

2020年 9月 18日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-ST/578B

This document is received on 18 SEP 2020
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

A/YL-ST/578

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 Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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	A/YL-ST/578
	Date Received 收到日期	18 SEP 2020

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)	
Most Rich Investment Limited 溢發投資有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<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)	
Top Bright Consultants Limited	
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 No. 769RP (Part) in DD 99, San 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 70,679 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 9,773 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)	Nil 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	San Tin Outline Zoning Plan No. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU (CDWRA)")
(f) Current use(s) 現時用途	Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses (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)

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

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

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

- ☒ published notices in local newspapers on 18/08/2020 (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
13/08/2020 (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 14/08/2020 (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，或有關係的鄉事委員會[&]

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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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 Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses (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 type="checkbox"/> year(s) 年 <input checked="" type="checkbox"/> month(s) 個月 18
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	62,136sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	8,543sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	73
Proposed domestic floor area 擬議住用樓面面積	Nilsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	9,773sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	9,773sq.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 Figure 5. 5A and 5B of the Supplementary 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	22 (2.5m x 5m) ✓
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	12 (3.5m x 11m) ✓
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	Container Vehicles Parking Spaces: 147 (3.5m x 16m) ✓ Container trailers Parking Spaces: 108 (3.5m x 12.5m)
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴士車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	Nil

Proposed operating hours 擬議營運時間 8:00am and 6:00pm (Mondays to Saturdays) No operation on 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)) Castle Peak Road – San Tin	
	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)	
(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，請另頁表示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"/>		

	<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>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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>Reason(s) for non-compliance: 仍未履行的原因：</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 Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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



Raymond Leung

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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

Others 其他 RPP

on behalf of
代表

Top Bright Consultants Limited

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



Date 日期

18/08/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 769RP (Part) in DD 99, San Tin, Yuen Long, New Territories		
Site area 地盤面積	70,679	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 Nil	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	San Tin Outline Zoning Plan No. S/YL-ST/8		
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)")		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input checked="" type="checkbox"/> Month(s) 月 18 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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 Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses		

(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	Nil	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	9,773	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	73	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	<input type="checkbox"/> (Not more than 不多於) m 米
		Nil	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	12 % <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) Container Vehicles Parking Spaces: 147 Container trailers Parking Spaces: 108		22 Nil Nil 12 Nil
	Total no. of vehicle loading/unloading bays/lay-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)		Nil Nil Nil Nil Nil Nil

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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing the General Area, Extract from San Tin Outline Zoning Plan No. S/YL-ST/8		
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"/>
Drainage 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。



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 20/668/L02

September 23, 2020

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

Bv Email

Dear Sir/Madam,


Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months in "Other Specified Uses" annotated 'Comprehensive Development to include Wetland Restoration Area' ("OU (CDWRA)") Zone at Lot 769RP (Part) in DD 99, San Tin, Yuen Long, New Territories
(A/YL-ST/578)

We are writing to provide clarifications on the submitted application:

- (a) The applied planning permission period should be 18 months instead of 3 years as indicated in the Environmental Assessment Report;
- (b) The site area of the Application Site should be 70,679m² instead of 17,480m² as indicated in Section 3.1 of the Drainage Submission.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



TM Kong

Encls.
c.c. Most Rich Investment Limited (the Applicant)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-ST/578

Our Ref.: 20/668/L05

October 29, 2020

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

By Email

Dear Sir/Madam,

Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months in "Other Specified Uses" annotated 'Comprehensive Development to include Wetland Restoration Area' ("OU (CDWRA)") Zone at Lot 769RP (Part) in DD 99, San Tin, Yuen Long, New Territories

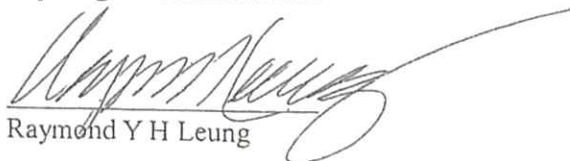
(Planning Application No. A/YL-ST/578)

In response to the comments from the Environmental Protection Department and Agriculture, Fisheries and Conservation Department, we submit herewith the Further Information (see Annex 1-3) for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.


Raymond Y H Leung

Encls.

c.c. Sr. Town Planner/YLE 1 – Attn: Tong Po Wing, Emily (By email –epwtong@pland.gov.hk)
Most Rich Investment Limited (the Applicant)

Annex 1

Responses to Departmental Comments (Application No. A/YL-ST/578)

Responses to Comments from Various Government Departments on Planning Application No. A/YL-ST/578

RESPONSES	
COMMENTS	
<p>1. Environmental Protection Department</p> <p>(1) In view of the temporary uses of the application, the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the COP) is applicable in handling the planning application. The planning application should not be supported based on the COP (the use will generate traffic of heavy vehicles and based on Figure 3 of the attached noise impact assessment in the planning statement, there are village houses within 100m from the subject site boundary). In particular, please note that according to section 1.3 of the CoP, "Heavy vehicles to and from sites of temporary uses are not actionable under existing ordinances. Even though the traffic noise from vehicles does not exceed the HKPSG criterion, it might still cause noise nuisances to residents and lead to complaints. Noise nuisances, for example, can be due to traffic of heavy vehicles, which can be particularly disturbing during early morning or nighttime hours."</p> <p>(2) The applicant submitted the EA report (including noise impact assessment (NIA)) in Appendix C of the planning</p>	<p>(1) As far as the potential noise impact from heavy vehicles is concerned, the limitation of the operation hours from 8am to 6pm (as in the planning statement) has demonstrated the applicant's effort for an effective solution (i.e. "The effective solution lies in proper planning for these sites and more environmentally conscientious decision making for these temporary uses" as stated Section 1.3 of the CoP).</p> <p>(2) Noted.</p>

Annex 1

Responses to Departmental Comments (Application No. A/NL-ST/578)

COMMENTS	RESPONSES
<p>statement to support the current planning application. We have reviewed the NIA and provided our technical comments in the attached Annex 1.</p>	
<p>(3) We consider that the NIA has not demonstrated that the traffic of heavy vehicles generated by the 24-hr operation of the container vehicle park would not cause noise nuisance.</p>	<p>(3) Ditto</p>
<p>(4) Apart from the noise nuisance mentioned above, as the subject site falls within Wetland Buffer Area (WBA) and is adjacent to a number of ponds and also falls within Deep Bay catchment area where the assimilative capacity is limited, we also have concerns that the subject use would result in adverse water quality impact :-</p>	<p>(4) Although the subject site falls within WBA and is adjacent to a number of ponds and falls within Deep Bay catchment area, a number of mitigation measures will be provided to avoid any adverse water quality impact.</p>
<p>(i) The subject site falls within WBA as designated in TPB PG No.12C and within OU(CDWRA) zone in San Tin OZP and is in close proximity to a natural stream and a number of ponds. According to the explanatory statement in San Tin OZP, the zone is intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands.</p>	<p>The subject site is intended to be used as vehicle park and storage uses in temporary basis for a period of 18 months only. As such, this short-term uses will not affect the planning intention as stated in the OZP.</p>
<p>(ii) We note that the subject site has been used as a container and goods vehicle park and open storage site for some time. Supplemented by our own recent site inspection in October 2020, we consider that the area and the water sensitive receivers in close proximity to the application site are not capable to accommodate such an excessive</p>	<p>The following mitigation measures will be provided to avoid adverse water quality impact upon the environment:</p> <ol style="list-style-type: none"> 1. Proper surface channels will be provided at the perimeter of the site boundary to collect surface run-off properly; 2. Surface run-off will be discharged into stream course via the sand / silt removal facilities; 3. sufficient chemical toilets will be provided onsite for the workforce.

Annex 1

Responses to Departmental Comments (Application No. A/YL-ST/578)

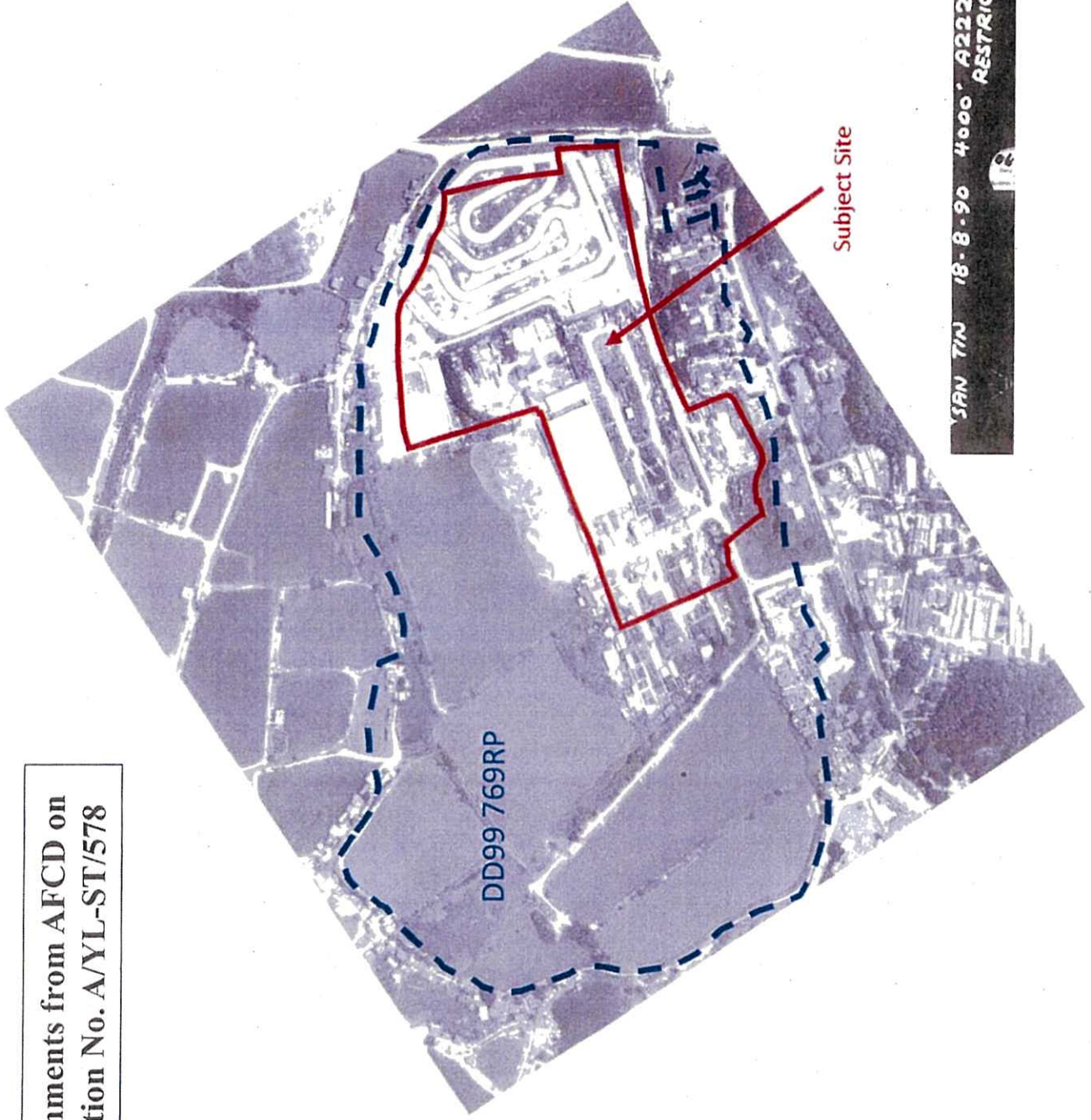
COMMENTS	RESPONSES
<p>development of a container vehicle park and open storage site with inadequate pollution control measures. The existing operation is potentially degrading the environment and should not be encouraged to continue before adequate mitigation measures are implemented to avoid causing further damage to the environment.</p> <p>(iii) The subject planning application as a temporary container vehicle park and open storage site is very similar to the existing activity in nature, if not exactly the same. The current planning application fails to demonstrate that the surrounding environment can be sustained with the proposed development, including but not limited to the concern on sewage treatment on site, control of contaminated surface runoff and prevention of potential land contamination (and thus groundwater contamination).</p>	<p>As the temporary container vehicle park and open storage site is very similar to the existing activity in nature, further proposed mitigation measures should improve the existing conditions of the surrounding environment. In the view of site surface runoff and sewage will be properly collected and the concrete paved area can be provided at the contaminated uses, adverse environmental impacts will not anticipated during the operation of the site.</p>
<p>2. Agriculture Fisheries and Conservation Department</p> <p>(1) I note the subject site is located within the Wetland Buffer Area (WBA) in proximity to the fishponds in the Wetland Conservation Area (WCA). According to the Town Planning Board guideline No. 12C, the planning intention of the WBA is to protect the ecological integrity of the fishponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fishponds.</p>	<p>(1) TPB PG-No. 12C states that applications for new open storage or container back-up uses within the "WBA", whether temporary or permanent, would normally not be allowed. However, open storage or container back-up uses located close to the Lok Ma Chau boundary crossing and without involving pond filling might be sympathetically considered by the Board. In view of the Subject Site is located close to the Lok Ma Chau boundary control point and would not involve any pond filling, approval of the application would therefore not contravene Town Planning Board</p>

Annex 1

Responses to Departmental Comments (Application No. A/YL-ST/578)

COMMENTS	RESPONSES
<p>(2) In addition, the site falls within the "Other Specified Uses annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") zone which, according to the corresponding Outline Zoning Plan, is intended to provide incentive for the restoration of degraded wetlands adjoining existing fishponds through comprehensive residential and/or recreational development to include wetland restoration area. The current application does not have information to show that it would comply with the planning intention of the WBA or the "OU(CDWRA)" zone. As such, we have reservation on the subject application.</p>	<p>guideline No. 12C.</p> <p>(2) Since the Subject Site was used for car racing track, open storage, warehouse, workshop and parking of vehicles including heavy vehicles purposes immediate before the San Tin IDPA Plan No. IDPA/YL-ST/1 notified in the Gazette dated 17.6.1990 (see Annex 2), it meets the criteria under section (3) of the Notes of the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8, that "no action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area plan conform to this Plan, provided such use has continued since it came into existence." (see Annex 3). In this regards, a majority part of the current land uses at the Subject Site is considered as "existing use".</p>

Responses to Comments from AFCD on
Planning Application No. A/YL-ST/578



Subject Site

SAN TN 18-8-90 4000' A22208 R
RESTRICTED

APPROVED SAN TIN OUTLINE ZONING PLAN NO. S/YL-ST/8

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without permission from the Town Planning Board.



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-ST/578

Our Ref.: 20/668/L04

October 29, 2020

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

By Email

Dear Sir/Madam,


Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months in "Other Specified Uses" annotated 'Comprehensive Development to include Wetland Restoration Area' ("OU (CDWRA)") Zone at Lot 769RP (Part) in DD 99, San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/578)

In response to the comments from the Drainage Services Department and Planning Department on 14.10.2020, we submit herewith the revised drainage proposal and further information (see **Annex 1 and 2**) for your consideration. The original copies of revised drainage proposal will be submitted to Town Planning Board by post.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

Encls.

c.c. DPO/FSS&YLE – Attn: Yiu Sze Wing, Rachel (By Email – rswyiu@pland.gov.hk)
Most Rich Investment Limited (the Applicant)

Annex 1

Responses to Departmental Comments (Application No. A/YL-ST/578)

Annex 1: Responses to Comments from Various Government Departments on Planning Application No. A/YL-ST/578

RESPONSES	
COMMENTS	
<p>1. Drainage Services Department</p> <p>(i) We note that the site is the subject of previous planning applications rejected by the Town Planning Board on 20.3.2020. Therefore, the above application would be processed as a new case. In addition, the drainage proposal attached with the application is considered unacceptable. The applicant is requested to duly address our comments below and re-submit the proposal to us for comments.</p> <ul style="list-style-type: none"> - The drainage plan should be marked 'clearly' with information of 'all' proposed drainage facilities. - Catchpits should be provided at corners and numbered. Invert level should be provided to demonstrate that there will not be any backwater effect. - Please provide full information of the proposed discharge points (2nos.) i.e. size, shape, invert level & discharge arrangement. Photos should be submitted to show existing condition of the point. - For TM2, there may be backwater effect. Please review. <p>In general, the applicant is reminded that the drainage proposal should demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site.</p>	<p>(i) Please refer to the revised drainage proposal in Annex 2.</p> <p>The comment is noted and will be followed. The proposed stormwater drainage plan (refer to Drawing No. HT2008/A/DD/001) was revised. Catchpits with invert levels were provided at corners and numbered. Watercourse channel information and photographs of the two proposed discharge points were provided in Section 4 of the revised drainage proposal in Annex 2. It is noted that the condition of the existing watercourse for outfall 1 is currently covered by overgrown vegetation as shown in the attached plates in Section 4. The undesirable vegetation will be cleared/remedied together with the proposed drainage submission as highlighted in Section 5.5.</p>

Annex 1

Responses to Departmental Comments (Application No. A YL-ST 578)

COMMENTS	RESPONSES
<p>A clear drainage plan showing full details of the existing drains & the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations & charts should be included. (For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf for reference). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site.</p>	
<p>(ii) After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.</p>	<p>(ii) The comment is noted and will be followed. A set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan will be submitted upon completion of the proposed drainage works.</p>
<p>(iii) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.</p>	<p>(iii) At present, there is no stormwater discharged into the subject site from its surrounding developments. The existing drainage conditions of the area would not be altered by the subject development, and the subject development would not obstruct any existing overland flow nor adversely affect existing flow path of the adjacent areas.</p>

Annex 1

Responses to Departmental Comments (Application No. A/YL-ST/578)

COMMENTS	RESPONSES
(iv) No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained.	(iv) The comment is noted and will be followed. However, no sewage disposal and treatment would be generated at the current state of application for open storage.
(v) The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon area outside his jurisdiction.	(v) Noted. There is only one lot (Lot 769RP in DD 99, San Tin, Yuen Long, New Territories) involved in this planning application and the adjoining area.
(vi) The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the application site in future.	(vi) Noted. See response (v) above.
(vii) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the site.	(vii) Noted.
2. Planning Department According to survey photos from DPO/ FS& YLE dated 25.9.2020, the current application site was hard paved and in operation as the applied use without planning permission. The landscape environment of the area had been degraded.	As state in paragraph 2.02 of the planning statement attached to this application, "The Application Site was formed and partly used as car racing track and open storage site before the San Tin IDPA Plan No. IDPA/YL-ST/1 notified in the Gazette dated 17.6.1990 (see Aerial Photo in Appendix D)." Since the application was formed and hard paved before the gazettal of the IDPA, planning permission is not required for site formation

Annex 1

Responses to Departmental Comments (Application No. A/YL-ST-578)

COMMENTS	RESPONSES
<p>With reference to the planning statement, 83 nos of new trees planting will be proposed and all existing trees will be preserved within the application site. Given that existing trees groups of common species were found in the vicinity largely along the northern, eastern and southern part of the Site, the contribution of the proposed new tree planting to enhance the landscape quality would be insignificant.</p>	<p>Noted. Should the application be approved by the Board, the landscape proposal will be revised to reduce the number of trees along the northern, eastern and southern part of the Application Site.</p>
<p>Moreover, the development is not in line with the planning intention of the "OU (CDWRA)" zone which is to encourage the phasing out of sporadic open storage and port back-up uses, and to provide incentive for restoration of degraded wetlands adjoining existing fish ponds. As the proposed use is not in line with the planning intention of the "OU (CDWRA)" zone, there is concern that approval of the application would set an undesirable precedent for other similar uses in the immediate neighborhood within the same zone and the adverse impact on the landscape setting would continue if these incompatible uses were allowed.</p>	<p>Noted. Since a majority part of the application site has been used for storage, workshop and parking of vehicles including heavy vehicles purposes since late 1980's (i.e. before the San Tin IDPA Plan No. IDPA/YL-ST/1 notified in the Gazette dated 17.6.1990), it meets the criteria under section 3 of the Notes of the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8, that "no action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area plan conform to this Plan, provided such use has continued since it came into existence." In this regards, approval of this application would not set an undesirable precedent for other similar uses in the immediate neighborhood within the same zone.</p>

**Drainage Submission in support of
Open Storage at
Lot 769RP (Part) in DD99, San Tin, Yuen Long, N.T.**

(HT20088)

October 2020

Planning Consultant: Top Bright Consultants Limited

Drainage Consultant:

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

Prepared by	Fred Lui	
Checked & approved by	K C LEE	

1. Background

- 1.1 In support of a proposed open storage at Lot 769RP (Part) in DD99, San Tin, Yuen Long, New Territories, Messrs. Ho Tin & Associates Consulting Engineers Limited was appointed to prepare a drainage submission.

2. Approach to Prepare this Submission

- 2.1 This Drainage Submission is prepared in line with the “Technical Note to prepare a Drainage Submission (relating to application for temporary change of land use such as temporary storage areas, car parks, workshops, small factories, etc. under S.16 of the Town Planning Ordinance)” issued by Drainage Services Department in November 2001.

3. The Subject Site

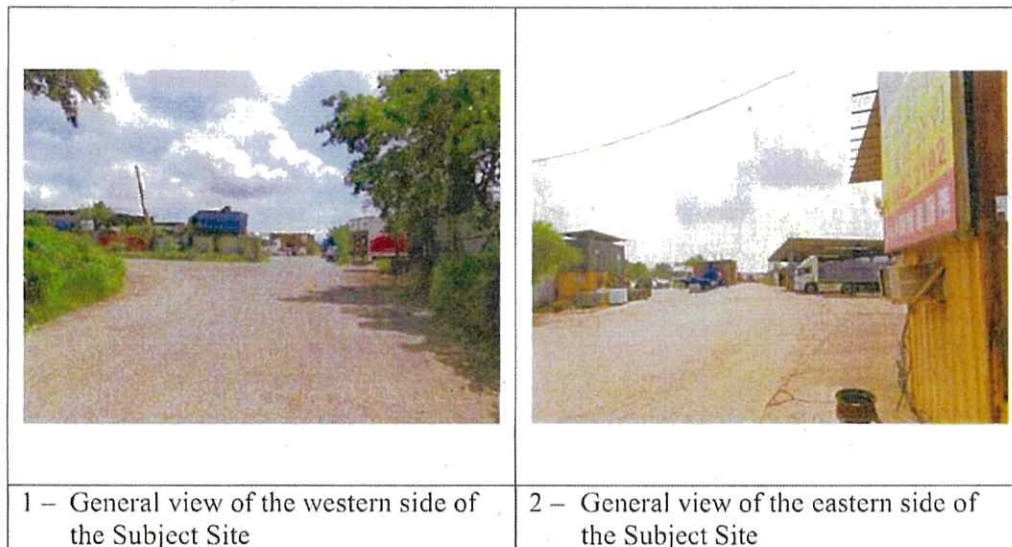
- 3.1 The subject site consists of Lot 769RP (Part) in DD99, San Tin, Yuen Long, New Territories. It consists of about 17,480m² abutting on the north side of Castle Peak Road – San Tin.


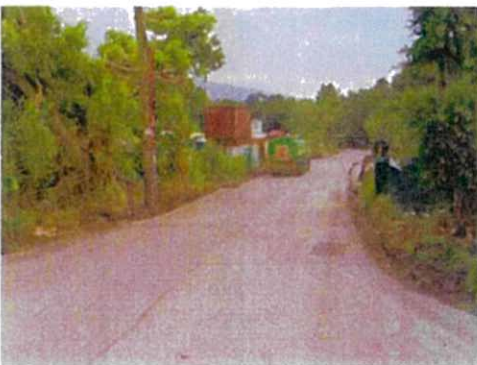


4. Existing Drainage Conditions of the Site



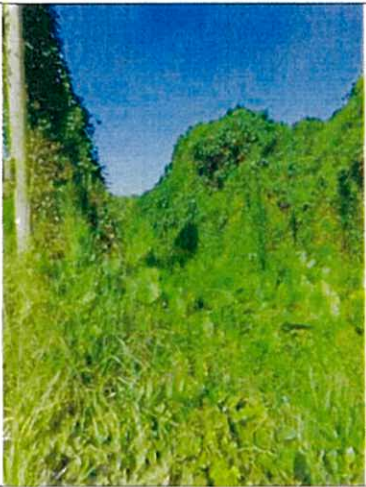
- 4.1 The subject site is current now in use for open storage for truck vehicles (refer to **Plate 1, 2 and 3** in the below). It is surrounded with scattered residential settlements, steams and fish ponds on the three sides (north, east and south). A car factory is located on the northeastern side of the subject site. There are two existing access roads connecting the east and west of the subject site to the adjacent major rural road Castle Peak Road – San Tin (refer to **Plate 4 and 5** in the below).
- 4.2 There are two existing watercourse running along the southern and southwestern boundary of the subject site respectively.
- 4.3 One of the existing watercourse along the southern side of the subject site receives runoff from the existing dwellings and the eastern side of the Subject Site (refer to **Plate 6 and 7** in the below) and conveys the flows inside it to further downstream to

the storm chambers under the Castle Peak Road – San Tin. The watercourse is a natural stream channel (width varies between 5m to 8m) with some weeds and stones surface.

- 4.4 Another existing watercourse along the southwestern side of the subject site receives runoff from the existing dwellings and the western side of the subject site (refer to **Plate 8 and 9** in the below) and conveys the flows inside it to further downstream to the northwestern part of the site. The watercourse is a natural stream channel (width about 7m) with sluggish and weedy reaches surface.
- 4.5 Colour photos (location taken shown in **Figure 1**) showing the existing site/drainage conditions are shown in the following:



	
<p>3 – General view of the southern side of the Subject Site</p>	<p>4 – Access road connecting the eastern side of the Subject Site to Castle Peak Road – San Tin</p>
	
<p>5 – Access road connecting the western side of the Subject Site to Castle Peak Road – San Tin</p>	<p>6 – Existing watercourse receiving surface runoff from the adjacent area at the southeastern corner of the Subject Site</p>

	
<p>7 – Existing watercourse receiving surface runoff from the adjacent area at the southeastern corner of the Subject Site</p>	<p>8 – Existing watercourse (Currently covered by overgrown vegetation) receiving surface runoff from the adjacent area at the southwestern side of the Subject Site</p>
	<p>[BLANK]</p>
<p>9 – Existing watercourse (Currently covered by overgrown vegetation) receiving surface runoff from the adjacent area at the southwestern corner of the Subject Site.</p>	

5. Proposed Drainage Works

- 5.1 Levels of the Subject Site after development will be formed similar to those of the existing. Peripheral channels will be constructed to intercept all surface runoff

flowing across the Subject Site boundary. The flows inside the channels will be discharged via two terminal manhole

- 5.2 The flows inside the channels of the Subject Site will be discharged via two terminal manholes with desilting trap located in the southeastern side and southwestern side of the Site into the proposed 700mm dia. drain and convey to the existing watercourse.
- 5.3 The applicant is committed to obtain all necessary consents from the relevant government departments and lot owners in constructing the proposed channels/discharge outside the Subject Site boundary after this application is approved.
- 5.4 The stormwater discharging route of the subject site as well as flow directions of the surface runoff and relevant subcatchment boundaries of the concerned areas are shown in **Figure 1**.
- 5.5 The sub-standard drainage condition of the existing watercourse due to overgrown vegetation (as shown in **Plate 8 and 9**) will be cleared/remedied together with the proposed drainage submission.

6. Hydraulic Calculation

- 6.1 Assessment criteria is based on the recommendation set out in the Stormwater Drainage Manual (SDM) issued by DSD.
- 6.2 The corresponding runoffs under rainfall intensity for various return period are worked out with reference to Rational Method. Brandy-Williams method is used in calculation of the time of concentration. A uniformly distributed rainfall with an intensity is determined by the Intensity-Duration-Frequency. With referenced to GEO TGN 30 (2018 version), the rainfall profiles are derived based on the following equation:

$$i = \frac{a}{(t + b)^c}$$

where i = mean rainfall intensity (mm/hr)
t = duration time of concentration (min)
a, b, c = storm constants given in **Table 6.2** below

Table 6.2 Storm Constants (temporary use)

Return Period (years)	10
a	640
b	4
c	0.41

- 6.3 Hydraulic assessment is enclosed in the **Appendix**. The existing channels and the underground drainage are checked to be capable to cater for the estimated runoff under the designed rainstorms, and no backflow effect would occur.

7. Conclusion and Recommendations

- 7.1 The subject development will be for open storage use. Peripheral channels, catchpits and terminal manholes with desilting trap will be constructed within the Subject Site to ensure no overland flows across the boundary. Two proposed 900mm dia. pipe will be constructed to connect the two terminal manholes respectively to the existing watercourse.
- 7.2 Capacities of the proposed channels/drainage have been checked being capable to receive the surface runoff from the subject area.
- 7.3 Besides, the applicant will obtain all necessary consents from the relevant government departments and lot owners in constructing the proposed channels/drainage outside the subject site boundary after this application is approved.
- 7.4 In conclusion, the subject development with implementation of the proposed drainage works will not cause any adverse drainage impacts onto the area.



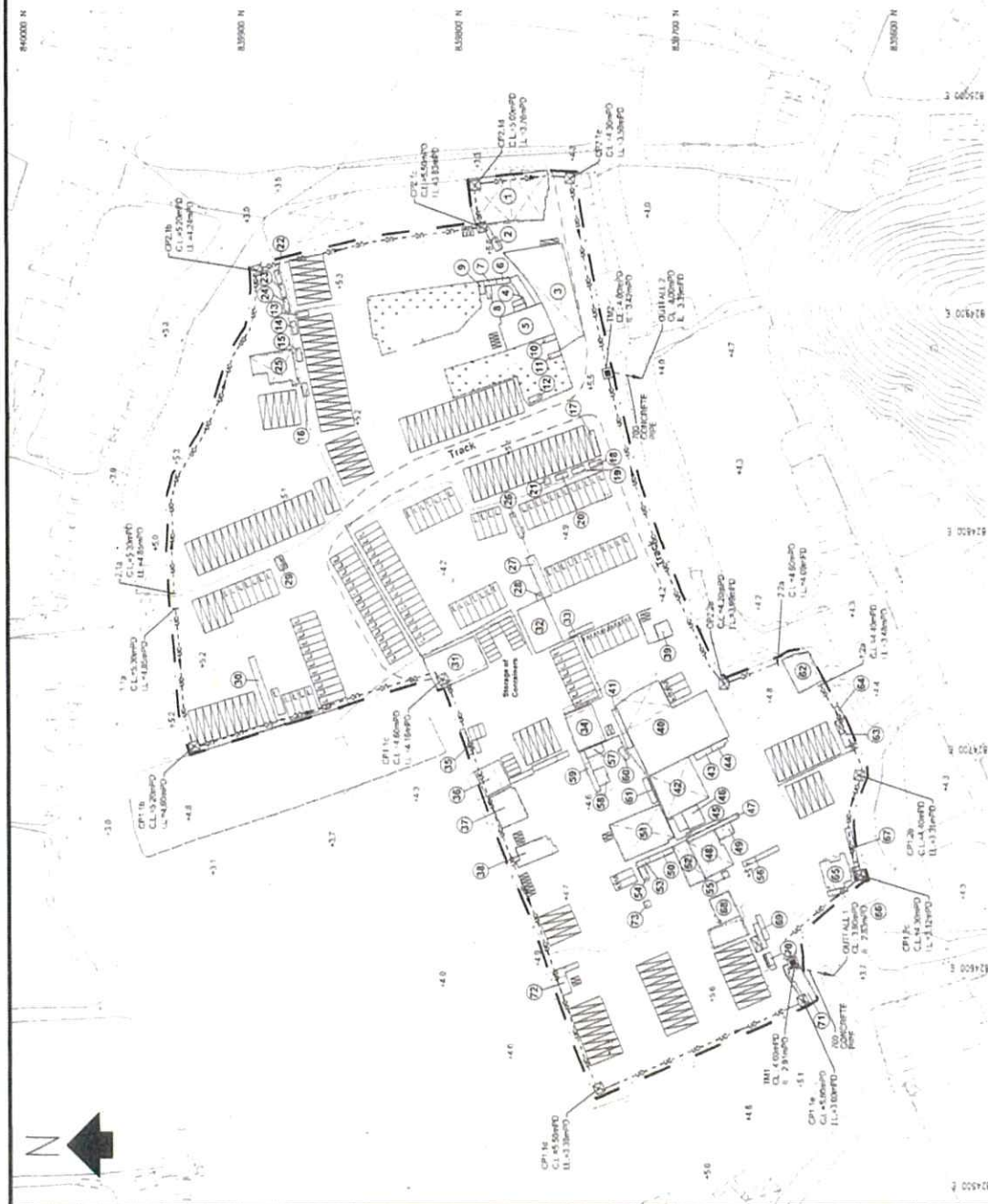
<p>LEGEND:</p> <p>① 1930m²</p> <p>— SUBJECT SITE BOUNDARY</p> <p>--- CATCHMENT BOUNDARY</p>	<p>CATCHMENT NUMBER AND AREA</p> <p>— SUBJECT SITE BOUNDARY</p> <p>--- CATCHMENT BOUNDARY</p>	<p>PROJECT</p> <p>OPEN STORAGE AT LOT 768R(PART) IN DD99 SAN TIN, YUEN LONG, N.T.</p>	<p>何田顧問工程師有限公司</p> <p>HD TIN & ASSOCIATES</p> <p>CONSULTING ENGINEERS LIMITED</p>	<p>SCALE</p> <p>1:2000</p>	<p>DRAWING No.</p> <p>FIGURE 1</p>
<p>① 1930m²</p> <p>— SUBJECT SITE BOUNDARY</p> <p>--- CATCHMENT BOUNDARY</p>	<p>CATCHMENT NUMBER AND AREA</p> <p>— SUBJECT SITE BOUNDARY</p> <p>--- CATCHMENT BOUNDARY</p>	<p>TITLE</p> <p>CATCHMENT AREAS & FLOW DIRECTIONS OF SURFACE RUNOFF</p>	<p>何田顧問工程師有限公司</p> <p>HD TIN & ASSOCIATES</p> <p>CONSULTING ENGINEERS LIMITED</p>	<p>SCALE</p> <p>1:2000</p>	<p>DRAWING No.</p> <p>FIGURE 1</p>

APPENDIX -

Hydraulic Assessment

	USC/PDSUBM	DESCR/PDSUBM	USOL (mg/L)	USOL (ppm)	DILUT (ppm)	ORIL (ppm)	INVERT DPT. (mm)	LENGTH L (mm)	SLOPE S	R/S	RALE T/M	TIME TO CONCENTRATION % (min)	MANN ALL CORRECT C	WATER CATCHMENT AREA (m ²)	AREA (m ²)	CUM EFF. AREA (m ²)	DESIGN FLOW (m ³ /s)	SUB. (mm)	Pipe Type	CHANNEL VELOCITY (m/s)	FLOW CAPACITY (m ³ /s)	80% FLOW CAPACITY (for pipe)	SPACE	
Catchment 1																								
	1 1a	CP1-1b	5.30	5.20	4.85	4.60	0.25	32.40	0.008	130	2.00	2.26	301.70	0.95	6803	659	659	0.055	450	UC	2.07	0.51	0.459	
		CP1-1c	5.20	4.80	4.60	4.16	0.44	57.80	0.008	130	2.26	2.75	292.45	0.95	1.237	1.175	1.834	0.149	450	UC	1.95	0.35	0.198	
Catchment 2																								
		CP1-1e	4.60	5.50	4.16	3.39	0.77	100.90	0.008	130	2.75	3.46	280.78	0.95	3.327	3.161	4.994	0.390	450	UC	2.36	2.20	1.806	
		CP1-1e	5.50	5.00	3.39	3.00	0.39	50.90	0.008	130	3.46	3.82	275.41	0.95	1.694	1.809	6.803	0.506	450	UC	2.36	2.07	1.569	
		TM1	5.00	4.00	3.00	2.91	0.08	10.50	0.008	130	3.82	3.90	214.28	0.95	349	332	6.935	0.528	450	UC	2.25	1.04	0.520	
Catchment 3																								
	1 2a	CP1-2b	4.40	4.40	3.48	3.31	0.17	21.90	0.008	130	2.00	2.16	303.66	0.95	460	437	437	0.037	450	UC	2.75	1.05	1.012	
		CP1-2c	4.40	4.30	3.31	3.12	0.19	25.00	0.008	130	2.16	2.35	300.02	0.95	526	499	937	0.078	450	UC	2.27	1.15	1.073	
		TM1	4.30	4.00	3.12	2.91	0.21	27.00	0.008	130	2.35	2.55	296.22	0.95	568	530	1.476	0.122	450	UC	2.25	1.05	0.927	
	TM1 (+CP1-1e, +CP1-2c) Catchment 4	Oxidant 1	4.00	3.90	2.91	2.87	0.05	6.00	0.008	130	3.90	3.94	213.69	0.95	126	120	8.531	0.649	700 Conc Pipe	2.35	0.90	0.81	0.165	
Catchment 5																								
	2 1a	CP2-1a	5.30	5.20	4.85	4.24	0.61	79.40	0.008	130	2.00	2.60	295.30	0.95	1.650	1.568	1.568	0.129	450	UC	2.22	0.91	0.782	
Catchment 6																								
	CP2-1a (+2.1a)	CP2-1c	5.20	4.50	4.24	3.83	0.41	92.80	0.008	130	2.60	2.97	268.63	0.95	2.148	2.041	3.609	0.290	450	UC	2.33	1.70	1.407	
	CP2-1c (+CP2-1b)	CP2-1e	5.50	5.00	3.83	3.76	0.08	9.90	0.008	130	2.97	3.05	287.41	0.95	403	383	3.991	0.319	450	UC	2.28	1.22	0.905	
	CP2-1e (+CP2-1c)	CP2-1g	5.00	4.30	3.76	3.59	0.17	22.10	0.008	130	3.05	3.22	284.57	0.95	869	854	4.846	0.383	450	UC	2.13	0.64	0.255	
	CP2-1g (+CP2-1e)	TM2	4.30	4.00	3.59	3.42	0.17	22.10	0.008	130	3.22	3.40	281.73	0.95	859	854	5.100	0.446	450	UC	2.06	0.50	0.050	
Catchment 8																								
	2 2a	CP2-2a	4.60	4.20	4.09	3.99	0.10	13.30	0.008	130	2.00	2.15	303.99	0.95	361	343	343	0.029	450	UC	1.57	0.11	0.080	
	CP2-2a (+2.2a)	TM2	4.20	4.00	3.99	3.42	0.58	74.80	0.008	130	2.15	2.75	292.52	0.95	2.030	1.929	2.272	0.185	450	UC	2.06	0.50	0.312	
	TM2	Oxidant 2	4.00	4.00	3.42	3.39	0.03	4.00	0.008	130	3.40	3.43	281.29	0.95	109	103	8.075	0.631	700 Conc Pipe	2.35	0.90	0.81	0.182	

DRAWINGS



THE ROBERTS LINE
 REGISTERED AND MC (C)
 CHANNEL WITH CENTER
 REGISTERED FROM 1950
 REGISTERED CANAL 1950

[illegible]

OPEN STORAGE AT
LOT 769RP(PART) IN DD99
SAN TIN, YUEN LONG, N.T.

何田顧問工程師有限公司
HO TIN & ASSOCIATES
ENGINEERS LIMITED
CORPORATE

PROPOSED STORMWATER DRAINAGE PLAN

HT 20088 / A / DD / 001



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-ST/578

Our Ref.: 20/668/L03

October 29, 2020

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

By Email

Dear Sir/Madam,

Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months in "Other Specified Uses" annotated 'Comprehensive Development to include Wetland Restoration Area' ("OU (CDWRA)") Zone at Lot 769RP (Part) in DD 99, San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/578)

We are writing to provide further information on the submitted application:

- (a) **The use of the remaining portion of land:** The application boundary has been reduced as comparing to the last applications (A/YL-ST/553, 554 and 558) which were rejected by the Board dated 20.3.2020. The remaining area that is not included in this application will be left vacant to form a buffer zone serving the nearby land uses and environment. As the applicant is not the owner of the land and the current rental agreement will be expired in September 2021, there is no proposed use for the land not included in this Application.
- (b) **Relocation Plan:** With the opening of Liantang/Heung Yuen Wai Boundary Control Point for truck crossing on August 26, 2020, the Lok Ma Chau Boundary Control Point for truck crossing will soon be terminated. The current open storage and vehicle parking activities will be relocated to areas along Sha Tau Kok Road and Ping Che Road, since the distance between Ping Che and the Heung Yuen Wai Boundary Crossing is merely about 5.5km. According to the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the total areas zoned "Industrial (Group D)" ("I(D)") and "Open Storage" ("OS") are 14.64 ha and 124.52 ha respectively. The available area might accommodate part of the current businesses in the Application Site.

Should you have any queries or require further information, please feel free to contact the undersigned at ~ ~

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.



Raymond Y H Leung

Encls.

c.c. Most Rich Investment Limited (the Applicant)



(A/YL-ST/578) Further Information 24/03/2021 17:51

From: lo mingkong

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc: "ayycheung@pland.gov.hk" <ayycheung@pland.gov.hk>, "plhchan@pland.gov.hk" <plhchan@pland.gov.hk>, Raymond Leung <[REDACTED]>

History:

This message has been forwarded.

2 Attachments



TPB_L010 Further Information.pdf Annex A & B.pdf

Dear Sir/Madam,

Please see attached file for our submission of Further Information.

Best Regards,

Lo Ming Kong

Top Bright Consultants Ltd.

Tel: 2721 6172



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-ST/578

Our Ref.: 20/668/L010

March 24, 2021

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

By Post & Email

Dear Sir/Madam,

Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months in "Other Specified Uses" annotated 'Comprehensive Development to include Wetland Restoration Area' ("OU (CDWRA)") Zone at Lot 769RP (Part) in DD 99, San Tin, Yuen Long, New Territories

(Planning Application No. A/YL-ST/578)

With reference to the captioned application, we write to provide further information responding to comments of the Director of Environmental Protection (DEP) in paragraph 10.1.5 in RNTPC Paper No. A/YL-ST/578 dated on 6.11.2020 for your further consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.

Lo Ming Kong

Encls.

c.c.

DPO/FSS&YLE – Attn: Ms. CHEUNG Yuk Yi, Alice (By Email – ayycheung@pland.gov.hk)

DPO/FSS&YLE – Attn: Ms. CHAN Lok Hei, Patricia (By Email – plhchan@pland.gov.hk)

Most Rich Investment Limited (the Applicant)

1 Environment

1.1 Noise Impact

- 1.1.1.1 The potential on-site noise nuisances should include the movement of heavy vehicles. Noise nuisances generated from the heavy vehicles would be much depending on the travelling speed as well as the number of vehicles passing within a certain period of time.
- 1.1.1.2 Operation hours of the Site will be from 0800 to 1800 pm and 24 hours for container vehicle parking but no entry/exit other than 0800 to 1800. Hence, no any noisy operation will be happened during evening and nighttime periods (i.e., 1900 to 0700).
- 1.1.1.3 In order to protect a few low-rise village houses and scattered temporary structures that are still occupied and scattered near the site boundary, the Applicant has committed that a 2.5 m high solid boundary fence walls will be erected to screen off the possible noise and its nuisance that could emanate from the Site.
- 1.1.1.4 This solid boundary fence walls and noise barrier will be made of materials providing at least 10 kg/m² of surface density sufficient to provide adequate transmission loss of sound to the sensitive receivers as per the requirements in the "*Guidelines on Design of Noise Barriers*" published by EPD.
- 1.1.1.5 Although the existence of low-rise village houses and scattered temporary structures close to the Site and less than 100m from the site boundary, the solid boundary fence walls will be considered effectively mitigated the noise nuisance because it cuts off the noise transmission path and the surface density is sufficient and the low-rise village houses and scattered temporary structures can easily be screened.
- 1.1.1.6 In order to further minimise the noise nuisances due to the vehicle movement from the Site, vehicle speed within the Site will be restricted to very low speed (i.e., <8 kph), and the ground surface of the local access road and ground surface within the Site will be well paved and leveled without irregularity; and maintained throughout the operation.
- 1.1.1.7 With implementation of the above noise mitigation measures in place, the use would not cause adverse noise nuisances upon to the nearby noise sensitive receivers.
- 1.1.1.8 The letters issued by the nearby villagers to present no objection to this planning application is attached in **Annex A**.

1.2 Water Quality Impact

- 1.2.1.1 Although the Site falls within WBA and is adjacent to a number of ponds and also falls within Deep Bay catchment area, number of mitigation measures can be implemented to prevent worsen the existing water quality.
- 1.2.1.2 During site operation, potential water quality impact due to stormwater discharge can be control through good drainage design and implementation of best management practices.
- 1.2.1.3 All site area will be hard paved to minimise exposed surface and soil erosion.
- 1.2.1.4 A Drainage Submission (Report Ref.: HT20088 dated July 2020) has been prepared by the drainage consultant for this application. The drainage system will be provided to avoid flooding. Proper surface channels with screening facilities will be provided along the site boundary. Surface run-off within the Site should be properly collected to avoid uncontrolled spillage of runoff.
- 1.2.1.5 Screening facilities which is capable of screening off large substances such as fallen leaves and rubbish should be provided at the inlet of drainage system. Silt traps and oil interceptors will be incorporated to remove particles present in stormwater runoff.
- 1.2.1.6 Good management measures such as regular cleaning and sweeping of road surface/ open areas is suggested. The road surface/ open area cleaning should also be carried out prior to occurrence of rainstorm.
- 1.2.1.7 Stormwater channels with screening facilities provided among the site area will be regularly inspected and cleaned (e.g. monthly) by the site operator. Additional inspection and cleansing should be carried out if heavy rain is forecasted.
- 1.2.1.8 With the implementation of the above mitigation measures, it is unlikely to cause any adverse water quality impact to the environment.
- 1.2.1.9 The adjoining fish ponds to east of the Site is no longer in operation. A letter from the owner of the fish ponds attached in **Annex B**.

Annex A

Letters issued by the Nearby Villagers

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

先生/女士：

擬議在新界元朗新田丈量約份第 99 約地段第 769 號餘段(部份)
用作臨時貨櫃車停車場及露天存放建築材料
連附設輪胎維修、地盤辦公室及貯物用途的規劃申請事宜

本人是新界元朗新田米埔合和魚塘區 [REDACTED] 號的居民，現致函
貴會表示本人不反對上述標題的規劃申請。

姓名: 張志光

簽名: [Signature]

2021 年 3 月 22 日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

先生/女士：

擬議在新界元朗新田丈量約份第 99 約地段第 769 號餘段(部份)
用作臨時貨櫃車停車場及露天存放建築材料
連附設輪胎維修、地盤辦公室及貯物用途的規劃申請事宜

本人是新界元朗新田米埔合和魚塘區[REDACTED]號的居民，現致函
貴會表示本人不反對上述標題的規劃申請。

姓名: 何桂明

簽名: 何桂明

2021 年 3 月 22 日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

先生/女士：

擬議在新界元朗新田丈量約份第 99 約地段第 769 號餘段(部份)
用作臨時貨櫃車停車場及露天存放建築材料
連附設輪胎維修、地盤辦公室及貯物用途的規劃申請事宜

本人是新界元朗新田米埔合和魚塘區[REDACTED]號的居民，現致函
貴會表示本人不反對上述標題的規劃申請。

姓名: 李道仁

簽名: 李道仁

2021 年 3 月 22 日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

先生/女士：

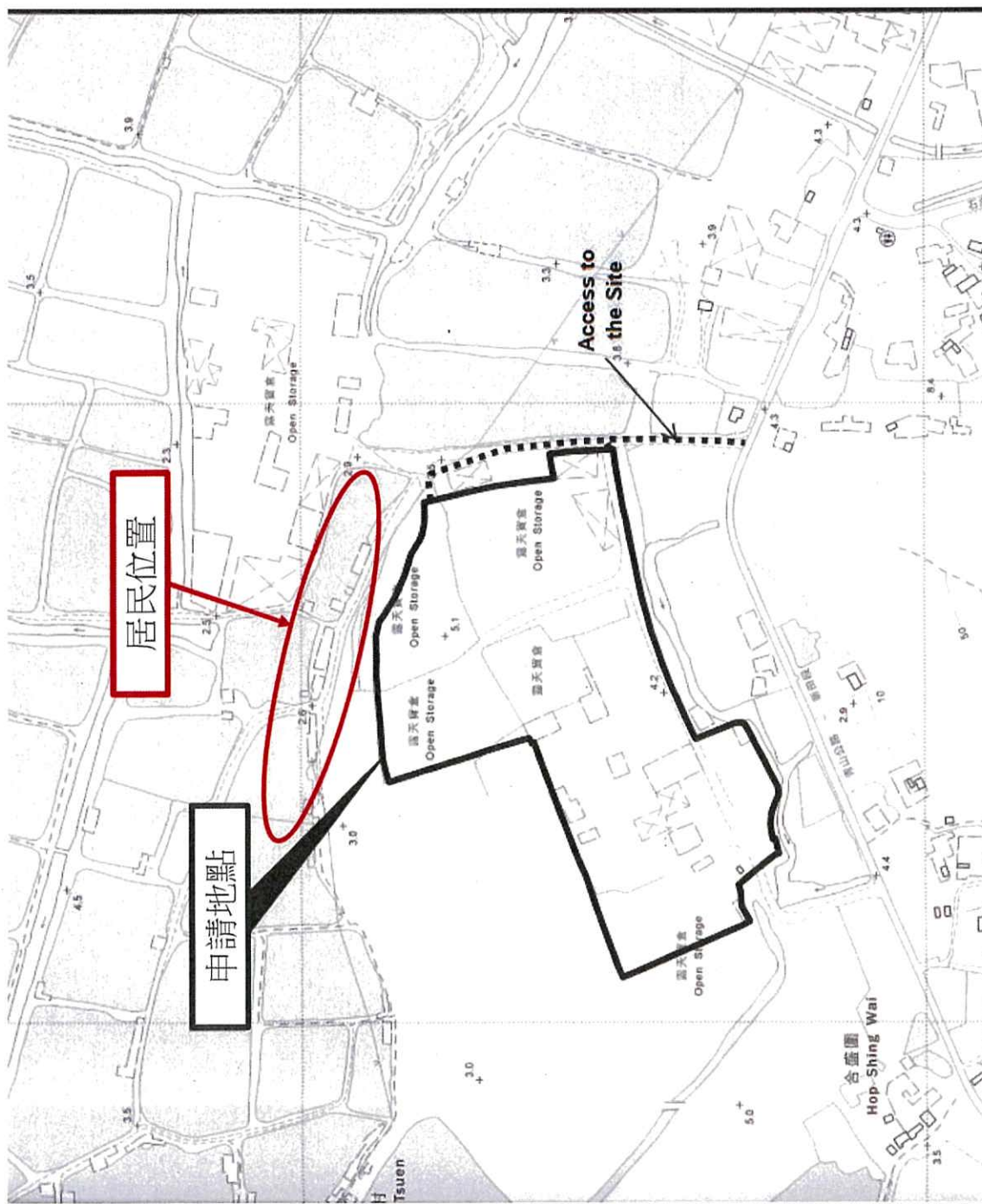
擬議在新界元朗新田丈量約份第 99 約地段第 769 號餘段(部份)
用作臨時貨櫃車停車場及露天存放建築材料
連附設輪胎維修、地盤辦公室及貯物用途的規劃申請事宜

本人是新界元朗新田米埔合和魚塘區 [REDACTED] 號的居民，現致函
貴會表示本人不反對上述標題的規劃申請。

姓名: 吳卫堂

簽名: 吳卫堂

2021 年 3 月 22 日

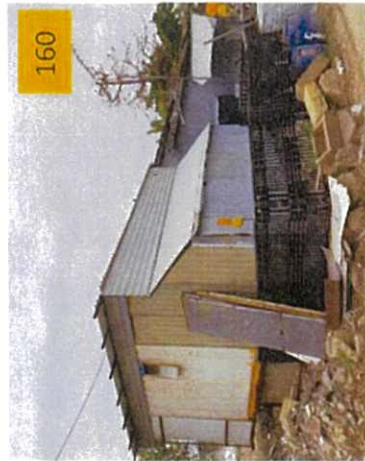




158



159



160



167



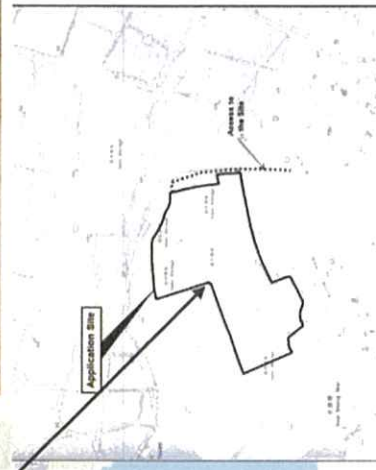
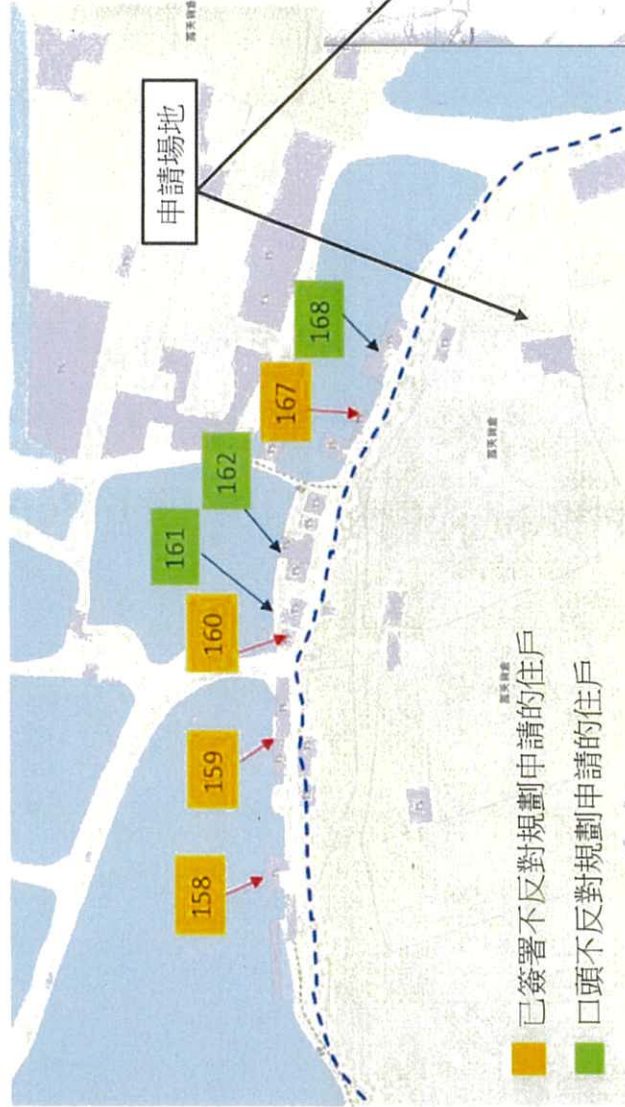
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162



168



Annex B

Letters issued by the Fish Pond Owner

香港上角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會


先生/女士：

擬議在新界元朗新田丈量約份第 99 約地段第 769 號餘段(部份)
用作臨時貨櫃車停車場及露天存放建築材料
連附設輪胎維修、地盤辦公室及貯物用途的規劃申請事宜

(規劃申請編號: A/YL-ST/578)

我等為新田丈量約份第 99 約地段第 768 號的註冊業主。知悉申請人就上述標題地段向城市規劃委員會申請用作臨時貨櫃車停車場及露天存放建築材料連附設輪胎維修、地盤辦公室及貯物用途。現致函 貴會證明我等地段內的漁塘已停止運作，上述規劃申請不會影響有關漁塘的運作。

簽名：


文沙洛會 (文祿星)
新田丈量約份第 99 約地段
第 768 號註冊業主代表

2021 年 3 月 5 日

Appendix Ii

tpbpd@pland.gov.hk

寄件者: lo mingkong <
寄件日期: 2021年05月11日 星期二 10:46
收件者: tpbpd@pland.gov.hk
副本: ayycheung@pland.gov.hk; Raymond Leung; plhchan@pland.gov.hk
主旨: (A/YL-ST/578) Submission of Clarification Letter
附件: TPB_L012 Clarification Letter.pdf

Dear Sir/Madam,

Please see the attachment for our submission of Clarification Letter.

Best Regards,

Lo Ming Kong
Top Bright Consultants Ltd.
Tel:



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-ST/578

Our Ref.: 20/668/L012

May 10, 2021

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

By Post & Email

Dear Sir/Madam,

Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre and Vehicle Repair Areas, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months in "Other Specified Uses" annotated 'Comprehensive Development to include Wetland Restoration Area' ("OU (CDWRA)") Zone at Lot 769RP (Part) in DD 99, San Tin, Yuen Long, New Territories (Planning Application No. A/YL-ST/578)

With reference to the captioned application, we write to amend Paragraph 6(a) Proposed uses(s)/development of Form No.S16-III for the captioned Application to "Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre and Vehicle Repair Areas, Site Office, Staff Canteen and Storage Uses"

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.

Lo Ming Kong

c.c.
DPO/FSS&YLE - Attn: Ms. CHEUNG Yuk Yi, Alice (By Email - ayycheung@pland.gov.hk)
Most Rich Investment Limited (the Applicant)

Previous s.16 Applications at the Site

Approved Applications

No.	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Approval Condition(s)
1.	A/YL-ST/93#	Proposed Temporary Container Trailer Park for a Period of 12 months	27.8.1999 Approved by RNTPC (12 months)	1-3, 7
2.	A/YL-ST/149*	Temporary Container Tractor/Trailer Park and Open Storage of Building Materials for a Period of 3 Years	27.10.2000 Approved by RNTPC (up to 3.3.2003) [Revoked on 27.4.2002]	All
3.	A/YL-ST/273*	Temporary Container Tractor/Trailer Park and Open Storage of Building Materials for a Period of 1 Year	10.12.2004 Approved by TPB on review (12 months) [Revoked on 10.11.2005]	1-3, 5, 6, 10
4.	A/YL-ST/379*	Temporary Container Storage Yard and Container Vehicle Park with Ancillary Vehicle Repair Area and Site Office for a Period of 3 Years	26.3.2010 Approved by TPB on review (6 months) [Revoked on 26.6.2010]	1-3, 5, 11, 12
5.	A/YL-ST/381*	Temporary Tyre Repair Workshop with Ancillary Site Office for a Period of 3 Years	16.4.2010 Approved by TPB on Review (6 months) [Revoked on 16.7.2010]	1 to 7
6.	A/YL-ST/382*	Temporary Container Vehicle Park for a Period of 3 Years	16.4.2010 Approved by TPB on Review (6 months) [Revoked on 16.7.2010]	1 to 8

* denotes permission revoked

the site was then under "Residential (Group D)" zone on San Tin OZP

Approval Conditions

1. No operation during specific time periods and days
2. The submission and implementation of landscape/landscaping and tree preservation proposals / the implementation of landscaping proposals
3. The submission of drainage proposals and/or provision of drainage facilities
4. The submission and implementation of vehicular access proposal
5. The submission of fire service installations (FSIs) proposal and provision of FSIs proposed
6. Revocation Clause
7. Reinstatement Clause
8. No workshop activity was allowed on the site
9. The provision of paving and fencing
10. The submission of Traffic Impact Assessment (TIA) and implementation of the traffic management scheme as proposed in the TIA
11. No stacking of containers within 5m from the peripheral fencing of the site
12. The stacking height of containers stored on the site should not exceed 7 units

Rejected Applications

No.	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/DPA/YL-ST/4#	Residential Development	16.7.1993 Rejected by TPB on Review	1-4
2.	A/DPA/YL-ST/25#	Residential and Nature Conservation Development	9.12.1994 Rejected by TPB on Review	1-3, 5-8
3.	A/YL-ST/22^	Temporary Open Storage of Electricity Cable, Electricity Wire/Accessories and Electricity Generator for not more than 12 Months	10.1.1997 Rejected by RNTPC	1, 8
4.	A/YL-ST/32^	Temporary Open Storage of Machinery for Foundation Construction for 12 Months	20.6.1997 Rejected by RNTPC	1, 5, 8, 13
5.	A/YL-ST/166	Temporary Container Tractor/Trailer Park for a Period of 3 Years	30.3.2001 Rejected by RNTPC	1, 5, 8, 9
6.	A/YL-ST/172	Proposed Comprehensive Residential Development with Wetland Restoration/Enhancement	20.7.2001 Rejected by RNTPC	1, 5, 9
7.	A/YL-ST/178	Temporary Container Tractor/Trailer Park for a Period of 3 Years	16.11.2001 Rejected by RNTPC	1, 5, 8, 9
8.	A/YL-ST/220	Temporary Container Tractor/Trailer Park & Open Storage of Building Machinery for a Period of 3 Years	23.5.2003 Rejected by TPB on Review	1, 5, 9, 10
9.	A/YL-ST/223	Temporary Container Tractor/Trailer Park for a Period of 3 Years	23.5.2003 Rejected by TPB on Review	1, 5, 8, 9
10.	A/YL-ST/250	Temporary Container Tractor/Trailer Park and Open Storage of Building Materials for a Period of One Years	6.2.2004 Rejected by TPB on Review	1, 5, 8, 9
11.	A/YL-ST/287	Comprehensive Residential Development to include Wetland Restoration Area	27.2.2009 Rejected by RNTPC	5, 9, 11, 12
12.	A/YL-ST/298	Temporary Container Tractor/Trailer Park and Open Storage of Building Materials for a Period of 12 Months	26.5.2006 Rejected by TPB on Review	1, 5
13.	A/YL-ST/553	Temporary Container Vehicle Park with Ancillary Site Office and Storage Uses for a Period of 3 Years	20.3.2020 Rejected by RNTPC	1, 5, 8, 14
14.	A/YL-ST/554	Temporary Container Vehicle Park and Open	20.3.2020 Rejected by RNTPC	1, 5, 8, 14

No.	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
		Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office and Storage Uses for a Period of 3 Years		
15.	A/YL-ST/558	Temporary Container and Goods Vehicle Park with Ancillary Site Office, Vehicle Repair Area, Staff Canteen and Storage Uses for a Period of 3 Years	20.3.2020 Rejected by RNTPC	1, 5, 8, 14

the site was then under “Unspecified Use” area on San Tin Development Permission Area Plans

^ the site was then under “Residential (Group D)” zone on San Tin OZP

Rejection Reasons

1. The proposed development is not in line with the planning intention for the area.
2. The ecological assessment has not demonstrated that the proposed development will have insignificant adverse impacts.
3. The proposed development will have adverse traffic impacts road and interchange(s) in the vicinity.
4. The drainage impact assessment and the related mitigation measures against flooding hazards are considered inadequate as the details of drainage problems have not been satisfactorily addressed.
5. The development has not met/does not comply to the Board’s “Guidelines for Application for Developments within Deep Bay Buffer Zones” and/or "Application for Open Storage and Port Back-up Uses".
6. The proposed development intensity and building height are not in line with the low-density residential developments in ecologically sensitive areas.
7. The ecology assessment has not demonstrated that the proposed development and the associated human disturbance will have insignificant adverse impacts.
8. Approval of the proposed development will set an undesirable precedent for uncoordinated conservation proposals/for other similar applications within the zone/will result in a general degradation of the environment in Deep Bay area.
9. There is insufficient information in the submission to demonstrate that the development would not have adverse traffic, drainage, sewerage and visual impacts on the surrounding areas.
10. As a large portion of the site falls within the gazetted scheme boundary of the Eastern Main Drainage Channel for San Tin, the approval of the application, even on temporary basis, would jeopardize the implementation of the drainage channel project
11. There was insufficient information to justify a plot ratio of 0.45 which exceeded the maximum permissible plot ratio of 0.4 in the zone.
12. There was insufficient information on the maintenance and management plan of the proposed wetland.
13. The development is not compatible with the fish ponds to its further north and the Mai Po Village Egrettry SSSI to its southwest.
14. There were adverse departmental comments on the environmental, ecological and landscape impacts and local objections.

**Similar s.16 Applications within the Same “OU(CDWRA)” Zone
on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8**

Approved Applications

No.	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Approval Condition(s)
1.	A/YL-ST/109*	Proposed Temporary Private Vehicle, Lorry and Container Trailer Park for a Period of 3 Years	3.3.2000 Approved by RNTPC (3 years) [Revoked on 3.6.2001]	1-3, 12-13
2.	A/YL-ST/137*	Proposed Temporary Extension of an “Existing Use” of Container Trailer Park for a Period of 3 Years	11.8.2000 Approved by RNTPC (up to 3.3.2003) [Revoked on 11.5.2001]	1-2, 6, 12-13
3.	A/YL-ST/182	Temporary Container Trailer/Tractor Park with Ancillary Office for a Period of 3 Years	19.11.2002 Allowed Appeal (1 year)	1-3
4.	A/YL-ST/227	Temporary Vehicle Park (including Container Vehicles and Lorries) for a Period of 3 Years	16.5.2003 Approved by RNTPC (1 year)	3-5, 12-13
5.	A/YL-ST/253	Temporary Container Trailer/Tractor Park with Ancillary Office for a Period of 3 Years	17.3.2006 Allowed Appeal (6 months)	1-2, 7

*revoked applications

Approval Conditions

1. Submission and/or implementation of landscaping (and tree preservation) proposals / maintenance of landscape planting
2. Submission of drainage proposal and implementation of drainage proposal/provision of drainage facilities / maintenance of drainage facilities
3. No operations during specified time periods
4. No heavy goods vehicles and container vehicles were allowed to be parked on the site
5. Maintenance of the landscape planting, drainage facilities, fencing and paving
6. Provision of fence and/or paving
7. Submission of Traffic Impact Assessment (TIA) and/or the implementation of the traffic management scheme
8. No operation on Sundays and public holidays was allowed
9. No cutting, dismantling, cleansing, repairing and workshop activity, including container vehicle repair, was allowed
10. Submission and/or implementation of the vehicular access proposal
11. Submission and/or implementation of fire service installations (FSIs) proposal/provision of FSIs
12. Revocation Clause
13. Reinstatement Clause
14. Provision of paving with perimeter ditches connected to oil interceptors
15. No stacking of containers within 5m from the peripheral fencing of the site
16. The stacking height of containers stored on the site should not exceed 7 units

Rejected Applications

No.	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (by RNTPC/TPB)	Rejection reason(s)
1.	A/YL-ST/161	Temporary Container Tractor/Trailer Park with Tyre Repair Workshop for a Period of 3 Years	2.2.2001 Rejected by RNTPC	1-4
2.	A/YL-ST/171	Temporary Container Tractor/Trailer Park for a period of 3 years	7.7.2001 Rejected by RNTPC	2-3
3.	A/YL-ST/181	Proposed Temporary Container Vehicle Park with Ancillary Office, Staff Canteen and Vehicle Repair Workshop for a Period of 3 Years	21.12.2001 Rejected by RNTPC	1-4
4.	A/YL-ST/187	Temporary Private Car, Lorry and Container Trailer/Tractor Park for a Period of 3 Years	1.3.2002 Rejected by RNTPC	1-4
5.	A/YL-ST/188	Temporary Container Trailer/Tractor Park with Ancillary Workshop for a Period of 3 Years	1.3.2002 Rejected by RNTPC	1-4
6.	A/YL-ST/197	Temporary Container Trailer Park and Tyre Repair Workshop for a Period of 3 Years	10.5.2002 Rejected by RNTPC	1-4
7.	A/YL-ST/246	Temporary Container Vehicle Park with Ancillary Vehicle Repair Workshop, Office & Staff Canteen for a Period of 1 Year	29.8.2003 Rejected by RNTPC	1-3
8.	A/YL-ST/263	Temporary Vehicle Park (including Container Vehicles and Lorries) for a Period of 3 Years	3.9.2004 Rejected by TPB on Review	1-3
9.	A/YL-ST/322	Temporary Public Vehicle Park (including Container Vehicles and Heavy Goods Vehicles) with Ancillary Site Offices for a Period of 3 Years	9.2.2007 Rejected by TPB on Review	1, 3, 5
10.	A/YL-ST/547	Temporary Container Vehicle Park with Ancillary Facilities (including Site Office and Storage) for a Period of 3 Years	13.3.2020 Rejected by TPB on Review	1

Rejection Reasons

1. The development is not in line with the planning intention of the zone

2. There is insufficient information in the submission to demonstrate that the development would not have adverse impacts on the surrounding areas/particularly the nearby residential structures and the Deep Bay
3. The development does not comply with the revised Town Planning Board Guidelines for “Applications for Development within Deep Bay Area”
4. Approval of the application would set an undesirable precedent for other similar applications within the “OU(CDWRA)” zone
5. The development was not in line with the TPB Guidelines for “Application for Open Storage and Port Back-up Uses”

Detailed Technical Comments of the Director of Environmental Protection

The Further Information (FI) dated 24.3.2021 (**Appendix Ih** of the RNTPC Paper) cannot fully address Environmental Protection Department (EPD)'s concerns. The applicant should provide clarifications on the following issues for EPD's further consideration:

Water Quality

- (a) It is understood that the existing toilets and canteen facilities are still in use with uncertain sewage treatment. The applicant shall provide information on the sewage treatment method for the existing on-site facilities to demonstrate that no adverse water quality impact would be resulted from such facilities during operation.
- (b) Concern on the petrol filling station without proper mitigation measures to prevent potential land contamination (and thus groundwater contamination). It is noted that the applicant proposed that the Site would be hard paved in paragraph 1.2.1.3 of the FI. Proper mitigation measures such as petrol interceptor, floor drainage, etc. should also be proposed to prevent adverse water quality impact.
- (c) The Drainage Submission (Drawing No. HT20088/A/DD/001) (**Drawing A-3** of the RNTPC Paper) does not include provision of petrol interceptors / oil interceptors, etc., which contradicts paragraph 1.2.1.5 of the FI. Also, there is no floor drainage included to collect and divert polluted water from such potential polluting activities as vehicle repair, petrol filling, etc. activities to treatment before discharge. The applicant should review and provide sufficient treatment facilities to prevent adverse water quality impact from contaminated runoff. Silt traps and petrol interceptors shall be regularly maintained to ensure effectiveness during operation.

Noise

- (d) From noise perspective, the extent and location of the proposed 2.5m high solid boundary fence wall is not shown in the FI. Subject to the extent and location of the solid boundary fence wall, it could further minimize the operation noise during 0800 to 1800 hours. The applicant should provide further details on the extent and location of the proposed 2.5m high solid boundary fence wall and demonstrate that whether the fence wall could block the line of sight from the nearby noise sensitive receivers.

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.

5-1

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To:
Cc:
Bcc:
Subject:
File Ref:
From: Sze Wing Rachel YIU/PLAND/HKSARG - Monday 28/09/2020 09:31

From:
To:
Date: 25/09/2020 19:57
Subject: Re: 規劃申請 Application No. A/YL-ST/578



Dear Sir,

The previous applications were rejected in March 2020. If there is no new reason to substantiate the application and to approving the current application, the OBJECTION should remain unchanged.

Thank you very much.

KL To

A/YL-ST/553	臨時貨櫃車停車場連附屬辦公室及存放用途(為期3年) Temporary Container Vehicle Park with Ancillary Site Office and Storage Uses for a Period of 3 Years	拒絕 Rejected (20.3.2020)
A/YL-ST/554	臨時貨櫃車停車場及露天存放建築材料連附屬車胎維修處、地盤辦公室及存放用途(為期3年) Temporary Container Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office and Storage Uses for a Period of 3 Years	拒絕 Rejected (20.3.2020)
A/YL-ST/558	臨時貨櫃車及貨車停車場連附屬地盤辦公室、汽車維修區、員工飯堂及存放用途(為期3年) Temporary Container and Goods Vehicle Park with Ancillary Site Office, Vehicle Repair Area, Staff Canteen and Storage Uses for a Period of 3 Years	拒絕 Rejected (20.3.2020)



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路8號
萬泰中心15樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

16 Oct 2019

**Chairman and members
Town Planning Board**

15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By E-mail ONLY

Dear Sir/Madam,

Re: Proposed Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone in San Tin in Yuen Long (A/YL-ST/578)

WWF lodges objection to the captioned.

Not in line with the planning intention of the "OU(CDWRA)"

The application, even on a temporary basis, is not in line with the planning intention of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone which is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area, and to phase out existing sporadic open storage and port back-up uses on degraded wetlands.

Not complied with the Town Planning Board Guidelines No. 12C

The application site, located within the Wetland Buffer Area, is not complied with the Town Planning Board (TPB) Guidelines No. 12C for "Application for Developments within Deep Bay Area" in that the applicant failed to demonstrate that the proposed use would not have a negative off-site disturbance impact on the ecological integrity within the Wetland Buffer Area in the Deep Bay area and the Mai Po egretty which is 1km west to the application site.

Unauthorized developments at the application site

Part of the application site is issued with unauthorised development enforcement notices E/YL-ST/412 and E/YL-ST/413 by the Planning Department

together possible™

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳章、GBS
主席：何俊賢先生
行政總裁：江國智先生

義務秘書：香港立信信託會計師事務所有限公司
義務公司秘書：渣打信託服務有限公司
義務會計：匯豐銀行
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS
The Chief Executive of the HKSAR
Chairman: Mr Edward M. Ho
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的有限責任公司 Incorporated in Hong Kong with limited liability by guarantee)

which prosecution processes are now underway. It is likely that the applicant trying to legalize the unlawful development through town planning application. We would like to remind the Town Planning Board to proactively deter "Destroy first, develop later" planning applications so as to be consistent with the Government press release on 4 July 2011 which stated that *"the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"*¹.

We would be grateful if our comments could be considered by the Town Planning Board.

Sincerely yours,



Tobi Lau (Mr.)
Manager, Local Biodiversity

¹ <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>.

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By email only

8 October 2020

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months at San Tin, Yuen Long (A/YL-ST/578)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

- 1 Not in line with the planning intention of the "Other Specified Uses (for "Comprehensive Development to include Wetland Restoration Area" only)" (OU(WRA)) zoning and the Wetland Buffer Area (WBA) under the Town Planning Board Planning Guideline No. 12C
 - 1.1 Under the approved San Tin Outline Zoning Plan No. S/YL-ST/8, the application site is located within the OU(WRA) zone, where is intended "to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands."¹

¹ Approved San Tin Outline Zoning Plan No. S/YL-ST/8. Available at:
https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_YL-ST_8_e.pdf

- 1.2 The application site is also located within WBA, where is *"to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds."*²
 - 1.3 Referring to the previous applications (no. A/YL-ST/22, A/YL-ST/32, A/YL-ST/166, A/YL-ST/178, A/YL-ST/220, A/YL-ST/298, A/YL-ST/250, A/YL-ST/298, A/YL-ST/553, A/YL-ST/554 and A/YL-ST/558) at the same site, all the proposed container vehicle parks and open storage were rejected by the Board. Most of them are rejected because *'the development is not in line with the planning intention of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU (CDWRA)") zone which is to encourage the phasing out of sporadic open storage and port back-up uses, and to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds.'* And *'the development does not comply with the revised Town Planning Board Guidelines for "Application for Developments within Deep Bay Area" in that there is no information in the submission to demonstrate that the development would not have adverse disturbance impacts on the ecological integrity and ecological value of the fish ponds within the Wetland Conservation Area in the Deep Bay area.'*
 - 1.4 We consider the proposed brownfield operation is not in line with the intention to phase out port back-up uses and prevent negative off-site disturbance impact on the fishponds ecosystem. Therefore, we urge the Town Planning Board (the Board) to reject this application.
- 2 The Town Planning Board should not encourage "destroy first, build later"**
- 2.1 Fourteen Enforcement Notices (Case no. E/YL-ST/029, E/YL-ST/067, E/YL-ST/069, E/YL-ST/138, E/YL-ST/229, E/YL-ST/271, E/YL-ST/272, E/YL-ST/283, E/YL-ST/291, E/YL-ST/292, E/YL-ST/293, E/YL-ST/294, E/YL-ST/412 and E/YL-ST/413) for the unauthorized development including container vehicle park and open storage were issued at the application site from 1996 to 2019.

² Section 6.4 of the Town Planning Board Planning Guideline No. 12C. Available at: https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf

2.2 The Google Earth aerial photograph in December 2018 reveals that the unauthorized container vehicle parking is still in operation (Figure 1). We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the OU(WRA) zone in Deep Bay area, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*³ We urge the Board to reject this application.

3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, build later” within the OU(WRA) zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect OU(WRA) zone from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*” and (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological⁴ and planning aspects in particular. Given AFCD’s mission to conserve natural

³ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

⁴ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

environment and safeguard the ecological integrity⁵, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,



Wong Suet Mei
Assistant Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
Trailwatch

⁵ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The Google Earth photograph in December 2018 shows that the unauthorized use is still continued at the site (marked with red line). As *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”* We urge the Board to reject this application.





5-4

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)



9th October, 2020.

By email only

Dear Sir/ Madam,

**Temporary Container and Goods Vehicle Park and Open Storage of Construction
Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage
Uses for a Period of 18 Months**
(A/YL-ST/578)

1. We refer to the captioned.
2. We urge the Board to clarify with relevant authorities (e.g., Central Enforcement and Prosecution Section of Planning Department) as to whether the application site is covering by any ongoing enforcement case.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

tpbpd@pland.gov.hk

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寄件者: [REDACTED]
寄件日期: 2020年10月14日星期三 3:46
收件者: tpbpd
主旨: A/YL-ST/578 DD 99 San Tin Wetland Restoration

A/YL-ST/578
Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long
Site area : 70,679m²
Zoning : "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Applied Use Container and Goods Vehicle Park with Ancillary Site Office, Vehicle Repair Area, Staff Canteen and Storage / 289 mostly heavy goods/container parking

Dear TPB Members,

This is an amalgamation of 553/554/558 rejected on review 20 March 2020 for compelling reasons INCLUDING:

Besides, the sites fell within Wetland Buffer Area (WBA) and were adjacent to a number of ponds and within Deep Bay catchment area where the assimilative capacity was limited. No proper drainage facilities could be seen at the perimeter of the site boundaries. DEP therefore had concerns that the applied use would result in adverse water quality impact on Deep Bay. The Director of Agriculture, Fisheries and Conservation had reservation on the applications as the sites were within WBA and there was no information in the applications to demonstrate their compliance with the planning intention of WBA or "OU(CDWRA)" zone. The Chief Town Planner/Urban Design and Landscape, PlanD also had some reservation as the applied uses were not compatible with the existing landscape setting in the proximity and approval of the applications would set undesirable precedents for other similar uses and the adverse impact on the landscape setting would continue if those incompatible uses were allowed to continue. The applications were considered not in line with the Town Planning Board Guidelines No. 13E. Approval of the applications would set undesirable precedents and encourage other applications for similar developments in the area. The cumulative effect of approving the similar applications would result in general degradation of the environment of the area around Deep Bay.

The sites were subject to planning enforcement actions, but the unauthorized developments (UD) still continued upon expiry of the Enforcement Notices.

Recent studies, many by renowned mainland experts, have warned that in coming years the Pearl River Delta will be subject to extreme weather conditions and flooding. It is imperative that Hong Kong prepare for the impact of global warming and launch a long overdue programme of Wetland Restoration. Not only is this essential, it would also provide employment opportunities for persons who have lost their posts due to Covid.

Members must again reject this application.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, August 27, 2019 2:15:03 AM
Subject: A/YL-ST/558 DD 99 San Tin Wetland Restoration

A/YL-ST/558
Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long

Site area : 60,659m²

Zoning : "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Applied Use Container and Goods Vehicle Park with Ancillary Site Office, Vehicle Repair Area, Staff Canteen and Storage

Dear TPB Members,

Extracts from 26 May 2006 review:

34. A Member was of the view that the location of the subject container trailer/tractor park at the application site was never a planned option. The argument that the setting up of the park there would cut short the journey for transit of containers was unfounded as the containers would still need to be transferred to the Kwai Chung Terminal one way or the other. Even if there was a need for such a transfer station, a site could be identified elsewhere but not in a wetland conservation area.

35. Members generally considered that consideration of the subject case should be similar to the last case (Application No. A/YL-ST/297) considered by the Board. The applicant had been advised to seek alternative site for relocation in the last approval. There was no change in planning circumstances and there was insufficient justification for a departure from the previous decision.

36. After deliberation, the Board decided to reject the application on review and the reasons were:

- (a) the development was not in line with the planning intention of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone which was to encourage the phasing out of sporadic open storage and port back-up uses, and to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds;
- (b) the development did not comply with the TPB Guidelines No. 12B for "Application for Developments within Deep Bay Area" in that there was no information in the submission to demonstrate that the development would not have a negative off-site disturbance impact on the ecological integrity and ecological value of the fish ponds within the Wetland Conservation Area in the Deep Bay area; and
- (c) the development was not in line with the TPB Guidelines No. 13D for "Application for Open Storage and Port Back-up Uses" in that there were adverse departmental comments and there was insufficient information in the submission to demonstrate that the development would not have adverse environmental impacts on the surrounding areas.

But apparently it has been business as usual.

Will the authorities take action more than a decade later? When will the Wetland Restoration commence?

Mary Mulvihill

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16 October 2020
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk



Temporary Container and Goods Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office, Staff Canteen and Storage Uses for a Period of 18 Months
(Application No. A/YL-ST/578)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)**". The planning intention of this zone is primarily for providing incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands.
- **The proposed area is also** is zoned as "**Wetland Buffer Area (WBA)**". The planning intention of this zone is primarily for protecting the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- It is noted that three similar applications at the same site was **rejected** by the Board on 20 March 2020 with the following reason:
 - (a) the applied use is not in line with the planning intention of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone, which is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area, and to phase out existing sporadic open storage and port back-up uses on degraded wetlands. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;
 - (b) the applied use is not in line with the Town Planning Board (TPB) Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C) in that the applicant fails to demonstrate that the proposed development would not have adverse ecological impacts on the surrounding areas. The approval of the application would result in a general degradation of the environment in Deep Bay area; and

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(c) the applied use is not in line with the TPB Guidelines for Application for Temporary Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that there are adverse departmental comments on the environmental, ecological and landscape impacts and local objections

- From the Google Earth's aerial image, the proposed site has been used as parking and open storage without any previous approval. We concern the Town Planning Board may be rewarding an **"Destroy First, Development Later"** practice and **unauthorized development** here through the approval of captioned application.



March 2020

- It is noted that three **enforcement notices** (Case No. E/YL-ST/404, Case No. E/YL-ST/412 and Case No. E/YL-ST/413) have been issued for unauthorised vehicle parking, fuel filling station, storage and workshop use in 2019. The approval of the application will further legitimize unauthorized use of land set an undesirable precedent to regularize unlawful activities through planning application.
- The approval of the application would set an undesirable precedent for other applications within the "Wetland Buffer Area (WBA)" zone, and lead to a general degradation of the rural environment and wetland habitat of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots 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. The lot owner will need to apply to LandsD to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner of Transport (C for T) that the Site is connected to Castle Peak Road – San Tin via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the Site to prevent surface water flowing from the Site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin. The applicant should be responsible for his own access arrangement;
- (e) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimize potential environmental impacts on the surrounding areas;
- (f) the speed of vehicles within the Site shall be restricted to below 8kph and the Site shall be well paved and levelled without irregularity, as proposed by the applicant;
- (g) to note the comments of the Director of Fire Services (D of FS) to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The good practice guidelines for open storage (**Appendix V** of the RNTPC Paper) should be adhered to. The applicant is advised to submit a valid fire certificate (FS 251) to his department for approval to address the approval condition on “the provision of fire extinguisher(s) within 6 weeks from the date of planning approval”. The applicant is reminded that if the proposed structure(s) is

required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the 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 Site under the BO. 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 BA should be obtained, otherwise they are UBW. An Authorized 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 the building plans (BPs) submission stage. Detailed checking under the BO will be carried out at the BPs submission stage;
- (i) to note the comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the drainage proposal should demonstrate how the applicant will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains & the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations & charts should be included. For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf for reference. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site. After completion of the required drainage works, the applicant shall provide DSD with a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from the Director of Environmental Protection shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. The applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site; and

- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that if any facility of the Food and Environmental Hygiene Department (FEHD) is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD. If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas, etc., is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to FEHD. Proper licence/permit issued by FEHD is required for any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction. If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

