

This document is received on 4 AUG 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or 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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14-57/595
	Date Received 收到日期	4 AUG 2021

- 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Topcycle Development Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

PlanPlus Consultancy 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)

Lots 661 S.C. RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, 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

7,940

☒ Site area 地盤面積 sq.m 平方米 ☒ About 約☒ Gross floor area 總樓面面積 383.3 sq.m 平方米 ☒ About 約(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

124

..... sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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 "Service Stations"
(f) Current use(s) 現時用途	A container-park style outdoor retail outlet (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. 如上列任何方格的空間不足，請另頁說明)。

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)&
於 (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)&
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)&
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

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

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 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

Proposed Temporary Open Storage of Construction Machinery and Materials

(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

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	7,616.2	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	323.8	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	13		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	383.3	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	383.3	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Container Storages: around 2.6m (+6.85mPD); Container Office: around 5.2m (+9.45mPD);
 Guard Rooms: around 2.4m (+6.65mPD); Mobile Toilets: around 2.4m (+6.65mPD)

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	2
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	2 for container vehicles

Proposed operating hours 擬議營運時間

7:00am to 7:00pm, from Mondays to Saturdays.

(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)) <u>San Tin Tsuen Road</u>
	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>.....</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 the 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


.....
KENNITH CHAN

Name in Block Letters
姓名（請以正楷填寫）

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

MANAGING 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

☒ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited

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



Date 日期

30.6.2021

..... (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。)

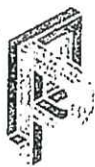
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories.
Site area 地盤面積	7,940 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 124 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Outline Zoning Plan No. S/YL-ST/8
Zoning 地帶	"Other Specified Uses" annotated "Service Stations"
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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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	Proposed Temporary Open Storage of Construction Machinery and Materials

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	383.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.05 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	13	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.2 <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	4 % <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) <hr/> <hr/>		2 2
	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) Container Vehicles <hr/> <hr/>		2 2

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 type="checkbox"/>
<hr/>		
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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Preservation Proposal, Visual Appraisal		
<hr/>		
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。



PLANPLUS 思顧
CONSULTANCY 顧問

Date : 30th June 2021
Our Ref. : PPCL/PLG/10072/L001

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

2021年 8月 0 4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・
4 AUG 2021

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

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Pursuant to Section 16 of the Town Planning Ordinance (CAP. 131), we act on behalf of the Applicant, *Topcycle Development Limited*, in submitting herewith a planning application to the Town Planning Board to apply for a planning permission for proposed temporary open storage of construction machinery and materials for a period of 3 years at Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, New Territories.

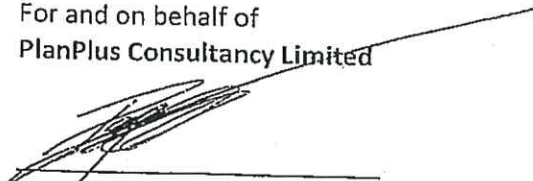
The applicant would like to submit this application by e-submission, as such kindly find attached the following documents for your onward processing:

- i. 5 signed original copies of the duly completed Application Form (No. S16-III) together with Particulars of Applicant and Authorised Agent;
- ii. 1 hard copy of the ownership record from the Land Registry;
- iii. 1 signed original Authorisation Letter from the Applicant;
- iv. 8 hard copies of the Planning Statement.

Please notify us by email and provide us a hyperlink to a designated folder for e-submission upon checking of the application materials.

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited


Kenneth Chan
Managing Director

Encl. As above

c.c. The Applicant, *Topcycle Development Limited* – by Email



PLANPLUS 思顧
CONSULTANCY 顧問

Date : 20th July 2021
Our Ref. : PPCL/PLG/10072/L002

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

2021年 8月 0 4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。

AUG 2021

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

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

We refer to the captioned application received by Town Planning Board on 2 July 2021 (Serial Number: 2101554) and enclosed *Drainage Impact Assessment* in Annex 6. On behalf of the Applicant, we submit herewith a replacement Annex 6 – Drainage Impact Assessment for your handling and onward processing.

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant



PLANPLUS 思顧
CONSULTANCY 顧問

Date : 28th July 2021
Our Ref. : PPCL/PLG/10072/L003

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

2021年 8月 04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・

4 AUG 2021

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

We refer to the captioned application received by the Town Planning Board ("TPB") on 2 July 2021 (Serial Number: 2101554) and comments from the TPB Secretariat. On behalf of the Applicant, we submit herewith a revised Layout Plan and replacement pages for the Planning Statement for your handling and onward processing.

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant

2.3 Land Lease

- 2.3.1 The Application Site at Lots 661 S.C RP (part) and 674 RP (part) in D.D. 99 are predominantly on private landholdings owned by the Applicant with a minor portion for access (ingress/egress point connecting San Tin Tsuen Road with an area of around 124m²) on Government Land (Figure 2).

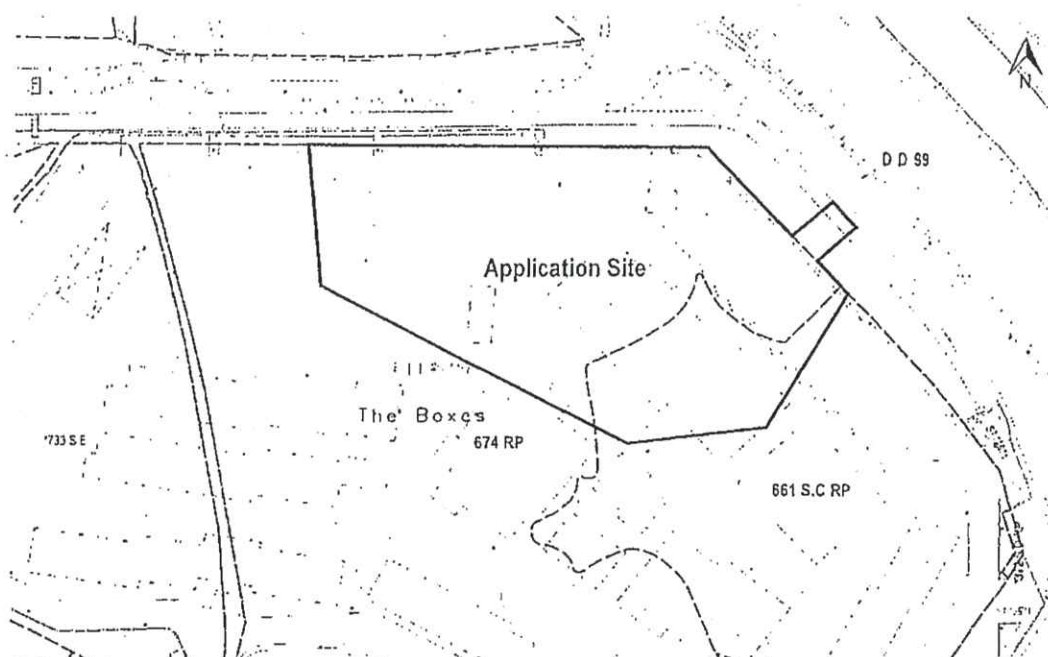


Figure 2 Application Site on Lot Index Plan (Source: Lands Department)



PLANPLUS 思顧
CONSULTANCY 策問

Date : 30th July 2021
Our Ref. : PPCL/PLG/10072/L004

2021年 8月 0 4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。

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

This document is received on 4 AUG 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

We refer to the captioned application received by the Town Planning Board ("TPB") on 2 July 2021 (Serial Number: 2101554) and comments from the TPB Secretariat. On behalf of the Applicant, we submit herewith replacement pages for the Planning Statement with revised site area for your handling and onward processing.

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant

4. THE DEVELOPMENT PROPOSAL

4.1 Development Scheme

- 4.1.1 The proposed open storage comprises a total of 13 structures with a total floor area of about 383.3m² on a total site area of about 7,940m² and a general building height of not more than 5.2m. The layout plan is shown in Annex 1.
- 4.1.2 Construction machinery and materials will be stored in either open-air areas or in containers. Other ancillary facilities including mobile toilets, office and guard booth will be provided. It is conveniently accessible from San Tin Tsuen Road via a 7.3m-wide ingress/egress.
- 4.1.3 The northern portion of the Application Site is reserved for large machineries, away from residential dwellings in Wing Ping Tsuen, whereas other construction machinery and smaller materials are in the rest of the Application Site. The machineries include crawler cranes, reverse circulation drilling, hydraulic casing oscillator, air compressor, hydraulic belling tool, drill pipe, bored pile casting, water pump, filtration plant, water tank, welding machine and casing reducer etc.
- 4.1.4 Eight 40-feet (around 12.2m) containers with a total GFA of around 237.95m² are lined up along the 6m-wide internal road as noise barriers to the movement of the heavy machinery. A 2-storey container office, mobile toilets and guard rooms are proposed in the eastern portion of the Application Site. Two private car parking space and two container vehicle loading/unloading bay will be provided as well.
- 4.1.5 The key development parameters of the Proposed Development are summarised in Table 2 below.

Table 2 Major Development Parameters

Parameters	Proposed Use
Site Area	About 7,940m ² (about 124m ² of Government Land)
Plot Ratio	Around 0.05
Site Coverage	Around 4%
Total Gross Floor Area (Individual Structure Height)	About 383.3m ² (Overall building height not more than 5.2m)
Container Storages	About 237.95m ² (about 2.6m/+6.85mPD)
Container Office	About 136.35m ² (about 5.2m/+9.45mPD)
Guard Rooms	About 4.5m ² (about 2.4m/+6.65mPD)
Mobile Toilets	About 4.5m ² (about 2.4m/+6.65mPD)
No. of Private Car Parking Spaces (5m x 2.5m)	2
No. of Loading/Unloading Space for Container Vehicles (7m x 3.5m)	2

- 4.1.6 The Applicant is the sole owner of the Application Site and will apply for a Short-Term Tenancy and Waiver for the Proposed Development.

4.2 Operation Arrangement

- 4.2.1 The operation hours for the Proposed Development are 7:00am to 7:00pm, from Mondays to Saturdays. An average of 10 staff is anticipated during the operation hours. The operation hours are in line with the nearby vehicle service centres and logistic sites.

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board ("TPB") in support of a Section 16 planning application for Proposed Temporary Open Storage for Construction Machinery and Materials for a period of 3 years ("the Proposed Development") at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories ("the Application Site").

This application is for the reprovisioning of a current operation at Kam Tin South where a temporary use for Government coordinated transitional housing project has been applied under a separate Section 16 Application. The Application Site falls within the "Other Specified Uses" Zone annotated "Service Stations" ("OU(SS)") on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8, hence a planning approval for the applied temporary use is required.

The proposed open storage for construction machinery and materials covers about 7,940m² with a total floor area of about 383.3m² and building height of not more than 5.2m. The proposed temporary open storage is fully supported by the planning justifications below:

- The Proposed Development as a temporary use will not jeopardise the Application Site from implementing its permanent use;
- The Proposed Development is not incompatible with the surrounding land uses;
- Approval of the application can facilitate a proposed transitional housing development (under separate planning application) by relocating existing construction machinery and materials from Kam Tin South to the Application Site; and
- The technical feasibility has been studied in traffic, visual, environmental and ecological terms with no adverse impact.

On the basis of the above justifications, favourable consideration by the Board is highly appreciated.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表申請人，根據《城市規劃條例》第 16 條，懇請城市規劃委員會（下稱「城規會」）批准位於新界元朗新田文晝約份第 99 約地段第 661 號 C 分段餘段（部分）及第 674 號餘段（部分）及毗連政府土地，發展擬議臨時露天貯物以存放建築設備及材料，為期三年。

是次申請旨在重置現時位於錦田南用地的作業，該用地已向城規會遞交的另一個規劃申請用作政府統籌的過渡性房屋發展。申請地點位於《新田分區計劃大綱核准圖編號 S/YL-ST/8》上劃作「其他指定用途」註明「服務區」地帶（下稱「申請地帶」）的範圍內，申請人遂向城規會遞交是次規劃申請。

申請地點面積約 7,940 平方米，擬議發展的總樓面面積約為 383.3 平方米以及樓高不多於 5.2 米。

擬議臨時露天貯物有充分的理據支持，包括以下規劃考量因素：

- 擬議的臨時發展不會妨礙申請地點的永久性發展；
- 擬議發展與周邊土地用途協調；
- 是次申請的批准可以容許建築設備及材料從現時的錦田南用地重置到申請地點，從而騰空錦田用地給予擬議的過渡性房屋發展（已向城規會遞交的另一個申請）；以及
- 技術層面上不會帶來不良的影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

tpbpd@pland.gov.hk

寄件者: Robin Chan <
寄件日期: 2021年08月11日星期三 14:53
收件者: tpbpd@pland.gov.hk
副本: Kenneth; ayycheung@pland.gov.hk; plhchan@pland.gov.hk
主旨: Planning Application No. A/YL-ST/595 (San Tin Open Storage) - Supplementary Information
附件: PPCL_PLG_10072_L005.pdf; PPCL_PLG_10072_L005 (attachment).pdf

Dear Sir/Madam,

Please find our enclosed letter dated 11.8.2021 (our Ref.: PPCL/PLG/10072/L005) and attachment for your handling.

Should you have any queries, please do not hesitate to contact the undersigned at . Thank you.

Best Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy 思施顧問

PlanPlus Consultancy Limited 思施顧問有限公司

Be carbon conscious. Please consider our environment before printing this email.
[Folder Ref.: PLG-10072]



PLANPLUS 計劃
CONSULTANCY 顧問

Date : 11th August 2021
Our Ref. : PPCL/PLG/10072/L005

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials
for a Period of 3 Years at Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/595 under Section 16 of the Town Planning Ordinance)

Submission of Supplementary Information

We refer to the comments from Fanling, Sheung Shui & Yuen Long East District Planning Office in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith a replacement page for the Planning Statement, in support of the captioned application, for the consideration of the Town Planning Board. The applied site area of about 7,940m² remains unchanged.

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lots 661 S.C RP and 674 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories
Planning Statement

Ref.: PPC-PLG-10072
Report: Version 1.0

2.3 Land Lease

- 2.3.1 The Application Site at Lots 661 S.C RP (part) and 674 RP (part) in D.D. 99 are predominantly on private landholdings owned by the Applicant with a minor portion for access (ingress/egress point connecting San Tin Tsuen Road with an area of around 124m²) on Government Land (**Figure 2**).

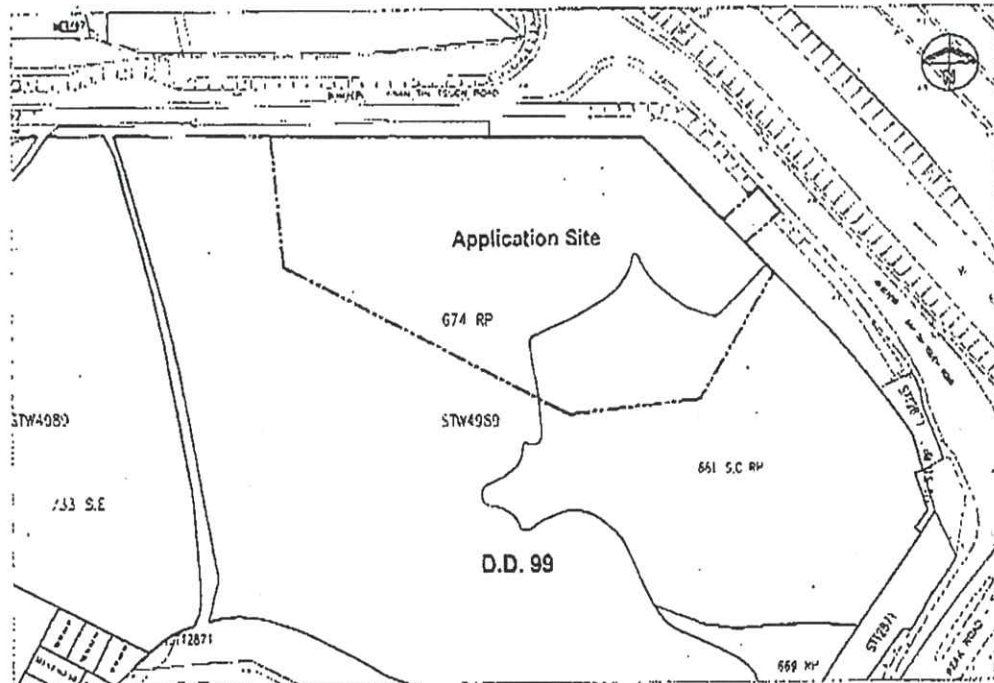


Figure 2 Application Site on Lot Index Plan (Source: Lands Department)

tpbpd@pland.gov.hk

寄件者: Robin Chan
寄件日期: 2021年08月23日 星期一 12:31
收件者: tpbpd@pland.gov.hk
副本: Kenneth; ayycheung@pland.gov.hk; plhchan@pland.gov.hk
主旨: Planning Application No. A/YL-ST/595 (San Tin Open Storage) - Further Information 1
附件: PPCL_PLG_10072_L006 (with attachment).pdf

Dear Sir/Madam,

Please find our enclosed letter dated 23.8.2021 (our ref.: PPCL/PLG/10072/L006) and attachment for your handling.

Should you have any queries, please do not hesitate to contact the undersigned at .

Thank you.

Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy 思達顧問

PlanPlus Consultancy Limited 思達顧問有限公司

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[Folder Ref.: PLG-10072]



PLANPLUS 恩願
CONSULTANCY 顧問

Date : 23rd August 2021
Our Ref. : PPCL/PLG/10072/L006

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials
for a Period of 3 Years at Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/595 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information

We refer to the captioned planning application received by the Town Planning Board on 4 August 2021.

On behalf of the Applicant, we would like to withdraw the Drainage Impact Assessment enclosed in Annex 6 of the Planning Statement and submit a consent letter from the landowner and applicant of the previous application (No. A/YL-ST/467) allowing the captioned application to use the existing drainage facilities on site as well as taking up the responsibility of its proper maintenance.

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at .

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant

旋高發展有限公司
Topcycle Development Limited

Date: 20 August 2021

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

[Attention: Town Planning Board Secretariat]

Dear Sir/Madam,

Consent for Access to Drainage Facilities at Lots 661 S.C RP and 674 RP in
D.D. 99, San Tin, Yuen Long, New Territories

We, *Topcycle Development Limited*, are the registered owner of Lots 661 S.C RP and 674 RP in D.D. 99, San Tin, Yuen Long, New Territories, and the Applicants for the approved Planning Application No. A/YL-ST/476 (approved on 18 September 2015) ("approved application") and the ongoing Planning Application No. A/YL-ST/595 (submitted on 2 July 2021) ("ongoing application").

We grant consent for the ongoing application with a site boundary entirely covered by that of the approved application to use the drainage facilities on site, which is provided under the approved application, until the expiry of the planning permission or any future renewal(s) for the planning permission. The said drainage facilities were proposed in a Drainage Impact Assessment approved by Drainage Services Department on 12 April 2016, and we will take up the responsibility for its proper maintenance.

The applicant of the ongoing application will grant access to the applicant of the approved application for the maintenance of the abovementioned drainage facilities until the expiry of the planning permission or any future renewal(s) for the planning permission.

Should you have any queries, please contact our consultant, Mr. Robin Chan, at direct.

Yours faithfully,
For and on behalf of
Topcycle Development Limited

For and on behalf of

旋高發展有限公司
TOPCYCLE DEVELOPMENT LIMITED


S.K. Leung



PLANPLUS 思願
CONSULTANCY 僑問

Date : 16th September 2021
Our Ref. : PPCL/PLG/10072/L007

RECEIVED

2021 SEP 17 P 4:00

TOWN PLANNING BOARD

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

Attention: The Secretary of the Town Planning Board

By Email and By Hand

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories (Planning Application No. A/YL-ST/595 under Section 16 of the Town Planning Ordinance)

Submission of Further Information 2

We refer to comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department and various Departments in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith 8 hardcopies and 1 soft copy of the Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The attached FI includes the following documents:

- Response-to-Comments Table
- Annex 1 - Revised Layout Plan
- Annex 2 - Replacement Pages for Tree Preservation Proposal
- Annex 3 - Attachments for Responding Comments from Transport Department
- Annex 4 - Replacement Pages for the Environmental Assessment
- Annex 5 - Replacement Pages for the Planning Statement

In response to departmental comments, the revised layout (Annex 1) has incorporated the following key changes: -

- a. Slight increase of site area from 7,940m² to 7,944m² due to the need to widen the run-in/out at San Tin Tsuen Road (from 7.3m to 9.0m).
- b. Addition of 2.6m-high noise barrier on top of the proposed containers along the internal access and 5.2m-high noise barrier adjacent to the loading/unloading bays. The mass density of the noise barriers would be not less than 10kg/m². There are no changes to all development parameters.

Additional planning justifications are provided in the replacement pages for the Planning Statement in Annex 5.

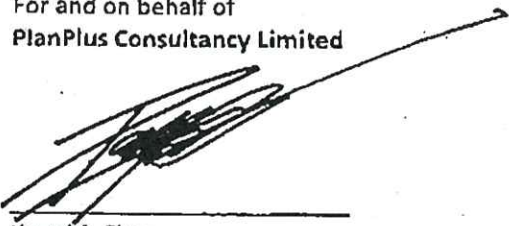
The above submissions do not result in a material change of the nature of captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Page 1 of 2

Rt

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at .

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited


Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant

Our Ref.: PPCL/PLG/10072/L007

Page 2 of 2

vs.hk

tpbpd@pland.gov.hk

寄件者: Robin Chan <>
寄件日期: 2021年09月21日星期二 15:53
收件者: tpbpd@pland.gov.hk
副本: Kenneth; ayycheung@pland.gov.hk; ccmcheung@pland.gov.hk
主旨: Planning Application No. A/YL-ST/595 - Further Information 3
附件: PPCL_PLG_10072_L008.pdf

Dear Sir/Madam,

Please find our letter dated 21.9.2021 (our Ref.: PPCL/PLG/10071/L008) attached and replacement pages for the Landscape Master Plan and Visual Appraisal in the below link for your handling.

https://hn16586395-my.sharepoint.com/:b:/g/personal/robin_planplus_hk/ET05kEb8WKJKtTOQZ8V7eFMBsoTojTFHxY_EP949AMhQNA?e=4m8whA

Should you have any queries, please do not hesitate to contact the undersigned at 2329 8096. Thank you.

Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy 思進顧問

PlanPlus Consultancy Limited 思為顧問有限公司

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[Folder Ref.: PLG-10072]



Date : 21st September 2021
Our Ref. : PPCL/PLG/10072/L008

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

Attention: The Secretary of the Town Planning Board

By Email Only

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials
for a Period of 3 Years at Lot 661 S.C RP (Part) and 674 RP (Part) in
D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/595 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information 3

We refer to our letter dated 16.9.2021 submitting a Further Information for the consideration of the Town Planning Board on the captioned application and herewith submit Replacement Pages for the Landscape Master Plan and Visual Appraisal (Annex 1 & 2) to tally with the latest layout.

This FI should not constitute as a material change of the nature of the application, and hence, should be accepted by the Town Planning Board for inclusion into the application.

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kenneth Chan
Managing Director

Encl. As above
c.c. The Applicant

Annex 1

Replacement Pages for Landscape Master Plan

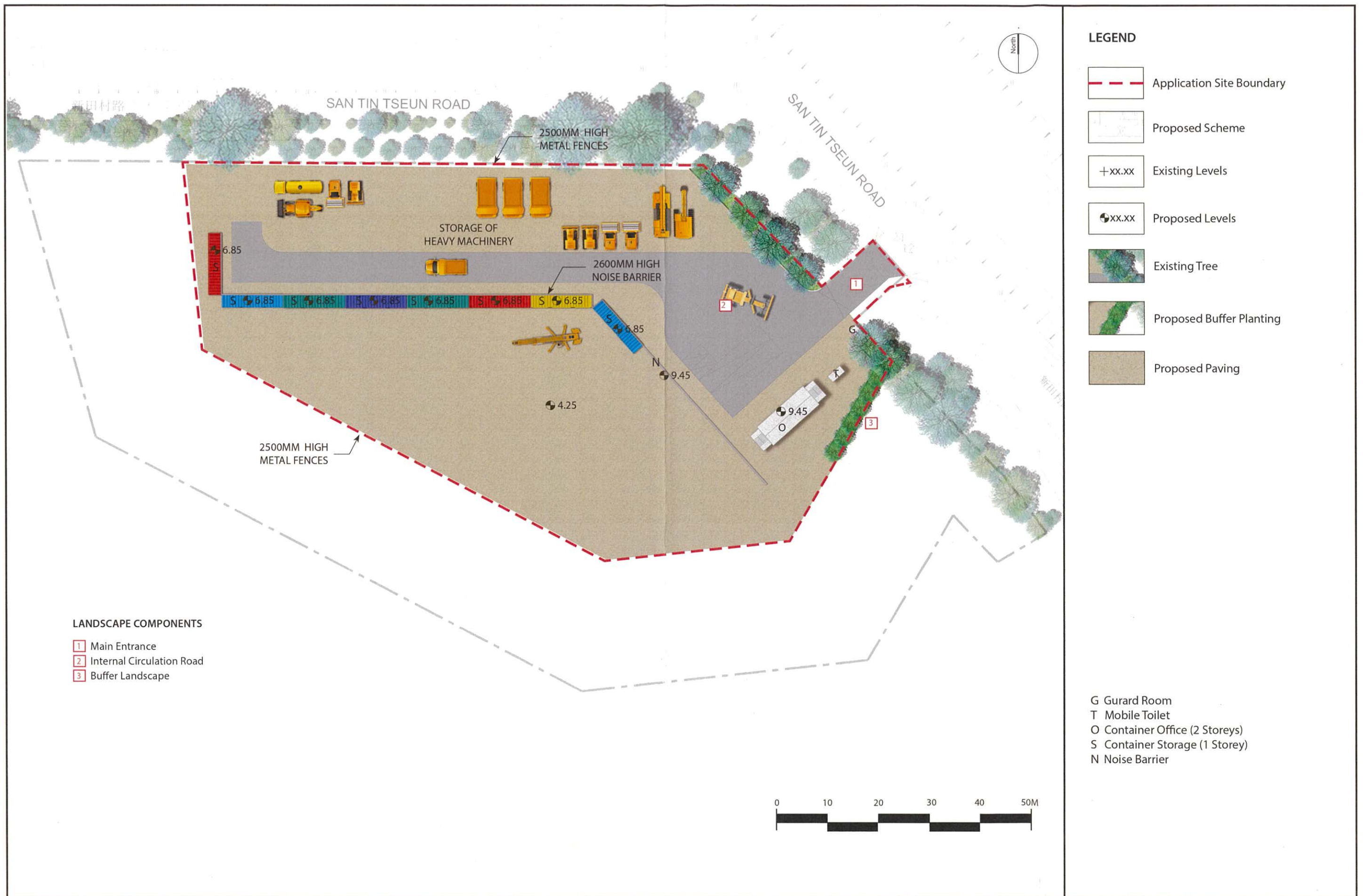


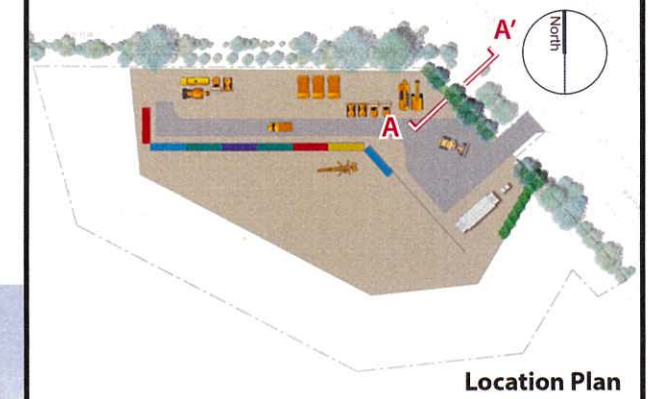
FIGURE TITLE
Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years
at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Landscape Master Plan - All Levels


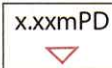

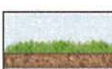
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FIGURE NO.	Figure 4.1		
		REV	B

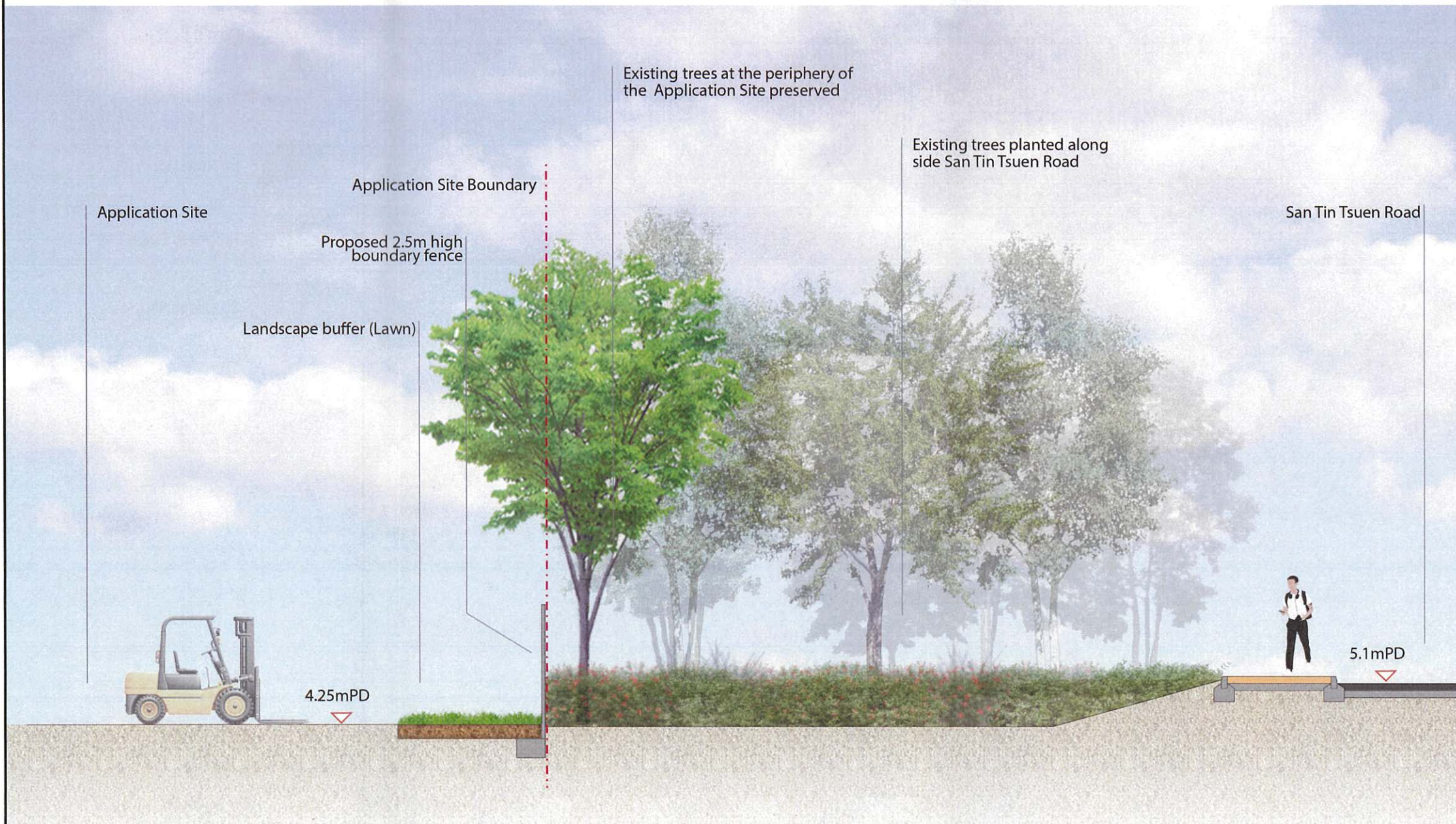


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Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



LEGEND

-  Application Site Boundary
-  Proposed Levels
-  Existing Tree Planting
-  Proposed Lawn Planting



Section A - A'



FIGURE
TITLE

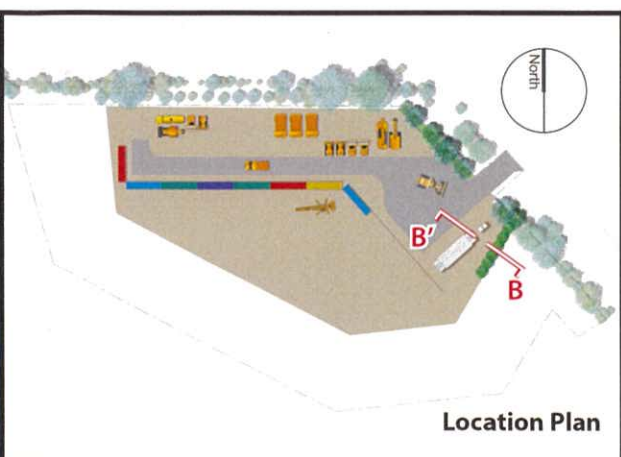
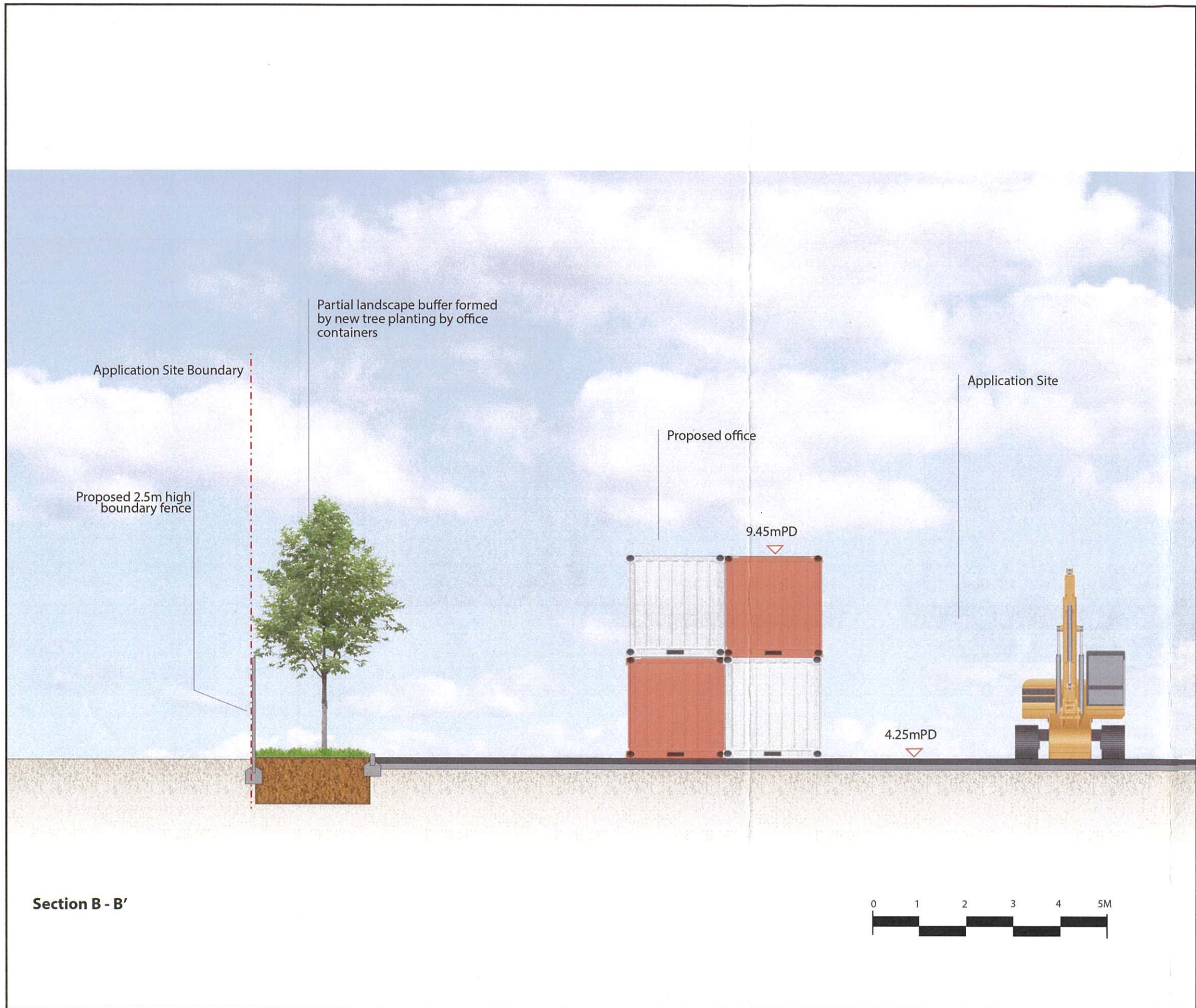
Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years
at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Section A-A'

SCALE	A.S.	DATE	APR 2021
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FIGURE NO.	Figure 5.1		REV
			-



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Website: scenic@studioscenic.com



LEGEND





-  Application Site Boundary
-  Proposed Levels
-  Proposed Tree Planting
-  Proposed Lawn Planting

FIGURE TITLE
 Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years
 at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Section B-B'

SCALE	A.S.	DATE	APR 2021
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FIGURE NO.	Figure 5.2		
		REV	A

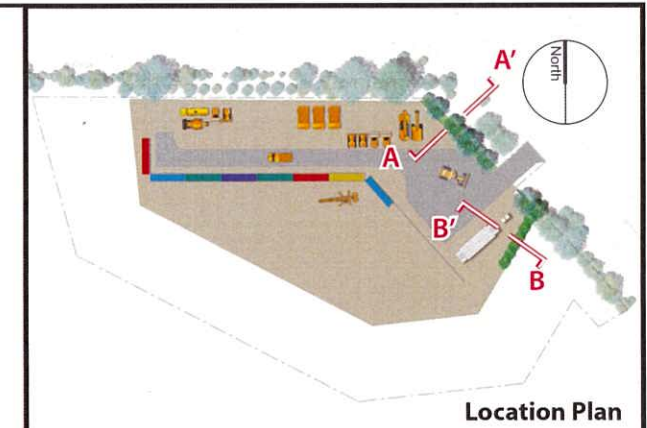


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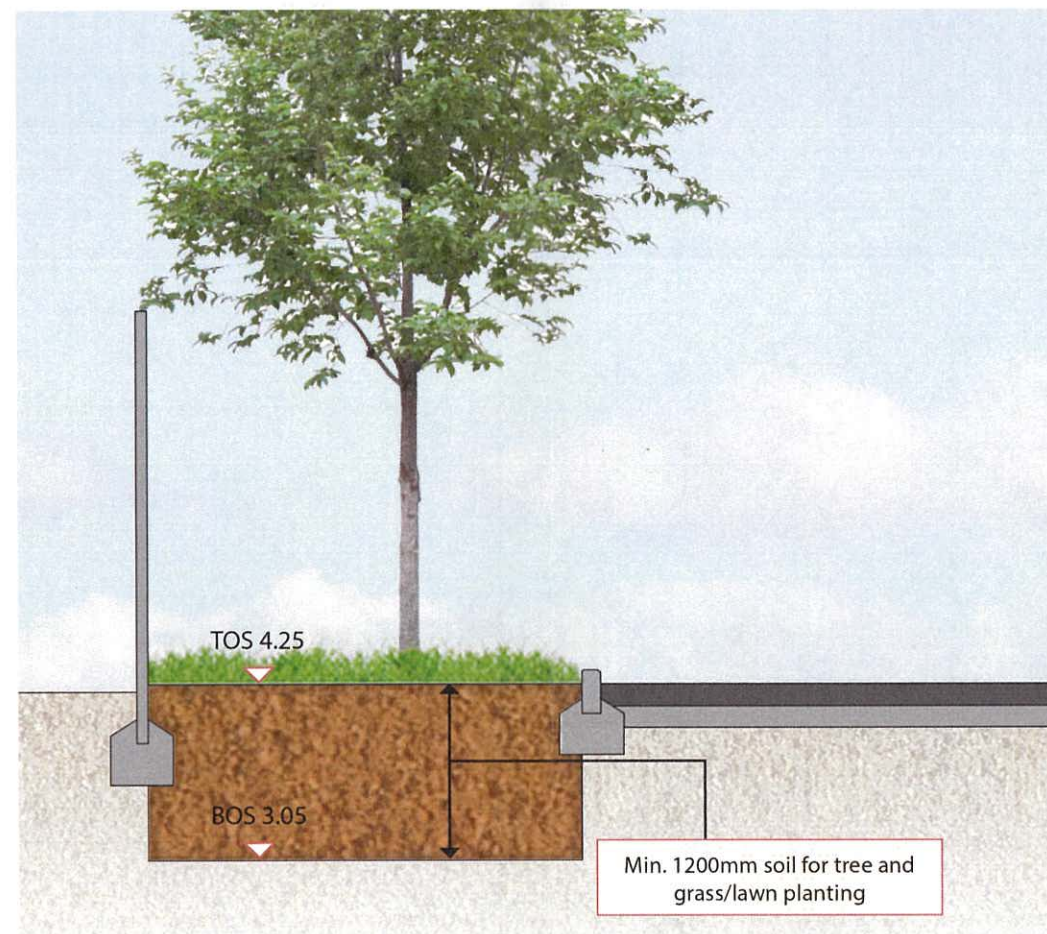
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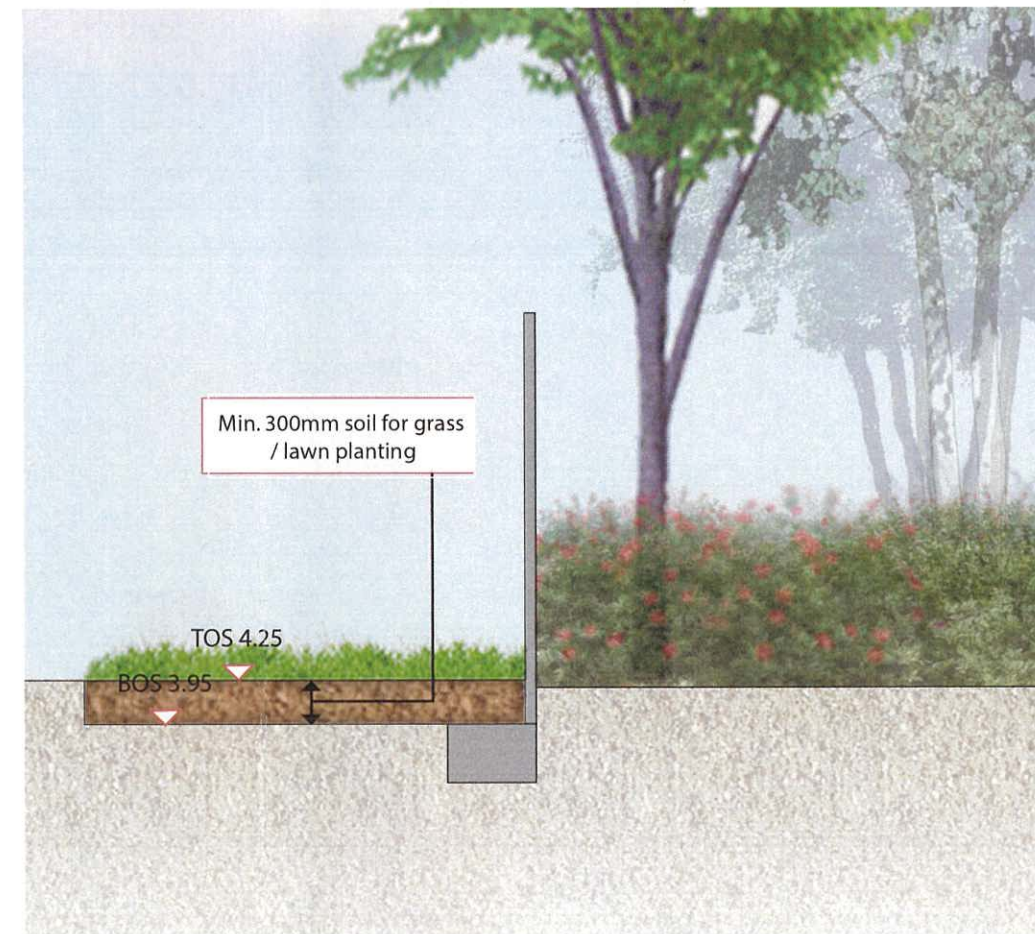
LEGEND

-  Section Line
-  Typical Levels
-  Soil Mix

Note:
- at-grade with open bottom and so no drainage system required.



A. Section showing the proposed tree and grass / lawn planting (at-grade)



B. Section showing the proposed grass planting (at-grade)



FIGURE
TITLE

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years
at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Typical Sections showing Soil Depth and Drainage Arrangement

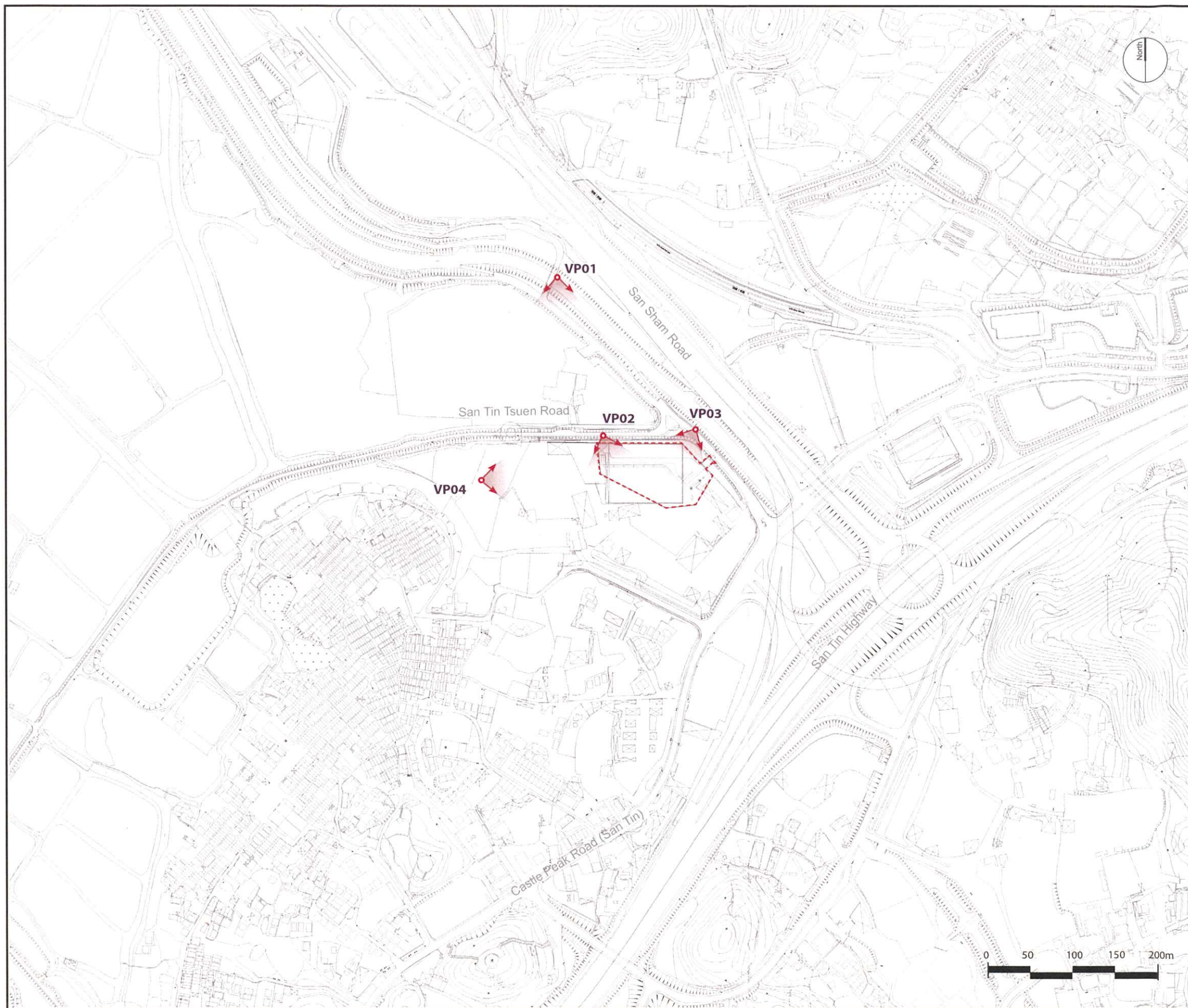
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FIGURE NO.	Figure 5.3		REV
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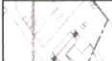
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Annex 2

Replacement Pages for Visual Appraisal



LEGEND

-  Application Site Boundary
-  Representative Vantage Points (VPs) and Angle of Main View
-  Indicative Scheme

Vantage Points

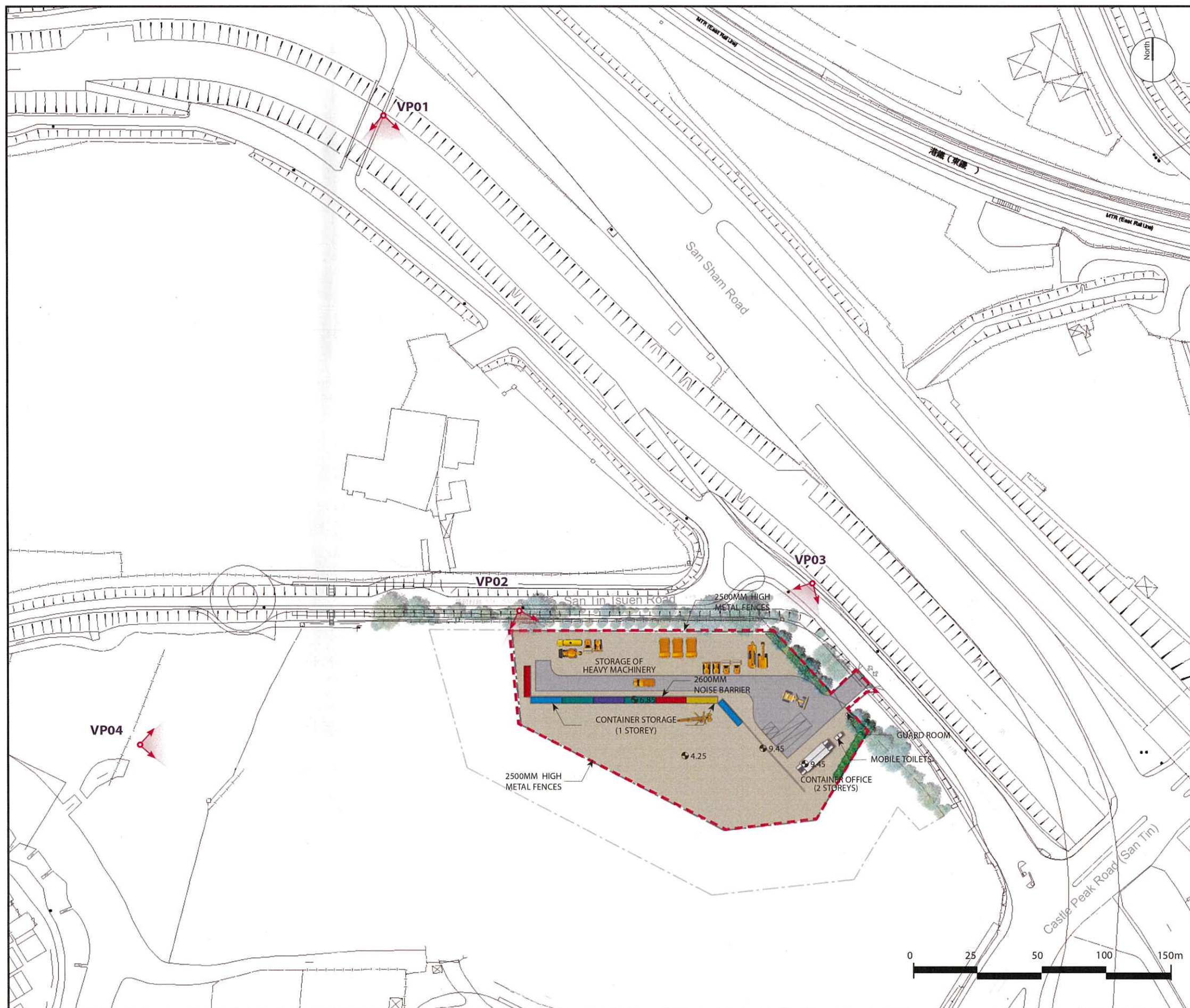
- VP01** Vehicle Travellers and Pedestrians on the Bridge over the San Tin Nullah
- VP02** Vehicle Travellers and Pedestrians on San Tin Tsuen Road (North)
- VP03** Vehicle Travellers and Pedestrians on San Tin Tsuen Road
- VP04** Vehicle Travellers and Pedestrians in the Temporary Parking Area (San Tin Tsuen)

FIGURE TITLE
Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years
at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Vantage Point Location

SCALE	A.S.	DATE	APR 2021
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FIGURE NO.	Figure 4.1		REV B

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Jervois Street, Sheung Wan, Hong Kong
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Website: scenic@studio scenic.com



LEGEND

- Application Site Boundary
- Representative Vantage Points (VPs) and Angle of Main View
- Indicative Scheme
- Proposed Levels (mPD)
- Proposed Landscape Buffer Treatment
- Retained Trees

Vantage Points

- VP01** Vehicle Travellers and Pedestrians on the Bridge over the San Tin Nullah
- VP02** Vehicle Travellers and Pedestrians on San Tin Tsuen Road (North)
- VP03** Vehicle Travellers and Pedestrians on San Tin Tsuen Road
- VP04** Vehicle Travellers and Pedestrians in the Temporary Parking Area (San Tin Tsuen)

FIGURE TITLE
Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Vantage Point Location

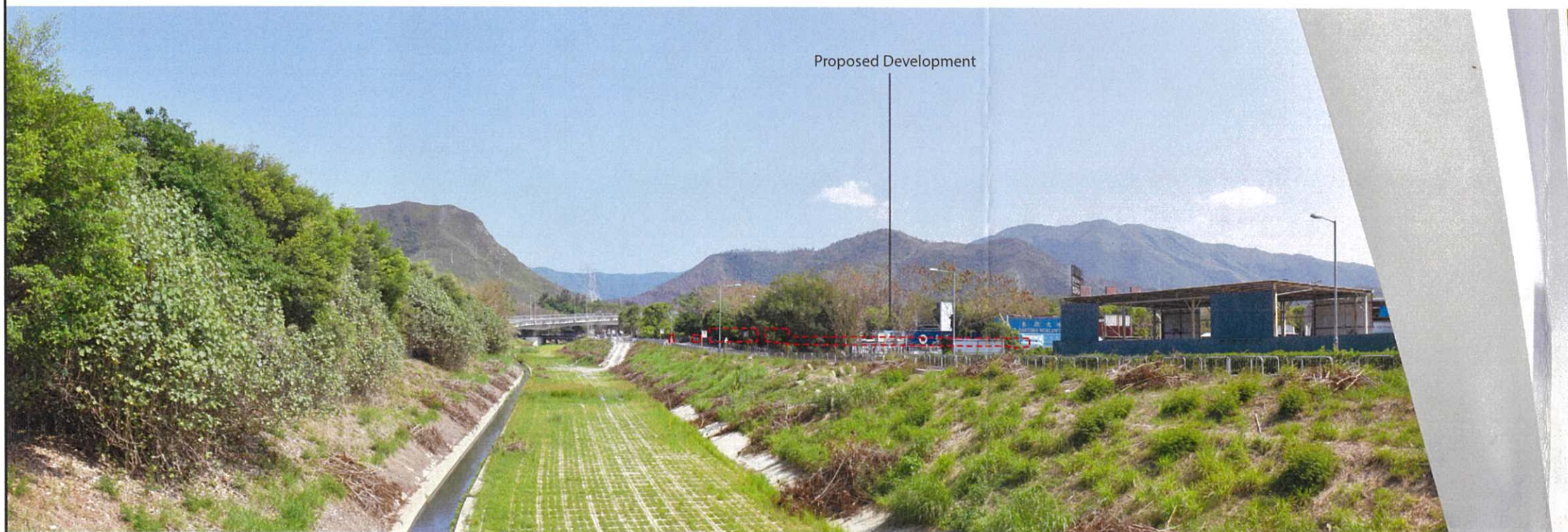
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FIGURE NO.	Figure 4.2		REV
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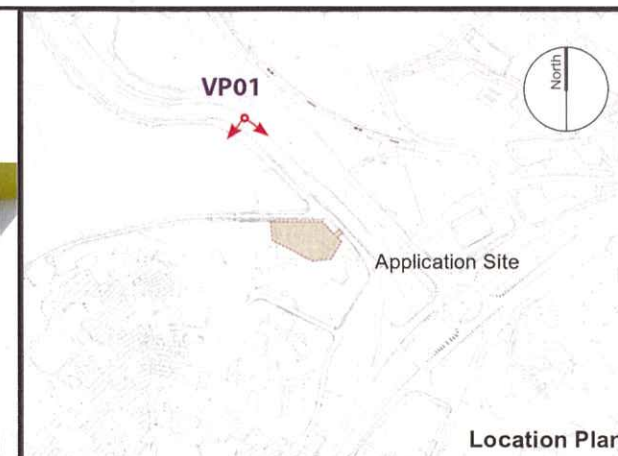
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Vantage Point 01: Vehicle Travellers and Pedestrians on the Bridge over the San Tin Nullah (VP01) (Existing Situation)



Vantage Point 01: Vehicle Travellers and Pedestrians on the Bridge over the San Tin Nullah (VP01) (Proposed Development)



Vantage Point 01 (VP01)

Vantage point elevation: +6.2mPD
Viewing distance: 256m
Maximum height of Proposed Development: +9.45mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Visual Appraisal: Photomontages

SCALE	A.S.	DATE	APR 2021
CHECKED	CJF	DRAWN	WC
FIGURE NO.	Figure 4.3		REV
			B

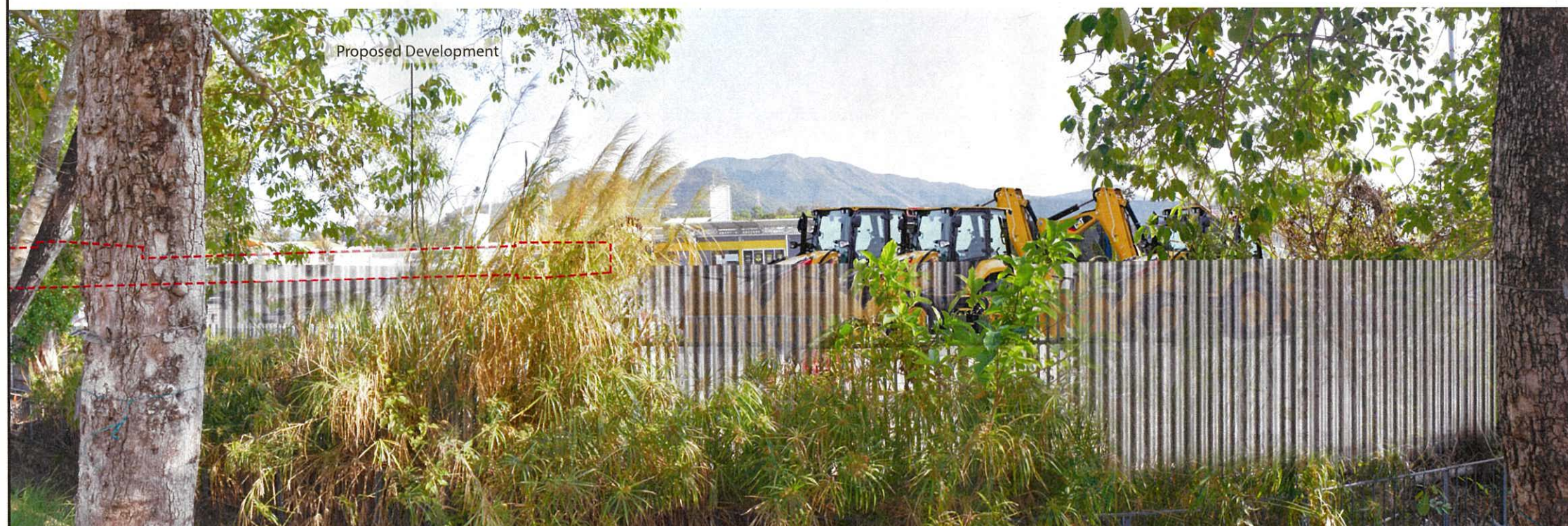
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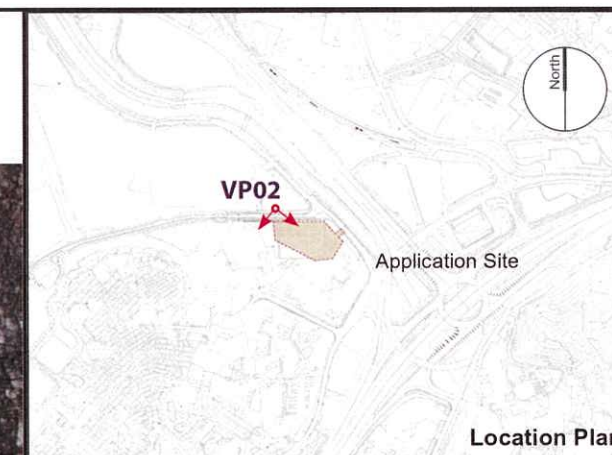
Telephone: 2468 2422
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Vantage Point 02: Vehicle Travellers and Pedestrians on San Tin Tsuen Road (North) (VP02) (Existing Situation)



Vantage Point 02: Vehicle Travellers and Pedestrians on San Tin Tsuen Road (North) (VP02) (Proposed Development)



Vantage Point 02 (VP02)

Vantage point elevation: +3.9mPD
Viewing distance: 43m
Maximum height of Proposed Development: +9.45mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE
Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Visual Appraisal: Photomontages

SCALE	A.S.	DATE	APR 2021
CHECKED	CJF	DRAWN	WC
FIGURE NO.	Figure 4.4		REV
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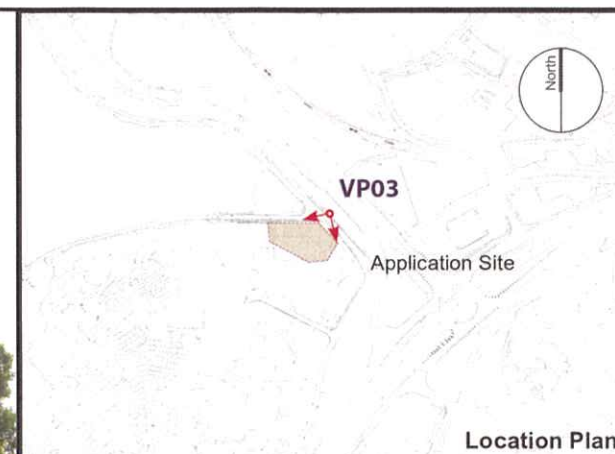
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 03: Vehicle Travellers and Pedestrians on San Tin Tsuen Road (VP03) (Existing Situation)



Vantage Point 03: Vehicle Travellers and Pedestrians on San Tin Tsuen Road (VP03) (Proposed Development)



Vantage Point 03 (VP03)

Vantage point elevation: +5.2mPD
Viewing distance: 27m
Maximum height of Proposed Development: +9.45mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE
Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Visual Appraisal: Photomontages

SCALE	A.S.	DATE	APR 2021
CHECKED	CJF	DRAWN	WC
FIGURE NO.	Figure 4.5		REV
			B

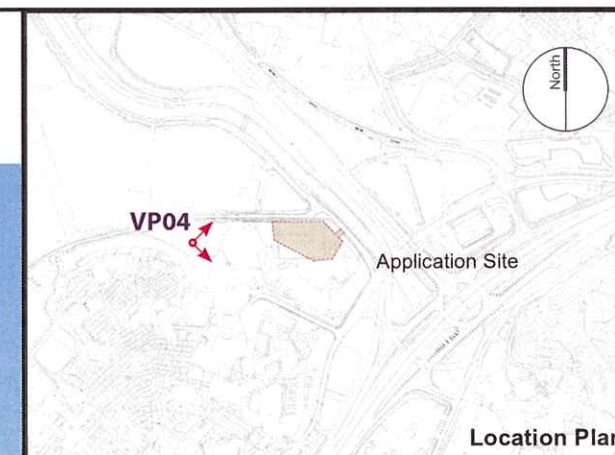
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LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 04: Vehicle Travellers and Pedestrians in the Temporary Parking Area (San Tin Tsuen) (VP04) (Existing Situation)



Vantage Point 04: Vehicle Travellers and Pedestrians in the Temporary Parking Area (San Tin Tsuen) (VP04) (Proposed Development)



Vantage Point 04 (VP04)

Vantage point elevation: +4.3mPD
Viewing distance: 175m
Maximum height of Proposed Development: +9.45mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE
Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years
at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Visual Appraisal: Photomontages

SCALE	A.S.	DATE	APR 2021
CHECKED	CJF	DRAWN	WC
FIGURE NO.	Figure 4.6		REV
			B

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong

Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

tpbpd@pland.gov.hk

寄件者: Robin Chan <
寄件日期: 2021年11月02日星期二 10:46
收件者: tpbpd@pland.gov.hk
副本: Kenneth; ayycheung@pland.gov.hk; ccmcheung@pland.gov.hk; plhchan@pland.gov.hk
主旨: Planning Application No. A/YL-ST/595 - Further Information 4
附件: PPCL_PLG_10072_L009.pdf; San Tin Open Storage (A_YL-ST_595) - Further Information 4.pdf

Dear Sir/Madam,

Please find our letter dated 2.11.2021 (our Ref.: PPCL/PLG/10072/L009) and Further Information 4 attached for your handling.

Should you have any queries, please do not hesitate to contact the undersigned at . Thank you.

Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy 思進顧問

PlanPlus Consultancy Limited 思進顧問有限公司

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[Folder Ref.: PLG-10072]



PLANPLUS 志願
CONSULTANCY 顧問

Date : 2nd November 2021
Our Ref. : PPCL/PLG/10072/L009

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials
for a Period of 3 Years at Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and
Adjoining Government Land, San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/595 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information 4

We refer to comments from Environmental Protection Department provided via Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith a Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The attached FI includes the following documents:

- **Response-to-Comments Table**
- **Annex 1 - Replacement and Supplementary Pages for Environmental Assessment**

The above submissions do not result in a material change of the nature of captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

A handwritten signature in black ink, appearing to be 'Kenneth Chan', written over a horizontal line.

Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant

**Section 16 Planning Application for Proposed Temporary Open Storage of
Construction Machinery and Materials for a Period of 3 Years
at Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government
Land, San Tin, Yuen Long, New Territories**

Planning Application No. A/YL-ST/595

Further Information 4

November 2021

Reference : PPC-PLG-10072

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Environmental Protection Department received on 28.10.2021		
I. Annex 8 - Environmental Assessment		
Air Quality		
1	Section 3.5.1, third paragraph: (i) We suggest moving "(i.e. small scale)" to the end of the first sentence. (ii) Please provide source of reference of the best available information that the maximum hourly flow will be 2 vehicles per hour and 1 vehicle per 30 minutes. (iii) Please confirm if there are alternative routings for the travelling of heavy vehicles other than along Castle Peak Road- San Tin. Please mark these possible alternative routings on a map for clarity. (iv) Other than the minimum 5m of strip of the area beyond the access gate that would be properly paved, it is recommended that the major access road within the site shall be properly paved.	Noted. Section 3.5.1 has been updated accordingly. Noted. As confirmed by the Applicant and operator, the maximum hourly flow will be 2 vehicles per hour and 1 vehicle per 30 minutes. Section 3.5.1 has been updated accordingly. Noted. Possible alternative routings have been supplemented as Appendix 3.1. Section 3.5.1 has also been updated. Noted. Section 3.5.1 has been updated accordingly.
Noise Impact		
	To be provided.	
Water quality		
2	The applicant is advised to note the following:- (i) If construction works would be involved, best practices in ProPECC PN 1/94 "Construction Site Drainage" shall be followed. (ii) Wastewater from portable toilets shall be collected by licensed collector.	Noted. Section 5.3 has been updated accordingly.
Land Contamination		
3	Section 7.3, second paragraph: The applicant is requested to re-confirm that "no excavation works and no other works that the potential contaminated soil will be exposed to the workers is required for this project" as what they have mentioned in the revised EA and if	Noted. It is confirmed that there will be no excavation works and no other works that the potential contaminated soil will be exposed to the workers is required for this project. Section 7.3 has been updated accordingly.

	<p>affirmative, there is no need to mention that "if excavation works or any construction works that the potential contaminated soil will be exposed to the workers is required for the project, land contamination assessment and remediation works should be conducted ..." in the last two sentences as this information may cause confusion to readers that "excavation works" may be required for the project and it is suggested to delete this information accordingly.</p>	
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Annex 1

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3.5 Evaluation of Environmental Impact

3.5.1 Operation Phase

Vehicular Emission

Roads located around the Project are Castle Peak Road – Chau Tau and San Tin Tsuen Road. There are no road types defined for these 2 roads according to The Annual Traffic Census 2019 publish by Transport Department (TD). As advised by the Project traffic consultant, San Tin Tsuen Road is conservatively assumed as Local Distributor (LD) while Castle Peak Road – Chau Tau is conservatively assumed as Primary Distributor (PD). The minimum buffer distance as stipulated in HKPSG are summarized in **Table 3.6**.

Table 3.6: Summary of Buffer Distance Requirement for the Roads in the Vicinity of the Project Site

Road Name	Road Type	Buffer Distance (m)	Permitted Uses
Castle Peak Road – Chau Tau	Conservatively assumed as Primary Distributor (PD) ^[1]	>20	Active and passive recreation uses
		3-20	Passive recreational uses
		<3	Amenity areas
San Tin Tsuen Road	Conservatively assumed as Local Distributor (LD) ^[1]	>5	Active and passive recreation uses
		<5	Passive recreational uses

Notes: 1) No road type are defined in The Annual Traffic Census 2019

The separation distances between Castle Peak Road – Chau Tau/ San Tin Tsuen Road and the Project are shown in **Figure 3.2**. As there is no air sensitive receiver of the Project will be located within the buffer distances, the Project fully comply with the relevant buffer distance requirements recommended in HKPSG. Therefore, adverse air quality impact due to vehicular emission on the Project is not anticipated.

According to the Traffic Impact Assessment (TIA) of the Project, trip generation is 3 – 4 trips per day (i.e. small scale). Therefore, additional traffic introduced by the Project is anticipated to be insignificant. As confirmed by the Applicant and operator, the maximum hourly flow shall be about 2 vehicles per hour and limited 1 vehicle for any 30 minutes. According to “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, the subject heavy vehicle traffic will avoid travelling along Castle Peak Road – San Tin within 50m from the nearest residential building (i.e. access road within 50m from the nearest residential building), as far as practicable. Possible alternative routings have been shown in **Appendix 3.1**. Therefore, additional vehicular emission impact induced from the Project to the ASRs in the vicinity is not anticipated.

In addition, the Project site particularly the access area at the site frontage and min. 5m strip of the area beyond the access gate, and the major access road within the Site would be properly paved according to “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”. Therefore, fugitive dust impacts due to vehicular movements is not anticipated.

Industrial Emission

Site visit was conducted on 13 April 2021. One industrial chimney for the emergency generator for the Lok Ma Chau Public Transport Interchange is identified within 500m Study Area as shown in **Figure 3.1**. It is located outside the 200m buffer distance for industrial emission in HKPSG (i.e. approx. 300m from the site boundary). According to CLP website, the electricity delivery from CLP is highly reliable (99.999%)¹. Therefore, the possibility to operate the emergency generator can be concluded

¹ Source of Information: CLP Website:

followed as far as possible during construction to minimise the water quality impact due to construction site drainage.

Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)

The Town Planning Board Guidelines for application for developments within Deep Bay Area under section 16 of the Town Planning Ordinance (TPB PG-No. 12C) provides the guidance in land use and development for conservation of the Deep Bay wetlands to facilitate applications for different uses and developments.

Even though the Project site is situated within the boundary of Wetland Buffer Area, the Project is "exempted" from the requirement of ecological impact assessment as part of the submission due to temporary use according to Appendix A of TPB PG-No. 12C.

5.3 Construction Phase Assessment

There will only be small-scale site formation (without excavation work) and superstructure work (involving containers and mobile toilets, etc.) to be carried out prior to the operation of Project. It is anticipated only limited runoff from the Project site may be generated during construction phase. Licensed Contractors will be employed to collect and dispose of the wastewater from mobile toilets off-site at approved locations. With the implementation of mitigation measures, good site practice specified in "*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*", and best practices in the "*Practice Note for Professional Persons on Construction Site Drainage*" (ProPECC Note PN 1/94), no adverse water quality impact is anticipated during construction phase.

5.4 Operation Phase Assessment

The potential water quality impact during the operation phase will be the run-off or non-point source pollution from Project site area. Proper pre-treatment facilities such as sand-trap and oil interceptor should be installed at the peripheral drainage according to "*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*". In addition, good management measures such as regular cleaning and sweeping of road surface and open areas are suggested to implement. Detailed discussion of the proposed drainage system is provided in the separate Drainage Impact Assessment (DIA).

The major sewage would be generated from the staff on site during operation phase. However, there is no existing public sewerage system in the vicinity of the Project Site. Proper sewerage disposal arrangement will be provided in accordance with "*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*". According to the separate Sewerage Impact Assessment (SIA) report, mobile toilets and appropriate cleaning service will be provided to cater the small amount of sewage flow generated.

5.5 Conclusion

With implementation of environmental measures according to "*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*", no adverse water quality impact is anticipated during construction and operation phases.

7 Land Contamination

7.1 Introduction

This section presents the assessment of potential land contamination impacts associated with the Project.

7.2 Environmental Guidelines, Policies, Plans, Standards and Criteria

In 2007, Environmental Protection Department (EPD) issued two guidelines for utilising Risk-based Remediation Goals (RBRGs) developed for Hong Kong, namely, "Guidance Note for Contaminated Land Assessment and Remediation" (Guidance Note) and "Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management" (Guidance Manual). The land contamination assessment was carried out in accordance with the Guidance Manual and Guidance Note. In addition, reference was also made to the "Practice Guide for Investigation and Remediation of Contaminated Land" (Practice Guide).

7.3 Existing Land Uses and Follow Up Action

The Project site is currently occupied by the commercial development with well-paved ground. However, the Project site was previously occupied by open storage with loading/ unloading activities and storage of goods which may cause potential land contamination issues. The extent of contamination (if any) within the Project site would thus depend on the types of goods stored on-site, and past and present land uses.

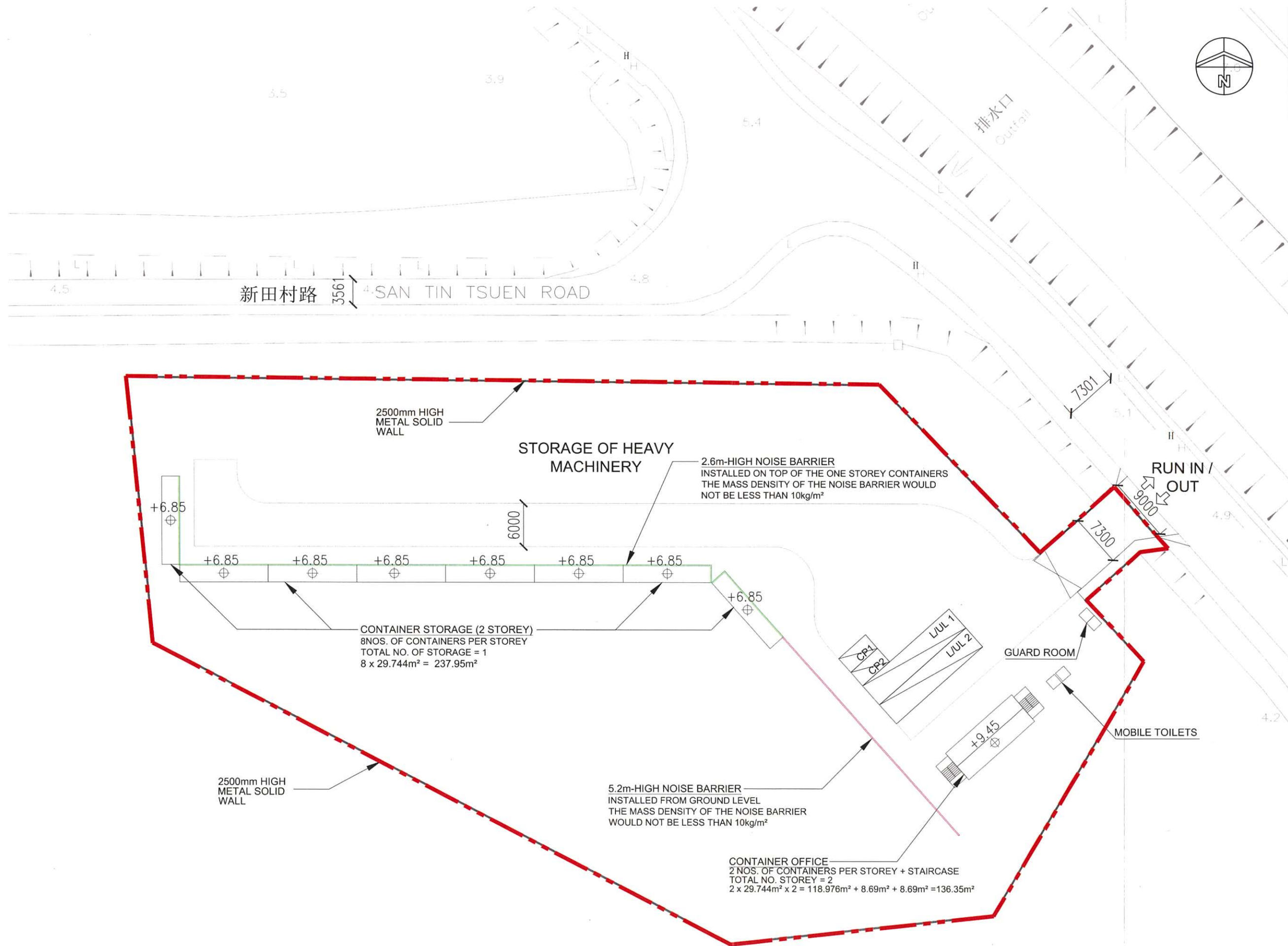
However, only small-scale site formation will be carried out prior to the operation of Project. It is anticipated the current paved ground condition can be maintained. **As no excavation work and no other construction works that would expose the potentially contaminated soil to workers is required, associated potential land contamination issues to the Project are not anticipated.**

Nevertheless, the Applicant should maintain the machineries regularly, pave the ground with concrete and store the chemical agents properly (e.g. providing drip tray to prevent the chemical leakage on the ground) to avoid further potential land contamination issues. Land contamination assessment and remediation works (if needed) should be conducted prior to re-development of the site by future developer after the expiration of the current application.

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Appendix 2.1 Schematic Development Layout



NOTES:
DO NOT SCALE DRAWINGS.
ALL DIMENSIONS MUST BE VERIFIED AT THE WORK BY THE CONTRACTOR.
ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECTS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

DEVELOPMENT SCHEDULE:

SITE AREA	= 7,944m ²
ACTUAL PLOT RATIO	= 0.048
CONTAINER STORAGE	= 237.95 m ²
CONTAINER OFFICE	= 136.35 m ²
GUARD ROOM	2 x 2.25m ² = 4.5 m ²
MOBILE TOILETS	2 x 2.25m ² = 4.5 m ²

LEGEND:

	APPLICATION BOUNDARY
	2.6m HIGH NOISE BARRIER
	5.2m HIGH NOISE BARRIER

REVISION

NO	DATE	DESCRIPTION

ARCHITECT
STUDIO | RCM
18/F | Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK
Tel: 3583-2000 | Fax: 8143-1130
Email: mail@studiorcm.com
STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED

PROJECT NAME

PROPOSED OPEN STORAGE
VARIOUS LOTS IN D.D. 99,
SAN TIN, YUEN LONG, N.T.

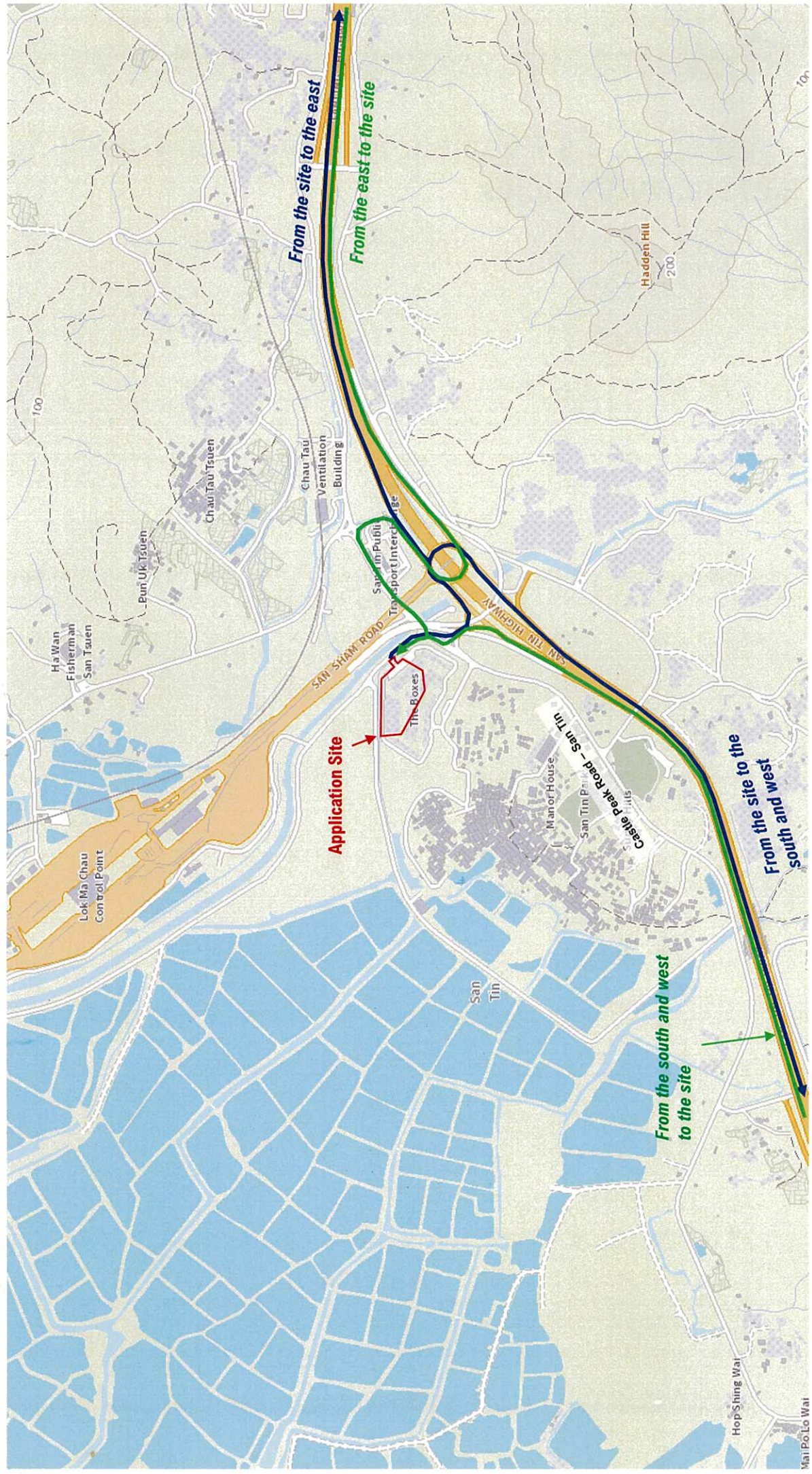
DRAWING TITLE

MASTER LAYOUT PLAN

DRAWN BY	KK	CHECKED BY	RC
SCALE	1:500	DATE	2021.09.16
JOB No.	2114	DRAWING No.	A-02

Appendix 3.1 Possible Routings for Travelling of Heavy Vehicles

Demonstrative Routing for Travelling of Heavy Vehicles



Appendix 4.1 Prevailling Background Noise Monitoring

Appendix 4.1 – Prevailing Background Noise Monitoring

Noise Measurement Locations

NM1 South of Site Boundary (Wing Ping Tsuen)



Noise Measurement Data

Measurement Result NM1

Measurement Start Time	Duration (mins)	Noise Level, dB(A) 1 hour		
		NM1		
		L ₁₀	L _{eq}	L ₉₀
13/4/2021 16:44	60	64.4	60.9	56.4
13/4/2021 20:32	60	61.7	58.4	53.6
14/4/2021 00:05	60	57.3	54.4	47.6

Remarks: Free field noise measurements

Equipment Serial No.: 00998505

List of Noise Measurement Locations

Monitoring Location	Monitoring Location	Dominant Noise Sources
NM1	South of Site Boundary (Wing Ping Tsuen)	Traffic Noise from Tung Wing On Road

Noise Measurement Parameters and Duration

Time Period	Parameters	Duration
Day-time (0700-1900 hours)	A-weighted L _{eq} , L ₁₀ and L ₉₀	1 hour ^[1]
Evening (1900-2300 hours)		
Night-time (2300-0700 hours)		

Appendix 4.1 – Prevailing Background Noise Monitoring

Noise Measurement Results

Monitoring Location	Measured Noise Level, dB(A) 1 hour									Measurement Method
	Day-time			Evening			Night-time			
	L10	Leq	L90	L10	Leq	L90	L10	Leq	L90	
NM1	67	64	59	65	61	57	60	57	51	Free field ^[2]

Fixed Noise Criteria for Planned Noise Sources

Monitoring Location	ANL-5, dB(A) ^[3]	Measured Noise Level, dB(A) L ₉₀ (1 hour)		Fixed Noise Criteria, dB(A)	
		Day-time and Evening	Night-time	Day-time and Evening	Night-time
NM1	60 / 50	57 – 59	51	57	50

Remarks:

[1] The selected measurement periods (i.e. evening period after 20:30 and night-time period after 00:00) in the absence of extraneous noise are considered to truly represent the prevailing noise environment of the NSRs. No abnormal event was observed during the background noise measurements.

[2] Façade corrections of 3 dB(A) have been added for free-field measurements.

[3] The NSRs are located in "Area other than those above" and is not directly affected by influencing factor. Area Sensitivity Rating of three Sites shall be classified as "B".

Note on Measurement Date:

Weather Condition: Cloudy on 13 April 2021.



Planning Application No. A/YL-ST/595 - Further Information 504/11/2021 12:17

From: Robin Chan <

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

Cc: Kenneth >, "ayycheung@pland.gov.hk"

<ayycheung@pland.gov.hk>, "ccmcheung@pland.gov.hk" <ccmcheung@pland.gov.hk>

2 Attachments



PPCL_PLG_10072_L010.pdf San Tin Open Storage (A_YL-ST_595) - Further Information 5.pdf

Dear Sir/Madam,

Please find our letter dated 4.11.2021 (our Ref.: PPCL/PLG/10072/L010) and Further Information 5 attached for your handling.

Should you have any queries, please do not hesitate to contact the undersigned at . Thank you.

Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy 思進顧問

PlanPlus Consultancy Limited 思雋顧問有限公司

E
T

Be carbon conscious. Please consider our environment before printing this email.

[Folder Ref.: PLG-10072]

Date : 4th November 2021
Our Ref. : PPCL/PLG/10072/L010

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

**Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years at
Lot 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and Adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/595 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information 5

We refer to comments from Lands Department and Highways Department provided via Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith the enclosed **Response-to-Comment** for the consideration of the Town Planning Board.

We would like to clarify the area of Government Land in the latest scheme (submitted on 16 September 2021) has increased to 128m² to cater for the widened run in/out.

This FI should not constitute as a material change of the nature of the application, and hence, should be accepted by the Town Planning Board for inclusion into the application. It should also be exempted from publication requirements.

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at

Yours faithfully,
For and on behalf of

PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant

Responses-to-Comments

Item		Departmental Comments	Applicant's Responses
1. Comments from Lands Department received on 3.11.2021			
i.	No permission is given for occupation of the Government Land (GL) with an area of about 128m ² (subject to verification) included in the application site. The act of occupation of the remaining GL without Government's prior approval is not allowed.	Noted. The applicant will apply for relevant consent/approval accordingly.	
ii.	It is noted that an access road connecting the lot and San Tin Tsuen Road is proposed to be built on GL. HyD and TD are in a better position to comment on the feasibility and the alignment of that road. There is no guarantee that a right-of-way over GL will be granted. In addition, according to the established practice, application of Short Term Tenancy for the purpose of access on GL will not be entertained, even if planning application is approved by TPB.	Advice from HyD and TD will be sought on the feasibility and alignment of the access road during the detail design stage, if necessary. Thereafter, the applicant will apply for relevant right-of-way accordingly.	
iii.	Our previous comments are still valid.	Noted.	
2. Comments from Highways Department received on 3.11.2021			
1.	The applicant should check again that there are existing railings along San Tin Tsuen Road. If the proposed vehicular access point at San Tin Tsuen Road is agreed by TD, the applicant should submit the details of modification works of existing railings/street furniture at San Tin Tsuen Road for TD and HyD review. No modification works of railings/street furniture should be implemented unless approval on the modification proposal is obtained from TD and HyD.	Details of modification works of existing railings/street furniture at San Tin Tsuen Road will be submitted to TD and HyD during the detail design stage, if necessary. Implementation works will not commence before an approval has been obtained.	

**Appendix Id of RNTPC
Paper No. A/YL-ST/595A**



Planning Application No. A/YL-ST/595 - Further Information 609/11/2021 17:37

From: Robin Chan <[REDACTED]>

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

Cc: Kenneth <kennith@pland.gov.hk> "ayycheung@pland.gov.hk"

<ayycheung@pland.gov.hk>, "ccmcheung@pland.gov.hk" <ccmcheung@pland.gov.hk>

History:

This message has been forwarded.

1 Attachment



San Tin Open Storage (A_YL-ST_595) - Further Information 6 (Amended MLP).pdf

Dear Sir/Madam,

Referring to our below submission for Further Information 5 submitted on 4.11.2021, please find attached an amended MLP for your handling.

The no. of storey (1 storey) for the container storage in the central/western portion of the application site has been rectified.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]. Thank you.

Regards,

Robin Chan

Assistant Town Planner

PlanPlus Consultancy 思進顧問

PlanPlus Consultancy Limited 思雋顧問有限公司

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[Folder Ref.: PLG-10072]

From: Robin Chan

Sent: Thursday, November 4, 2021 12:17 PM

To: tpbpd@pland.gov.hk

Cc: Kenneth <kennith@pland.gov.hk> ayycheung@pland.gov.hk; ccmcheung@pland.gov.hk

Subject: Planning Application No. A/YL-ST/595 - Further Information 5

Dear Sir/Madam,

Please find our letter dated 4.11.2021 (our Ref.: PPCL/PLG/10072/L010) and Further Information 5 attached for your handling.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]. Thank you.

Regards,

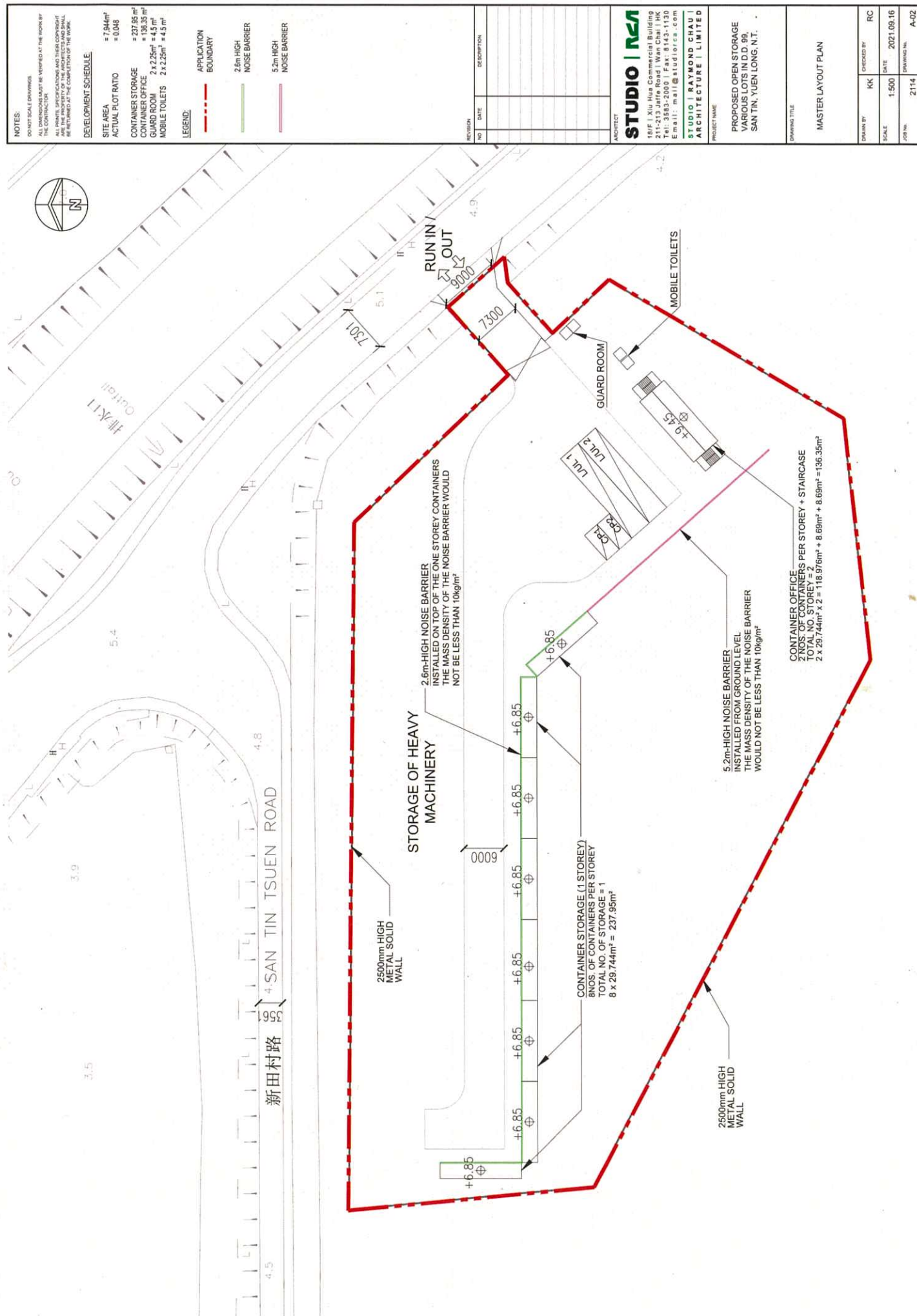
Robin Chan

Assistant Town Planner

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Previous s.16 Applications at the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-ST/36	Cross-border Traffic Service Station (including Canteen, Container Freight Station, Container Repair Workshop, Office and Services Trades) for a Period of 3 Years	19.9.1997 Approved by RNTPC (3 years)	2, 3, 4, 6
2.	A/YL-ST/275*	Temporary Cross-border Traffic Service Station (including Public Car Park, Container Freight Station, Container Storage, Container Tractor/Trailer Park, Tyre Repair Workshop, Office and Services Trades) for a Period of 3 Years	15.4.2005 Approved by RNTPC (3 years) [Revoked on 15.6.2007]	1, 2, 3, 4, 27, 28
3.	A/YL-ST/342*	Temporary Cross-border Traffic Service Station (including Public Car Park, Container Freight Station, Container Storage, Container Tractor/Trailer Park, Tyre Repair Workshop, Office and Services Trades) for a Period of 3 Years	12.10.2007 Approved by RNTPC (2 years) [Revoked on 12.4.2009]	1, 2, 3, 6, 12, 27, 28
4.	A/YL-ST/354	Temporary Cross-border Traffic Service Station (including Public Car Park, Container Freight Station, Container Storage, Container Tractor/Trailer Park, Office and Services Trades) for a Period of 3 Years	17.4.2009 Approved by RNTPC (3 years)	1, 2, 3, 5, 6, 7, 8, 9, 12, 13, 14, 27, 28
5.	A/YL-ST/424*	Temporary Cross-border Traffic Service Station (including Public Car Park, Container Freight Station, Container Storage, Container Tractor/Trailer Park, Office and Services Trades) for a Period of 3 Years	5.10.2012 Approved by RNTPC (3 years) [Revoked on 5.4.2013]	1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 27, 28
6.	A/YL-ST/445*	Temporary Cross-boundary Traffic Service Station (including Public Car Park, Container Freight Station, Container Storage, Container Tractor/Trailer Park, Vehicle Repair Workshop, Office) with Ancillary Services Trades (including Handling In and Out of Container Freight, Arrival and Departure of Goods Vehicles) and Staff Canteen for a Period of 3 Years	26.9.2014 Approved by RNTPC (3 years) [Revoked on 26.12.2015]	1, 2, 3, 5, 7, 10, 11, 13, 14, 22, 23
7.	A/YL-ST/476	Temporary Cross-boundary Shopping Centre with Ancillary Car Park, Eating Place, Shop and Services (Fast Food Shop), Office and Storage of Consumer Goods for a Period of 3 Years	18.9.2015 Approved by RNTPC (3 years)	1, 2, 3, 5, 7, 15, 16, 17, 22
8.	A/YL-ST/503	Proposed Commercial Development (Eating Place, Place of Entertainment, and Shops and Services) with Minor	26.1.2018 Approved by RNTPC	1, 2, 3, 12, 15, 16, 17, 18, 19, 20, 21

		Relaxation of Height Restriction and Excavation of Land		
9.	A/YL-ST/529*	Renewal of Planning Approval for Temporary Cross-Boundary Shopping Centre with Ancillary Car Park, Eating Place, Shop and Services (Fast Food Shop), Office and Storage of Consumer Goods for a Period of 3 Years	7.9.2018 Approved by RNTPC (3 years) [Revoked on 19.2.2021]	1, 2, 3, 5, 7, 22

* Denotes permission revoked.

Approval Condition(s):

- (1) Submission and implementation of fire service installations proposal/ provision of fire extinguisher(s)/ design and provision of emergency vehicular access, water supplies for fire-fighting and fire service installations.
- (2) Submission and implementation of drainage proposal/ submission of revised Drainage Impact Assessment (DIA)/ implementation of mitigation measures identified in the DIA / maintenance of existing/implemented drainage facilities on the site/ submission of a condition record of the existing drainage facilities.
- (3) Submission and implementation of landscaping and tree preservation proposals/Landscape Master Plan/ maintenance of the landscape planting on the site.
- (4) Submission of traffic impact assessment/ traffic management schemes and implementation of mitigation measures.
- (5) Provision of boundary fencing/ maintenance of the paving and boundary fencing on the site.
- (6) Setting back of the site to avoid encroachment onto the proposed local road widening works/projects.
- (7) No operation for certain time limit.
- (8) No operation on Sundays and public holidays.
- (9) No cutting, dismantling, repairing and workshop activity.
- (10) No vehicles without valid licenses issued under the Road Traffic Ordinance were allowed to be parked/stored on the site.
- (11) Submission and provision of buffer area proposal.
- (12) Submission and provision of a proper run-in /a vehicular access and run-in/ maintenance of car parking arrangement/ design and provision of vehicular access, parking facilities, loading/unloading spaces and lay-bys for the proposed development.
- (13) Stacking height of the containers/materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
- (14) Stacking height of containers stored at any other parts of the site should not exceed certain units.
- (15) Submission of revised Environmental Assessment (EA) and implementation of mitigation measures identified in the revised EA.
- (16) Submission of parking layout plan and public transport services proposal/ implementation of parking layout plan and public transport services proposal/ implementation of the public transport services proposal/ provision of a comprehensive public transport service proposal for both cross-boundary and local visitors.
- (17) Submission and implementation of junction improvement proposal at Tung Wing On Road and modification works within the San Tin public transport interchange/ implementation of road improvement works and provision of the pedestrian footbridge linking the San Tin Public Transport

Interchange with the development.

- (18) Submission and implementation of a revised layout plan.
- (19) Setting height limit for the proposed development.
- (20) Submission of a revised Ecological Impact Assessment (EcoIA) and implementation of the mitigation measures identified in the revised EcoIA.
- (21) Submission of a revised Sewerage Impact Assessment (SIA) and implementation of sewage treatment and disposal measures identified in the revised SIA.
- (22) Revocation clause.
- (23) Reinstatement clause.

Rejected Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	A/YL-ST/192	Temporary cross boundary traffic service station (including car park, container freight station, container storage, container tractor/trailer park, tyres repair workshop, office and service trades) for a period of 3 years	15.3.2002 Rejected by RNTPC	1
2.	A/YL-ST/262	Temporary cross-border traffic service station (including public car park, container tractor/trailer park, container freight station, container storage, tyre repair areas, ancillary site office and service trades) for a period of 3 years	14.5.2004 Rejected by RNTPC	1, 2

Rejection Reasons:

- (1) Insufficient information to demonstrate that the development would not result in adverse impacts including drainage, traffic, sewerage, environment and ecology on the surroundings in particular the Mai Po Nature Reserve and the contiguous fish pond areas, and the nearby residents.
- (2) Not comply with the TPB Guidelines for “Application for Developments within Deep Bay Area”, and not in line with the TPB Guidelines for “Temporary Open Storage and Port Back-up Uses”.

**Similar s.16 Applications within the Same “OU(SS)” 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)
1.	A/YL-ST/438*	Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services and Ancillary Offices for a Period of 3 Years	11.10.2013 Approved by RNTPC (3 years) [Revoked on 11.10.2014]
2.	A/YL-ST/447	Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories)	22.8.2014 Approved by RNTPC (3 years)
3.	A/YL-ST/506	Renewal of Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	11.8.2017 Approved by RNTPC (3 years)
4.	A/YL-ST/575	Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	15.9.2020 Approved by RNTPC (3 years)

* Denotes permission revoked.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210823-144919-07574

提交限期

Deadline for submission:

03/09/2021

提交日期及時間

Date and time of submission:

23/08/2021 14:49:19

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/595

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時露天貨倉存放建築機械及物料必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

第25屆執委會

委員名單

主席

文美桂

副主席

黎志超

副主席

文貴旗

執行委員

文中慶

文燕華

文志良

馮應祥

黃展寧

周興華

周振勤

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文好榮

文國基

文貴壽

文建立

文添福

文天維

文安平

文煥星 MH

文富財

文有揚

文泰山

文成立

文銀新

文銳鈞

文炳南 MH

文金龍

文志雙

文錦濤

文錦洪

鄧偉強

尹偉傑

周貴賢

黎志文

馮錦仔

馮日柱

黃福安

陳冠盛

潘啟芬

張炳容



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

(傳真及郵遞文件)

敬啟者：

反對元朗新田丈量約份第99約地段第661號C分段餘段及第674號餘段(部分)和毗鄰政府土地

擬議臨時露天貨倉存放建築機械及建築物料(為期三年)

(申請編號：A/YL-ST/595)

就 貴署上述規劃申請 A/YL-ST/595 新田鄉事會反對有關申請，理由如下：

1. 新田鄉位處中港交通樞紐，坐擁皇崗及福田口岸，為本港對國內人流及物流最重要口岸，現新田過境穿梭巴士站及青山公路新田段一帶交通已達飽和及經常偶有事故即交通非常擠塞的，雖然有關申請的交通報告認為該申請對區內交通影響不大，但該報告是在疫情嚴重影響本區交通情況下進行的，並未能反映真實的正常情況，而上述申請擬議臨時露天貨倉存放建築機械及建築物料，所使用的車輛均為16米長重型車輛，若其使用青山公路新田段或新潭路段會容易對新田鄉交通產生極嚴重後果及容易引至嚴重交通事故，對本區居民構成安全威脅。
2. 查有關發展土地涉及錦田南用地作業，擬騰空錦田用地作政府過渡性房屋發展，但該露天貨倉存放建築機械及建築物料用地服務範圍及重置亦應以錦田區內為佳，以免加重交通負荷。

此致

城市規劃委員會



新田鄉鄉事委員會

主席：文美桂

副主席：黎志超

副主席：文貴旗 謹啟

2021年9月1日

敬啟者，

有關規劃申請編號 A/YL-ST/595 新界元朗新田丈量約份第 99 約地段第 661 號 C 分段餘段及第 674 號餘段(部分)和毗連政府土地擬議臨時露天貨倉存放建築機械及物料(為期 3 年)

1. 有關地段屬於新田購物城範圍，當初原先目標在香港邊境運作「水貨城」分流北區旅客壓力，新田購物城的意念，早在水貨客猖獗時萌生。但在規劃審批完成，由話題熾熱拖至話題冷卻仍未開幕，實際開幕日期也是一拖再拖，甚至要將規劃審批申請延期 3 年。新田購物城遂在一片質疑聲中於 2018 年開業，試業首日，更只得約 20 間店舖營業，非常古怪。

當年已有報章報道質疑兩大地產商以慈善家的姿態借地，實際是鋪路發展保育地區，興建「濕地豪宅」。

2. 現時有申請人要將新田購物城部份地段範圍，擬議臨時露天貨倉存放建築機械及物料(為期 3 年)，是否又是繼「死城」後的一齣聲東擊西，企圖瞞天過海之好戲。

其實該幅新田購物城用地早已暗箱操作，與政府密謀內定規劃為興建五層商場甚至大型屋宇的發展項目，現時的做法只是自欺欺人，發展商正不斷欺瞞榨取香港納稅人金錢，免費為他們「修橋補路」，創造地產發展的有利條件。為免城規會成為發展商手中賺錢的工具，淪為幫兇，日後背上官商勾結之罵名，在未能/未有取得社會共識前，本人反對題述 A/YL-ST/595 的規劃申請。

普通一市民 謹啟

2021 年 9 月 3 日



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年09月03日星期五 23:40
收件者: tpbpd
主旨: A/YL-ST/595 DD 99 San Tin The Boxes

A/YL-ST/595

Lots 661 S.C RP and 674 RP (Part) in D.D. 99 and adjoining Government Land, San Tin The Boxes

Site area ; About 7,940sq.m Includes Government Land of about 124sq.m

Zoning : "Other Specified Uses" annotated "Service Stations"

Applied use : Open Storage of Construction Machinery and Materials / 4 Vehicle Parking

Dear TPB Members,

The ill-fated The Boxes was quietly closed down some time ago. Now a proposal to use part of the site for storage of materials to be used in constructing Transitional Housing.

This is yet another indication that the TH programme is ONE BIG SCAM. Three years to store materials for a facility that is itself temporary in nature? There is more to this than meet the eye.

The site is paved, there are empty shops, water, drainage, toilets and electricity already installed.

So JUST ERECT THE TRANSITIONAL HOUSING THERE.

But of course we know that the real intention of TH is to smooth the way for residential development on the wetlands.

Clearly developers take the community for cretins, and many are for purchasing their overpriced dog kennels.

Mary Mulvihill

Seq. 2 5-5

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

211019-165624-09396

Reference Number:**提交限期**

19/10/2021

Deadline for submission:**提交日期及時間**

19/10/2021 16:56:24

Date and time of submission:**有關的規劃申請編號**

A/YL-ST/595

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. LAM KA HING

Name of person making this comment:**意見詳情****Details of the Comment :**

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：

5-6

RECEIVED

16 OCT 2021

Town Planning
Board

(傳真及郵遞文件)

敬啟者：

反對元朗新田丈量約份第 99 約地段第 661 號 C 分段餘段及第 674 號餘段(部分)和毗鄰政府土地

擬議臨時露天貨倉存放建築機械及建築物料(為期三年)

(申請編號：A/YL-ST/595)

就 貴署上述規劃申請 A/YL-ST/595 新田鄉事會反對有關申請，理由如下：

1. 新田鄉位處中港交通樞紐，坐擁皇崗及福田口岸，為本港對國內人流及物流最重要口岸，現新田過境穿梭巴士站及青山公路新田段一帶交通已達飽和及經常偶有事故即交通非常擠塞的，雖然有關申請的交通報告認為該申請對區內交通影響不大，但該報告是在疫情嚴重影響本區交通情況下進行的，並未能反映真實的正常情況，而上述申請擬議臨時露天貨倉存放建築機械及建築物料，所使用的車輛均為 16 米長重型車輛，若其使用青山公路新田段或新潭路段會容易對新田鄉交通產生極嚴重後果及容易引至嚴重交通事故，對本區居民構成安全威脅。
2. 查有關發展土地涉及錦田南用地作業，擬騰空錦田用地作政府過渡性房屋發展，但該露天貨倉存放建築機械及建築物料用地服務範圍及重置亦應以錦田區內為佳，以免加重區域交通負荷。

此致

城市規劃委員會主席



新田鄉鄉事委員會

主席：文美桂

首副主席：黎志超

副主席：文貴旗 謹啟

2021 年 10 月 13 日

Recommended Advisory Clauses

- (a) 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. No permission is given for occupation of the Government Land (GL) with an area of about 128 m² (subject to verification) included in the Site. The act of occupation of the remaining GL portion of the Site without Government's prior approval is not allowed. The private land of Lots No. 661 S.C RP and 674 RP in D.D. 99 are covered by Short Term Waiver (STW) No. 4989 to permit structures for the purpose of "Temporary Cross-boundary Shopping Centre with Ancillary Car Park, Eating Place, Shop and Service (Fast Food Shop), Office and Storage of Consumer Goods)". It is noted that an access road connecting the lot (i.e. Lot 674 RP) and San Tin Tsuen Road is proposed to be built on GL. There is no guarantee that a right-of-way over GL will be granted. In addition, according to the established practice, application of Short Term Tenancy for the purpose of access on GL will not be entertained, even if the planning application is approved by the Board. Should planning approval be given to the planning application, the STW holder will need to apply to his office for modification of the STW conditions where appropriate. The applicant has to either exclude the GL from the Site or apply for formal approval prior to actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Such applications 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 are 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;
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to San Tin Tsuen Road via section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site and San Tin Tsuen Road. If the access arrangement is agreed by TD, the applicant should provide the run in/out at San Tin Tsuen Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. There are existing railings along San Tin Tsuen Road. If the proposed vehicular access point at San Tin Tsuen Road is agreed by TD, the applicant should submit the details of modification works of existing railings/street furniture at San Tin Tsuen Road for TD and HyD's review. No modification works of railings/street furniture should be implemented unless approval on the modification proposal is obtained from TD and HyD. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (d) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that the Site is in proximity to the alignment of Northern Link Bifurcation under study by MTRCL. Should the applicant intend to extend the application for temporary shop and services after 3 years, the applicant should be aware of the potential bifurcation alignment and any potential impacts to the application of extension. The Site falls within the Administrative Route Protection (ARP) boundary and area of influence (AOI) of the proposed Northern Link (NOL). The construction of NOL may commence in 2025 tentatively. Those areas within the ARP and AOI may be required to be vacated at the time for the construction of the NOL and subject to nuisance, such as noise and vibration of the proposed NOL. The applicant should be satisfied with the surrounding condition of nuisance taking into account the future construction, operation and maintenance of NOL. The applicant should also be reminded that the NOL alignment and its ARP/AOI may be subject to further amendments;
- (e) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N)/CEDD) that the Site is within the proposed boundary of San Tin/Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development programme of STLMC DN, the construction work and land resumption will commence after the funding approval by the Financial Committee of Legislative Council tentatively by 2025. The Site which is within the boundary of STLMC DN, will probably be required for timely clearance and construction;
- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental impacts on the surrounding areas;
- (g) to note the comments the Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L of PlanD) that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority/Government department(s) direct to obtain approval on tree works and tree compensation;
- (h) 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 the proposed FSI should be clearly marked on the layout plans. Good practice guidelines for open storage should be adhered to (**Annex I**). The applicant should submit a valid fire certificate (FS 251) to his department for approval. If any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) there is no record of approval by the Building Authority (BA) for the existing structures at the Site;
- (ii) if the existing structures (not being a New Territories Exempted Houses) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (iii) 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 BO;
- (iv) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- (v) 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;
- (vi) 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 B(P)R at the building plan submission stage;
- (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R; and
- (viii) detailed checking under BO will be carried out at the building plan submission stage.

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.

