Appendix I of RNTPC 1A 9 A Paper No. A/YL-ST/640B 步到。城市想想委员会 待才正司 申题的目档。 Form No. S16-III 9 JAN 2023 表格第 S16-III 號 This discontaining Factor will formally acknowledge The Term Planning Factor will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents. **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

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

<u>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</u> 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 <u>notice of application</u> 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: <u>https://www.info.gov.hk/tpb/en/plan_application/apply.html</u>

申請人如欲在本地報章刊登<u>申請通知</u>,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

<u>General Note and Annotation for the Form</u> 填寫表格的一般指引及註解

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

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

- * Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明 Please insert a ', at the appropriate box 請在適當的方格內上加上「,」號

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/1-5T/640	
	Date Received 收到日期	9 JAN 2023	

1. 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。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <u>http://www.info.gov.hk/tpb/</u>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

Name of Applicant 申請人姓名/名稱 1. (口Mr. 先生 / 口Mrs. 夫人 / 口Miss 小姐 / 口Ms. 女士 / Company 公司 / □ Organisation 機構) Land Jumbo Development Limited 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) Application Site 申請地點 3. Lot Nos. 16 S.B ss2 (part), 16 S.B ss3 (part), 19RP, Full address / location 19SC, 21RP(part), 21SA(part), 23SA, 24RP(part), (a) demarcation district and lot 25SA (part), 26RP(part), 42RP(part) and 44SA(part) in number (if applicable) D.D. 105 and Adjoining Government Land, South of 詳細地址/地點/丈量約份及 Castle Peak Road - San Tin Section, Mai Po Lung, 地段號碼(如適用) San Tin, Yuen Long, New Territories Site area and/or gross floor area (b) Site area 地盤面積 3,620 sq.m 平方米留About 約 involved 涉及的地盤面積及 或總樓面面 1,208 sq.m 平方米语About 約 Gross floor area 總樓面面積 積 (c) Area of Government land included (if any) 500 sq.m 平方米 FAbout 約

2

Parts 1, 2 and 3 第1、第2及第3部分

所包括的政府土地面積(倘有)

2		4			
(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號				
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)"			
(f)	Current use(s) 現時用途	mainly vacant site and small portion workshop (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 A	pplication Site 申請地點的「現行土地擁有人」			
The	applicant 申請人 —				
V	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 Conse				
(a)	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				
(b)	(b) The applicant 申請人 -				
	已取得名				
	Details of consent of "current	land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情			

a)

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 obtaine (DD/MM/YYYY) 取得同意的日期 (日/月/年)
		2

	已通知	"current land owner(s)" 名「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 prem Land Registry where notification	ises as shown in the record of the	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)			
				х 1			
	a state and a state of a	energener ver erenden. En den same og og og	re is insufficient. 如上列任何方格的空 give notification to owner(s):	間不足,請另頁說明)			
	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:	a An an			
			<u>取得土地擁有人的同意所採取的</u> owner(s)" on				
	於	(日/月/年)向每:一名	了現行土地擁有人」"郵遞要求同	司意書&			
, s X	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 n (DD/MM/YYYY) ^{&}	near application site/premises on				
	於		上點一申請處所或附近的顯明位置				
	office(s) or run 於	ral committee on	s)/owners' committee(s)/mutual aid (DD/MM/YYYY) ^{&} 寄往相關的業主立案法團/業主委				
	<u>Others 其他</u>						
	☐ others (please 其他(請指明	unifere and a second	с.				
Note: Max	y insert more than one	· · · ·					

6. Type(s) of Application	n申請類別				
		g 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) Droposod					
(a) Proposed use(s)/development	Temporary C	old Storage			
擬議用途/發展	i chiporary c				
24	(Please illustrate the details of the pr	oposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of	vear(s) 年				
permission applied for 申請的許可有效期	口 month(a) 佃日				
(c) Development Schedule 發展約	□ month(s) 個月				
Proposed uncovered land area	2	2,412sq.m 🗆 About 📢			
Proposed covered land area 指					
	s/structures 擬議建築物/構築物	_			
Proposed domestic floor area		製目sq.m □About 約			
		sq.m 口About 約 			
Proposed non-domestic floor					
Proposed gross floor area 擬議總樓面面積 1,208 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相關					
		s (if applicable) 建築物/構築物的擬議高度及不同樓層			
	o): 1 storey, 4.9m, Cold Sto				
use Ancillary E&M Bldg (1no): 1 storey, 4.0m, Ancillary E&M use Portable Toilets (3 nos): 1 storey, 3.0m, portable toilet use					
Proposed number of car parking spaces by types 不同種類停車位的擬議數目					
6					
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電單		2 (including 1 disable CP)			
Light Goods Vehicle Parking Spaces					
Medium Goods Vehicle Parking	the second statement of the se				
Heavy Goods Vehicle Parking Sp					
Others (Please Specify) 其他 (訪					
Proposed number of loading/unloading spaces 上莎友告诉的好議數日					
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	型貨車車位	6			
Medium Goods Vehicle Spaces					
Heavy Goods Vehicle Spaces 重					
Others (Please Specify) 其他 (訪	育列明)				

ŝ

[
Prop	oosed operating hours ‡	疑議營運明	寺 a9:00 a.m. to 9:00 p.m. all year round (including public holidays	
· · · · · · · · · · · · · · · · · · ·				
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ess to ing?	There is an existing access. (please indicate the street name, whe appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Castle Peak Road - San Tin Section There is a proposed access. (please illustrate on plan and specify the widt 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)	
		N	o 否 □	
(e)	(If necessary, please	use separat for not pr	sal 擬議發展計劃的影響 te sheets to indicate the proposed measures to minimise possible adverse impacts or giv roviding such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的。)	
(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 No 否	 Please provide details 請提供詳情 	
(ii)	Does the	Yes 是	 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stread 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//範圍) Diversion of stream 河道改道 Filling of pond 填塘 	
330 -	development proposal involve the operation on the right? 擬議發展是否涉 及右列的工程?	34. 2	 Area of filling 填塘面積	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影 響?	On traffic On water On draina On slopes Affected Landscap Tree Fell Visual In	Image: West of a line with the second s	

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number,
	rease state measure(s) to minimise the impact(s). For the reming, please state the number,
	diameter at breast height and species of the affected trees (if possible)
	請註明盡量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹
	幹直徑及品種(倘可)
	······
0.51	
2	and the second se
	·····

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

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)。
Places refer to attached Planning Statement
Please refer to attached 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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會網站,供公眾免費瀏覽或下載。 Signature 良 瀉 發 長 有 限 公 司 Applicant 申請人 / □ Authorised Agent 獲授權代理人 簽署
Authorized Signature(s)
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)
Professional Qualification(s) □ Member 會員 / □ Fellow of 資深會員 專業資格 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ □ HKILA 香港園境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他
on behalf of 代表
✔ Company 公司 / □ Organisation Name and Chop (if applicable)機構名稱及蓋章(如適用)
Date 日期 15/12/2022 (DD/MM/YYYY 日/月/年)
<u>Remark 備註</u>
The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board
considers appropriate. 委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下,有關申請 資料亦會上載至委員會網頁供公眾免費瀏覽及下載。
Warning 警告
Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。
Statement on Personal Data 個人資料的聲明
 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。
 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 <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃緊損劃資料查詢責任一般免售。)

(For Official Use Only) (請勿填寫此欄)
Lot Nos. 16 S.B ss2 (part), 16 S.B ss3 (part), 19RP, 19SC, 21RP(part), 21SA(part), 23S
24RP(part), 25SA (part), 26RP(part), 42RP(part) and 44SA(part) in D.D. 105 and Adjoint
Government Land, South of Castle Peak Road - San Tin Section, Mai Po Lung, San T Yuen Long, New Territories
ruen Long, New Terntones
3,620 sq. m 平方米 About 約
(includes Government land of 包括政府土地 500 sq. m 平方米 ✔ About 約)
Approved San Tin Outline Zoning Plan No. S/YL-ST/8
新田分區大綱核准圖編號 S/YL-ST/8
Residential (Group D)
住宅 (丁類)
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
✓Year(s) 年 □ Month(s) 月
✓ Year(s) 年 □ Month(s) 月
□ 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
□ Year(s) 年 □ Month(s) 月
Tomponen Calif Co
Temporary Cold Storage

(i)	Gross floor area and/or plot ratio		sq.m 平方米	Plot Ratio 地積比率
	總樓面面積及/或 地積比率	Domestic 住用	□ About 約 □ Not more than 不多於	□About 約 □Not more than 不多於
		Non-domestic 非住用	1,208 ✔ About 約 □ Not more than 不多於	□About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	а.	
		Non-domestic 非住用	 5 Blocks: 1(Cold Storage and ancil 1(ancillary E&M) & 3 Portable To 	llary office), pilets
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米□ (Not more than 不多於)
		ť		Storeys(s) 層 □ (Not more than 不多於)
		Non-domestic 非住用	Cold storage & ancillary office - 4.9m Ancillary E&M - 4.0m Portable Toilets - 3m	m 米 ✔(Not more than 不多於)
		(a)	Cold Storage & ancillary office -1 storey Ancillary E&M - 1 storey Portable Toilets (3nos) - 1 storey	Storeys(s) 層 ✔ (Not more than 不多於)
(iv)	Site coverage 上蓋面積			□ About 約
(v)	No. of parking spaces and loading /	Total no. of vehic	le parking spaces 停車位總數	,
	unloading spaces 停車位及上落客貨 車位數目	Private Car Parki Motorcycle Parki Light Goods Veh Medium Goods V	直位	
			hicle Parking Spaces 重型貨車泊車位 becify) 其他 (請列明)	1 Motorcycle CP
		Total no. of vehicl 上落客貨車位/	le loading/unloading bays/lay-bys 〈停車處總數	
		Medium Goods V Heavy Goods Ve		6 LGV

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖	ni tani nani	
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖 Figure 3 in Appendix	1 🗆	\checkmark
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他 (請註明) Appendix 1: Location Plan, Lot Index		CM2
Reports 報告書		1
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估 Traffic Review Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估 Drainage Review		M
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
	N	
Note: May insert more than one「ノ」. 註:可在多於一個方格內加上「ノ」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。

Proposed Temporary Cold Storage for a Period of Three years

SUPPORTING PLANNING STATEMENT

December 2022

Applicant: Land Jumbo Development Limited

CONTENTS

EXECUTIVE SUMMARY

MAIN TEXT

- **1.** THE APPLICATION
- 2. PREVIOUS APPROVED APPLICATION
- 3. THE SUBJECT SITE AND ITS SURROUNDINGS
- 4. NO MATERIAL CHANGE
- 5. PLANNING JUSTIFICATIONS
- 6. CONCLUSION

LIST OF TABLES

Table 1	Comparison of Development Parameters
Table 2	Progress of Discharge of Approval Conditions

APPENDICES

Appendix I	Figures for Location and Lot Index, MLP
Appendix II	Traffic Review
Appendix III	Drainage Impact Assessment Review

Proposed Temporary Cold Storage for a Period of Three Years

EXECUTIVE SUMMARY

This application is to seek planning permission from the Town Planning Board ("**TPB**") to extend the previously approval for the temporary cold storage development (**TPB/A/YL-ST/573** on 10 July 2020) for a period of 3 years at Lots No. 16 S.B ss2(part), 16S.B ss3(part), 19RP, 19SC, 21RP(part), 21SA(part), 23SA, 24RP(part), 25SA(part), 26RP(part), 42RP(part) and 44SA(part) in D.D. 105 and their adjoining Government land, south of Castle Peak Road – San Tin Section, Mai Po Lung, San Tin, Yuen Long.

The discharge of approval conditions of the proposed development under the previous approved planning application (**TPB/A/YL-ST/573**) has been seriously delayed due to Government land process. Recently it has been resolved but the approval will be lapsed on 10 July 2023 although a number of 'Extension of Time' applications have been approved up to now. The current proposal will have no material change to the previously approved layout and development parameters. The Applicant is still preparing to proceed with the project for another 3 years so a fresh application is required. Favourable consideration by the Town Planning Board for this planning application is highly appreciated.

內容摘要

懇請城市規劃委員會(下稱"城規會")以將先前批准(TPB/A/YL-ST/573 於 2020 年 7 月 10 日)的臨時冷藏庫用途繼續3年。申請地段位於新界<u>元朗 新田 青山公路—新田段</u>以南 丈量約份第105內第16號B分段第2小分段(部分)、第16號B分段第3小分段(部分)、 第19號餘段、第19號C分段、第21號餘段(部分)、第21號A分段(部分)、第23號A分 段、第24號餘段(部分)、第25號A分段(部分)、第26號餘段(部分)、第42號餘段(部 分)及第44號A分段(部分)地段和毗鄰政府土地。

由於政府土地程序延遲,先前批准的規劃申請(TPB/A/YL-ST/573)下擬建發展項目嚴重 延誤。最近土地程序已經解決,雖然先前已批准了一些"延期"申請,但批准的規劃申 請將於2023年7月10日失效。目前的提案不會對先前批准的設計圖和開發參數有任何實 質性改變。申請人仍在準備進行該項目再繼續3年,因此需要重新申請。懇請城規會批 准是次規劃申請,我們深表謝意。

1 THE APPLICATION

We, Land Jumbo Development Limited (the "Applicant"), are the current registered owner of Lot Nos. 16 S.B ss2(part), 16 S.B ss3(part), 19RP, 19SC, 21RP(part), 21SA(part), 23SA, 24RP(part), 25SA(part), 26RP(part), 42RP(part) and 44SA(part) in D.D.105 and adjoining Government land (hereunder collectively called the "Subject Site"), submitting an application for a temporary cold storage for a period of 3 years under the s16 of the Town Planning Ordinance.

2 PREVIOUS APPROVED APPLICATION

2.1

On 10.7.2020, the planning application (**TPB/A/YL-ST/573**) was approved with conditions until 10.7.2023. The comparison of the previous approved and current proposed development parameters is summarized in **Table 1**:

Major Development Previous Approved Current Proposal			Change
Parameters	Application		-
3	No. TPB/A/YL-ST/573	-	
Site Area	About 3,550m ²	About 3,620m ²	$+70m^{2}$
	(including	(including	(boundary
	about 455m ² of GL)	about 500m ² of GL)	adjustment
No. of Structure(s)	5 (cold store with ancillary	5 (cold store with ancillary	No change
	office, ancillary E&M	office, ancillary E&M	
а — — — — — — — — — — — — — — — — — — —	building and	building and	
	3 portable toilets)	3 portable toilets)	
Total floor area	About 1,208m ²	About 1,208m ²	No change
Height of structures	Not more than 4.9m for	Not more than 4.9m for	No change
	cold storage building	cold storage building	
	Not more than 4m for	Not more than 4m for	
	ancillary E&M building	ancillary E&M building	
No. of Parking	. 2	2	No change
Spaces	(including 1 disable CP)	(including 1 disable CP)	
No. of	6 for LGV	6 for LGV	No change
Loading/Unloading	2	а — ж	
Bays			
No. of Motorcycle	1	1	No change
Parking Space			w)
Operation Hours	9:00 a.m. to 9:00 p.m.	9:00 a.m. to 9:00 p.m.	No change
on an	(Monday to Sunday)	(Monday to Sunday)	
	(7 days a week and	(7 days a week and	
	on year-round basis)	on year-round basis)	

Table 1 Comparison of Development Parameters

2.2 However, some approval conditions have not been discharged due to the delay in the Government land transaction for the approval for Short Term Tenancy/Wavier (STT/STW). The progress of the discharge of approval conditions are in Table 2 below.

	Conditions	Discharge/Remark
(a)	No Operation between 9:00 pm and 9:00 am, as proposed by application, is allowed on the Site during the planning approval period;	During operation
(b)	No medium/heavy goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance or container trailers/tractors are allowed to enter, park or operate on the Site at any time during the planning approval period;	During operation
(c)	The provision and maintenance of free pedestrian and vehicular accesses (including EVA) to the surrounding residential dwellings, as proposed by applicant, during the planning approval period;	During operation
(d)	The provision of boundary fencing within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB;	Partly installed. Affected by STT.
e)	The submission of fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB;	Plan discharged.
(f)	The implementation of fire service installations within 9 month from the date of planning approval to the satisfaction of the Director Fire Services or of the TPB;	Final stage of implementation of proposal
(g)	The implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB;	Affected by STT.
(h)	The submission of landscape and tree preservation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB; and	No need in current approval.
(i)	The implantation of landscape and tree preservation proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB;	No need in current approval.

Table 2 Progress of Discharge of Approval Conditions

3 THE SUBJECT SITE AND ITS SURROUNDINGS

- 3.1 The Site is:
 - i. accessible at the north through Castle Peak Road-San Tin Section;
 - ii. site was mainly occupied by open storage of construction machinery, parking of vehicles and partial vacant land;
 - iii. a small strip of land to be shared use at its northern entrance is an open storage of construction machinery approved application no. TPB/A/YL-ST/623 (Appendix I) under the same land owner;
 - an existing pedestrian access (located east of subject site with 2m in width) and vehicular access to the adjacent dwellings to be kept same function in the proposal (Figure 3); and
 - v. located outside the Wetland Buffer Area ("WBA") of Deep Bay.
- 3.2 The surrounding areas are predominated by open storage, rural industrial uses, vehicle parks, residential dwellings, vacant land and vegetated area:
 - i. to the immediate west are vacant land and some residential dwellings. To further west is vegetated area zoned "Green Belt" (Figure 1, Appendix I);
 - ii. to the immediate south is open storage of construction machinery;
 - iii. to the immediate east are some residential dwellings, cultivated land, and unused land;
 - iv. to the immediate northeast is an open storage of construction machinery approved under Application TPB/A/YL-ST/623 (Figure 1, Appendix I); and
 - v. to the north across the Castle Peak Road-San Tin are open storage of containers, parking of container vehicles, logistics centre and residential dwellings.

4 NO MATERIAL CHANGE

Same Scheme (Layout) with Same Planning Context

4.1 The planning context for the Subject Site along with the proposed layout and development parameters are same as the previous approved scheme (**TPB/A/YL-ST/573**). The same development layout with 5 nos. of structures (the main cold store with ancillary office inside, an ancillary E&M structure and 3 portal toilets) (**Figure 3, Appendix I**) remains unchanged.

Same as Previous Approved Operation

4.2 The same previous approved operation will be adopted and operated between 9:00am and 9:00pm on a 7-days-a-week and all year-round basis. Cold Store Licence under the Food and Environmental Hygiene Department will be obtained accordingly. It is no change in internal transport and access arrangement. All business activities are carried out inside the cold storage building so it will be a tidy, clean and quiet operation.

5 PLANNING JUSTIFICATIONS

5.1 As it is a temperature control storage by means of air-conditioning container (Modular Integrated Construction, MIC). The previous approved application (**TPB/A/YL-ST/573**) will be lapsed in July 2023 although the discharge of conditions is likely completed by early 2023 as the approval of STT application just granted in November 2022. It is practically to seek approval for such temporary use for another 3 years at this stage.

Land matter resolved and Reasonable Time to discharge Outstanding Conditions

- 5.2 The delay is due to the belated approval of STT/STW which has just been approved in November 2022. It will take at least half a year to finish the previous outstanding approval conditions discharged so as to commence operation. This may end up in mid-June 2023.
- 5.3 The Applicant has discharged those approval conditions not affected by the land grant as per **Table 2** in the above. In fact, some approval conditions have been endorsed by relevant departments, namely the fencing installation (partial) and fire service installations plan.

Same Traffic and Pedestrian Access Arrangements

- 5.4 Traffic Review on trip generation and parking provision have no major change in traffic context and summarized in **Appendix II** as well as the swept path analysis as per **last impact assessments**. The delivery traffic arrangement is to be done by pre-booking system by the operator so that only private cars, motorcycle and light good vehicles will be allowed during the approval period.
- 5.5 Two sets of moveable gates (one for pedestrian and one for emergency vehicles) will be provided at the western and the eastern fences (Figure R1a and R2 in **Appendix II**) and pedestrian/EVA access open all the time (no lock). The provision of 2m wide pedestrian access will be provided along eastern boundary as well as the existing local access along the western boundary remained unchanged.
- 5.6 The northern part of the site is the subject of an approved and valid planning permission under application no. A/YL-ST/623 (**Figure 1**). As it is under the same land owner, sharing access arrangement has been settled and no adverse impact on the adjoining operation.

No Adverse Environmental Impact

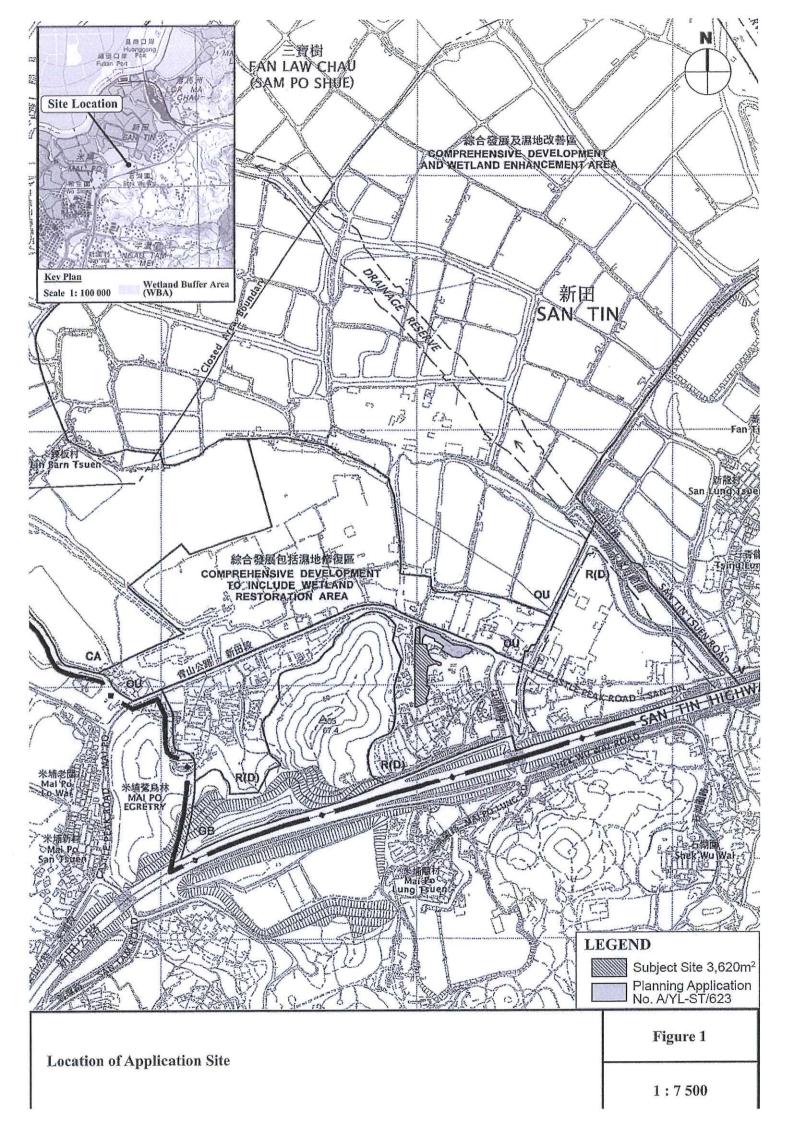
- 5.7 The E&M machinery is fully enclosed within the cold store building and we anticipate no noise to be generated during the operation.
- 5.8 Same drainage arrangement under the previous proposed will be provided (Appendix III).

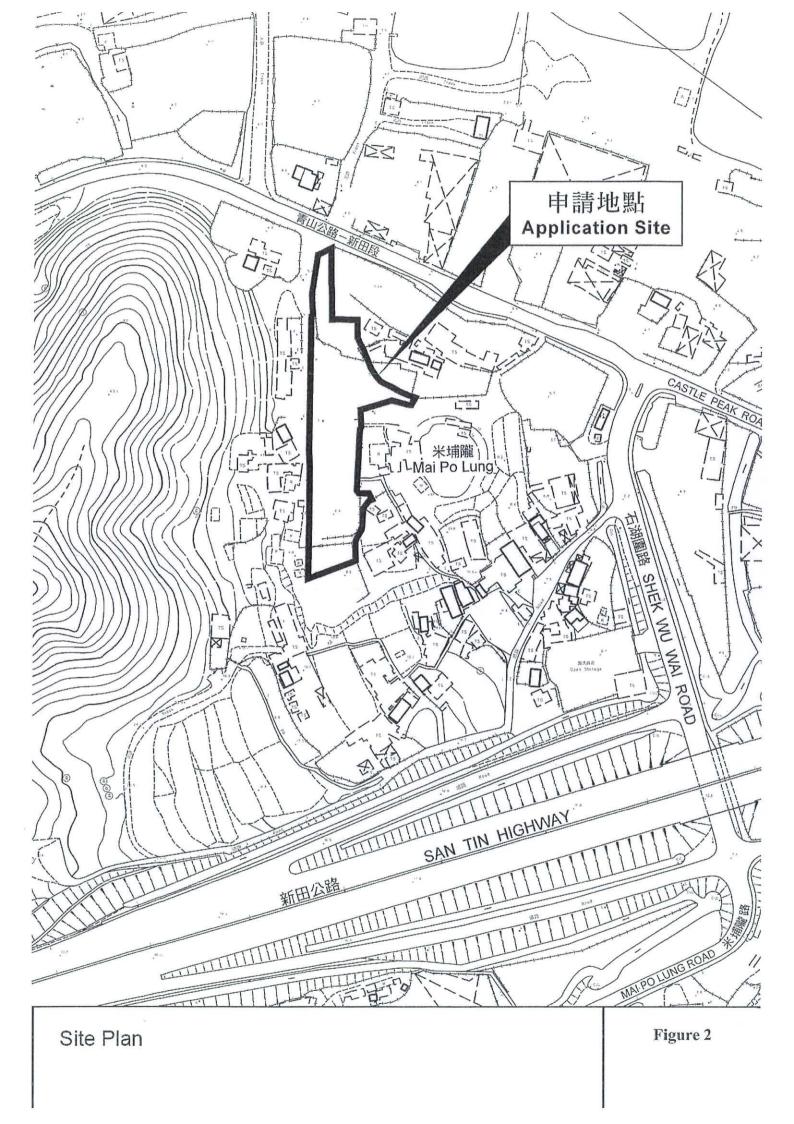
Proposed Temporary Cold Storage for a Period of Three Years

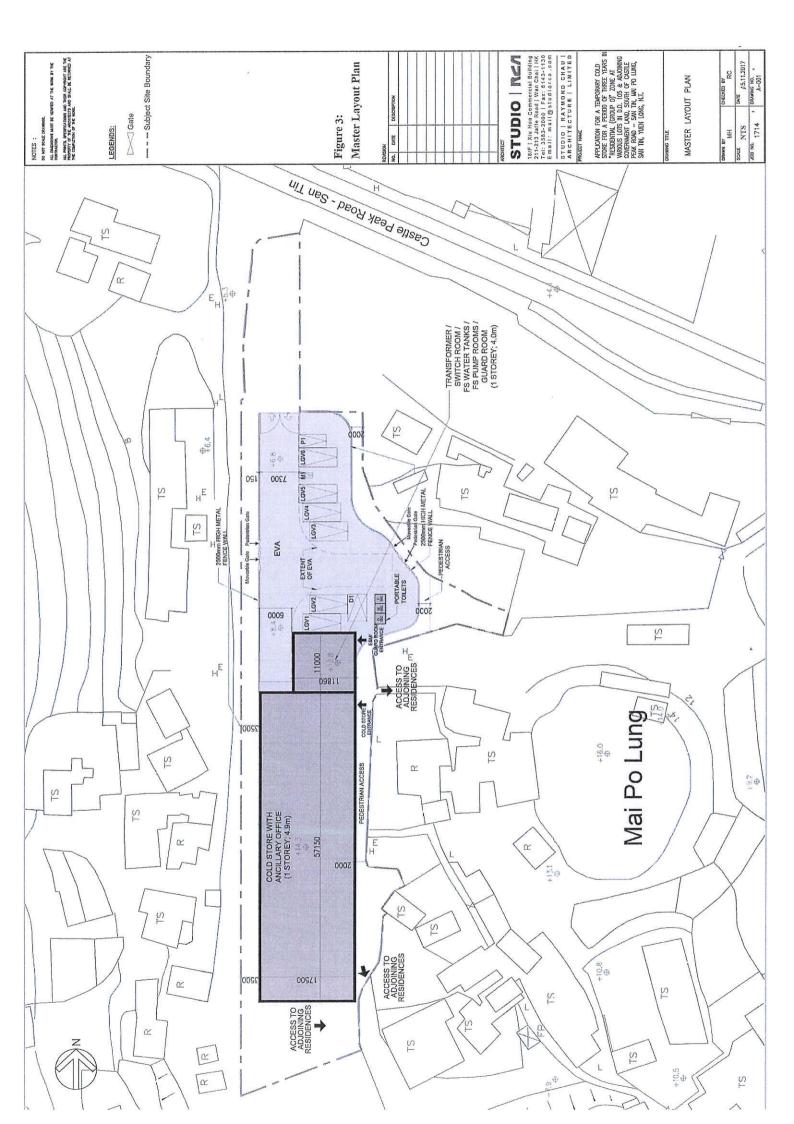
6 CONCLUSION

- 6.1 The current proposed temporary cold storage is just like a 'renewal' of the last approved application. As the STT/STW approved, full discharge of approval conditions can be completed and the proposed development can proceed.
- 6.2 In view of the above, we respectfully request Members of **TPB** to give favourable consideration to approve this application.

Appendix I Figures







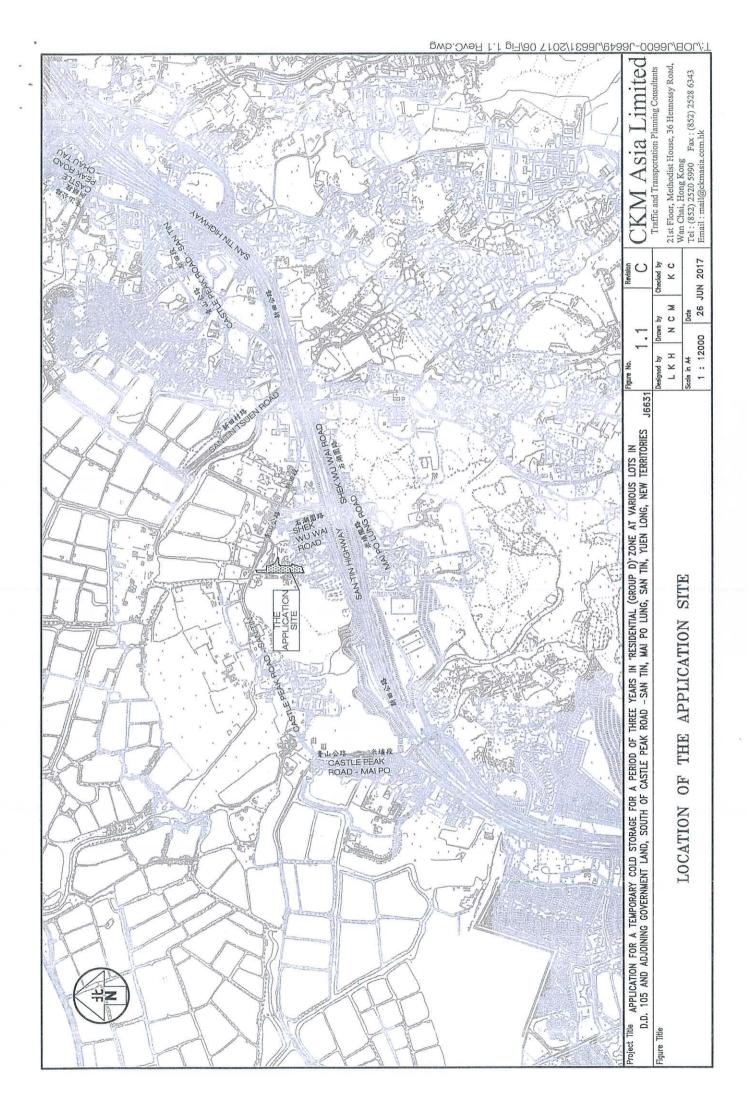
Appendix II

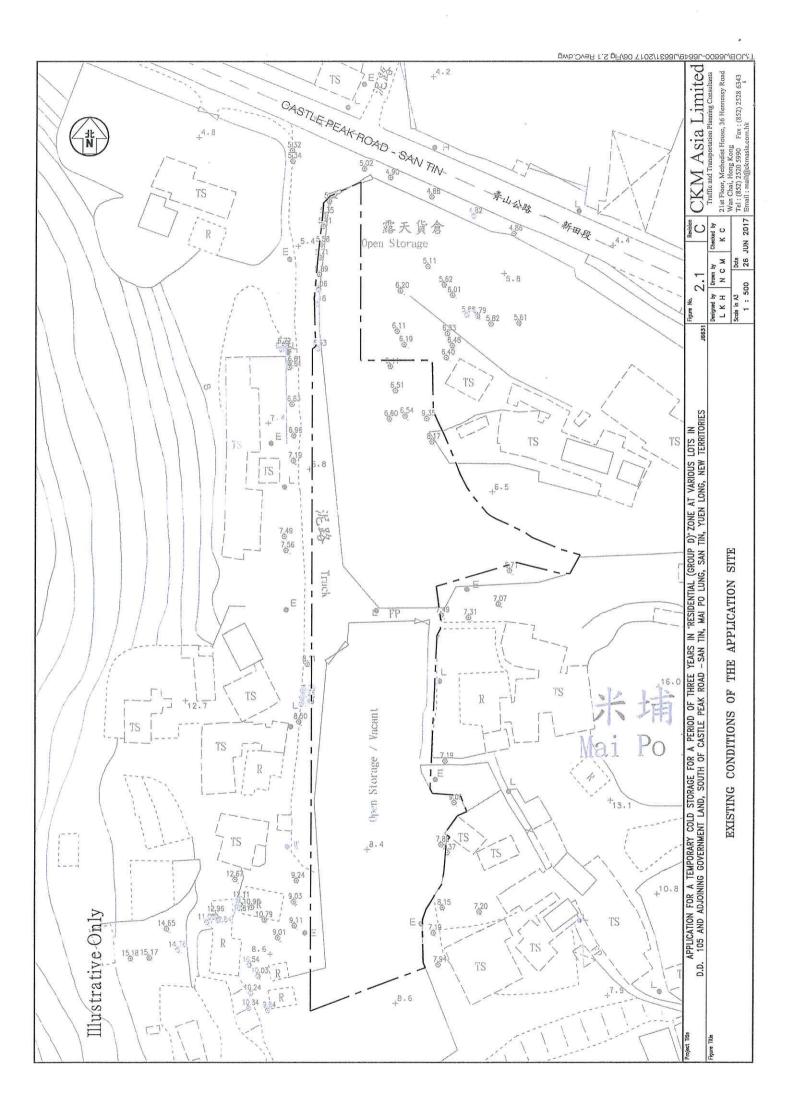
Traffic Review

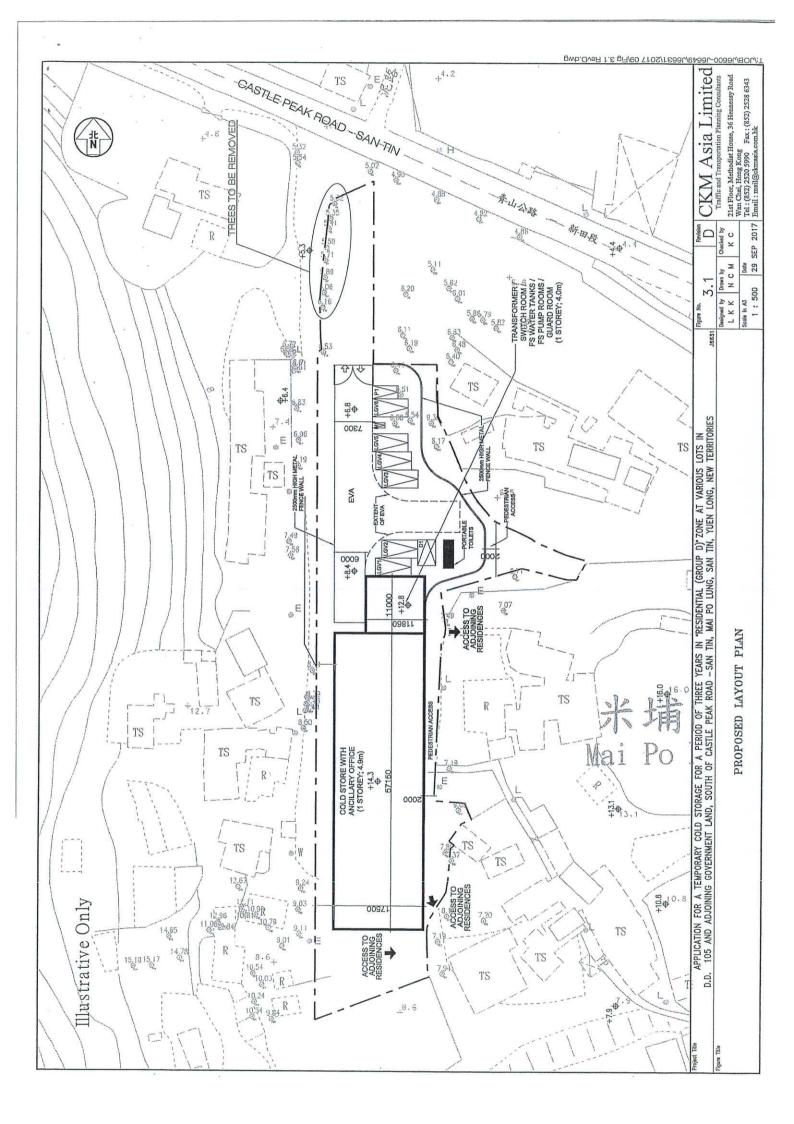
Provision of Internal Transport Facilities

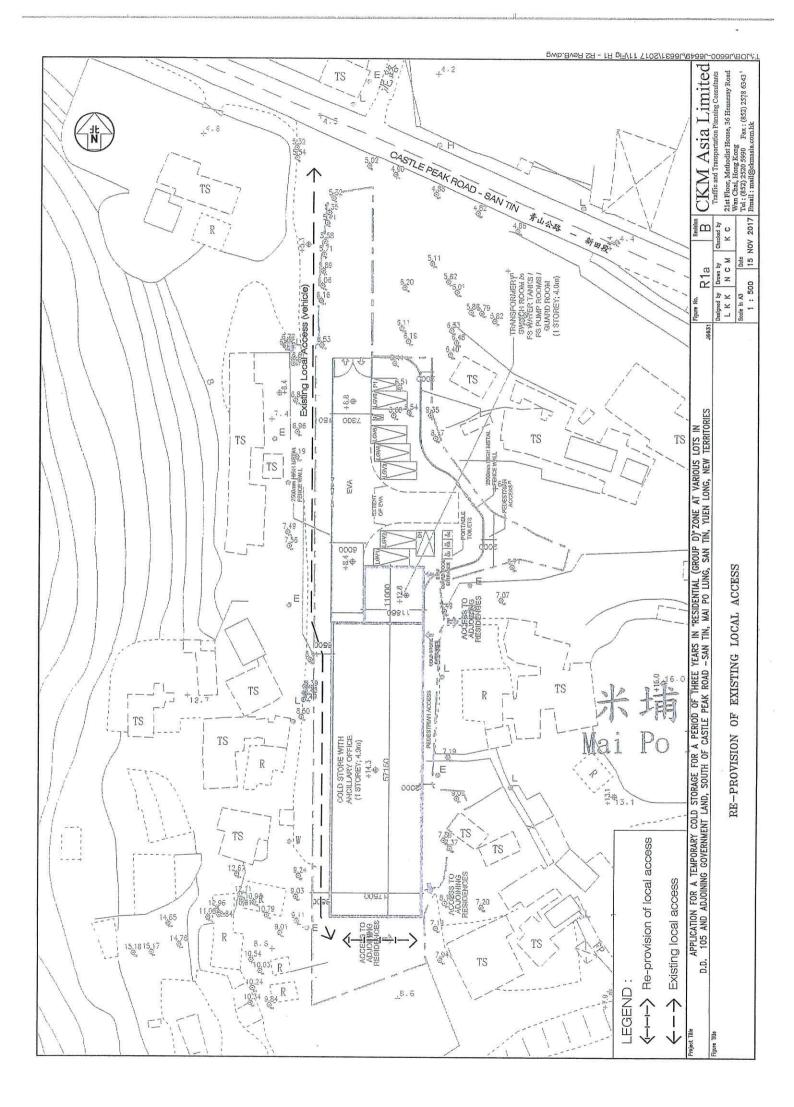
1,208 m ² GFA Cold Storage (General I	Industrial Use)
HKPSG Recommendations	Proposed Provision
(i) Car Parking Spaces	
Industrial Use(I) under General Industrial Use (GIU): 1 car space per 1,000 - 1,200 m ²	2 nos. (Include 1 no. @5m(L) x 2.5(W) x 2.4m(H) and 1 no. 5m(L) x 3.5(W) x 2.4m(H) for persons with disabilities)
For total no. of car parking space in the Lot = $1-50$,	
required no. of accessible carparking space = 1 no.	=Maximum
Min: 1,208/1,200 = 1.006 = 1 no. (for disabled) Max: 1,208/1,000 = 1.208 = 2 nos. (include 1 no. for disabled)	
(ii) Goods Vehicle Loading / Unloading Bay	
Industrial Use(I) under General Industrial Use (GIU):	<u>3</u> nos. LGV
1 goods vehicle bay per 700 - 900 m^2 , 50% of which should be for parking of goods vehicles.	@ 7m (L) x 3.5m (W) x 3.6m (H)
Goods vehicle provision is divided into 65 % LGV and 35% HGV. Min: 1,208/900 = 1.34 = 2 nos. (1 HGV + 1 LGV) Max: 1,208/700 =1.72 = 2 nos. (1 HGV + 1 LGV)	(2 nos. LGV loading/unloading bays @ 7m(L) x 3.5m(W) x 3.6m (H) instead of the recommended 1 no. HGV loading/unloading bay.)
(iii) Container Vehicle Loading / Unloading Bay	
One container vehicle loading/unloading bay with turning	<u>3</u> nos. LGV
circle of 11.6m outer radius should be provided for a site with dimensions not less than 45m x 40m.	@ 7m (L) x 3.5m (W) x 3.6m (H)
Site area: $3,550 \text{ m}^2$ (>45 x 40 = 1,800m ²) = 1 no.	(3 nos. LGV loading/unloading bays @ 7m(L) x 3.5m(W) x 3.6m(H) instead of the recommended 1 no. container vehicle loading/unloading bay.)
(iv) Motorcycle Parking Spaces	
At the rate of 5-10% of the total provision for private cars	<u>1</u> no.@2.4m (L) x 1m (W)
Min: $1 \ge 5\% = 1$ no.	
Max: $2 \ge 10\% = 1$ no.	=Maximum

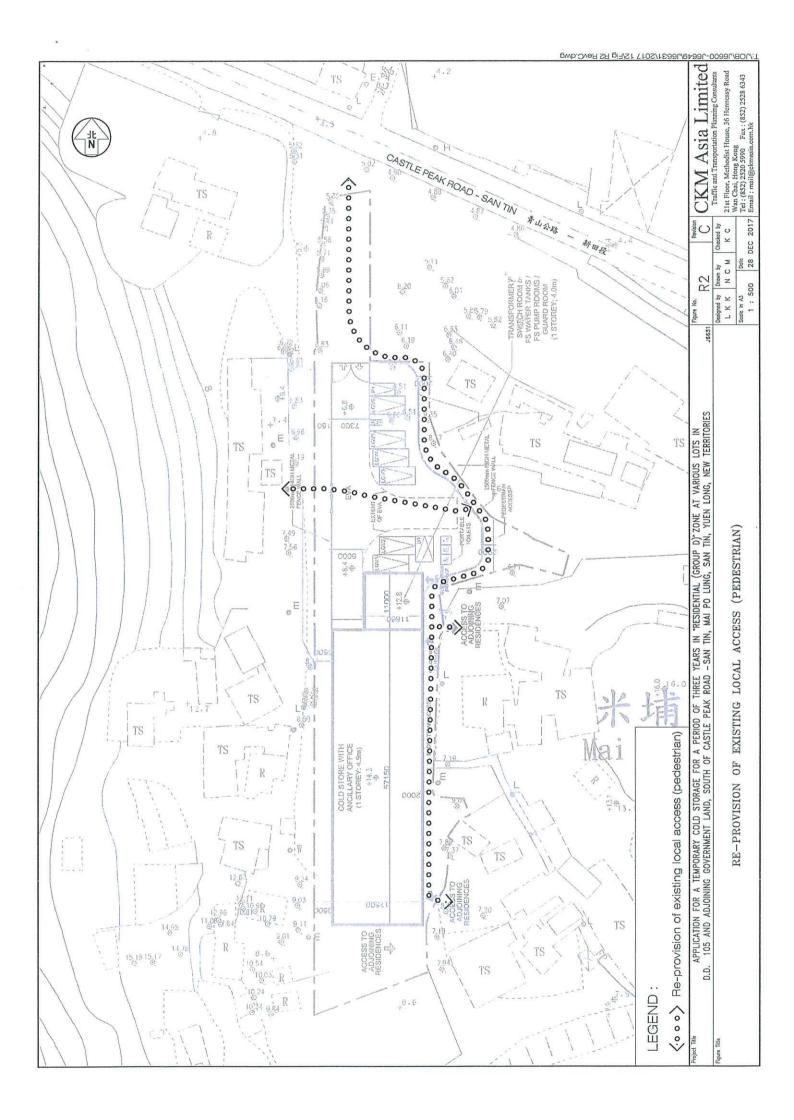
- 3.3 In view of the followings, it is proposed to provide 3 LGV loading/unloading bays to replace the recommended 1 container vehicle loading/unloading bay:
 - (i) no operation need to use container vehicle; and
 - (ii) Considering the width and traffic condition of Castle Peak Road -San Tin abutting the Application Site, from vehicle manoeuvering point of view, the use of container truck is not appropriate.



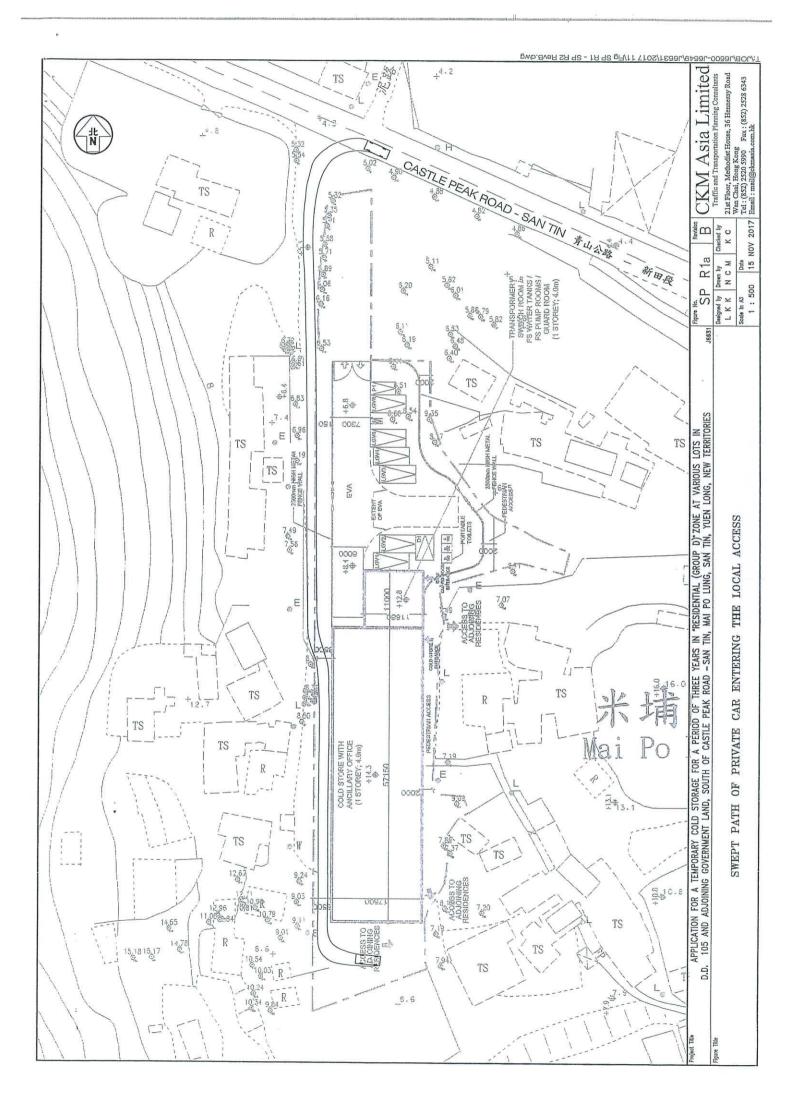


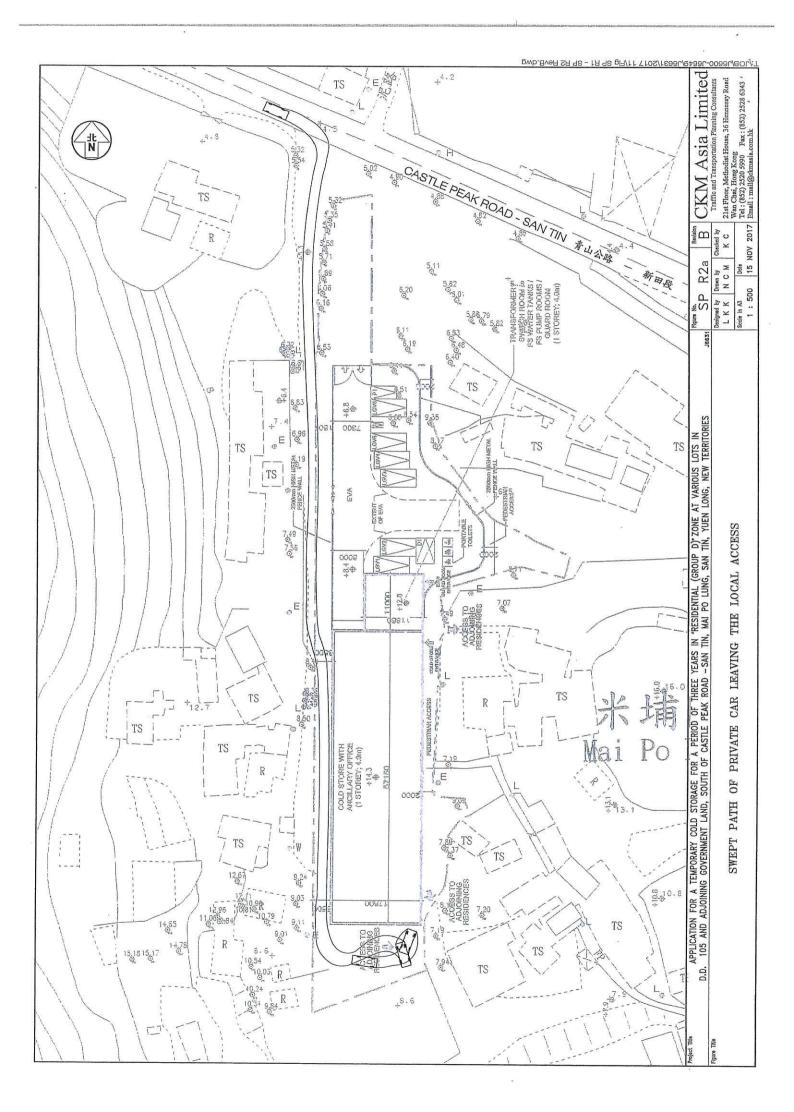


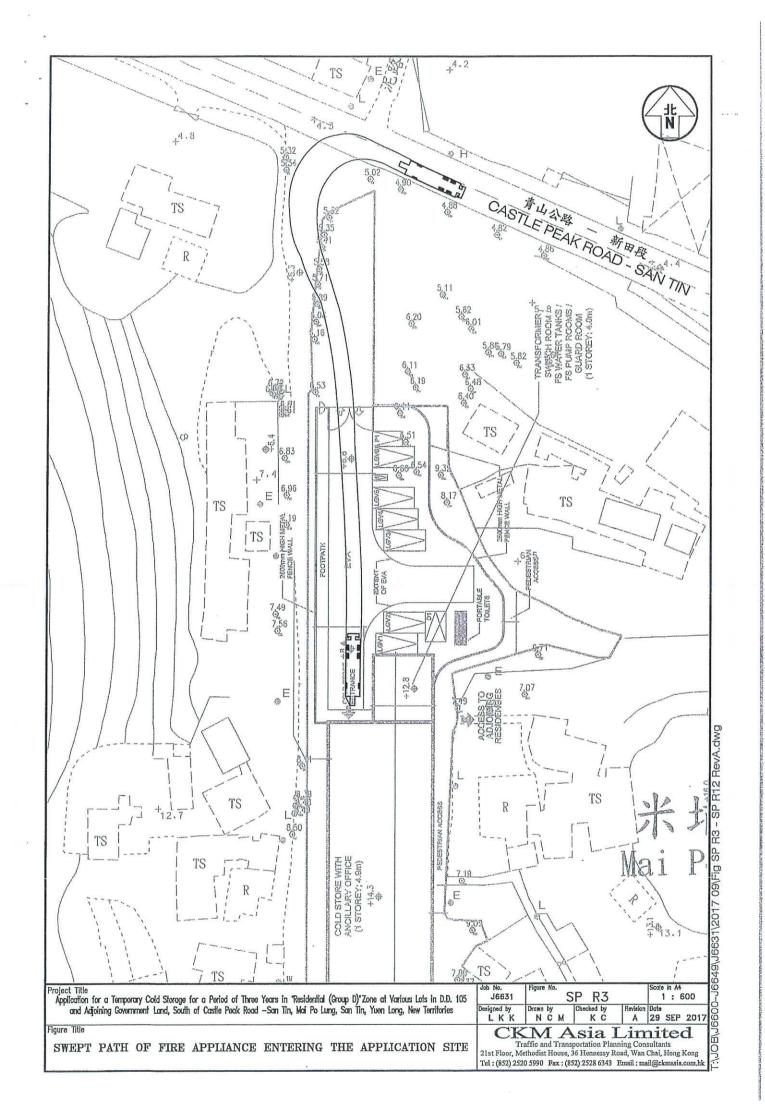


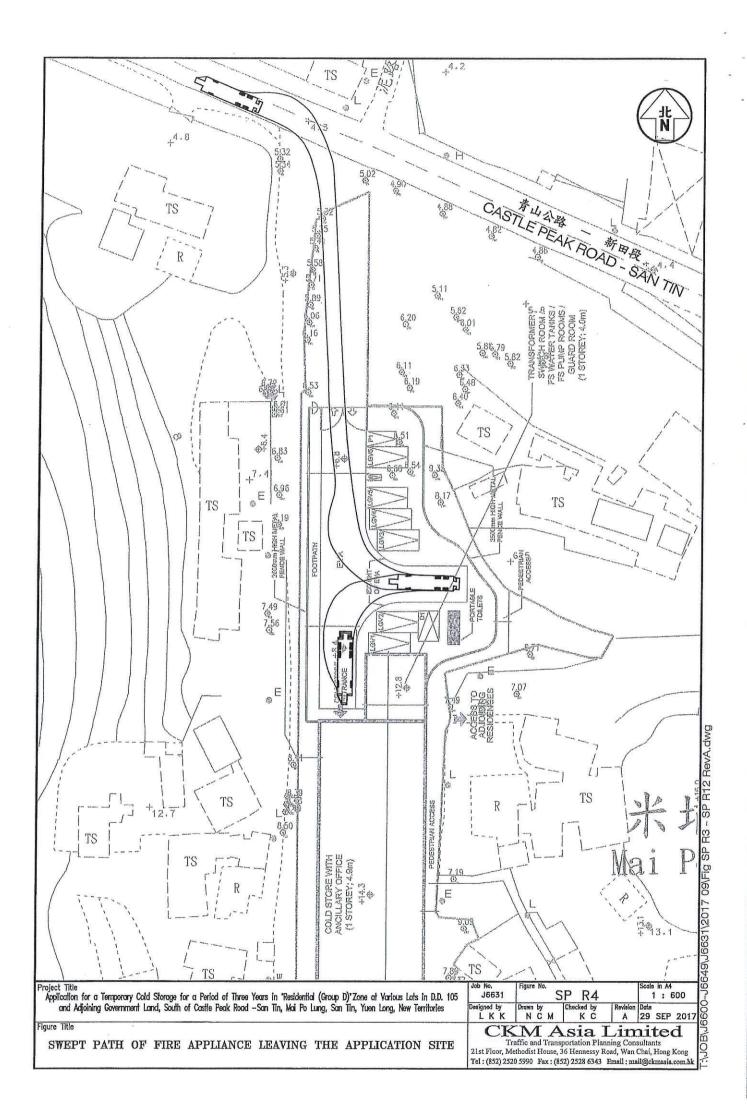


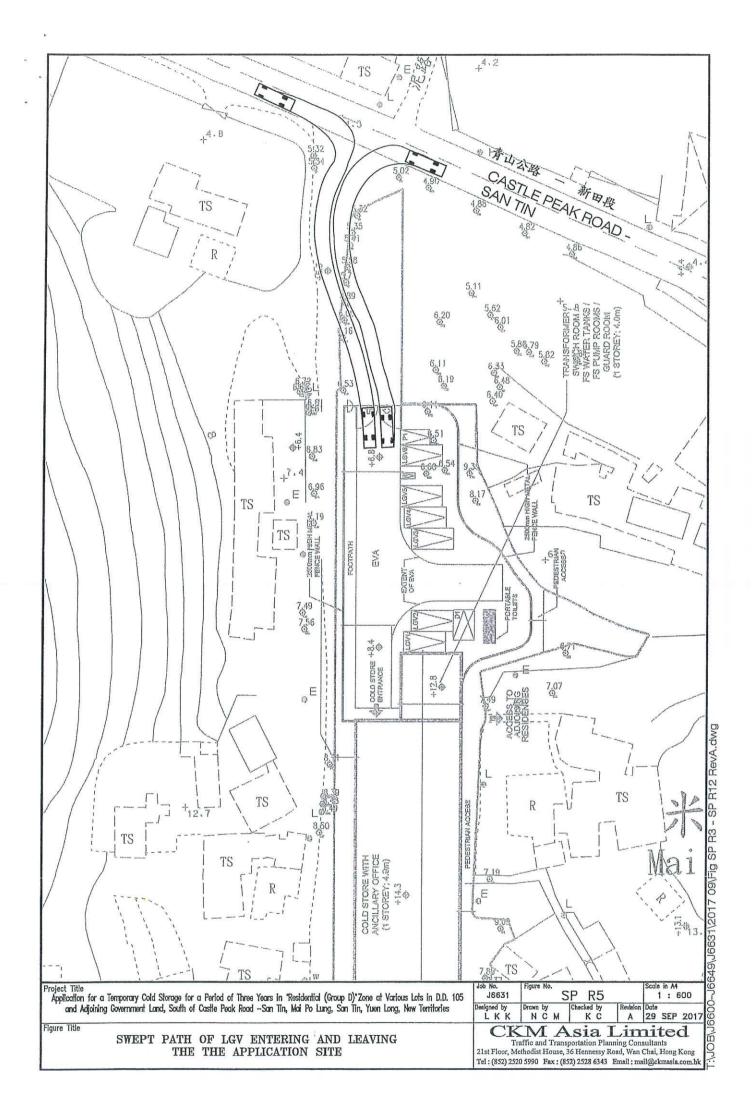
Annex – Swept Path Analysis

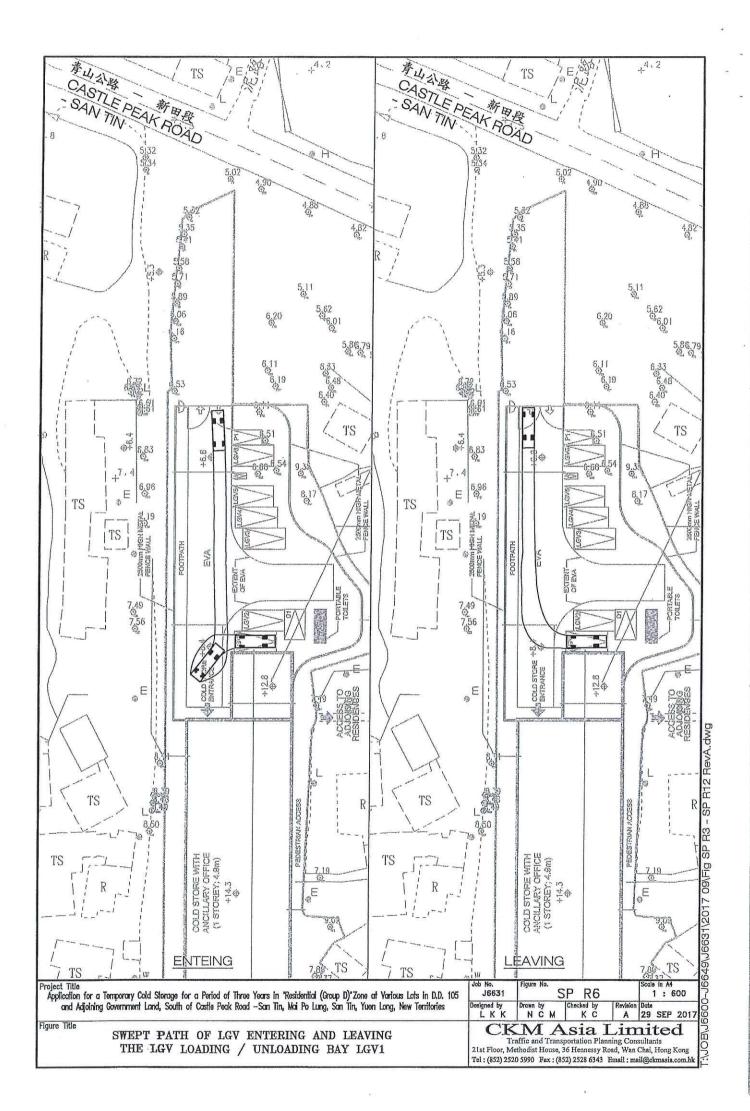


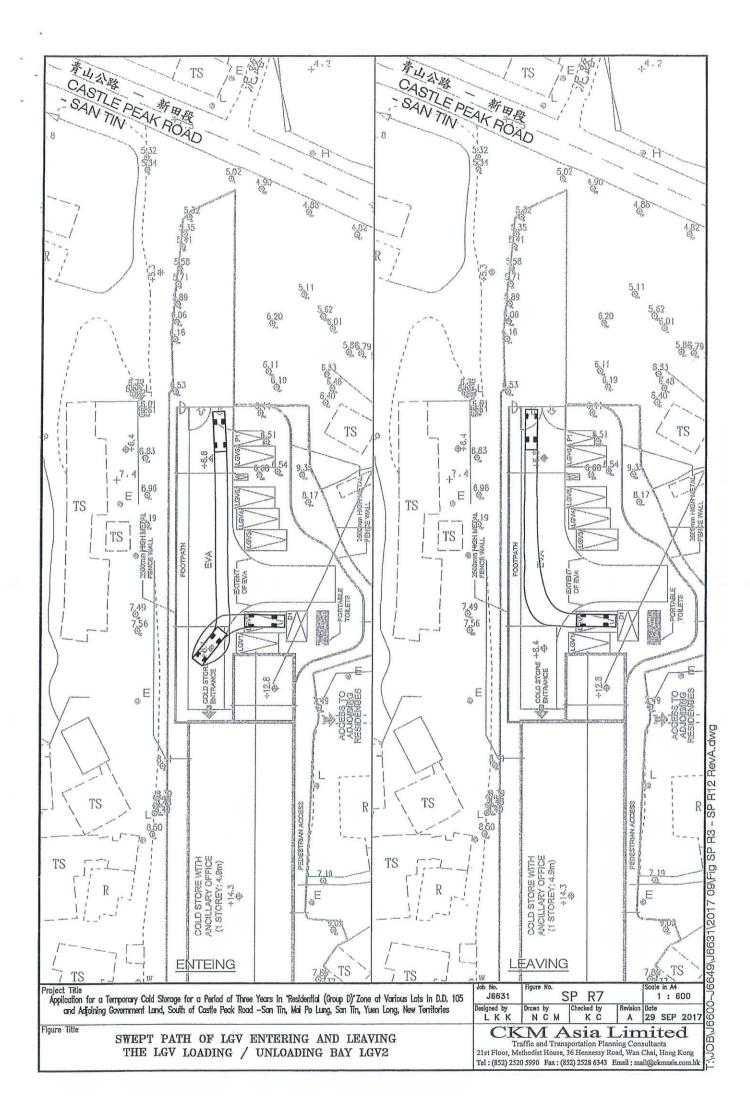


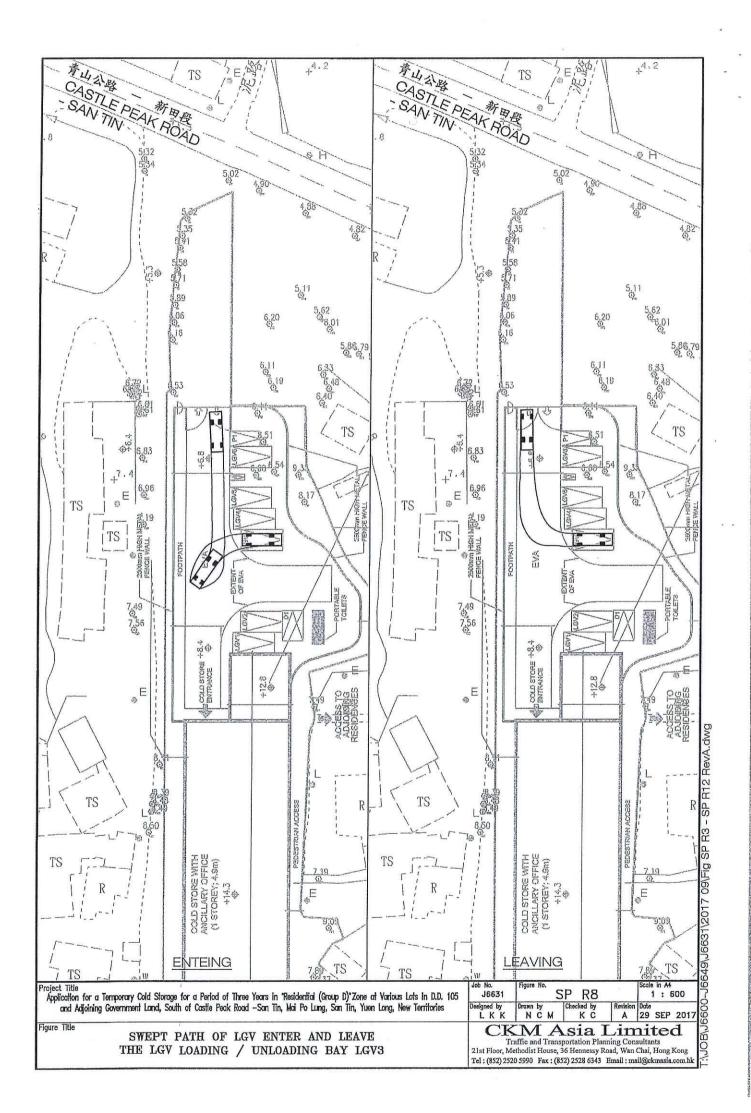


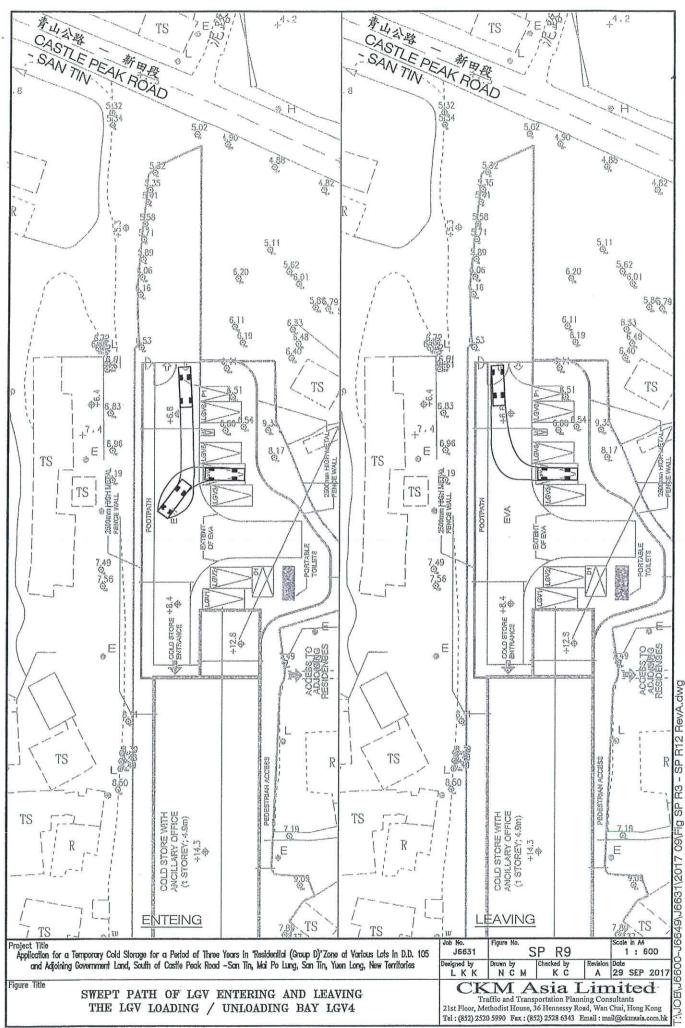


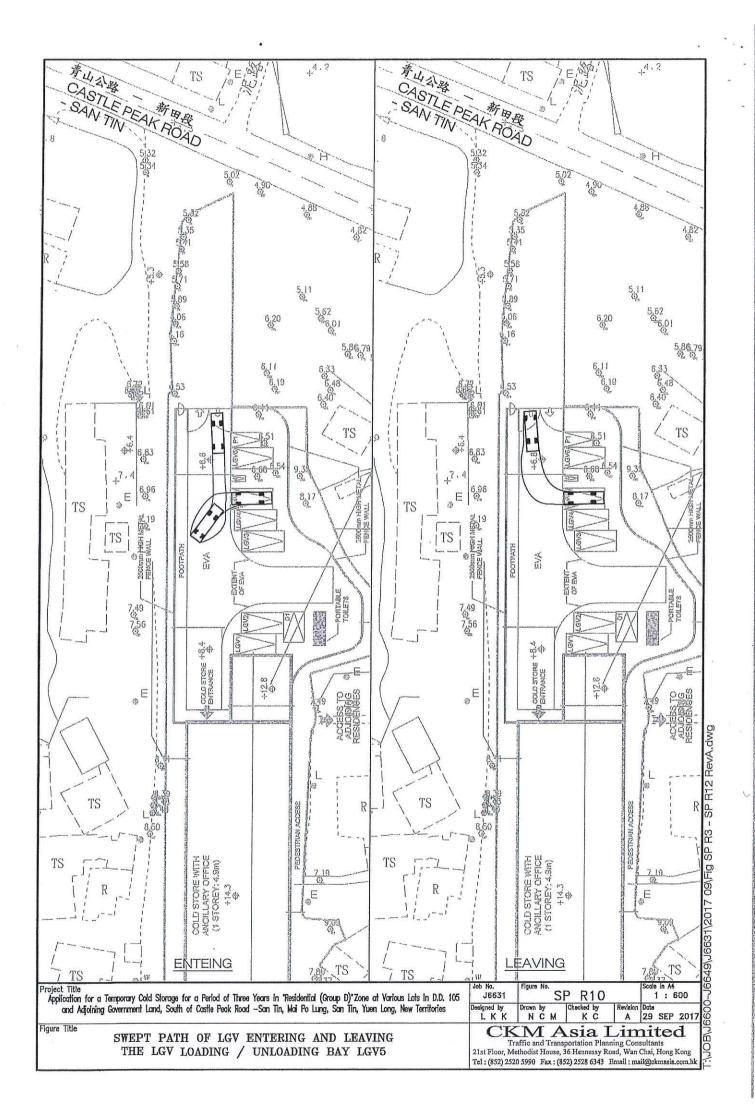


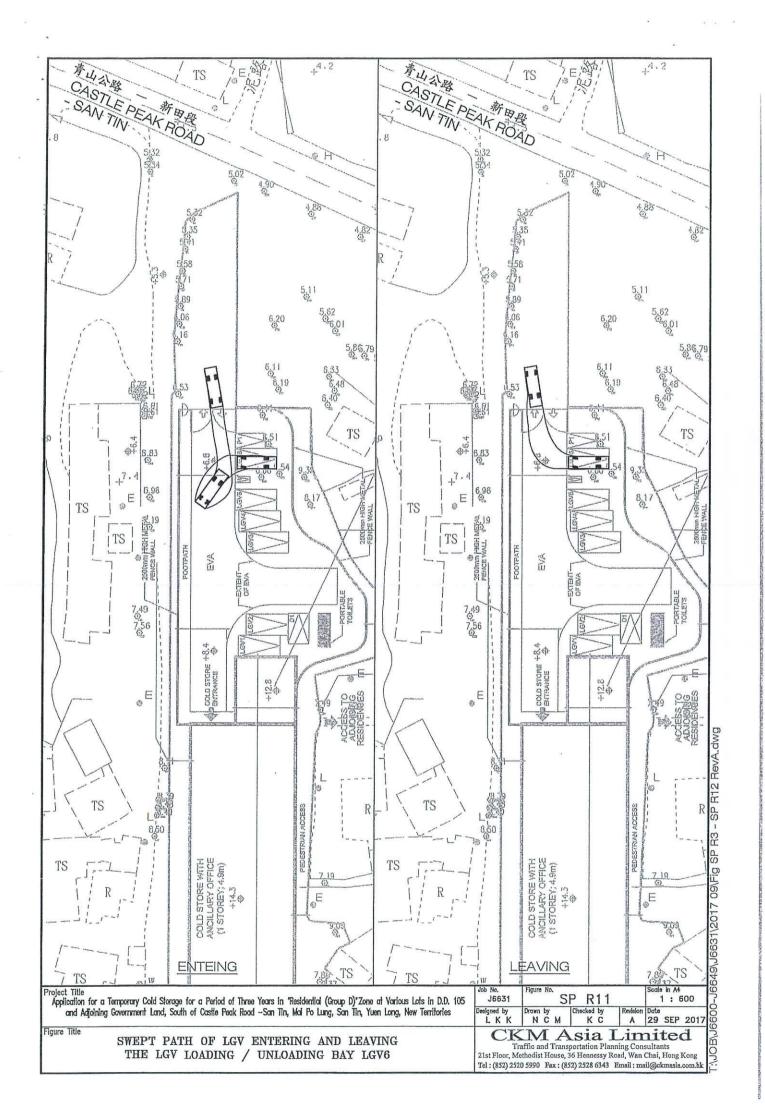


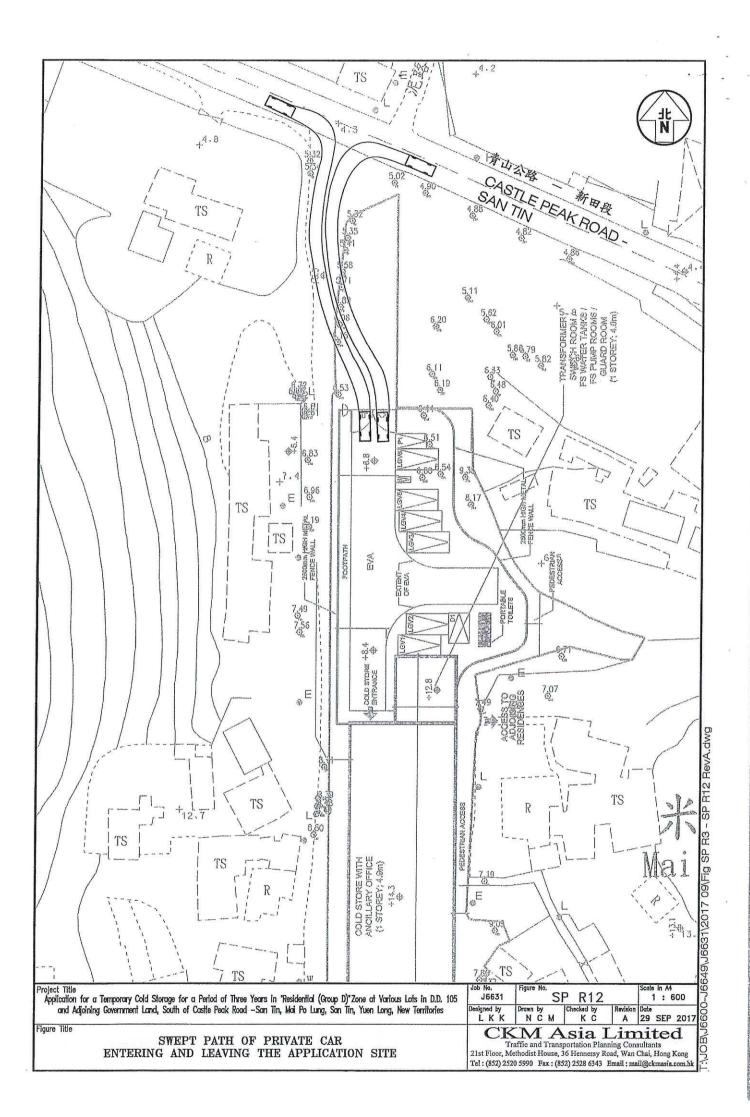


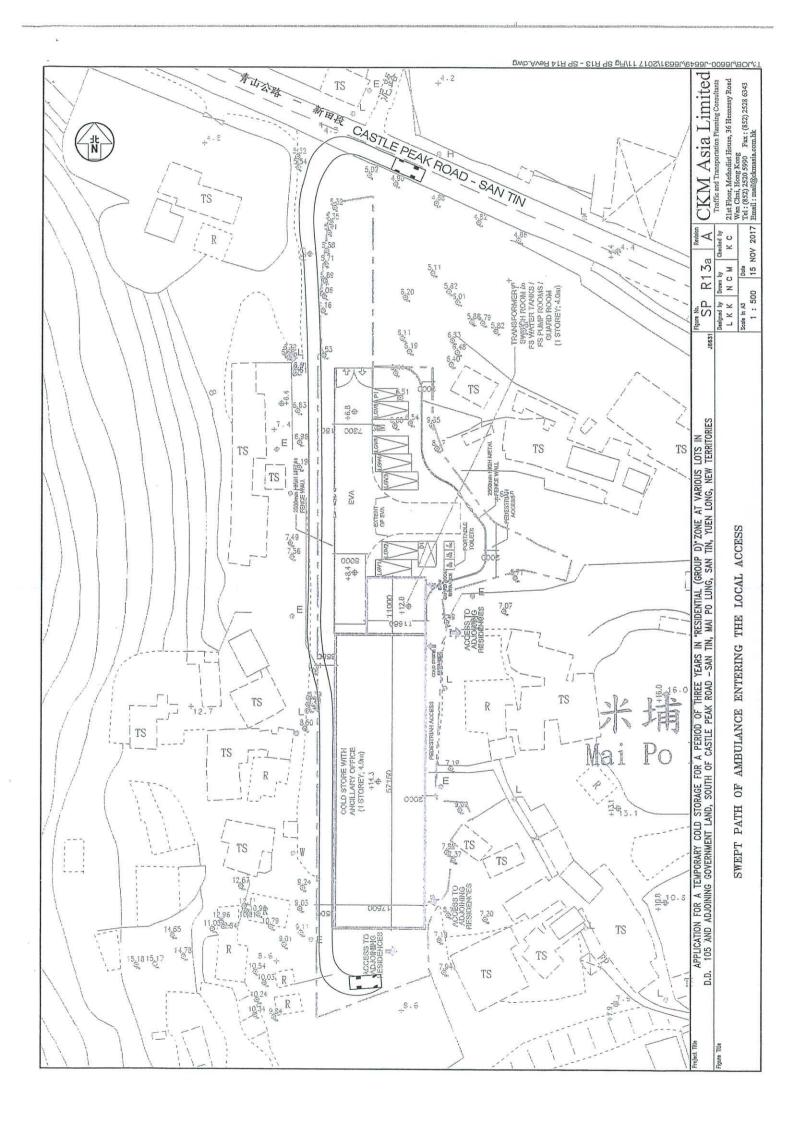


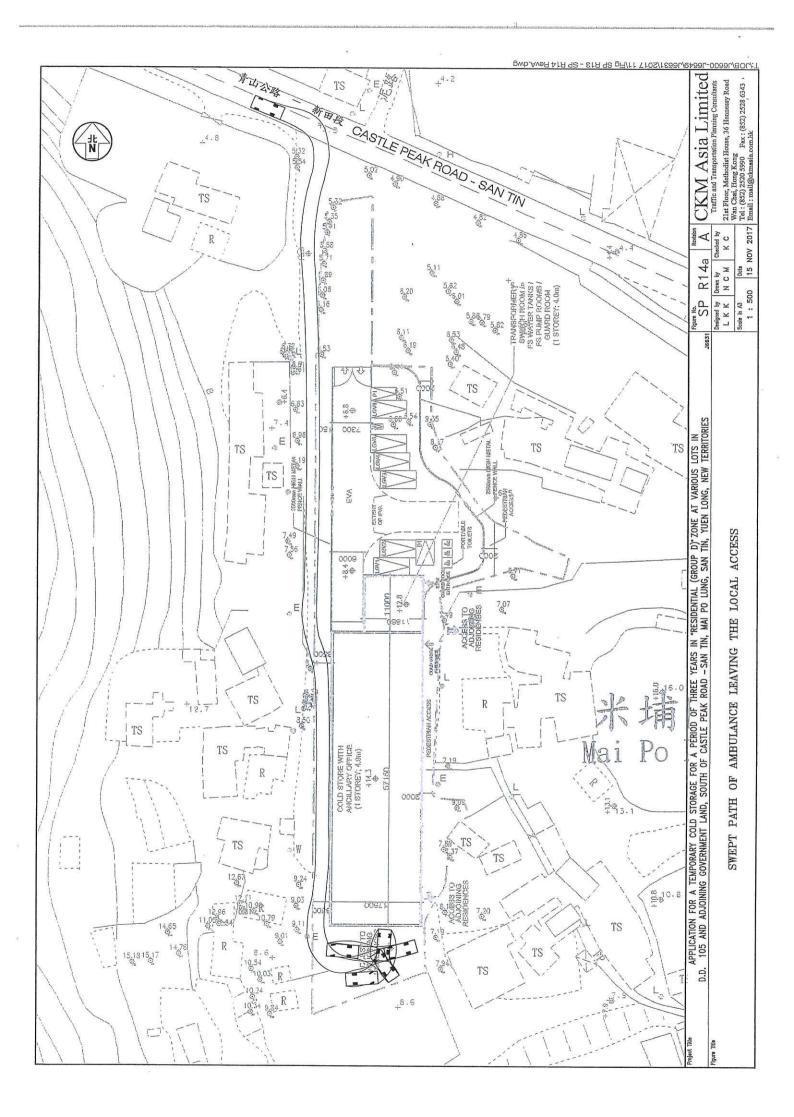












Appendix III

Drainage Impact Assessment Review

3 Drainage Analysis

3.1 Same Assessment Methodology and Assumptions

3.1.1 Same as previous DIA, the estimated runoff:

Q_p = 0.278 *i* ∑C_j A_j

where

 Q_p is peak runoff (m³/s); i is rainfall intensity (mm/hr); A_j is the jth catchment (km²); C_i is the runoff coefficient of the jth catchment (dimensionless).

- 3.1.2 The details of the Rational Method can be referred to the *Stormwater Drainage Manual* (SDM) (DSD, 2013).
- 3.1.3 Based on a 1:50 year flood protection standard in the SDM and the estimated time of concentration, the appropriate rainfall intensities (i) were calculated based on linear interpolation of the intermediate table values.

3.2 Same Design Parameters

- 3.2.1 The existing drainage system and its nearby areas as shown in **Figure 3.1**. The surface runoff generated by the site areas will be collected by the existing drainage system. The surface runoff from the site has been estimated and is presented in **Appendix B**.
- 3.2.2 The assumptions of this DIA are summarised below:
 - Rainstorm return period 1 in 50 years (for main river and rural drainage channels)
 - Runoff coefficient for concrete-paved area 0.95
 - Runoff coefficient for flatted grassland (heavysoil) 0.25

3.3 Estimated Existing and Future Runoff Results

3.3.1 Given that there is no change in the drainage flow path of the Site in existing condition and after the proposed development, the catchment areas contributed to the existing U-channel shall remain unchanged. Meanwhile, modification would be made to the paving condition of the on-site areas after the proposed development. The change in geographic characteristics of the existing and after development is summarised in **Table 3.1**.

	Before Dev	velopment	After Dev	elopment
Catchment -	Permeable	Concrete Paving	Permeable	Concrete Paving
Site	4%	96%	12%	88%

Table 3.1 Changes in Permeable and Paved Areas

3.3.2 As summarised above, there shall be a decrease of surface runoff after development mainly associated with the addition of planting areas for the Site. An assessment of the existing and future on-site catchment runoff resulting from rainstorm event of a 50 years return period flood event has been conducted with the results summarised in **Table 3.2**. 0.013m³/s decreased runoff will be resulted from the proposed development.

3.4 Recommendation

3.4.1 A series of U-channels are proposed at the perimeter of the proposed development to collect the surface runoff for the discharge into the existing U-channel to the north of the Site. Estimated U-channels capacity and surface runoffs are detailed in **Appendix B**. The proposed drainage system as shown in **Figure 3.2**. Typical designs of U-channel, catchpit and sand trap for the last manhole (U8) are shown in **Figure 3.3** and **Figure 3.4** respectively. The proposed drainage system will be submitted to the Buildings Department for approval before the construction of the project.

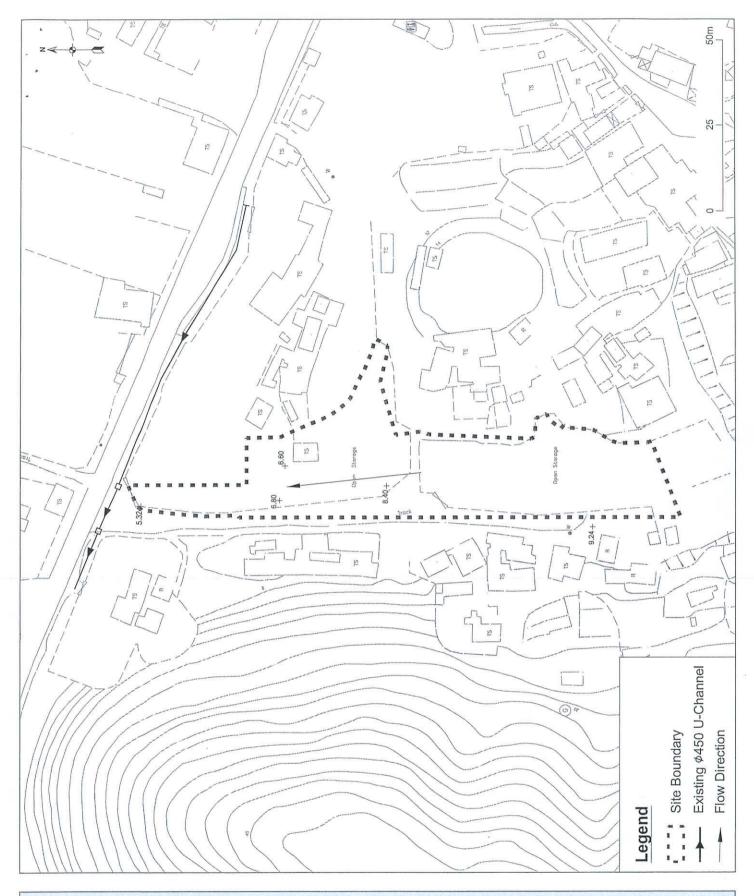
	Estimated R	Runoff, m³/s	Decreased Runoff
Catchment	Before Development	After Development	After Development, m³/s
Site	0.216	0.203	0.013

Table 3.2 Estimated Runoff from the Site

4 Conclusion

- 4.1.1 Given that there is no change in the drainage flow path of the Site in existing condition and after the proposed development, the catchment areas contributed to the existing drainage system shall remain unchanged.
- 4.1.2 As the peak surface runoff based on a 50 years return period will be decreased after development due to the additional provision of landscaping area, runoff generation from the proposed development will be decreased and would not cause adverse drainage impacts or increase the flooding susceptibility of the surrounding areas.
- 4.1.3 For collecting surface runoff within the Site, a series of U-channel shall be designed and constructed for eventual connection to the existing drainage system.
- 4.1.4 Based on the above, it is concluded that the proposed development shall not result in any adverse drainage impact on the area.

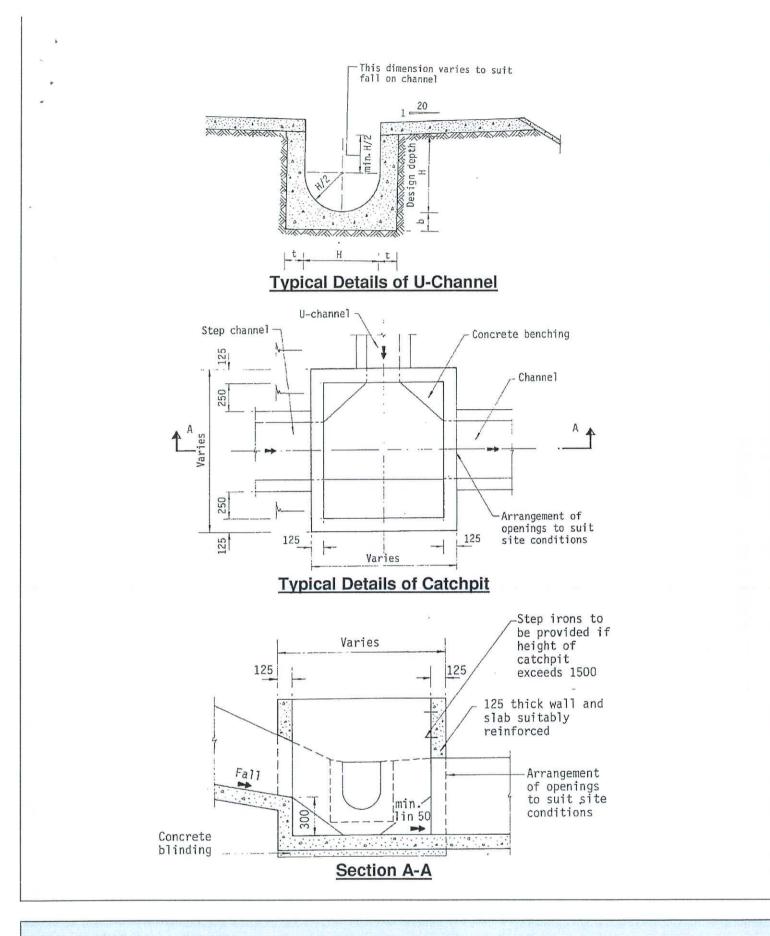
Figures



Application for a Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road - San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories Drainage Impact Assessment	Existing Drainage System	Figure 3.1	Scale: As Shown Date: June 2017 Rev.: 0	BMT Asia Pacific
---	-----------------------------	------------	---	------------------

	100 million and a final field for		¹³ ¹³ ¹³ ¹³ ¹³ ¹³ ¹³ ¹³
Proposed Discharge Point	Proposed	Enricing Building	
		Legend	 Site Boundary Existing Drainage Proposed 375mm U-Channel

Application for a Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road - San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories Drainage Impact Assessment	Proposed Drainage System	Figure 3.2	Scale: As Shown Date: June 2017 Rev.: 0	BMT Asia Pacific
---	-----------------------------	------------	---	------------------



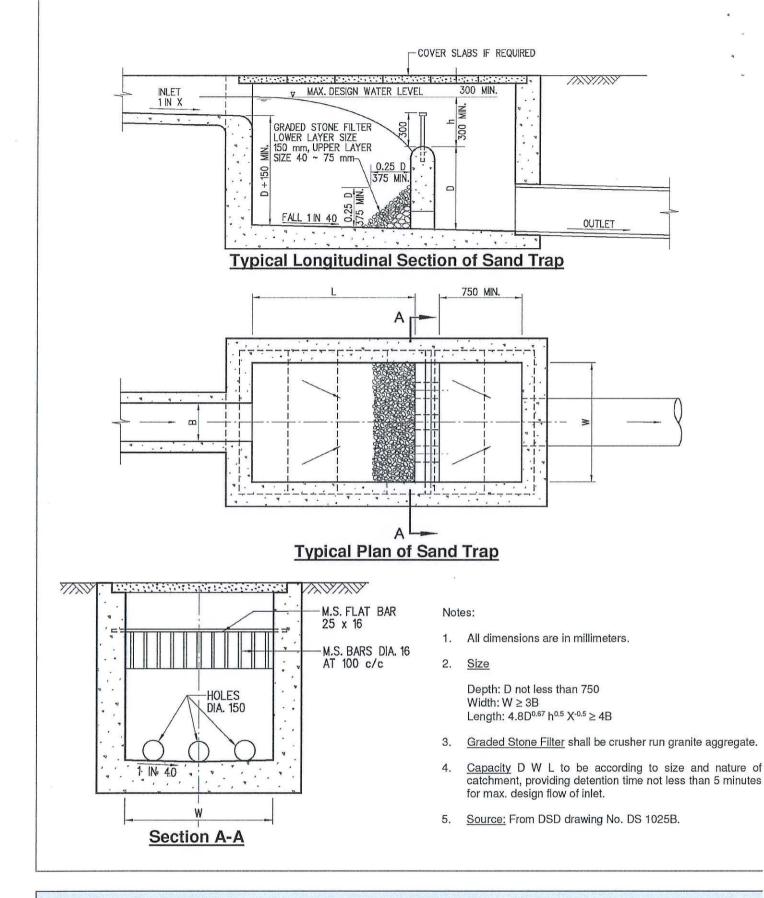
Application for a Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road - San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories

Drainage Impact Assessment Report

Typical Design of Catchpit and U-Channel

Figure 3.3

Scale: NTS



Application for a Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road - San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories

Drainage Impact Assessment Report

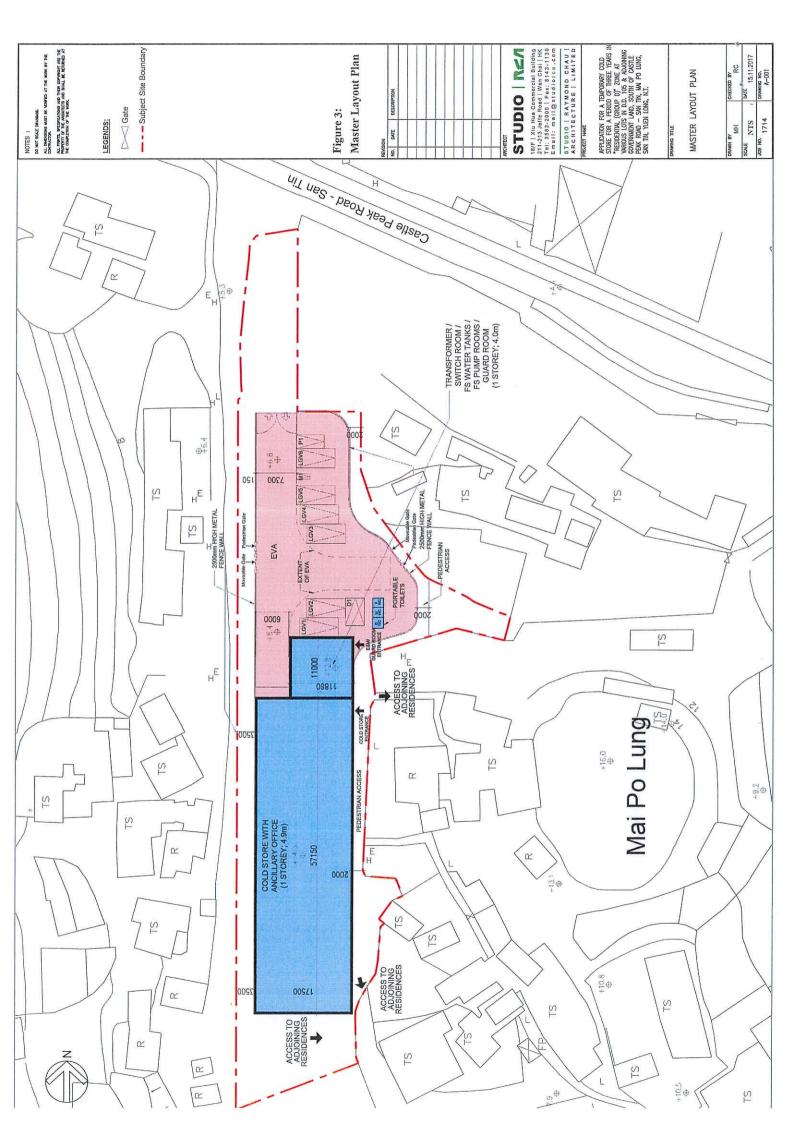
Typical Design of Sand Trap for the Last Manhole (U8)

Figure 3.4

Scale: NTS

Appendix A

Master Layout Plan



Appendix B

ų,

Detailed Drainage Analysis

Calculation of Runoff (Before Development)

Drainage Impact Assessment Detailed Drainage Analysis

Catchment ID	Surface Type	Catchment Area (A), m ²	Catchment Area Catchment Area Average slope Flow path lengt (A), m ² (A), km ² (H), m/100m (L), m	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t _o), min	Time of Concentration (t _o), min	Duration (t _d), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C×A	Peak runoff (Q _p), m ³ /s
The Site	96% Concrete + 4% Grassland (heavysoil), flat	3,550	0.004	2.76	159	8.29	8.29	8.29	687.00	4.20	0.42	237.93	0.92	0.003	0.216
														Total	0.216

Calculation of Runoff (After Development)

Catchment ID	Surface Type	Catchment Area (A), m ²	Catchment Area Catchment Area Average stope Flow path lent (A), m ² (A), km ² (H), m/100m (L), m	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t _o), min	Time of Concentration (t _o), min	Duration (t _d), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C×A	Peak runoff (Q _p), m ³ /s
The Site 8	88% Concrete + 12% Grassland (heavysoil), flat	3,550	0.004	2.76	159	8.29	8.29	8.29	687.00	4.20	0.42	237.93	0.87	0.003	0.203
24														Total	0.203

Note: Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual - Planning, Design and Management" (SDM), fourth edition, May 2013.

Equations Used



 $i = \frac{a}{(t_d + b)^{\epsilon}}$

 $Q_p = 0.278 C iA$

* .

A. Calculation of Catchment Runoff (Proposed Development)

Peak runoff (Q _p), L/min	9,531	4,552
C×A	0.002	0.001
Runoff coefficient (C)	0.95	0.95
Runoff intensity (i) mm/hr	249.17	252.88
c (50 year return period)	0.42	0.42
b (50 year return beriod)	4.20	4.20
a (50 year return beriod)	687.00	687.00
Duration (t _d), min	6.99	6.60
Time of Concentrati on (t _c), min	6.99	6.60
Inlet time (t ₀), min	6.99	6.60
Flow path length (L), m	129	113
Average slope (H), m/100m	2.76	2.76
Catchment Area (A), km ²	0.002	0.001
Catchment Catchment ID Area (A), m ²	2,414	1,136
Catchment ID	A	ß

Note: 100% concrete paving is adopted in the calculation catchment runoff for a conservative approach.

Equations Used









B. U-Channel Capacity Review

Refer to the calculation of catchment runoff, Catchment B is dominated. Runoff in Catchment B is adopted to check the capacity of proposed U-channel. Maximum catchment B runoff: 9,531 L/min

Proposed U-channel Design

Gradient: 1/50

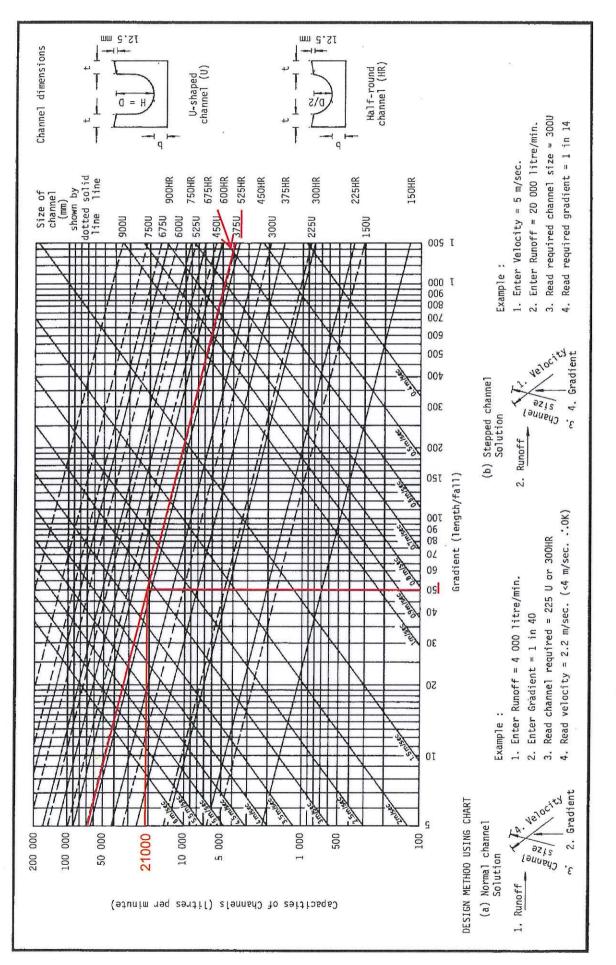
U-channel diameter: 375mm

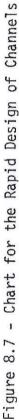
Maximum U-channel capacity: 21000 L/min (Refer to the CEDD's "Geotechnical Manial for Slopes" - Figure 8.7, fifth reprint, January 2011)

Hence, U-channel capacity (21,000L/min) > max. runoff (9,531L/min) is sufficient for discharge.

~

à





Urgent	Return Receipt Requested	□ Sign □ Encrypt □ Mark Subject Restricted □ Expand personal&public
	Fw: Application No. A/YL temporary cold storage for	-ST/640 Supplymentary Information (proposed or 3 years)

17/01/2023 11:49

From: To:

Sent by:

File Ref:

fsyledpo_pd/PLAND/HKSARG Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Davy Long Yin LAM/PLAND/HKSARG@PLAND Yen PY LEUNG/PLAND/HKSARG

----- Forwarded by Yen PY LEUNG/PLAND/HKSARG on 17/01/2023 11:49 -----

From:	<tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>
To:	<fsyledpo@pland.gov.hk></fsyledpo@pland.gov.hk>
Cc:	<kfylam@pland.gov.hk></kfylam@pland.gov.hk>
Date:	17/01/2023 09:27
Subject:	FW: Application No. A/YL-ST/640 Supplymentary Information (proposed temporary cold
-	storage for 3 years)

From: YUE Lit Fung, Owen Sent: Monday, January 16, 2023 5:51 PM To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk> Cc: 'ayycheung@pland.gov.hk' <ayycheung@pland.gov.hk>; 'ccmcheung@pland.gov.hk' <ccmcheung@pland.gov.hk' <ayycheung@pland.gov.hk>; 'pyleung@pland.gov.hk' 'dlylam@pland.gov.hk' <dlylam@pland.gov.hk> Subject: Application No. A/YL-ST/640 Supplymentary Information (proposed temporary cold storage for 3 years)

Dear Sir,

Supplementary information (replacement pages for application form and planning statement) for updating the captioned application after DPO's advice.

Dr. Owen Yue Assistant General Manager Property Development Department Henderson Land Development Company Limited

From: YUE Lit Fung, Owen Sent: Monday, January 16, 2023 4:49 PM To: 'dlylam@pland.gov.hk' <<u>dlylam@pland.gov.hk</u>> Cc: IP Wai Yi, Alison ; <u>ayycheung@pland.gov.hk</u>; <u>ccmcheung@pland.gov.hk</u>;

For Official Use Only	Application No. 申請編號	
請 勿 填 寫 此 欄	Date Received 收到日期	

- 1. 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。
- 2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)
Land Jumbo Development Limited

(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /□Company 公司	<u>/</u> □Organisation 機構)
3. Application Site 申請地點	

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

2.

(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及 地段號碼(如適用)	Lot Nos. 16 S.B ss2 (part), 16 S.B ss3, 19RP, 19SC, 21RP(part), 21SA(part), 23SA, 24RP(part), 25SA, 26RP(part), 42RP(part) and 44SA(part) in D.D. 105 and Adjoining Government Land, South of Castle Peak Road - San Tin Section, Mai Po Lung, 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	Site area 地盤面積 <u>3,620</u> Gross floor area 總樓面面積 1,208 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)	500sq.m 平方米 \ About 約

Gist of Application 申請摘要

(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及

下載及於規劃署規劃資料查詢處供一般參閱。) (For Official Use Only) (請勿填寫此欄) Application No. 申請編號 Lot Nos. 16 S.B ss2 (part), 16 S.B ss3, 19RP, 19SC, 21RP(part), 21SA(part), 23SA, 24RP(part), Location/address 25SA, 26RP(part), 42RP(part) and 44SA(part) in D.D. 105 and Adjoining Government Land, 位置/地址 South of Castle Peak Road - San Tin Section, Mai Po Lung, San Tin, Yuen Long, New Territories Site area 3,620 sq. m 平方米口 About 約 地盤面積 (includes Government land of 包括政府土地 500 sq. m 平方米 Z About 約) Plan Approved San Tin Outline Zoning Plan No. S/YL-ST/8 圖則 新田分區大綱核准圖編號 S/YL-ST/8 Zoning 地帶 Residential (Group D) 住宅 (丁類) Type of Temporary Use/Development in Rural Areas for a Period of Application 位於鄉郊地區的臨時用途/發展為期 申請類別 ✓ Year(s) 年 ____ □ Month(s) 月 _____ □ 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 □ Year(s) 年 _____ □ Month(s) 月 _____ Applied use/ development 申請用途/發展 Temporary Cold Storage

2.2 However, some approval conditions have not been discharged due to the delay in the Government land transaction for the approval for Short Term Tenancy/Wavier (STT/STW). The progress of the discharge of approval conditions are in Table 2 below.

	Conditions	Discharge/Remark
(a)	No Operation between 9:00 pm and 9:00 am, as proposed by application, is allowed on the Site during the planning approval period;	During operation
(b)	No medium/heavy goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance or container trailers/tractors are allowed to enter, park or operate on the Site at any time during the planning approval period;	During operation
(c)	The provision and maintenance of free pedestrian and vehicular accesses (including EVA) to the surrounding residential dwellings, as proposed by applicant, during the planning approval period;	During operation
(d)	no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;	During operation
(e)	The provision of boundary fencing within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB;	Partly installed. Affected by STT.
(f)	The submission of fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB;	Accepted.
(g)	The implementation of fire service installations within 9 month from the date of planning approval to the satisfaction of the Director Fire Services or of the TPB;	Implementation of proposal. Affected by STT.
(h)	The submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB;	Affected by STT.
(i)	The implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB;	Affected by STT.
(j)	the maintenance of all existing trees within the site during the planning approval period;	No need in current approval.

Table 2 Progress of Discharge of Approval Conditions

20-MAR-2023 14:44 FROM TOWN PLANNING BOARD

TO FSYLE

Appendix Ia of RNTPC Paper No. A/YL-ST/640B

A/11-51/640

良鴻發展有限公司 Land Jumbo Development Limited

Unit 1603-1606, 16/F, Alliance Building, No.130-136 Connaught Rd Central, Sheung Wan, HK

Your Ref: -Our Ref: MPL-A-YL-ST573FI01

16 March 2023

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



By Email & By Post

Dear Sir,

Planning Application for

Proposed Temporary Cold Storage for a Period of 3 Years in "Residential (Group D)" zone, Lot Nos.16 S.B ss2 (part), 16 S.B ss3 (part), 19RP, 19SC, 21RP(part), 21SA(part), 23SA, 24RP(part), 25SA (part), 26RP(part), 42RP(part) and 44SA(part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long

Further Information 01

We would like to submit herewith Responses to Comments from Drainage Services Department, Environmental Protection Department and Agriculture, Fisheries and Conservation Department for the consideration of the Town Planning Board. In addition, the previous Fire Service Installation plan (under Application No. TPB/A/YL-ST/573) is attached for your further action (Plan 2).

Should you have any queries with regard to the above, please do not hesitate to contact our Dr. Owen Yue or the undersigned.

Thank you for your attention.

Yours faithfully,

CHAN CHI CHEONG

[Encl.] c.c. DPO (email) Proposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories.

Item Reference	Comment	Response					
1	Comments from DSD : Mr. LEONG Cheung Ching T: 2300 1432 via DPO email 9.2.2023						
1.1	It is considered that the drainage proposal is not accepted from drainage operation and maintenance point of view. The applicant is requested to duly address the comment below and resubmit the proposal for comment:	An updated Drainage Proposal (Rev A) is enclosed to address various comments					
1.2	The Stormwater Drainage Manual (SDM) 2013 is obsoleted by 2018 version. Please update your design according to the latest SDM.	The assessment criteria and design are updated in the Rev A and based on the Stormwater Drainage Manual (SDM) – 5th Edition, 2018.					
1.3	The calculation of time of concentration shall include the flow time $t_{\rm f}$.	The time of concentration calculation is updated in revised DRAINAGE PROPOSAL in Appendix D in the Rev A.					
1.4	The maximum velocity less than shall be checked to not exceed 4m/s as per the Geotechnical Manual for Slopes.	The Manning's equation for calculating channel capacity is adopted and stated in Appendix D .					
1.5	Please provide the record of the existing condition of the 450 U channel at the downstream of the application site for our review. As mentioned in the proposal a catchpit U9 is formed, please advise whether it is an existing manhole or a proposed new manhole by applicant.	The existing 450U channel (Figure 1 attached) and relevant site photos are in Appendix C in the Rev A. The catchpit U9 in previous submitted drainage proposal is an existing catchpit.					
1.6	As mentioned in the report, proposed drainage plan will be submitted to the Buildings Department for approval before the construction of the project. We have the following comments on the attached drainage plan from drainage operation and maintenance point of view for the applicant to consider in preparing the drainage submission:	Your comments on drainage plan for the drainage submission are addressed under para. 1.7 to 1.9 responses below.					
1.7	As part of the proposed drain is at the run-in/run-out, please propose proper measure to protect open channel.	Noted. The proposed surface channel with grating cover will be provided at the run-in/run-out.					

Proposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories.

Item Reference	Comment	Response		
1.8	At the south of the proposed building, part of the peripheral of the application site is not intercepted with drainage system. Please advise.	Peripheral channels have been provided at the application site boundary for intercepting runoff. The layout plan of proposed drainage system is shown in the Appendix B3 in the Rev A.		
1.9	Please provide the invert level and the ground level of the manholes/catchpits in the drainage proposal. The gradient of the slope shall be indicated in the proposed drainage plan.	Please be informed the cover level of the proposed channels is similar to the existing adjoining ground levels. The information of proposed drainage system such as the invert level of the proposed channels and size is provided in Appendix D . The layout plan of proposed drainage system enclosed in the Appendix B3 .		
2	Comments from AFCD : Dr. Wong Kam Yan T: 2150 6932 via DPO email 9.2.2023			
	The applicant is advised to avoid disturbing any wild birds including their nests and eggs which are protected under the Wild Animals Protection Ordinance, Cap. 170. Any lighting facilities installed on- site should also be directed towards the site as far as practicable.	Noted. Taking consideration in the detailed design as per Cap 170 and lighting facilities installation.		
3	Comments from EPD : Ms. CHAN Lai Mei, Jolitta T: 2835 1112	via DPO email 9.2.2023		
	The applicant is requested to provide a layout plan to clarify whether the E&M machinery would be fully enclosed within the cold store building and the openings such as windows/doors of the building will be directed away from nearby sensitive receivers to avoid adverse noise impact on nearby sensitive receivers.	The layout plan for the fully enclosed arrangement of the E&M room is attached (Plan 1) for reference.		

GENERAL NOTES:

- R.C.C. DETAIL AND CALCULATION TO BE SUBMITTED UNDER SEPARATE COVER.
- W.C. & DRAINAGE PLANS TO BE SUBMITTED UNDER SEPARATE COVER.
- ALL BRICK WORKS TO BE BUILT WITH CEMENT MORTAR 1:3 MIX.
- MIN. HEIGHT OF BEAMS AND CEILING ABOVE FLOOR LINE TO BE 2.0m. ALL DIMENSIONS TO BE INDICATED IN MILLIMETERS. 5.
- THE RUN IN/OUT TO BE CONSTRUCTED IN COMPLIANCE WITH HIGHWAY'S DEPARTMENT 6
- STANDARD DWGS. NOS: H5114, H5115 AND H5116.
- 7. THE PROPOSED TEMPORARY COLD STORE WILL NOT INVOLVE
- USE/STORAGE OF DANGEROUS GOODS.
- ACCESS AND FACILITES FOR PERSON WITH DISABILITY SHALL COMPLY WITH BUILDING (PLANNING)
- REGULATION 72 AND DESIGN MANUAL BARRIER FREE ACCESS 2008.
- CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011 TO BE COMPLIED WITH.

FIRE SERVICES NOTES:

1.0 SURFACE SPREAD OF FLAME

- 1.1 ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACES SPREAD OF FLAMES AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- 1.2 ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACES SPREAD OF FLAMES AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.

2.0 DANGEROUS GOOD

2.1 ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO DIRECTOR OF FIRE SERVICES.

3.0 EMERGENCY GENERATOR

3.1 EMERGENCY GENERATOR WILL BE PROVIDED FOR THE ENTIRE DEVELOPMENT TO PROVIDE ESSENTIAL POWER TO THE F.S. INSTALLATION. THE NEW FIRE ALARM CONTROL PANEL SHALL BE BACKED UP WITH BATTERIES.

4.0 EMERGENCY LIGHTING

- 4.1 THE SPECIFICATION OF EMERGENCY LIGHTING SHALL COMPLY WITH H.K.F.S.D. STANDARD REQUIREMENTS.
- 4.2 EMERGENCY LIGHTING SHALL BE PROVIDED TO ALL BUILDINGS WITHIN THE PREMISES AND IN ADDITION, SUCH LIGHTING SHALL ALSO BE PROVIDE ADEQUATE ILLUMINATION TO PERMIT SAFE EVACUATION TO THE OUTSIDE OF THE BUILDING AND IN ACCORDANCE WITH BS 5266-1:2011 AND BS

5.0 DIRECTIONAL AND EXIT SIGNS

- 5.1 SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO BE PROVIDED AND ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING ARE C INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING.
- 5.2 EXIT SIGNS AND DIRECTIONAL SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTER 5/2008.

6.0 FIRE ALARM CONTROL PANEL

6.1 A MAIN FIRE ALARM CONTROL PANEL SHALL BE PROVIDED FOR THE ENTIRE DEVELOPMENT AND LOCATED INSIDE THE F.S. CONTROL ROOM AT G ON PLAN.

7.0 FIRE DETECTION AND ALARM SYSTEM

- 7.1 FIRE DETECTION SYSTEM (HEAT DETECTORS) TO BE PROVIDED TO E/M PLANT ROOMS (NOT COVERED BY AUTOMATIC FIXED INSTALLATIONS, EXC METER CABINETS) IN ACCORDANCE WITH CIRCULAR LETTER 1/2009 & 3/2010 AND BS 5839-1 : 2002 + A2 : 2008 TO PROTECT AREA NOT AUTOMATIC SPRINKLER SYSTEM
- 7.2 MANUAL FIRE ALARM SYSTEM TO BE PROVIDED AND INCORPORATED IN THE HOSE REEL SYSTEM AND INSTALLED AS AN INTEGRAL PART OF THE DETECTION SYSTEM. A MAIN F.S. CONTROL WHICH PERCEIVES FIRE ALARM SIGNAL FROM SPRINKLER SYSTEM, MANUAL FIRE ALARM SYSTEM AND ALARM SYSTEM TO BE LOCATED AS INDICATED ON PLAN.
- 7.3 BREAK GLASS UNITS AND ALARM BELLS TO BE PROVIDED FOR ALL HOSE REEL POINTS. IN ADDITION, BREAK GLASS UNITS TO BE PUMPS AND WARNING DEVICES.
- 7.4 ALL FIRE ALARM SIGNALS INCLUDING DETECTORS, FLOW SWITCHS, BREAKGLASS UNITS, ETC. TO BE LINKED TO THE F.S. COMMUNICATION CENTRE TELEPHONE LINE. 7.5 VISUAL FIRE ALARM FLASHING LIGHTS WILL NOT BE PROVIDED, DUE TO UNDER PRIVATE WITH ACCESS CONTROL.

8.0 AUTOMATIC SPRINKLER SYSTEM

- 8.1 AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATION INCORPORATING E AND LPC TECHNICAL BULLETINS AND CIRCULAR LETTER 3/06 AND 3/2012 TO PROTECT THE ENTIRE DEVELOPMENT.
- 8.2 THE CLASSIFICATION OF THE ENTIRE DEVELOPMENT TO BE ORDINARY HAZARD GROUP III (OH III). 8.3 ONE 107000 LITRES (107m³) SPRINKLER WATER TANK TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT AS INDICATED ON PLAN.
- 8.4 ONE SET OF ELECTRICAL DRIVEN SPRINKLER PUMPS (DUTY / STANDBY) SHALL BE PROVIDED ADJACENT TO THE SPRINKLER WATER TANK TO MA FLOW AND PRESSURE.
- 8.5 ALL SPRINKLER ALARM SIGNALS TO BE TRANSMITTED TO THE SPRINKLER ANNUNCIATION PANEL AS INDICATED ON PLAN. SPRINKLER ALARM SIGNALS TO BE LINKED TO THE F.S. COMMUNICATION CENTRE BY DIRECT TELEPHONE LINE.
- 8.6 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLAN. 8.7 DRY SPRINKLER SYSTEM SHOULD BE PROVIDED FOR COLD STORAGE ROOM.

9.0 HOSE REEL SYSTEM

- 9.1 ONE 2,000 LITRES (2m³) HOSE REEL WATER TANK TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT AS INDICATED ON PLAN.
- 9.2 ONE SET OF ELECTRICAL DRIVEN HOSE REEL WATER PUMPS (DUTY / STANDBY) SHALL BE PROVIDED ADJACENT TO THE HOSE REEL WATER TANK TO MAINTAIN THE REQUIRED FLOW AND PRESSURE.

10.0 VENTILATION / AIR CONDITIONING CONTROL SYSTEM

10.1 NO VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO BE PROVIDED TO STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

11.0 PORTABLE APPLIANCES

11.1 4.5kg CO₂ FIRE EXTINGUISHER SHALL BE PROVIDED FOR ALL PLANT ROOMS.

12.0 STREET FIRE HYDRANT SYSTEM

12.1 STREET FIRE HYDRANT SYSTEM WILL NOT BE PROVIDED.

13.0 OTHERS

13.1 STATIC AND DYNAMIC SMOKE EXTRACTION SYSTEN IS NOT REQUUIRED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEED 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

COLOUR INDICATION:

	R.C. WORKS
	BRICK WORKS
	SOLID CONC. BLOCK
	EXTERNAL PLASTER
	CERAMIC TILES
	GLASS WORKS
	METAL WORKS
	WOOD WORKS
	SANITARY FITMENTS
	HARDCORE
A.L.	ALUMINIUM LOUVRE
F.G.L.	FIXED GLASS LOUVRE
S.S.	STAINLESS STEEL
+	PROPOSED STRUCTURAL LEVEL (M.P.D.)
-	FINISHED LEVEL

ABBREVIATION

LEGEN	D FOR	FIRE	SERVICE	EQUIPMENT:
/H.R.	HOSE REEL		EXIT	FXIT SIGN

<u>EGEN</u>	DFUR	FIRE	SERVICE	EQUIPMENT	
☐ /H.R.	HOSE REEL		EXIT	EXIT SIGN	

] /H.R.	HOSE REEL	EXIT	EXIT SIGN	

Site Boundary Information

PRE	LIMINAR	<u>Y SITE BC</u>	UNDARY	
Pt.	Distance	Ν	Е	
А	2.641	839614.579	825005.297	
С				
D	10.757	839570.923	825016.617	
Е				
F	18.872	839552.167	825027.796	
G	10.463	839547.458	825037.140	
Н	7.259	839544.493	825043.765	
	4.727	839539.914	825042.590	
	8.900	839542.126	825033.970	
			825018.351	
М	4.700	839532.826	825018.873	
Ν	3.716	839529.174	825019.557	
Р	1.002	839529.160	825018.556	
Q	31.030	839498.160	825017.196	
	1.108	839497.173	825017.701	
S	5.310	839496.782	825022.996	
Т	3.487	839493.613	825024.450	
U	2.037	839492.795	825022.585	
V	4.224	839489.359	825020.129	
W	1.278	839488.578	825021.140	
Х	0.883	839488.002	825020.471	
Y	6.059		825019.998	
Z	2.480	839479.513	825019.598	
AA	4.417	839475.768	825017.256	
AB	1.316	839474.635	825016.586	
	2.086	839472.660	825015.915	
		839471.212	825015.893	
		839464.274	825016.078	
AF	24.473	839454.823	824993.503	
AG	15.451	839470.273	824993.444	
AH	112.372	839582.645	824993.696	
AJ	12.154	839594.768	824994.562	
AK	18.906	839613.435	824997.559	
AL	9.041	839617.174	825005.791	
	P ABCDEFGHJKLMNPQRSTUVWXYZAAAAAAAAAAA	Pt.DistanceA2.641B32.902C11.721D10.757E3.343F18.872G10.463H7.259J4.727K8.900L16.290M4.700N3.716P1.002Q31.030R1.108S5.310T3.487U2.037V4.224W1.278X0.883Y6.059Z2.480AA4.417AB1.316AC2.086AD1.448AE6.940AF24.473AG15.451AH112.372AJ12.154AK18.906	Pt.DistanceNA2.641839614.579B32.902839581.680C11.721839581.680D10.757839570.923E3.343839567.595F18.872839552.167G10.463839547.458H7.259839544.493J4.727839539.914K8.900839542.126L16.290839537.497M4.700839532.826N3.716839529.174P1.002839529.160Q31.030839498.160R1.108839497.173S5.310839496.782T3.487839493.613U2.037839493.613U2.037839493.59W1.278839488.578X0.883839488.002Y6.059839481.961Z2.480839479.513AA4.417839475.768AB1.31683947.2660AD1.44883947.212AE6.940839464.274AF24.473839454.823AG15.451839454.823AG15.451839470.273AH112.372839582.645AJ12.154839594.768AK18.906839613.435	A2.641839614.579825005.297B32.902839581.680825004.896C11.721839581.680825016.617D10.757839570.923825016.617E3.343839567.595825016.926F18.872839552.167825027.796G10.463839547.458825043.765J4.727839539.914825042.590K8.900839542.126825033.970L16.290839537.497825018.351M4.700839529.174825019.557P1.002839529.160825018.556Q31.030839498.160825017.196R1.108839497.173825017.701S5.310839496.782825022.996T3.487839493.613825024.450U2.037839492.795825022.585V4.224839489.359825020.129W1.278839488.578825021.140X0.883839488.002825020.471Y6.059839479.513825017.256AB1.316839476.58825015.915AD1.448839471.212825015.893AE6.940839464.274825016.078AF24.473839454.823824993.503AG15.451839470.273824993.696AJ12.154839594.768824994.562AK18.906839613.435824997.559

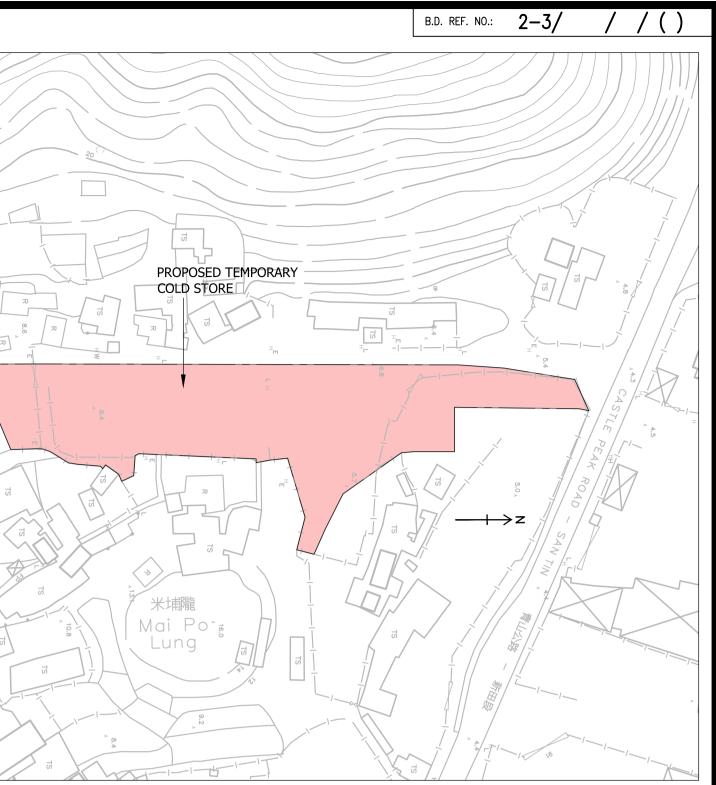
	,			
REV.	DATE		DESCRIPTION	
PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD-SAN TIN, MA PO LUNG, SAN TIN, YUEN LONG, N.T.				
DRAWING TITLE BLOCK PLAN AND NOTES				
JOB NO.			DESIGNED	H.L.
DATE	07/2018		DRAWN	P.K.
SCALE	AS	SHOWN (A1)	CHECKED	H.L.
DRG. NO.	DRG. NO.		STATUS	
	G-001		SUBMISSION	
AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER STEPHEN CHENG Cheng Yuk Lun Authorized Person Registered Geotechnical Engineer CONSULTING ENGINEERS LTD.				

C | 11/20 | WITHDRAW RESUBMISSION

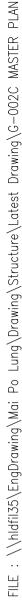
B 09/20 NOTES REVISED

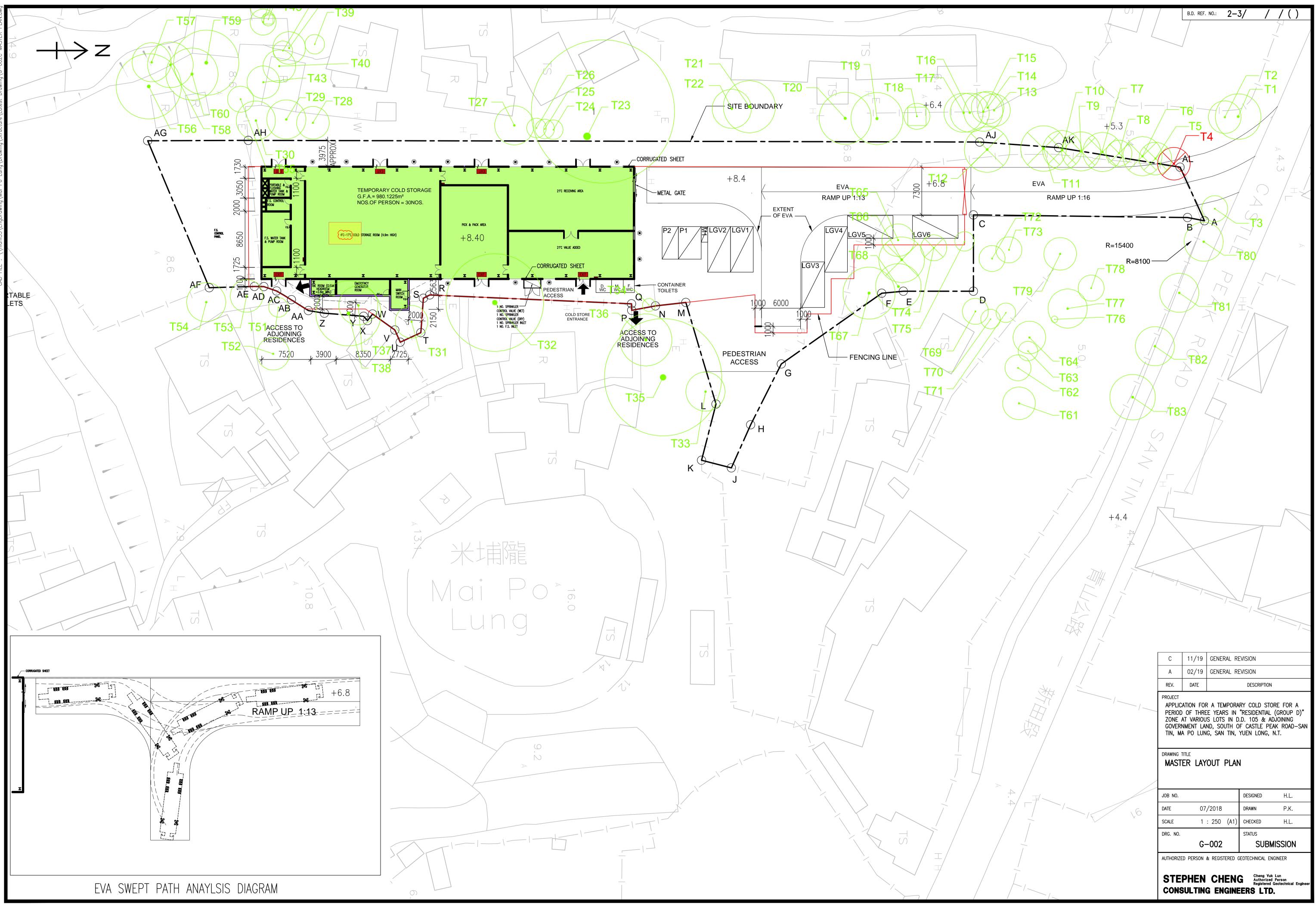
A 02/19 GENERAL REVISION

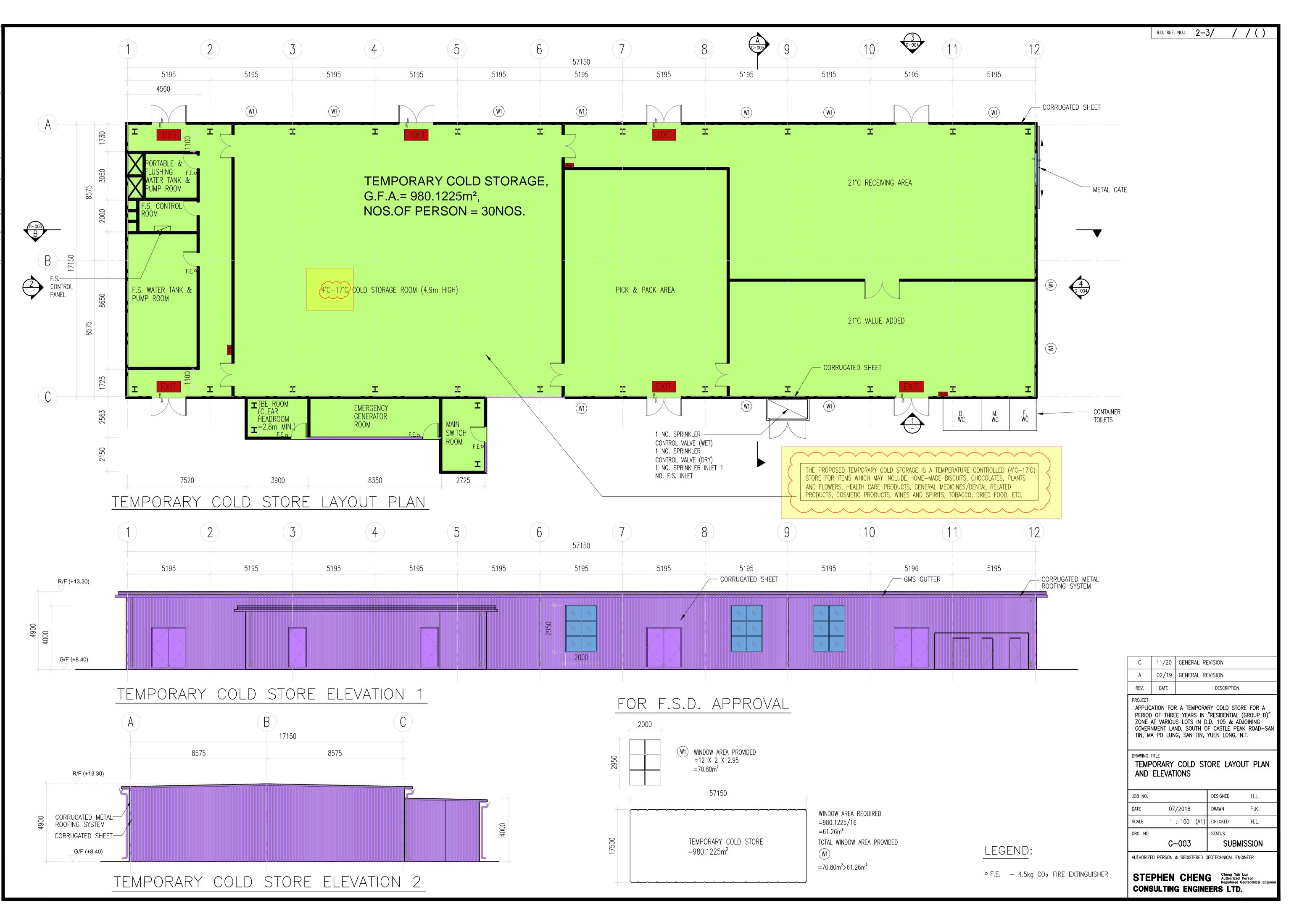


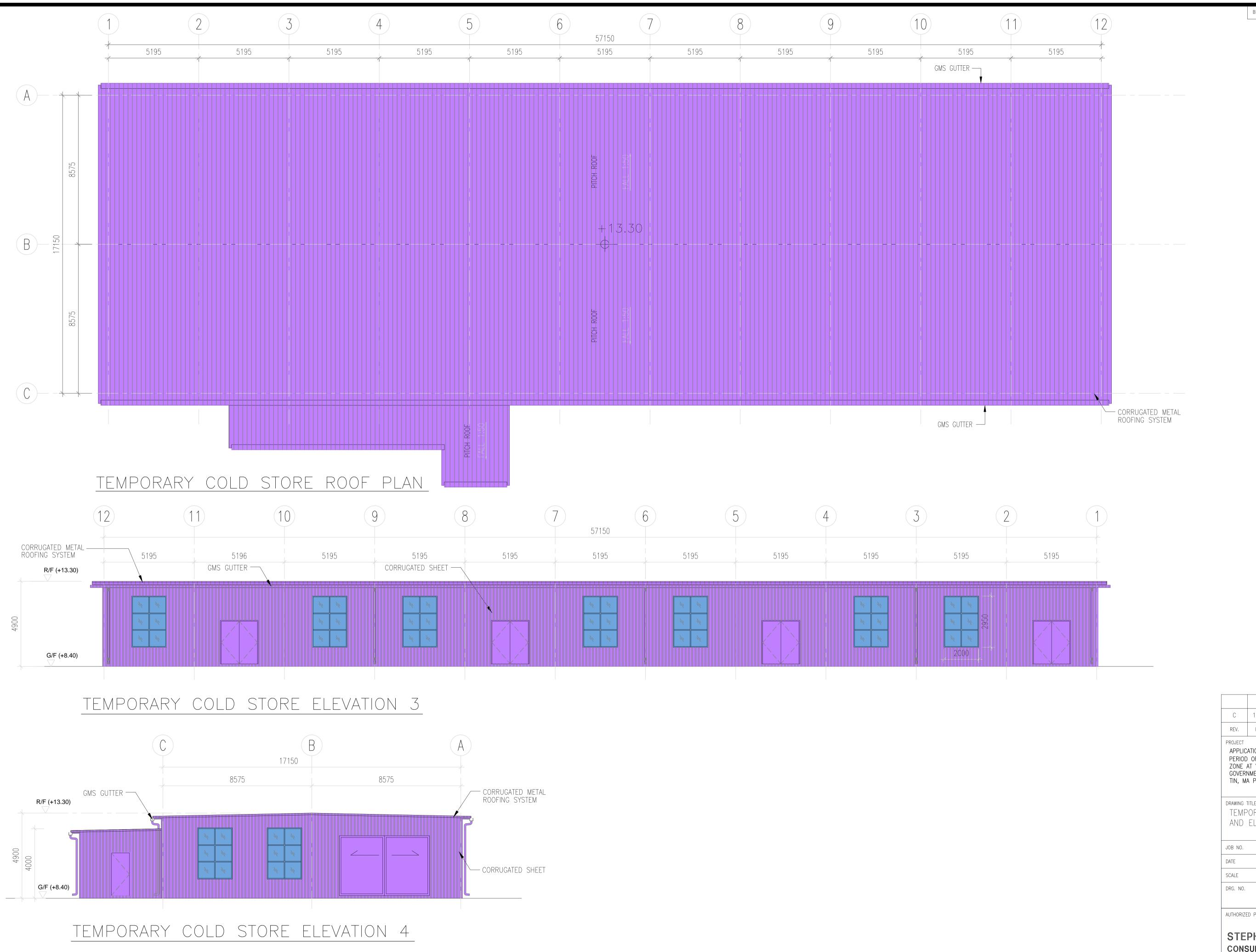


Plan 2: FSI Plan



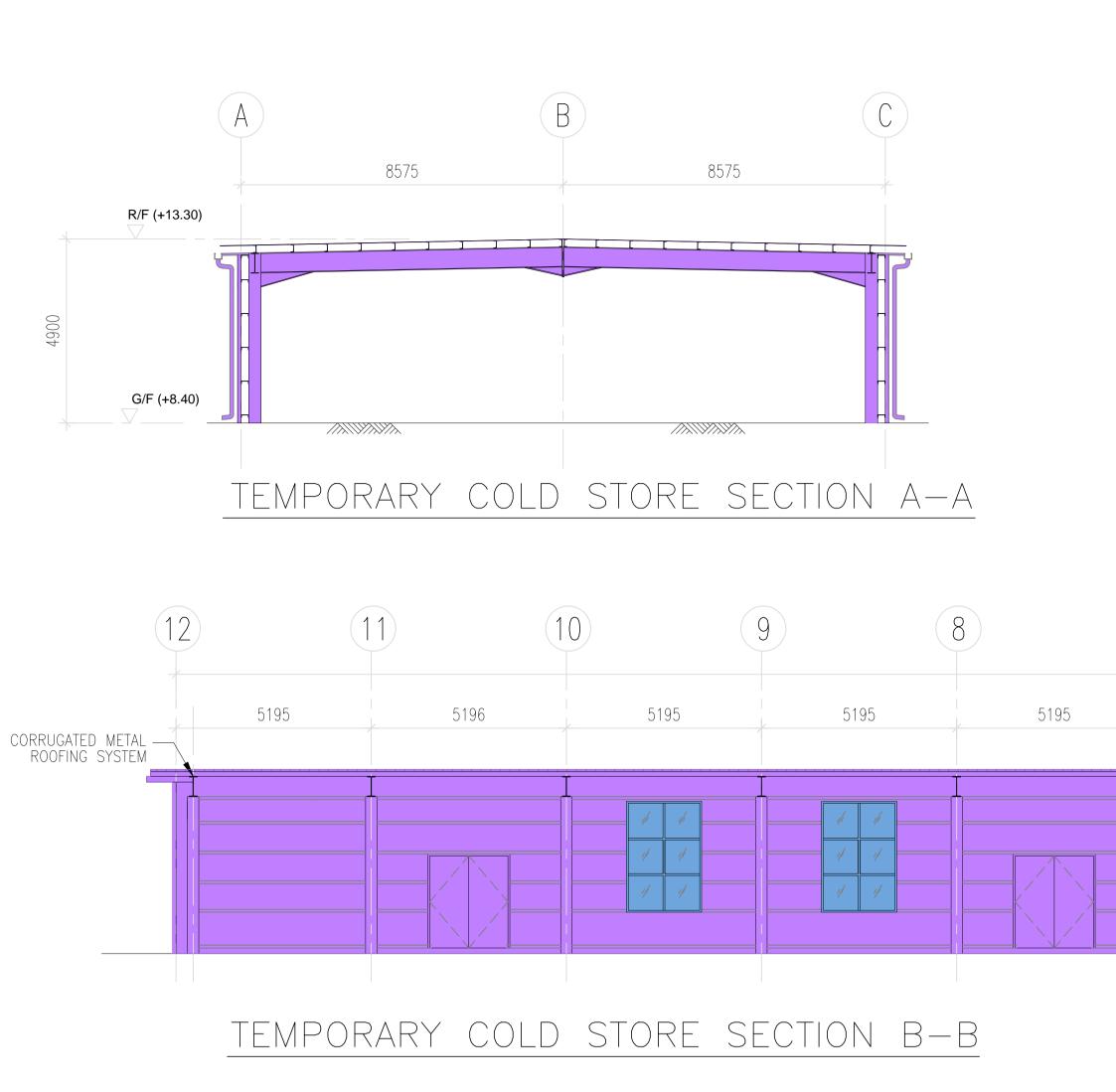






) METAL				
STEM				
	C	11/20 RESUBMI	SSION WITHOUT	CHANGED
	C REV.	11/20 RESUBMI DATE I	SSION WITHOUT DESCRIPTION	
	REV. PROJECT APPLICA PERIOD ZONE A GOVERN		DESCRIPTION RARY COLD STO N "RESIDENTIAL D.D. 105 & AI OF CASTLE PE	DRE FOR A (GROUP D)" DJOINING AK ROAD—SAN
	REV. PROJECT APPLICA PERIOD ZONE A GOVERN TIN, MA DRAWING T TEMP	DATE ATION FOR A TEMPO OF THREE YEARS I AT VARIOUS LOTS IN IMENT LAND, SOUTH A PO LUNG, SAN TIN	DESCRIPTION RARY COLD STO N "RESIDENTIAL D.D. 105 & AI OF CASTLE PE N, YUEN LONG,	DRE FOR A (GROUP D)" DJOINING AK ROAD—SAN N.T.
	REV. PROJECT APPLICA PERIOD ZONE A GOVERN TIN, MA DRAWING T TEMP AND	DATE	DESCRIPTION RARY COLD STO N "RESIDENTIAL D.D. 105 & AI OF CASTLE PE N, YUEN LONG, STORE LAYC	DRE FOR A (GROUP D)" DJOINING TAK ROAD-SAN N.T. DUT PLAN
	REV. PROJECT APPLICA PERIOD ZONE A GOVERN TIN, MA DRAWING T TEMP AND	DATE ATION FOR A TEMPO OF THREE YEARS I AT VARIOUS LOTS IN IMENT LAND, SOUTH OF LUNG, SAN TIN ITLE ORARY COLD S	DESCRIPTION RARY COLD STO N "RESIDENTIAL D.D. 105 & AI OF CASTLE PE N, YUEN LONG, STORE LAYC DESIGNED DRAWN	DRE FOR A (group d)" djoining ak road-san n.t.
	REV. PROJECT APPLICA PERIOD ZONE A GOVERN TIN, MA DRAWING T TEMP AND JOB NO. DATE	DATE	DESCRIPTION RARY COLD STO N "RESIDENTIAL D.D. 105 & AI OF CASTLE PE N, YUEN LONG, STORE LAYC DESIGNED DRAWN 1) CHECKED STATUS	DRE FOR A (GROUP D)" DJOINING AK ROAD–SAN N.T.)UT PLAN H.L. P.K.





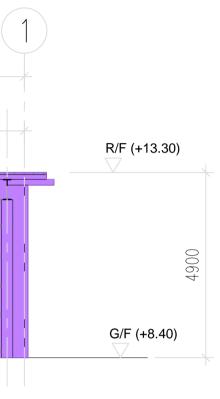
7 6	6	5	4	3	2
5195	5195	5195	5195	5195	5195

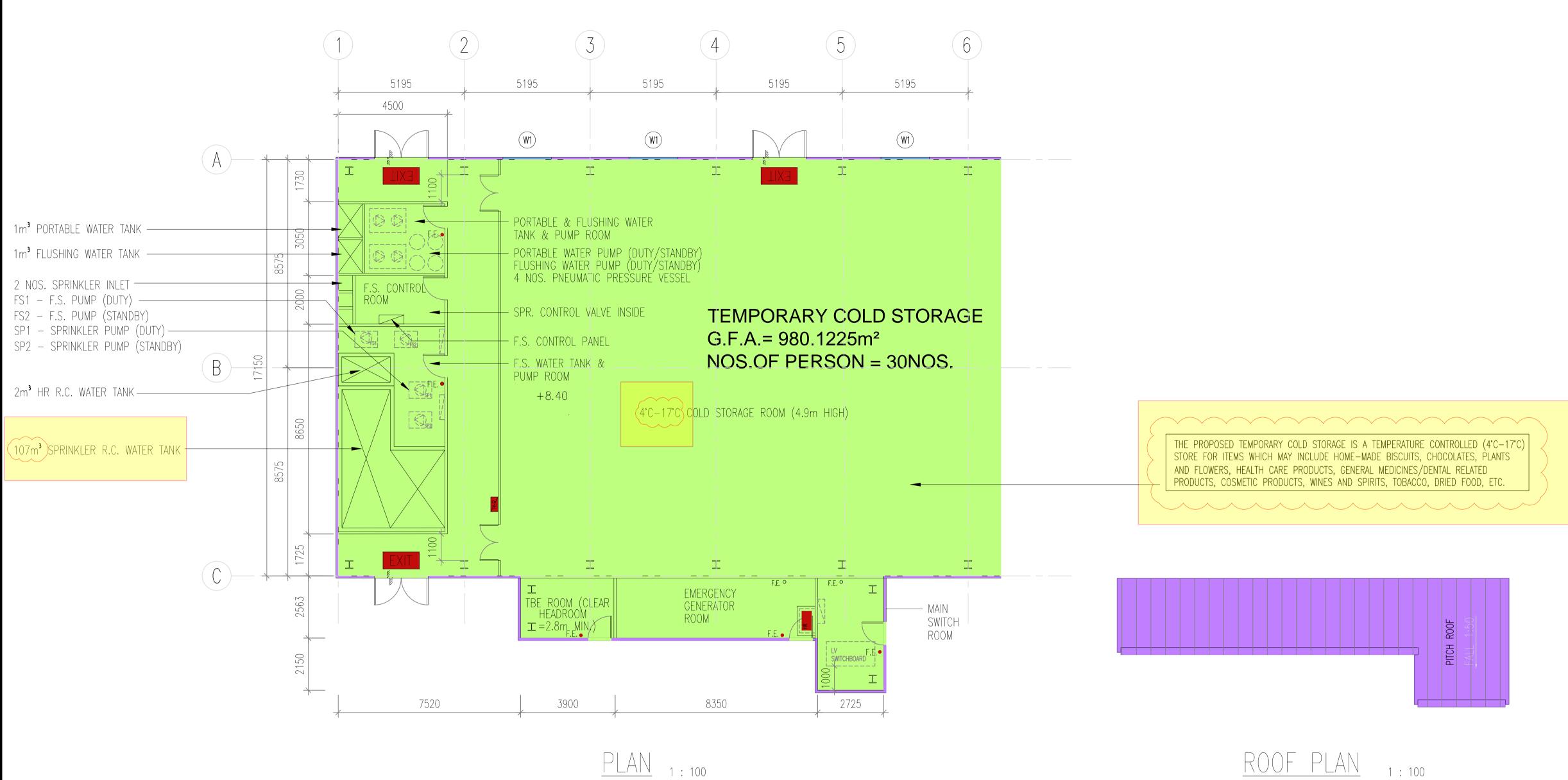
PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD-SAN TIN, MA PO LUNG, SAN TIN, YUEN LONG, N.T.							
drawing titli TEMPOI SECTIOI	- RARY COLD ST	ORE					
JOB NO.		DESIGNED	H.L.				
DATE	07/2018	DRAWN	P.K.				
SCALE	1 : 100 (A1)	CHECKED	H.L.				
DRG. NO.		STATUS					
	G-005	SUB	MISSION				
AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER STEPHEN CHENG Cheng Yuk Lun Authorized Person Registered Geotechnical Engineer CONSULTING ENGINEERS LTD.							

C | 11/20 | RESUBMISSION WITHOUT CHANGED

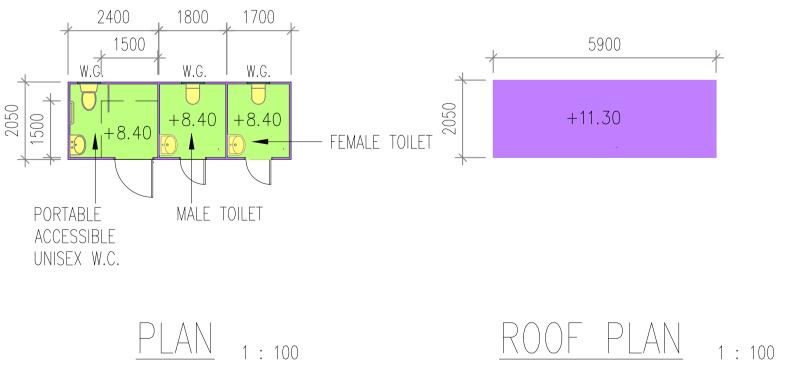
DESCRIPTION

REV. DATE







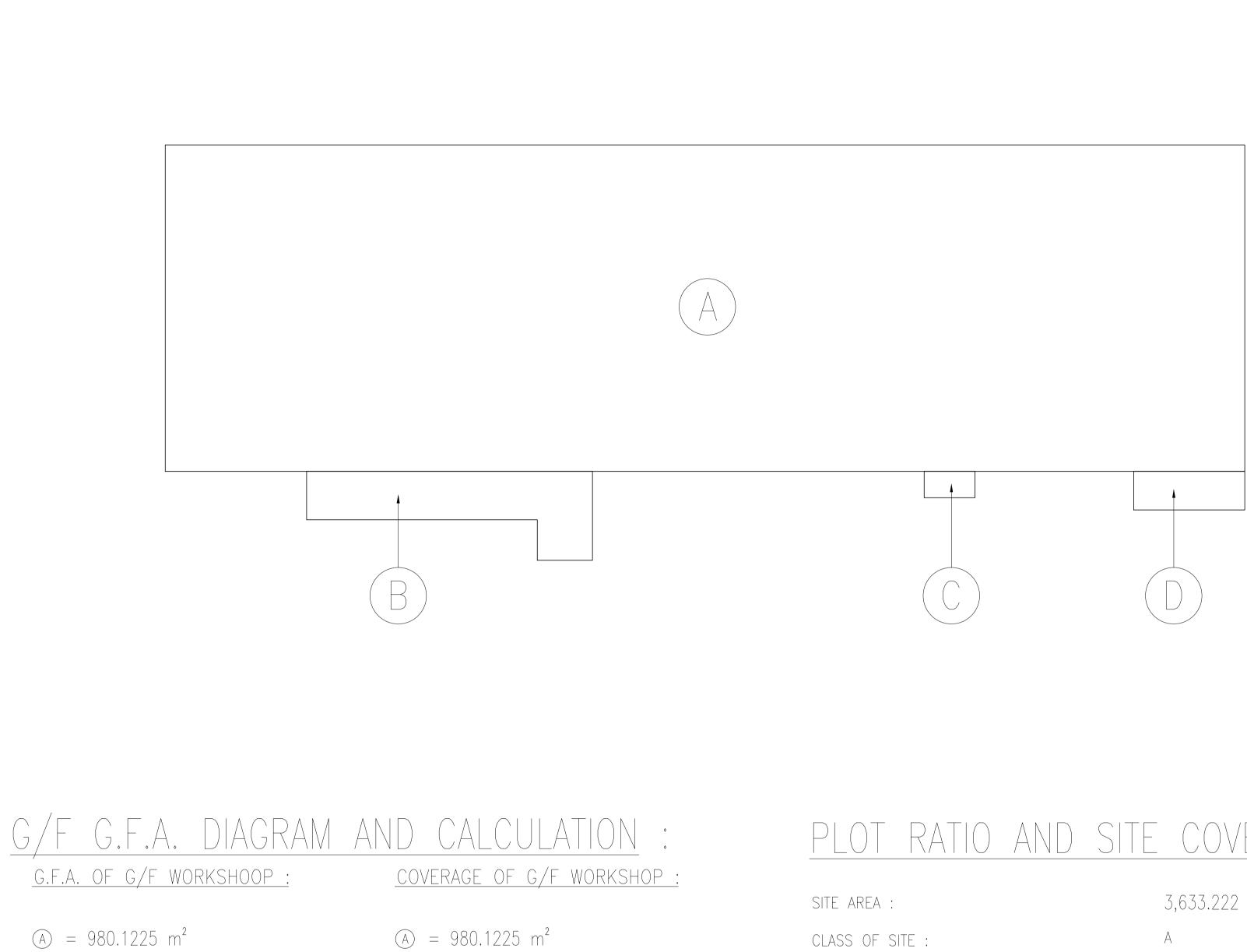


NOTE: 1. W.G. = WIRED GLASS WINDOW 2. EACH CONTAINER TOILET ARE PROVIDED WITH OPENBALE WINDOW OF NOT LESS THAN 4.(40.05.5) ADDA 1/10 OF FLOOR AREA

CONTAINER TOILET AND POTABLE W.C.

PUMP ROOM F.S. WATER TANK, MAIN SWITCH ROOM TBE ROOM, PORTABLE WATER PUMP ROOM,

С	11/20	GENEF	ral re	EVISION			
А	02/19	GENEF	ral re	EVISION			
REV.	DATE			DESCRIPTIC	N		
PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD-SAN TIN, MA PO LUNG, SAN TIN, YUEN LONG, N.T.							
drawing title Plan For PUMP ROOM, F.S. WATER TANK, MAIN SWITCH ROOM, TBE ROOM, PORTABLE WATER PUMP ROOM, EMERGENCY GENERATOR ROOM AND TOILET							
JOB NO.				DESIGNED	H.L.		
DATE	07,	/2018		DRAWN	Р.К.		
SCALE	Ν	I.T.S.	(A1)	CHECKED	H.L.		
DRG. NO.				STATUS			
	G-	-006		SUBMISSION			
AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER STEPHEN CHENG Cheng Yuk Lun Authorized Person Registered Geotechnical Engineer CONSULTING ENGINEERS LTD.							



- $(B) = 44.2397 m^2$
- \odot = 3.78 m²
- \bigcirc = 12.095 m²

 $TOTAL = 1040.237 \text{ m}^2$

- $(B) = 44.2397 m^2$
- \odot = 3.78 m²
- $(D) = 12.095 \text{ m}^2$
 - $TOTAL = 1040.237 \text{ m}^2$

PARKING REQUIREMENT CALCULATION :

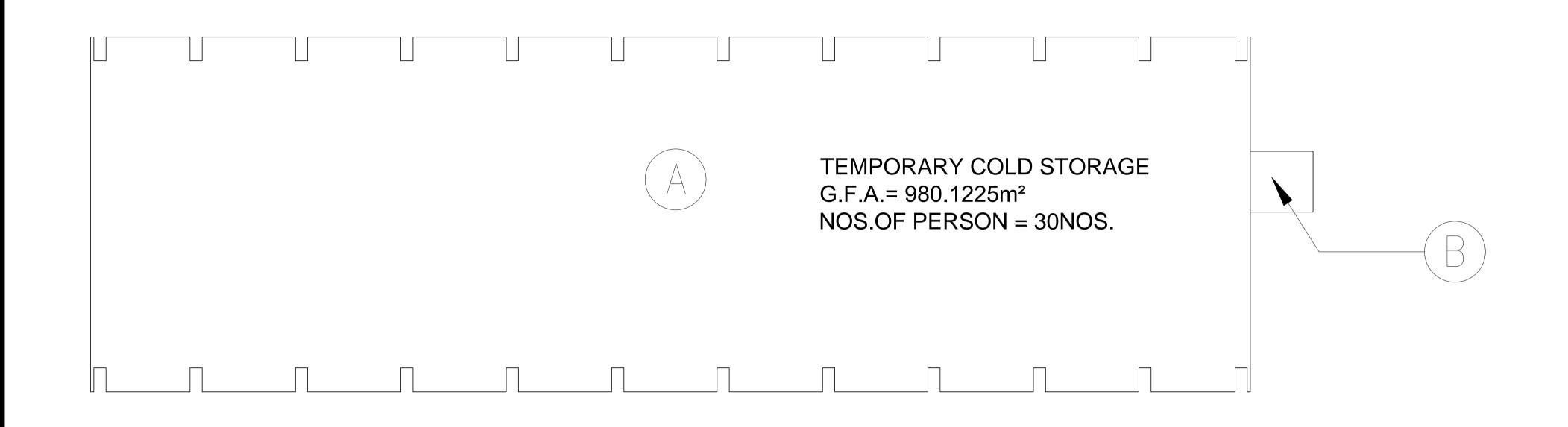
PRIVATE CARPARK REQUIRED : = 2 nos. $[5m(L) \times 2.5(W)]$ PRIVATE CARPARK PROVIDED : = 2 nos. $[7m(L) \times 3.5(W)]$ LIGHT GOODS VEHICLE CARPARK REQUIRED : = 6 nos. $[7m(L) \times 3.5(W)]$ LIGHT GOODS VEHICLE CARPARK PROVIDED : = 6 nos. $[7m(L) \times 3.5(W)]$

PLOT RATIO AND SITE COVERAGE CALCULATION :

SITE AREA :		3,633.222 m ²
CLASS OF SITE :		A
BUILDING HEIGHT :	=	4.9 m
PERMITTED SITE COVERAGE :	=	65%
PROPOSED SITE COVERAGE :	=	1040.237 / 3633.222 = 28.60% < 65%
PERMITTED PLOT RATIO :	=	1
PROPOSED PLOT RATIO :	=	1040.237 / 3633.222
	=	28.60% < 1

С	11/20	RESI	JBMISS	ION WITHOUT	CHANGED				
REV.	DATE			DESCRIPTION					
PERIOD ZONE GOVERI	APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD-SAN TIN, MA PO LUNG, SAN TIN, YUEN LONG, N.T.								
DRAWING TITLE PLOT RATIO, SITE COVERAGE & G.F.A. CALCULATION									
JOB NO.				DESIGNED	H.L.				
DATE	07	/2018		DRAWN	P.K.				
SCALE	Ν	I.T.S.	(A1)	CHECKED	H.L.				
DRG. NO.				STATUS					
	G-	-007		SUBN	AISSION				
AUTHORIZE	AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER								
STEPHEN CHENG Cheng Yuk Lun Authorized Person Registered Geotechnical Engineer CONSULTING ENGINEERS LTD.									

B.D. REF. NO.: 2-3/ / (



FIRE RESIS	TANCE REQUIREMENT FOR ELEM	MENTS OF	CONSTRUCTION :								
		USE			MINIMUM DIMENSION FOR ELEMENT OF CONSTRUCTION (mm)						
STOREY	TYPE OF ACCOMMODATION	CLASSIFICATION COMPARTMENT OF BUILDING F.R.R. (EACH FLOOR) (MIN.)				STEEL BEAM	STEEL COLUMN	BRICKWORKS			
			(EACH FLOOR)	(101111.)	THICK	COVER TO STEEL	SOLID PROTECTION	SOLID PROTECTION	THICK		
	WAREHOUSE	6	1040.237 m²	60	125	35	50	50	100		
G/F	REFUSE STORAGE AND MATERIAL RECOVER CHAMBER/ PUMP ROOM, E/M ROOM	8	_	60	125	35	50	50	100		

+ mass per meter not less than 45 kg

	PROVISIONS OF EXIT DOOR / EXIT ROUTE FROM ROOM OR STOREY :														
	FLOOR TYPE		LISARIE EL AREA	OCCUPANCY FACTOR TOTAL NO. OF PERSON	TOTAL NO OF	MIN. NO. OF EXIT ROUTE & EXIT DOOR		MINIMUM WIDTH OF EACH (mm)				М	INIMUM TOTAL WI	DTH (mm)	
		FLOOR TYPE OF ACCOMMODATION	AREA (m^2)		ROUTE & EXIT DOOR		EXIT D	OOR	EXIT R	OUTE	EXIT D	OOR	EXIT F	ROUTE	
						REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	G/F	WORKSHOP	980.1225	SAY	30	2	2	850	1,200	1,050	1,500	1,750	2,400	2,100	3,000

SCHEDULE O	f sanitary f	ITMENTS :													
LOCATION	INTENDED USE	USABLE FLOOR (m ²)	OCCUPANCY FACTOR	TOTAL NO. OF PERSON			MIN. W.C.	OF REQUIRED) BATH/SHOWER	URINAL	W.C.	NO. PROVIDED BASIN) BATH/SHOWER	URINAL	ACCESSIBLE UNISEX LAV.
G/F	WORKSHOP	980.1225	SAY	25	M. F.	13 12	1	1		1	1	1		3	- 1

TOTAL AGGREGATE USABLE FLOOR AREA OF G/F

=	980.1225	m²
=	980.1225	m-

<u>AREA OF REFUSE STORAGE & MATERIAL</u> RECOVERY CHAMBER REQUIRED :

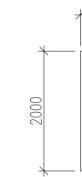
980.1225 m² / 2,320 $= 0.423 \text{ m}^2$

<u>AREA OF REFUSE STORAGE & MATERIAL</u> RECOVERY CHAMBER PROVIDED :

 $= 3.800 \text{ m}^2 > 0.423 \text{ m}^2$

AREA OF TBE ROOM REQUIRED :

TOTAL U.F.A.= 980.1255 m² < 2000m² MIN. AREA OF TBE ROOM IS : $< 10 \text{ m}^2$ $PROVIDED : = 9 m^2$



CHAMBER DIAGRAM

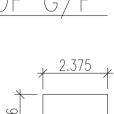
G/F U.F.A. DIAGRAM AND CALCULATION <u>U.F.A. OF G/F WORKSHOP :</u> \bigcirc WORKSHOP = 980.1225 m²

 $TOTAL = 980.1225 m^2$

*	4500	
	TBE RM. = 9 m ²	

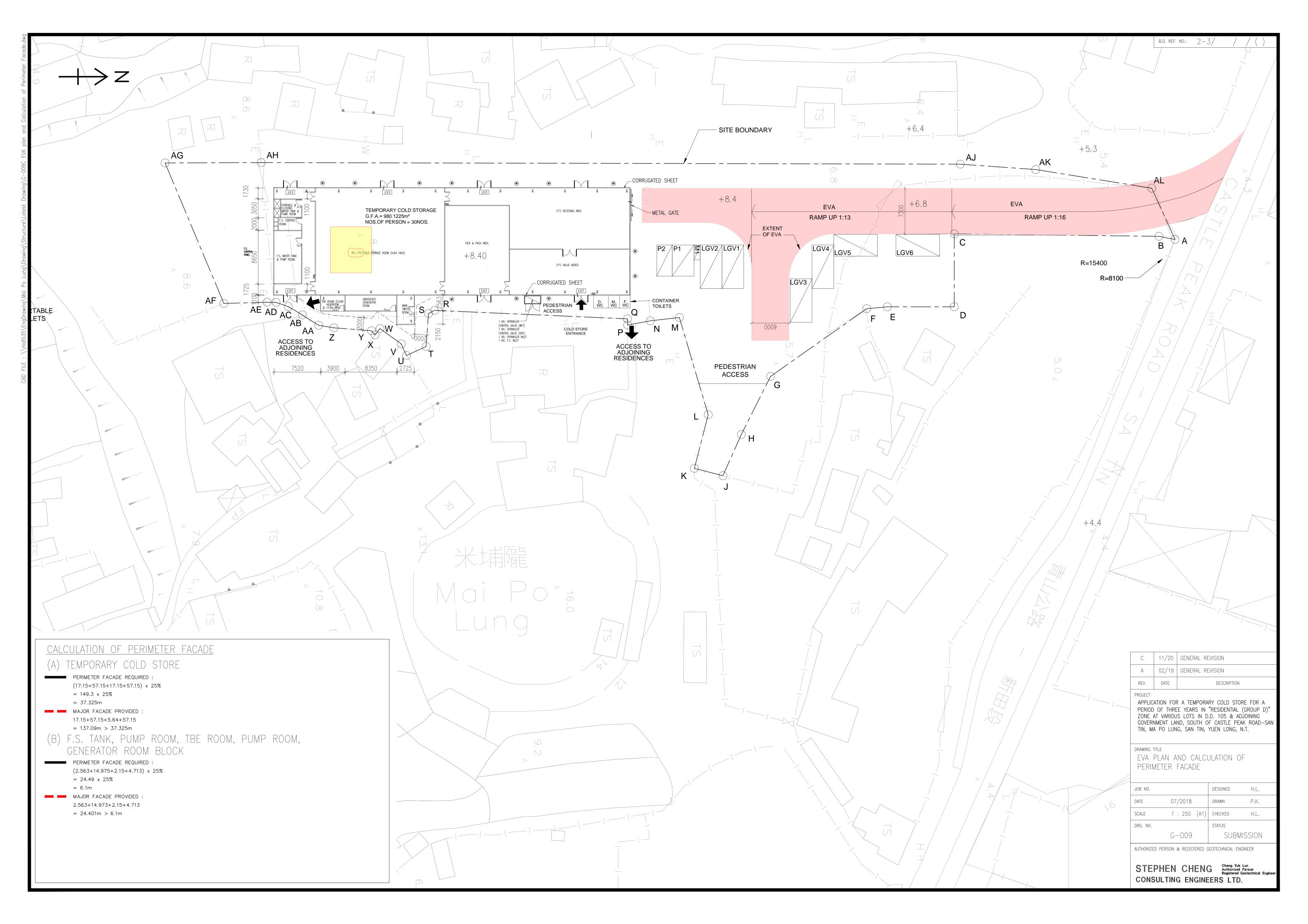
С	11/20	RESUBMISSION WITHOUT CHANGED			
REV.	DATE	DESCRIPTION			
PERIOD ZONE GOVERI	PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD-SAN TIN, MA PO LUNG, SAN TIN, YUEN LONG, N.T.				
drawing title U.F.A. CALCULATION AND SCHEDULE					
JOB NO.				DESIGNED	H.L.
DATE	07,	/2018		DRAWN	P.K.
SCALE	1	: 250	(A1)	CHECKED	H.L.
drg. no. status G-008 SUBMISSION					
AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER STEPHEN CHENG Cheng Yuk Lun Authorized Person Registered Geotechnical Engineer CONSULTING ENGINEERS LTD.					

B.D. REF. NO.: 2-3/ / / (



 $= 3.800 \text{ m}^2$

<u>REFUSE STORAGE & MATERIAL RECOVERY</u>





Drainage Submission for the Proposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories

Drainage Submission (Report No. 364736/071/A) March 2023 This page left intentionally blank for pagination.

Mott MacDonald 3/F Manulife Place 348 Kwun Tong Road Kwun Tong Kowloon Hong Kong

T +852 2828 5757 mottmac.hk

> Drainage Submission for the Proposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories

Mott MacDonald Hong Kong Limited registered in Hong Kong no. 236497

Drainage Submission (Report No. 364736/071/A) March 2023

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A	March 2023	Iann HO	Javin LAM	May TSE	For Submission

Document reference: 364736 | 071 | A |

Information class: Standard

This document is issued for the party which commissioned it and for specific purposes connected with the abovecaptioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Contents

1	Intro	duction	1
	1.1	General	1
	1.2	Objectives of the Assignment	1
	1.3	Key Development Parameters	1
	1.4	Structure of the Report	1
2	Desi	ign Parameters and Assumptions	2
	2.1	General	2
	2.2	Design Parameters and Assumptions	2
3	Exis	ting Site Condition and Proposed Drainage System	4
	3.2	Existing Drainage System and Proposed Drainage System	4
4	Con	clusion	10
5	Арре	endices	11

Tables

Table 2.1: Storm constants for 10 years return periods of North District Area	2
Table 3.1: Surface Characteristics of sub-catchments E1 to E6 under the Existing Condition	5
Table 3.2: Surface Characteristics of the Site under the Proposed Condition	6
Table 3.3: Estimated Surface Runoff from sub-catchments 1 to 9 and E3 under the	
Proposed Condition for 10 Years Strom Return Period	6
Table 3.4: Hydraulic Capacities of Proposed Channels in the Site	8

1

1 Introduction

1.1 General

Mott MacDonald Hong Kong Limited (MMHK) has been appointed to prepare a Drainage Submission for the planning application (**TPB/A/YL-ST/640**) for the temporary cold storage development for a period of 3 years at various Lots in D.D. 105 and Adjoining Government Land south of Castle Peak Road – San Tin Section, Mai Po Lung, San Tin, Yuen Long for addressing DSD comments.

This submission will demonstrate that how the site will collect, convey and discharge rainwater from the proposed temporary cold storage development to nearby drainage system and the drainage system of the Site is feasible in terms of its impact on the drainage system.

1.2 Objectives of the Assignment

This report presents a drainage proposal for the Application Site that focuses on how the runoff from the site will be collected, conveyed and discharged to the existing drainage system.

1.3 Key Development Parameters

The location of the proposed temporary cold storage development Mai Po Lung is shown in **Appendix A**. The proposed temporary cold storage is about 3,620m² under the current Application No. **TPB/A/YL-ST/640**.

1.4 Structure of the Report

This Drainage Submission contains the following sections in addition to this introduction (Section 1):-

Section 2 – Design Parameters and Assumptions

Discuss the design parameters and assumptions used in this design submission.

Section 3 – Existing Site Condition and Proposed Drainage System

Describe the drainage conditions and catchment characteristics of the existing drainage system and the proposed drainage system.

Section 4 – Conclusion

Present the summary of the drainage submission.

2 Design Parameters and Assumptions

2.1 General

This section summarizes the design parameters and assumptions used in estimating the runoff generated from the Site.

2.2 Design Parameters and Assumptions

2.2.1 Assessment Criteria

The assessment criteria are based on the recommendations set out in the Stormwater Drainage Manual (SDM) – 5th Edition issued by the Drainage Services Department (DSD). Since the Site is used for temporary cold storage for 3 years, the drainage system within the Study Area shall be designed to cater for a 1 in 10 years storm event.

2.2.2 Design for Climate Change

As the Site is used for temporary cold storage for 3 years, design for climate change is considered not necessary for this design submission.

2.2.3 Design Rainfall

The rainfall intensity is estimate in according to Section 4 of the SDM:-

$$i = \frac{a}{\left(t_d + b\right)^c}$$

Where i

= extreme mean intensity in mm/hr

 t_d = rainstorm duration (in minutes) (td <= 240), and

a, b, c = storm constants given in Table 3d of SDM and repeated in **Table 2.1**.

Table 2.1: Storm constants for 10 years return periods of North District Area

Return Period T (years)	10
а	1157.7
b	19.04
С	0.597

The design rainfall intensities would be determined with consideration for the maximum time of concentration. The time of concentration is defined as the flow travel time from the most remote point on the catchment to the outlet. In the deterministic rational method, the critical rainfall duration is considered to be equal to the time of concentration.

The time of concentration (tc) for an urban drainage system would be estimated by the following equations:

$$t_c = t_o + t_f$$

Where, $t_c =$ Time of concentration (minutes)

The inlet time (to) would be estimated by the Brandsby William's Equation that applies to rural undeveloped catchments and is given as:

$$t_{\rm o} = \frac{0.14465L}{A^{0.1} \ H^{0.2}}$$

Where,	t _o L	=	Inlet time (minutes) Distance (on plan) measured on the line of natural flow between the submit and the point under consideration (m)
	А	=	Catchment area (m ²)
	Н	=	Average slope (m/100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration.

2.2.4 Runoff Estimation

A rainstorm event of 1 in 10 years return period is adopted in calculating the runoff generated from the proposed temporary cold storage site.

Peak instantaneous runoff has been calculated using the Rational Method as described in SDM, DSD. The peak runoff is given by the following expression:-

$$Q_p = 0.278 \ C \ i \ A$$

where $Q_p = peak runoff in m^3/s$
 $C = runoff coefficient (dimensionless)$

i = rainfall intensity in mm/hr A = catchment area in km^2

The runoff coefficient (C) of 0.95 and 0.2 is adopted for the paved area and unpaved area in the Site respectively in accordance with SDM.

2.2.5 Roughness

A surface roughness coefficient (Manning's n value) of 0.016 has been adopted for the proposed u-channel in accordance with SDM Table 13.

4

3 Existing Site Condition and Proposed Drainage System

3.1.1 Site Location

The Site is currently used for storage with majority paved area and some unpaved area. It is located in a rural environment and assessable at its north via Castle Peak Road – San Tin. The surrounding areas are village houses, upland, warehouses and open storage as listed below:

- to the east and south are village houses;
- to the north is warehouses and open storage; and
- to the west is upland in Mai Po Lung.

The site area of this application No. **TPB/A/YL-ST/640** is about 3,620m² and will be used for a proposed temporary cold storage. The Site will comprise two single-storey temporary structures with a total floor area of about 1,208m², and three portable toilets. There is no permanent structures.

The photos of the existing condition of the Site are attached in **Appendix C2**. A photo index plan is also provided in **Appendix C1**.

3.2 Existing Drainage System and Proposed Drainage System

3.2.1 Existing Drainage Systems and Catchments

In accordance with drainage record plan from DSD, there are no DSD drainage system serving the Site. Based on the previous submitted DIA (ref: R9418/01 Issue 1) date June 2017 for previous approved application No. **TPB/A/YL-ST/573**, there is a 450mm u-channel run along the footpath to the north of the Site as shown in **Appendix B1**.

There are some village houses to the east and south of the Site. The topography of the village area to north-east of the Site has a gentle gradient fall from south to north to Castle Peak Road – San Tin. Meanwhile, the topography of the village area to east of the Site has a gentle gradient fall from north-east to south-west to the Site. The remaining village area to south-east of the Site has a gentle gradient fall from west to east to Shek Wu Wai Road.

Apart from village houses, there is an upland to the west of the Site. The topography of the upland has a gradient fall from west to east to the adjacent footpath on the west of the Site and the footpath falls from south to north. Runoff from the upland will overland flow along the footpath from south to north and then to Castle Pak Road-San Tin.

The topography of the Site has a gentle gradient fall from south to north across the Site. The rainwater will become runoff and flow according to topography and overland flow to the existing 450mm u-channel run along the footpath to the north of the Site. Based on the existing topography of the Site and adjacent area, the area can be sub-divided into five sub-catchments, namely sub-catchments E1, E2, E3, E4, E5 and E6 with flow path as shown in **Appendix B2**.

Sub-catchment E1 - the Site

The total catchment area (about 3,620m²) is currently mainly paved area with some unpaved area. The rainwater for this portion will become runoff and flow according to

topography and discharge to existing 450mm u-channel run along the footpath to the north of the Site.

Sub-catchment E2 at North-East of the Site, E4 and E5 at South-East of the Site

The total catchment area (about 4,370m² for E2, about 1,147m² for E4 and about 1,939m² for E5) are currently paved area with some unpaved area. They are within the village area. The topography of the village area has a gentle gradient falling to Castle Peak Road – San Tin and Shek Wu Wai Road as mentioned above. The rainwater for the sub-catchment E2, E4 and E5 is flowing according to topography and finally overland flow to the Castle Peak Road – San Tin and Shek Wu Wai Road. Since there is no works to sub-catchment E2 and E4 and E5, the existing drainage condition will be maintained unaffected by the proposed temporary cold storage.

Sub-catchment E3 at East of the Site

The total catchment area (about 1,837m²) is currently unpaved area with some paved area. It is within the village area. The topography of the village area has a gentle gradient fall to the Site as mentioned above. The rainwater for this portion of area will flow according to topography and finally discharge to the Site. Since there is no works to sub-catchment E3, the existing surface condition will be maintained unaffected but the runoff from this sub-catchment will be considered in formulating of drainage proposal for the proposed temporary cold storage.

Sub-catchment E6 at West of the Site

The total catchment area (about 19,843m²) is currently mainly unpaved area. It is upland to the west of the Site. The topography of this upland area has a gradient fall from west to east to footpath to the west of the Site. The rainwater for this portion flow according to topography and finally overland flow to along the footpath on the west of the Site and finally flow to Castle Peak Road – San Tin. Since there is no works to subcatchment E6, the existing drainage condition will be maintained unaffected by the proposed temporary cold storage.

The surface characteristics for the affected area and nearby areas under the existing condition are summarized in **Table 3.1**.

Sub- Catchment	Unpaved Area (m²)	Paved Area (m²)	Total Area (m²)
E1	310	3,310	3,620
E2	1,594	2,775	4,370
E3	1,286	551	1,837
E4	473	674	1,147
E5	158	1,780	1,939
E6	18,380	1,462	19,843
		Total	32,755

Table 3.1: Surface Characteristics of sub-catchments E1 to E6 under the Existing Condition

Due to the construction of the temporary building blocks and associated access for the proposed temporary cold storage, the affected catchments E1 is further divided into 9 sub-catchments under proposed condition as shown in **Appendix B4**. The surface characteristics for the site area will be changed under proposed condition as tabulated in Error! Reference source not found.. As compared with the existing condition, there will be a small reduction in paved area. Thus, the total runoff generated from the proposed condition is expected to be very similar to the existing condition. For remaining sub-catchments (E1, E3, E4, E5 and E6) mentioned in **Section 3.2.1**, surface characteristics will be same as existing.

To collect runoff from the Site and its surrounding affected areas (catchment E3), three sets of proposed channels with catchpits as shown in **Appendix B3** are proposed to collect the runoff from affected sub-catchments E1 and existing sub-catchment E3 for discharging to the existing 450mm u-channel run along the footpath to the north of the Site.

Sub-Catchment	Unpaved Area (m ²)	Paved Area (m ²)	Total Area (m ²)
1	38	279	317
2	58	427	486
3	44	321	365
4	65	474	539
5	48	349	396
6	51	371	422
7	45	328	373
8	50	369	419
9	36	266	303
Total	435	3,185	3,620

Table 3.2: Surface Characteristics of the Site under the Proposed Condition

Table 3.3: Estimated Surface Runoff from sub-catchments 1 to 9 and E3 under
the Proposed Condition for 10 Years Strom Return Period

Sub- Catchment	Rainfall Intensity (mm/hr)	Total Area (m²)	Runoff (m³/s)	Discharge to
1	187.4	317	0.014	Channel M1A which connected to Channel M1B
2	183.7	486	0.021	Channel M1A which connected to Channel M1B
3	188.0	365	0.016	Channel M2D that connected to Channel M2E

Sub- Catchment	Rainfall Intensity (mm/hr)	Total Area (m ²)	Runoff (m³/s)	Discharge to
4	189.0	539	0.024	Channel M2C that connected to Channel M2D, then to Channel M2E
5	186.0	396	0.018	Channel M1 that connected to Channel M1A
6	186.5	422	0.019	Channel M2A that connected to Channel M2B, then to Channel M2C
7	186.7	373	0.017	Channel M1 that connected to Channel M1A
8	188.0	419	0.019	Channel M2 that connected to Channel M2A, then to Channel M2B
9	186.0	303	0.013	Channel M1 that connected to Channel M1A
E3	187.4	1837	0.041	Channel M2A that connected to Channel M2B, then to Channel M2C
		Total	0.202	-

Channel Set 1 – Collect runoff from west portion of the Site

The runoff from west portion of the Site (sub-catchments 1, 2, 5, 7 and 9) will follow the topography and discharge to u-channel set 1 which consists of 225mm u-channels M1 and M1A, and 300mm u-channel M1B.

Channel Set 2 - Collect runoff from east portion of the Site and Sub-catchment E3

The runoff from east portion of the Site (sub-catchments 3, 4, 6 and 8) and subcatchment E3 will be collected by u-channel set 2 which consists of 225mm half round u-channel M2, 225mm u-channel M2A, and 300mm u-channels M2B, M2C, M2D and M2E. Also, a 150mm half-round u-channel M0 will be provided at the south boundary of the site serving as peripheral drain to prevent runoff flowing outside the site boundary.

Channel Set 3 - Collect runoff from the Site and Sub-catchment E3

The flow from proposed peripheral channel set 1 and channel set 2 will join together and connect to a proposed 375mm u-channel (Channel No. M3) at the north of the Site. Th 375mm u-channel will connect to existing 450mm u-channel run along the footpath to the north of the Site at the existing catchpit U9.

To prevent siltation entering into the existing drainage system due to surface runoff, a catchpit with trap will be provided at the joining point of Channel M1B and M2E before entering into the existing drainage system at the north. The hydraulic capacity of the proposed drainage system has been assessed using Manning's equation and Colebrook White Equation, and the results are summarized in **Table 3.4** below.

Free Flow Full-Channel Size Catchment Flow from Utilization % bore Capacity No. to be Catchment collected (m³/s) (m³/s) Proposed U-Channel Set 1 M1 225mm U-5,7&9 0.048 0.056 84.78 channel 225mm U-M1A 1, 2, 5, 7 & 0.083 0.093 89.16 channel 9 M1B 225mm U-86.28 1, 2, 5, 7 & 0.083 0.096 channel 9 Proposed U-Channel Set 2 0.009 M0 150mm Half---round Uchannel M2 225mm Half-8 0.019 0.022 84.93 round Uchannel M2A 225mm U-6, 8 & E3 0.078 0.091 85.70 channel M2B 300mm U-6, 8 & E3 0.078 0.131 59.74 channel M2C 300mm U-4, 6, 8 & E3 0.103 0.118 86.71 channel 300mm U-M2D 3, 4, 6, 8 & 0.119 0.138 86.30 channel E3 M2E 300mm U-3, 4, 6, 8 & 0.119 0.137 86.93 channel E3 Proposed U-Channel Set 3 M3 375mm U-1.2.3.4.5. 0.202 0.243 83.23 channel 6, 7, 8, 9 & E3

Based on the hydraulic calculation, the proposed drainage system of the Site has sufficient capacity to collect the design runoff from the affected sub-catchments 1 to 9 and existing local sub-catchment E3. The indicative alignment of proposed drainage system of the site, catchment and flow path of the surface runoff generated from the site are indicated in **Appendix B4**. Detailed calculation could refer to **Appendix D**.

Under the existing condition, runoff from all the affect catchments, including the Application Site, is collected by the existing 450mm u-channel by overland flow. Under the proposed condition, the runoff is decrease due to the more unpaved area for the Application Site and no change in overall flow path. Thus, there is impacts to the

existing drainage system and the drainage proposal is considered to be adequate for the proposed temporary cold storage.

4 Conclusion

The layout plan of the Site is provided in **Appendix A**. The Site consists of an area of about 3,620 m² under the current Application No. **TPB/A/YL-ST/640** for proposed temporary cold storage for a period of 3 years.

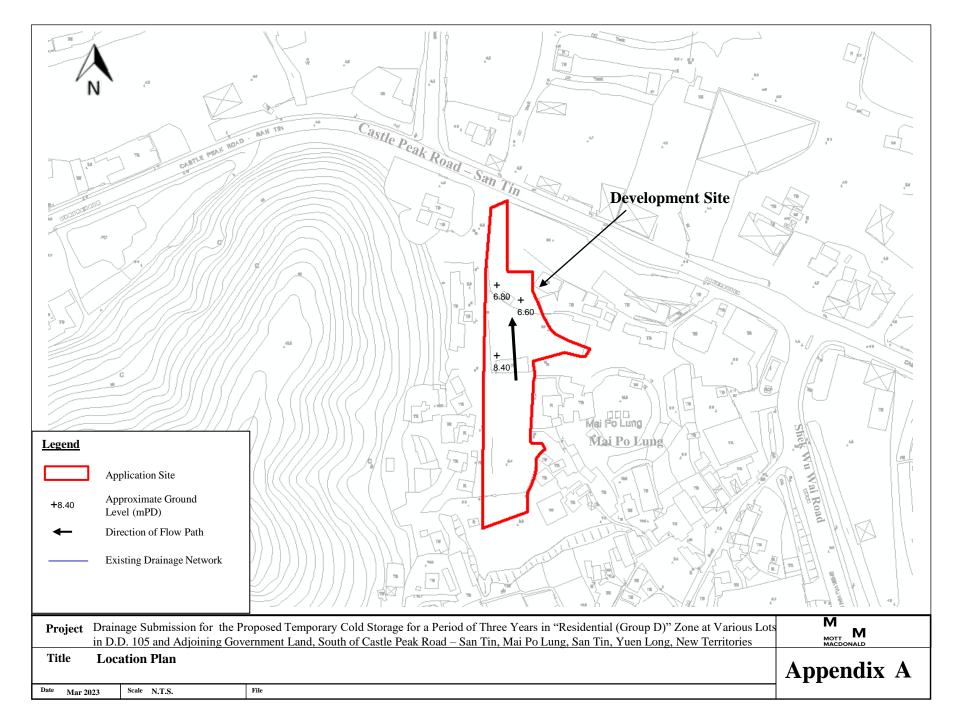
The Site is currently mainly paved area with some unpaved area. Due to the construction of the temporary building blocks and associated access for the proposed temporary cold storage, there will be slightly change in surface characteristics for the site area and resulting in a small reduction in paved area. Thus, no additional runoff from the site is anticipated as the total paved area for the site is slightly less in the proposed condition.

Three sets of proposed u-channels with catchpits are proposed to collect the runoff from the Site and its nearby sub-catchment E3. The proposed channels will be connected to the existing 450mm u-channel to the north of the Site with a catchpit with trap to prevent siltation entering into the existing drainage system. Based on hydraulic calculation, the proposed drainage system of the Site has sufficient capacity to collect the runoff from the Site (sub-catchments 1 to 9) and existing local sub-catchment E3. Therefore, it is considered that site has no adverse drainage impact on the existing drainage system and the proposed drainage system shall be adequate to service the proposed temporary cold storage of the Site.

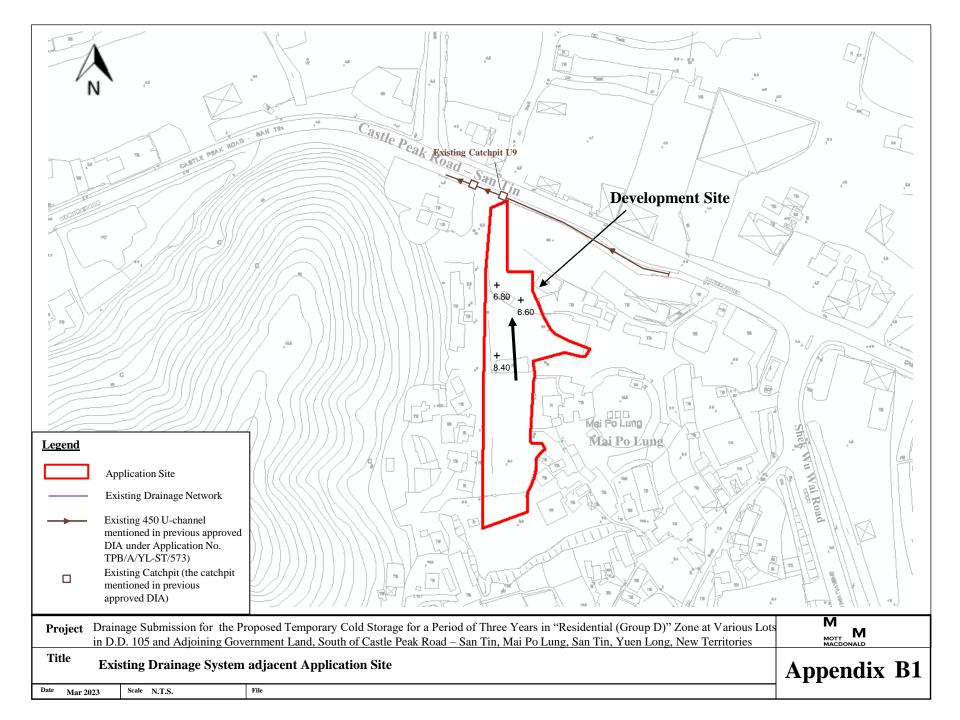
5 Appendices

- Appendix A Location Plan
- Appendix B1 Existing Drainage System adjacent Application Site
- Appendix B2 Sub-catchment Plan of Existing Drainage System
- Appendix B3 Proposed Drainage System of Application Site
- Appendix B4 Sub-catchment Plan of Proposed Drainage System
- Appendix C1 Photo Index Plan of Application Site
- Appendix C2 Site Condition Photo of Application Site
- Appendix D Hydraulic Calculation of Proposed U-channels

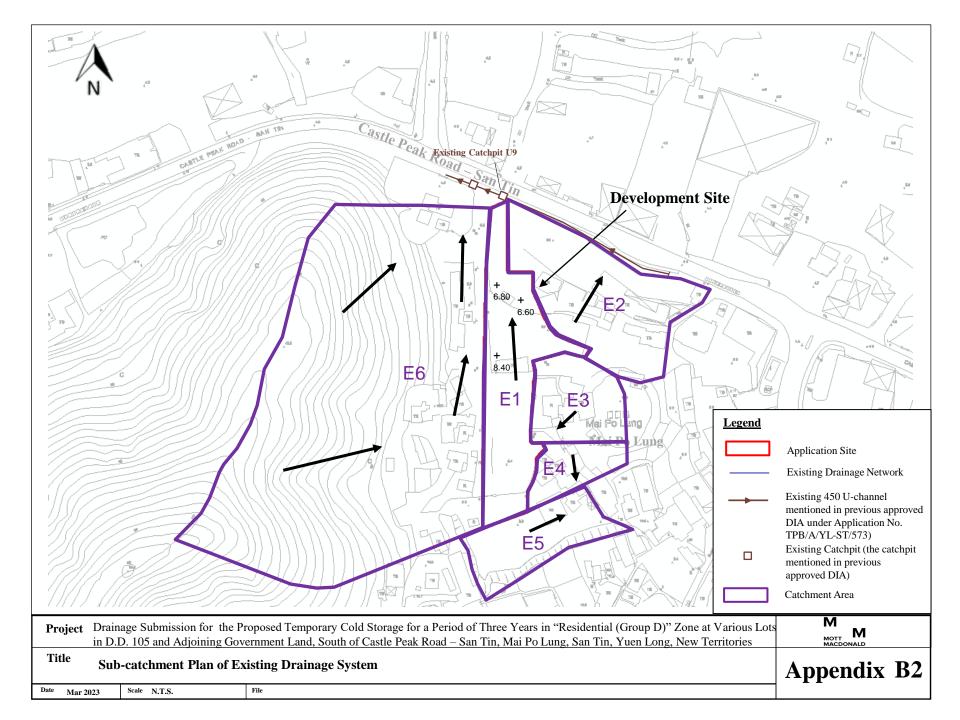
Appendix A Location Plan



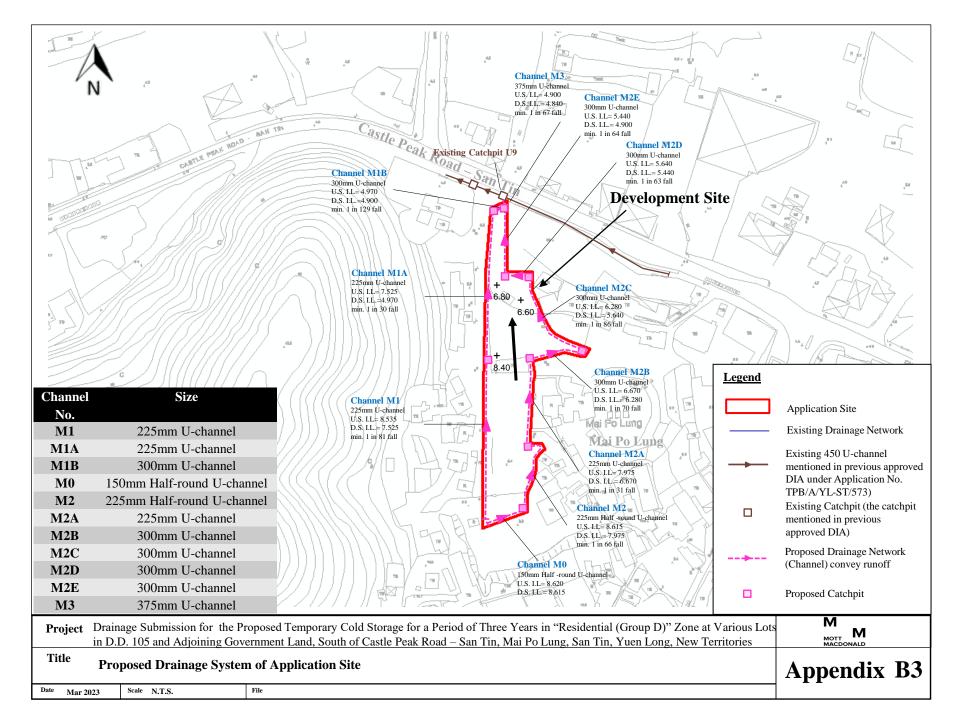
Appendix B1 Existing Drainage System adjacent Application Site



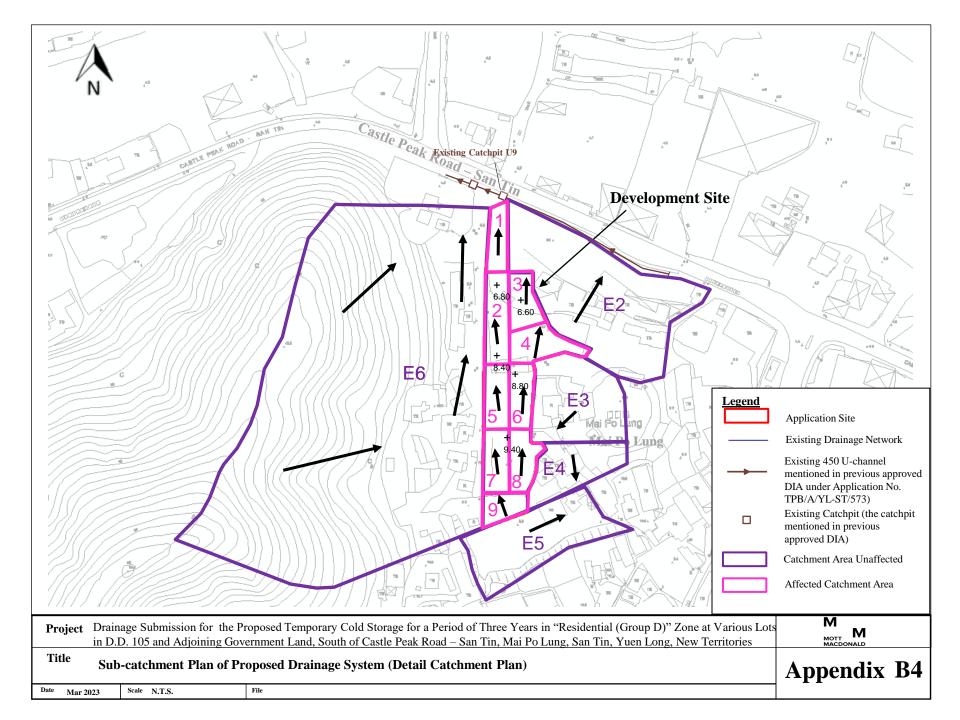
Appendix B2 Sub-catchment Plan of Existing Drainage System



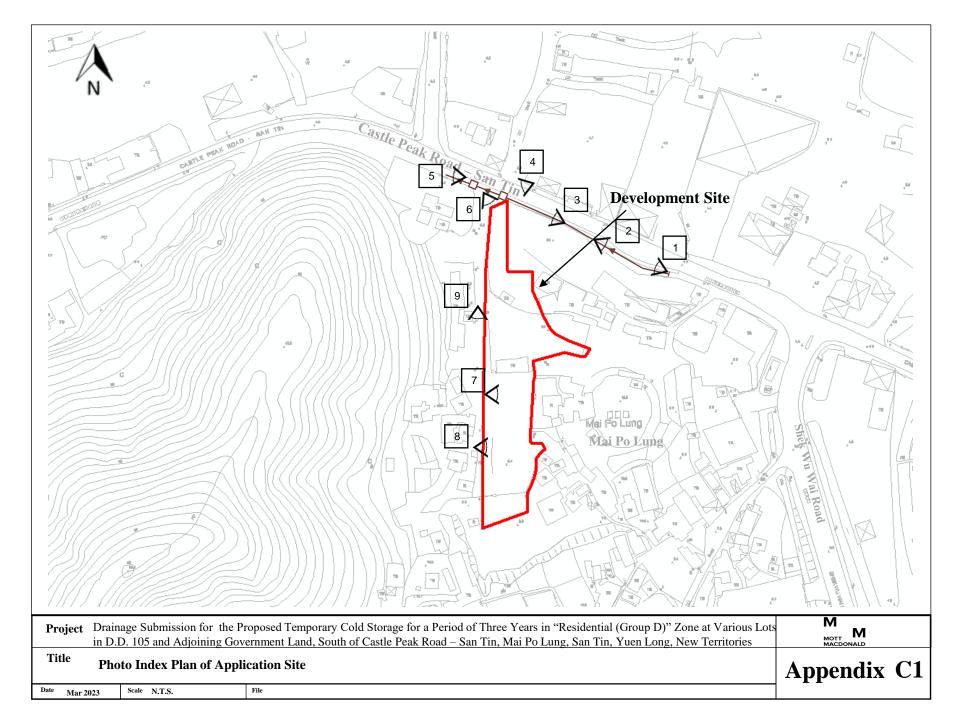
Appendix B3 Proposed Drainage System of Application Site



Appendix B4 Sub-catchment Plan of Proposed Drainage System



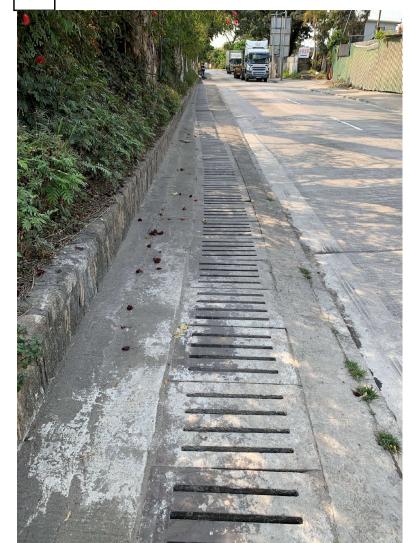
Appendix C1 Photo Index Plan of Application Site



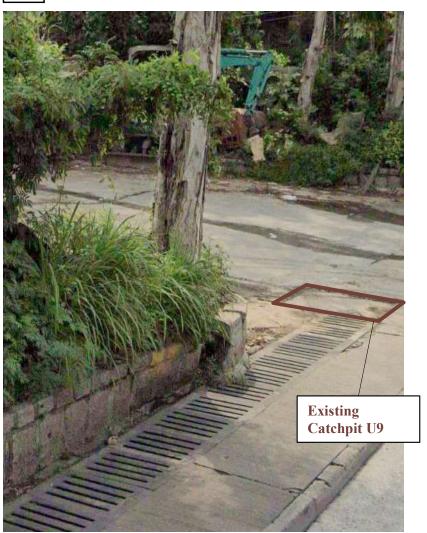
Appendix C2 Site Condition Photo of Application Site



	Project	M MOTT MACDONALD				
	Title	Appendix	C2			
D	^{ate} Mar 20)23	Scale N.T.S.	File		





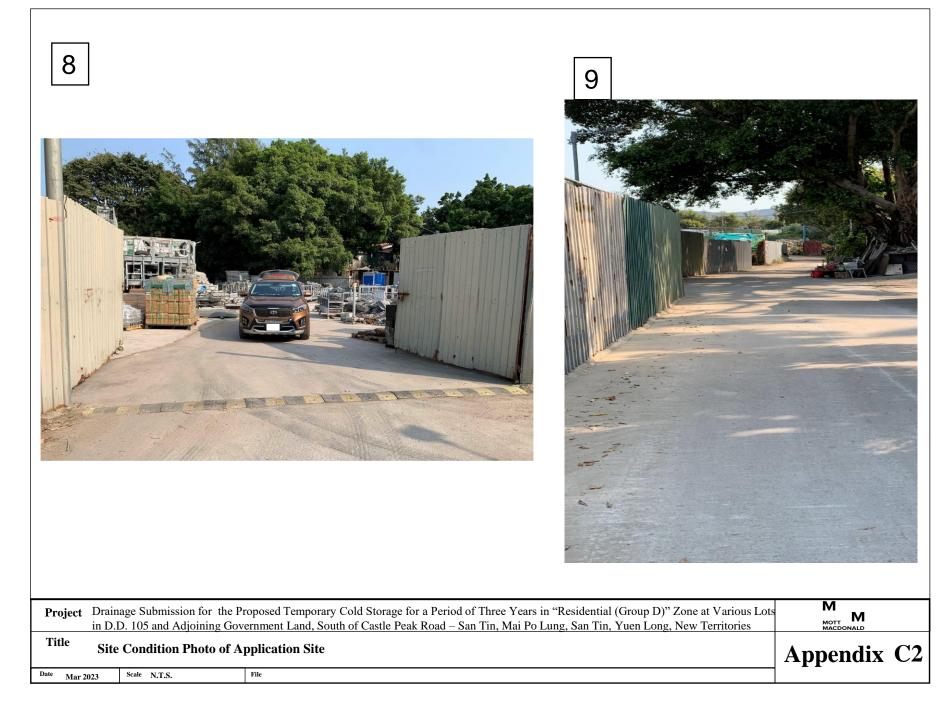


Project Drain in D.	M MOTT MACDONALD		
Title Site	Appendix C2		
Date Mar 2023	Scale N.T.S.	File	



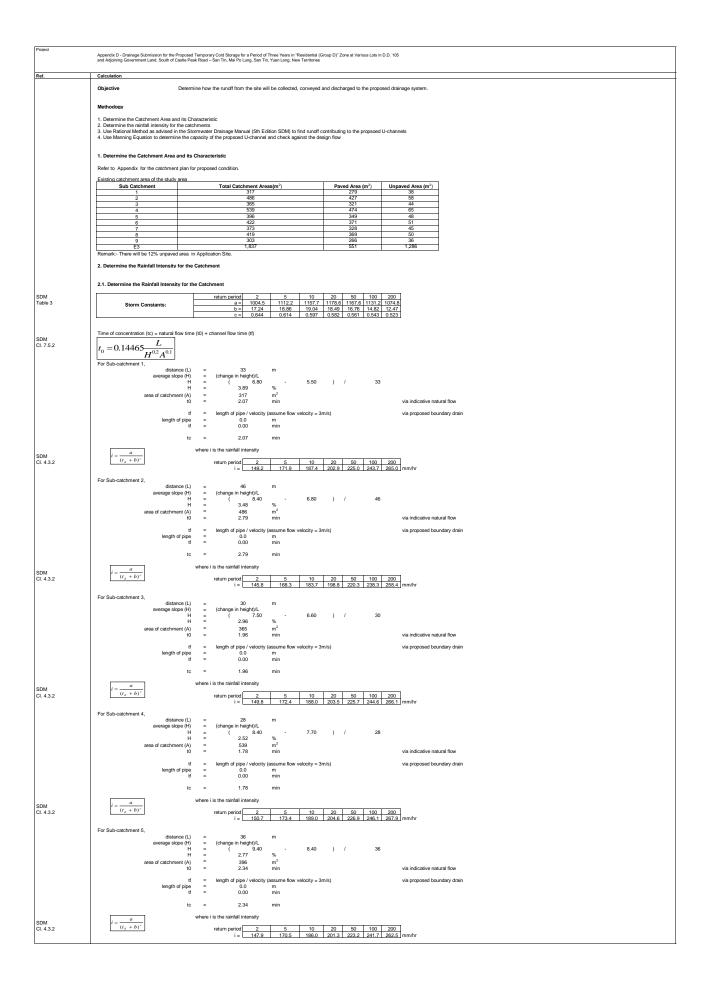
Р			-	roposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots ernment Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories		
Т	itle	Site	Condition Photo of A	pplication Site	Appendix	C2
Date	Mar 202	23	Scale N.T.S.	File		

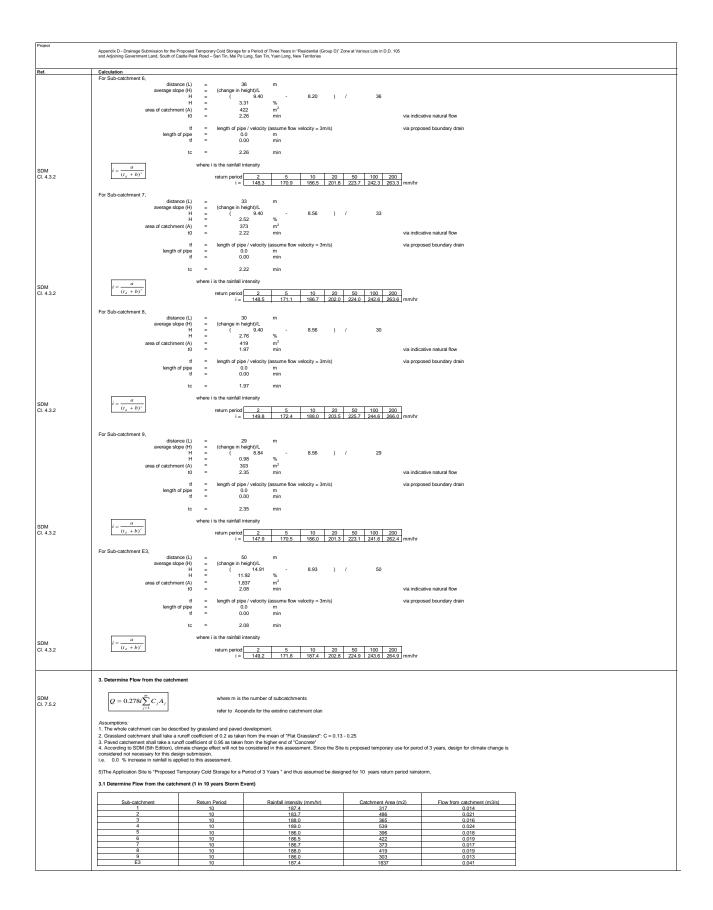




Mott MacDonald | Drainage Submission for the Proposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories Drainage Submission (Report No. 364736/071/A)

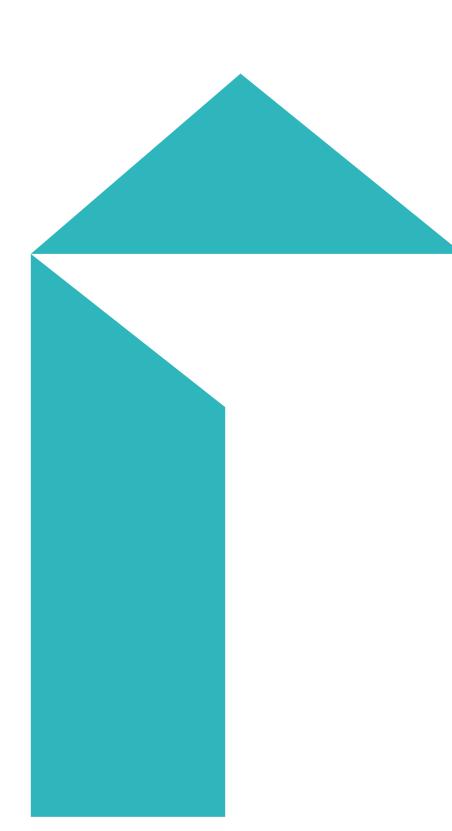
Appendix D Hydraulic Calculation of Proposed U-channels





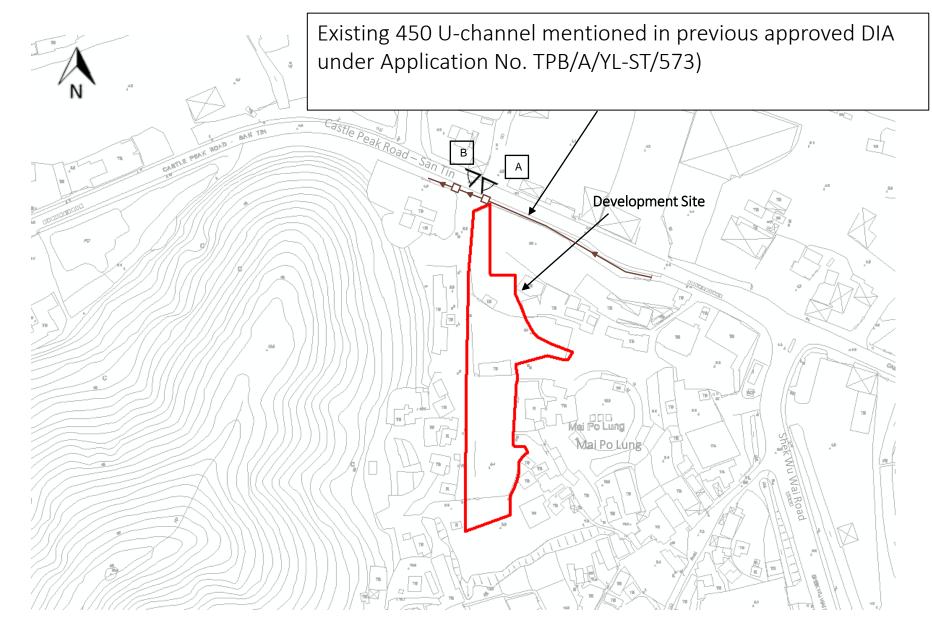
Calculation												
4. Determine the size of	Proposed U-chan	nel										
The Application Site is "P	roposed Temporan	Cold Storage for a P	eriod of 3 Years " and thus	assumed h	e designed for 10	vears return perior	1 rainstorm					
				assumed b	e designed for 10	years return perior	a rainstoinn.					
Using Manning equation f	or calculate the cha	innel Free Flow Full E	Sore Cabacity									
Usino Mamino equation for calculate the channel Free Flow Full Bore Casacity $\overline{\varphi} = \frac{R^{1/6}}{n} \sqrt{RS_f}$												
where												
P	 Velocity Hudrou 											
S _f	R = Hydraulic Radius (m) S ₁ = Slope (m/m)											
n	= Mannin	g's Coefficient of Rou	ghness (Dimensionless)									
Assumptions: 1 Surface roughness	coefficient (n)		= 0.016		(assume poor cor	crete lined channe	əl)					
Proposed U-channel												
				Channel			Downstream	Slope of the channel				I
Channel Name	Channel Size m	Area m2	Wet Paremeter m	Length m	Hydraulic Radius m	Upstream Invert mPD	Invert mPD	bed (So) 1 in	Flow from Catchment m ³ /s	Free Flow Full-bore Capacity m ³ /s	Utilization %	0
Proposed 225mm U-	m	Area m2	wet Paremeter m	m	m	mPD	mPD	1 ID	Flow from Catchment m /s	Capacity m /s	%	
channel M1												
Duran d 005 mm 11	0.225	0.05	0.58	82.3	0.08	8.535	7.525	81	0.048	0.056	84.78	
Proposed 225mm U- channel M1A												
	0.225	0.05	0.58	75.6	0.08	7.525	4.970	30	0.083	0.093	89.16	
Proposed 300mm U- channel M1B												
channel MTD	0.3	0.08	0.77	9.0	0.10	4.970	4.900	129	0.083	0.096	86.28	
Proposed 225mm Half-												
round U-channel M2	0.225	0.02	0.35	42.0	0.06	8.615	7.975	66	0.019	0.022	84.93	
Proposed 225mm U-	0.225	0.02	0.35	42.0	0.00	0.015	1.875	00	0.013	0.022	04.35	
channel M2A	0.005	0.05	0.50		0.08	7.075	0.070		0.070	0.004	05 70	
Proposed 300mm U-	0.225	0.05	0.58	40.4	0.08	7.975	6.670	31	0.078	0.091	85.70	-
channel M2B					1							
	0.3	0.08	0.77	27.2	0.10	6.670	6.280	70	0.078	0.131	59.74	
Proposed 300mm U- channel M2C					1							
	0.3	0.08	0.77	54.7	0.10	6.280	5.640	86	0.103	0.118	86.71	-
Proposed 300mm U- channel M2D					1							
Citaline wi2D	0.3	0.08	0.77	12.6	0.10	5.640	5.440	63	0.119	0.138	86.30	
Proposed 300mm U-					1							
channel M2E	0.3	0.08	0.77	34.5	0.10	5.440	4.900	64	0.119	0.137	86.93	
Proposed 375 mm U-					1			I				l –
channel M3												
	0.375	0.13	0.96	4.0	0.13	4.900	4.840	67	0.202	0.243	83.23	

Mott MacDonald | Drainage Submission for the Proposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories Drainage Submission (Report No. 364736/071/A)



mottmac.hk

Figure 1 - Silted existing 450 u-channel observed during site visit

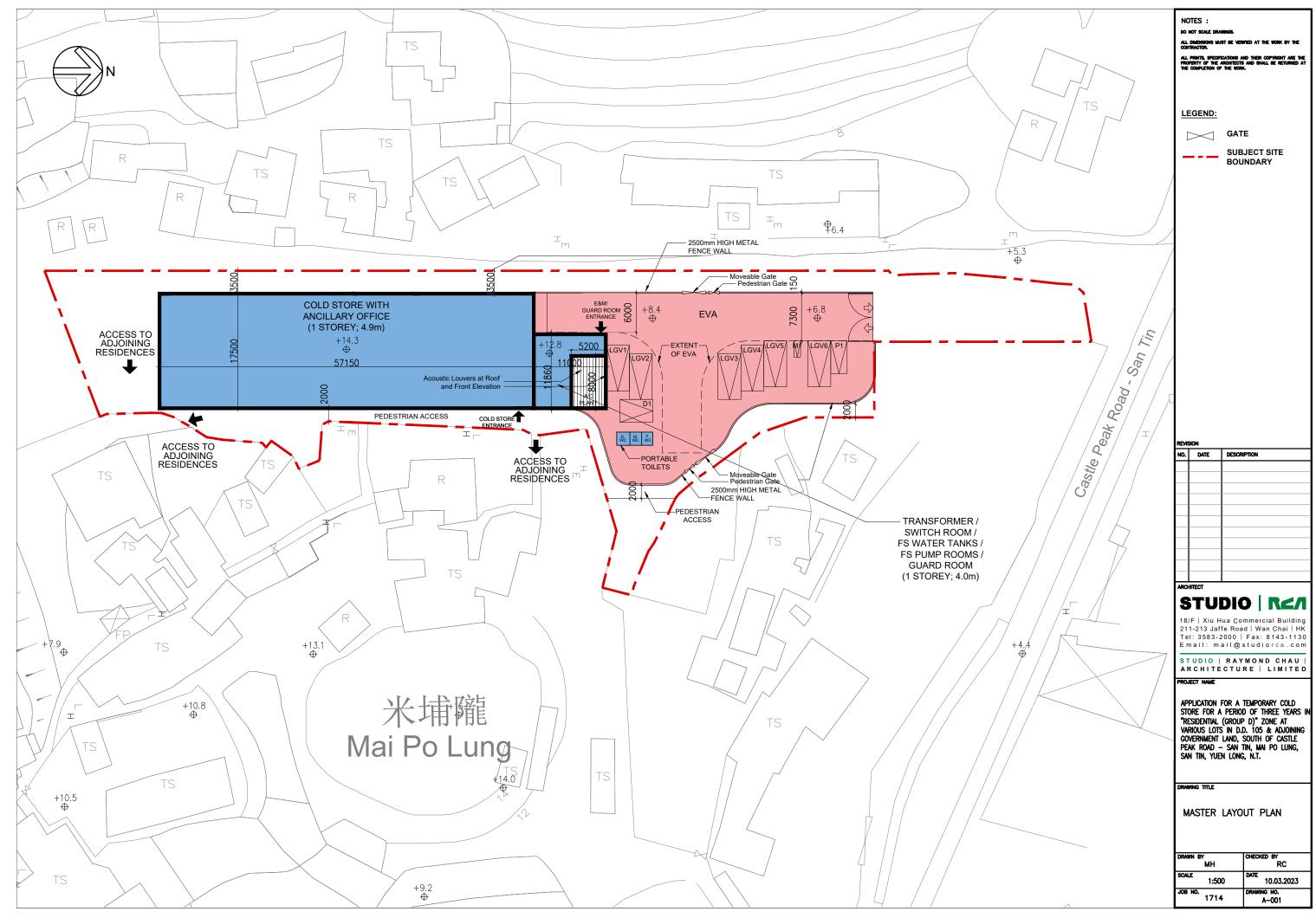








Existing 450 Uchannel system



Plan 1: E&M Layout



RE: Departmental Comments for s.16 Planning Application A/YL-ST/640 - FI 0312/04/2023 10:15 From: "YUE Lit Fung, Owen" To: "'dlylam@pland.gov.hk'" <dlylam@pland.gov.hk> Cc: "IP Wai Yi, Alison", "'ayycheung@pland.gov.hk'" <ayycheung@pland.gov.hk>, "'pyleung@pland.gov.hk'" <pyleung@pland.gov.hk> File Ref:

2 Attachments

Ø



Figures 1 & 2.pdf RtoC Table.docx

Dear Davy, RtC table to clarify departmental concerns is attached for your further action.

Dr. Owen Yue Assistant General Manager Property Development Department Henderson Land Development Company Limited

From: dlylam@pland.gov.hk [<u>mailto:dlylam@pland.gov.hk</u>] Sent: Thursday, April 06, 2023 3:21 PM To: YUE Lit Fung, Owen Cc: IP Wai Yi, Alison ; 'ayycheung@pland.gov.hk' <ayycheung@pland.gov.hk>; 'pyleung@pland.gov.hk' <pyleung@pland.gov.hk> Subject: RE: Departmental Comments for s.16 Planning Application A/YL-ST/640

CAUTION: External email

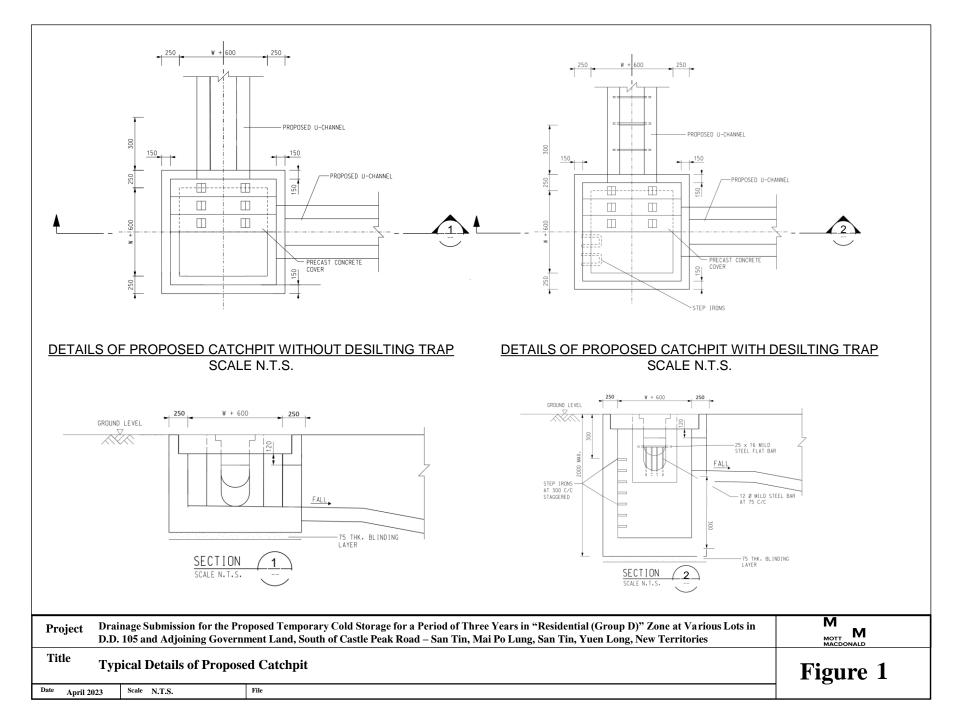
Dear Owen,

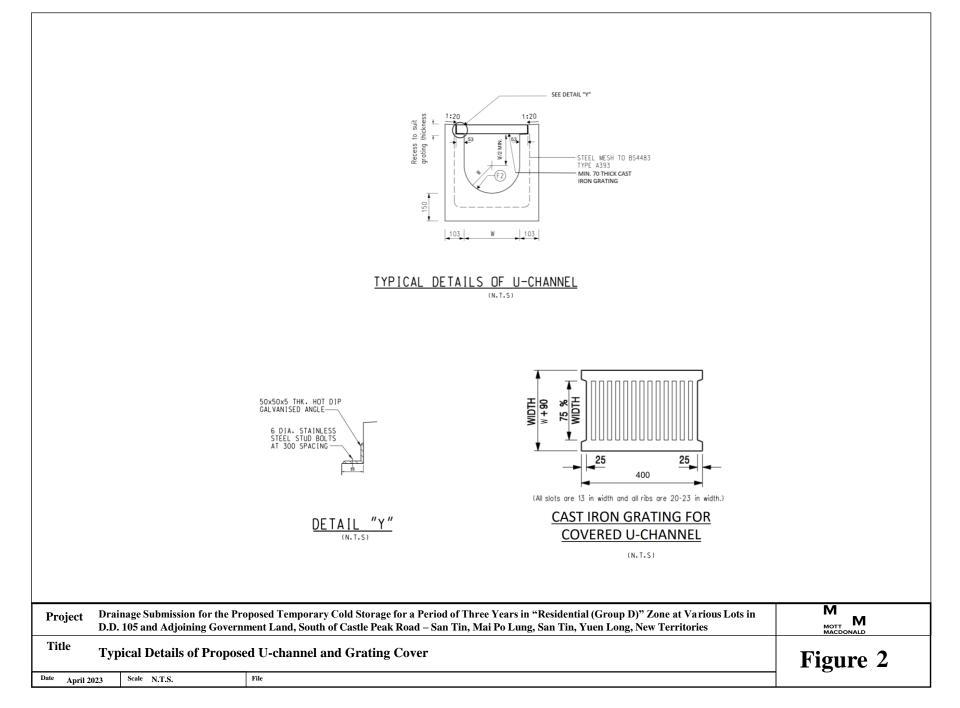
I refer to the captioned planning application. Please find attached the departmental comments on FI-1 for your information/response.

For enquires on the departmental comments, please contact relevant officers as stated in the file attached directly. For other enquiries, please contact the undersigned or Alice CHEUNG at 3168 4041 of this office.

Best Regards, Davy LAM TPG/FSYLE(2), DPO/FS&YLE, PlanD Tel: 3168 4045 Proposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories.

Item Reference	Comment	Response		
1	Comments from DSD : Mr. LEONG Cheung Ching T: 2300 1432	2 via DPO email 6.4.2023		
	Please include the details of the catchpit, U channel and the grating cover in the drainage proposal. The terminal catchpit shall have desilting trap.	Noted and the details of the catchpit, U channel and the grating cover are provided in the attached Figure 1 and Figure 2 . Desilting trap will be provided for the terminal catchpit and details in Figure 1 .		
2	Comments from FSD : Contact Person: Mr. WONG Ho Yin; Tel: 27	733 7737 via DPO email 6.4.2023		
	Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020.	Noted and FSR plan will be submitted for the discharge of approval condition, if needed, before implementation.		
	Fire detection and fire alarm systems shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021.			
	Emergency lighting shall be provided in accordance with BS 5266- 1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021.	Ditto		
	"F.S. Communication Centre" as mentioned in FS Notes items 7.4 and 8.5 shall be revised as "F.S. Communications Centre".	Ditto		
	The FSI provisions as indicated on DRG No. G-003 shall tally with those on G-006.	Ditto		
	The EVA calculations provided shall tally with the information on plans.	Ditto		
	Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020.	Ditto		
3	Comments from EPD : Ms. CHAN Lai Mei, Jolitta T: 2835 1112	2 via DPO email 6.4.2023		
	Further to the layout plan attached under FI-1 (which is different from the previous planning application No. A/YL-ST-573), it appears that there are openings directing towards nearby sensitive receivers. Please clarify and update the layout plan as necessary.	The arrangement of the acoustic louver is set towards the direct north to avoid the noise sensitive receivers in the west and east.		







RE: Departmental Comments for s.16 Planning Application A/YL-ST/640 -FI04/05/2023 12:28 From: "YUE Lit Fung, Owen" To: "'tpbpd@pland.gov.hk''' <tpbpd@pland.gov.hk>, "'fsyledpo@pland.gov.hk''' <fsyledpo@pland.gov.hk> Cc: "IP Wai Yi, Alison", "'ayycheung@pland.gov.hk''' <ayycheung@pland.gov.hk>, "'pyleung@pland.gov.hk''' <pyleung@pland.gov.hk>, "'dlylam@pland.gov.hk''' <dlylam@pland.gov.hk> File Ref:

5 Attachments





20230503 FI-02 Cover Letter signed.pdf A_YL_ST_640 FI -02 FSD Notes.pdf



A_YL_ST_640 FI -02 FSD Plan.pdf A_YL_ST_640 FI-02 DSD Figures 1 & 2.pdf



A_YL_ST_640 FI-02 RtoC (DSD FSD EPD) Table.pdf

Dear Sir,

FI to address departmental comments and files also uploaded to the TPB website. Original copies have been posted today.

Dr. Owen Yue Assistant General Manager Property Development Department Henderson Land Development Company Limited

From: dlylam@pland.gov.hk [<u>mailto:dlylam@pland.gov.hk</u>] Sent: Thursday, April 06, 2023 3:21 PM To: YUE Lit Fung, Owen Cc: IP Wai Yi, Alison ; 'ayycheung@pland.gov.hk' <ayycheung@pland.gov.hk>; 'pyleung@pland.gov.hk' <pyleung@pland.gov.hk> Subject: RE: Departmental Comments for s.16 Planning Application A/YL-ST/640

CAUTION: External email Dear Owen,

I refer to the captioned planning application. Please find attached the departmental comments on FI-1 for your information/response.

For enquires on the departmental comments, please contact relevant officers as stated in

良鴻發展有限公司 Land Jumbo Development Limited

Unit 1603-1606, 16/F, Alliance Building, No.130-136 Connaught Rd Central, Sheung Wan, HK

Your Ref: -Our Ref: MPL-A-YL-ST640FI02

3 May 2023

By Email & By Post

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

Dear Sir,

Planning Application for

Proposed Temporary Cold Storage for a Period of 3 Years

in "Residential (Group D)" zone, Lot Nos.16 S.B ss2 (part), 16 S.B ss3 (part), 19RP, 19SC, 21RP(part), 21SA(part), 23SA, 24RP(part), 25SA (part), 26RP(part), 42RP(part) and 44SA(part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long

Further Information 02 (DSD, FSD, and EPD)

We would like to submit herewith Responses to Comments Table and associated plans for the consideration of the Town Planning Board.

Should you have any queries with regard to the above, please do not hesitate to contact our Dr. Owen Yue or the undersigned.

Thank you for your attention.

Yours faithfully,

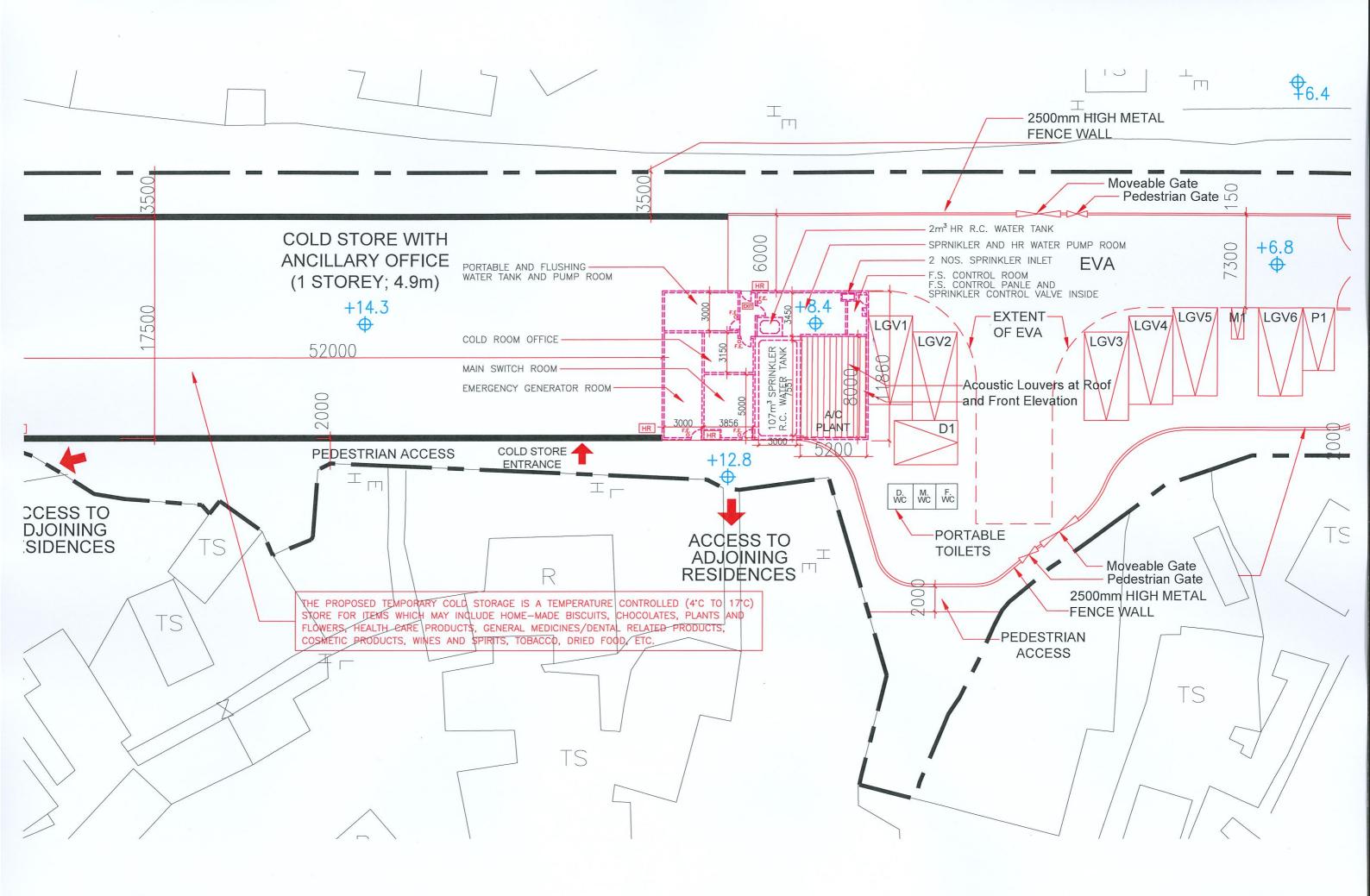
CHAN CHI CHEONG

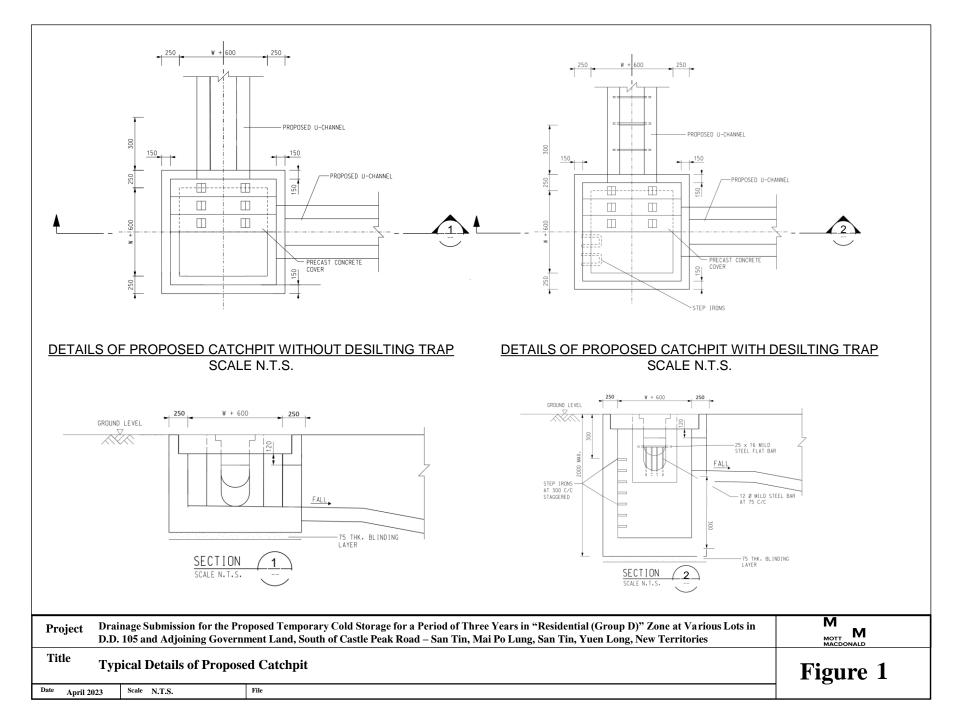
[Encl.] c.c. DPO (<u>fsyledpo@pland.gov.hk</u>) FI-02: Proposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories.

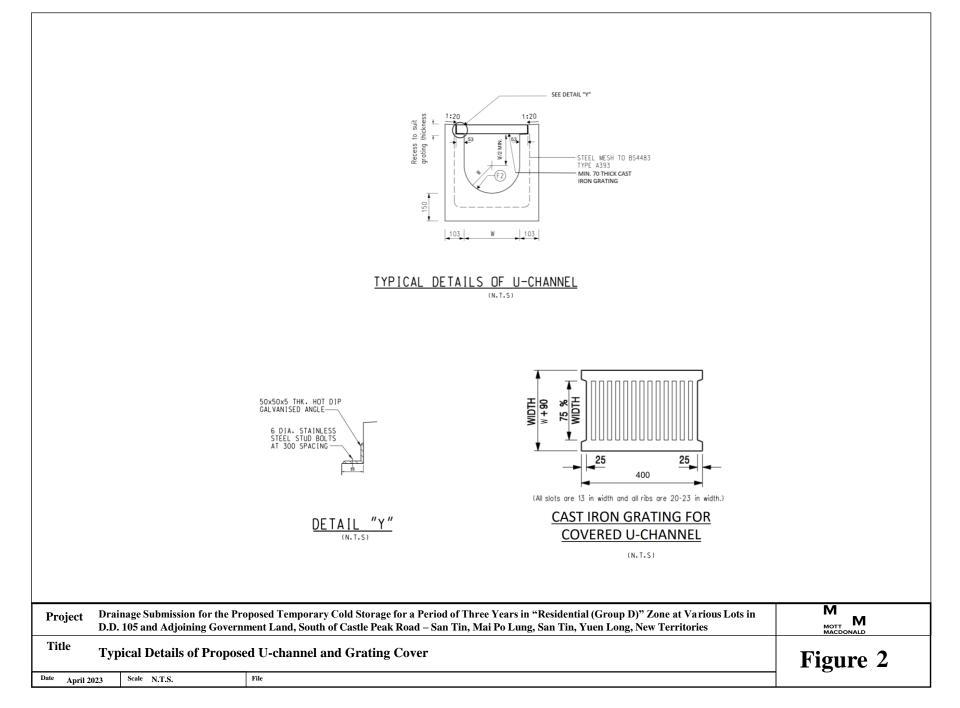
Item Reference	Comment	Response			
1	Comments from DSD : Mr. LEONG Cheung Ching T: 2300 1432	2 via DPO email 6.4.2023			
	Please include the details of the catchpit, U channel and the grating cover in the drainage proposal. The terminal catchpit shall have desilting trap.	Noted and the details of the catchpit, U channel and the grating cover are provided in the attached Figure 1 and Figure 2 . Desilting trap will be provided for the terminal catchpit and details in Figure 1 .			
2	Comments from FSD : Contact Person: Mr. WONG Ho Yin; Tel: 27	733 7737via DPO email 6.4.2023			
	Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020.	Noted and Amended on F.S. Notes.			
		The Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020, will be followed.			
	Fire detection and fire alarm systems shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No.	Noted and Amended on F.S. Notes.			
	6/2021.	The Fire detection and fire alarm systems shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021, will be followed.			
	Emergency lighting shall be provided in accordance with BS 5266- 1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021.	Noted and Amended on F.S. Notes.			
	1.2010, DS EN 1636.2013 and the FSD Circular Letter NO. 4/2021.	The Emergency lighting shall be provided in accordance with BS 5266- 1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021, will be followed.			
	"F.S. Communication Centre" as mentioned in FS Notes items 7.4 and 8.5 shall be revised as "F.S. Communications Centre".	⁴ Noted and Amended on F.S. Notes.			
	The FSI provisions as indicated on DRG No. G-003 shall tally with those on G-006.	Noted and Amended on layout plans DRG No. G-003 and G-006.			
	The EVA calculations provided shall tally with the information on plans.	Noted and details are subject to FSI submission in the implementation stage.			

	 FIRE SERVICES NOTES: I.J. SURFACE SPEEAD OF FLAKE I.M. LINEAR TRANSFER AND WERE AN UNLERN INFORMATION CONTRACT TO FREE TRANSFER AND AND ADDRESS AND CONTRACT TO FREE TRANSFER AND ADDRESS AND
--	--

12.1 STREET FIRE HYDRANT SYSTEM WILL NOT BE PROVIDED. 13.0 OTHERS 13.1 STATIC AND DYNAMIC SMOKE EXTRACTION SYSTEN IS NOT REQUUIRED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEED 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.









Sent by: File Ref:

LAM/PLAND/HKSARG@PLAND Yen PY LEUNG/PLAND/HKSARG

----- Forwarded by Yen PY LEUNG/PLAND/HKSARG on 12/06/2023 11:26 -----

From:	<tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>
To:	<fsyledpo@pland.gov.hk></fsyledpo@pland.gov.hk>
Cc:	<phctsui@pland.gov.hk>, <kkfyiu@pland.gov.hk></kkfyiu@pland.gov.hk></phctsui@pland.gov.hk>
Date:	12/06/2023 11:07
Subject:	FW: s.16 Planning Application A/YL-ST/640 - FI (FSD)

From: YUE Lit Fung, Owen Sent: Monday, June 12, 2023 11:03 AM To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk> Cc: ayycheung@pland.gov.hk; pyleung@pland.gov.hk; 'dlylam@pland.gov.hk' <dlylam@pland.gov.hk>; IP Wai Yi, Alison Subject: RE: s.16 Planning Application A/YL-ST/640 - FI (FSD)

Dear Sir,

FI (FSD) for the captioned application is attached for your further action. Relevant files uploaded to TPB website.

Dr. Owen Yue Assistant General Manager **Property Development Department** Henderson Land Development Company Limited

From: dlylam@pland.gov.hk [mailto:dlylam@pland.gov.hk] Sent: Tuesday, May 16, 2023 3:46 PM To: YUE Lit Fung, Owen Cc: ayycheung@pland.gov.hk; pyleung@pland.gov.hk Subject: Re: s.16 Planning Application A/YL-ST/640 - FI (FSD)

CAUTION: External email Dear Owen,

良鴻發展有限公司 Land Jumbo Development Limited

Unit 1603-1606, 16/F, Alliance Building, No.130-136 Connaught Rd Central, Sheung Wan, HK

Your Ref: -Our Ref: MPL-A-YL-ST640FI04

5 June 2023

By Email & By Post

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

Dear Sir,

Planning Application for

Proposed Temporary Cold Storage for a Period of 3 Years in "Residential (Group D)" zone, Lot Nos.16 S.B ss2 (part), 16 S.B ss3 (part), 19RP, 19SC, 21RP(part), 21SA(part), 23SA, 24RP(part), 25SA (part), 26RP(part), 42RP(part) and 44SA(part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long

Further Information 04 (FSD)

We would like to submit herewith Responses to Comments Table and associated plans for the consideration of the Town Planning Board.

Should you have any queries with regard to the above, please do not hesitate to contact our Dr. Owen Yue or the undersigned.

Thank you for your attention.

Yours faithfully,

CHAN CHI CHEONG

OY/SL/CC

[Encl.] c.c. DPO (<u>fsyledpo@pland.gov.hk</u>) Proposed Temporary Cold Storage for a Period of Three Years in "Residential (Group D)" Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories.

Item Reference	Comment	Response
1	Comments from FSD : WONG Ho-yin at 2733 7737	or Mr. CHAU Nai-yin at 2733 7781 via DPO email 16.5.2023
i.	Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020.	Noted and Amended on F.S. Notes. The Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020, will be followed.
ii.	Fire detection and fire alarm systems shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021.	Noted and Amended on F.S. Notes. The Fire detection and fire alarm systems shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021, will be followed.
iii.	Emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021.	Noted and Amended on F.S. Notes. The Emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021, will be followed.
iv.	"F.S. Communication Centre" as mentioned in FS Notes items 7.4 and 8.5 shall be revised as "F.S. Communications Centre".	Noted and Amended on F.S. Notes.
v.	The FSI provisions as indicated on DRG No. G-003 shall tally with those on G-006.	Noted and Amended on layout plans. The FSI provisions as indicated on DRG No. G-003 are tally with those on G-006.
vi.	The EVA calculations provided shall tally with the information on plans.	Noted and EVA calculations are provided tally with the information on plans.
vii.	Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020.	Noted and Amended on F.S. Notes. The Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020 will be followed.

GENERAL NOTES:

- R.C.C. DETAIL AND CALCULATION TO BE SUBMITTED UNDER SEPARATE COVER.
- W.C. & DRAINAGE PLANS TO BE SUBMITTED UNDER SEPARATE COVER.
- ALL BRICK WORKS TO BE BUILT WITH CEMENT MORTAR 1:3 MIX. MIN. HEIGHT OF BEAMS AND CEILING ABOVE FLOOR LINE TO BE 2.0m.
- ALL DIMENSIONS TO BE INDICATED IN MILLIMETERS.
- THE RUN IN/OUT TO BE CONSTRUCTED IN COMPLIANCE WITH HIGHWAY'S DEPARTMENT
- STANDARD DWGS. NOS: H5114, H5115 AND H5116.
- 7. THE PROPOSED TEMPORARY COLD STORE WILL NOT INVOLVE
- USE/STORAGE OF DANGEROUS GOODS.
- ACCESS AND FACILITES FOR PERSON WITH DISABILITY SHALL COMPLY WITH BUILDING (PLANNING)
- REGULATION 72 AND DESIGN MANUAL BARRIER FREE ACCESS 2008.
- 9. CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011 TO BE COMPLIED WITH.

FIRE SERVICES NOTES:

1.0 SURFACE SPREAD OF FLAME

- 1.1 ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACES SPREAD OF FLAMES AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT. OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- 1.2 ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACES SPREAD OF FLAMES AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.

2.0 DANGEROUS GOOD

2.1 ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO DIRECTOR OF FIRE SERVICES.

3.0 EMERGENCY GENERATOR

3.1 EMERGENCY GENERATOR WILL BE PROVIDED FOR THE ENTIRE DEVELOPMENT TO PROVIDE ESSENTIAL POWER TO THE F.S. INSTALLATION. THE NEW FIRE ALARM CONTROL PANEL SHALL BE BACKED UP WITH BATTERIES.

4.0 EMERGENCY LIGHTING

4.1 THE SPECIFICATION OF EMERGENCY LIGHTING SHALL COMPLY WITH H.K.F.S.D. STANDARD REQUIREMENTS. 4.2 EMERGENCY LIGHTING SHALL BE PROVIDED TO ALL BUILDINGS WITHIN THE PREMISES AND IN ADDITION, SUCH LIGHTING SHALL ALSO BE PROVIDED ADEQUATE ILLUMINATION TO PERMIT SAFE EVACUATION TO THE OUTSIDE OF THE BUILDING AND IN ACCORDANCE WITH BS 5266-1:2016, BS EN AND THE FSD CIRCULAR LETTER NO. 4/2021.

5.0 DIRECTIONAL AND EXIT SIGNS

- 5.1 SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO BE PROVIDED AND ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING ARE CL INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING.
- 5.2 EXIT SIGNS AND DIRECTIONAL SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTER 5/2008.

6.0 FIRE ALARM CONTROL PANEL

6.1 A MAIN FIRE ALARM CONTROL PANEL SHALL BE PROVIDED FOR THE ENTIRE DEVELOPMENT AND LOCATED INSIDE THE F.S. CONTROL ROOM AT G ON PLAN.

7.0 FIRE DETECTION AND ALARM SYSTEM

- 7.1 FIRE DETECTION SYSTEM (HEAT DETECTORS) TO BE PROVIDED TO E/M PLANT ROOMS (NOT COVERED BY AUTOMATIC FIXED INSTALLATIONS, EXC METER CABINETS) IN ACCORDANCE WITH CIRCULAR LETTER 1/2009 & 3/2010 AND BS 5839-1:2017 AND THE FSD CIRCULAR LETTER NO. 6/202 AREA NOT COVERED BY AUTOMATIC SPRINKLER SYSTEM.
- 7.2 MANUAL FIRE ALARM SYSTEM TO BE PROVIDED AND INCORPORATED IN THE HOSE REEL SYSTEM AND INSTALLED AS AN INTEGRAL PART OF THE DETECTION SYSTEM. A MAIN F.S. CONTROL WHICH PERCEIVES FIRE ALARM SIGNAL FROM SPRINKLER SYSTEM, MANUAL FIRE ALARM SYSTEM AND ALARM SYSTEM TO BE LOCATED AS INDICATED ON PLAN. 7.3 BREAK GLASS UNITS AND ALARM BELLS TO BE PROVIDED FOR ALL HOSE REEL POINTS. IN ADDITION, BREAK GLASS UNITS TO BE PUMPS AND IN
- WARNING DEVICES. 7.4 ALL FIRE ALARM SIGNALS INCLUDING DETECTORS, FLOW SWITCHS, BREAKGLASS UNITS, ETC. TO BE LINKED TO THE F.S. COMMUNICATIONS CENTRE
- TELEPHONE LINE. 7.5 VISUAL FIRE ALARM FLASHING LIGHTS WILL NOT BE PROVIDED, DUE TO UNDER PRIVATE WITH ACCESS CONTROL.

8.0 AUTOMATIC SPRINKLER SYSTEM

- 8.1 AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATION INCORPORATING LF AND LPC TECHNICAL BULLETINS AND CIRCULAR LETTER NO. 5/2020 TO PROTECT THE ENTIRE DEVELOPMENT EXCEPT E&M PLANT ROOM. 8.2 THE CLASSIFICATION OF THE ENTIRE DEVELOPMENT TO BE ORDINARY HAZARD GROUP III (OH III).
- 8.3 ONE 107000 LITRES (107m³) SPRINKLER WATER TANK TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT AS INDICATED ON PLAN.
- 8.4 ONE SET OF ELECTRICAL DRIVEN SPRINKLER PUMPS (DUTY / STANDBY) SHALL BE PROVIDED ADJACENT TO THE SPRINKLER WATER TANK TO MAINTAIN THE REQUIRED FLOW AND PRESSURE.
- 8.5 ALL SPRINKLER ALARM SIGNALS TO BE TRANSMITTED TO THE SPRINKLER ANNUNCIATION PANEL AS INDICATED ON PLAN. SPRINKLER ALARM SIGNALS TO BE LINKED TO THE F.S. COMMUNICATIONS CENTRE BY DIRECT TELEPHONE LINE.
- 8.6 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLAN. 8.7 DRY SPRINKLER SYSTEM SHOULD BE PROVIDED FOR COLD STORAGE ROOM.

9.0 HOSE REEL SYSTEM

- 9.1 ONE 2,000 LITRES (2m³) HOSE REEL WATER TANK TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT AS INDICATED ON PLAN.
- 9.2 ONE SET OF ELECTRICAL DRIVEN HOSE REEL WATER PUMPS (DUTY / STANDBY) SHALL BE PROVIDED ADJACENT TO THE HOSE REEL WATER TANK TO MAINTAIN THE REQUIRED FLOW AND PRESSURE.

10.0 VENTILATION / AIR CONDITIONING CONTROL SYSTEM

10.1 NO VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO BE PROVIDED TO STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

11.0 PORTABLE APPLIANCES

11.1 4.5kg CO₂ FIRE EXTINGUISHER SHALL BE PROVIDED FOR ALL PLANT ROOMS.

12.0 STREET FIRE HYDRANT SYSTEM

12.1 STREET FIRE HYDRANT SYSTEM WILL NOT BE PROVIDED.

13.0 OTHERS

13.1 STATIC AND DYNAMIC SMOKE EXTRACTION SYSTEN IS NOT REQUUIRED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEED 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

COLOUR INDICATION:

	R.C. WORKS
	BRICK WORKS
	SOLID CONC. BLOCK
	EXTERNAL PLASTER
	CERAMIC TILES
	GLASS WORKS
	METAL WORKS
	WOOD WORKS
	SANITARY FITMENTS
	HARDCORE
A.L.	
A.L.	ALUMINIUM LOUVRE
F.G.L.	FIXED GLASS LOUVRE
S.S.	STAINLESS STEEL
Φ	PROPOSED STRUCTURAL LEVEL (M.P.D.)
4	

-FINISHED LEVEL

ABBREVIATION

LEGEN	D FOR	FIRE	SERVICE	EQUIPMENT:
/H.R.	HOSE REEL		EXIT	EXIT SIGN

EGEN	DFUR	FIKE	SERVICE	<u>EQUIPMENT:</u>
☐ /H.R.	HOSE REEL		EXIT	EXIT SIGN

📿 /H.R.	HOSE REEL	EXIT	EXIT SIGN

Site Bounda	ry Information
PRELIMINAR	<u>SITE BOUNDARY</u>

			I SHE DU	<u>JUNDAN I</u>	
	Pt.	Distance	Ν	E	
	А	2.641	839614.579	825005.297	
	В	32.902	839581.680	825004.896	
ED TO ENSURE	С	11.721	839581.680	825016.617	
1838: 2013		10.757	839570.923	825016.617	
1000.2010	Е	3.343	839567.595	825016.926	
	D E F G	18.872	839552.167	825027.796	
	G	10.463	839547.458	825037.140	
	Н	7.259	839544.493	825043.765	
CLEARLY	J	4.727	839539.914	825042.590	
	К	8.900	839542.126	825033.970	
	L	16.290	839537.497	825018.351	
	М	4.700	839532.826	825018.873	
	Ν	3.716	839529.174	825019.557	
G/F AS INDICATED	Р	1.002	839529.160	825018.556	
	Q	31.030	839498.160	825017.196	
	R	1.108	839497.173	825017.701	
	S T	5.310	839496.782	825022.996	
CEPT WATER	Т	3.487	839493.613	825024.450	
D21 TO PROTECT	U	2.037	839492.795	825022.585	
	V	4.224	839489.359	825020.129	
	W	1.278	839488.578	825021.140	
	X Y	0.883	839488.002	825020.471	
AUTOMATIC FIRE	Y	6.059	839481.961	825019.998	
	Z	2.480	839479.513	825019.598	
INITIATE THE	AA	4.417	839475.768	825017.256	
	AB	1.316	839474.635	825016.586	
RE BY DIRECT	AC	2.086	839472.660	825015.915	
	AD	1.448	839471.212	825015.893	
	AE	6.940	839464.274	825016.078	
	AF	24.473	839454.823	824993.503	
	AG	15.451	839470.273	824993.444	
LPC BS EN 12845:2015)	AH	112.372	839582.645	824993.696	
LPC BS EN 12845:2015	AJ	12.154	839594.768	824994.562	
	AK	18.906	839613.435	824997.559	
	AL	9.041	839617.174	825005.791	

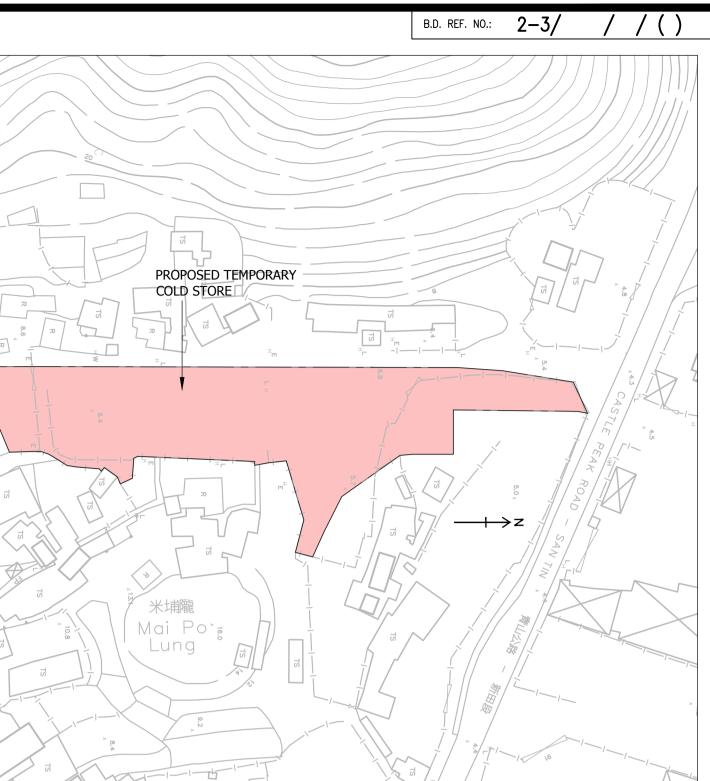
A	02/19	GENERAL F	REVISION			
REV.	DATE		DESCRIPTION	١		
PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD-SAN TIN, MAI PO LUNG, SAN TIN, YUEN LONG, N.T.						
DRAWING TITLE BLOCK PLAN AND NOTES						
JOB NO.			DESIGNED	B.K.		
DATE	07	/2018	DRAWN	M.C.		
SCALE	AS	SHOWN (A1)	CHECKED	B.K.		
DRG. NO.			STATUS			
	G-	-001	SUBI	VISSION		
AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER						
HENSON Cheng Yuk Lun Authorized Person Registered Geotechnical Engineer CONSULTING ENGINEERS LTD.						

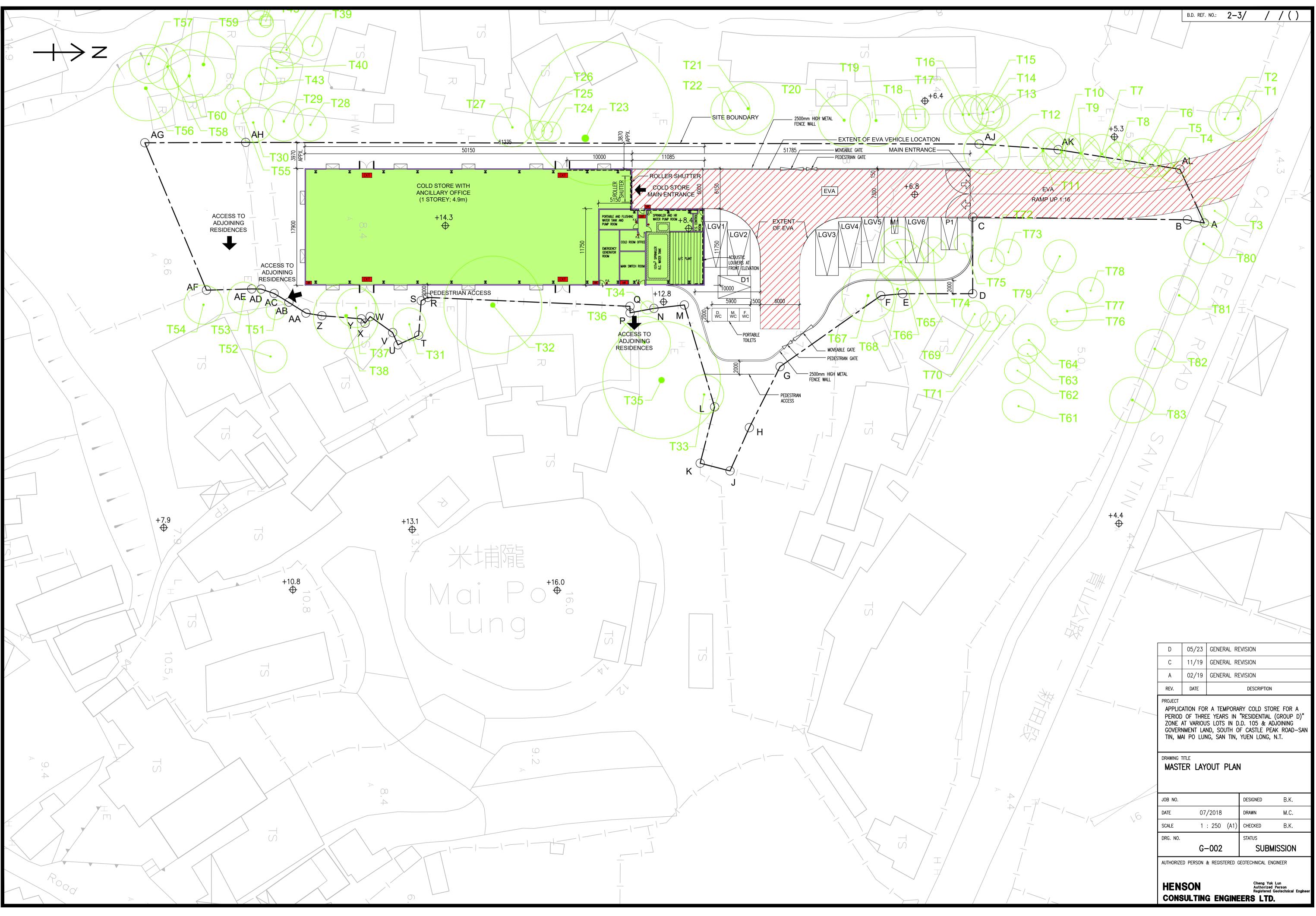
D 05/23 GENERAL REVISION

B 09/20 NOTES REVISED

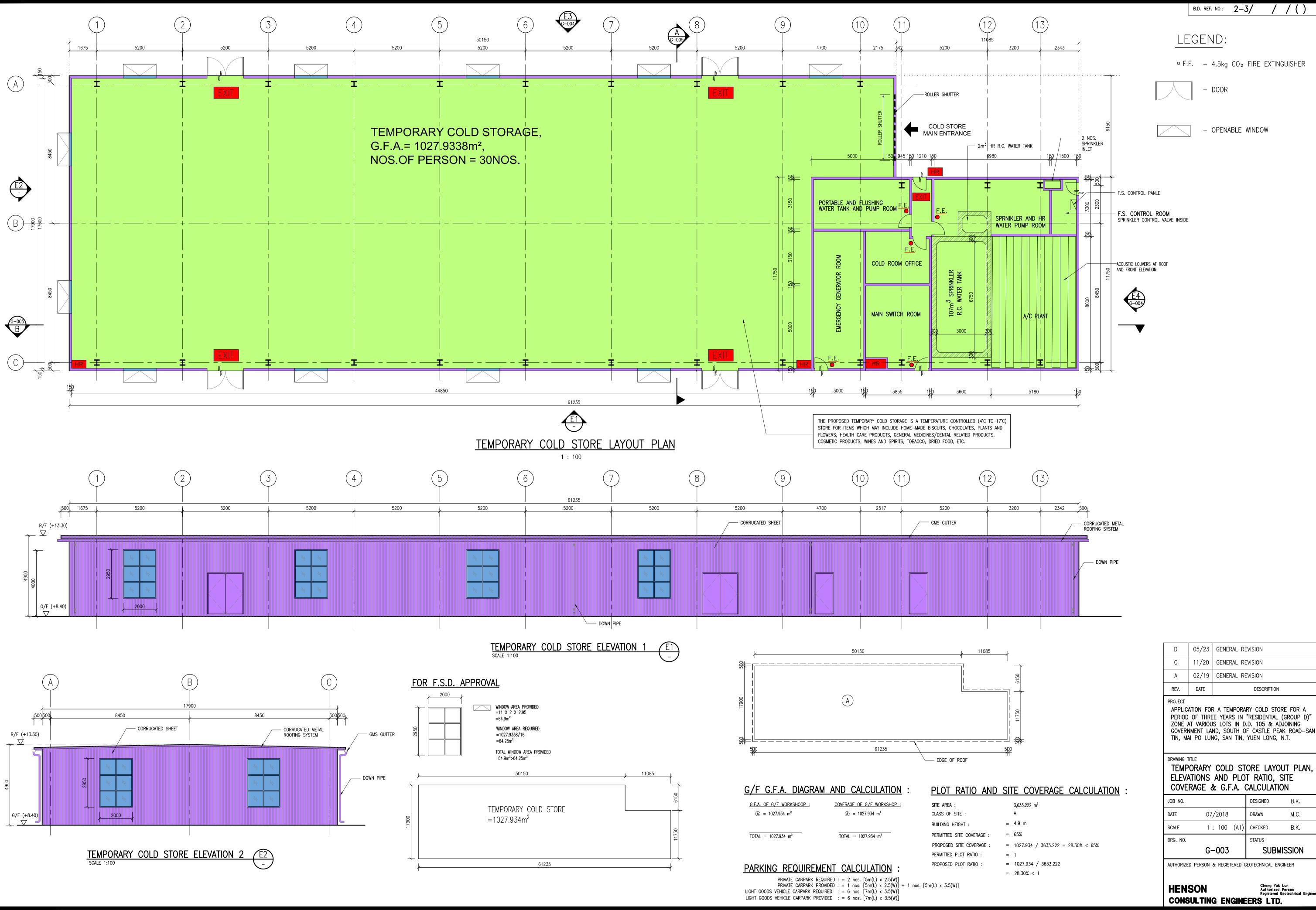
C | 11/20 | WITHDRAW RESUBMISSION

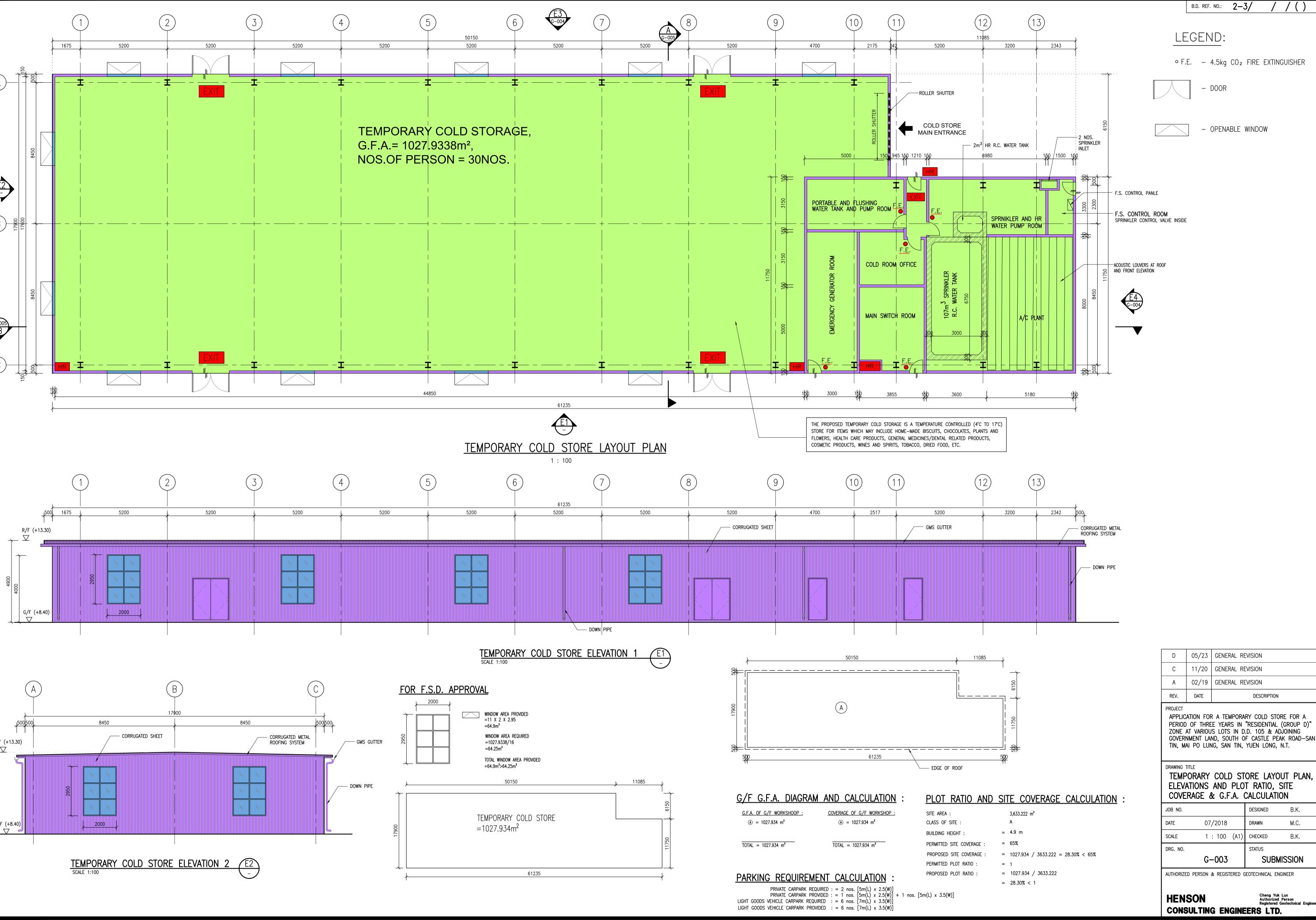


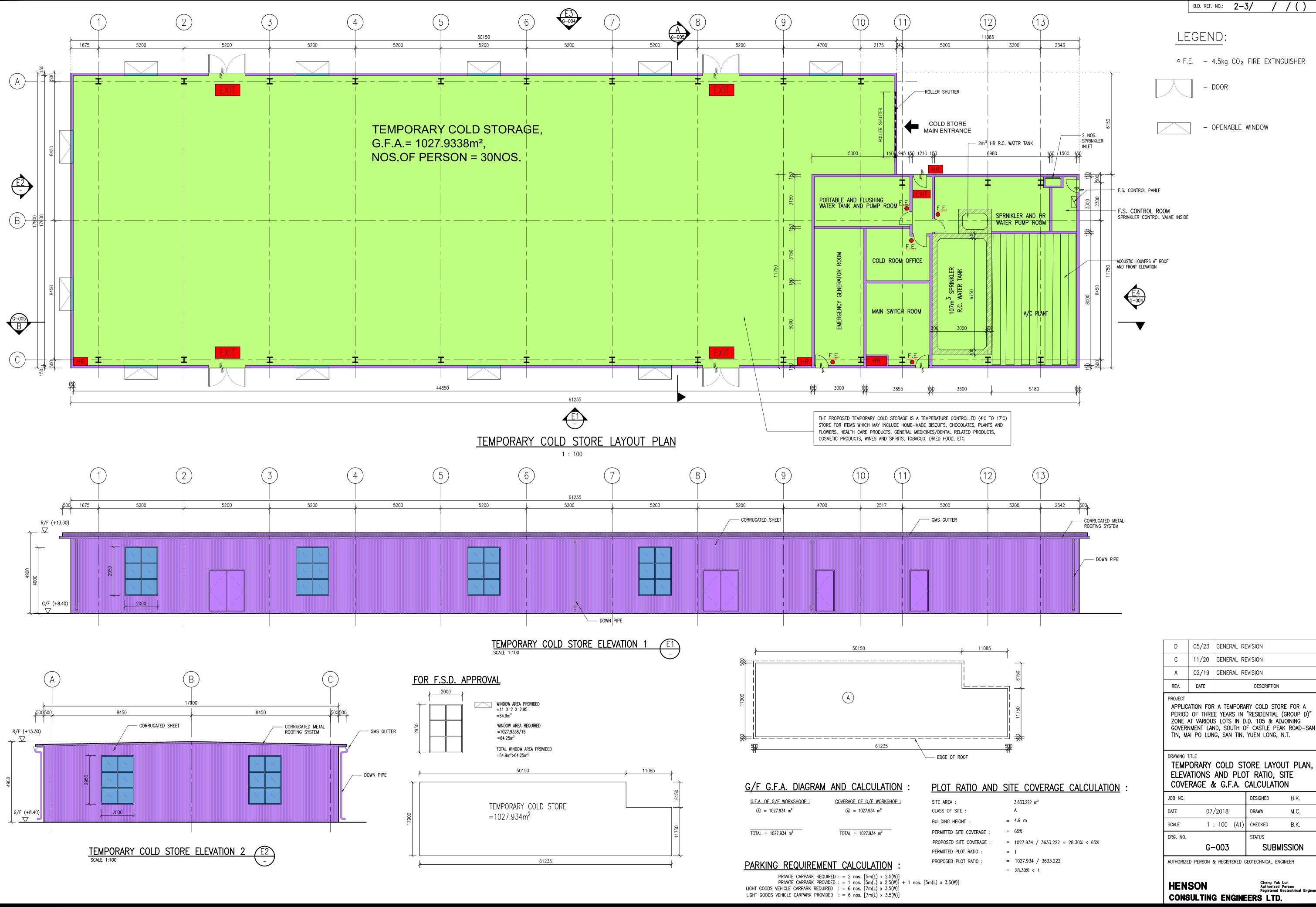






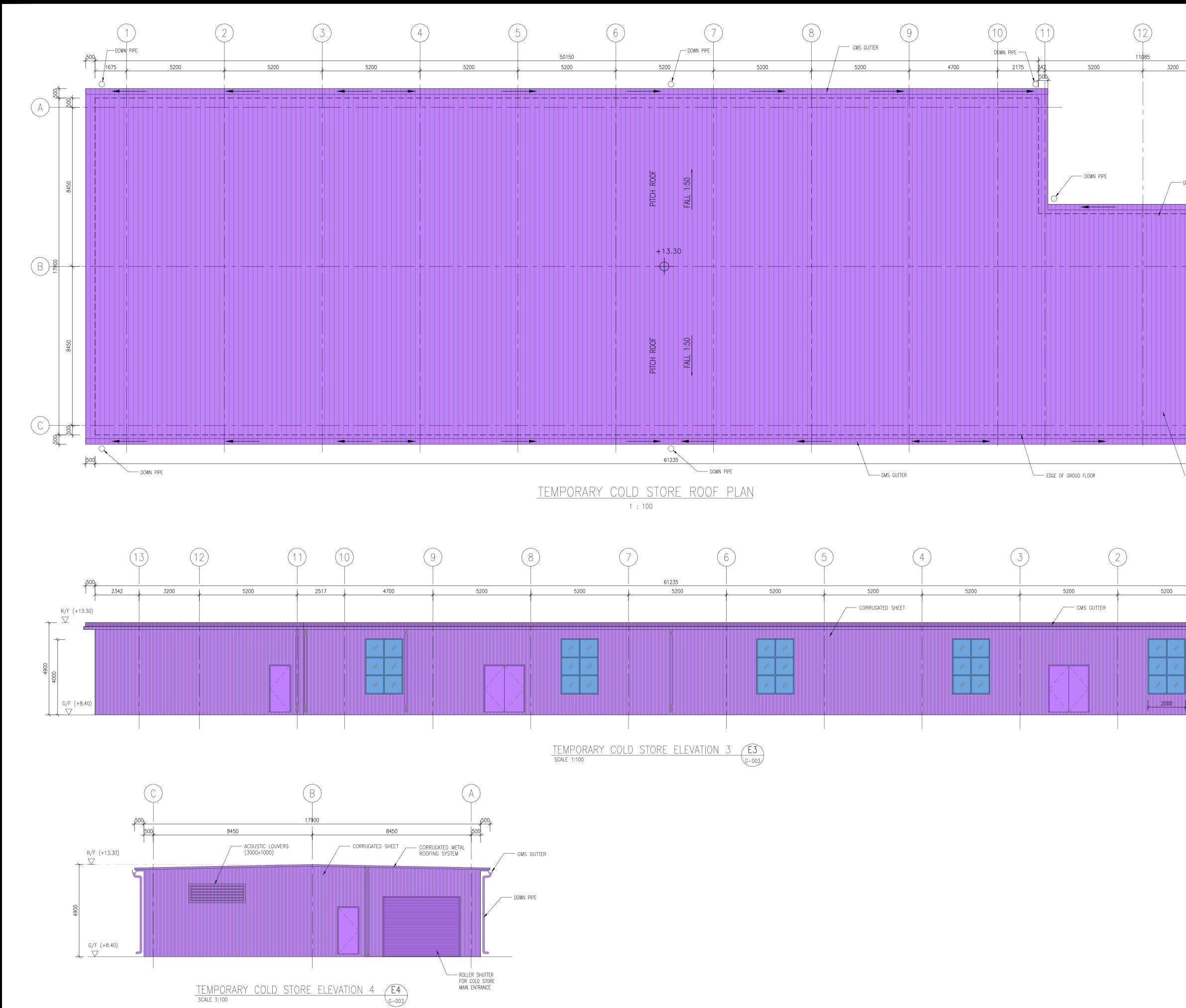






	DRG. NO. AUTHORIZE		-003 & regist	ERED G	STATUS SUBI GEOTECHNICAL E	B.K. MISSION NGINEER		
	DRG. NO.	G-	-003					
	DRG. NO.				STATUS	В.К.		
						B.K.		
	SCALE	1	: 100	(A1)	CHECKED			
	DATE	07	/2018		DRAWN	M.C.		
• •	JOB NO.				DESIGNED	B.K.		
1.	DRAWING TITLE TEMPORARY COLD STORE LAYOUT PLAI ELEVATIONS AND PLOT RATIO, SITE COVERAGE & G.F.A. CALCULATION							
	APPLIC PERIOD ZONE GOVERI	OF THRE AT VARIOU NMENT LAI	E YEAR S LOTS ND, SOI	IS IN IN D JTH O	RY COLD ST "RESIDENTIAL .D. 105 & A F CASTLE PI YUEN LONG,	. (GROUP D ADJOINING EAK ROAD—S		
	REV. PROJECT	DATE			DESCRIPTION	N		
	A	02/19	GENEF	ral re	EVISION			
	С	11/20	GENEF	ral re	EVISION			
			GENEF	ral re	EVISION			
	D	05/23						

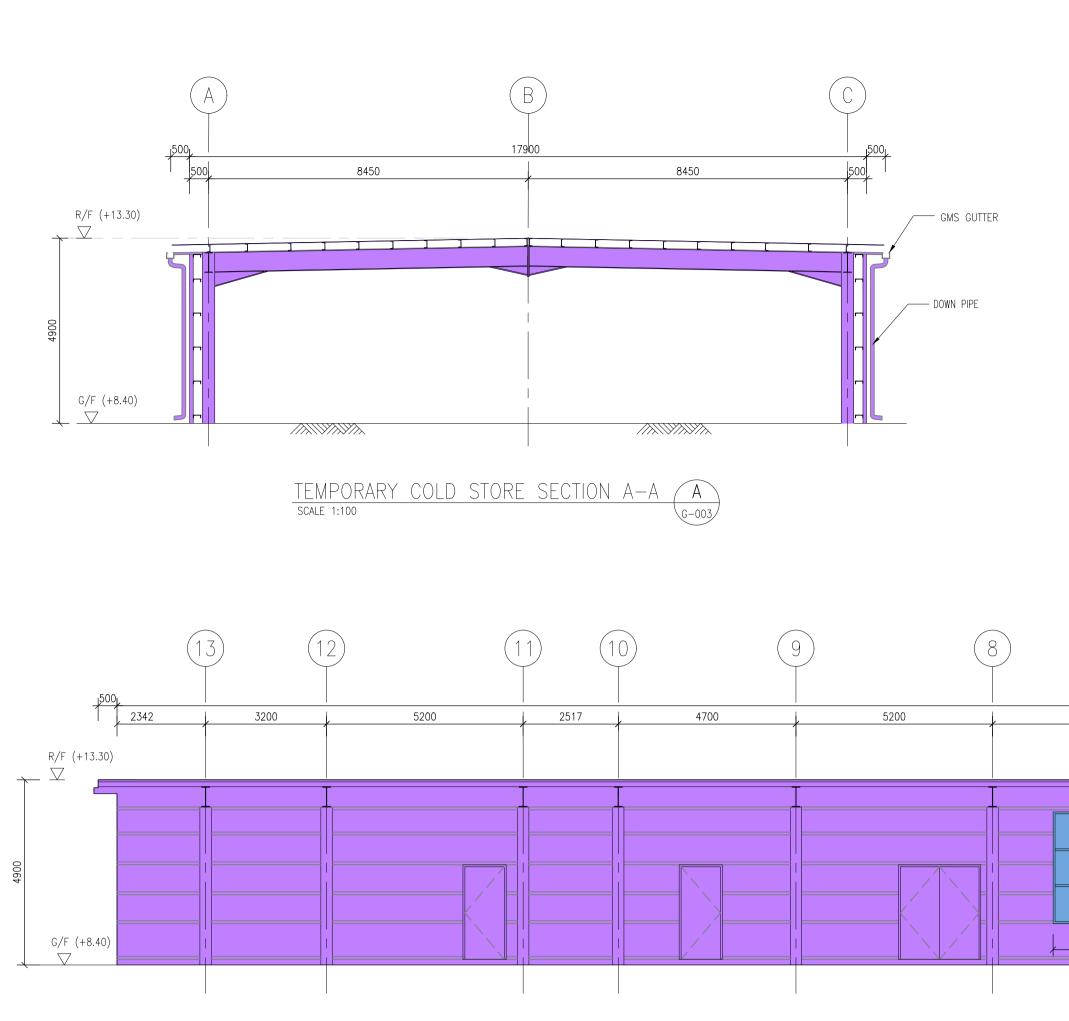
3,633.222 m² A
4.9 m
65%
1027.934 / 3633.222 =
1
1027.934 / 3633.222
28.30% < 1



3200	2343						
' 	l	200					
		20					
		6150					
		611					
/ GMS GUTT	ER						
/ /							
		11750					
	500	DOWN PIPE					
	DRRUGATED METAL DOFING SYSTEM	Ι					
	$\begin{pmatrix} 1 \end{pmatrix}$						
00	500 1675	ł					
	1						
	RC	DRRUGATED METAL DOFING SYSTEM					
2950 J		DOWN PIPE					
			D	05/23	general ri		
			С	11/20	RESUBMISS	ION WITHOUT	CHANGED
			REV.	DATE		DESCRIPTION	
			APPLIC PERIOE ZONE GOVER) OF THRE AT VARIOU NMENT LAI	E YEARS IN S LOTS IN D ND, SOUTH C	RY COLD STC "RESIDENTIAL I.D. 105 & AI IF CASTLE PE YUEN LONG,	(GROUP D)" DJOINING AK ROAD-SAN
						ORE LAYO	OUT PLAN
			JOB NO.			DESIGNED	B.K.
			DATE	07	/2018	DRAWN	M.C.
			SCALE	1	: 100 (A1)		В.К.
			DRG. NO.	G	-004	status SUBN	IISSION
			AUTHORIZE			GEOTECHNICAL EN	
			HEN	SON		Cheng Yuk Authorized	: Lun Person Geotechnical Engineer
			~~!*				-

B.D. REF. NO.: 2-3/ / (





TEMPORARY COLD STORE SECTION B-B B SCALE 1:100

	61235				3	
5200	5200	. 5200	5200	, 5200	5200	5200
// // //						
2000						
		·				

CONSU	JLTIN(G ENGIN	IEERS	LTD.	-
HENS	ON		Au	eng Yuk Lun thorized Person gistered Geotechnical	Engineer
AUTHURIZED	PERSUN	KEGISTERED	GEUTECHN	ICAL ENGINEER	

DRAWING TITLE TEMPORARY COLD STORE SECTIONSJOB NO.DESIGNEDB.K.DATE07/2018DRAWNM.C.SCALE1 : 100 (A1)CHECKEDB.K.	OD OF TH E AT VARI ERNMENT	DF THREE YEAF VARIOUS LOTS IENT LAND, SO PO LUNG, SAN	RS IN S IN D. UTH O	"RESIDENTIAL .D. 105 & A F CASTLE PE	(GROUP D)" DJOINING AK ROAD-SAN
DATE 07/2018 DRAWN M.C.	IPORAR	RARY COL) ST	ORE	
).			DESIGNED	В.К.
SCALE 1 : 100 (A1) CHECKED B.K.		07/2018		DRAWN	M.C.
		1 : 100	(A1)	CHECKED	B.K.
DRG. NO. STATUS	0.			STATUS	
G-005 SUBMISSION	I	G-005		SUBN	VISSION

D 05/23 GENERAL REVISION

REV. DATE

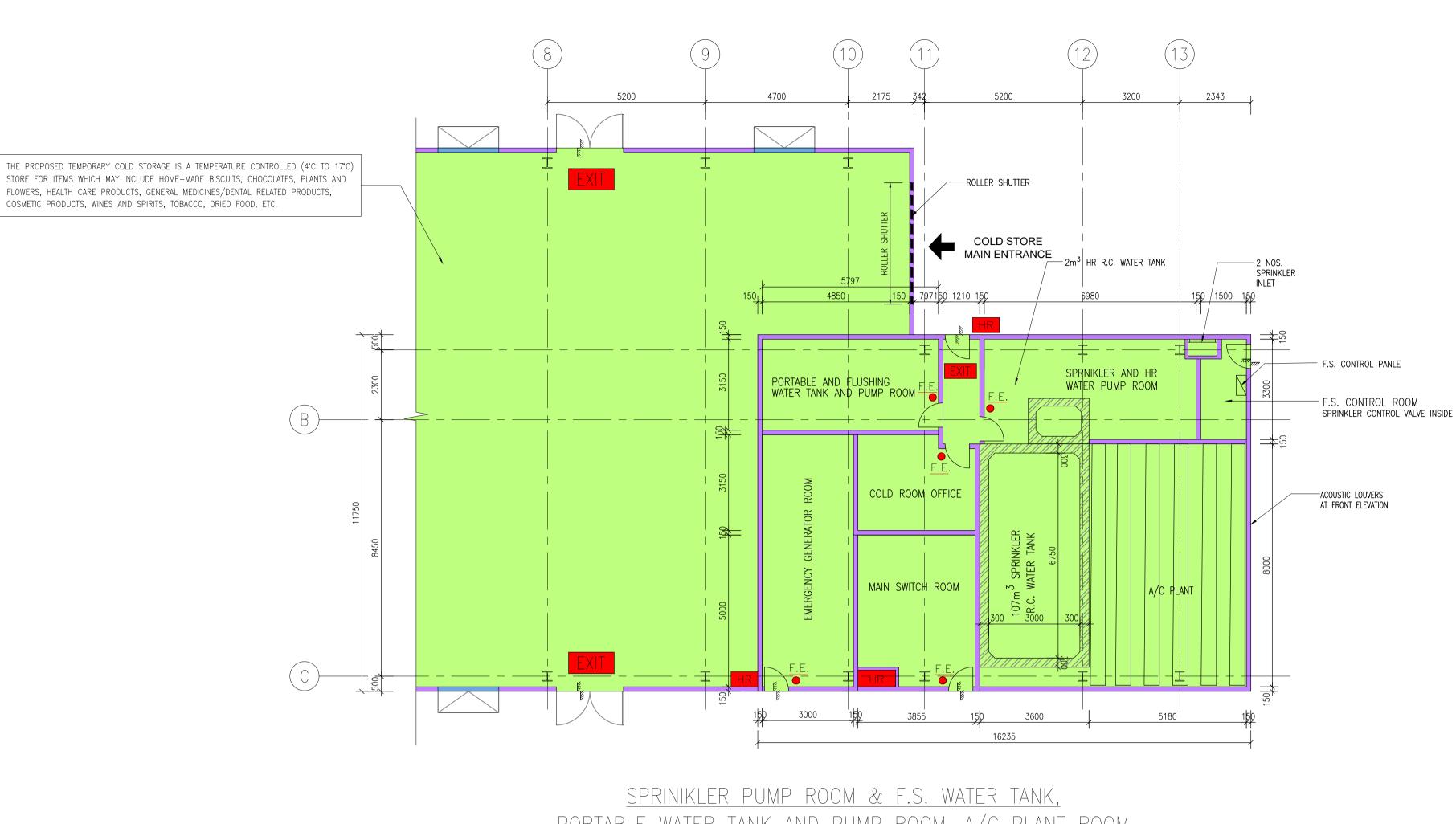
PROJECT

C | 11/20 | RESUBMISSION WITHOUT CHANGED

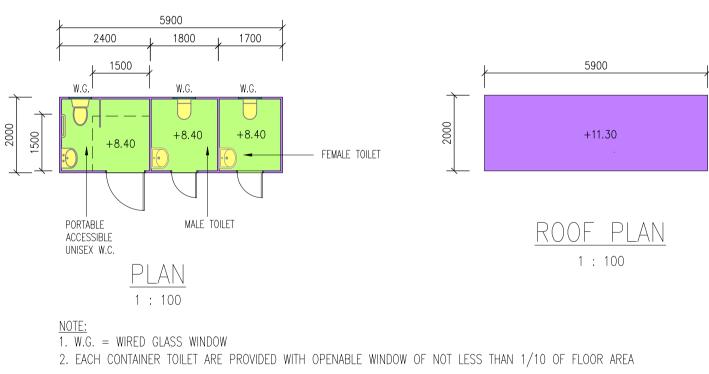
APPLICATION FOR A TEMPORARY COLD STORE FOR A

DESCRIPTION

, 1675]



<u>portable water tank and pump room, a/c plant room</u> MAIN SWITCH ROOM, EMERGENCY GENERATOR ROOM AND OFFICE 1 : 100



<u>CONTAINER TOILET AND POTABLE W.C.</u>

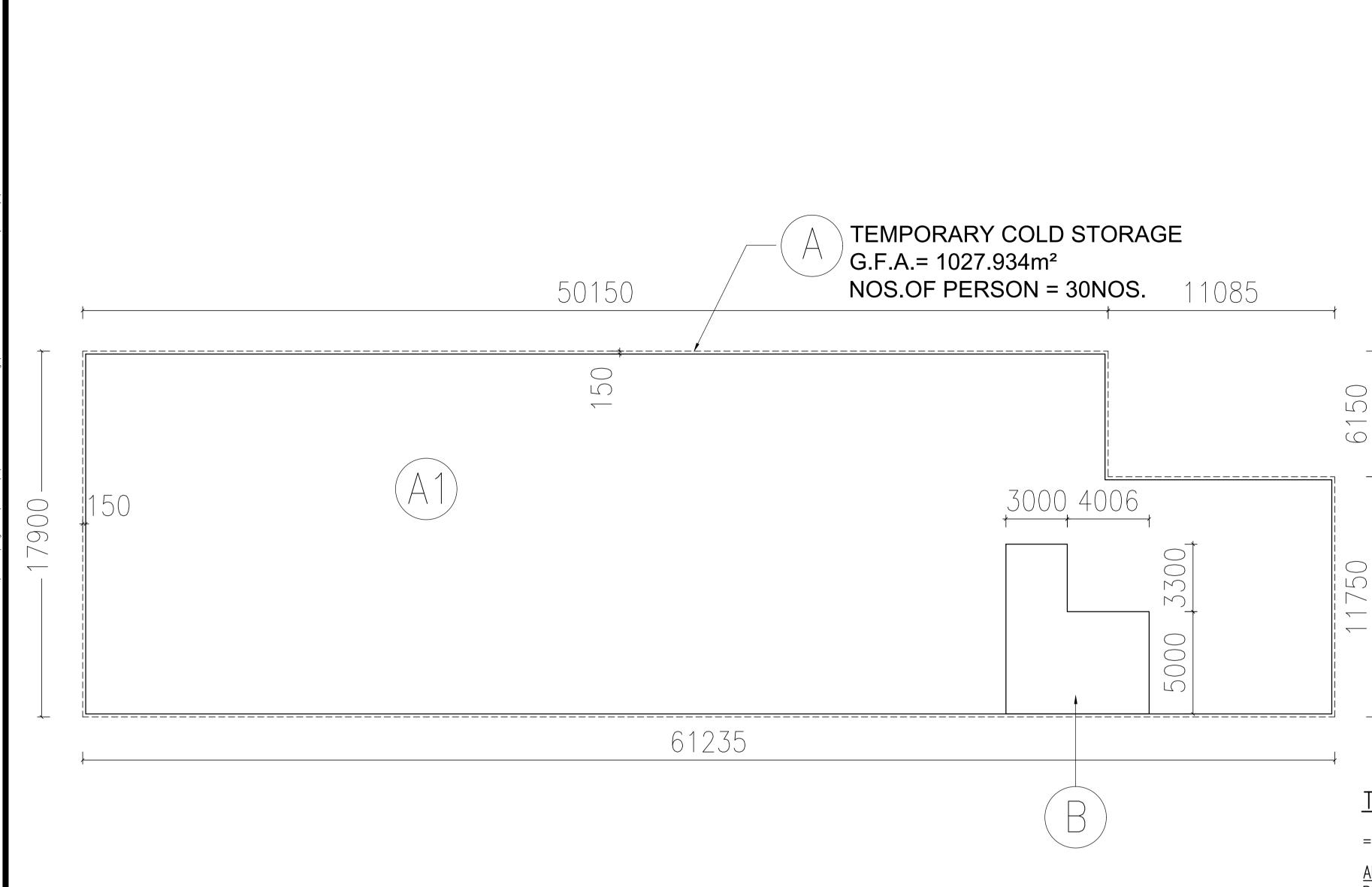
REV.	DATE			DESCRIPTIC	ON			
PERIOD ZONE GOVERI	APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD-SAN TIN, MAI PO LUNG, SAN TIN, YUEN LONG, N.T.							
drawing title PLAN FOR PUMP ROOM, F.S. WATER TANK, MAIN SWITCH ROOM, TBE ROOM, PORTABLE WATER PUMP ROOM, EMERGENCY GENERATOR ROOM AND TOILET								
JOB NO.				DESIGNED	B.K.			
DATE	DATE 07/2018 DRAWN M.C.							
SCALE	Ν	I.T.S.	(A1)	CHECKED	В.К.			
DRG. NO.				STATUS				
	G-	-006		SUE	BMISSION			
AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER HENSON CONSULTING ENGINEERS LTD.								

D 05/23 GENERAL REVISION

C 11/20 GENERAL REVISION

A 02/19 GENERAL REVISION

B.D. REF. NO.: 2-3/ / (



FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION :										
		USE		F.R.R.		MINIMUM DIMEN	NSION FOR ELEM	ENT OF CONSTR	UCTION (mm)	
STOREY	TYPE OF ACCOMMODATION	CLASSIFICATION	COMPARTMENT OF BUILDING	(MIN.)	(MIN) ON-GR		STEEL BEAM	STEEL COLUMN	BRICKWORKS	
			(EACH FLOOR)		THICK	COVER TO STEEL	SOLID PROTECTION	SOLID PROTECTION	THICK	
a /a	WAREHOUSE	6	1027.934 m²	60	125	35	50	50	100	
G/F	REFUSE STORAGE AND MATERIAL RECOVER CHAMBER/ PUMP ROOM, E/M ROOM	8	_	60	125	35	50	50	100	

+ mass per meter not less than 45 kg

ſ	PROVISIONS OF EXIT DOOR / EXIT ROUTE FROM ROOM OR STOREY :														
Γ				A OCCUPANCY FACTOR	τοταί Νο οε	MIN. NO. OF		MININ	IUM WIDTH OF E	ACH (mm)		М	INIMUM TOTAL WI	DTH (mm)	
	FLOOR	TYPE OF ACCOMMODATION	AREA (m ²)		PERSON	ROUTE & EXIT	TE & EXIT DOOR EXIT DOOR EXIT ROUTE		DUTE	EXIT DOOR		EXIT ROUTE			
							PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
	G/F	WORKSHOP	959.675	SAY	30	2	2	850	1,200	1,050	1,500	1,750	2,400	2,100	3,000

SCHEDULE OF SANITARY FITMENTS :																	
LOCATION	INTENDED USE	JSE USABLE FLOOR (m ²)	OCCUPANCY FACTOR	TOTAL NO. OF			MIN	I. OF REQUIREI)		Ν	IO. PROVIDEI					
LUCATION				PERSON			W.C.	BASIN	BATH/SHOWER	URINAL	W.C.	BASIN	BATH/SHOWER	URINAL	ACCESSIBLE UNISEX LAV.		
	WORKSHOP	2KSHOP 959.675	SAY	CAV	CAV	25	М.	13	1	1	_	1	1	1	_	3	
G/F				23	F.	12	1	1	_	_	1	1	_	_			

TOTAL AGGREGATE USABLE FLOOR AREA OF G/F

 $= 959.675 \text{ m}^2$

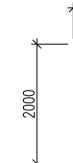
AREA OF REFUSE STORAGE & MATERIAL RECOVERY CHAMBER REQUIRED :

959.675 m² / 2,320 = 0.414 m²

AREA OF REFUSE STORAGE & MATERIAL RECOVERY CHAMBER PROVIDED :

 $= 3.800 \text{ m}^2 > 0.414 \text{ m}^2$

TOTAL U.F.A.= $959.675 \text{ m}^2 < 2000 \text{m}^2$ MIN. AREA OF TBE ROOM IS : $< 10 \text{ m}^2$ $PROVIDED : = 9 m^2$



G/F U.F.A. DIAGRAM AND CALCULATION

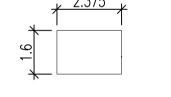
<u>U.F.A. OF G/F WORKSHOP :</u>

(A1) WORKSHOP = 959.675 m^2

 $TOTAL = 959.675 m^2$

*	4500	¥
	TBE RM.	
:	$= 9 m^{2}$	
_		
<u>N.</u>		

D	05/23	GENEF	GENERAL REVISION							
С	11/20	RESU	RESUBMISSION WITHOUT CHANGED							
REV.	DATE			DESCRIPTION	N					
PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD-SAN TIN, MAI PO LUNG, SAN TIN, YUEN LONG, N.T.										
U.F.A. CALCULATION AND SCHEDULE										
JOB NO.				DESIGNED	B.K.					
DATE	07,	/2018		DRAWN	M.C.					
SCALE	1	: 250	(A1)	CHECKED	B.K.					
DRG. NO.				STATUS						
G-008 SUBMISSION										
AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER										
HENSON Cheng Yuk Lun Authorized Person Registered Geotechnical Engineer CONSULTING ENGINEERS LTD.										









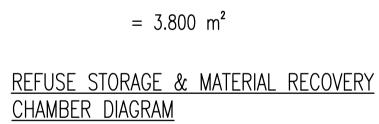




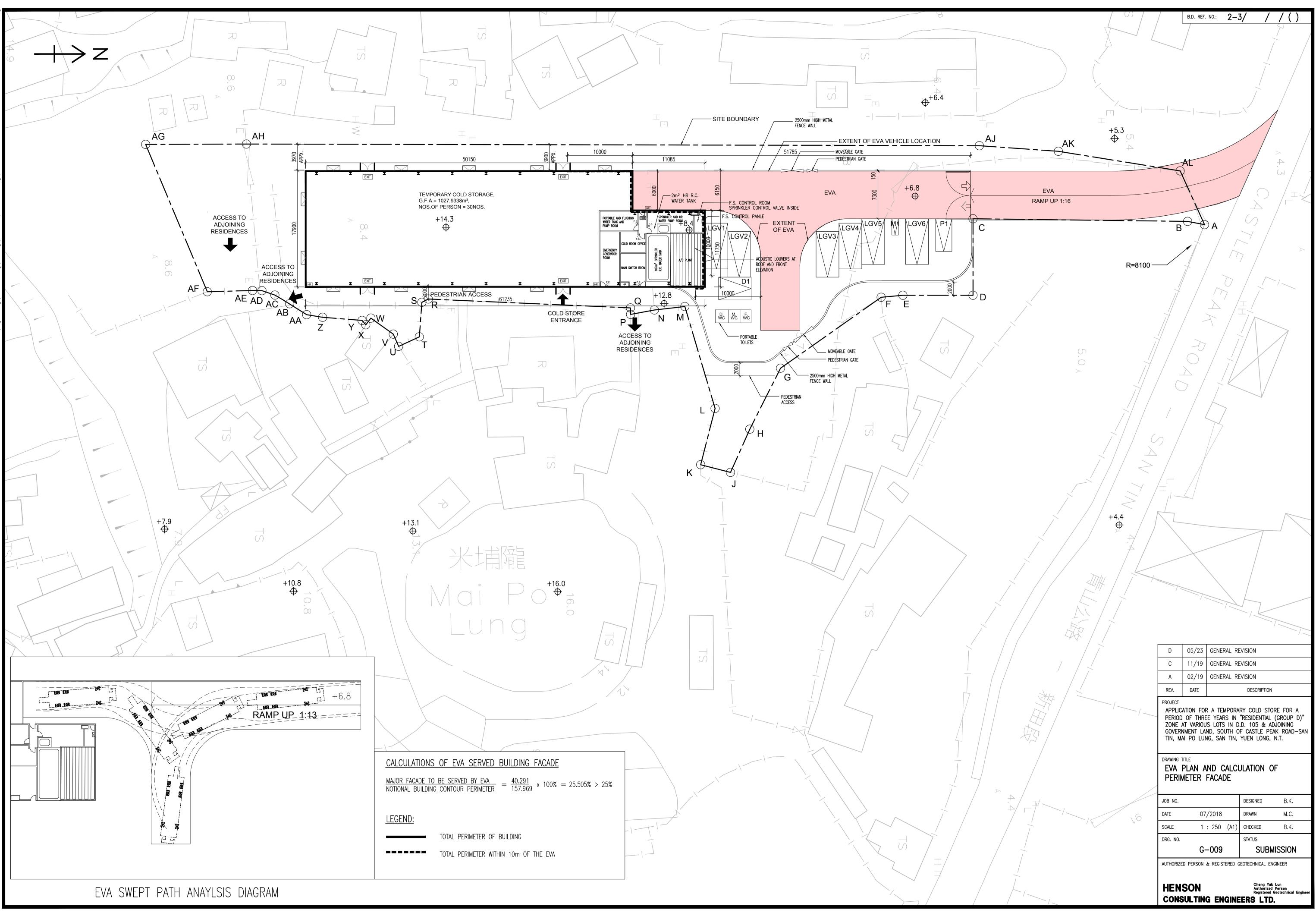




 $= 3.800 \text{ m}^2$



B.D. REF. NO.:	2-3/	/



Appendix Ie of RNTPC Paper No. A/YL-ST/640B



RE: s.16 Planning Application A/YL-ST/640 - FI-05 (FSD) revised FSI20/06/2023 14:58 From: "YUE Lit Fung, Owen"

To: "'dlylam@pland.gov.hk'" <dlylam@pland.gov.hk>

Cc: "ayycheung@pland.gov.hk" <ayycheung@pland.gov.hk>, "pyleung@pland.gov.hk" <pyleung@pland.gov.hk> File Ref:

1 Attachment



A_YL_ST_640 FI -05 FSD Plan.pdf

Dear Davy, The enclosed revised FSI has been uploaded to TPB website.

Dr. Owen Yue Assistant General Manager Property Development Department Henderson Land Development Company Limited

GENERAL NOTES:

- R.C.C. DETAIL AND CALCULATION TO BE SUBMITTED UNDER SEPARATE COVER.
- W.C. & DRAINAGE PLANS TO BE SUBMITTED UNDER SEPARATE COVER.
- ALL BRICK WORKS TO BE BUILT WITH CEMENT MORTAR 1:3 MIX.
- MIN. HEIGHT OF BEAMS AND CEILING ABOVE FLOOR LINE TO BE 2.0m.
- ALL DIMENSIONS TO BE INDICATED IN MILLIMETERS. THE RUN IN/OUT TO BE CONSTRUCTED IN COMPLIANCE WITH HIGHWAY'S DEPARTMENT 6.
- STANDARD DWGS. NOS: H5114, H5115 AND H5116.
- THE PROPOSED TEMPORARY COLD STORE WILL NOT INVOLVE USE/STORAGE OF DANGEROUS GOODS.
- ACCESS AND FACILITES FOR PERSON WITH DISABILITY SHALL COMPLY WITH BUILDING (PLANNING) 8.
- REGULATION 72 AND DESIGN MANUAL BARRIER FREE ACCESS 2008. CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011 TO BE COMPLIED WITH. 9

FIRE SERVICES NOTES:

1.0 SURFACE SPREAD OF FLAME

- 1.1 ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACES SPREAD OF FLAMES AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT
- 1.2 ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACES SPREAD OF FLAMES AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.

2.0 DANGEROUS GOOD

2.1 ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO DIRECTOR OF FIRE SERVICES.

3.0 EMERGENCY GENERATOR

3.1 EMERGENCY GENERATOR WILL BE PROVIDED FOR THE ENTIRE DEVELOPMENT TO PROVIDE ESSENTIAL POWER TO THE F.S. INSTALLATION. THE NEW FIRE ALARM CONTROL PANEL SHALL BE BACKED UP WITH BATTERIES.

4.0 EMERGENCY LIGHTING

- 4.1 THE SPECIFICATION OF EMERGENCY LIGHTING SHALL COMPLY WITH H.K.F.S.D. STANDARD REQUIREMENTS.
- 4.2 EMERGENCY LIGHTING SHALL BE PROVIDED TO ALL BUILDINGS WITHIN THE PREMISES AND IN ADDITION, SUCH LIGHTING SHALL ALSO BE I ADEQUATE ILLUMINATION TO PERMIT SAFE EVACUATION TO THE OUTSIDE OF THE BUILDING AND IN ACCORDANCE WITH BS 5266-1:2016, AND THE FSD CIRCULAR LETTER NO. 4/2021.

5.0 DIRECTIONAL AND EXIT SIGNS

- 5.1 SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO BE PROVIDED AND ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING.
- 5.2 EXIT SIGNS AND DIRECTIONAL SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTER 5/2008.

6.0 FIRE ALARM CONTROL PANEL

- 6.1 A MAIN FIRE ALARM CONTROL PANEL SHALL BE PROVIDED FOR THE ENTIRE DEVELOPMENT AND LOCATED INSIDE THE F.S. CONTROL ROOM/GUARD ROOM AT G/F AS INDICATED ON PLAN.
- 7.0 FIRE DETECTION AND ALARM SYSTEM
- 7.1 FIRE DETECTION SYSTEM (HEAT DETECTORS) TO BE PROVIDED TO E/M PLANT ROOMS (NOT COVERED BY AUTOMATIC FIXED INSTALLATIONS, EXCEPT WATER METER CABINETS) IN ACCORDANCE WITH BS 5839-1:2017 AND THE FSD CIRCULAR LETTER NO. 6/2021 TO PROTECT AREA NOT COVERED BY AUTOMATIC SPRINKLER SYSTEM.
- 7.2 MANUAL FIRE ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND THE FSD CIRCULAR LETTER NO. 6/2021 AND INCORPORATED IN THE HOSE REEL SYSTEM AND INSTALLED AS AN INTEGRAL PART OF THE FIRE DETECTION SYSTEM. A MAIN F.S. CONTROL WHICH PERCEIVES FIRE ALARM SIGNAL FROM SPRINKLER SYSTEM. MANUAL FIRE ALARM SYSTEM AND AUTOMATIC FIRE ALARM SYSTEM TO BE LOCATED AS INDICATED ON PLAN.
- 7.3 BREAK GLASS UNITS AND ALARM BELLS TO BE PROVIDED FOR ALL HOSE REEL POINTS. IN ADDITION, BREAK GLASS UNITS TO BE PUMPS AND INITIATE THE WARNING DEVICES. 7.4 ALL FIRE ALARM SIGNALS INCLUDING DETECTORS. FLOW SWITCHS. BREAKGLASS UNITS. ETC. TO BE LINKED TO THE F.S. COMMUNICATIONS CENTRE BY DIRECT
- TELEPHONE LINE. 7.5 VISUAL FIRE ALARM FLASHING LIGHTS WILL NOT BE PROVIDED, DUE TO UNDER PRIVATE WITH ACCESS CONTROL.

8.0 AUTOMATIC SPRINKLER SYSTEM

- 8.1 AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATION INCORPORATING LPC BS EN 12845: 2015 AND LPC TECHNICAL BULLETINS AND CIRCULAR LETTER NO. 5/2020 TO PROTECT THE ENTIRE DEVELOPMENT EXCEPT E&M PLANT ROOM.
- 8.2 THE CLASSIFICATION OF THE ENTIRE DEVELOPMENT TO BE ORDINARY HAZARD GROUP III (OH III).
- 8.3 ONE 107000 LITRES (107m³) SPRINKLER WATER TANK TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT AS INDICATED ON PLAN.
- 8.4 ONE SET OF ELECTRICAL DRIVEN SPRINKLER PUMPS (DUTY / STANDBY) SHALL BE PROVIDED ADJACENT TO THE SPRINKLER WATER TANK TO MAINTAIN THE REQUIRED FLOW AND PRESSURE.
- 8.5 ALL SPRINKLER ALARM SIGNALS TO BE TRANSMITTED TO THE SPRINKLER ANNUNCIATION PANEL AS INDICATED ON PLAN. SPRINKLER ALARM SIGNALS TO BE LINKED TO THE F.S. COMMUNICATIONS CENTRE BY DIRECT TELEPHONE LINE.
- 8.6 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLAN. 8.7 DRY SPRINKLER SYSTEM SHOULD BE PROVIDED FOR COLD STORAGE ROOM

9.0 HOSE REEL SYSTEM

- 9.1 ONE 2,000 LITRES (2m³) HOSE REEL WATER TANK TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT AS INDICATED ON PLAN.
- 9.2 ONE SET OF ELECTRICAL DRIVEN HOSE REEL WATER PUMPS (DUTY / STANDBY) SHALL BE PROVIDED ADJACENT TO THE HOSE REEL WATER TANK TO MAINTAIN THE REQUIRED FLOW AND PRESSURE.

10.0 VENTILATION / AIR CONDITIONING CONTROL SYSTEM

10.1 NO VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO BE PROVIDED TO STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

11.0 PORTABLE APPLIANCES

11.1 4.5kg CO₂ FIRE EXTINGUISHER SHALL BE PROVIDED FOR ALL PLANT ROOMS.

12.0 STREET FIRE HYDRANT SYSTEM

12.1 STREET FIRE HYDRANT SYSTEM WILL NOT BE PROVIDED

13.0 OTHERS

13.1 STATIC AND DYNAMIC SMOKE EXTRACTION SYSTEN IS NOT REQUUIRED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMP THE FLOOR AREA OF THAT COMPARTMENT.

COLOUR INDICATION:

R.C. WORKS
BRICK WORKS
SOLID CONC. BLOCK
EXTERNAL PLASTER
CERAMIC TILES
GLASS WORKS
METAL WORKS
WOOD WORKS
SANITARY FITMENTS
HARDCORE

A.L.	ALUMINIUM	LOUVRE	

FINISHED LEVEL

Site Boundary Information

- F.G.L. FIXED GLASS LOUVRE S.S. STAINLESS STEEL

-

-PROPOSED STRUCTURAL LEVEL (M.P.D.)

ABBREVIATION

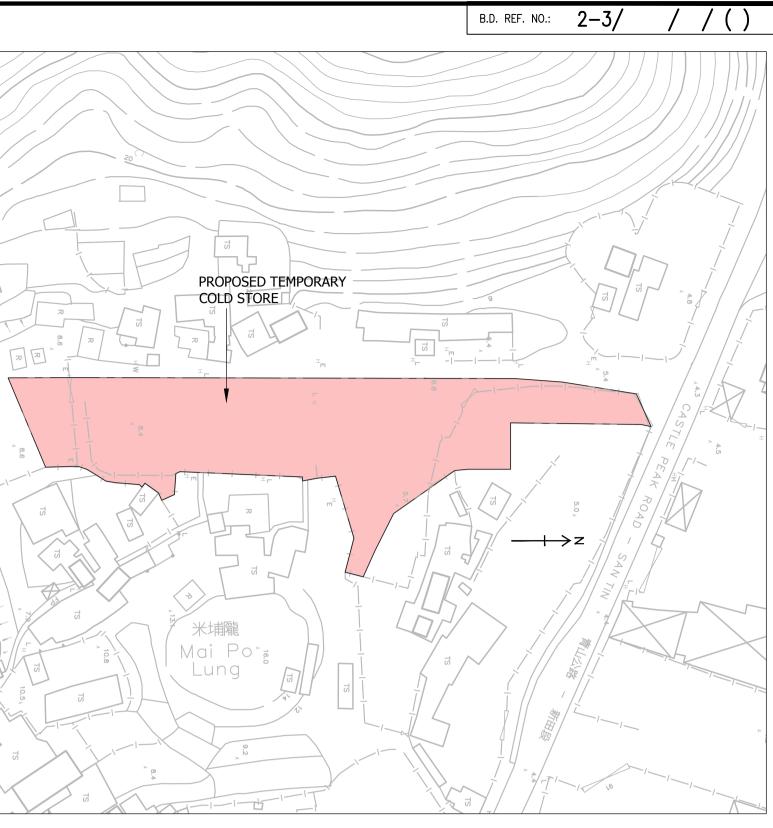
LEGEN	D FOR	FIRE	SERVICE	EQUIP	MENT:
/H.R.	HOSE REEL		EXIT	EXIT SIGN	

		ENSURE
NOVIDE		LNJONE
BS EN	1838:	2013

ARTMENT	EXCEED	6.25%	OF

Site			
<u>PRF</u>	<u>LIMINAR</u>	<u>Y SITE BC</u>	<u>UNDARY</u>
Pt.	Distance	Ν	E
А	2.641	839614.579	825005.297
В	32.902	839581.680	825004.896
С	11.721	839581.680	825016.617
D	10.757	839570.923	825016.617
E	3.343	839567.595	825016.926
F	18.872	839552.167	825027.796
G	10.463	839547.458	825037.140
Н	7.259	839544.493	825043.765
J	4.727	839539.914	825042.590
K	8.900	839542.126	825033.970
L M	16.290 4.700	839537.497 839532.826	825018.351 825018.873
N	4.700 3.716	839529.174	825019.557
P	1.002	839529.160	825019.557
Q	31.030	839498.160	825017.196
R	1.108	839497.173	825017.701
S	5.310	839496.782	825022.996
S T	3.487	839493.613	825024.450
Ŭ	2.037	839492.795	825022.585
V	4.224	839489.359	825020.129
W	1.278	839488.578	825021.140
X Y	0.883	839488.002	825020.471
Y	6.059	839481.961	825019.998
Z	2.480	839479.513	825019.598
AA	4.417	839475.768	825017.256
AB	1.316	839474.635	825016.586
AC	2.086	839472.660	825015.915
AD	1.448	839471.212	825015.893
AE	6.940	839464.274	825016.078
AF	24.473	839454.823	824993.503
AG AH	15.451 112.372	839470.273 839582.645	824993.444 824993.696
АП AJ	12.372	839594.768	824993.696
AU	18.906	839613.435	824997.559
AL	9.041	839617.174	825005.791
,	0.011		220000.701

		/
		_
		/
	=	
X	TS ST	/
	1	
	¥	لح
	5	
	JIE	
T	1	
1		\wedge
	TI	
1		
	S	
)*		
FA	(
	_	
(\	1	
$\langle \rangle \rangle$)-) ~	-1-
\leq		
	-	\sum
		_
m		1
5		1
s)		
	2-1-1	-1
K		
	KAL-	
	NX	5
TS)	X V	\swarrow
\bigvee		
/~-		17
	^A 9.4	18
	*	<
	\neg	y _m ∕
	$\leq \Lambda$	
	V 11	



BLOCK PLAN SCALE 1:1000

E	06/19	GENERAL REVISION				
D	05/23	GENERAL REVISION				
С	11/20	WITHDRAW RESUBMISSION				
В	09/20	NOTES REVISED				
А	02/19	GENERAL REVISION				
REV.	DATE	DESCRIPTION				
REV. DATE DESCRIPTION PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD-SAN TIN, MAI PO LUNG, SAN TIN, YUEN LONG, N.T.						

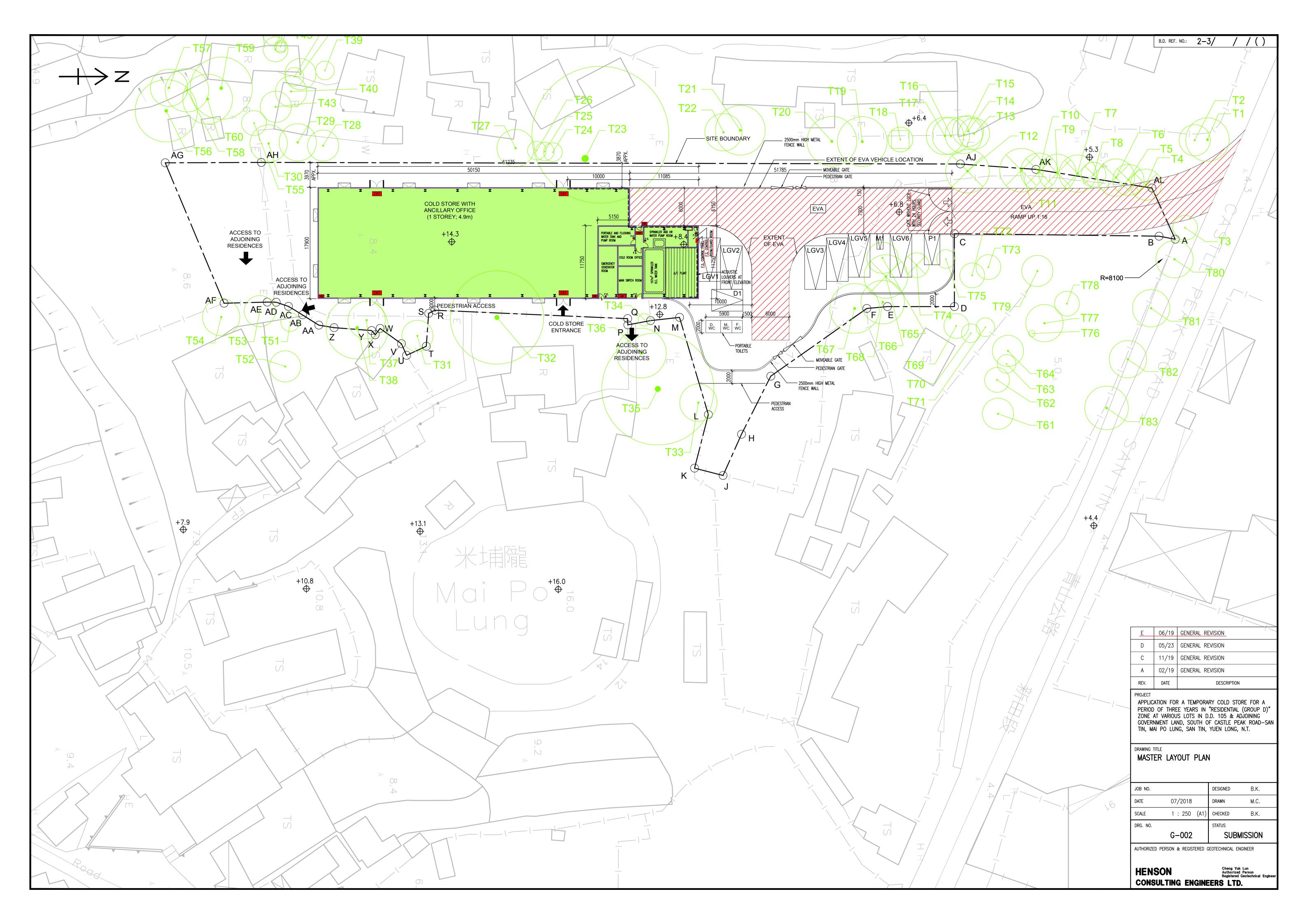
DRAWING TITLE

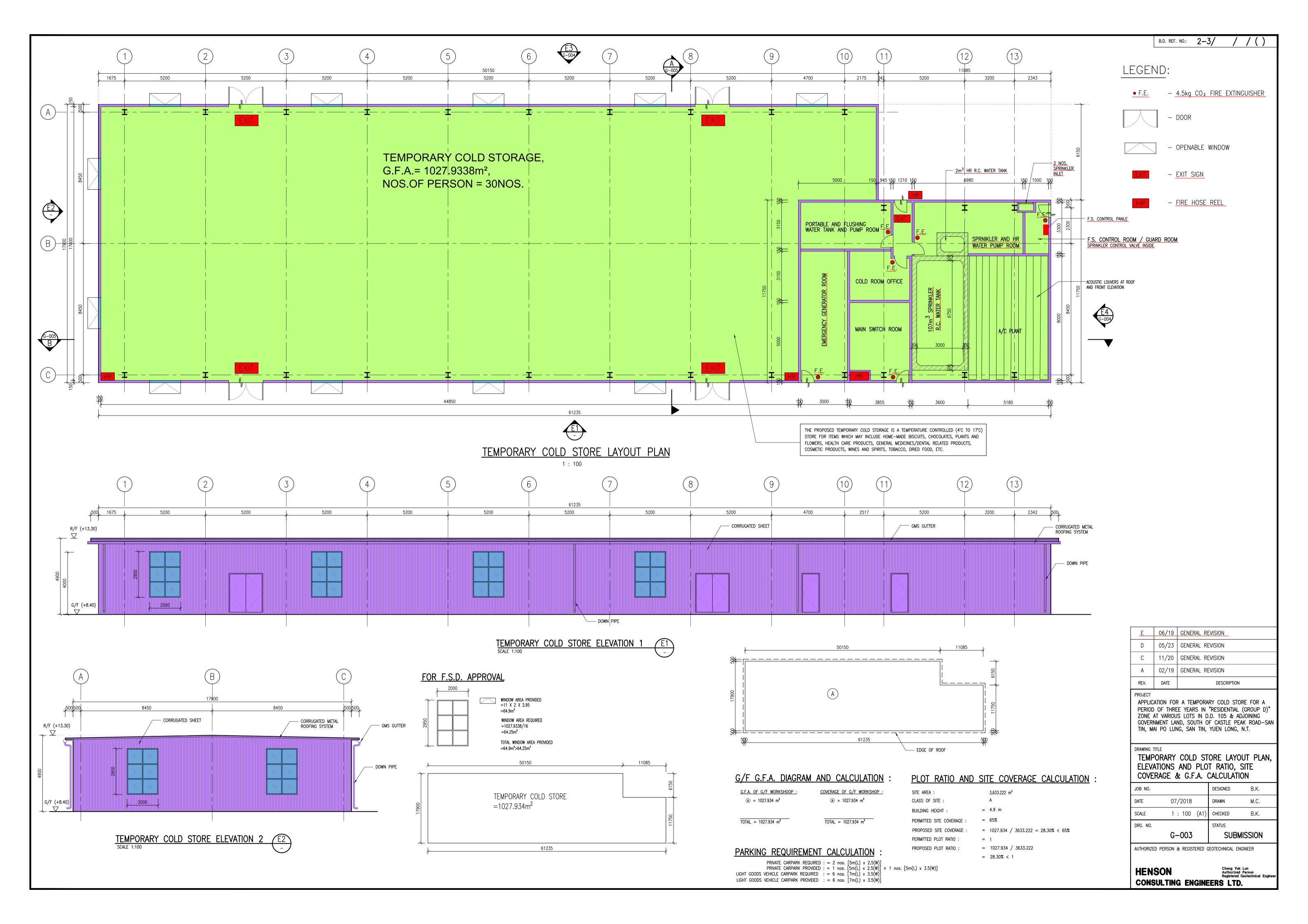
BLOCK PLAN AND NOTES

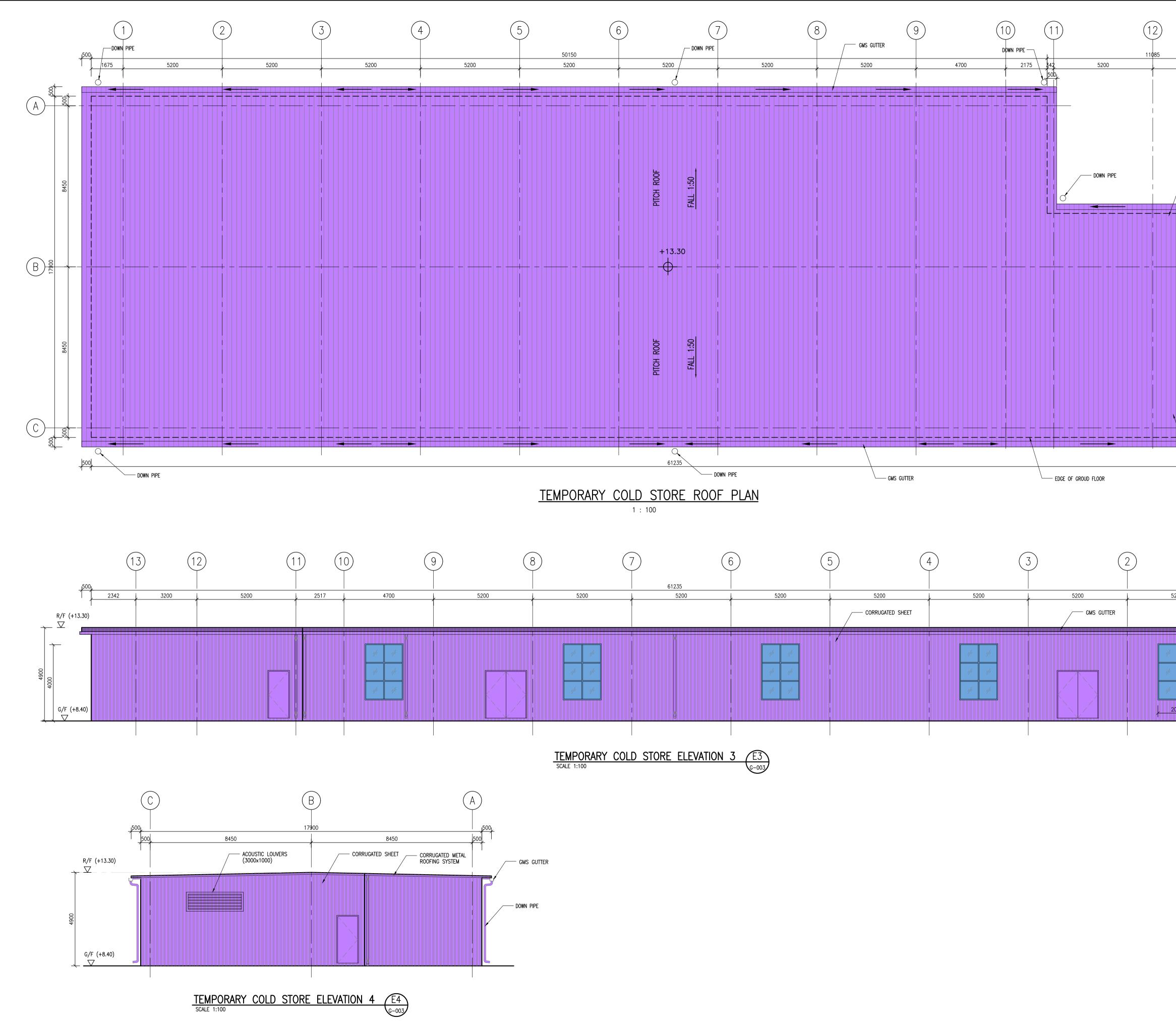
	G-001	SUB	MISSION
DRG. NO.		STATUS	
SCALE	AS SHOWN (A1)	CHECKED	B.K.
DATE	07/2018	DRAWN	M.C.
JOB NO.		DESIGNED	B.K.

AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER

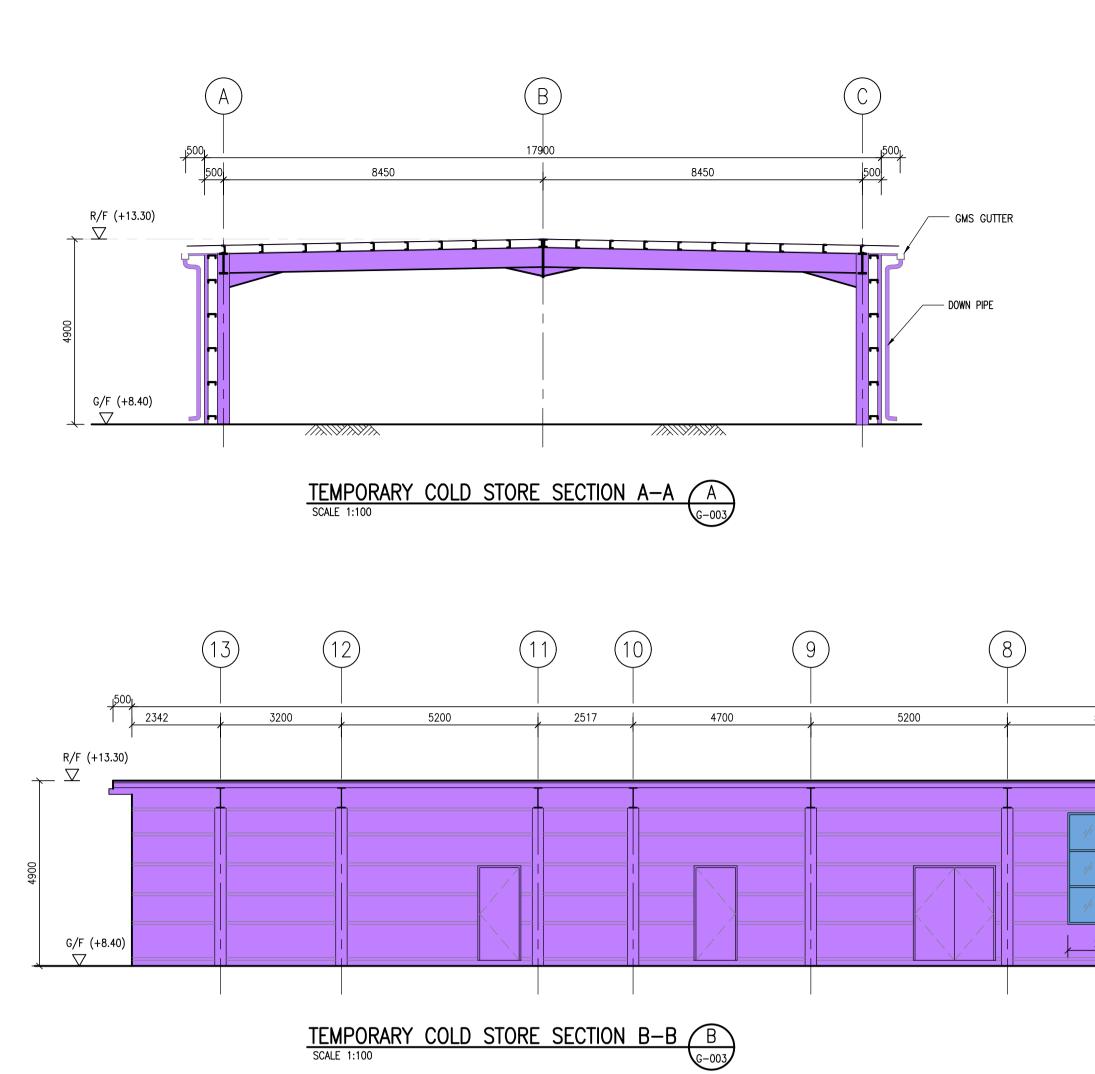
Cheng Yuk Lun Authorized Person Registered Geotechr HENSON CONSULTING ENGINEERS LTD.







		B.D. REF.	NO.: 2 –	3/ /	/ ()
$\left(\begin{array}{c} 1 \\ 7 \end{array}\right)$			L	<u> </u>	/ \ /
(13)					
500 <u>_</u>					
6150					
<u> </u>					
GMS GUTTER					
11750					
500 DOWN PIPE					
CORRUGATED METAL ROOFING SYSTEM					
$\left(\begin{array}{c}1\end{array}\right)$					
5200 <u>5200</u>					
CORRUGATED METAL ROOFING SYSTEM					
DOWN PIPE					
	E	06/19	GENERAL R	EVISION]
	D	05/23	GENERAL R	EVISION	
	С	11/20	RESUBMISS	SION WITHOUT	
	REV. PROJECT	DATE		DESCRIPTION	l
	APPLIC			ARY COLD ST RESIDENTIAL	ORE FOR A . (GROUP D)"
	ZONE GOVER	at variou Nment lai	S LOTS IN [ND, SOUTH (D.D. 105 & A OF CASTLE PI	DJOINING EAK ROAD-SAN
	TIN, M	ai po lun	IG, SAN TIN,	YUEN LONG,	N.T.
		ORARY ELEVAT		IURE LAY(DUT PLAN
				1	
	JOB NO.	~~~	/2010	DESIGNED	В.К.
	DATE		/2018 : 100 (A1)	DRAWN CHECKED	м.с.
	DRG. NO.			STATUS	
			-004		VISSION
	AUTHORIZE	ED PERSON a	& REGISTERED	GEOTECHNICAL E	NGINEER
	HEN	SON		Cheng Yu Authorize Registered	k Lun d Person Geotechnical Engineer
			G ENGIN).



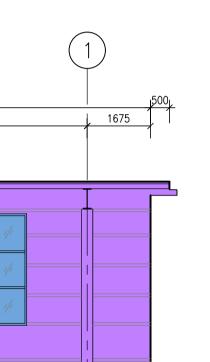
5200	6 61235 5200	5	4	3	2

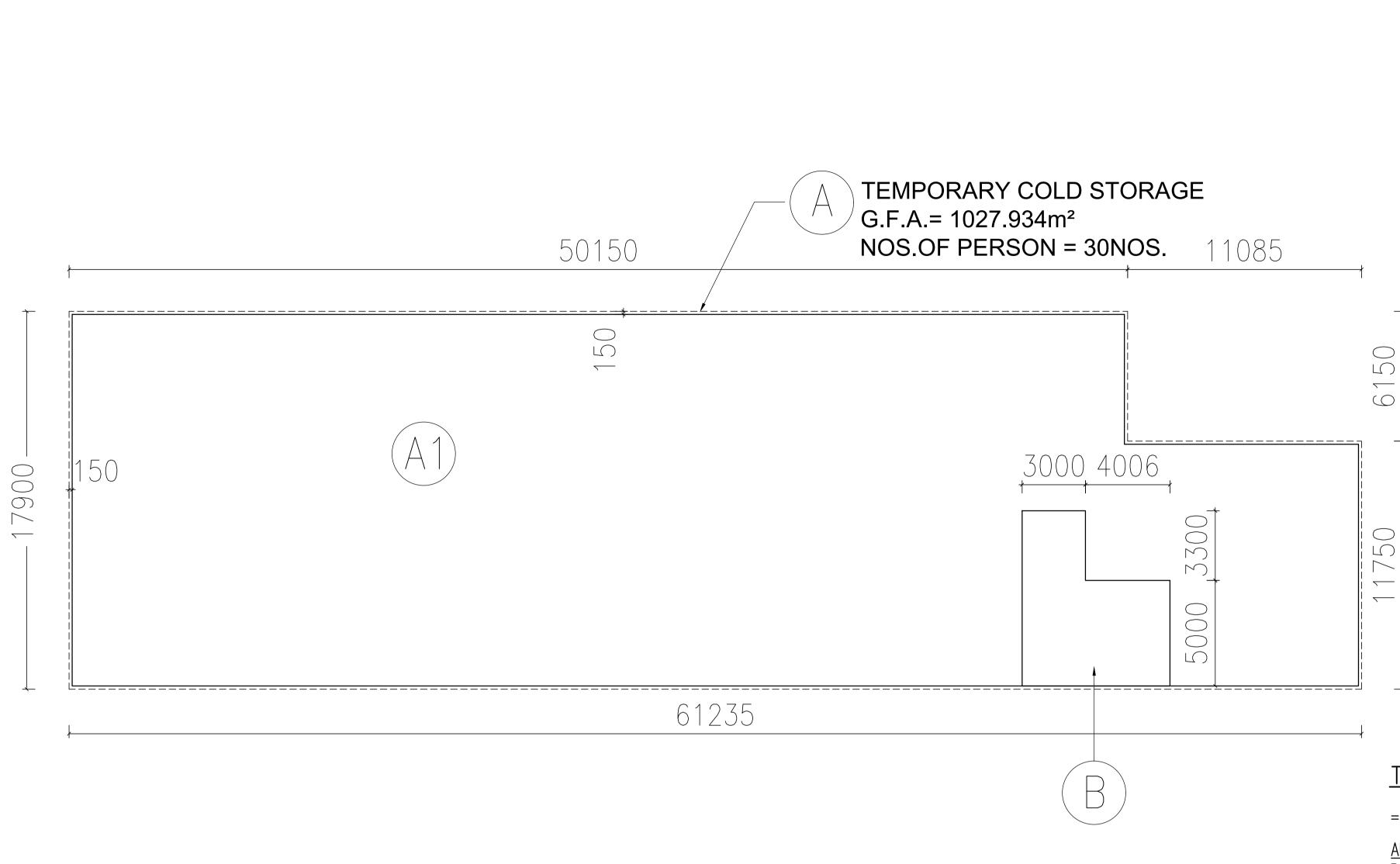
С	11/20	RESU	RESUBMISSION WITHOUT CHANGED				
REV.	DATE			DESCRIPTION	١		
PERIOD ZONE GOVERI							
TEMP	DRAWING TITLE TEMPORARY COLD STORE SECTIONS						
JOB NO.				DESIGNED	В.К.		
DATE	07	/2018		DRAWN	M.C.		
SCALE	1	: 100	(A1)	CHECKED	B.K.		
DRG. NO.				STATUS			
	G-005 SUBMISSION						
AUTHORIZE	AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER						
	HENSON Cheng Yuk Lun Authorized Person Registered Geotechnical Engineer CONSULTING ENGINEERS LTD.						

E 06/19 GENERAL REVISION

D 05/23 GENERAL REVISION

1675





FIRE RESIS	TANCE REQUIREMENT FOR ELEN	IENTS OF	CONSTRUCTION :						
		USE				MINIMUM DIMEN	ISION FOR ELEM	IENT OF CONSTR	UCTION (mm)
STOREY	TYPE OF ACCOMMODATION	CLASSIFICATION	COMPARTMENT OF BUILDING	F.R.R. (MIN.)	ON-GR	ADE SLAB	STEEL BEAM	STEEL COLUMN	BRICKWORKS
			(EACH FLOOR)		THICK	COVER TO STEEL	SOLID PROTECTION	SOLID PROTECTION	THICK
- <i>(</i> -	WAREHOUSE	6	1027.934 m²	60	125	35	50	50	100
G/F	REFUSE STORAGE AND MATERIAL RECOVER CHAMBER/ PUMP ROOM, E/M ROOM	8	_	60	125	35	50	50	100

+ mass per meter not less than 45 kg

PROVISIONS	OF EXIT DOOR / E	exit route	FROM ROC	M OR STO	DREY :									
				τοται ΝΟ ΟΕ	MIN. NO. OF		MINIMUM WIDTH OF EACH (mm)			MINIMUM TOTAL WIDTH (mm)				
FLOOR	TYPE OF ACCOMMODATION	ACCOMMODATION USABLE FL. AREA OCCUPANCY FACTOR TOTAL NO. OF ROUTE & EXIT DOOR AREA (m ²)	DOOR	EXIT D	OOR	EXIT RO	DUTE	EXIT D	OOR	EXIT RO	OUTE			
		ANLA (III-)			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
G/F	WORKSHOP	959.675	SAY	30	2	2	850	1,200	1,050	1,500	1,750	2,400	2,100	3,000

SCHEDULE O	F SANITARY F	ITMENTS :													
LOCATION	INTENDED USE	USABLE FLOOR	OCCUPANCY FACTOR	TOTAL NO. OF			MIN.	OF REQUIRED)		1	NO. PROVIDED	1		
LUCATION	INTEINDED USE	(m ²)		PERSON			W.C.	BASIN	BATH/SHOWER	URINAL	W.C.	BASIN	BATH/SHOWER	URINAL	ACCESSIBLE UNISEX LAV.
	WORKSHOP	050 675	SAY	25	М.	13	1	1	_	1	1	1	_	3	
G/F	WORKSHOP	959.675	SAT	23	F.	12	1	1	_	_	1	1	-	_	

TOTAL AGGREGATE USABLE FLOOR AR

 $= 959.675 \text{ m}^2$

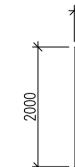
AREA OF REFUSE STORAGE & MATERIAL RECOVERY CHAMBER REQUIRED :

959.675 m² / 2,320 = 0.414 m²

AREA OF REFUSE STORAGE & MATERIAL RECOVERY CHAMBER PROVIDED :

 $= 3.800 \text{ m}^2 > 0.414 \text{ m}^2$

TOTAL U.F.A.= $959.675 \text{ m}^2 < 2000 \text{m}^2$ MIN. AREA OF TBE ROOM IS : $< 10 \text{ m}^2$ $PROVIDED : = 9 m^2$



G/F U.F.A. DIAGRAM AND CALCULATIO

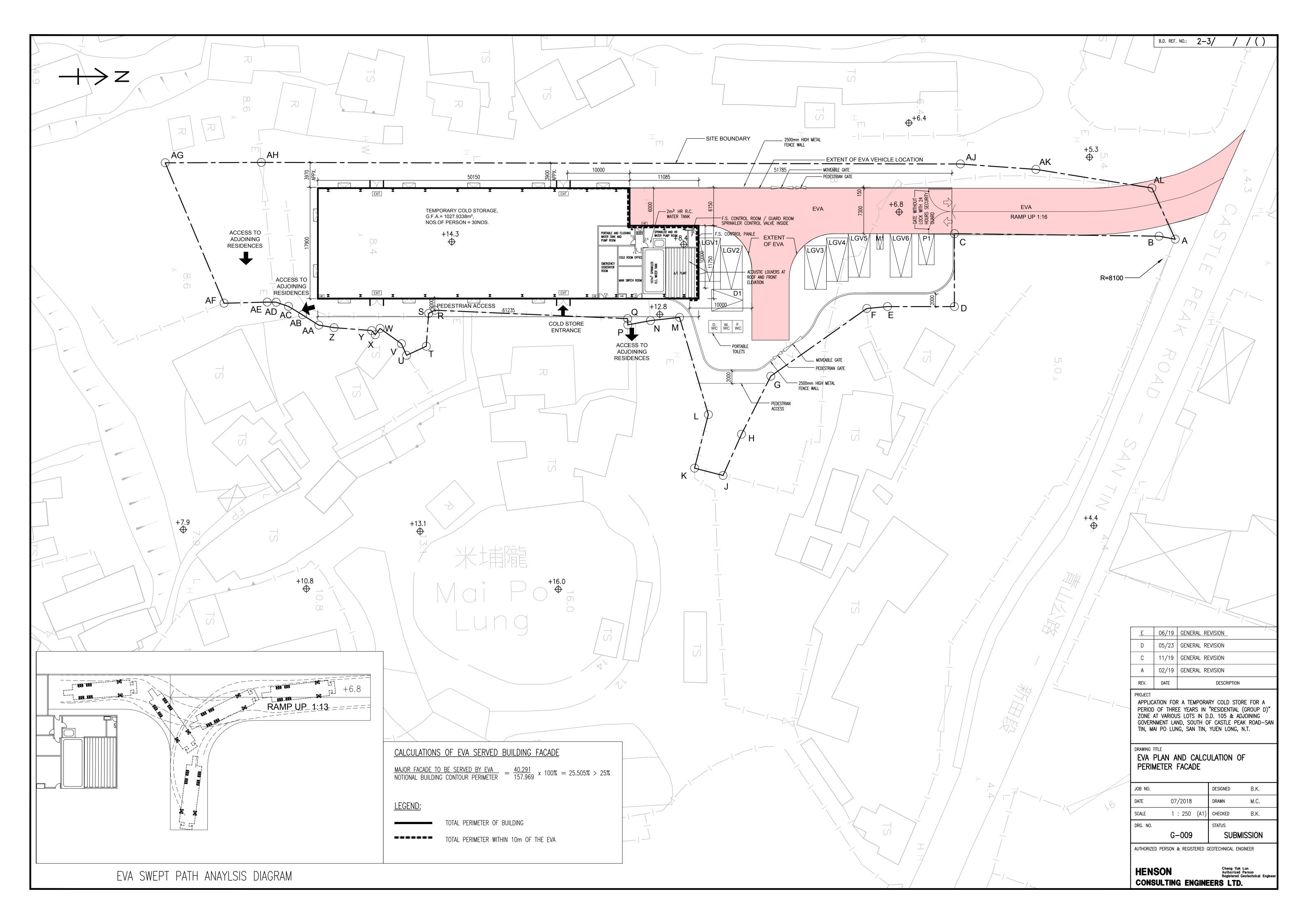
<u>U.F.A. OF G/F WORKSHOP :</u>

(A1) WORKSHOP = 959.675 m^2

 $TOTAL = 959.675 m^2$

AREA OF G/F $\frac{2375}{4}$ $= 3.800 \text{ m}^{3}$ REFUSE STORAGE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{2000}{5}$ $\frac{1}{5}$ $\frac{2000}{5}$ $\frac{1}{5}$ $\frac{2000}{5}$ $\frac{1}{5}$ $\frac{2000}{5}$ $\frac{1}{5}$ $\frac{2000}{5}$ $\frac{1}{5}$ $\frac{1}{5}$ $\frac{2000}{5}$ $\frac{1}{5}$						
$\frac{2.375}{9}$ = 3.800 m ² REFUSE STORAGE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{4500}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{2}$						
$\frac{2.375}{9}$ = 3.800 m ² REFUSE STORAGE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{4500}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{9}$ $\frac{1}{1/20}$ $\frac{1}{$						
$\frac{2.375}{1}$ = 3.800 m ² REFUSE STORAGE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{4500}{1}$ TBE RM. = 9 m ² TION : $\frac{1}{0} \frac{66/19}{0} \frac{\text{GENERAL REVISION}}{\text{GENERAL REVISION}} \frac{1}{0} \frac{1}{0} \frac{65/23}{0} \frac{\text{GENERAL REVISION}}{0} \frac{1}{0} \frac{1}{0} \frac{1}{2} \frac$						
$\frac{1}{1200 \text{ m}^2}$ REFUSE STORAGE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{4500}{1000 \text{ m}^2}$ THE RM. = 9 m ² $\frac{4500}{1000 \text{ m}^2}$ TION : $\frac{1}{1000 \text{ m}^2} \frac{1}{1000 \text{ m}^2} $						
$\frac{1}{1200 \text{ m}^2}$ REFUSE STORAGE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{4500}{1000 \text{ m}^2}$ THE RM. = 9 m ² $\frac{4500}{1000 \text{ m}^2}$ TION : $\frac{1}{1000 \text{ m}^2} \frac{1}{1000 \text{ m}^2} $						
$\frac{2.375}{1}$ = 3.800 m ² REFUSE STORAGE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{4500}{1}$ TBE RM. = 9 m ² TION : $\frac{1}{0}$ $\frac{60/19}{0}$ GENERAL REVISION $\frac{1}{0}$ $\frac{60/19}{0}$ GENERAL REVISION $\frac{1}{0}$ $\frac{60/23}{0}$ GENERAL REVISION $\frac{1}{1/20}$ RESUBMISSION WITHOUT CHANGED REVISION WITHOUT CHANGED REVISION OF THE REVISION TON : DESCRIPTION PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A DESCRIPTION PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A DESCRIPTION DESCRIPTION TON : DESCRIPTION DESCRIPTION REVISION AUTHOREED PERSON & RESISTERED GEOTESIMICAL ENGINEER						
$\frac{2.375}{1}$ = 3.800 m ² REFUSE STORACE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{4500}{1}$ TBE RM. = 9 m ² TION : $\frac{1}{0} \frac{606/19}{0} \frac{6ENERAL REVISION}{0} \frac{11/20}{0} \frac{6ENERAL REVISION}{0} \frac{11/20}{0} 11$						
$\frac{2.375}{1}$ = 3.800 m ² REFUSE STORACE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{4500}{1}$ TBE RM. = 9 m ² TION : $\frac{1}{0} \frac{606/19}{0} \frac{6ENERAL REVISION}{0} \frac{11/20}{0} \frac{6ENERAL REVISION}{0} \frac{11/20}{0} 11$						
$\frac{1}{1} = 3.800 \text{ m}^{2}$ REFUSE STORAGE & MATERIAL RECOVERY CHAMBER DIAGRAM $\frac{1}{1} = 9 \text{ m}^{2}$ $\frac{1}{1} = 9 \text{ m}^{2}$ $\frac{1}{1} = 9 \text{ m}^{2}$ $\frac{1}{1} = 0 \text{ m}^{2}$	·					
REFUSE STORAGE & MATERIAL RECOVERY CHAMBER DIAGRAM 4500 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 10000 10000 100000 $1000000000000000000000000000000000000$						
CHAMBER DIAGRAM 4500 Image: TBE RM. = 9 m² Image: TDON : Image: TDON						
Image: Second State Image: Second State Image: Second State Image: Second State <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>						
TBE RM. = 9 m² Project APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROADTIN, MAI PO LUNG, SAN TIN, YUEN LONG, N.T. DRAWING TITLE U.F.A. CALCULATION AND SCHEDULE JOB NO. DESIGNED B.K. DATE 07/2018 DRAWIN M.C. SCALE 1 : 250 (A1) CHECKED B.K. DRG. NO. STATUS G-008 SUBMISSION	4500	E	06/19	general re	EVISION	
IDE TWM. = 9 m² PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR A PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROADTIN, MAI PO LUNG, SAN TIN, YUEN LONG, N.T. DRAWING TITLE U.F.A. CALCULATION AND SCHEDULE JOB NO. DESIGNED B.K. DATE 07/2018 DRAWN M.C. SCALE 1 : 250 (A1) CHECKED B.K. DRG. NO. STATUS SUBMISSION AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER						
PROJECT APPLICATION FOR A TEMPORARY COLD STORE FOR / PERIOD OF THREE YEARS IN "RESIDENTIAL (GROUP ZONE AT VARIOUS LOTS IN D.D. 105 & ADJOINING GOVERNMENT LAND, SOUTH OF CASTLE PEAK ROAD- TIN, MAI PO LUNG, SAN TIN, YUEN LONG, N.T. DRAWING TITLE U.F.A. CALCULATION AND SCHEDULE JOB NO. DESIGNED B.K. DATE 07/2018 DRAWN M.C. SCALE 1 : 250 (A1) CHECKED B.K. DRG. NO. STATUS G-008 SUBMISSION AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER				RESUBMISS		
JOB NO. DESIGNED B.K. DATE 07/2018 DRAWN M.C. SCALE 1 : 250 (A1) CHECKED B.K. DRG. NO. G-008 SUBMISSION AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER		APPLIC PERIO ZONE GOVER TIN, M	d of thre at variou NMENT la Iai po lui	E YEARS IN IS LOTS IN D ND, SOUTH O	"RESIDENTIAL).D. 105 & AI)F CASTLE PE	(GROUP D DJOINING AK ROAD-S
DATE07/2018DRAWNM.C.SCALE1 : 250 (A1)CHECKEDB.K.DRG. NO.STATUSSTATUSSUBMISSIONAUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER				ulation A	and sche	DULE
SCALE 1 : 250 (A1) CHECKED B.K. DRG. NO. STATUS G-008 SUBMISSION AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER					DESIGNED	
DRG. NO. STATUS G-008 SUBMISSION AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER		JOB NO.				B.K.
AUTHORIZED PERSON & REGISTERED GEOTECHNICAL ENGINEER		DATE			DRAWN	М.С.
		DATE	1		DRAWN CHECKED	М.С.
HENSON Cheng Yuk Lun Authorized Person Registered Geotechnical CONSULTING ENGINEERS LTD.		DATE SCALE DRG. NO.	1 G-	: 250 (A1) - 008	DRAWN CHECKED STATUS SUBN	м.с. в.к. IISSION

B.D. REF. NO.: 2-3/



Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/53	Temporary Open Storage and Retail Sale of Construction Machinery and Parts for a Period of 12 Months	22.5.1998 (RNTPC)
2.	A/YL-ST/76	Temporary Container Trailer and Tractor Park for a Period of 12 Months	22.1.1999 (RNTPC)
3.	A/YL-ST/81	Temporary Warehouse & Container Trailer & Tractor Park for a Period of 12 Months	30.4.1999 (RNTPC)
4.	A/YL-ST/85	Temporary Retail Sale and Open Storage of Construction Machinery for a Period of 12 Months	28.5.1999 (RNTPC)
5.	A/YL-ST/114	Temporary Container Trailer/Tractor Park for a Period of 3 Years	3.3.2000 (<i>RNTPC</i>)
6.	A/YL-ST/124	Proposed Residential Development	[Revoked on 3.9.2001] 5.5.2000 (<i>RNTPC</i>)
7.	A/YL-ST/124	Temporary Warehouse and Container Tractor	2.6.2000 (<i>RNTPC</i>)
7.		and Trailer Park for a Period of 3 Years	[Revoked on 2.12.2001)
8.	A/YL-ST/133	Temporary Retail Sale and Open Storage of Construction Machinery for a Period of 3 Years	30.6.2000 (RNTPC)
9.	A/YL-ST/244	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	15.8.2003 (RNTPC)
10.	A/YL-ST/327	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	19.1.2007 (RNTPC)
11.	A/YL-ST/386	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	19.3.2010 (RNTPC)
12.	A/YL-ST/432	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	7.6.2013 (RNTPC)
13.	A/YL-ST/493	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	26.8.2016 (RNTPC)
14.	A/YL-ST/508	Proposed Temporary Cold Storage for a Period of 3 Years	12.1.2018 (<i>RNTPC</i>) [Revoked on 12.6.2020]
15.	A/YL-ST/551	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	19.7.2019 (RNTPC)
16.	A/YL-ST/573	Proposed Temporary Cold Storage for a Period of 3 Years	10.7.2020 (<i>RNTPC</i>) [Revoked on 10.12.2022]
17.	A/YL-ST/623	Renewal of Planning Approval for Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	29.7.2022 (RNTPC)

Rejected Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/185	Temporary Container Tractor and Trailer Park for a Period of 3 Years	1.3.2022 (RNTPC)	(1), (2)
2.	A/YL-ST/196	Temporary Warehouse, Container Tractor/Trailer Park for a Period of 3 Years	10.5.2002 (RNTPC)	(1), (2)
3.	A/YL-ST/199	Temporary Container Trailer/Tractor Park for a Period of 3 Years	31.5.2002 (RNTPC)	(1), (2)
4.	A/YL-ST/205	Temporary Warehouse, Container Tractor/Trailer Park for a Period of 3 Years	9.8.2002 (<i>RNTPC</i>)	(1), (2)
5.	A/YL-ST/209	Temporary Container Tractor and Trailer Park for a Period of 3 Years	13.9.2002 (RNTPC)	(2)
6.	A/YL-ST/212	Temporary Warehouse, Container Trailer and Tractor Park for a Period of 3 Years	25.10.2002 (RNTPC)	(1), (2)
7.	A/YL-ST/224	Temporary Container Trailer/Tractor Park for a Period of 3 Years	7.2.2003 (RNTPC)	(1), (2)
8.	A/YL-ST/235	Temporary Open Storage of Construction Machinery for Sale for a Period of 3 Years	16.5.2003 (RNTPC)	(2), (3)
9.	A/YL-ST/249	Temporary Retail and Open Storage of Construction Machinery for a Period of 3 Years	16.1.2004 (TPB on review)	(2), (3)
10.	A/YL-ST/265	Temporary Open Storage and Retail of Construction Machinery for a Period of 3 Years	17.9.2004 (TPB on review)	(2), (3), (4)
11.	A/YL-ST/286	Temporary Open Storage of Construction Machinery and Parts for Sale for a Period of 3 Years	15.7.2005 (RNTPC)	(2), (3), (4)
12.	A/YL-ST/332	Temporary Open Storage and Retail of Construction Machinery for a Period of 3 Years	22.6.2007 (RNTPC)	(2), (3), (4)

Rejection Reason(s):

- (1) The local track leading to the site is far below the standard for use by heavy vehicles. The proposed container parking arrangement within the site is considered not satisfactory.
- (2) There is insufficient information in the submission to demonstrate that the proposed use would not generate adverse environmental and drainage impacts on the surrounding areas.
- (3) The development was not in line with the planning intention of the "Residential (Group D)" zone, which was to improve and to upgrade the existing temporary domestic accommodations and to cater for low-rise and low-density residential developments.
- (4) The development was not in line with the Town Planning Board Guidelines on 'Application for Open Storage and Port Back-up Uses' in that there were adverse departmental comments.

Similar s.16 Applications in the vicinity of the Site within the same "R(D)" Zone on the San Tin Outline Zoning Plan No. S/YL-ST/8 in the Past Five Years

Approved Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/572	Proposed Temporary Warehouse for Storage of Used Private Vehicles for Sale and a Covered Works Area for a Period of 3 Years	29.5.2020 (<i>RNTPC</i>) [Revoked on 28.10.2022]
2.	A/YL-ST/594	Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	12.11.2021 (RNTPC)
3.	A/YL-ST/639	Temporary Warehouse for Storage of Used Private Vehicles for Sale and a Covered Works Area for a Period of 3 Years	3.2.2023 (RNTPC)

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises of Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- the private land of lots 19 RP, 21 RP, 23 S.A and 42 RP in D.D. 105 is coved by Short Term Waiver No. 5408 for the purpose of "not for any purpose other than temporary cold storage";

STT No.	Adjoining Lot No. (in D.D. 105)	Area (within the Site)	Purposes
STT 2997	16 S.B ss.2, 16 S.B ss.3	116 m ²	Temporary open storage and retail sale of construction machinery
STTYL 0158	21 RP, 23 S.A & 42 RP	337 m ²	Temporary cold storage

• portions of GL in the Site are covered by Short Term Tenancies (STTs) as below:

- No permission is given for the occupation of the remaining GL in the Site (about 47m² subject to verification). The act of occupation of the above GL without Government's prior approval is not allowed;
- advisory comments as detailed in Appendix IV.

2. <u>Traffic</u>

Comments of the Commissioner for Transport (C for T):

- no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period;
- advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

 based on the submitted layout plan in the FI, the emergency generator room, main switch room, cold room office and portable and flushing water tank and pump room and A/C plant would be fully enclosed within the cold store building and the acoustic louvres at the roof and front elevation will be directed away from nearby noise sensitive receivers. In accordance with the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites", he has no objection to the application;

- no environmental complaint relating to the Site was recorded in the past 3 years; and
- advisory comments as detailed in Appendix IV.

4. <u>Nature Conservation</u>

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no strong view on the application from nature conservation point of view as the Site is paved and at certain distance from the Mai Po Lung Egretry (at least 40m away);
- advisory comments as detailed in **Appendix IV**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

• the Site falls within "Residental (Group D)" ("R(D)") zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated. As such, it is considered not necessary to impose a landscape condition should the Town Planning Board approve the application.

6. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- after completion of the required drainage works, the applicant shall provide DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photograph;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix IV**.

7. <u>Fire Safety</u>

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable;

- the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services; and
- advisory comments as detailed in Appendix IV.

8. <u>Other Departments</u>

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

- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 2-1, Highways Department (CE/RD2-1, HyD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long) (DO/YL).

Recommended Advisory Clauses

- (a) Should the applicant fail to comply with approval conditions again resulting in the revocation of the planning permission, sympathetic consideration would not be given by the Committee to any further application;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
 - should planning approval be given to the subject planning application, the Short Term Waiver (STW)/Short Term Tenancy (STT) holder(s) will need to immediately apply to LandsD for modification of the STW/STT conditions where appropriate. The owner(s) of lots without STW will need to immediately apply to LandsD to permit the structures to be erected or regularise any irregularity on the application site (the Site), if any. Also, the applicant has to either exclude the remaining Government Land (GL) from the Site or apply for a formal approval prior to the actual occupation of the concerned GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that
 - the Site is connected to Castle Peak Road San Tin via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Director of Environmental Protection (DEP) that
 - the applicant is advised to follow the relevant mitigation measures and requirements in 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; and
 - the applicant should ensure that the operation of the cold store would meet the noise criteria of the Noise Control Ordinance;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that
 - the applicant should avoid disturbing any wild birds including their nests and eggs which are protected under the Wild Animals Protection Ordinance, Cap. 170. Any lighting facilities installed on-site should also be directed towards the Site as far as practicable;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
 - the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained; and
 - the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future;
- (g) to note the comments of the Director of Fire Services (D of FS) that
 - if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
 - licensing requirements would be formulated upon receipt of formal application via the licensing authority;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
 - the proposed access arrangement of the Site should be agreed by TD;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road San Tin; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (i) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that
 - the applicant is reminded to submit the proposed building works plans to the Buildings Department (BD) for approval as required under provision of BO;
- (j) to note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that
 - existing water mains in the vicinity will be affected. The cost of any necessary diversion should be borne by the developer;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains should be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies

or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
- government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
 - there is no record of approval granted by Building Authority (BA) for the existing structures at the Site;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - 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 unauthorised building works (UBWs) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with 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 woks or UBW on the Site under BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - detailed checking under BO will be carried out at building plan submission stage.

Urgent Return Receipt Requested	Sign 🗌 Encrypt 🔲 Mark Subject Restricted	Expand personal&publi
---------------------------------	--	-----------------------



A/YL-ST/640 DD 105 Castle Peak Road 07/02/2023 02:44

From: To: File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-ST/640

Lots 16 S.B ss.2 (part), 16 S.B ss.3, 19 S.C, 19 RP, 21 S.A (Part), 21 RP (Part), 23 S.A, 24 RP (Part), 25 S.A, 26 RP (Part), 42 RP (Part) and 44 S.A (Part) in D.D. 105 and Adjoining Government Land, Castle Peak Road - San Tin, Mai Po Lung, San Tin

Site area: About 3,620sq.m Includes Government Land of about 500sq.m

Zoning: "Res (Group D)"

Applied use: Cold Storage / 9 Vehicle Parking

Dear TPB Members,

This operation has a long history of non-compliance with conditions

A/YL-ST/508 Approved 12 Jan 2018

REVOKED ON 12.6.2020:

As the applicant had failed to comply with conditions (d), (f), (g) & (i) satisfactorily by 12.6.2020, the planning permission for the subject application had already been revoked on the same date.

A/YL-ST/573 Approved 10 July 2020 CONDITIONS NEVER FULFILLED

during the first three weeks of the statutory publication period, 19 objecting comments from the San Tin Rural Committee, three Yuen Long District Council members and 15 individuals including 6 local residents were received

I would remind members that on a number of occasions the courts ruled that it is your duty to question and not just blindly follow the recommendations of PlanD.

To ignore the objections of local residents and a negative track record, particularly when it relates to the storage of food products, is to ignore your duty towards the

community.

Mary Mulvihill

致城市規劃委員會秘督:

專人送避或郵遞:香港北角渣鐵道 333 號北角政府合署 15 機 傳真: 2877 0245 或 2522 8426 電郵: tpbpd@pland.gov.hk

To : Sceretary, Town Planning Board

By hand or post : 15/F. North Point Government Offices, 333 Java Road, North Point, Hong Kong By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有限的規劃申讀编號 The application no. to which the comment relates <u>A/YL-ST/640</u>

意見詳價 (如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

2

「提意見人」姓名/名稱 Name of person/company making this comment 文 项 村 代表 文量镜

日期 Date

簽署 Signature

化上开的影

-2-

19~JAN-2023 15:07 03-FEB-2023 **16:20**

 97%
 P.014

 97%
 P.001

3.2-2027

2

Urgent	Return Receipt Requested	🗌 Sign 🔲 Encrypt	Mark Subject Restricted	Expand personal&publi
	反對编號: A/YL-ST/640	時冷藏庫的申請		
From: To: File Ref:	"tpbpd@pland.gov.hk" <tpbpd@< td=""><td>)pland.gov.hk></td><td></td><td></td></tpbpd@<>)pland.gov.hk>		
	Please respond to			

反對臨時冷藏庫的申請 A/YL-ST/640

本人就上述申請向貴處提出質詢及意見。

就申請提出意見的屆滿日期則是2023年2月10日。

而按貴署派員在申請地段張貼申請通知的位置是在華通建築工程71号大門上

而非受影響居民的當眼處 (本人3/2/2023 先發現此貼文)

由於受影響地段的居民多數是長者,並不會經常上網瀏覽,請問貴處如何確定此項訊 息能夠確實讓受影響的相關居民得悉

倘若受影響居民有幸在某情況下得悉此項訊息,又能否有足夠時間在倉猝的情況下提出意

貴署是次的行政安排雖然似乎公開公平,但並不公正,實在有傾斜於申請方之疑 由於上述地段在過去數年已有數次相關申請,並遭到受影響的居民的多項質詢及反 對,迄今仍未能順利處理。貴處似乎採用「以快打慢」的手法,在未能釋除受影響居 民的疑慮,以及解決噪音、空氣,居民出入安全人等問題前,擬草草通過是項規劃申 請。對於在上述地段居住數十年的長者及居民是否公平?對完全漠視受影響居民的日 常生活,與現屆政府似乎加強關愛弱勢社群或草根階層的的方針,以及改善民生及銳 意修復官民關係的做法背道而馳。請問貴署如何就是項影響民生的項目提供適切的處 理?

敬希 閣置 冷藏庫之申請

Urgent Return Receipt Requested

Sign Encrypt Mark Subject Restricted Expand personal&publ



FW: 假咨詢且有私授之可能 09/02/2023 09:54

From:

Sent: Wednesday, February 8, 2023 9:38 PM To: tpbpd@pland.gov.hk Subject: 假咨詢且有私授之可能

A/YL-ST/640

就貴处发出咨詢意见的邀請,根本就是做动作,村民不停提出反对,你們就續一為申請者解決,且提供專业意 见,最後更批准申請起冷凍倉,置居住上址幾十年的居民於不理,是但提供幾份图積居民查閱,再定限期他們 反对,但無論怎樣反对也好,結果一樣,批准业主起凍倉. 其實你部門認為村民看得懂那些專业图側嗎 你地有冇專人到现場講解有关图示 那处是現有道路 那处是凍倉範圍 起左凍倉條路点行 村民点行 現有車点行 貴部門完全沒有跟進只是紙上談 跟着一一為业主解决村民反对意见然批准 這动作真令人怀疑貴处的工作態度同责任 真想知道貴处是為市民服務还是部份业主的工作人员

•e · · · ·

就規劃申請/覆核提出意見 Making Comment on Planni	ng Application / Review
参考編號 Reference Number:	230204-232901-16924
Kelerence Number:	
提交限期	10/02/2023
Deadline for submission:	
提交日期及時間	
Date and time of submission:	02/2023 23.23.01
有關的規劃申請編號	A/YL-ST/640
The application no. to which the comment relates:	A/1L-31/040
「提意見人」姓名/名稱	小姐 Miss 劉
Name of person making this comment:	小州 141122 受1
意見詳情	
Details of the Comment :	
反對編號:A/YL-ST/640臨時冷藏庫的申請	
由於近年香港的天雨令水浸嚴重,在惡劣天氣下,米埔	瀰 村一帶經常出現水浸情況,申
請人現時申請的地段原本為存放建築機械之用,因此該這次文件申請人未有提及相應地面會否作平整的工程以	(地段都是沙泥地面為主。但是,) 個安排左放公式庫,因此太人做)
心由沙泥地變為石矢地面後,令水浸情況更惡劣,直接	影響附近一帶居民的生命和財
產。再者2018年9月17日,元朗區議會環境改善委員會	上已經高度關注元朗鄉村大水浸的
問題,城規會應考慮是次申請會否加劇米埔隴村及新田	公路一帶的水浸情況。
自然保育是政府策劃未來發展的其中一項核心。從文件	所見申請人將會移除幾棵大樹,
樹木經過數十年的生長卻因興建臨時冷藏庫而被移除, 響,與政府政策背道而馳。再者,申請人亦未有提及移	此举令附近一带生悲境境受影 除幾棵大樹是否合平「樹木保育
條例」。	in the state of th
此外,從圖則顯示該地帶將會設置幾間流動洗手間,有	關設施會直接影響村內衛生問
題,但申請人的報告書並無提交處理排污或清糞問題。	
而申請人的報告書沒有提交環境評估。由於冷凍櫃主要	噪音來源包括冷凍櫃24小時運轉
時產生之噪音、振動,以及散熱風扇運轉產生之噪音, 因此批出是次申請將會影響附近居民作息生活,令居民	· 马哈安汉语。田子中转 1 光况左
提及冷藏庫的營運時間,若申請人或冷藏庫營運商於凌	之來自國國。时日中胡八小及月 最或清晨時份上落貨,亦會影響
村内居民。	
再者申請人的報告書沒有提及臨時冷藏庫將會貯存何類	物品,如涉及冰鮮肉類、家禽、
魚類產品等,運輸車輛出入或上落貨時容易令污水、生	肉血水流出,導致村內衛生情況
惡劣,引起鼠患等問題。	
因此,本人強烈反對A/YL-ST/640臨時冷藏庫的申請。	

file://pld-egis3-app/Online Comment/230204-232901-16924 Comment A YL-ST 6... 06/02/2023

6

参考編號	ng Application / Review
Keference Number:	230205-221005-87777
是交限期	10/02/2023
Deadline for submission:	10/02/2023
是交日期及時間	05/02/2022 22-10-05
Date and time of submission:	05/02/2023 22:10:05
有關的規劃申讀編號	A/YL-ST/640
The application no. to which the comment relates:	A/1L-51/040
「提意見人」姓名/名稱	女士 Ms. 張
Name of person making this comment:	入上 1/1.5.
意見詳情	
Details of the Comment :	······································
strongly oppose the application of A/YL-ST/640 temporar	y cold storage.
Nature conservation is one of the core aspects of the government. According to the documents, the applicant will remove a growth, the trees were removed due to the construction of the ecological environment in the vicinity and run counterpare, the applicant did not mention whether the removal of se	several large trees. After decades of mporary cold storage. This will aft to the government policy. Further
Tree Conservation Ordinance".	
Tree Conservation Ordinance". n addition, according to the plan, several mobile toilets will at facilities will directly affect the sanitation problems in the l not submit to deal with the sewage discharge or excrement	be set up in this area, and the relevent
Tree Conservation Ordinance". n addition, according to the plan, several mobile toilets will at facilities will directly affect the sanitation problems in the	be set up in this area, and the relevant village, but the applicant's report of cleaning problems. d of items the temporary cold stora , when the transport vehicles enter raw meat and blood to flow out co
Tree Conservation Ordinance". n addition, according to the plan, several mobile toilets will at facilities will directly affect the sanitation problems in the l not submit to deal with the sewage discharge or excrement Furthermore, the applicant's report did not mention what kin e will store, such as chilled meat, poultry, fish products, etc., ad exit or load and unload goods, it is easy to cause sewage.	be set up in this area, and the relevent village, but the applicant's report of cleaning problems. d of items the temporary cold stora , when the transport vehicles enter raw meat and blood to flow out, can be as rodent infestation. ental assessment. Since the main n crated during the 24-hour operation eration, therefore the approval of the cause noise nuisance to residents. F of the cold storage. If the applican

ct the residents in the surrounding area. life and property. Furthermore, on September 17, 2018, t he Environmental Improvement Committee of the Yuen Long District Council had paid close att ention to the flooding problem in Yuen Long villages. Flooding condition.

Therefore, I strongly oppose the application of A/YL-ST/640 temporary cold storage.

file://pld-egis3-app/Online Comment/230205-221005-87777 Comment A YL-ST 6... 06/02/2023

Page 1 of 1

就規劃申請/覆核提出意見 Making Comment on Play 參考編號	
Reference Number:	230206-142241-87242
是交限期	· · · · · · · · · · · · · · · · · · ·
Deadline for submission:	10/02/2023
是交日期及時間	·
Date and time of submission:	06/02/2023 14:22:41
有關的規劃申請編號	
The application no. to which the comment relates:	A/YL-ST/640
「提意見人」姓名/名稱	-to late are we
Name of person making this comment:	夫人 Mrs. Mrs Kwong
意見詳情	•
Details of the Comment :	
有關規劃新界元朗新田地段A/YL-ST/640提出意見	
有關規劃新界元朗新田地段A/YL-ST/640提出意見	• •
本人(何女)為現居於有關申請擬議臨時冷藏庫(編號 提出強烈反對意見。我們的反對意見包括以下各點:	······
本人(何女)為現居於有關申請擬議臨時冷藏庫(編號	了安全及救護車輛通道給現有居民。 身體健康欠佳, 需要經常倚賴救護服。 馬者,由於現址並沒有任何消防安 入滅火及保障生命安全是唯一的涂
本人(何女)為現居於有關申請擬議臨時冷藏庫(編號 是出強烈反對意見。我們的反對意見包括以下各點: 	方安全及救護車輛通道給現有居民。 身體健康欠佳,需要經常倚賴救護服 。再者,由於現址並沒有任何消防安 為滅火及保障生命安全是唯一的途 為居民的生命安全及不能接受的; 以此的雨水及污水排放設施。每逢雨 之太太亦曾經因為大雨水浸馬路而導 之草地改變為三合土地,從而大大減 一步威脅居民生命安全。再者,現址
本人(何女)為現居於有關申請擬議臨時冷藏庫(編號 提出強烈反對意見。我們的反對意見包括以下各點: 一.救護及消防車通道該發展項目未有提供適當的消防 現有居民包括本人居於現址 60 年以上,年紀老邁, 務。所以適當的行車通道直達我們的住處是必須的 全設備,萬一有火警發生,消防處提供的消防車作為 徑。上述發展中並沒有提供相關通道,是完全莫視明 2.雨水及污水排放設施長久以來,現址並沒有提供公 季或有颱風的日子,都會出現嚴重水浸情況。本人及 改身體受傷。而申請的發展計劃將會使原本是泥地可 少土地吸水能力而令現在的水浸問題嚴重惡化,進一 並沒有任何公共排污設施,有關該申請的冷藏庫將如	方安全及救護車輛通道給現有居民。 身體健康欠佳,需要經常倚賴救護服 。再者,由於現址並沒有任何消防安 滅火及保障生命安全是唯一的途 有居民的生命安全及不能接受的; 大的雨水及污水排放設施。每逢雨 太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導 支太太亦曾經因為大雨水浸馬路而導

• -

7Kt	hờ
Irn	nv

	/PHD
就規劃申請/覆核提出意見 Making Comment on Planning	g Application / Review
▲考編號 ·	230206-142742-55237
Reference Number:	230200-142742-55237
提交限期	10/02/2022
Deadline for submission:	10/02/2023
提交日期及時間	
Date and time of submission:	06/02/2023 14:27:42
有關的規劃申請編號	
The application no. to which the comment relates:	A/YL-ST/640
Name of person making this comment:	夫人 Mrs. Mrs Kwong
│	
Details of the Comment :	
有關規劃新界元朗新田地段A/YL-ST/640提出意見	
 本人(何女)為現居於有關申請擬議臨時冷藏庫(編號 A/YI 提出強烈反對意見。我們的反對意見包括以下各點:	L-ST/640) 的隔鄰。現就有關申請
1. 救護及消防車通道該發展項目未有提供適當的消防安全 現有居民包括本人居於現址 60 年以上,年紀老邁,身體 務。所以適當的行車通道直達我們的住處是必須的。再 全設備,萬一有火警發生,消防處提供的消防車作為滅火 徑。上述發展中並沒有提供相關通道,是完全莫視現有是	健康欠佳,需要經常倚賴救護服 者,由於現址並沒有任何消防安 K及保障生命安全是唯一的途
2. 雨水及污水排放設施長久以來,現址並沒有提供公共的 季或有颱風的日子,都會出現嚴重水浸情況。本人亦曾約 受傷。而申請的發展計劃將會使原本是泥地或草地改變為 吸水能力而令現在的水浸問題嚴重惡化,進一步威脅居民 任何公共排污設施,有關該申請的冷藏庫將如何處理排放 我們擔心會對現有居民造成衛生的問題。	四因為大兩水浸馬路而導致身體 為三合土地,從而大大減少土地 民生命安全。再者,現址並沒有
3. 冷藏庫設備產生的噪音現址為鄉郊地方,周邊環境十分 定是二十四小時運作。而相關的機器所產生的噪音將會長 這種情況下,居民與冷藏庫擁有人極可能發生互相對抗行 最後,從發展圖則中清楚顯示部份為政府土地,我們極相 權益是絕對有能力否決有關發展,否則很容易令人產生有	長期滋擾附近的居民。長期處於 行為或沖突,甚至人命傷亡。 目信政府如果有顧及現有居民的
 4.近期又新增左個整車場令到車流量大量增加,亦增加火會	隆風險。
以上為我作為現址居住超過 60 年居民的反對意見。若我 申請的決定,我們會再尋求其他途徑,包括大眾媒體、讀	

•

考編號	230208-111245-08477	
eference Number:	230208-111243-084/7	
交限期		
eadline for submission:	10/02/2023	
交日期及時間		
ate and time of submission:	08/02/2023 11:12:45	
關的規劃申請編號		
he application no. to which the comment relates:	A/YL-ST/640	÷
提意見人」姓名/名稱	• •	
ame of person making this comment:	小姐 Miss Ho	· .
見詳情		
etails of the Comment :		
/YL-ST/640		. •
、人就上述申請向貴處提出質詢及意見。 於照貴署載於貴署網站的資料顯示,上述規劃申請的		
人就上述申請向貴處提出質詢及意見。 既實署載於實署網站的資料顯示,上述規劃申請的 申請提出意見的屆滿日期則是2023年2月10日,共五 申請通知的位置,是在一建築工程車輛出入的場所 。 6. 因此,本人於今早8/2/2023得悉實署重啟上述申 訪況下提出意見。就此,本人請貴署先解答以下質諾	個工作天。按貴署派員在申請地 術近,而並非受影響居民的當問 請的處理,得需在不足3個工作表 司:	段張 艮 天的
人就上述申請向貴處提出質詢及意見。 聚照貴署載於貴署網站的資料顯示,上述規劃申請的 時提出意見的屆滿日期則是2023年2月10日,共五 時前通知的位置,是在一建築工程車輛出入的場所 。因此,本人於今早8/2/2023得悉貴署重啟上述申 靜況下提出意見。就此,本人請貴署先解答以下質諾)由於受影響地段的居民多數是長者,並不會經常 能夠確實讓受影響的相關居民得悉?	個工作天。按貴署派員在申請地 術近,而並非受影響居民的當間 請的處理,得需在不足3個工作表 訂: 上網瀏覽,請問貴處如何確定此	段張 長 天的 項許
人就上述申請向貴處提出質詢及意見。 研實署載於貴署網站的資料顯示,上述規劃申請的 請提出意見的屆滿日期則是2023年2月10日,共五 時請通知的位置,是在一建築工程車輛出入的場所 。因此,本人於今早8/2/2023得悉貴署重啟上述申 预下提出意見。就此,本人請貴署先解答以下質諾)由於受影響地段的居民多數是長者,並不會經常	個工作天。按貴署派員在申請地 術近,而並非受影響居民的當間 請的處理,得需在不足3個工作表 訂: 上網瀏覽,請問貴處如何確定此	段張 長 天的 項許
人就上述申請向貴處提出質詢及意見。	個工作天。按貴署派員在申請地 附近,而並非受影響居民的當間 請的處理,得需在不足3個工作表 了: 上網瀏覽,請問貴處如何確定此 又能否有足夠時間在倉猝的情況	段張天的項許 下提
人就上述申請向貴處提出質詢及意見。 医照貴署載於貴署網站的資料顯示,上述規劃申請的 申請提出意見的屆滿日期則是2023年2月10日,共五 時請通知的位置,是在一建築工程車輛出入的場所 。因此,本人於今早8/2/2023得悉貴署重啟上述申 情況下提出意見。就此,本人請貴署先解答以下質認)由於受影響地段的居民多數是長者,並不會經常 能夠確實讓受影響的相關居民得悉?)倘若受影響居民有幸在某情況下得悉此項訊息, 意見?)貴署是次的行政安排雖然似乎公開公平,但並不 例何平衡申請方的及受影響居民的利弊?)由於上述地段在過去數年已有數次相關申請,並	個工作天。按貴署派員在申請地 附近,而並非受影響居民的當間 請的處理,得需在不足3個工作 引: 上網瀏覽,請問貴處如何確定此 又能否有足夠時間在倉猝的情況 公正,實在有傾斜於申請方之疑 遭到受影響的居民的多項質詢及	段员下项下。反
 人就上述申請向貴處提出質詢及意見。 	個工作天。按貴署派員在申請地 附近,而並非受影響居民的當間 請的處理,得需在不足3個工作方 上網瀏覽,請問貴處如何確定此 又能否有足夠時間在倉猝的情況 公正,實在有傾斜於申請方之疑 遭到受影響的居民的多項質詢及 人」的手法,在未能釋除受影響原	段员下项下。反导张的新援。
 人就上述申請向貴處提出質詢及意見。 	個工作天。按貴署派員在申請地 附近,而並非受影響居民的當間 請的處理,得需在不足3個工作 引: 上網瀏覽,請問貴處如何確定此 又能否有足夠時間在倉猝的情況 公正,實在有傾斜於申請方之疑 遭到受影響的居民的多項質詢及 」的手法,在未能釋除受影響展 、環境破壞等問題前,擬草草並 及居民是否公平?	段良天可下。反号重张的一部提。"夏天通
人就上述申請向貴處提出質詢及意見。 新展署載於貴署網站的資料顯示,上述規劃申請的 請提出意見的屆滿日期則是2023年2月10日,共五時 時通知的位置,是在一建築工程車輛出入的場所 6。因此,本人於今早8/2/2023得悉貴署重啟上述申請通知的位置,是在一建築工程車輛出入的場所 6. 因此,本人於今早8/2/2023得悉貴署重啟上述申請況下提出意見。就此,本人請貴署先解答以下質諾 7. 自於受影響地段的居民多數是長者,並不會經常 8. 能夠確實讓受影響的相關居民得悉? 7. 倘若受影響居民有幸在某情況下得悉此項訊息, 1. 意見? 7. 倘若受影響居民有幸在某情況下得悉此項訊息, 1. 意見? 7. 自將是次的行政安排雖然似乎公開公平,但並不可以何平衡申請方的及受影響居民的利弊? 7. 由於上述地段在過去數年已有數次相關申請,並付,迄今仍未能順利處理。貴處似乎採用「以快打機可疑慮,以及解決噪音、污水、空氣,居民出入安全	個工作天。按貴署派員在申請地 附近,而並非受影響居民的當間 請的處理,得需在不足3個工作 上網瀏覽,請問貴處如何確定此 又能否有足夠時間在倉猝的情況 公正,實在有傾斜於申請方之疑 遭到受影響的居民的多項質詢及 」的手法,在未能釋除受影響展 ,環境破壞等問題前,擬草草並 及居民是否公平? 如府在關愛弱勢社群或草根階層的	段良、天可、下、。反引到一方。" 反引到一方,一下,一下,一下,一下,一下,一下,一下,一下,一下,一下,一下,一下,一下,

ຖ

Ŧ

参考編號 Reference Number:	230208-150937-58478
提交限期 Deadline for submission:	10/02/2023
提交日期及時間 Date and time of submission:	08/02/2023 15:09:37
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-ST/640
「提意見人」姓名/名稱 Name of person making this comment:	Yeung Yuet Chun
意見詳情 Details of the Comment : 反對編號: A/YL-ST/640臨時冷藏庫的申請 本人就上述申請向貴署提出意見	
而按貴署張貼申請地段貼文通知位置, 貼文只是張貼衣 覺到, 我也只是從家人口中得知, 就申請提出意見期限 間提出意見。	至華通公司門邊,經常出入都未必察 為2023年2月10日,村民沒有太多時
以上地段是否留有足夠通道予救護車/消防車等作有須 多為長者。	夏要時候做救援工作,由於附近村民
當冷藏庫設備操作時,會產生大量嘈雜聲浪,大型機械 居民作息時間,及車輛經常進出產生大量沙塵飛揚影響	
雨季來臨時,路口一帶經常出現水浸情況,如冷藏庫位 將雨水集中引出外圍,令水浸問題加倍升級。	置將沙地改為石屎地後,當下兩時會
懇請貴署慎重考慮居民之憂慮	

. . '

00/00/0000

10

參考編號 Reference Number:	230208-212535-57197
是交限期 Deadline for submission:	10/02/2023
是交日期及時間 Date and time of submission:	08/02/2023 21:25:35
言關的規劃申請編號 The application no. to which the comment relates:	A/YL-ST/640
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 何生
意見詳情 Details of the Comment :	
本人乃此項申請受影響之居民,現就有關申請提出強烈 請。	烈反對,懇請貴署處否決有關申
本人居於上址超過65年,在過去數年間都有不同營辦商 油站、沙倉等。雖然該等用戶與本村部份居民不時發生 終亦會顧及居民出入本村的方便及安全。	
本人和配偶以及多名居民都是需要依靠拐杖走動的長常的範圍完全覆蓋原有的行人通道,按該申請圖則所示 車,居民便需要額外繞過該三千多平方米的範圍才能並 常進出居所前往醫院覆診和進行治療的居民增加不少認 需,造成嚴重影响。	,倘若批准了與建該臨時冷凍倉 進出家園。對我等行動不便且需經
再者,進出擬建臨時冷藏倉庫的車輛多為大型車輛,如 口。本人質疑即使申請人會提醒司機出入時慢駛和注意 多兩轉•揾多啖食」的司機會保證村民的安全。這樣, 定的危險。	意安全,亦難以規管那些為求「走
以直達居民住所。一旦長者或長期病患們需要使用此	
還有,雖然申請人遞交的圖則包括了可供緊急車輛出 以直達居民住所。一旦長者或長期病患們需要使用此 誤,影響村民的生命安全。 而且,本村在青山公路的路口經常水浸,尤其在雨季 每在路口等車時都需要躲避行經青山公路的車輛所前 村民亦須再加躲避進出該擬建倉庫的大型車輛。對於一 者們。	等緊急車輛服務時,定必有所延 和颱風期間甚為嚴重。本村居民每 遠起的水,而當興建了冷藏倉庫,

.

境觀極不協調;同時亦影響附近鳥類保護區經常來訪棲息的雀鳥,對世界聞名的米埔自然保護區間接造成生態破壞。該項申請並沒有考慮環境保護及生態環境方面的影響。相信貴署並不會只狹視地快快完成一項申請的批准,而不與港府各部門同一方針,共同以宏觀的角度作全面考慮,亦不會罔顧原居的基本生活權利。

最後,全香港現在是否沒有其他可以將原有的住宅用地和臨時冷凍倉庫分開使用的地方 呢?是否定然要逼迫我等草根弱勢市民呢?

·		10件
就規劃申請/覆核提出意見 Making Comment on Plan	ning Application / Review	
》考编號	230208-212223-314	177
Reference Number:		
是交限期	10/02/2023	
Deadline for submission:		
是交日期及時間	08/02/2023 21:22:2	ว
Date and time of submission:	08/02/2025 21.22.2.	5
有關的規劃申請編號		
he application no. to which the comment relates:	A/YL-ST/640	
「提意見人」姓名/名稱	the state of the state	
lame of person making this comment:	先生 Mr. 何生	
意見詳情		
あってロート月 Details of the Comment :		
	. ·	
	,現就有關申請提出強烈反	對,懇
請貴署處否決有關申請。		
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 油站、沙倉等。雖然該等用戶與本村部份居民不時發	商租用上址,當中包括重型	車輛加
本人乃此項申請擬建臨時冷藏庫地段受影響之原居民 請責署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 油站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出入本村的方便及安全。	商租用上址,當中包括重型 生用地衝突,但亦算有商有	軍輛加量,最
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 油站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出入本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉	「車輛加 量 一 庫規畫
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 油站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出入本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷	[車輛加 量,最 庫規畫
清貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 由站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出入本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示 車,居民便需要額外繞過該三千多平方米的範圍才能	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便	車輛加 重一東 東 加 東 雷 橋
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 油站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出人本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示 車,居民便需要額外繞過該三千多平方米的範圍才能 常進出居所前往醫院覆診和進行治療的居民增加不少	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便	車輛加 重一東 東 加 東 雷 橋
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 曲站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出人本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示 車,居民便需要額外繞過該三千多平方米的範圍才能 常進出居所前往醫院覆診和進行治療的居民增加不少 需,造成嚴重影响。	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 困難,亦阻礙日常出外購買	車輛加 庫凍且 生 活 所
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 由站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出人本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示 車,居民便需要額外繞過該三千多平方米的範圍才能 常進出居所前往醫院覆診和進行治療的居民增加不少 需,造成嚴重影响。 再者,進出擬建臨時冷藏倉庫的車輛多為大型車輛,	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 困難,亦阻礙日常出外購買	車量 庫凍且生 入離
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 由站、沙倉等。雖然該等用戶與本村部份居民不時發 除亦會顧及居民出入本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 物範圍完全覆蓋原有的行人通道,按該申請圖則所示 車,居民便需要額外繞過該三千多平方米的範圍才能 常進出居所前往醫院覆診和進行治療的居民增加不少 需,造成嚴重影响。 再者,進出擬建臨時冷藏倉庫的車輛多為大型車輛, □。本人質疑即使申請人會提醒司機出入時慢駛和注	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 困難,亦阻礙日常出外購買 必須途經本村居民唯一的出 意安全,亦難以規管那些為	車量庫凍且生入求朝前量。一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 油站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出入本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示 車,居民便需要額外繞過該三千多平方米的範圍才能 常進出居所前往醫院覆診和進行治療的居民增加不少 需,造成嚴重影响。 再者,進出擬建臨時冷藏倉庫的車輛多為大型車輛, 口。本人質疑即使申請人會提醒司機出入時慢駛和注 多兩轉•揾多啖食」的司機會保證村民的安全。這樣	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 困難,亦阻礙日常出外購買 必須途經本村居民唯一的出 意安全,亦難以規管那些為	車量庫凍且生入求朝前量。一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次一次
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 油站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出入本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示 車,居民便需要額外繞過該三千多平方米的範圍才能 常進出居所前往醫院覆診和進行治療的居民增加不少 需,造成嚴重影响。 再者,進出擬建臨時冷藏倉庫的車輛多為大型車輛, 口。本人質疑即使申請人會提醒司機出入時慢駛和注 多兩轉•揾多啖食」的司機會保證村民的安全。這樣 定的危險。	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 困難,亦阻礙日常出外購買 必須途經本村居民唯一的出 意安全,亦難以規管那些為 對於我等長者和其他居民者	車量 庫凍且生 入求構加量 水水晶子 人求構成 一個一個一個一個一個一個一個一個一個一個一個一個一個一個一個一個一個一個一個
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 由站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出入本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示 軍,居民便需要額外繞過該三千多平方米的範圍才能 常進出居所前往醫院覆診和進行治療的居民增加不少 需,造成嚴重影响。 再者,進出擬建臨時冷藏倉庫的車輛多為大型車輛, 二。本人質疑即使申請人會提醒司機出入時慢駛和注 多兩轉•揾多啖食」的司機會保證村民的安全。這樣 定的危險。	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 困難,亦阻礙日常出外購買 必須途經本村居民唯一的出 意安全,亦難以規管那些為 對於我等長者和其他居民都 人的通道,但所畫的通道並	車量 庫凍且生 入求構 不輛, 規倉需活 路「成 是
 請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 油站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出入本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示 車,居民便需要額外繞過該三千多平方米的範圍才能 常進出居所前往醫院覆診和進行治療的居民增加不少 專者,進出擬建臨時冷藏倉庫的車輛多為大型車輛, 口。本人質疑即使申請人會提醒司機出入時慢駛和注 多兩轉•揾多啖食」的司機會保證村民的安全。這樣 定的危險。 還有,雖然申請人遞交的圖則包括了可供緊急車輛出 以直達居民住所。一旦長者或長期病患們需要使用此 	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 困難,亦阻礙日常出外購買 必須途經本村居民唯一的出 意安全,亦難以規管那些為 對於我等長者和其他居民都 人的通道,但所畫的通道並	車量 庫凍且生 入求構 不輛, 規倉需活 路「成 是
 請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦油站、沙倉等。雖然該等用戶與本村部份居民不時發終亦會顧及居民出人本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長的範圍完全覆蓋原有的行人通道,按該申請圖則所示車,居民便需要額外繞過該三千多平方米的範圍才能常進出居所前往醫院覆診和進行治療的居民增加不少需,造成嚴重影响。 再者,進出擬建臨時冷藏倉庫的車輛多為大型車輛,口。本人質疑即使申請人會提醒司機出入時慢駛和注多兩轉•揾多啖食」的司機會保證村民的安全。這樣定的危險。 還有,雖然申請人遞交的圖則包括了可供緊急車輛出以直達居民住所。一旦長者或長期病患們需要使用此誤,影響村民的生命安全。 	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 透知難,亦阻礙日常出外購買 必須途經本村居民唯一的出 意安全,亦難以規管那些為 對於我等長者和其他居民都 人的通道,但所畫的通道並 等緊急車輛服務時,定必有	車量庫凍且生人求料時一不所不輔,規倉、常活路「成長」重換。月二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十
請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦 油站、沙倉等。雖然該等用戶與本村部份居民不時發 終亦會顧及居民出人本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長 的範圍完全覆蓋原有的行人通道,按該申請圖則所示 庫,居民便需要額外繞過該三千多平方米的範圍才能 常進出居所前往醫院覆診和進行治療的居民增加不少 需,造成嚴重影响。 再者,進出擬建臨時冷藏倉庫的車輛多為大型車輛, 口。本人質疑即使申請人會提醒司機出人時慢駛和注 多兩轉•揾多啖食」的司機會保證村民的安全。這樣 定的危險。 還有,雖然申請人遞交的圖則包括了可供緊急車輛出 以直達居民住所。一旦長者或長期病患們需要使用此 誤,影響村民的生命安全。	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 困難,亦阻礙日常出外購買 必須途經本村居民唯一的出 意安全,亦難以規管那些為 對於我等長者和其他居民者 人的通道,但所畫的通道並 等緊急車輛服務時,定必有	車量 庫凍且生 入求精 不所 居 輛, 規倉需活 路「成
 請貴署處否決有關申請。 本人居於上址超過65年,在過去數年間都有不同營辦油站、沙倉等。雖然該等用戶與本村部份居民不時發終亦會顧及居民出人本村的方便及安全。 本人和配偶以及多名居民都是需要依靠拐杖走動的長的範圍完全覆蓋原有的行人通道,按該申請圖則所示車,居民便需要額外繞過該三千多平方米的範圍才能常進出居所前往醫院覆診和進行治療的居民增加不少需,造成嚴重影响。 再者,進出擬建臨時冷藏倉庫的車輛多為大型車輛,口。本人質疑即使申請人會提醒司機出入時慢駛和注多兩轉•揾多啖食」的司機會保證村民的安全。這樣定的危險。 還有,雖然申請人遞交的圖則包括了可供緊急車輛出以直達居民住所。一旦長者或長期病患們需要使用此誤,影響村民的生命安全。 	商租用上址,當中包括重型 生用地衝突,但亦算有商有 者。由於該疑建臨時冷藏倉 ,倘若批准了興建該臨時冷 進出家園。對我等行動不便 透難,亦阻礙日常出外購買 必須途經本村居民唯一的出 意安全,亦難以規管那些為 對於我等長者和其他居民者 人的通道,但所畫的通道並 等緊急車輛服務時,定必有 和颱風期間甚為嚴重。本村 該起的水,而當興建了冷藏	車量」庫凍且生、入求精、不所、居倉、輛、規倉需活、路「成、是延、民庫加量、総所、支、一、長本、

file://pld-egis3-app/Online Comment/230208-212223-31477 Comment A YL-ST 6... 09/02/2023

加上,我等居民在此生活已有60多年,環境一向寧靜安全。倘若興建了臨時冷凍倉庫, 如何保證出入車輛不會構成噪音滋擾?龐大的倉庫坐落長以久安的民居不但視野受阻, 境觀極不協調;同時亦影響附近鳥類保護區經常來訪棲息的雀鳥,對世界聞名的米埔自 然保護區間接造成生態破壞。該項申請並沒有考慮環境保護及生態環境方面的影響。相 信貴署並不會只狹視地快快完成一項申請的批准,而不與港府各部門同一方針,共同以 宏觀的角度作全面考慮,亦不會罔顧原居的基本生活權利。

最後,全香港現在是否沒有其他可以將原有的住宅用地和臨時冷凍倉庫分開使用的地方 呢?是否定然要逼迫我等草根弱勢市民呢?

·	1)
就規劃申請/覆核提出意見 Making Comment on Plat	nning Application / Review
参考編號 Reference Number:	230209-133526-06013
提交限期 Deadline for submission:	10/02/2023
提交日期及時間 Date and time of submission:	09/02/2023 13:35:26
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-ST/640
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. LOK YEUNG
意見詳情 Details of the Comment :	
反對編號: A/YL-ST/640臨時冷藏庫的申請 本人就上述申請向貴署提出意見	
而按貴署張貼申請地段貼文通知位置,貼文只是張貼 覺到,我也只是從家人口中得知,就申請提出意見期略 	在華通公司門邊,經常出入都未必察 長為2023年2月10日,村民沒有太多時
以上地段是否留有足夠通道予救護車/消防車等作有約 多為長者。	須要時候做救援工作,由於附近村民
當冷藏庫設備操作時, 會產生大量嘈雜聲浪, 大型機械 居民作息時間, 及產生大量沙塵飛揚影響健康。	或更會24小時開啟,發出噪音影響附近
雨季來臨時,路口一帶經常出現水浸情況,如冷藏庫位 將雨水引出外圍,令水浸問題加倍升級。	立置將沙地改為石屎地後,當下雨時會

參考編號 Reference Number:

230209-173610-54297

提交限期 Deadline for submission:

10/02/2023

提交日期及時間 Date and time of submission:

09/02/2023 17:36:10

有關的規劃申請編號 The application no. to which the comment relates: A/YL-ST/640

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss HO

意見詳情

Details of the Comment :

有關A/YL/ST-640的申請,本人作出強烈反對,並提出有以下疑問,煩請釐清:

(一) 噪音問題

進出冷凍倉庫範圍的車輛多為大型車輛而非小型客貨車,該等車輛行經時必然對毗鄰不 足三米的民居造成的噪音滋擾。再者,一般冷凍倉庫存取貨物都由較大型車輛在清晨或 深夜進行,除了車輛進出,工人作業時亦不難避免製造擾人的噪音污染。而且,冷凍倉 庫24小時運作的製冷裝備長時間發出的低頻聲浪,對近距離的住戶將會造成極大的精神 困擾。實在不是合理和不具人性的規劃安排。

(二)景觀方面

冷凍倉庫與民居及風馬牛不相及,兩類構築物並存在同一環境,無論景觀和視覺方面均 不協調。這是土地規劃「確保毗鄰土地用途互相協調」的準則嗎?倘若放置如此龐大倉 庫在此項申請批核人的居所旁,批核人又能否欣然接受?

(三)環境影響

此項申請的地段並不是完全位於米埔鳥類保護區範圍,但亦有不少受候鳥因為避開保護 區範圍旁的貨櫃場、倉庫而在這地段棲息和作為中途站的。這地段與那按《拉姆薩爾公 約》名列「國際重要濕地」的米埔自然保護區為鄰。難道貴署要跟那管理這保護區的世 界環保組織對著幹?要對那些沒有直接經濟收益的候鳥趕盡殺絕嗎?這是香港政府的施政 理念嗎?

(四)安全問題

由於此項申請地段的居民多是長者,申請方確是按照貴署的文案要求,在圖則上劃設所 調行人路以作「交文件之用」,但並沒有考慮該些位置是否安全通達。由於這地段的居 民大多數是長者,亦有行動不便及殘疾人士,那些所調行人路絕對不方便長者和行動不 便人士出入,亦有歧視殘疾人士的效果,窒礙社會共融的推動。

(五) 其他

眾所週知冷凍倉庫這項投資利潤可觀,投資方投放資源後理所當然地期望得到持續收益 。雖然這項申請是一般為期三年的臨時性質,但亦是可以續期的類別。因此,一旦這項 申請獲得通過,居民的日常生活將從此不能逆轉,而除了居民必然要每日面對噪音滋擾 、出入安全和不便的威脅外,該地段亦需承受環境破壞、土地運用不協調的代價。

規劃署的使命是要使香港成為更美好的安居樂業地方,深信貴署會致力使人們生活在一個宜居的環境。然而,當接納一個冷凍倉庫坐落數米範圍內的民居地,居民每天受到噪

12

音、出入安全的威脅,是否能有助達成貴署的使命?土地用途的不協調又是否能夠為北 部發展區帶來建設性的發展元素?

參考編號 Reference Number:

230209-183709-51274

提交限期 Deadline for submission:

10/02/2023

提交日期及時間 Date and time of submission:

09/02/2023 18:37:09

有關的規劃申請編號 The application no. to which the comment relates: A/YL-ST/640

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Yeung hok kan

意見詳情 Details of the Comment :

反對編號: A/YL-ST/640臨時冷藏庫的申請

本人就上述申請向貴署提出意見

我居住此處已35年有餘,近年亦生育兩小女,所以怕此舉影響下一代生活環境 而按貴署張貼申請地段貼文通知位置,貼文只是張貼在華通公司門邊,經常出入都未必察 覺到,我也只是從家人口中得知,就申請提出意見期限為2023年2月10日,村民沒有太多時 間提出意見。

以上地段是否留有足夠通道予救護車/消防車等作有須要時候做救援工作,由於附近村民 多為長者。

當冷藏庫設備操作時,會產生大量嘈雜聲浪,大型機械更會24小時開啟,發出噪音影響附近 居民作息時間,及產生大量沙塵飛揚影響健康。

雨季來臨時,路口一帶經常出現水浸情況,如冷藏庫位置將沙地改為石屎地後,當下雨時會將雨水引出外圍,令水浸問題加倍升級。

13

參考編號 Reference Number:

230209-193052-38726

14

提交限期 Deadline for submission:

10/02/2023

提交日期及時間 Date and time of submission:

09/02/2023 19:30:52

有關的規劃申請編號 The application no. to which the comment relates: A/YL-ST/640

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Yeung ming

意見詳情 Details of the Comment:

A/YL/ST

本人乃上述擬建臨時冷藏庫地段受影響之原居民,現就有關申請提出強烈反對,懇請貴 署處否決有關申請。

本人居於上址超 65年,過去數年均有不同營辦商租用上址,當中包括重型車輛加油站、 沙倉等。雖然該等用戶與本村部份居民不時發生用地衝突,但亦算有商有量,最終亦會 顧及居民出入本村的方便及安全。

本人和配偶以及多名居民都是需要依靠拐杖走動的長者。由於該疑建臨時冷藏倉庫規劃的範圍完全覆蓋原有的行人通道,居民需要額外繞過該三千多平方米的範圍才能進出家園。對我等行動不便的原居民經常因要前往醫院覆診和進行治療而需往返居所增加困難,亦阻礙日常出外購買生活所需。

再者,進出擬疑建臨時冷藏倉庫的車輛多為大型車輛,必須途經本村居民唯一的出入路 口。這樣,對於我等長者和其他居民都構成一定的危險。

還有,雖然申請人遞交的圖則包括了可供緊急車輛出入的通道,但所或通道並不是可以 直達居民住所。倘若長者或長期病患們需要使用此等緊急車輛服務時,定必有所延誤。 影響村民的生命安全。

而且,本村在青山公路的路口經常受水浸,尤其在該雨季和颱風期間甚為嚴重。本村居民每每在路口等車時需要躲避行經青山公路的車輛所前淺起的水,而倘若興建了冷藏倉庫,村民亦須額外躲避進出該遇見倉庫的重型車輛。即使是普通村民已是一個困難,更遑論長者們。

加上,我等居民在此生活已有60多年一向寧靜安全。倘若興建了臨時冷凍倉庫,如何可以保持生活質素呢?

最後,全香港現在是否沒有其他可以將原有的住宅用地和臨時冷凍倉庫分開使用的地方 呢?而要逼迫我等草根原居民呢?

參考編號 Reference Number:

230209-193411-77697

15

提交限期 Deadline for submission:

10/02/2023

提交日期及時間 Date and time of submission:

09/02/2023 19:34:11

有關的規劃申請編號 The application no. to which the comment relates: A/YL-ST/640

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Yeung chin

意見詳情 Details of the Comment :

反對編號: A/YL-ST/640臨時冷藏庫的申請

本人就上述申請向貴署提出意見

而按貴署張貼申請地段貼文通知位置,貼文只是張貼在華通公司門邊,經常出人都未必察 覺到,我也只是從家人口中得知,就申請提出意見期限為2023年2月10日,村民沒有太多時 間提出意見。

以上地段是否留有足夠通道予救護車/消防車等作有須要時候做救援工作,由於附近村民 多為長者。

當冷藏庫設備操作時,會產生大量嘈雜聲浪,大型機械更會24小時開啟,發出噪音影響附近 居民作息時間,及產生大量沙塵飛揚影響健康。

雨季來臨時,路口一帶經常出現水浸情況,如冷藏庫位置將沙地改為石屎地後,當下雨時會將雨水引出外圍,令水浸問題加倍升級。

參考編號 Reference Number:

230209-193737-79685

提交限期 Deadline for submission:

10/02/2023

提交日期及時間 Date and time of submission:

09/02/2023 19:37:37

有關的規劃申請編號 The application no. to which the comment relates: A/YL-ST/640

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Lau Choi ying

意見詳情

Details of the Comment :

反對編號: A/YL-ST/640臨時冷藏庫的申請

本人就上述申請向貴署提出意見

而按貴署張貼申請地段貼文通知位置,貼文只是張貼在華通公司門邊,經常出入都未必察 覺到,我也只是從家人口中得知,就申請提出意見期限為2023年2月10日,村民沒有太多時 間提出意見。

以上地段是否留有足夠通道予救護車/消防車等作有須要時候做救援工作,由於附近村民 多為長者。

當冷藏庫設備操作時,會產生大量嘈雜聲浪,大型機械更會24小時開啟,發出噪音影響附近 居民作息時間,及產生大量沙塵飛揚影響健康。

雨季來臨時,路口一帶經常出現水浸情況,如冷藏庫位置將沙地改為石屎地後,當下雨時會將雨水引出外圍,令水浸問題加倍升級。

16