehicular flow is one round trip of heavy vehicles per time. Besides, in general, day-to-day operation, only 2 round trips of private cars per day.
(b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site; and	The road width of San Tam Road = 6.0m width; The site gate = 12.0m width The lorry size = 5.8m L x 3.3m W The size of manoeuvring space = 6.0m in radius. Hence, the site has sufficient manoeuvring space for the vehicles smoothly moving in/out the Subject Site and bending on San Tam Road.
(c) The applicant should note the local access between San Tam Road and the site is not managed by this Department."	Noted.



Derby Engineering Co.

Comment	Response
Agriculture, Fisheries and Conservation Department (Ms. WONG Cheuk-ling, Tel.: 2150 6933) dated 27 June 2024	
There is a watercourse located to the northwest of the subject site. The applicant shall clarify whether the subject would encroach onto the watercourse and if any measure will be implemented to avoid disturbance to the watercourse nearby during operation.	The operation in the Subject Site will not encroach onto the watercourse located on the northwest side. Besides, the wastewater from the Subject Site is mainly foul sewer/water from the toilet, however, a licensed waste collector has been deployed to collect them accordingly. In addition, a drainage channel system has been built along the site boundary to collect the water and divert it to the DSD drainage system at the roadside of San Tam Road. In conclusion, it will not cause disturbance to the watercourse nearby during the site operation.
Comments from Fire Services Department (Contact Person: Mr. YUEN Tsz-fung, Tel.: 2733 7737) dated 3 July 2024	
i. All accessible areas on 1/F are GFA accountable. In this regard, detailed layout plans and section drawings shall be provided for our further consideration;	Noted. All accessible areas on 1/F have been marked in the revised FSI Layout Plan. (Appendix A)
ii. Fire extinguishers shall be provided to every level of every structure;	Noted. The provision of fire extinguishers has been indicated in the revised FSI Layout Plan. (Appendix A)
iii. The FS water tank, FS pump room and hose reel shall be clearly marked on plans.	Noted. The concerned FS components have been clearly marked in the revised FSI Layout Plan. (Appendix A)
Comments from Electrical and Mechanical Services Department (Contact Person: Mr. Tong WK TSE, Tel.: 2808 3874) dated 5 July 2024	
Please note that there is a high-pressure underground town gas transmission pipeline in the vicinity of the proposed ancillary office and temporary open storage. In this connection, please provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that risk assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the proposal will result in a significant increase in population.	Noted. As the proposed development is classified as business use (temporary open storage of construction materials with an ancillary office), the aggregated population induced is rarely low, approximately 10 persons per day (Mondays to Saturdays); and zero on Sundays and public holidays since the proposed development is closed. In this context, there is no significant increase in population, and the risk assessment posed by the gas installation could be concluded as not required.



Derby Engineering Co.

Comment	Response
Comments from Transport Department (Contact Person: Mr. Phil CAI, Tel.: 2399 2421) dated 15 July 2024	
Provision of dimensions of local access, vehicles etc. are not sufficient to demonstrate the smooth manoeuvring of vehicles. The applicant shall provide further information such as swept path, site photos etc.	The size of manoeuvring space is 6.0m in radius. Also, the site is being in operation, hence it was concluded that sufficient space could be provided a smooth moving to the vehicles which visit the Subject Site and bending on local access road. Demonstration of vehicular ingress/egress and the details of entrance have been shown in the attached figure. (Appendix B)
Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office (Contact Person: Ms Andrea YAN at 3168 4049) dated 16 July 2024	
The applicant claims in the submission that the drainage facilities implemented under the previous Planning Application No. A/YL-KTN/825, please provide the records of the existing drainage facilities on site.	Noted and provided. (Appendix C)
Comments from Fire Services Department (Contact Person: Mr. YUEN Tsz-fung, Tel.: 2733 7737) dated 19 July 2024	
Sprinkler system, modified hose reel system, fire alarm system, emergency lighting, directional and exit sign and portable fire extinguisher shall be provided to any structure with total floor area exceeds 230m ² .	Noted. To have better site management, the covered structure as an ancillary office and metal structure storage has been divided into three components and the FSI has been proposed for each component to suit the needs.

Besides, the revised justification and layout on the provision of FSI proposal (Appendix D and Appendix E, respectively) are enclosed for your reference. Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. [REDACTED]

Thank you for your kindly attention!

Yours faithfully,

**For and on behalf of
Derby Engineering Company**

K.T. TAM
Project Consultant

Encl.

Letter of Response to Comments_All_KTN_1021



Derby Engineering Co.



List of Appendices

Appendix A – revised FSI Layout Plan

Appendix B – sketch of swept path

Appendix C – photo records of the implementation of the existing drainage facilities

Appendix D – revised planning justification

Appendix E – revised Schematic Layout Plan



Derby Engineering Co.



Appendix A
revised FSI Layout Plan

F. S. NOTES:

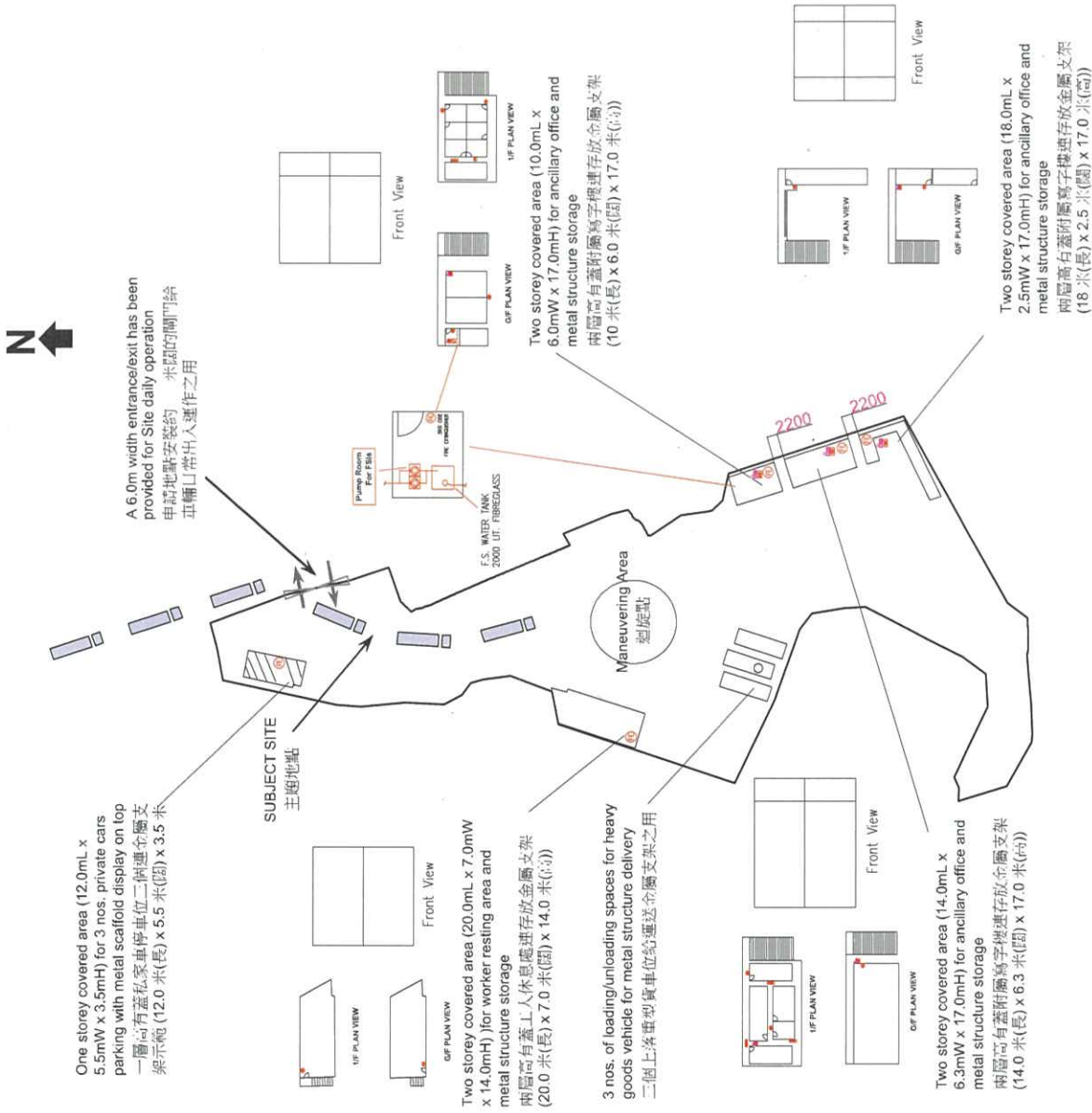
1. GENERAL

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH 'BS 5266-PART 1: 2016 AND BS EN 1838: 2013', FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1: 2016 AND FSD CIRCULAR LETTER NO. 5/2008.
- FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021, ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- HOSE REEL SYSTEM WITH 2m³ F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE TO SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PARK OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING FOR ENTIRE BUILDING.
- SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.
- PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN, IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.
- NO STORAGE OF DANGEROUS GOODS WITHOUT THE PERMISSION BY THE DIRECTOR OF FIRE SERVICES. ANY INTENDED STORAGE OR USE DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.

LEGEND

- | | | | |
|---|------------------|---|-----------------|
|  | HOSE REEL |  | EMERGENCY LIGHT |
|  | BREAK GLASS UNIT |  | DIRECTION SIGN |
|  | FIRE ALARM BELL |  | PUMP SET |

5KG CO2
FIRE EXTINGUISHER



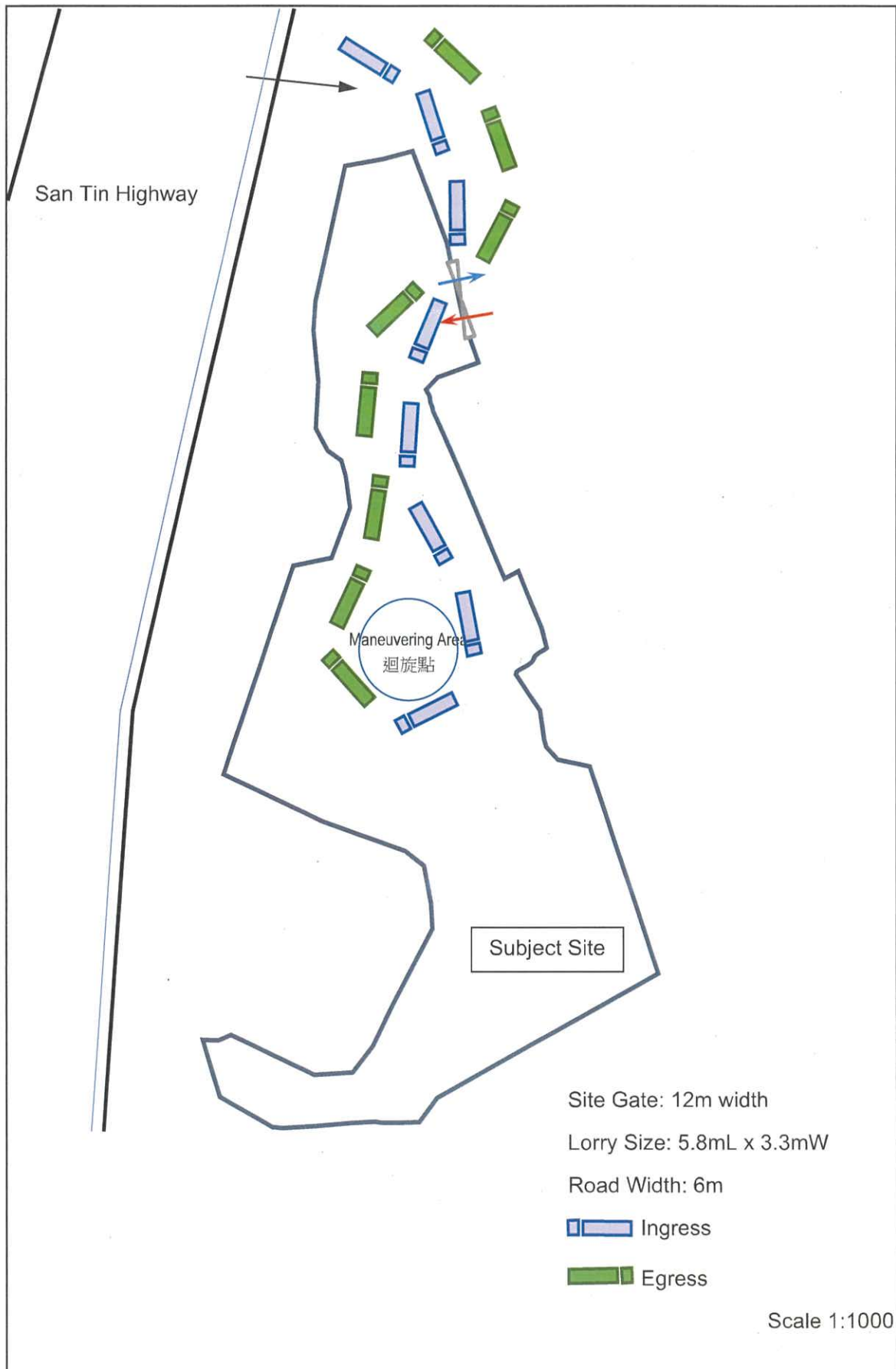
PROJECT :	DRAWING TITLE :	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR :	NAME :	DATE :	DRAWING NO. :	REV. :
Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years at various lots in DD107 and adjoining Government land, San Tam Road, Kam Tin, Yuen Long, New Territories	F. S. Notes, Legend, Fire Service Installation Layout Plan			Century Fire Service Engineering Co., Ltd.	C.K. NG	08 JUL 2024	FS-01	0
					CHECKED BY :		SCALE : 1:500 @ A1	
					APPROVED BY :		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	



Derby Engineering Co.



Appendix B
sketch of swept path



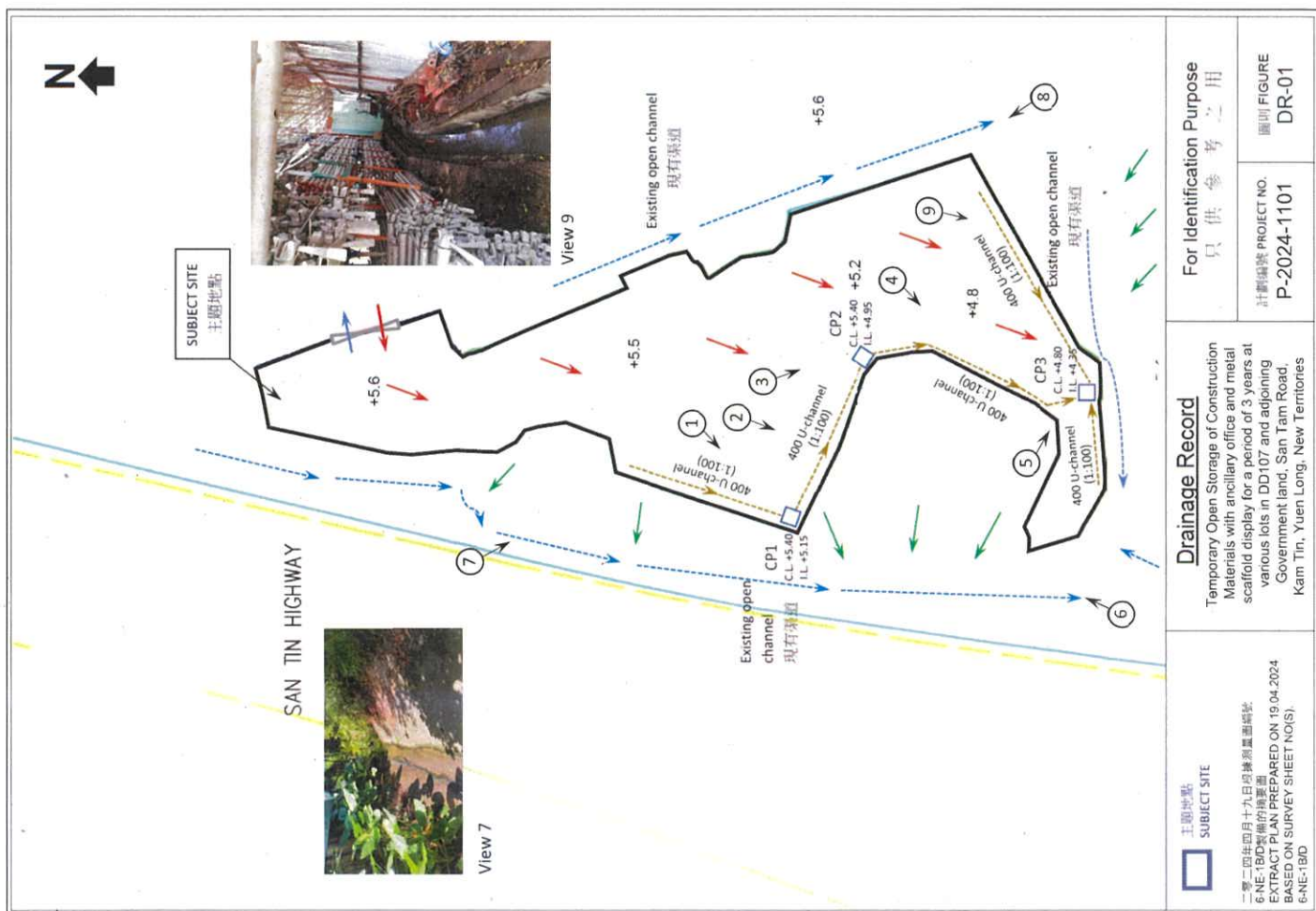


Derby Engineering Co.



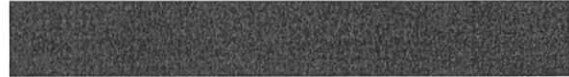
Appendix C

photo records of the implementation of the existing drainage facilities





Derby Engineering Co.



Appendix D
revised planning justification

Justifications

- i. Follow the planning permission granted in Sep 2022 (ref. no. A/YL-KTN/825), the applicant intended to continue to use the site as Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display. The operation period and the opening hours are not changed, i.e., 3 years and Mon to Sat; 8:00am to 6:00pm; Sun and public holidays, closed; respectively.
- ii. The applicant put all the effort to comply with the conditions under the planning approval, including the provision of fire service installations with implementation. However, comments from FSD have been given that more comprehensive requirements should be complied with since the site office has exceeded 230m². Responding to the comments, the applicant clarified that the scale of the coverage for the site office has fulfilled the basic requirements of FSI. However, the proposal was not accepted by FSD even though we spent a year revising the FSI proposal. FSD is still required to comply with a more comprehensive requirement of FSI. As such, the applicant employed a fire services consultant to handle it without further ado, but the remaining time was not sufficient to complete the task. Hence, the applicant has applied again to continue the proposed use.
- iii. The Subject Site falls adjacent to Fung Kat Heung and suits next to San Tam Road. Currently, as the necessity of the construction material (mainly metal scaffold) is not high in the market, the number of vehicle trips to and from the Site is very rare. It is approximately 2-4 nos. of private car/van per day, mainly for transportation of site staff; and one (1) to two (2) round trip(s) on average per week for transporting the construction materials to and from the Site by lorry with crane (5.5 tonne <gross vehicle weight ≤38 tonne); hence it will not cause significant traffic impact to the vicinity.
- iv. A series of 2.5m - 3.0m high aluminum sheets have been installed along the periphery of the Site to minimize the potential environmental and aesthetic impacts to the surrounding areas. Apart from the above, the recommended mitigation measures as stated in the **Code of Practice on Handling the Environmental Aspects of Temporary Uses and Opens Storage Sites** would be proposed to implement on the Site.
- v. Even though the coverage of the Subject Site has been increased, however the drainage system including the periphery channels, catch pits and sump pits which installed to dissipate the wastewater and storm water accrued from site in accordance with the approved drainage proposal in the previous planning permission has no change since the surface runoff from the extended portion has been directly ran into the adjacent nullah. Apart from that, regular cleaning of the drainage system and the adjacent nullah would be conducted regularly.
- vi. No workshop related activities would be conducted on the Subject Site. A metal scaffold has been displayed at top of the covered private car parking area as demo for the renters.
- vii. Existing and the planting trees (Chinese Banyans) have been found and planted around the Site and maintained in good condition all the times to improve the aesthetic impact to the vicinity.
- viii. 400kV overhead lines (OHL) have been running adjacent to the Subject Site; however, the vertical clearance between the top of the highest structure on the Site and the lowest point of the OHL conductors is approx. 12.5m. Therefore, the Site operation will not pertain to the electricity supply safety and reliability. Also, the site operator will remind to keep a safety clearance of 5.5m from the OHL conductors in all directions.
- ix. No hoist or crane would be operated or built within the Subject Site and no scaffolding would always be put within 9m from the conductors of the 400kV OHL. Even though the conductor towers have been fenced off, however if works should be needed within this zone, the site operator will consult CLPP on the safety precautions before the commencement of the works.

Alternatively, if any works from CLPP are required to do within the Subject Site, the site operator will give assistance.

- x. The site operator will also follow the regulations as mentioned in the **Electricity Supply Lines (Protection) Regulation** and the “**Code of Practice on Working near Electricity Supply Lines**” in the day-to-day operation.
- xi. High pressure town gas pipeline have been running along San Tam Road, which adjacent to the Subject Site, therefore the site operator should maintain liaison/coordination with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipeline/gas installations in the vicinity of the proposed works area and the minimum set back distance away from the gas pipeline if any excavation works is required. Also, the requirements of the Electric and Mechanical Services Department’s “**Code of Practice on Avoiding Danger from Gas Pipes**” would be fully followed with.
- xii. Besides, according to the information from the nearby villagers – after the proposed development at the Site has been set up, the overall environment such as the hygiene condition, the cleanliness of the nullah has a great improvement.
- xiii. With the above proposed measures and information, it could be concluded that the Site is suitable to use as Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display since the nuisance to the vicinity has been minimal.



Derby Engineering Co.



Appendix E
revised Schematic Layout Plan

LEGEND:



Main Entrance (出入閘門)



Existing Tree (現有樹木)



Planting Tree (Chinese Banyan)
[已種植樹木 (細葉榕)]



Bus / Minibus Stop (巴士/小巴站)



Vehicular indication from San Tam Road leading to Subject Site
(從新潭路通往申請地點的車輛指示)

SAN TIN HIGHWAY



A 6.0m width entrance/exit has been provided for Site daily operation
申請地點安裝約 6.0 米闊的閘門給車輛日常出入運作之用

SUBJECT SITE
主題地點

Surface channel and catchpits have been constructed along the periphery of the Site for drainage system
在申請地點範圍加裝排水溝和排水井以作渠道設施之用

One-storey covered area (12.0mL x 5.5mW x 3.5mH) for 3 nos. private cars parking with metal scaffold display on top
一層高有蓋私家車停車位三個連金屬支架示範 (12.0 米(長) x 5.5 米(闊) x 3.5 米(高))

Two-storey covered area (20.0mL x 7.0mW x 14.0mH) for worker resting area and metal structure storage
兩層高有蓋工人休息處連存放金屬支架 (20.0 米(長) x 7.0 米(闊) x 14.0 米(高))

A series of approx. 2.5m - 3.0m high aluminium sheets painted in dark green has been erected along the periphery of the Site for reducing the noise and visual impacts
有申請地點範圍四周加設約 2.5 米至 3.0 米高的鋁質坑板以作阻隔噪音和美化外觀環境之用

3 nos. of loading/unloading spaces for heavy goods vehicle for metal structure delivery
三個上落重型貨車位給運送金屬支架之用

Two-storey covered area (divided into three components - (1) 10mL x 6.0mL; (2) 14.0mL x 6.30mW; and (3) 18.0mL x 2.5mL; all structures are 17.0mH) for ancillary office and metal structure storage
兩層高有蓋附屬寫字樓連存放金屬支架分成三部份 - (1) 10.0米(長) x 6.0米(闊); (2) 14.0米(長) x 6.3米(闊); 和 (1) 18.0米(長) x 2.5米(闊); 所有部份的高度都是 17.0 米)

Maneuvering Area
迴旋點

60m²
88m²
45m²
12.0
40.0
18.0



二零二四年四月十九日根據測量圖編號
6-NE-1B/D 製備的摘要圖
EXTRACT PLAN PREPARED ON 19.04.2024
BASED ON SURVEY SHEET NO(S).
6-NE-1B/D

Schematic Layout Plan

Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years at various lots in DD107 and adjoining Government land, San Tam Road, Kam Tin, Yuen Long, New Territories

For Identification Purpose
只供參考之用

計劃編號 PROJECT NO.
P-2024-1101

圖則 FIGURE
03A

收件者: tpbpd/PLAND
副本: Yen PY LEUNG/PLAND; Olivia Lam Yan NG/PLAND
主旨: Fw: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental
Comments
附件: Letter of Response to Comment 08_KTN_1021.pdf

From: Schroeder Tam

Sent: Tuesday, July 23, 2024 4:08 PM

Subject: Re: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental Comments

The revised letter attached, thanks.



Derby Engineering Co.

23rd July 2024

Our Ref.: DEC/TPB/24/S16/Apply/2410

By Email

Planning Department District Planning Branch

New Territories District Planning Division

Fanling, Sheung Shui & Yuen Long East District Planning Office

14/F, Sha Tin Government Offices

1 Sheung Wo Che Road, Sha Tin,

New Territories

For the attention of **Miss YAN Wing Yin, Andrea**

Dear Miss YAN,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in "Other Specified Uses (OU) - Railway Reserve" zone, Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part), 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

Further to the supplementary data that we have provided on 22 July 2024, further information regarding the land resumption for the NOL project team of HyD/RDO and MTRCL is stated below:

The applicant understood that the lands covered under the proposed development in this planning application have been published under the Gazette Notices dated 3 May 2024 for the railway development of the NOL project. He/She has committed to vacating the portion of lands in this application that will be affected by the NOL project and terminating the proposed development at that portion of lands. Also, we will communicate with the above-said project team to solve any interfacing issues, if any.

Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. [REDACTED]

Thank you for your kindly attention!

Yours faithfully,

For and on behalf of

Derby Engineering Company

K.T. TAM

Project Consultant

Encl.- Nil

Letter of Response to Comment 08_KTN_1021

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject: Fw: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental Comments

From: Schroeder Tam

Sent: Monday, September 23, 2024 12:01 PM

Subject: Re: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental Comments

Dear Miss Yan,

As spoken, the r-t-c and the video link for the responses to TD's comments are enclosed for your reference.

Any questions, please let me know.

Thank you.

Regards,
KT TAM



Derby Engineering Co.

23rd September 2024

Our Ref.: DEC/TPB/24/S16/Apply/24011R

By Email

Planning Department District Planning Branch

New Territories District Planning Division

Fanling, Sheung Shui & Yuen Long East District Planning Office

14/F, Sha Tin Government Offices

1 Sheung Wo Che Road, Sha Tin,

New Territories

For the attention of **Miss YAN Wing Yin, Andrea**

Dear Miss YAN,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in "Other Specified Uses (OU) - Railway Reserve" zone,

Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part), 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

With reference to the email dated 29 July 2024 and 16 August 2024, please find enclose the responses to comments from Transport Department for your information.

Comment	Response
Comments from Transport Department (Contact Person: Mr. Phil CAI, Tel.: 2399 2421)	
The submitted sketch is not able to demonstrate the smooth manoeuvring of vehicles to / from San Tam Road and along the access. Swept path for the proposed type of vehicle, e.g., HGV, shall be provided. The corresponding road layout adjacent to the site is also not shown.	Noted. The revised swept path figures, including the corresponding road layout adjacent to the site and the corresponding photos have been provided.

Apart from the swept path figure and the photos, a video showing the manoeuvring of vehicles is saved in the following link:

https://drive.google.com/drive/folders/1FrDtFqKsRBX8QUI5ik8w4DthX6qO_wRp?usp=drive_link

Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. no. [REDACTED]

Thank you for your kindly attention!

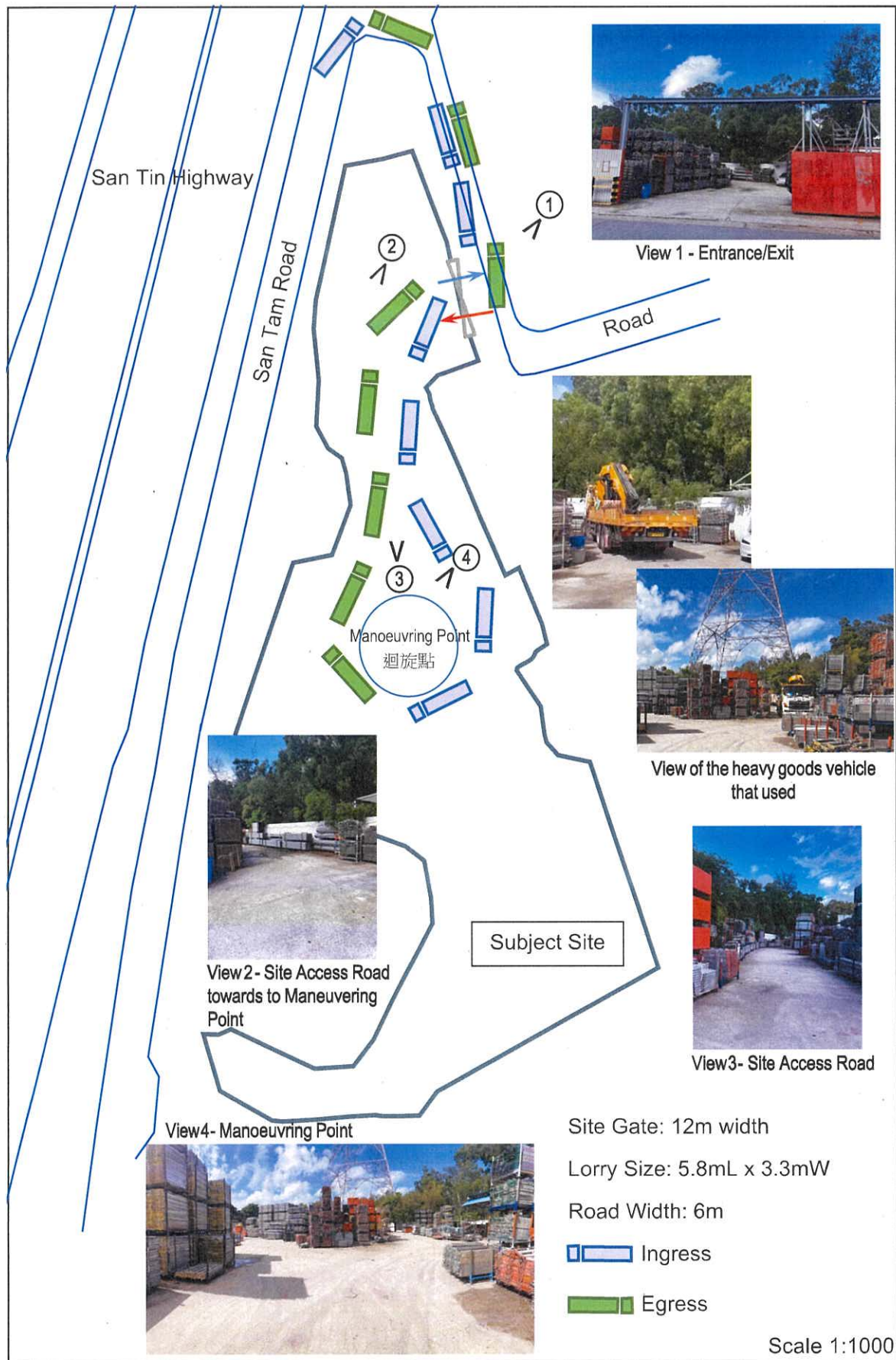


Derby Engineering Co.

Yours faithfully,
For and on behalf of
Derby Engineering Company

K.T. TAM
Project Consultant

Encl.- sketch of swept path



Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(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 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 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, 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 applications, 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 uses generating adverse noise, air pollution, 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, 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, planning permission may be refused notwithstanding other criteria set out in the 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 Applications covering the Application Site (the Site)

Approved Applications

	<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC</u>
1.	A/YL-KTN/425	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	13.12.2013
2.	A/YL-KTN/586	Temporary Open Storage of Construction Materials for a Period of 3 Years	2.3.2018
3.	A/YL-KTN/673	Temporary Open Storage of Construction Materials for a Period of 3 Years	29.11.2019
4.	A/YL-KTN/825	Temporary Open Storage of Construction Materials with Ancillary Office and Metal Scaffold Display for a Period of 3 Years	23.9.2022 [revoked on 23.3.2024]

Similar s.16 Applications within the same “Other Specified Uses” annotated “Railway Reserve” zone in the vicinity of the Site in the Past Five Years

Approved Applications

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>
1.	A/YL-KTN/632	Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Parking of Medium/Heavy Goods Vehicles and Container Trailers/Tractors for a Period of 3 Years	20.9.2019 [revoked on 20.2.2022]
2.	A/YL-KTN/653	Temporary Open Storage of Construction Materials (Excluding Soil, Cement, Chemical Product and Dangerous Goods) for a Period of 3 Years	17.5.2019 [revoked on 17.10.2021]
3.	A/YL-KTN/841	Proposed Temporary Open Storage of Construction Materials and Office for a Period of 3 Years	29.7.2022 [revoked on 29.1.2024]
4.	A/YL-KTN/848	Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Parking of Medium/Heavy Goods Vehicles and Container Trailers/Tractors for a Period of 3 Years	26.8.2022

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lot Nos. 49 S.B RP, 50 S.B, 51RP, 379 S.B, 383, 384RP, 385 RP, 392 S.B, 394 S.A RP, 394 S.C, 395, 396, 397 RP, 398, 399 RP and 401 RP all in D.D. 107 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;
- Lot Nos. 49 S.B RP in D.D. 107 as well as 394 S.A RP and 379 S.B both in D.D. 107 are covered by Short Term Waiver Nos. 538 and 3943 for the purpose of “Shop” and “Temporary Open Storage of Construction Materials” respectively;
- the GL within the Site (about 1,672m² as mentioned in the application form) has been unlawfully occupied with unauthorised structure(s) without permission. Any occupation of GL without the Government’s prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
- his advisory comments are in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- his advisory comments are in **Appendix V**.

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

- no adverse comment on the application from highways maintenance perspective; and
- his advisory comments are in **Appendix V**.

3. Railway Development

Comments of the Chief Engineer/Railway Development Division 1-1, Railway Development Office, HyD:

- no adverse comment on the application from Northern Link Main Line viewpoint.

Comments of the Chief Estate Surveyor/Railway Development, LandsD:

- no adverse comment on the application.

4. **Drainage**

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

- no objection in principle to the application;
- based on the submission, it is noted that the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-KTN/825; and
- should the application be approved, approval conditions should be stipulated requiring the submission of an updated drainage record of the existing drainage facilities on-site and maintenance of the existing drainage facilities implemented to his satisfaction.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations being provided to his satisfaction;
- in consideration of the nature of open storage, the approval condition on the provision of fire extinguisher(s) to his satisfaction should be added; and
- his advisory comments are in **Appendices V and VII**.

6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- noting that the Site will not encroach onto the watercourse located on the northwest side, he has no comment on the application from nature conservation perspective; and
- his advisory comments are in **Appendix V**.

7. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective; and
- the Site falls within “Other Specified Uses” annotated “Railway Reserve” zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

8. Electric Supply

Comments of the Director of Electrical and Mechanical Services:

- no comment on the application; and
- his advisory comments are in **Appendix V**.

9. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- his advisory comments are in **Appendix V**

10. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment on the application.

11. Other Departments

The following government departments have no objection to / no adverse comment / no comment on the application

- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) the Site may be affected by the proposed Northern Link (NOL) Project and it may be resumed by the Government at any time during the planning approval period for implementation of the NOL Project. The applicant should terminate the applied use and vacate the Site upon the implementation of the NOL Project;
- (d) to resolve any land issues relating to the applied use with the concerned owner(s);
- (e) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board (the Board) to any further application;
- (f) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):
 - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for STW and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land (GL). The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - it is noticed that worker resting area was proposed. According to the established practice, application for STW of structures for domestic/residential uses on private agricultural land will not be entertained. Hence, even if the Board approves the subject planning application, his office will not consider approving/regularising any structure(s) erected/to be erected on the lots for domestic/residential uses;
- (g) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto/ from public roads at any time

during the planning approval period;

- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the Site involves in GL which is not maintained by HyD;
 - HyD shall not be responsible for maintaining any access connecting the Site to San Tam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - the applicant should adopt appropriate measures to avoid causing pollution or disturbance on the adjacent watercourse;
- (j) to note the comments of the Director of Electrical and Mechanical Services that:
 - there is a high pressure underground town gas transmission pipeline in the vicinity of the Site. The applicant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of the existing and planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of the applied use;
 - the number of working personnel in the applied use shall be minimised as far as reasonably practicable;
 - the applicant is required to observe the “Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong” (https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Stu_dy_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf) and “Code of Practice on “Avoidance of Damage to Gas Pipes” 2nd Edition ([https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf))
- (k) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses” issued by the Environmental Protection Department to minimise any potential environmental nuisances generated by the applied use; and
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (l) to note the comments of the Director of Fire Services that:
 - the applicant is advised to submit a valid fire certificate (F.S. 251) to his department for the compliance with approval condition relevant to the provision of fire extinguisher;
 - in consideration of the nature of open storage, the good practice guidelines shall be

adhered to; and

- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that three 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 the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise, they are unauthorized building works (UBW) 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 the B(P)R at building plan submission stage;
 - if the existing structure are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Sites under 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 BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-07-05 星期五 02:45:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
Subject: A/YL-KTN/1021 DD 107 Fung Kat Heung FAILURE TO PROVIDE HISTORY OF APPROVALS

Dear TPB Members,

825 Approved but conditions not fulfilled. So instead of terminating the STT re failure to ensure that operations on government land meet regulations, applicant is encouraged to file a fresh application.

This will be 'streamlined', no questions asked, roll over guaranteed.

That this happens on private lots is one matter. That it be tolerated on public land is another issue.

It is time that TPB members recognize that their duty is to the community, rule of law, and not to supporting operations that fail to comply with regulations imposed in order to ensure the safety and well being of residents and workers.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
Date: Monday, 21 March 2022 2:58 AM HKT
Subject: A/YL-KTN/825 DD 107 Fung Kat Heung FAILURE TO PROVIDE HISTORY OF APPROVALS

A/YL-KTN/825

Various Lots in D.D. 107, Fung Kat Heung, Yuen Long

Site area : About 5,570.4sq.m, Includes Government Land of about 1,672sq.m

Zoning : "Other Specified Uses" annotated "Railway Reserve"

Applied use : Open Storage / 6 Vehicle Parking

Dear TPB Members,

Strong objections to the lack of information provided. This is an existing operation but no history of approvals has been provided. Neither are the lot numbers, making it difficult to track the history of the site.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Here is a significant amount of government land included in the site so it is unacceptable that members of the public cannot monitor the application with regard to important information such as any revocation and failure to fulfill conditions.

I trust that the Audit Commission will look into this matter at some point.

Mary Mulvihill

Fire Services Department's Good Practice Guidelines for Open Storage Sites

		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.

