

2025年 1月 9 日

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

Appendix I of RNTPC
Paper No. A/YL-KTN/1085

This document is received on - 9 JAN 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-K7N/1085
	Date Received 收到日期	- 9 JAN 2025

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

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
SANFIELD (MANAGEMENT) LIMITED (新輝(建築管理)有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Grandmax Surveyors Limited (俊滙測量師行有限公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories 新界元朗錦田沙埔丈量約份第107約地段第1555號A分段(部分)、第1555號B分段餘段(部分)、第1557號餘段(部分)、第1558號(部分) 及第1559號(部分)
(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 9,705 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,025 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)	N.A. sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area (1)" ("CDA(1)")
(f) Current use(s) 現時用途	Plant Nursery and Open Storage with Site Office and Staff Car Park (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 9/12/2024 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 2024 年 12 月 9 日的記錄，這宗申請共牽涉 1 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 1 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)

(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 notified1..... "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)
1	Lot Nos. 1555 S.A, 1555 S.B RP, 1557 RP, 1558 and 1559 in D.D. 107	26/11/2024

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (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	Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years (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	8,345 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,360 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,025 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,025 .....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) Please refer to Table 1 of the attached Planning Statement	
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	10
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 From 8:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road	
	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 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	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) 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)

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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

.....
Thomas LUK

.....
Planning Consultant

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表 Grandmax Surveyors Limited



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

Date 日期

9/12/2024

(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，或亦會向其他人上披露，以作上述第 1 段提及的用途。

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories 新界元朗錦田沙埔丈量約份第107約地段第1555號A分段(部分)、第1555號B分段餘段(部分)、第1557號餘段(部分)、第1558號(部分)及第1559號(部分)
Site area 地盤面積	9,705 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 <input type="checkbox"/> About 約)
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	"Comprehensive Development Area (1)" ("CDA(1)") 「綜合發展區 (1)」
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	Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years 擬議臨時露天存放組裝合成組件及建築材料連附屬存工場、辦公室、員工停車場和機械 (為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及 或 地積比率	Domestic 住用	sq.m 平方米 N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,025 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.21 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N.A. <input type="checkbox"/> (Not more than 不多於) m 米	
		N.A. <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	10 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1-2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	14% % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		10 10
	Total no. of vehicle loading/unloading bays/tay-bys 上落客貨車位 停車處總數 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) _____ _____		

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"/>
Location plan, Lot Index Plan extract, Outline Zoning Plan extract, Site photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Tree Preservation and Landscaping Proposal, Drainage Proposal, Sewerage Review Report, Fire Service Installations Proposal		
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。

寄件者: Isa Yuen [REDACTED]
寄件日期: 2025年02月11日星期二 13:01
收件者: tpbbpd/PLAND
副本: [REDACTED]
主旨: Re: [PLG10278] Planning Application No. A/YL-KTN/1085 -
Submission of Further Information
類別: Internet Email

Dear Sir/Madam,

We are writing to supersede our previous submission in the preceding email and would like to provide further information for your onward processing please.

Please download the further information at the link below.

☐ [A_YL-KTN_1085 Further Information](#)

File: A_YL-KTN_1085_FI(1)_r1

Should you have any queries, please do not hesitate to contact us. Thank you.

Best regards,
Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited
Estate Agent's License (Company): C-045740

[REDACTED]

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From: Isa Yuen [REDACTED]
Date: Monday, 10 February 2025 at 4:18 PM
To: tpbbpd <tpbbpd@pland.gov.hk>

[REDACTED]

Subject: Re: [PLG10278] Planning Application No. A/YL-KTN/1085 - Submission of Further Information

Dear Sir/Madam,

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

We refer to the departmental comments received from the Transport Department and Fire Services Department regarding the subject application and would like to provide further information for your onward processing please.

Please download the further information at the link below.

☐ [A_YL-KTN_1085 Further Information](#)

Should you have any queries, please do not hesitate to contact us. Thank you.

Best regards,

Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited
Estate Agent's License (Company): C-045740

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From: Isa Yuen [REDACTED]
Date: Monday, 10 February 2025 at 4:17 PM
To: tpbpd <tpbpd@pland.gov.hk>

Dear Sir/Madam,

We refer to the departmental comments received from the Transport Department and Fire Services Department regarding the subject application and would like to provide further information for your onward processing please.

Please download the further information at the link below.

Should you have any queries, please do not hesitate to contact us. Thank you.

Best regards,

Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited
Estate Agent's License (Company): C-045740



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Date : 11th February, 2025
Our Ref. : ADCL/PLG-10278/L011

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1085)

We refer to the latest comments from Transport Department and Fire Services Department on 3.2.2025 and would like to enclose herewith the Replacement Pages of Application Form, Responses-to-Comments Table, Revised Fire Service Installations Proposal and Traffic Impact Assessment to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at [REDACTED]

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited



Thomas Luk
Planning Consultant

c.c. Client



6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years (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 8,345 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 1,360 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 5 Proposed domestic floor area 擬議住用樓面面積 0 .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 2,025 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 2,025 .....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) Please refer to Table 1 of the attached Planning Statement	
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 10 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

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	Lot Nos. 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories 新界元朗錦田沙埔丈量約份第107約地段第1555號A分段(部分)、第1555號B分段餘段(部分)、第1557號餘段(部分)、第1558號(部分)及第1559號(部分)
Site area 地盤面積	9,705 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 <input type="checkbox"/> About 約)
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	"Comprehensive Development Area (1)" ("CDA(1)") 「綜合發展區 (1)」
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	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years

Department	Date	Comments	Responses to Departmental Comments
Transport Department	3.2.2025	(a) As stated in Section 2, Fung Kat Heung Road is a single track access road. Please clarify the difference in capacity for L1 and L2.	The link capacity of L1 is revised to 100 veh/hour for single track access road. In view of the traffic conditions during AM and PM peak hours, the MIC modules will be delivered during off-peak hours (10:00-16:00) only via Fung Kat Heung Road. The traffic conditions during off-peak hours are also supplemented in Tables 2.3 and 5.3 for your information.
		(b) Although the traffic impact arisen from the development is minimal, the proposed development involved articulated trailers travelling in village road. Long vehicles travelling in local access may induce road safety hazard especially during the event of head on traffic. The applicant shall consider appropriate traffic management measures to reduce the risk.	To facilitate the movement of trailer along Fung Kat Heung Road, an escorting vehicle will be deployed for each delivery of MIC module as traffic management measures. The vehicular traffic generation and attraction for the Application Site will be maintained at 2 vehicles per hour (each direction) at maximum (as shown in Table 4.3), assuming a 15m articulated trailer with an escorting vehicle during off-peak hours.
		(c) Please provide swept path along the route.	The swept paths for ingress and egress of 15m trailer are supplemented in Appendix B1 and B2 respectively. Please also note that rigid and articulated vehicles are commonly observed along the route for temporary open storage and industrial uses in the vicinity.
		(d) The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted with thanks.
Fire Services Department	3.2.2025	i. The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'; and	Noted. Please refer to the revised FSI proposal.
		ii. Smoke extraction system(s) shall be provided to structure S1 with compartment volume exceeding 7,000 m ³ unless the aggregate area of openable windows of the compartment exceeds 6.25% of the floor area of the compartment.	Ditto.

Appendix I

Traffic Impact Assessment

Section 16 Planning Application for Proposed Temporary Open Storage of
Modular Integrated Construction (MiC) Components and Construction Materials with
Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years
at Various Lots in D.D. 107, Sha Po, Yuen Long, New Territories

DEC 2023

Reference number CHK50769210

**SECTION 16 PLANNING APPLICATION FOR PROPOSED TEMPORARY
OPEN STORAGE OF MODULAR INTEGRATED CONSTRUCTION (MIC)
COMPONENTS AND CONSTRUCTION MATERIALS WITH ANCILLARY
WORKSHOPS, OFFICE, STAFF CAR PARK AND MACHINERY FOR A
PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 107, SHA PO, YUEN
LONG, NEW TERRITORIES**

TRAFFIC IMPACT ASSESSMENT



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1 INTRODUCTION

1.1 Background

1.1.1 This Section 16 Planning Application is submitted in support of the proposed temporary open storage of Modular Integrated Construction (MiC) Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years at various lots in D.D. 107, Sha Po, Yuen Long, New Territories.

1.1.2 The location of the Application Site is indicated in **Figure 1.1**, which has a total area of about 9,705m². The Proposed Temporary Use aims to serve as a transshipment depot for MiC components and a hub for modular construction materials being used for housing project sites, with the objective of meeting the growing demand for MiC applications while ensuring efficient logistics and seamless implementation of MiC in housing projects.

1.2 Study Objectives

1.2.1 In support of the Section 16 Planning Application, a Traffic Impact Assessment (TIA) study is prepared with following key objectives:

- To assess the existing traffic conditions in the vicinity of the Application Site;
- To estimate the likely traffic generated by the Application Site;
- To forecast the future traffic condition in the design year 2027;
- To assess the impacts of traffic generation by the Application Site on the surrounding road network and recommend any improvement measures if necessary.

1.3 Structure of the Report

1.3.1 Following this introductory chapter, there are five further chapters.

- **Chapter 2 – Existing Traffic Conditions**, which describes the existing transport context in the vicinity of the Application Site, including current road network, assessment of existing traffic conditions and availability of public transport services.
- **Chapter 3 – The Application Site**, which briefs the planning parameters of the Application Site, including the access arrangements and internal transport provisions.
- **Chapter 4 – Future Traffic Conditions**, which presents the traffic forecasting methodology and estimates the future traffic conditions in the vicinity.
- **Chapter 5 – Traffic Impact Assessment**, which estimates the traffic generation and assesses the traffic impacts of the proposed uses in the future design year. Recommendation of improvement measures will be included if necessary.
- **Chapter 6 – Summary and Conclusion**, which summarises the findings of the study and presents the conclusion regarding the potential traffic impact by the Proposed Temporary Use.

2 EXISTING TRAFFIC CONTEXT

2.1 Existing Road Network

2.1.1 The existing road network in the vicinity is shown in **Figure 2.1**, which comprises the following public roads:

- Castle Peak Road – Tam Mi Section;
- San Tam Road;
- Fung Kat Heung Road;
- Fung Mei Road;
- Shui Mei Road

2.1.2 Castle Peak Road – Tam Mi Section is a single 2-lane carriageway running in north-south direction. This rural road connects Au Tau Interchange in the south for further linkage to Kam Tin and Yuen Long Town Centre.

2.1.3 San Tam Road is a single 2-lane carriageway running in north-south direction. This rural road starts from the junction with Park Yoho in the south and provides access for the local developments to the east of San Tin Highway.

2.1.4 Fung Kat Heung Road is a single track access road running in east-west direction connecting San Tam Road in the west and Fung Kat Heung in the east.

2.1.5 Fung Mei Road is a single track access road running in north-south direction connecting Fung Kat Heung Road in the north and Shui Mei Road in the south.

2.1.6 Shui Mei Road is a single track access road running in east-west direction connecting Castle Peak Road – Tam Mi Section in the west and Shui Mei Tsuen in the east.

2.2 Critical Junctions and Road Links

2.2.1 The critical junctions were identified for assessment of traffic impact due to the Application Site. It is listed in **Table 2.1** below.

Table 2.1 Identified Critical Junctions and Road Links for Assessment

Ref.	Junction	Type	Figure No.
J1	San Tam Road / Fung Kat Heung Road	Priority	Figure 2.2
J2	Fung Kat Heung Road / Mei Fung Road	Priority	Figure 2.3
J3	Mei Fung Road / Shui Mei Road	Priority	Figure 2.4
J4	Shui Mei Road / Castle Peak Road – Tam Mi	Priority	Figure 2.5
J5	San Tam Road / Castle Peak Road – Tam Mi	Signalised	Figure 2.6

2.2.2 The location of the above junctions are illustrated in **Figure 2.1**. The existing junction layout are shown in **Drawings 2.2 – 2.6**.

2.2.3 In order to appraise the existing traffic conditions of the above junctions, a traffic survey in form of manual classified count was conducted at a typical weekday in November 2023. The background traffic flows are shown in **Drawing 2.7**.

2.2.4 Operational performance of the critical junctions have been assessed in accordance with the existing traffic flows and the results are summarised in **Table 2.2** below.

Table 2.2 Operational Performance of Critical Junctions in 2023

Index	Junction	Type	RC ⁽¹⁾ / DFC ⁽²⁾	Operational Performance	
				AM Peak	PM Peak
J1	San Tam Road / Fung Kat Heung Road	Priority	DFC	0.28	0.27
J2	Fung Kat Heung Road / Mei Fung Road	Priority	DFC	0.05	0.07
J3	Mei Fung Road / Shui Mei Road	Priority	DFC	0.04	0.05
J4	Shui Mei Road / Castle Peak Road – Tam Mi	Priority	DFC	0.22	0.18
J5	San Tam Road / Castle Peak Road – Tam Mi	Signalised	RC	48%	73%

Notes:

(1) RC = Reserve Capacity;

(2) DFC = Design Flow/Capacity

2.2.5 All critical junctions in the vicinity are currently operating within capacities. Details of junction assessment are enclosed in the **Appendix A**.

2.2.6 The performance of the single track access road in the vicinity of the Application Site have also been reviewed in terms of the Flow to Capacity (V/C) ratio. **Table 2.3** below shows that all of the road links are operating with ample capacity, except Fung Kat Heung Road (Road Link L1) near San Tam Road during AM and PM peak hours.

Table 2.3 Operational Performance of Critical Road Links in 2023

Index	Road Links	Type ⁽¹⁾	Design Flow (veh/hr)	2-way Flow (veh/hr) and V/C Ratio					
				AM Peak		PM Peak		Off-Peak	
L1	Fung Kat Heung Road (near San Tam Road)	ST	100	156	1.56	178	1.78	90	0.90
L2	Fung Kat Heung Road (near Fung Mei Road)	ST	100	73	0.73	84	0.84	52	0.52
L3	Fung Mei Road (near Fung Kat Heung Road)	ST	100	46	0.46	56	0.56	32	0.32
L4	Fung Mei Road (near Shui Mei Road)	ST	100	52	0.52	62	0.62	36	0.36
L5	Shui Mei Road (near Fung Mei Road)	ST	100	76	0.76	76	0.76	48	0.48
L6	Shui Mei Road (near Castle Peak Road – Tam Mi)	ST	100	74	0.74	57	0.57	49	0.49

Notes:

(1) Road Type: ST = Single Track Access Road; RR = Rural Road (Single 2-lanes)

2.3 Public Transport Services

2.3.1 Public transport services are available at Castle Peak Road - Tam Mi and San Tam Road near Sha Po Tsuen to the west of the Application Site, whilst most bus and GMB routes are connecting to Yuen Long Town Centre.

2.3.2 There is also a public transport interchange within the comprehensive development of Park Yoho.

2.3.3 The existing public transport services in the vicinity of Application Site are indicated on **Figure 2.8** and summarised **Table 2.4** below.

Table 2.4 Existing Public Transport Services in the Vicinity

Bus Route	Destinations		Stop ⁽¹⁾
KMB 68	Park Yoho	Yoho Mall II	(C)
KMB 68F	Park Yoho	Yuen Long Park	(C)
KMB 268M	Park Yoho	Tsuen Wan West Station	(C)
KMB 76K	Sheung Shui (Ching Ho)	Long Ping Estate	(A) (B)
CTB 976	Lok Ma Chau (San Tin)	Sai Wan Ho	(A) (B)
CTB 976A	Lok Ma Chau (San Tin)	Siu Sai Wan	(A) (B)
GMB Route	Destinations		Stop ⁽¹⁾
GMB 36	Tai Shang Wai	Yuen Long (Fook Hong Street)	(A) (B)
GMB 37	Yau Tam Mei	Yuen Long (Fook Hong Street)	(A) (B)
GMB 38	Ha Chuk Yuen	Yuen Long (Fook Hong Street)	(A) (B)
GMB 75	Ha Wan Tsuen	Yuen Long (Fook Hong Street)	(A) (B)
GMB 76	Siu Hum Tsuen	Yuen Long (Fook Hong Street)	(A) (B)
GMB 78	Lok Ma Chau (San Tin)	Pat Heung Road	(A) (B)
GMB 603	Fung Kat Heung	Yuen Long (Fung Cheung Road)	(A) (B)
GMB 620	Park Yoho	Kam Sheung Road Station	(C)

Notes:

- (1) Stop (A): Sha Po Tsuen (Castle Peak Road – Tam Mi) northbound
 Stop (B): Sha Po Tsuen (San Tam Road) southbound
 Stop (C): Park Yoho (Public Transport Interchange)

3 PROPOSED DEVELOPMENT

3.1 Proposed Uses and Site Configurations

- 3.1.1 The Application Site is proposed for “Temporary Open Storage of Modular Integrated Construction (MiC) Components with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years”.
- 3.1.2 It aims to serve as a transshipment depot for MiC components, with the objective of meeting the growing demand for MiC applications while ensuring efficient logistics and seamless implementation of MiC in housing projects. It will also serve as the hub for the modular construction material being used for the project site in order to promote more Green Construction Methodology.
- 3.1.3 The Application Site comprises an open storage area, providing a secure location for the temporary storage of MiC components and modular construction material, along with ancillary facilities, including three workshops, an office, a staff car park, a guardhouse and machinery (i.e. tower crane and hoisting crane etc) to support its operational needs. The Indicative Layout Plan is shown in **Figure 3.1**.

3.2 Vehicular Access Arrangements

- 3.2.1 An ingress/egress will be established at the south-west corner abutting Shui Mei Road with about 8m in width. It is also proposed a setback of 4m from Shui Mei Road to facilitate the delivery of MiC components and modular construction materials by articulated trailers up to 15m in length, of which the corresponding swept path analysis is shown in **Appendix B**.
- 3.2.2 The operation hours of the proposed uses will be restricted to from 08:00 to 19:00 (Monday to Saturday, excluding Sunday and Public Holidays). Advanced reservation will be mandatory for all loading and unloading activities in order to arrange the delivery and collection activities in a more organised manner. **The MiC modules will also be delivered only during off-peak hours (10:00-16:00) via Fung Kat Heung Road.**
- 3.2.3 To minimize the potential implications to Shui Mei Road with close proximity to residential developments of Park Yoho, the ingress and egress routes of articulated trailers will adopt an alternative route to San Tam Road via Mei Fung Road and Fung Kat Heung Road as shown in **Figure 3.2**, which is currently used by heavy vehicles for temporary open storage and industrial uses en-route. **To facilitate the movement of trailer along Fung Kat Heung Road, an escorting vehicle will be deployed for each delivery of MiC module as traffic management measures.**
- 3.2.4 The proposed ancillary office is a two-story structure designed to accommodate about 50 staff members. The office is intended to provide administrative/supporting services to facilitate the seamless transshipment of MiC components.
- 3.2.5 Ten private car parking spaces are proposed to serve the staff, which is consistent with the number of parking spaces in the previously approved application (No. A/YL-KTN/715). The application site will not open to the public or any unauthorised persons at any time. Only senior-level staffs are allowed to commute to and from work using private vehicles, whereas other staff members will access the application site via public transportation.

4 FUTURE TRAFFIC CONDITIONS

4.1 Design Year

- 4.1.1 This application is tentatively for a period of 3 years which starts from 2024 and ends in 2027. For conservative purpose, Year 2027 is hence adopted to be the design year.

4.2 Reference Traffic Forecasts

Historical Growth Trend

- 4.2.1 The Annual Traffic Census (ATC) published by the Transport Department provides a comprehensive record of traffic flows in the territory. The records from the ATC stations in the vicinity of the Application Site for 2016-2022 were summarized in **Table 4.1**.

Table 4.1 ATC Counting Station Records in the Local Area

ATC Station No.	Road Name	Average Annual Daily Traffic (A.A.D.T)							Growth Rate (p.a.)
		2016	2017	2018	2019	2020	2021	2022	2022/2016
5505	San Tam Road	12,590	12,390	12,700	13,330	13,420	13,960	13,540	+1.2%

- 4.2.2 As indicated in **Table 4.1**, it can be noted that over the last 6 years, the average growth pattern in the area from 2016 to 2022 has a increase rate of +1.2% per annum.

Population Projection Data

- 4.2.3 With reference to the Population Distribution Projections published by Planning Department dated March 2021, the population projection of Tuen Mun/Yuen Long Other Area for year 2021 to 2027 are extracted as shown in **Table 4.2**.

Table 4.2 Population Projection of Tuen Mun/ Yuen Long Other Area from 2021-2027

Population ⁽¹⁾	Year 2021	Year 2027
Tuen Mun/Yuen Long Other Area	204,900	230,800
Average Growth (p.a.)	+2.0% (2021-2027)	

Notes:

- (1) Projections of Population Distribution published by Planning Department dated March 2021

- 4.2.4 As indicated in **Table 4.2**, the average growth between 2021 and 2027 can be represented by a growth of +2.0% per annum.

Adopted Growth Rate

4.2.5 Taking account of the historical traffic pattern and the future population projection, a conservative estimation of **+2.0% per annum** is adopted for the traffic projection from 2023 to 2027.

4.2.6 The anticipated 2027 reference traffic flows, as presented in **Figure 4.1** can be derived by the equation below:

$$\begin{aligned} \text{2027 Reference Flows} &= \text{2023 Observed Flows} \times \text{Growth Factor of 2.0\% p.a. for 4 years} \\ &= \text{2023 Observed Flows} \times (1 + 2.0\%)^4 \end{aligned}$$

4.3 Design Traffic Forecasts

4.3.1 At present, the trip generation rates for Open Storage are not covered by the Transport Planning and Design Manual (TPDM).

4.3.2 Based on the operation of the proposed temporary uses, the vehicular traffic generation and attraction for the Application Site are estimated to be 2 vehicles per hour (each direction) at maximum, **assuming a 15m articulated trailer with an escorting vehicle during off-peak hours.**

4.3.3 Nevertheless, it is also assumed an attraction of 10 private cars (inbound) during the AM peak and a generation of 10 private cars (outbound) during the PM peak for the proposed parking spaces within the Application Site. The estimated trip generation and attraction are summarised in **Table 4.3**.

Table 4.3 Estimated Trip Generation for the Proposed Development

The Application Site	Estimated Number of Trips (veh/hr)					
	AM Peak		PM Peak		Off Peak	
	Generation	Attraction	Generation	Attraction	Generation	Attraction
MiC Operation (15m Articulated Trailers + Escorting Vehicle)	2	2	2	2	2	2
Staff Parking (Private Cars)	-	10	10	-	2	2

4.3.4 By superimposing the above development traffic flows and the 2027 reference traffic forecast (without Proposed Development), the design traffic forecasts (with Proposed Development) in 2027 can be derived as below:

4.3.5 2027 Design Flows = 2027 Reference Flows + Estimated Trip Generation

4.3.6 The 2027 AM and PM peak design traffic forecasts (with Proposed Development) are presented in **Figure 4.2**.

5 TRAFFIC IMPACT ASSESSMENT

5.1 Junction and Road Link Assessment

5.1.1 The existing layouts will be adopted in design year 2027 for the operational assessments of the critical junctions were summarised in **Table 5.1**.

Table 5.1 Layout and Arrangement of Critical Junctions in 2027

Ref.	Junction	Type	Layout	Figure No.
J1	San Tam Road / Fung Kat Heung Road	Priority	Existing	Figure 2.2
J2	Fung Kat Heung Road / Mei Fung Road	Priority	Existing	Figure 2.3
J3	Mei Fung Road / Shui Mei Road	Priority	Existing	Figure 2.4
J4	Shui Mei Road / Castle Peak Road – Tam Mi	Priority	Existing	Figure 2.5
J5	San Tam Road / Castle Peak Road – Tam Mi	Signalised	Existing	Figure 2.6

5.1.2 To assess the traffic impact due to the Application Site, capacity analysis of the identified critical junctions in the study area for both reference and design scenarios in year 2027 has been carried out. The results are summarised and presented in **Table 5.2**.

Table 5.2 Operational Performance of Critical Junctions in 2027

Index	Junction	Type	RC ⁽¹⁾ / DFC ⁽²⁾	Operational Performance			
				Reference 2027 (Without Dev.)		Design 2027 (With Dev.)	
				AM Peak	PM Peak	AM Peak	PM Peak
J1	San Tam Road / Fung Kat Heung Road	Priority	DFC	0.33	0.31	0.34	0.32
J2	Fung Kat Heung Road / Mei Fung Road	Priority	DFC	0.05	0.07	0.06	0.08
J3	Mei Fung Road / Shui Mei Road	Priority	DFC	0.05	0.05	0.05	0.06
J4	Shui Mei Road / Castle Peak Road – Tam Mi	Priority	DFC	0.26	0.20	0.26	0.23
J5	San Tam Road / Castle Peak Road – Tam Mi	Signalised	RC	36%	60%	35%	59%

Notes:

(1) RC = Reserve Capacity;

(2) DFC = Design Flow/Capacity

5.1.3 It can be revealed that the all critical junctions in the vicinity will operate with ample capacity in Year 2027 with or without the proposed open storage.

5.1.4 Based on the design flow of corresponding road type, it can be shown in **Table 5.3** below that the performance of Fung Kat Heung Road (Road Link L1) near San Tam Road during AM and PM peak hours will not be affected by the proposed development. All of the other local road links in the vicinity will operate in good conditions in year 2027.

Table 5.3 Operational Performance of Critical Road Links in 2027

Index	Road Links	Type ⁽¹⁾	Design Flow (veh/hr)	2-way Flow (veh/hr) and V/C Ratio					
				Reference 2027 (Without Development)			Design 2027 (With Development)		
				AM Peak	PM Peak	Off Peak	AM Peak	PM Peak	Off Peak
L1	Fung Kat Heung Road (near San Tam Road)	ST	100	168	193	93	168	193	97
				1.68	1.93	0.93	1.68	1.93	0.97
L2	Fung Kat Heung Road (near Fung Mei Road)	ST	100	80	90	54	80	90	58
				0.80	0.90	0.54	0.80	0.90	0.58
L3	Fung Mei Road (near Fung Kat Heung Road)	ST	100	50	60	34	50	60	38
				0.50	0.60	0.34	0.50	0.60	0.38
L4	Fung Mei Road (near Shui Mei Road)	ST	100	56	66	37	56	66	41
				0.56	0.66	0.37	0.56	0.66	0.41
L5	Shui Mei Road (near Fung Mei Road)	ST	100	83	82	51	83	82	55
				0.83	0.82	0.51	0.83	0.82	0.55
L6	Shui Mei Road (near Castle Peak Road – Tam Mi)	ST	100	81	61	51	91	71	51
				0.81	0.61	0.51	0.91	0.71	0.51

Notes:

(1) Road Type: ST = Single Track Access Road; RR = Rural Road (Single 2-lanes)

5.1.5 Therefore, it can be concluded that the proposed temporary uses at the Application Site would not cause any adverse traffic impact to the surrounding road network from the traffic point-of-view.

6 SUMMARY AND CONCLUSION

6.1 Summary

- 6.1.1 This Traffic Impact Assessment (TIA) Report is prepared in support of the Section 16 Planning Application for the proposed temporary open storage of Modular Integrated Construction (MiC) Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years at various lots in D.D. 107, Sha Po, Yuen Long, New Territories.
- 6.1.2 The Application Site has a total area of about 9,705m². The Proposed Temporary Use aims to serve as a transshipment depot for MiC components and a hub for modular construction materials being used for housing project sites, with the objective of meeting the growing demand for MiC applications while ensuring efficient logistics and seamless implementation of MiC in housing projects.
- 6.1.3 The Application Site comprises an open storage area, providing a secure location for the temporary storage of MiC components and modular construction material, along with ancillary facilities, including three workshops, an office, a staff car park, a guardhouse and machinery (i.e. tower crane and hoisting crane etc) to support its operational needs.
- 6.1.4 An ingress/egress will be established at the south-west corner abutting Shui Mei Road with about 8m in width. It is also proposed a setback of 4m from Shui Mei Road to facilitate the delivery of MiC components and modular construction materials by articulated trailers up to 15m in length.
- 6.1.5 The operation hours of the proposed uses will be restricted to from 08:00 to 19:00 (Monday to Saturday, excluding Sunday and Public Holidays). The MiC modules will also be delivered only during off-peak hours (10:00-16:00) via Fung Kat Heung Road.
- 6.1.6 To minimize the potential implications to Shui Mei Road with close proximity to residential developments of Park Yoho, the ingress and egress routes of articulated trailers will adopt an alternative route via Mei Fung Road and Fung Kat Heung Road, which is currently used by heavy vehicles for temporary open storage and industrial uses en-route. To facilitate the movement of trailer along Fung Kat Heung Road, an escorting vehicle will be deployed for each delivery of MiC module as traffic management measures.
- 6.1.7 The proposed ancillary office is a two-story structure designed to accommodate about 50 staff members for administrative/supporting services to facilitate the seamless transshipment of MiC components.
- 6.1.8 Ten private car parking spaces are proposed to serve the staff, which is consistent with the number of parking spaces in the previously approved application (No. A/YL-KTN/715). The application site will not open to the public or any unauthorised persons at any time. Only senior-level staffs are allowed to commute to and from work using private vehicles, whereas other staff members will access the application site via public transportation

- 6.1.9 Traffic count surveys were conducted in the surrounding road network of the Application Site. According to the junction and link capacity assessments, it is revealed that the critical junction and all road links at present are operating with ample capacities.
- 6.1.10 Year 2027 is adopted to be the design year, which is the end of the proposed used period of this application. The 2027 reference traffic forecasts have been projected from the observed year 2023 with a growth factor of +2.0% per annum.
- 6.1.11 Based on the operation of the proposed temporary uses, the vehicular traffic generation and attraction for the Application Site are estimated to be 2 vehicles per hour (each direction) at maximum, assuming a 15m articulated trailer with an escorting vehicle during off-peak hours.
- 6.1.12 Nevertheless, it is also assumed an attraction of 10 private cars (inbound) during the AM peak and a generation of 10 private cars (outbound) during the PM peak for the proposed parking spaces within the Application Site.
- 6.1.13 The traffic assessments revealed that the performance of Fung Kat Heung Road (Road Link L1) near San Tam Road during AM and PM peak hours will not be affected by the proposed development. All other critical junctions and road links in the vicinity will continue to operate with ample capacities upon the design year 2027.

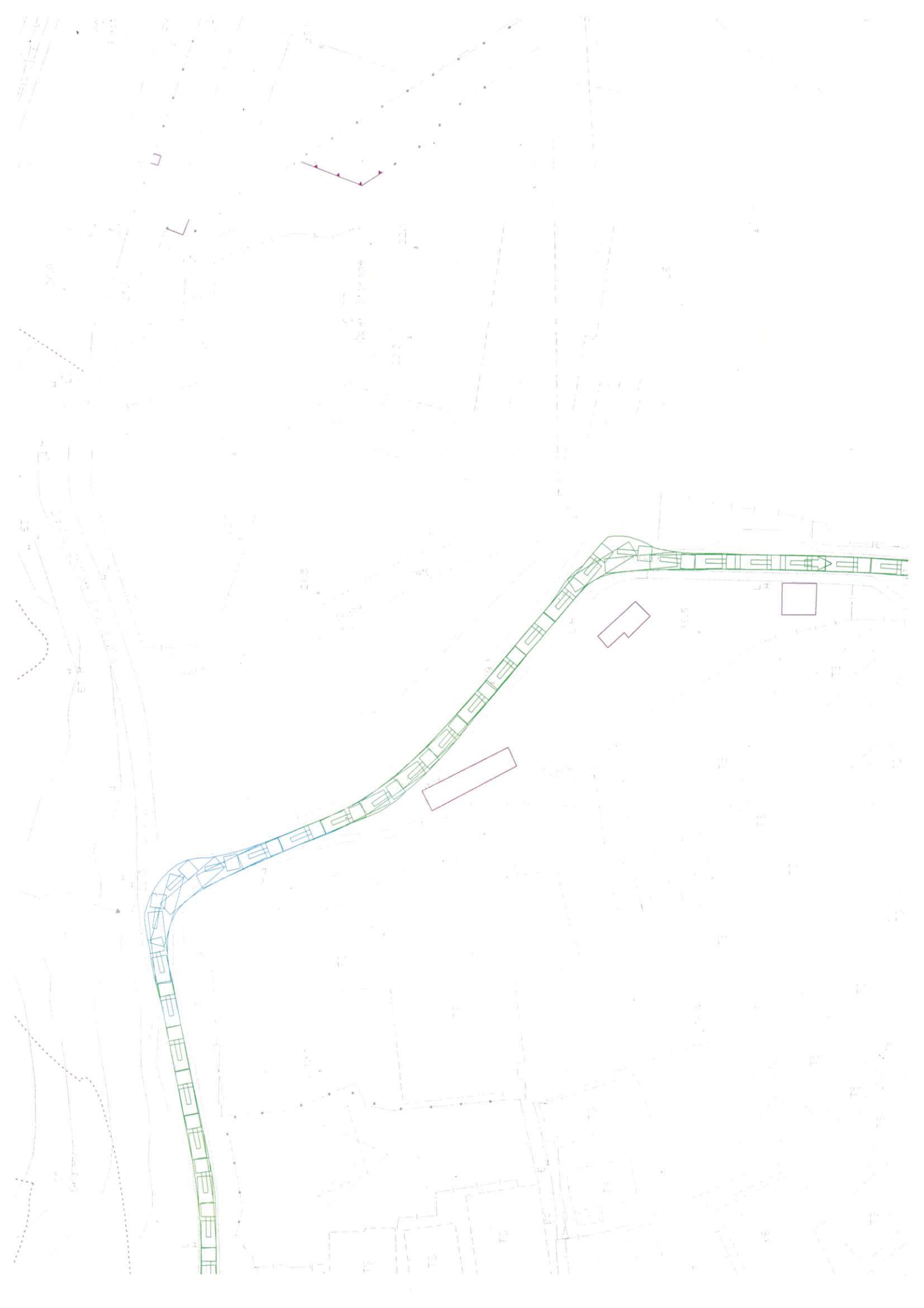
6.2 Conclusion

- 6.2.1 The TIA has demonstrated that the traffic generation by the Application Site can all be absorbed by the external road network, including the junctions and road links.
- 6.2.2 To facilitate the delivery of MiC components and modular construction materials, the vehicular access arrangements have been optimized with relocated run-in/out and setback from Shui Mei Road. Alternative access routes have also been considered to minimize the potential implications to Shui Mei Road. The MiC modules will also be delivered only during off-peak hours (10:00-16:00) via Fung Kat Heung Road with an escorting vehicle for each delivery as traffic management measure.
- 6.2.3 Therefore, it can be concluded that the Proposed Open Storage is considered acceptable in view of traffic engineering.

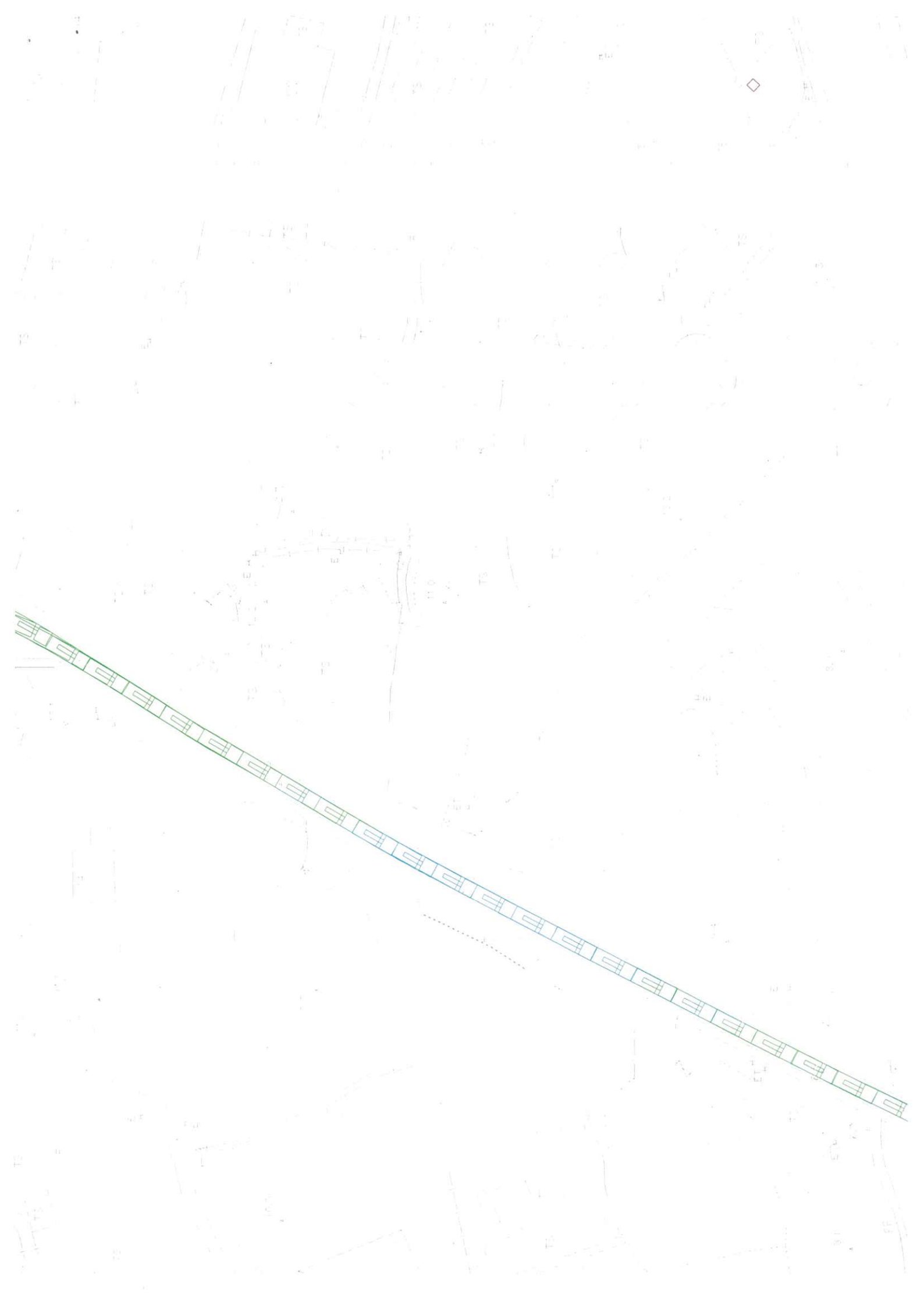




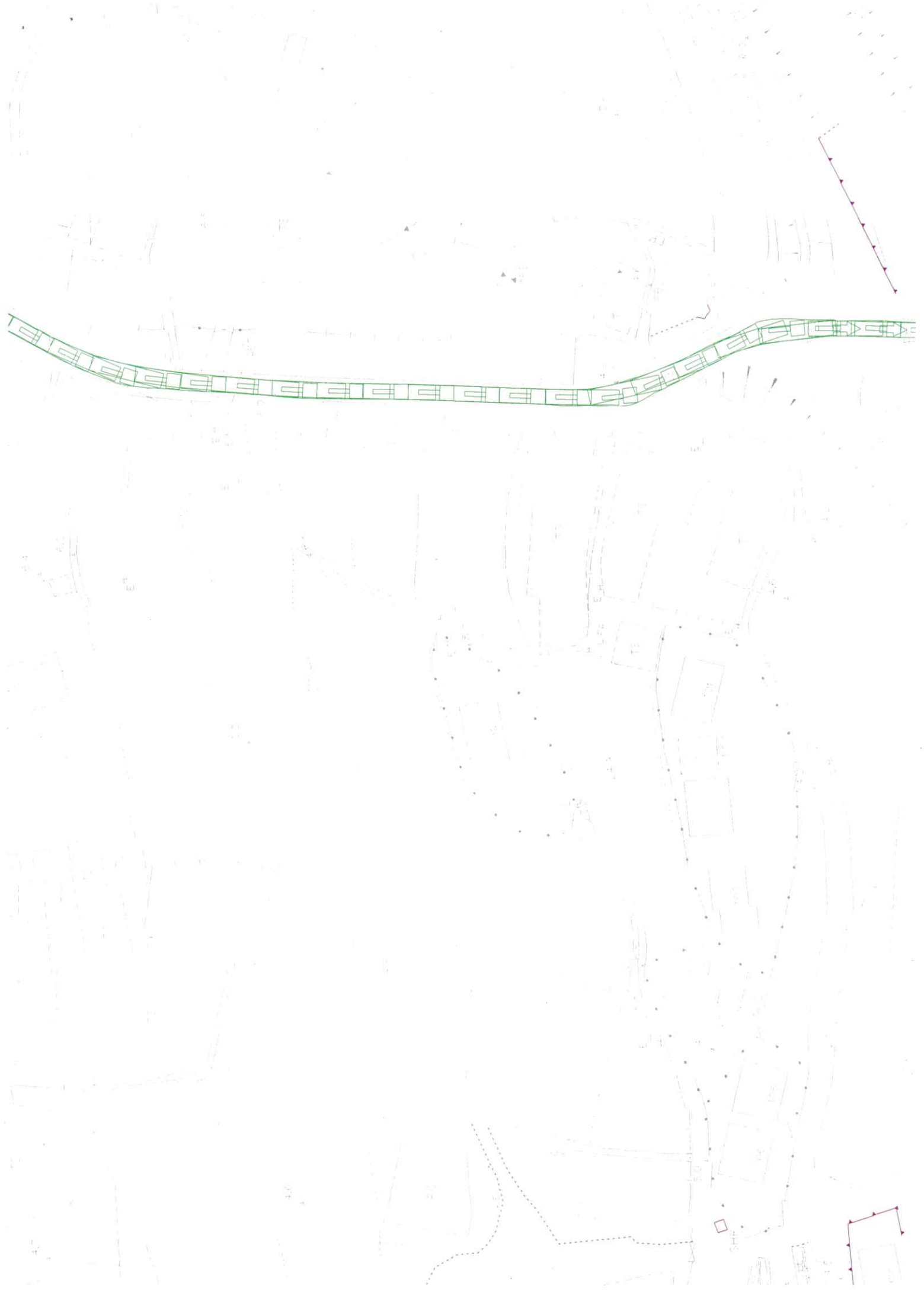


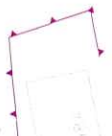
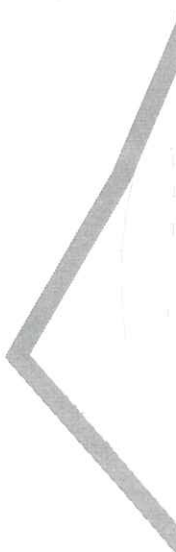
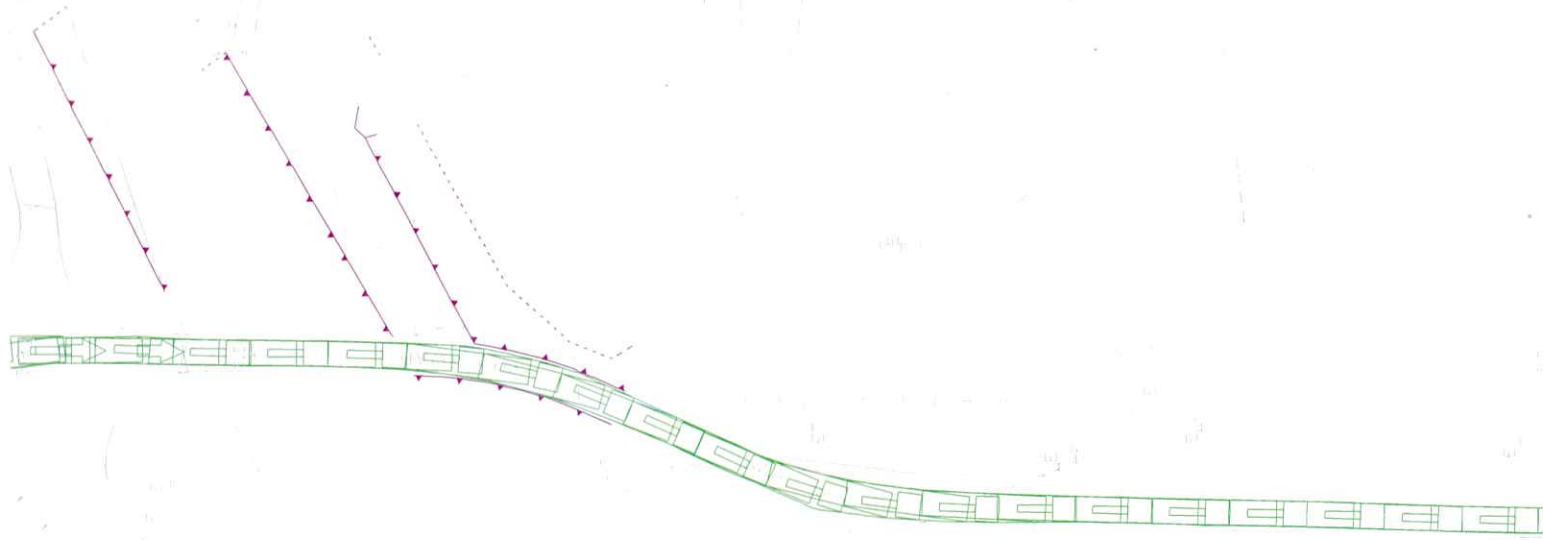




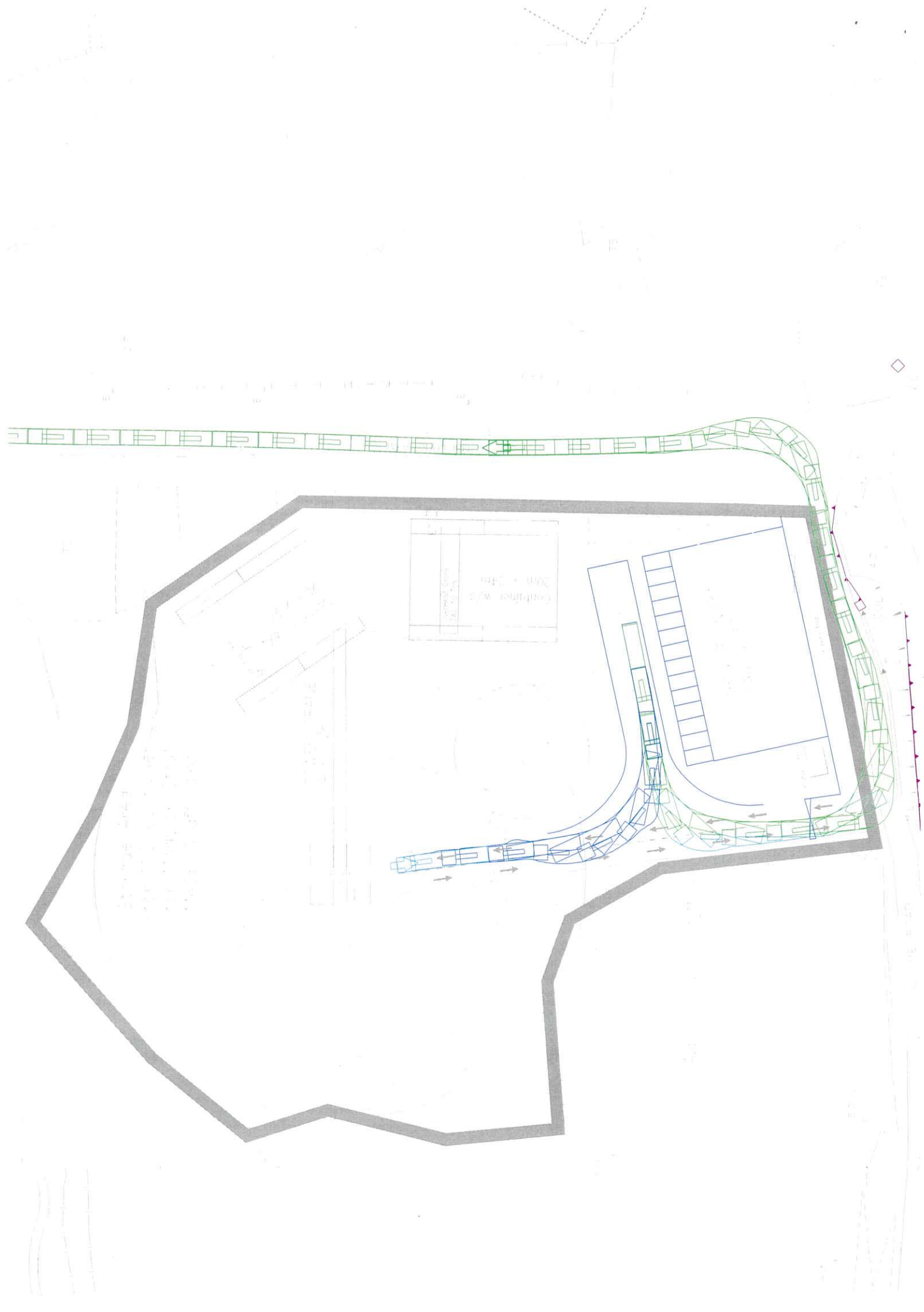




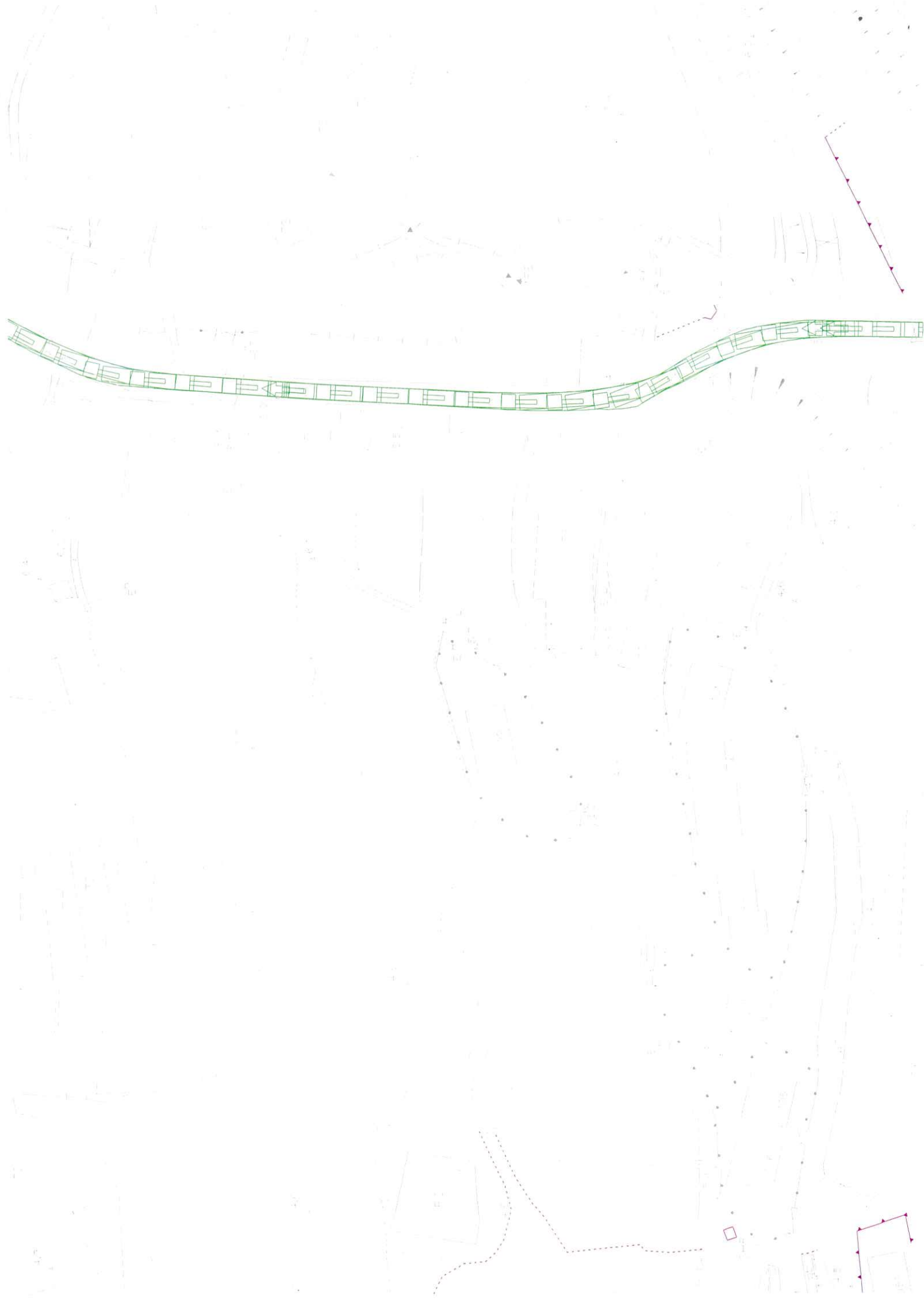




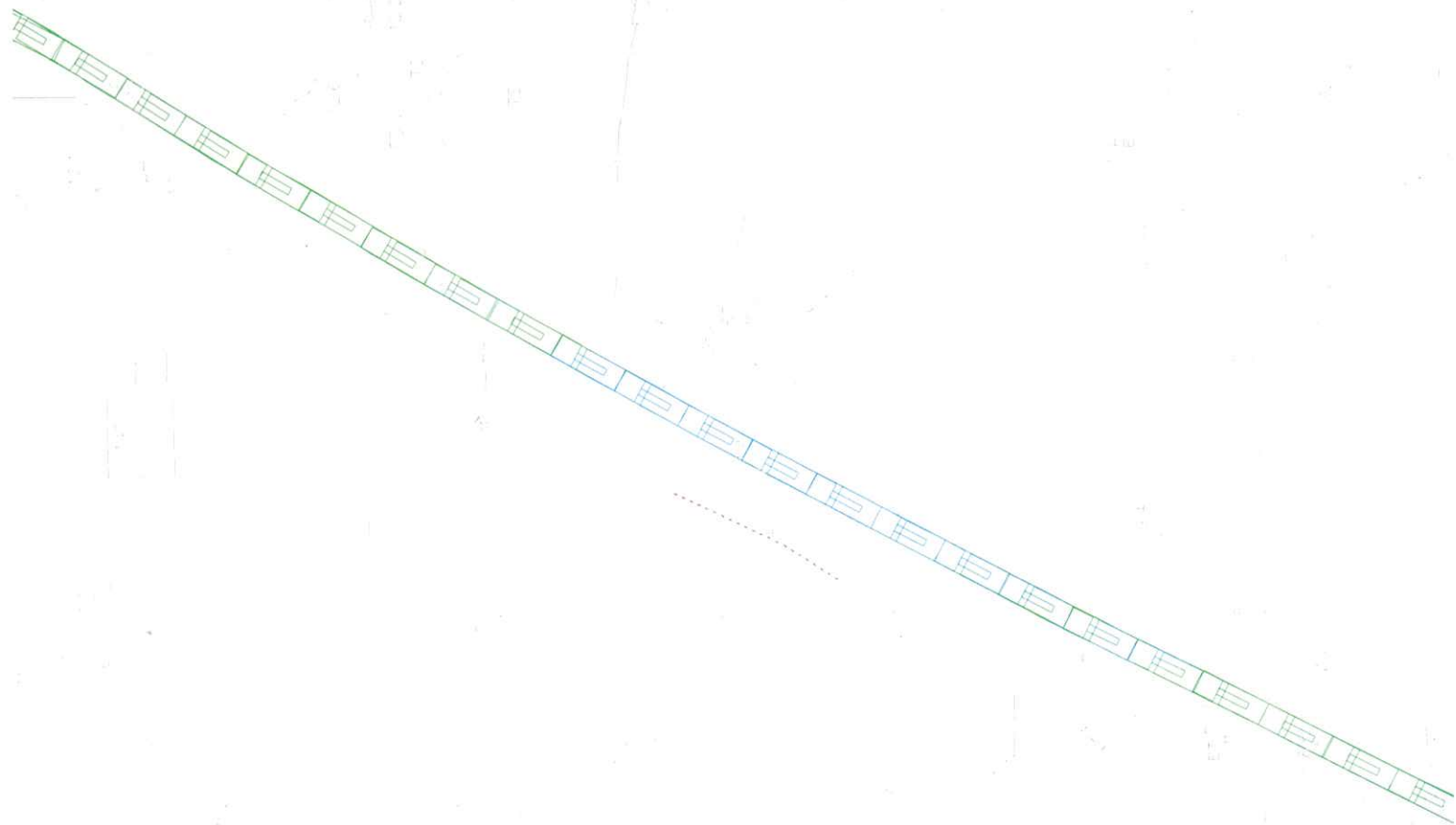


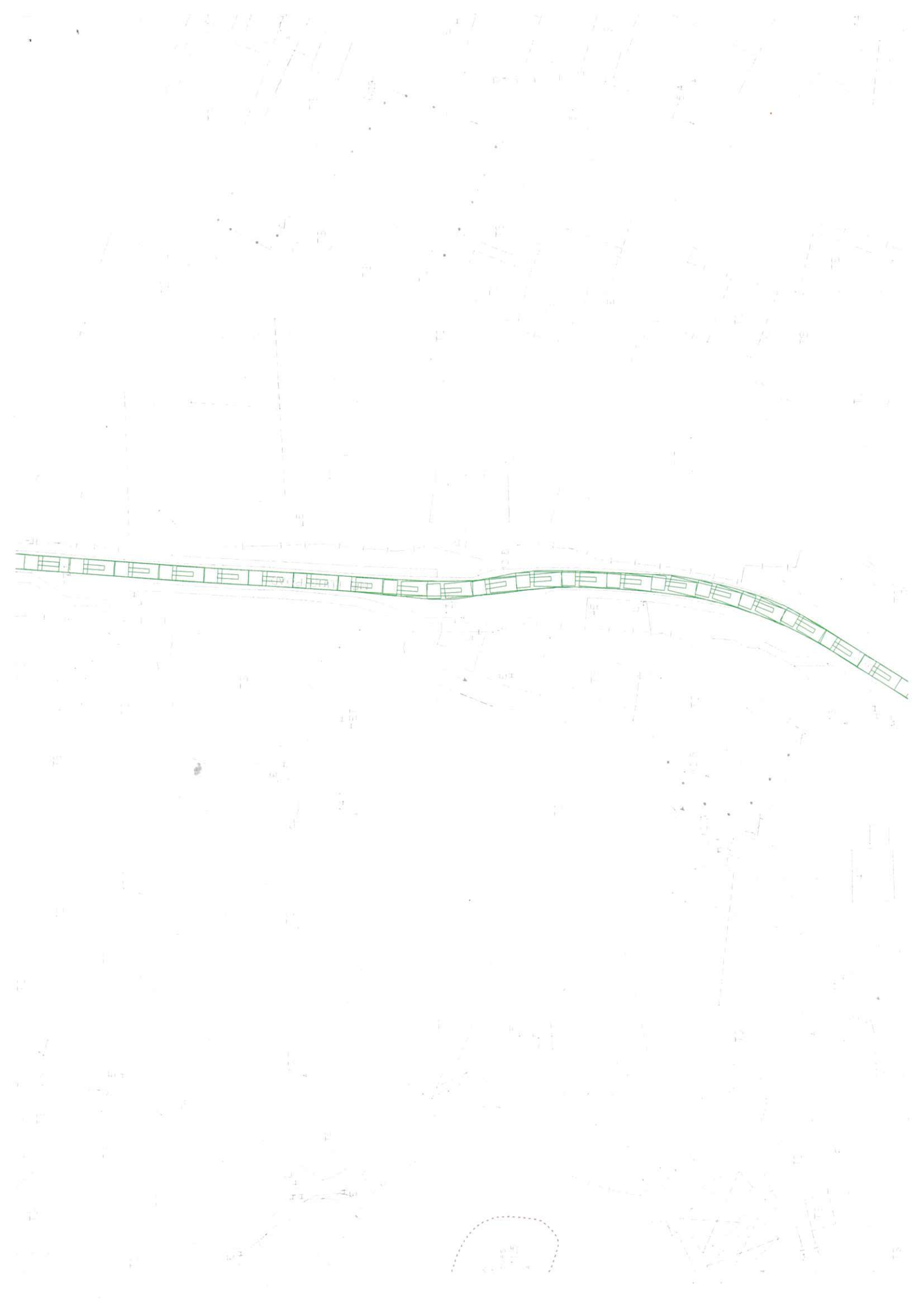


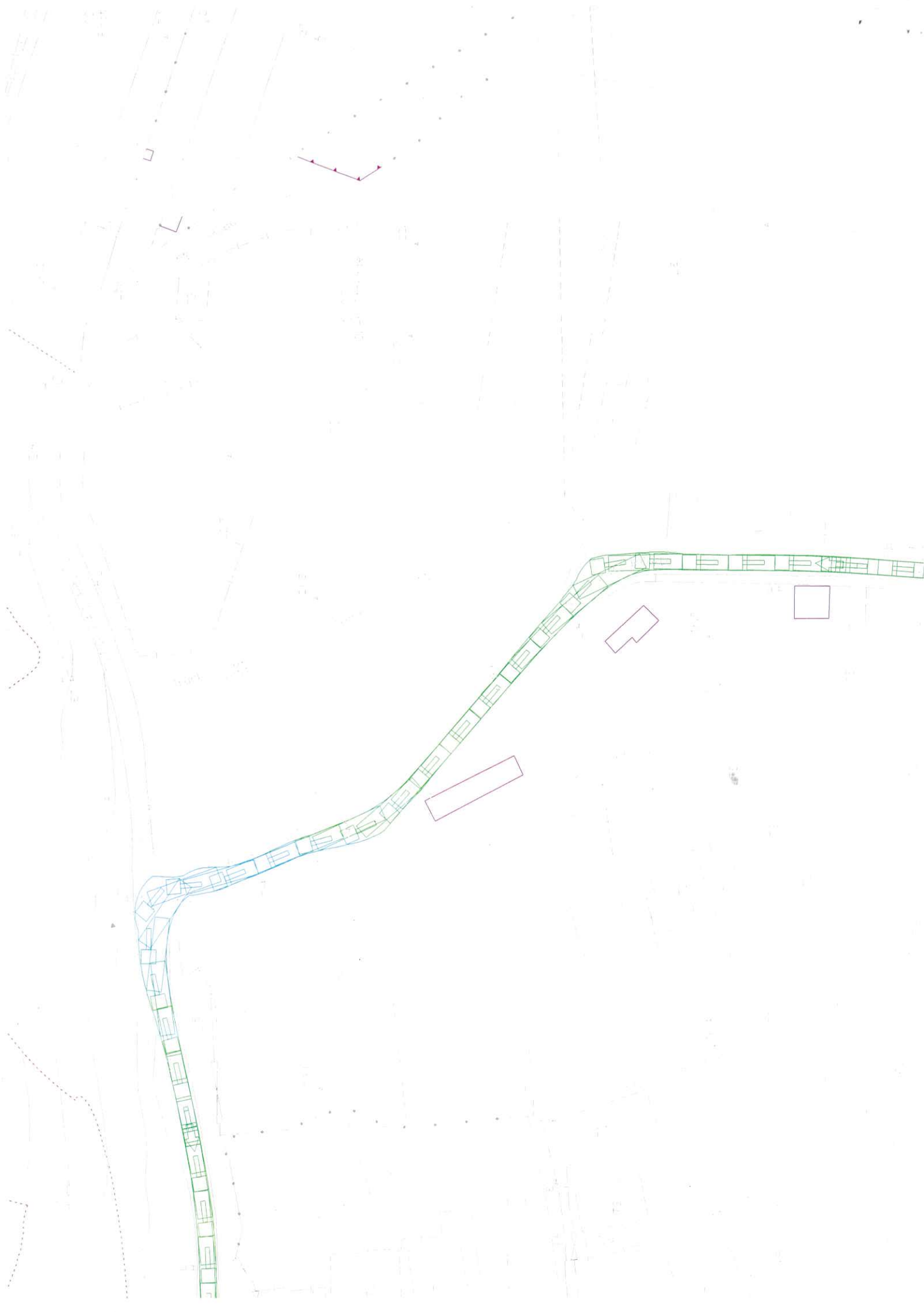






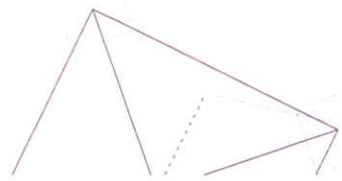














Appendix VI

Fire Service Installations Proposal

LEGEND

- FLASHING LIGHT
- FIRE ALARM BELL
- MFA CALL POINT
- HOSE REEL SET (20M LENGTH)
- SPRINKLER INLET
- SPRINKLER CONTROL VALVE GROUP
- 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- 5KG CO2 GAS TYPE FIRE EXTINGUISHER
- SAWD BUCKET
- SPRINKLER PUMP & H.R. PUMP SET

NATURE OCCUPANCY:

- S1: 2 storeys structure for Office.
(Floor Area about:19m x 35m x 2=1330sq.m, Total Height about:10m)
- S2: 1 storey structure for Ancillary workshop.
(Floor Area about:15m x15m=225sq.m,Height about:10m)
- S3: 1 storey structure for Ancillary workshop.
(Floor Area about:15m x15m=225sq.m,Height about:10m)
- S4: 1 storey structure for Ancillary workshop.
(Floor Area about:15m x15m=225sq.m,Height about:10m)
- S5: 1 storey structure for Guardhouse.
(Floor Area about: 5m x4m=20sq.m,Height about:4m)

Fire Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016 , BS EN 1838:2013 and FSD Circular Letter no.4/2021.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular letter 5/2008.
- Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
- An Automatic Sprinkler System Supplied by135 m3 Sprinkler Water Tank and Hazord Class OH 3 shall be provided to the building/structure 1, in accordance with BS EN 12845:2015 and FSD Circular Letter No.5/2020. The Sprinkler Inlet and Sprinkler Control Valve Group as marked on plans, & the sprinkler water tank,F.S water tank, sprinkler pump room and F.S pump room as marked on plans too.
- The storage configuration is S11:free standing or block stocking with reference to the section 6.3.2 of BS 12845,and storage pattern is the maximum storage heights shall not exceed 4 m & the maximum storage areas shall be 50m2 for any single block with no less than 2.4m clearance around the block as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845.(Storage Category : Category 1)
- 6.A hose reel system shall be supplied by 2.0m3 F.S. Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.The F.S. water tank, F.S. pump room and hose reel shall be clearly marked on plans.
- 7.Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter no 6/2021. One actuation point and one audio warning device to be located at each hose reel point.The actuation point should include facilities for fire pump start and audio/visual warning initiation.
- 8.The Sprinkler Tank & F.S. water supply pipe be connected to Town Main.
- 9.The Sprinkler pump (SP1,SP2,P) & F.S. Hose Reel pump(HR1,HR2,P) shall be provided at Sprinkler pump room & F.S. pump Room.
- 10.Static or dynamic smoke extraction system is not provided The operable windows of Structure S1 with aggregate area exceeding 6.25% of the floor area as marked on plans.(Detail see operable window (by out plan)
- 11.Source of secondary power supply for the proposed FSIs shall be provided.

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address :
Shop 25, 6/F, Man Fung Building, 1/L 329,
Fung Koon Street, Yuen Long, N.T.
Tel : 9263 7766 Fax : 2428 5932

Business Address :
8 / F, Block L, Phase 2, Man Fung Industrial Centre,
33 - 36 Kwai Fung Street, Kwai Chung, N.T., H.K.
Tel : 2428 5904 Fax : 2428 5932

Project :

PROPOSED TEMPORARY OPEN STORAGE
OF MODULAR INTEGRATED CONSTRUCTION
COMPONENTS AND CONSTRUCTION
MATERIALS WITH ANCILLARY WORKSHOPS,
OFFICE STAFF CAR PARK AND MACHINERY
FOR A PERIOD OF 3 YEARS AT LOT NOS
1555 S(A/PART)1555 S(B/PART)1557 RP
(P&RT)1558(P&RT) AND 1559(P&RT) in
D.D.107/5HA PO,YUEN LONG N.T.

TITLE :

PROPOSED FIRE SERVICE
INSTALLATION LAYOUT PLAN.

Drawn By: W.C. WONG

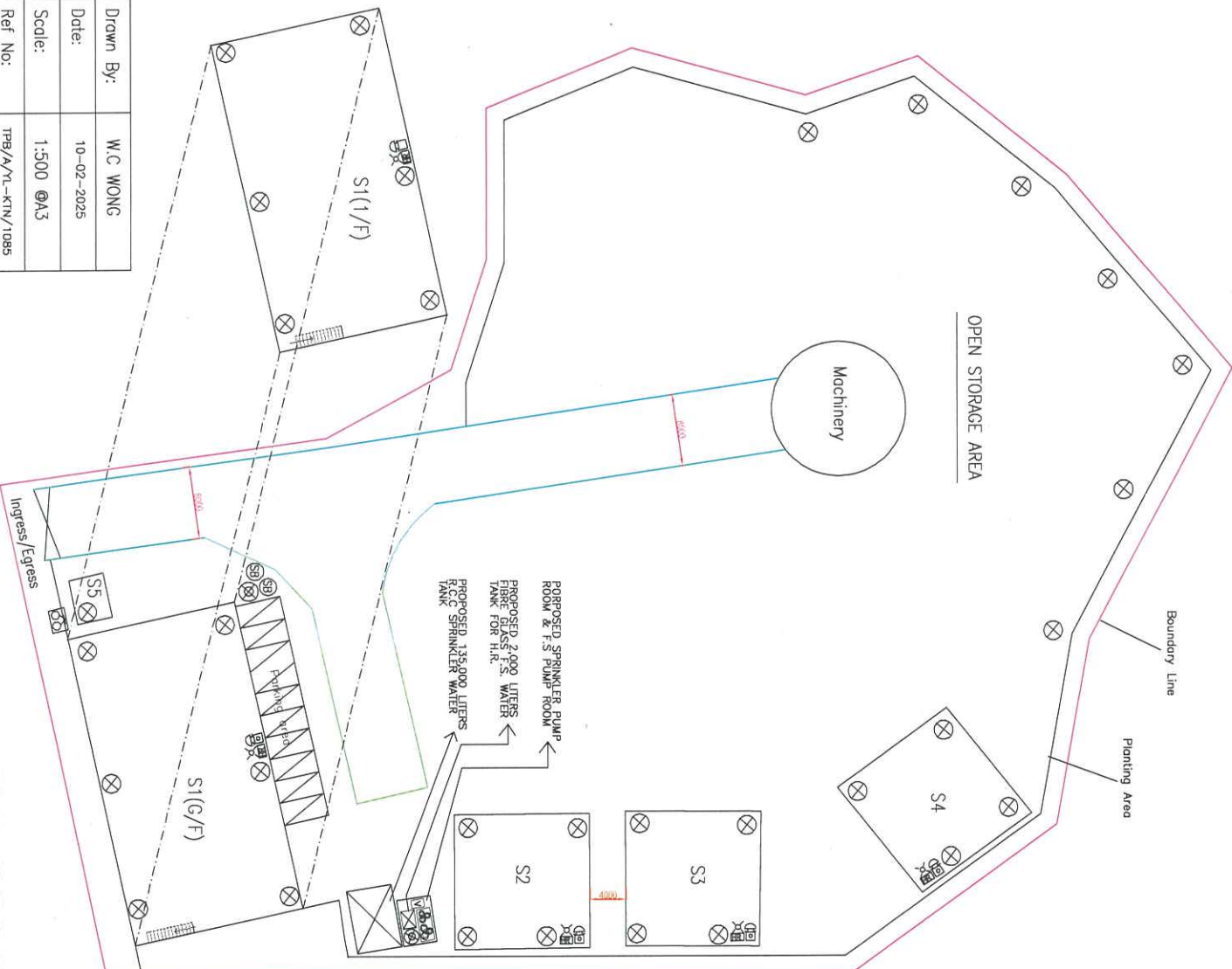
Date: 10-02-2025

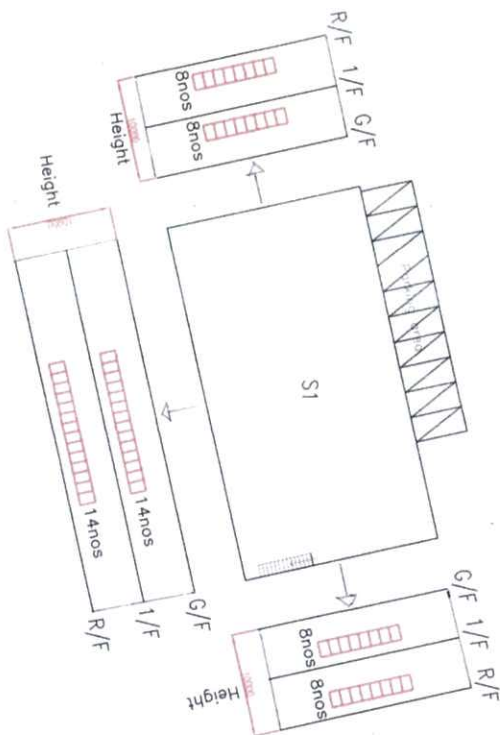
Scale: 1:500 @A3

Ref No: TFB/A/YL-KTN/1085

Drawing No: 2025-FS/22-01

F.S & SPRINKLER SYSTEM LAYOUT PLAN





LEGEND

□ Openable window (Area: 1m X 1.5m=1.5sq.m)

OPENABLE WINDOWS LAYOUT OF Structure S1(G/F & 1/F Side Elevation)

(GFA:19m x 35m x2=1330sq.m,Height:10m)

OPENABLE WINDOWS LAYOUT OF Structure S1(G/F)

Calculate:

The aggregated area of openable window is:

1.5sq.m x (14+8+8) nos =45sq.m

6.25% of the floor area is:19m x35m x 6.25%=41.56sq.m

45sq.m > 41.56sq.m

OPENABLE WINDOWS LAYOUT OF Structure S1(1/F)

Calculate:

The aggregated area of openable window is:

1.5sq.m x (14+8+8) nos =45sq.m

6.25% of the floor area is:19m x35m x 6.25%=41.56sq.m

45sq.m > 41.56sq.m

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED Registered Address : Shop 25, G/F, Wen Fung Building, T/L 329, Fung Koon Street, Yuen Long, N.T. Tel : 8263 7766 Fax : 2428 5932 Business Address : 8 / F, Block L, Phase 2, Wen Fung Industrial Centre, 25, Yuen Long Road, Yuen Long, N.T., HK Tel : 2425 5404 Fax : 2428 5932		Project : PROPOSED TEMPORARY OPEN STORAGE OF MODULAR INTEGRATED CONSTRUCTION COMPONENTS AND CONSTRUCTION MATERIALS WITH ANCILLARY WORKSHOPS, OFFICE, STAFF CAR PARK AND MACHINERY FOR A PERIOD OF 3 YEARS AT LOT NOS 1555 S.A(PART), 1555 S.B(PART), 1557 RP (PART), 1558(PART) AND 1559(PART) IN D.D.107, SHA PO, YUEN LONG, N.T.		TITLE : PROPOSED OPENABLE WINDOWS LAYOUT PLAN.	
Drawn By:	W.C. WONG	Date:	10-02-2025	Scale:	1:500 @A3
Ref No:	TPB/A/YL-KTN/1085	Drawing No:	2025-FS/22-02		

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

	Application No.	Use(s)/Development(s)	Date of Consideration
1.	A/YL-KTN/575	Temporary Site Office with Ancillary Open Storage of Building Materials, Storage of Repairing Tools and Staff Car Park for a Period of Three Years	12.1.2018 [revoked on 12.4.2020]
2.	A/YL-KTN/604	Proposed Flat, Shop and Services, Eating Place, School, Social Welfare Facilities and Public Transport Terminus or Station uses and Minor Relaxation of Plot Ratio and Building Height Restrictions	22.3.2019
3.	A/YL-KTN/715	Temporary Site Office and Plant Nursery with Ancillary Open Storage of Building Materials, Tools and Equipment, Landscaping Equipment and Hardware and Ancillary Staff Car Park for a Period of Three Years	20.11.2020 [revoked on 20.2.2022]

Similar Application within the Same “CDA (1)” Zone in the vicinity of the Site in the Past Five Years

Approved Application

	Application No.	Use(s)/Development(s)	Date of Consideration
1.	A/YL-KTN/1020	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of Three Years	10.1.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1555 S.A, 1555 S.B RP, 1557 RP, 1558 and 1559 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; and
- advisory comments are at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective;
- the existing local access road is a single track access road. According to the applicant's submission, the local access may experience congestion for the section near San Tam Road. In addition, the applicant proposes to use vehicle escorting the articulated trailers travelling the local access to minimise road safety impact; and
- advisory comments are at **Appendix V**.

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

- no objection in principle to the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the planning application from environmental planning perspective;
- no environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix V**.

4. Drainage

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

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

- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the proposed use 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 (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable;
- 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
- advisory comments are at **Appendices V and VII**.

6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- as the Site falls within “Comprehensive Development Area (1)” zone and has been paved, he has no comment on the application from nature conservation perspective; and
- advisory comments are at **Appendix V**.

7. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a rural inland plains landscape character comprising residential buildings, scattered temporary structures, farmland, open storage, village houses, vacant land and tree groups. The proposed use is not incompatible with the surrounding landscape setting of the proximity; and
- based on the site photos, the Site is hard paved and generally vacant. No significant landscape resource is observed within the site. According to the submission, 58 heavy standard trees, shrub/groundcover and grass are proposed at minimum 3m-wide buffer area along the site boundary. Adverse landscape impact within the Site arising from the proposed use is not anticipated.

8. **District Officer's Comments**

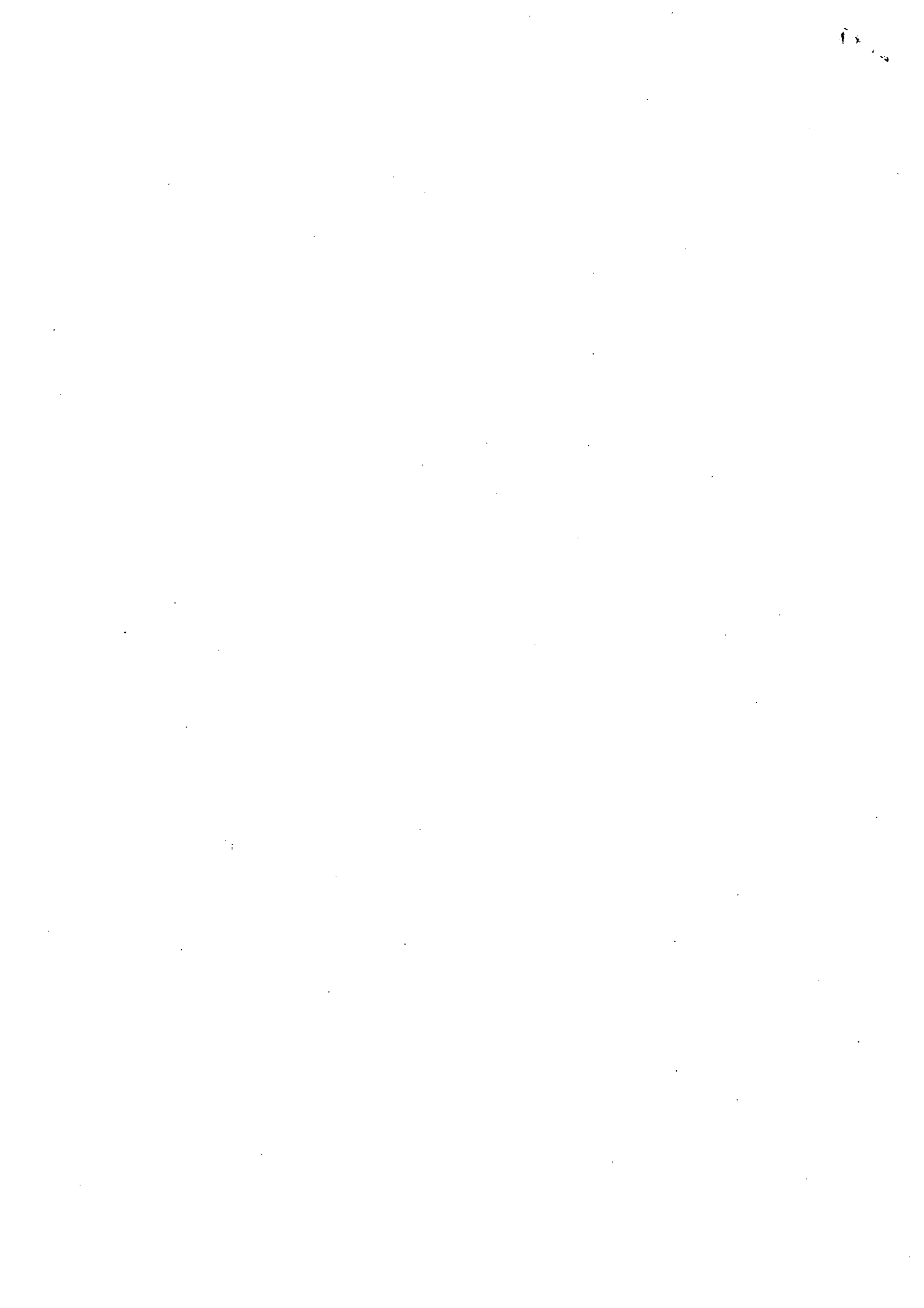
Comments of the District Officer (Yuen Long), Home Affairs Department:

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

9. Other Departments

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- 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) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via 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. Moreover, 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. No vehicle is allowed to queue back to or reverse onto/ from public roads at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible the maintenance of proposed access connecting the Site (i.e. Shui Mei Road and the local access road). Shui Mei Road is not maintained by HyD; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - the applicant shall fully implement the recommended measures in the environmental assessment report and sewerage review report;
 - 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" 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;
- (f) 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;

- the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a 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 (F.S. 251) and forward a copy of the certificate to his department;
 - in consideration of the nature of open storage, the good practice guidelines (**Appendix VII**) 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;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- the applicant is advised to adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that five 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;
 - 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: 2025-02-07 星期五 03:21:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1085 DD 107 Kam Tin SHK Yoho

Dear TPB Members,

981 withdrawn. Note the date ONE YEAR AGO.

So the business has been operating all this time in breach of the regulations. Has any enforcement action been taken?

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 February 2024 2:23 AM HKT
Subject: A/YL-KTN/981 DD 107 Kam Tin SHK Yoho

A/YL-KTN/981

Lots 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Kam Tin

Site area: About 9,705m²

Zoning: "Comprehensive Development Area (1)"

Applied use: Open Storage of Modular Integrated Construction Components and Construction Materials / 10 Vehicle Parking

Dear TPB Members,

And again revocation, for failure to fulfil drainage and fire conditions. the two issues most likely to pose safety and health hazards not only to workers on site but also to residents in the district. An not to mention reports of firemen being hospitalized when called to deal with frequent fires at brownfield operations.

So solution, tweak GFA and apply for a new use, out and out brownfield. This is incompatible with residential towers close by.

Again members should not reward operators by allowing these brownfield operations to continue to operate and give the finger to the board and its rulings.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpdpd <tpdpd@pland.gov.hk>
Date: Monday, 22 June 2020 3:46 AM HKT
Subject: AYL-KTN/715 DD 107 Kam Tin SHK Yoho

AYL-KTN/715

Lots 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Kam Tin

Site area : About 9,763m²

Zoning : "Comprehensive Development Area (1)"

Applied use : Site Office / Plant Nursery / Open Storage of Building Materials / Vehicle Parking 10 / SC 27%

575 - Applied Use : Open Storage / 21 Vehicle Parking / SC 30%

Dear TPB Members,

Application 575 was subject to a number of deferments re extension of time and

REVOKED ON 12.4.2020: BUT THIS IS NOT MENTIONED ON THE CURRENT APPLICATION???

As the applicant had failed to comply with conditions (g), (h), (i) & (l) satisfactorily by 12.4.2020, the planning permission for the subject application had already been revoked on the same date

So now Sun Hung Kai is back with some Green Wash by chucking in a plant nursery

I was in that area a few weekends ago, there is a very nice and genuine plant nursery close by.

But a picture paints a thousand words and it is quite clear that SHK is telling porkies. This is nothing more than a storage facility and the site coverage is far greater than that noted in the application.

SHK has flogged a lot of concrete boxes at high prices at the nearby Yoho development. Surely the residents are entitled to look out onto something better than open storage?

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.

