

This document is received on 12 DEC 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2303046

24/11 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-ST/665
	Date Received 收到日期	12 DEC 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Yat Chun Expand Limited (溢進拓展有限公司)

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

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

Top Bright Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 and 2 House Lot Blocks(HL-YL HLB) in D.D.105 and Adjoining Government Land, San Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 18,710 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11,324 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	840 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	San Tin Outline Zoning Plan No. SYL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	<p>Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Warehouse for Cold Storage, Staff Rest Room and Washroom)</p> <p>(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)</p>

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 26/10/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
24/10/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

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

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Warehouse for Cold Storage, Staff Rest Room and Washroom) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	7,813sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	10,897sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	23
Proposed domestic floor area 擬議住用樓面面積	Nilsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	11,324sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	11,324sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Figure 5 of the Supplementary Planning Statement	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	8
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	Nil
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	4 (Container Vehicle/MGV)
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	Nil

Proposed operating hours 擬議營運時間 7:00am - 11:00pm from Mondays - Saturdays. No operation on Sundays and Public Holidays.....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Castle Peak Road - San Tin																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas	
位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to Chapter 6 of the Supplementary Planning Statement

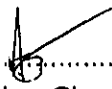
8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
Adam Chow

Name in Block Letters
姓名（請以正楷填寫）

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

Assistant Town Planner

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

Top Bright Consultants Limited

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

Date 日期

22/11/2023 (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 and 2 House Lot Blocks (HL-YL HLB) in D.D.105 and Adjoining Government Land, San Tin, Yuen Long, New Territories
Site area 地盤面積	18,710 sq. m 平方米 ☐ About 約 (includes Government land of 包括政府土地 840 sq. m 平方米 ☐ About 約)
Plan 圖則	San Tin Outline Zoning Plan No. S/YL-ST/8
Zoning 地帶	"Residential (Group D)" ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Warehouse for Cold Storage, Staff Rest Room and Washroom) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	11,324 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.61 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	23	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil m 米 <input type="checkbox"/> (Not more than 不多於)	
		Nil Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 - 8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	58 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		8 Nil Nil Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		Nil Nil Nil 4(Container Vehicle/MGV) Nil Nil

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s)-總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing the General Area, Extract from San Tin Outline Zoning Plan No. S/YL-ST/8, San Tin RODP		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.


註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Cargo Handling and Forwarding Facilities
with Ancillary Facilities (Site Office, Warehouse for
Cold Storage, Staff Rest Room and Washroom) for a
Period of Three Years in “Residential (Group D)”
 (“R(D)”) Zone at Lots 204RP(Part), 205, 206RP(Part),
207-209, 210(Part), 211(Part), 212(Part), 213RP,
214RP(Part), 215RP(Part), 353(Part), 354(Part), 355,
356(Part), 357(Part), 358(Part), 359(Part), 360 and
2 House Lot Blocks (HL-YL HLB) in D.D.105 and
Adjoining Government Land, San Tin,
Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:
Yat Chun Expand Limited

Planning Consultant:
 Top Bright Consultants Ltd.

November, 2023

Executive Summary

This planning application is submitted to the Town Planning Board (the "Board") to seek planning permission for temporary cargo handling and forwarding facilities with ancillary facilities (site office, warehouse for cold storage, staff rest room and washroom) (the "Proposed Development") for a period of three years at Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 and 2 House Lot Blocks (HL-YL HLB) in DD105 and adjoining Government land, San Tin, Yuen Long, New Territories (the "Application Site").

The Application Site, or part of it, is the subject of 14 previous planning applications (Application Nos. A/YL-ST/26, 35, 40, 73, 74, 120, 122, 232, 306, 361, 414, 465, 525 and 607), of which 13 of them were approved by the Town Planning Board (the "Board"). The last application (No. A/YL-ST/607) was approved for temporary cargo handling and forwarding facilities on 28.1.2022. It was revoked due to inadequate time for seeking approval and implementation of the various technical proposals. (Note: Fire Service Installations ("FSIs") and drainage proposals are attached in this planning application.)

As compared with the last application (No. A/YL-ST/607), there are no changes in terms of the nature, operation, application boundary, layout, disposition and parameters of the on-site structures, except the ancillary 'Warehouse for Cold Storage' use is added into the applied use under the current application. In view of genuine need for using the Application Site for the applied use, the Applicant seeks approval from the Board to continue using the Application Site for the applied use given that the temporary nature of the current application remains unchanged.

The Application Site falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8, which is intended for residential development. However, owing to the prevalence of numerous open storage, port back-up and industrial activities in the subject area, the owners of the Application Site have no immediate plan to redevelop their property for residential purposes. In this regard, the Application Site and adjacent areas have been used for temporary open storage and port back-up uses for some considerable length of time.

Three main structures and a warehouse are used as cargo handling and forwarding facilities and cold storage respectively. Some areas of the Application Site are reserved for ancillary use which include containers for storage, site offices, shelters for loading/unloading, loading/unloading spaces for goods vehicles, parking spaces for staff/visitors, staff rest rooms and washrooms. The Application Site is fenced off by corrugated metal sheets of approximately 2.5 metres high. The existing vehicular ingress/egress, which is located along the site boundary to its south and fronting Castle Peak Road – San Tin, is about 10 metres wide and has been hard-paved.

The justification of this application are: not jeopardize the long-term planning intention of San Tin Technopole; genuine demand for cargo handling and forwarding facilities near boundary crossing; not contravening the planning intention; site with previous planning approvals; same nature as the previously approved application; compliance with TPB PG-No. 13G; compatible with surrounding land uses; no adverse environmental and traffic impact; try great effort to comply with the planning conditions; approval of similar applications and would not jeopardize the drainage improvement works in Northern New Territories. The Applicant therefore seeks the Board's permission to use the Application Site for the Proposed Development for a temporary period of 3 years.

行政摘要

這宗規劃申請是向城市規劃委員會(“城規會”)呈交，擬議在新界元朗新田丈量約份第 105 約地段第 204RP(部份), 205, 206RP(部份), 207-209, 210(部份), 211(部份), 212(部份), 213RP, 214RP(部份), 215RP(部份), 353(部份), 354(部份), 355, 356(部份), 357(部份), 358(部份), 359(部份), 360 及 2 個屋宇地段-元朗屋宇地段群及毗連政府土地(“申請地點”)，用作臨時貨物裝卸及貨運設施連附屬設施(地盤辦公室、冷凍倉庫、職員休息室及洗手間)(“擬議發展”)，為期三年。

申請地點或其部份地方之前涉及 14 宗規劃申請(申請編號: A/YL-ST/26, 35, 40, 73, 74, 120, 122, 232, 306, 361, 414, 465, 525 及 607)，其中 13 宗獲得城規會批准。最近一次申請(申請編號: A/YL-ST/607)於 2022 年 1 月 28 日獲城規會批准作臨時貨物裝卸及貨運設施連附屬設施。該規劃許可由於欠缺足夠時間履行規劃附帶條件，因而被撤銷。(註：消防裝置建議和排水建議夾附在本規劃申請。)

與上次申請(編號 A/YL-ST/607)相比，是次申請用途的性質、運作、申請範圍、佈局及參數均無變化，只添加了附屬倉庫(冷藏用途)。鑑於申請人對使用申請地點作申請用途有殷切需求，而申請地點鄰近的環境及使用申請地點的臨時性質並沒有改變，申請人希望城規會批准繼續使用申請地點作擬議發展。

申請地點座落於新田分區計劃大綱核准圖編號 S/YL-ST/8 中“住宅(丁類)”地帶，擬議用作住宅發展。基於申請地點毗鄰地方已廣泛用作露天存放、港口後勤及工業用途，申請地點的現行土地擁有人並沒有計劃把申請地點用作住宅發展。因此，申請地點及鄰近地區多年來均用作露天存放及港口後勤用途。

申請地點設有三個主要構築物用作貨運裝卸及貨運設施和一個倉庫用作冷凍倉庫，其餘部份地方會預留作附屬用途，包括用作貯物的貨櫃、地盤辦公室、供上落貨物的上蓋、貨車上落貨位、職員/訪客停車位、員工休息室及洗手間。申請地點已設有約 2.5 米高的金屬板圍欄，現時的出入口約 10 米闊及已硬鋪，設於南面連接青山公路新田段。

這宗規劃申請的理由為：不會影響新田科技城的長遠規劃意圖；滿足鄰近邊境地區貨物裝卸及貨運設施的需求；不會違背規劃意向；申請地點之前已獲規劃許可；與先前批准的申請性質相同；符合城市規劃指引編號第 13G；與鄰近土地用途協調；不會對附近的環境及交通構成不良影響；申請人已盡力履行上次申請的規劃許可附帶條件；同類申請已獲規劃許可；及不會對新界北部渠務改善工程構成影響。因此，申請人希望城規會批予為期三年的臨時用途。

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SUMMARY OF APPLICATION

Applicant:	Yat Chun Expand Limited
Proposed Use:	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Warehouse for Cold Storage, Staff Rest Room and Washroom) for a Period of Three Years
Existing Use:	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Warehouse for Cold Storage, Staff Rest Room and Washroom)
Location	Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 and 2 House Lot Blocks (HL-YL HLB) in D.D.105 and Adjoining Government Land, San Tin, Yuen Long, New Territories
Site Area:	Private Land: 17,870 square metres Government Land: 840 square metres Total: 18,710 square metres
Lease	Block Government Lease demised as agricultural land
Statutory Plan:	Approved San Tin Outline Zoning Plan No. S/YL-ST/8 gazetted on 15.12.2006
Zoning:	"Residential (Group D)" ("R(D)")
Town Planning Board Guidelines:	TPB Guidelines for "Application for Developments within Deep Bay Areas" (TPB PG-No. 12C) – Wetland Buffer Area (WBA) TPB Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13G) - "Category 2" Areas
Previous Applications:	Subject to 14 previous applications for similar uses in which 13 applications were approved by the Town Planning Board

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Yat Chun Expand Limited¹ (the "Applicant") to seek a planning permission for temporary cargo handling and forwarding facilities with ancillary facilities (site office, warehouse for cold storage, staff rest room and washroom) (the "Proposed Development") for a period of three years at Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 and 2 House Lot Blocks (HL-YL HLB) in DD105 and adjoining Government land, San Tin, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site, or part of it, is the subject of 14 previous planning applications (Application Nos. A/YL-ST/26, 35, 40, 73, 74, 120, 122, 232, 306, 361, 414, 465, 525 and 607), of which 13 of them were approved by the Town Planning Board (the "Board"). The last application (No. A/YL-ST/607) was approved for temporary cargo handling and forwarding facilities on 28.1.2022. It was revoked due to inadequate time for seeking approval and implementation of the various technical proposals. (Note: Fire Service Installations ("FSIs") and drainage proposals are attached in this planning application.)
- 1.03 As compared with the last application (No. A/YL-ST/607), there are no changes in terms of the nature, operation, application boundary, layout, disposition and most parameters of the on-site structures, except the ancillary 'Warehouse for Cold Storage' use² is added into the applied use under the current application. In view of genuine need for using the Application Site for the applied use, the Applicant seeks approval from the Board to continue using the Application Site for the applied use given that the temporary nature of the current application remains unchanged.
- 1.04 The Application Site falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8, which is intended for residential development. However, owing to the prevalence of numerous open storage, port back-up and industrial activities in the subject area, the owners of the Application Site have no immediate plan to redevelop their property for residential purposes. In this regard, the Application Site and adjacent areas have been used for temporary open storage and port back-up uses for some considerable length of time.
- 1.05 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the proposed development and provide justifications in support of the application.

¹ The Applicant, Yat Chun Expand Limited is a company partially owned by the previous applicant of last application (No. A/YL-ST/607).

² The use of the last planning application (No. A/YL-ST/607) is 'Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Staff Rest Room and Washroom)', which has already included the 'Warehouse' use based on the definition of terms endorsed by the Board. In order to make the applied use clear, ancillary 'Warehouse for Cold Storage' use is added in this planning application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated in San Tin in the North West New Territories, near the Lok Ma Chau Crossing. It falls within the boundary of the "Wetland Buffer Area" (WBA) but outside the boundary of the "Wetland Conservation Area" (WCA). **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site is currently being used for cargo handling and forwarding facilities with ancillary facilities. It covers an area of approximately 18,710 square metres (including about 840 square metres of Government land) and is generally flat and irregular in shape. The Application Site is hard-paved and fenced off by 2.5 metres high corrugated metal sheets. Please refer to Site Plan in **Figure 2**.

Surrounding Land Uses

- 2.03 The area surrounding the Application Site is predominantly occupied by open storage and port back-up uses. To the immediate west of the Application Site is a temporary logistic centre with ancillary container vehicle park, vehicle repair workshop, car beauty service and warehouse for cold storage (Application No. A/YL-ST/594). To its immediate south is a temporary retail shop (container tractors, medium goods vehicles, vehicle parts and building materials) (Application No. A/YL-ST/538). To its immediate east is a temporary vehicle repair workshop with office (Application No. A/YL-ST/577). To its south across Castle Peak Road – San Tin are open storage yards for storage of recyclable materials. To its further south is San Tin Highway. To the north are a nullah, fish ponds and unused land.
- 2.04 The nearest villages, Tsing Lung Tsuen and San Lung Tsuen, are located 300m to the east of the Application Site. A plan showing the Application Site in the context of its local surrounds is in **Figure 3**.

Access

- 2.05 The Application Site abuts Castle Peak Road – San Tin with a 10-metre wide ingress/egress point. Castle Peak Road – San Tin leads out to San Tin Highway, San Tin Interchange and Lok Ma Chau boundary crossing, which form part of the strategic road network.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 and 2 House Lot Blocks (HL-YL HLB) in D.D.105 and adjoining Government land, San Tin, Yuen Long, New Territories. A plan showing the configuration of these lots is in **Figure 2**.

- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land. The lease is virtually unrestricted, apart from the standard non-offensive trade clause, and will expire on 30.6.2047. The government land within the Application Site is covered by a Short Term Tenancy (STT) No. 3014 for the purpose of temporary cargo handling and forwarding facilities with vehicle repair workshop.
- 3.03 The lots are owned by various local clan associations and individuals, mostly belong to the Man clan. Most of the owners and clan managers reside in the nearby villages in San Tin.

4. PLANNING CONTEXT

San Tin Technopole

- 4.01 With the National 14th Five-Year Plan supporting Hong Kong to develop into an international innovation and technology (I&T) centre, the Chief Executive announced the Northern Metropolis Development Strategy to put forward the proposal for San Tin Technopole in 2021.
- 4.02 San Tin Technopole covers the Hong Kong-Shenzhen Innovation & Technology Park (HSITP) under construction at the Loop and the San Tin/Lok Ma Chau (LMC) area. The total development area is about 627 hectares. The majority of the I&T Park is located to the north of San Tin Highway/Fanling Highway. It is estimated that the I&T Park and HSITP will collectively provide 300 hectares I&T land, equivalent to 17 Science Parks. San Tin Town Centre, which is mainly located to the south of San Tin Highway/Fanling Highway, will supply about 50 000 public and private housing units.
- 4.03 The I&T Park will be served by two cross-boundary rail links, namely the proposed Northern Link (NOL) Spur Line connecting to the future co-located new Huanggang Control Point, and the existing LMC Spur Line with LMC Station.
- 4.04 Accordingly, a Recommended Outline Development Plan (RODP) for San Tin Technopole has been formulated in which a series of planning and technical assessments were conducted. The relevant environmental impact assessment (EIA) report will be submitted to the Environmental Protection Department in the third quarter of 2023. The site formation and infrastructure works, are proposed to be implemented in two phases from fourth quarter of 2024 to 2034³.
- 4.05 The Application Site falls partly within an area zoned "Government, Institution or Community", partly within an area zoned "Open Space" and partly within an area zoned as "Other Specified Uses" in the RODP (see **Figure 6**). The Application Site falls within first phase of the development schedule.

³ Formed sites will come on stream in 2026 at the earliest. The first population intake will start from 2031.

Statutory Plan

- 4.06 According to the Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 gazetted on 15.12.2006, the Application Site falls within an area zoned "Residential (Group D)" ("R(D)"). An extract of the plan is in **Figure 4**.
- 4.07 The planning intention of the "R(D)" zone is to improve and upgrade the existing temporary structures within the rural area to permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Under the provisions of the San Tin OZP, the Proposed Development is not a use permitted under Columns 1 or 2 of the "R(D)" zone. However, section (11)(b) of the Notes attached to the plan stipulates that applications for temporary uses not exceeding a period of 3 years, except for temporary open storage and port back-up uses in areas zoned "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area", may be permitted upon application to the Board.

TPB Guidelines for "Application for Developments within Deep Bay Areas" (TPB PG-No. 12C)

- 4.08 The Application Site falls within the boundary of the "Wetland Buffer Area" but outside the boundary of the "Wetland Conservation Area". Under the Guidelines, temporary use was exempted from the requirement for submission of ecological impact assessment. In addition, open storage or port back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

TPB Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13G)

- 4.09 According to the TPB PG-No. 13G (Rev. April 2023), the Application Site falls within a "Category 2" area, which is defined as *"those without clear planning intention or fixed development programme, to be affected by major upcoming infrastructural projects, within or close to open storage or port back-up sites which are regarded as "existing uses" under the Town Planning Ordinance, and areas not subject to high flooding risk."* Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

Previous Applications

- 4.10 The Application Site, or part of it, is the subject of 14 previous applications for port back-up and open storage uses (see **Appendix A**). Application Nos. A/YL-ST/26, 35, 73, 120, 232 and 306 were used for container storage and Application Nos. A/YL-ST/40, 74, 122, 232, 306 and 361 were used for container storage and container vehicle park. The previous 4 applications (Nos. A/YL-ST/414, 465, 525 and 607) were used for open storage of containers and/or cargo handling and forwarding facilities with ancillary container trailer park and/or vehicle/tyre repair workshop which were

approved by the Board on 18.5.2012, 22.5.2015, 19.10.2018 and 28.1.2022, respectively. Out of these applications, 13 applications were approved by the Board.

- 4.11 The last application was revoked due to non-compliance with some of the approval conditions, including the submission and implementation of FSIs proposal and implementation of the drainage facilities on 28.7.2023. The reasons are as follows:

- I. The drainage proposal of the last application was approved on 26.7.2023. There was inadequate time to implement it by 28.7.2023.
- II. The FSIs proposal submitted in the last application (No. A/YL-ST/607) is similar to the approved FSIs proposal in the previous application (No. A/YL-ST/525). The main difference is that four structures are added in the last submitted FSI proposal. The reason for the failure to comply with the approval condition (submission of FSIs proposal) is inconsistent and unclear indication of FSIs in both the FS Notes and plan. It is nothing related to the four newly added structures.

Similar Applications

- 4.12 There were two applications (No. A/YL-ST/512 and 594) covering a site for similar logistic and warehouse uses within the same "R(D)" zone on the OZP:

Application No.	Applied Use	Town Planning Board's Decision
A/YL-ST/594	Temporary Logistic Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	Approved on 12.11.2021
A/YL-ST/512	Renewal of Planning Approval for Temporary Logistic Centre with Ancillary Container Vehicle Park, Vehicle Repair Workshop and Car Beauty Service for a Period of 3 Years	Approved on 8.12.2017

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks the Board's permission for a temporary cargo handling and forwarding facilities with ancillary facilities (site office, warehouse for cold storage, staff rest room and washroom) for a period of three years.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the site configuration. The Application Site consists of 23 one to two-storey (2.5m to 8m high) temporary structures with a total floor area of 11,324m² for use as cargo handling and forwarding facilities, cold

storage, containers for storage, site offices, shelters for loading/unloading, meter room, loading/unloading spaces for container/ medium goods vehicles with 11m, parking spaces for staff/visitors, staff rest rooms and washrooms, etc. Three cargo handling and forwarding facilities are placed along the east and west boundaries. The north portion of the Application Site is used for a warehouse (cold storage). Other ancillary facilities are placed adjacent to these four main structures or at the south of the Application Site. The Application Site is fenced off by corrugated metal sheets of approximately 2.5 metres high. A comparison of the current and the last application (No. A/YL-ST/607) is as follows:

Table 1: Differences between the Current and Last Application (No. A/YL-ST/607)

	Previous Application (No. A/YL-ST/607)	Current Application	Difference
Applied Uses	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities for a Period of Three Years	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Warehouse for Cold Storage, Staff Rest Room and Washroom) for a Period of Three Years	+ Cold Storage
Site Area	18,710 sq.m. (including 840 sq. m. Government land)	18,710 sq.m. (including 840 sq. m. Government land)	Same
Total Floor Area	11,326 sq.m.	11,324 sq.m.	- 2 sq.m.
No. of Structures	23 (including 3 rain shelters)	23 (including 3 rain shelters)	Same
Height of Structures	1 - 2 Storeys (2.5 - 8m)	1 - 2 Storeys (2.5 - 8m)	Same
Loading/Unloading Spaces for Container/Medium Goods Vehicles	4	4	Same
Parking Spaces for Staff/Visitors	8	8	Same
Operation Hours	7:00am to 11pm Monday to Saturday No operation on Sundays and Public Holidays	7:00am to 11pm Monday to Saturday No operation on Sundays and Public Holidays	Same

- 5.03 As compared with the last application (No. A/YL-ST/607), the nature, operation, application boundary, the disposition and most parameters of the on-site structures are essentially the same as that of the last approved application with an addition of 'Warehouse for Cold Storage' use in the current application. There were four cargo handling and forwarding facilities in the last application. One of the cargo handling and forwarding facilities in the north is now specified to be a warehouse for cold storage in this application.

Site Operations

- 5.04 The Proposed Development provides logistics support for business, such as cargo management, inventory control, storage, packaging and consolidation of goods for distribution. When the containers are delivered to the Application Site, they are first unloaded on the unloading platform and then dismantled. The goods are stored on the shelves in the cargo handling and forwarding facilities and counted the quantity regularly. The shipping process is to prepare, pack the goods, record the use of pallets, and deliver the goods according to the delivery orders from the customers.
- 5.05 The warehouse (cold storage) is basically no significant different from the general cargo handling and forwarding facilities. There are rows of shelf inside to store goods. The only difference is that due to the nature of the goods (wine, ice cream, cosmetics etc.), constant temperature and air-conditioning facilities are required to ensure that the goods will not go bad. All electrical and mechanical machineries for the warehouse (cold storage) are fully enclosed.
- 5.06 The proposed hours of operation at the Application Site are same as the last application (No. A/YL-ST/607), i.e. from 7:00am to 11:00pm during Mondays to Saturdays, and no operation on Sundays and public holidays. No workshop related activities will be conducted at the Application Site.

Traffic Arrangement

- 5.07 Eight parking spaces for private vehicles and four loading/unloading bays for container/ medium goods vehicles with 11m are provided in the Application Site. The existing vehicular ingress/egress, which is located along the site boundary to its south and fronting Castle Peak Road – San Tin, is about 10 metres wide and has been hard-paved. Sufficient manoeuvring and queuing space will also be provided within the curtilage of the Application Site. No vehicle will need to tail back or reverse onto any public road/local track. No vehicles will encroach the opposite lane when turning to Castle Peak Road – San Tin from the Application Site via the vehicular access, and vice versa.
- 5.08 According to the Applicant, the traffic generated by the Proposed Development would only involve a maximum of 15 vehicles visiting the Application Site per hour, which is same as the last application (No. A/YL-ST/607).

Landscape and Tree Preservation Proposal

- 5.09 Trees has already been planted in accordance with the approved tree preservation and compensation proposal of the previous application (No. A/YL-ST/414). These existing trees will be maintained with provision of routine horticultural maintenance by the Applicant.

Drainage Proposal

- 5.10 The submission of the drainage proposal for the last application (No. A/YL-ST/607) has been approved by the Drainage Services Department (see **Appendix B**). Should this application be approved, the Applicant commits to implement the drainage proposal to the satisfaction of the Director of Drainage Services as soon as possible if and when required as compliance with approval condition(s).

Fire Service Installations

- 5.11 The existing FSIs, including sprinkler system, fire alarm system, modified hose reel system, openable windows etc. have been provided in accordance with the approved FSIs proposal of previous application (No. A/YL-ST/525).
- 5.12 To comply with the approval conditions of the last application (No. A/YL-ST/607), the Applicant has revised and made clear indication in the FSIs proposal based on the comments from the FSD (see **Appendix C**). Should this application be approved, the Applicant commits to implement the FSIs proposal to the satisfaction of the Director of Fire Services if and when required as compliance with approval condition(s).

6. JUSTIFICATIONS

Not Jeopardize the Long-Term Planning Intention of San Tin Technopole

- 6.01 The Chief Executive announced to develop San Tin Technopole in the Northern Metropolis Development Strategy in 2021. The objective of San Tin Technopole is to transform the Northern Metropolis into a “new international I&T city”. It is noted that the San Tin Technopole is set to be implemented in two phases from the fourth quarter of 2024 to 2034 and the Application Site falls within first phase of the development schedule. The Application Site falls partly within an area zoned “Government, Institution or Community”, partly within an area zoned “Open Space” and partly within an area zoned as “Other Specified Uses” in the RODP.
- 6.02 According to the Legislative Council Paper No. CB(1)506/2023(03), site formation for I&T land will commence in Q4 2024 with formed sites coming on stream in 2026 the earliest. As the Application Site is not zoned for I&T land and its surrounding area is zoned for logistic use, the clearance of the Application Site and its surrounding area will not be realised in Q4 2024. The nature of the Proposed Development is only on a temporarily basis and would not jeopardize the long-term development for the area.

Genuine Demand for Cargo Handling and Forwarding Facilities near Boundary Crossing

- 6.03 The total amount of inbound and outbound loaded cross boundary goods vehicles and container through Lok Ma Chau Control Point are high before and after the COVID-19 pandemic. According to the *Statistics of Land Boundary Traffic Throughput* for 2019 and first half of 2023 released by the Customs and Excise Department, the total amount of land boundary control points goods vehicles through Lok Ma Chau accounts for 55% and 27% of the total respectively. Though the number of goods

vehicles and container passing through this control point has been slightly decreasing over the years, the cargo handling and forwarding facilities for convenience drop off and loading point of goods and container vehicles near the Lok Ma Chau boundary are still in great demand.

- 6.04 In addition, the container and logistics industries have kept pressing the Government to improve the flow of cargo transport by developing some cargo stations near the boundary for distribution of goods. With the increasing demand of logistics centre and freight station in Hong Kong, the Application Site is a preferable location for storage, transfer, and redistribution of goods as it is easily accessible to the Mainland via the Lok Ma Chau Control Point.

Not Contravening the Planning Intention

- 6.05 Approval of the Proposed Development would not contravene the planning intention for the following reasons:

- (i) Although the Application Site is zoned "R(D)" on the San Tin OZP, it falls within a "Category 2" area in accordance with TPB PG-No. 13G and is considered **tolerable** for open storage and port back-up uses.
- (ii) The planning intention of "R(D)" zone is to improve and upgrade the existing temporary domestic accommodations and to cater for low-rise and low-density residential development. However, the area surrounding the Application Site within the same "R(D)" zone have been used for temporary open storage and port back-up uses for over 24 years, which have obtained planning permissions and not likely to be phased out in the next few years, the owner of the Application Site has no planned or committed development programme for any residential development. It is therefore considered appropriate that the temporary uses such as the Proposed Development be approved until local circumstances change.
- (iii) The Board has approved 13 applications within the same site in the past and a number of similar applications in the vicinity indicating that the area is not unsuitable for open storage and port back-up uses and such uses would not contravene the planning intention for the area.

Site with Previous Planning Approvals

- 6.06 The Board previously approved open storage of containers, container trailer park, cargo handling and forwarding facilities and vehicle/tyre repair workshop on the Application Site for 13 occasions from 1997 to 2022. Alike the last approved application (No. A/YL-ST/607), the applied use of the current application is generally the same as the last application and the planning parameters and nature of operation generally remain unchanged. The Application Site is now served by drainage facilities and FSI, which have already been approved in the previous applications. As such, favorable consideration may be given by the Board to approve this application.

Same Nature as the Previously Approved Application

- 6.07 The nature of the current application in terms of use and approval period sought is basically same as that proposed in the previous approved application. Considering the nature of the current application remains unchanged, the supporting grounds on the previously approved application should remain valid and applicable to the current application, in this regard, it is sincerely hoped that the Board could give sympathetic considerations on the current application.

Compliance with TPB PG-No. 13G

- 6.08 According to TPB PG-No. 13G promulgated by the Board in April 2023, this “R(D)” zone in San Tin area falls within “Category 2” area. The Application Site is considered **tolerable** for the development of open storage and port back-up uses on a temporary basis and also complies with the following assessment criteria for applications for open storage and port back-up uses:
- (a) The Application Site, with an area of 18,710 sq.m., exceeds the minimum requirement of 2,000 sq.m. for port back-up uses;
 - (b) There are no sensitive receivers nearby (the nearest village settlements, Tsing Lung Tsuen and San Lung Tsuen, are located 300 metres from the Application Site). No environmental complaints has been received in the past 3 years;
 - (c) The Application Site is located in major road corridors and has good access to the strategic road network via Castle Peak Road – San Tin;
 - (d) Suitable landscaping and fencing has been provided to minimize any potential visual intrusion; and
 - (e) The Application Site is not in a flood prone area and would not obstruct natural drainage channels and overland flow.

Compatible with Surrounding Land Uses

- 6.09 The Proposed Development is fully compatible with the high concentration of open storage and port back-up uses in the surrounding areas, particularly the logistic centre with ancillary container vehicle park and vehicle repair workshop to the west and similar developments to the east and south. As most of these developments have obtained planning permissions from the Board in recent months/years, it is considered that these developments will not be continued in the foreseeable future.

No Adverse Environmental Impact

- 6.10 The Proposed Development is complied with the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (Rev. Aug. 2005) as:

Air

- (a) The whole site has been hard-paved to avoid any fugitive dust impacts due to vehicle movements;

- (b) Dusty operations including loading and unloading are carried out at the covered area of the subject site.

Noise

- (a) The erection of 2.5m corrugated metal fencing and planting of periphery trees to minimize the noise nuisance.
- (b) Prohibition of any operations during sensitive hours (i.e. 11:00pm to 7:00am).

In view of the above, proper environmental mitigation measures have been adopted to soften the possible visual intrusion as well as reduce any potential adverse impacts on the environment. In addition, there exists no sensitive receiver such as village settlement in the immediate vicinity. The nearest villages, Tsing Lung Tsuen and San Lung Tsuen, are located 300 metres to the east of the Application Site. Therefore, the impact of the Proposed Development on the surrounding areas is considered to be insignificant.

No Adverse Traffic Impact

- 6.11 The parking spaces for staff/visitors and loading/unloading spaces for container/medium goods vehicles with 11m within the Application Site remain unchanged. The traffic generated by the Proposed Development would only involve a maximum of 15 vehicles visiting the Application Site per hour, which is same as the last application (No. A/YL-ST/607). As such, the traffic generated by the Proposed Development would not pose additional pressure on the existing traffic network in the area and is therefore insignificant. In addition, sufficient spaces are reserved within the Application Site for manoeuvring of vehicles.

Try Great Effort to Comply with the Planning Conditions

- 6.12 The previous applicant has tried great effort to comply with the approval conditions in the last application, which had teleconversations with concerned government departments and submitted the drainage and FSIs proposals several times to the Planning Department. The Applicant would complete the implementation works as soon as possible once this application was approved.

Approval of Similar Applications

- 6.13 As mentioned in paragraph 4.12 above, the recent approval of two similar applications within the same "R(D)" zone indicates that the proposed use can be applied in the area with similar settings on a temporary basis.

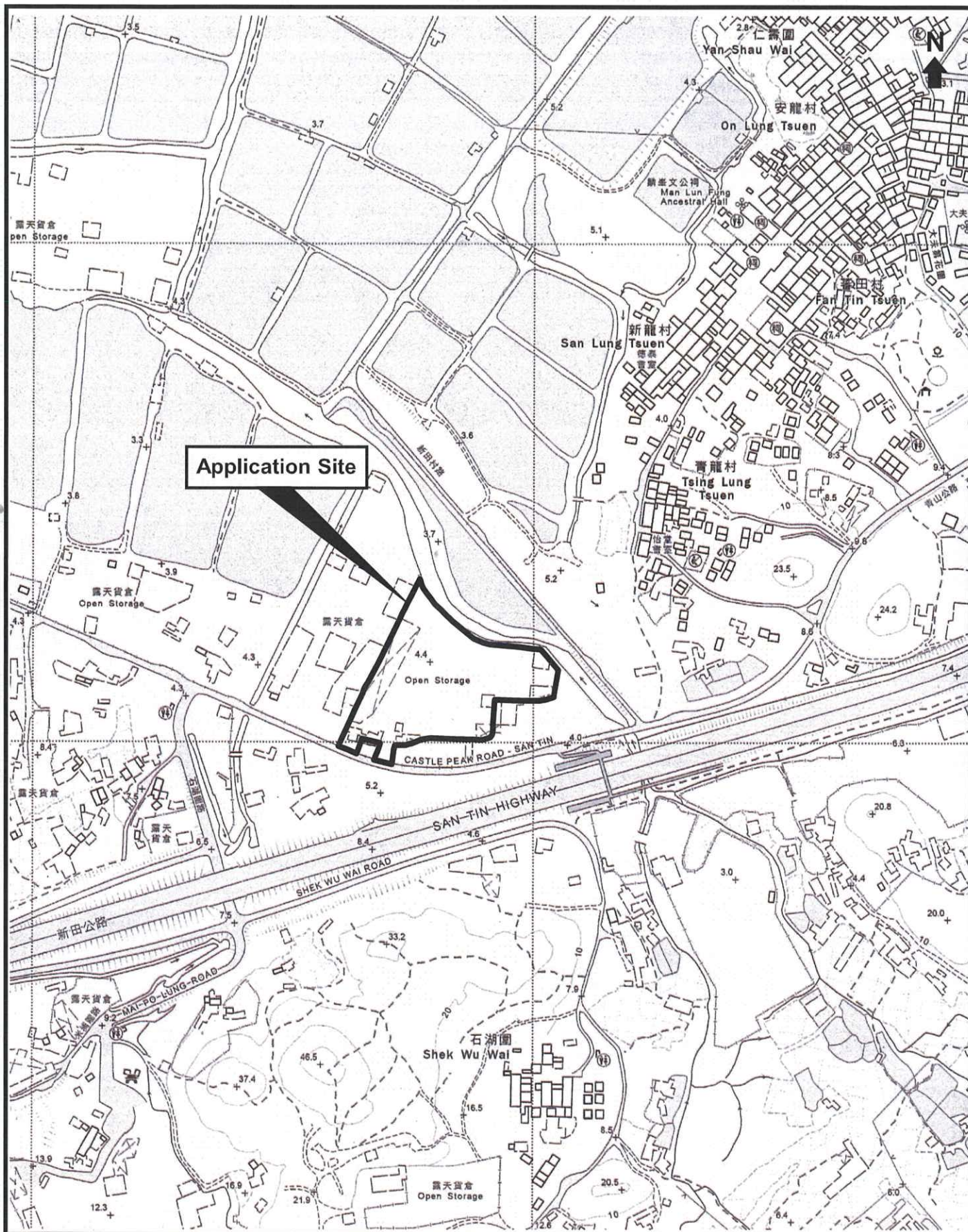
Not Jeopardize the Drainage Improvement Works in Northern New Territories

- 6.14 According to the Applicant, part of the land in the eastern portion of the Application Site falls within the resumption limit of Drainage Improvement Works in Northern New Territories. Notwithstanding the land matter with respect to this project will take a number of years to materialize, the Applicant will undertake to cooperate with relevant Government departments to vacate the land as required by the project. In this regard, temporary use of the Application Site would not affect the project works and allow a better utilization of scarce land resource.

7. CONCLUSION

- 7.01 With its close proximity to the Lok Ma Chau boundary crossing, the San Tin area has long been used to accommodate open storage and port back-up activities, especially container storage sites, container vehicle parks, logistic centre and cargo handling and forwarding facilities. Although the Shenzhen Bay, Man Kam To and Heung Yuen Wai Control Points are in operation, comments from people in the freight industry have pointed out that the ancillary facilities and connecting traffic network in the vicinity of these three control points are inadequate and require improvements. Consequently, the cargo handling and forwarding facilities near the Lok Ma Chau boundary crossing are still in great demand.
- 7.02 The Proposed Development offers a temporary solution to meet the demand for cargo handling and forwarding facilities and cold storage in San Tin area. In accordance with TPB PG-No. 13G, the Application Site is considered tolerable for the open storage and port back-up uses on a temporary basis. As a result, the Board has approved a number of applications for port back-up and open storage uses in the subject area on a temporary basis. Temporary uses such as the Proposed Development would not frustrate the long term planning intention of the area, and instead, efficiently utilize scarce land resources and help alleviate the shortage of suitable site for open storage and port back-up uses. In this regard, the Application Site is considered suitable for the proposed use in terms of its physical characteristics, location and surrounding land uses.
- 7.03 The previous applicant had made a genuine effort to comply with the approval conditions in the last application and the Applicant would spend great effort to complete the implementation works as soon as possible. As there has not been any material change in planning parameters since the granting of the previous temporary approval, together with the reasons detailed in the previous sections, the Applicant respectfully requests that the Board to give favourable consideration and approve this application for a period of 3 years.

Top Bright Consultants Ltd.
November 2023



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
2-SE-A

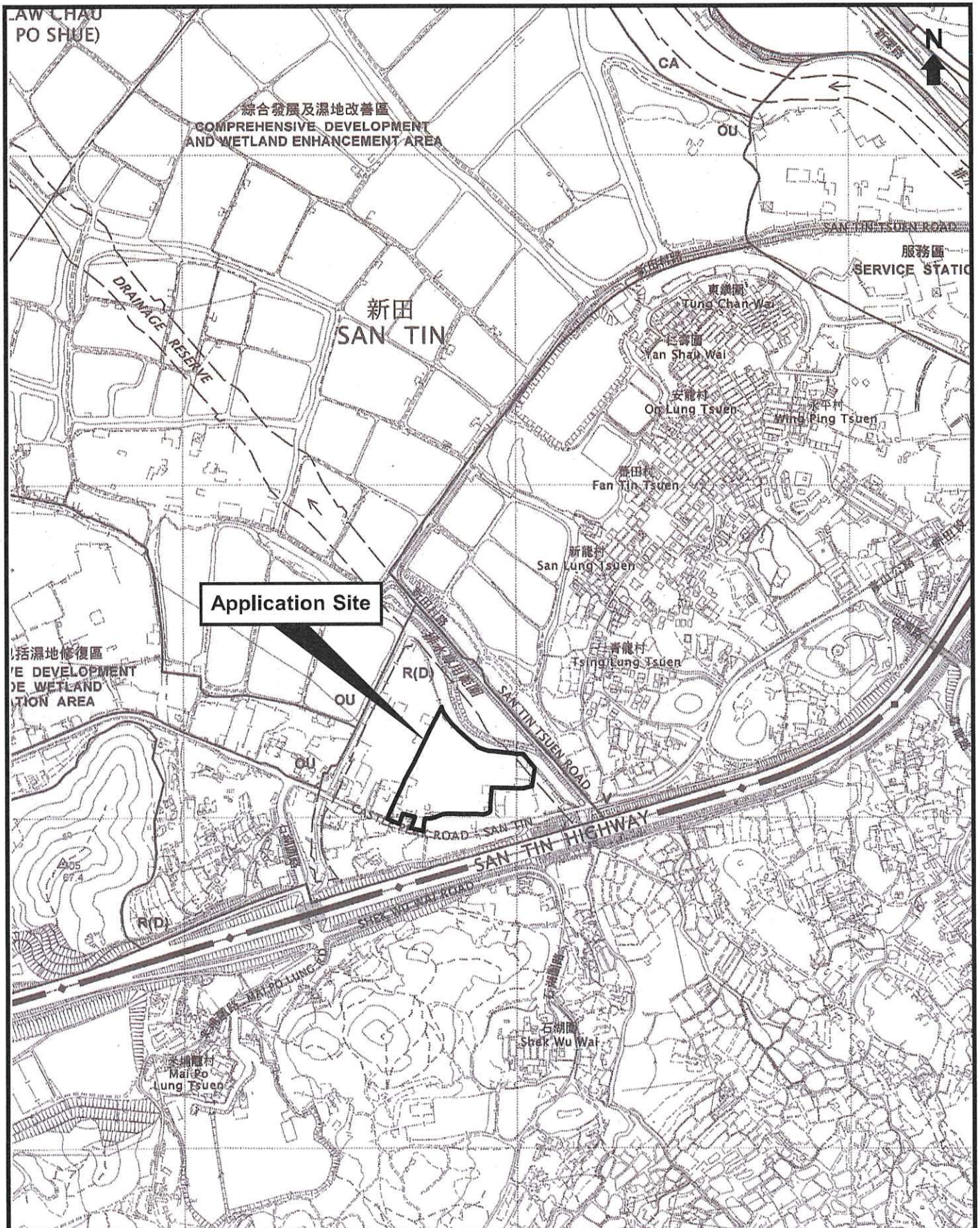
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 1.11.2023



Extract from San Tin Outline Zoning Plan No. S/YL-ST/8 gazetted on 15.12.2006

FIGURE 4

For Identification Purpose

Date: 1.11.2023

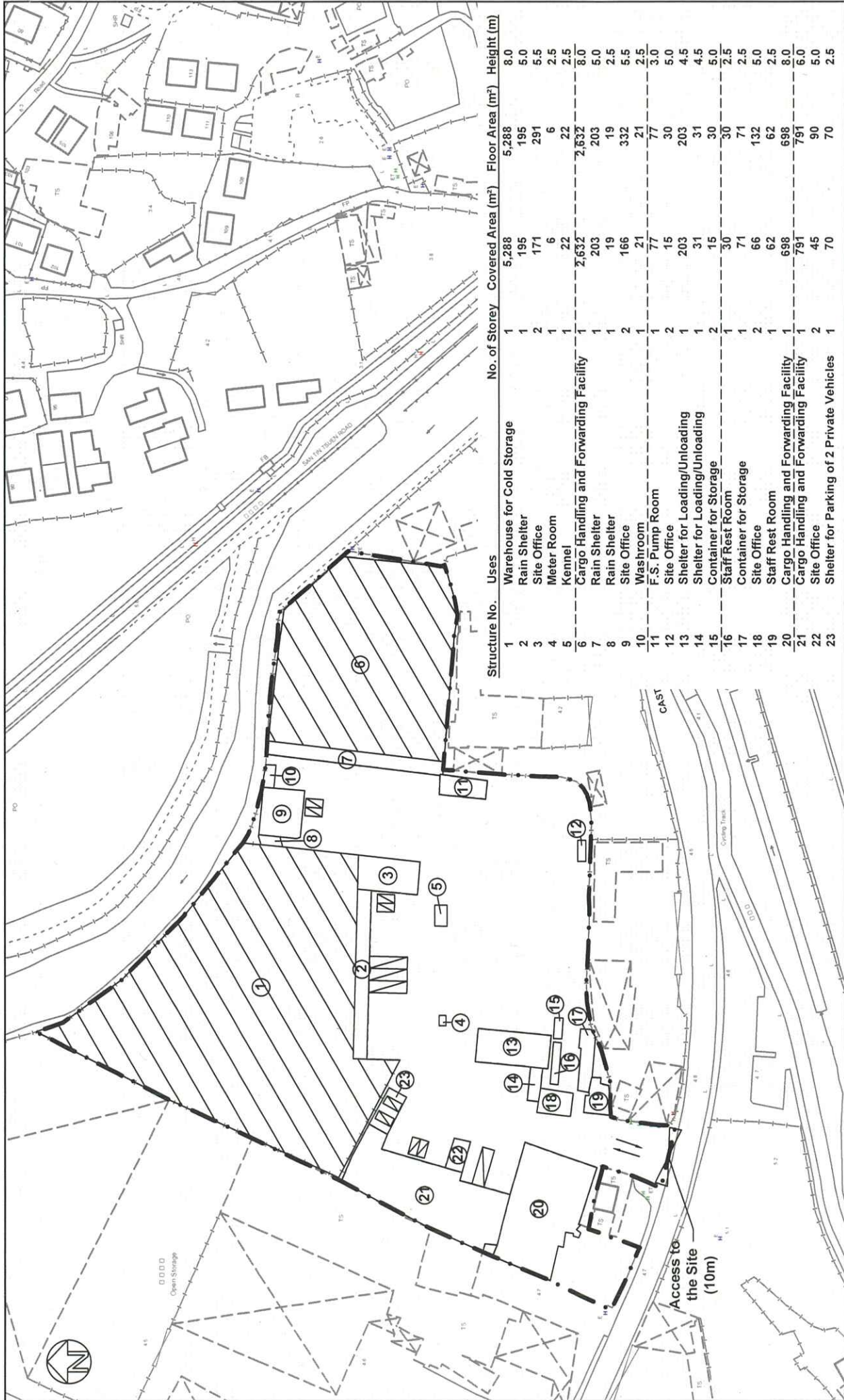


FIGURE 5
FOR IDENTIFICATION PURPOSE
Date: 16.8.2023
Scale: 1 : 1 000 (A3)

Layout Plan

Various Lots in DD105 and
Adjoining Government Land,
San Tin, Yuen Long, N.T.

Top Bright Consultants Ltd.

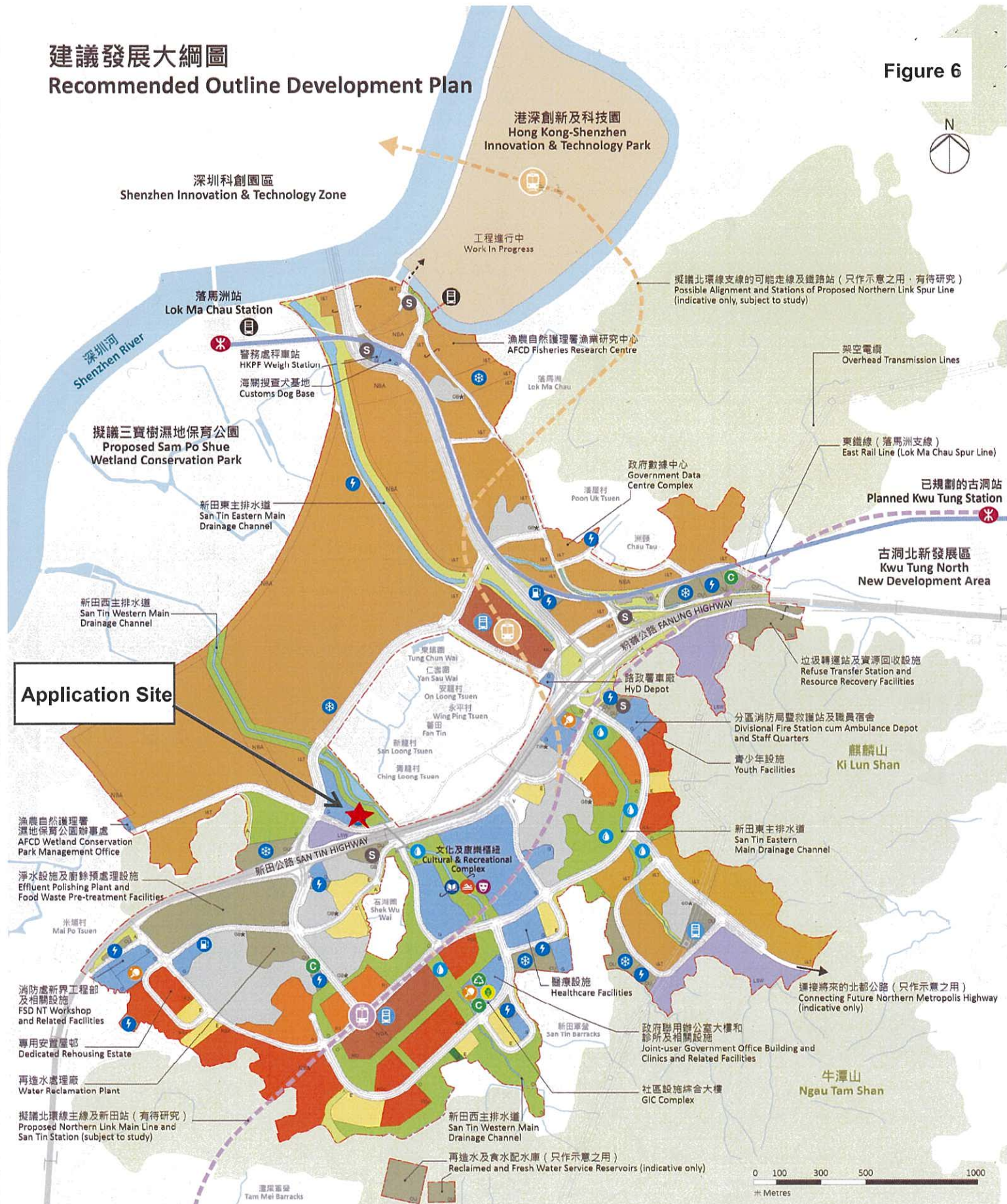
Drawing No. : TB/23/027/05

LEGEND:

- Application Site (Area = about 18,710 sq. m.)
- Parking Spaces/Loading & Unloading Bays for Container/ Medium Goods Vehicles (4 nos.) (3.5m x 11m)
- Parking Spaces for Staff/Visitors (8 nos.) (2.5m x 5m)

建議發展大綱圖 Recommended Outline Development Plan

Figure 6



圖示 LEGEND

- | | | | | |
|---|---|--|---|---|
| <ul style="list-style-type: none"> 項目範圍 Project Boundary SSC 公營房屋 (住用地積比率: 6.5) Public Housing (Domestic Plot Ratio: 6.5) RI 私家屋 (住用地積比率: 6) Private Housing (Domestic Plot Ratio: 6) MU 混合用途 (總地積比率: 7) Mixed Use (Total Plot Ratio: 7) IST 創新科技 Innovation and Technology LSW 物流、貯物和工場 (地積比率: 2/5) Logistics, Storage and Workshop (Plot Ratio: 2/5) G 政府、機構或社區 Government, Institution or Community | <ul style="list-style-type: none"> E 教育 Education OU 其他指定用途 Other Specified Uses VB 通风大樓 Ventilation Building UF 都市農場 Urban Farm O 休憩用地 Open Space A 美化市容地帶 Amenity V 鄉村式發展 Village Type Development | <ul style="list-style-type: none"> GB 綠化地帶 (*包含認可墳葬區) Green Belt (*with Permitted Burial Ground) 港深創新及科技園 (工程進行中) Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress) 道路 Road NBA 非建築用地 Non-building Area 擬議運輸交匯樞紐 / 公共運輸交匯處 Proposed Transport Interchange Hub / Public Transport Interchange 現有 / 已規劃的公共運輸交匯處 Existing / Planned Public Transport Interchange | <ul style="list-style-type: none"> 表演場地及博物館 Performance Venues and Museum 圖書館 Library 室內運動中心 Indoor Sports Centre 游泳館 Swimming Pool Complex 街市 Market 蓄洪設施 Flood Attenuation Facilities | <ul style="list-style-type: none"> 環保回收站 EcoHub 垃圾收集站 Refuse Collection Point 潔淨能源站 Green Fuel Station 電力支站 Electricity Substation 區域供冷系統 District Cooling System 雨水 / 污水泵房 Stormwater / Sewage Pumping Station |
|---|---|--|---|---|

Previous Applications

	<i>Application No.</i>	<i>Applied Use</i>	<i>Town Planning Board's Decision</i>
1	A/YL-ST/26	Temporary Open Storage of Containers (for a period up to 5.8.1997)	Rejected on Review on 27.6.1997
2	A/YL-ST/35	Temporary Open Storage of Containers for a period of 12 months	Approved on 5.12.1997
3	A/YL-ST/40	Temporary Container Trailer Park and Ancillary Trailer Repairing Area for a period of 12 months	Approved on 5.12.1997
4	A/YL-ST/73	Temporary Open Storage of Containers for a period of 12 months	Approved on 22.1.1999
5	A/YL-ST/74	Temporary Container Trailer Park for a period of 12 months	Approved on 22.1.1999
6	A/YL-ST/120	Temporary Open Storage of Containers for a period of 3 years	Approved on 31.3.2000
7	A/YL-ST/122	Temporary Container Trailer Park for a period of 3 years	Approved on 31.3.2000
8	A/YL-ST/232	Temporary Open Storage of Containers and Container Trailer Park with Ancillary Facilities for a period of 3 years	Approved on 17.10.2003
9	A/YL-ST/306	Ditto	Approved on 7.4.2006
10	A/YL-ST/361	Ditto	Approved on 13.3.2009
11	A/YL-ST/414	Temporary Open Storage of Containers and Cargo Handling and Forwarding Facilities with Ancillary Container Trailer Park and Vehicle Repair Workshop for a period of 3 years	Approved on 18.5.2012
12	A/YL-ST/465	Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop for a Period of 3 Years	Approved on 22.5.2015
13	A/YL-ST/525	Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop for a Period of 3 Years	Approved on 19.10.2018
14	A/YL-ST/607	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Staff Rest Room and Washroom) for a Period of Three Years	Approved on 28.1.2022

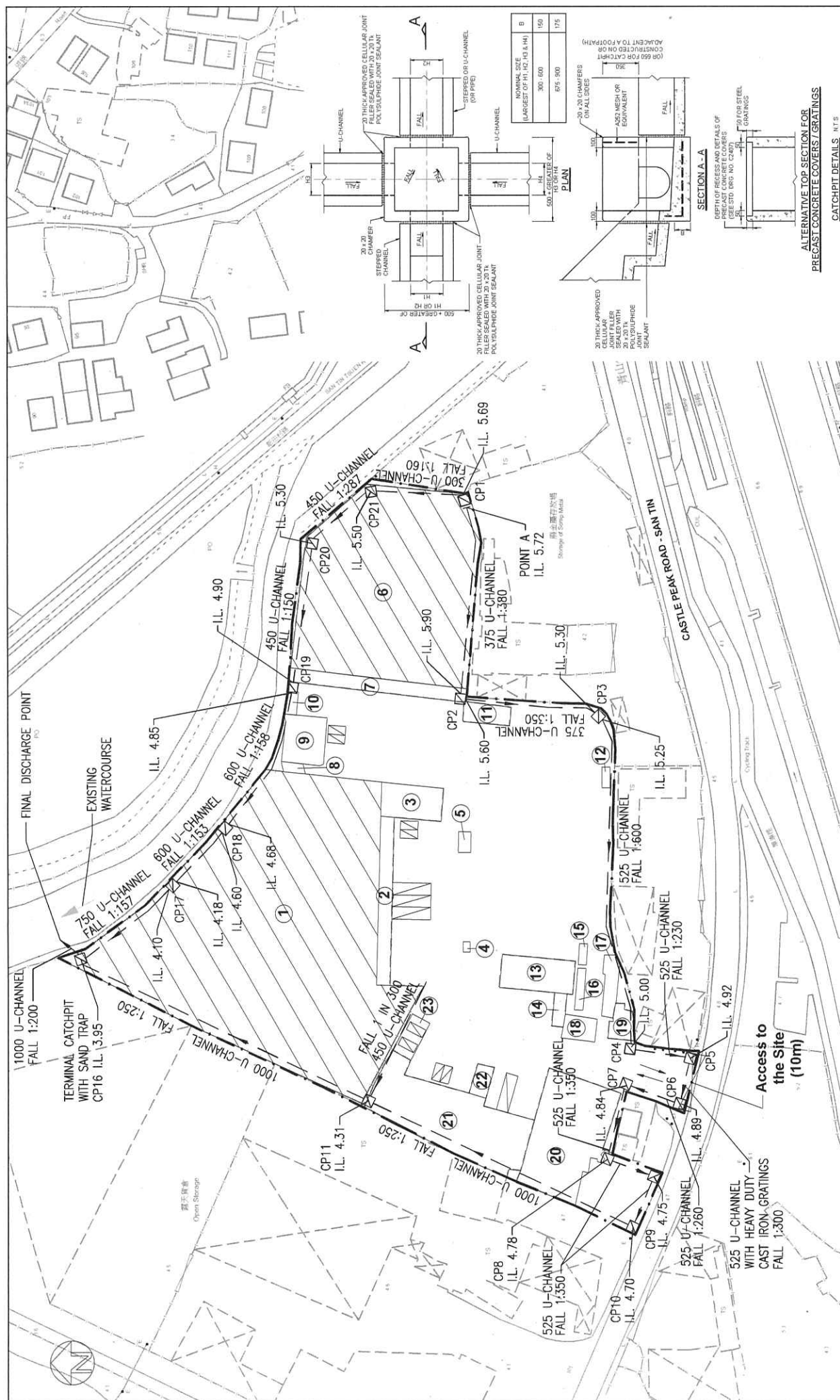


FIGURE 1

Scale: 1 : 1 000 (A3)

EXISTING DRAINAGE

Top Bright Consultants Ltd.

Various Lots in D0105 and
Adjoining Government Land,
San Tin, Yuen Long, N.T.

LEGEND:

- Application Site (Area = about 18,710 sq. m.)
- Parking Spaces/Loading & Unloading Bays for Container/
Medium Goods Vehicles (4 nos.) (3.5m x 11m)
- Parking Spaces for Staff/Visitors (8 nos.) (2.5m x 5m)

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



By Fax (2401 0973) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference 22/717/L17
本署檔號 Our Reference () in TPB/A/YL-ST/607
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

26 July 2023

Top Bright Consultants Ltd.
Room 103, 300 Kung Um Road
Yuen Long, New Territories
(Attn.: Adam CHOW)

Dear Sir/Madam,

**Compliance with Approval Condition (d) -
Submission of Drainage Proposal**

**Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities
for a Period of 3 Years in "Residential (Group D)" Zone, Lots 204 RP (Part), 205,
206 RP (Part), 207 to 209, 210 (Part), 211 (Part), 212 (Part), 213 RP, 214 RP (Part),
215 RP (Part), 353 (Part), 354 (Part), 355, 356 (Part), 357 (Part), 358 (Part), 359 (Part)
and 360 in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/607)**

I refer to your letter dated 10.7.2023 regarding the submission of a revised drainage proposal for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find the detailed comments.

Should you have any queries, please contact Mr. LEONG Cheung Ching (Tel.: 2300 1432) of the Drainage Services Department directly.

- 2 -

Yours faithfully,



(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

CE/MN, DSD
CTP/TPB(2)
Site record

(Attn.: Mr. LEONG Cheung Ching)

AL/AC/dl

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITER FIBRE GLASS WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO HOSE REEL PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPRINKLER & HOSE REEL PUMP ROOM.
- 1.7 THE HOSE REEL SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE 1, 2, 3, 4, 7, 13 AND 14 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE #32mm UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (iii)
(B) STORAGE HEIGHT : NOT EXCEEDING 2.1M
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPRINKLER & HOSE REEL PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION
- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
5. EMERGENCY LIGHTING
- 5.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838 AND FSD CIRCULAR LETTER 4/2021.

6. EXIT SIGN

- 6.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	SPRINKLER HEAD 93°C
	SPRINKLER HEAD UNDER OBSTACLE
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH-TEST GATE VALVE AND DRAIN VALVE.
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5kg CO2 TYPE FIRE EXTINGUISHER
	4kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

FSI CONTRACTOR
East Power Engineering Limited



Flat A, 7/F., Hop Sing Commercial Building
41 Chi Kiang Street, Tseukwan, Kowloon
Fax : 2394-3772 Tel : 2397-3238

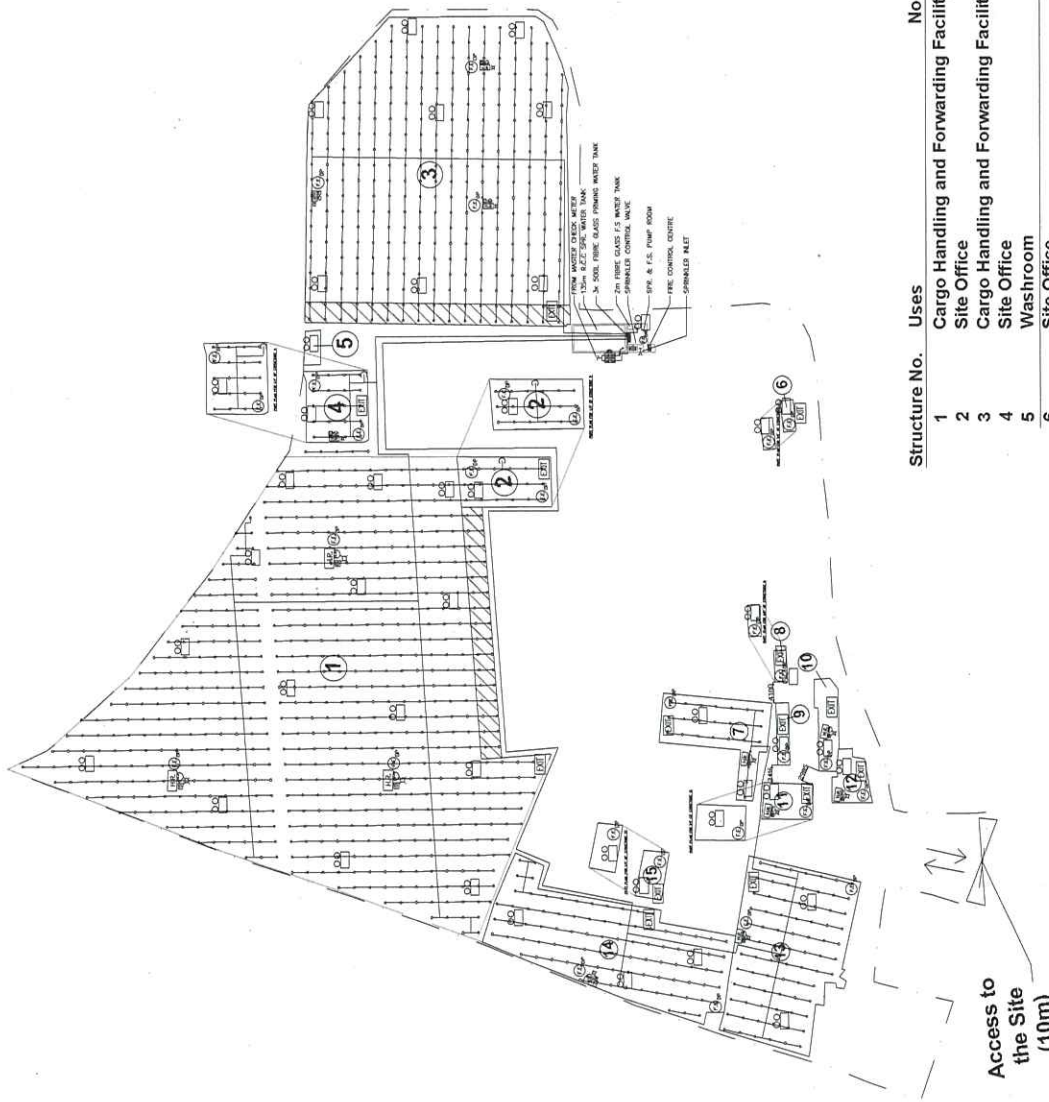
PROJECT

LOTS 204RP(Part), 205, 206RP(Part), 207 to 209, 210(Part), 211(Part), 212(Part), 213RP(Part), 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part) and 360 in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	S.ENG	15-07-2023
DESIGNED BY	JN	S.ENG	15-07-2023
CHECKED BY	CM	PM	15-07-2023
APPROVED BY	-	-	-
PROJECT NO	10088		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO	EP-10088-FSD1		
SCALE	N. T. S.	REVISION	A



Structure No.	Uses	No. of Storey	Covered Area (m²)	Floor Area (m²)	Height (m)
1	Cargo Handling and Forwarding Facility	1	5,288	5,288	8.0
2	Site Office	2	171	291	5.5
3	Cargo Handling and Forwarding Facility	1	2,632	2,632	8.0
4	Site Office	2	166	332	5.5
5	Washroom	1	21	21	2.5
6	Site Office	2	15	30	5.0
7	4-Sided open shelter for loading	1	236	236	4.5
8	Container for Storage	2	15	30	5.0
9	Staff Rest Room	1	30	30	2.5
10	Container for Storage	1	71	71	2.5
11	Site Office	2	66	132	5.0
12	Staff Rest Room	1	62	62	2.5
13	Cargo Handling and Forwarding Facility	1	698	698	8.0
14	Cargo Handling and Forwarding Facility	1	791	791	6.0
15	Site Office	2	45	90	5.0

B	FSD SUBMISSION	19-11-2023	WC		
A	FSD SUBMISSION	15-07-2023	JN		
REV	DESCRIPTION	DATE	BY		

FSI CONTRACTOR
East Power Engineering Limited
Flat A, 7/F, Hop Sing Commercial Building
41 Chi Kiang Street, Toloaam, Kowloon
Fax : 2394-3772 Tel : 2397-3238

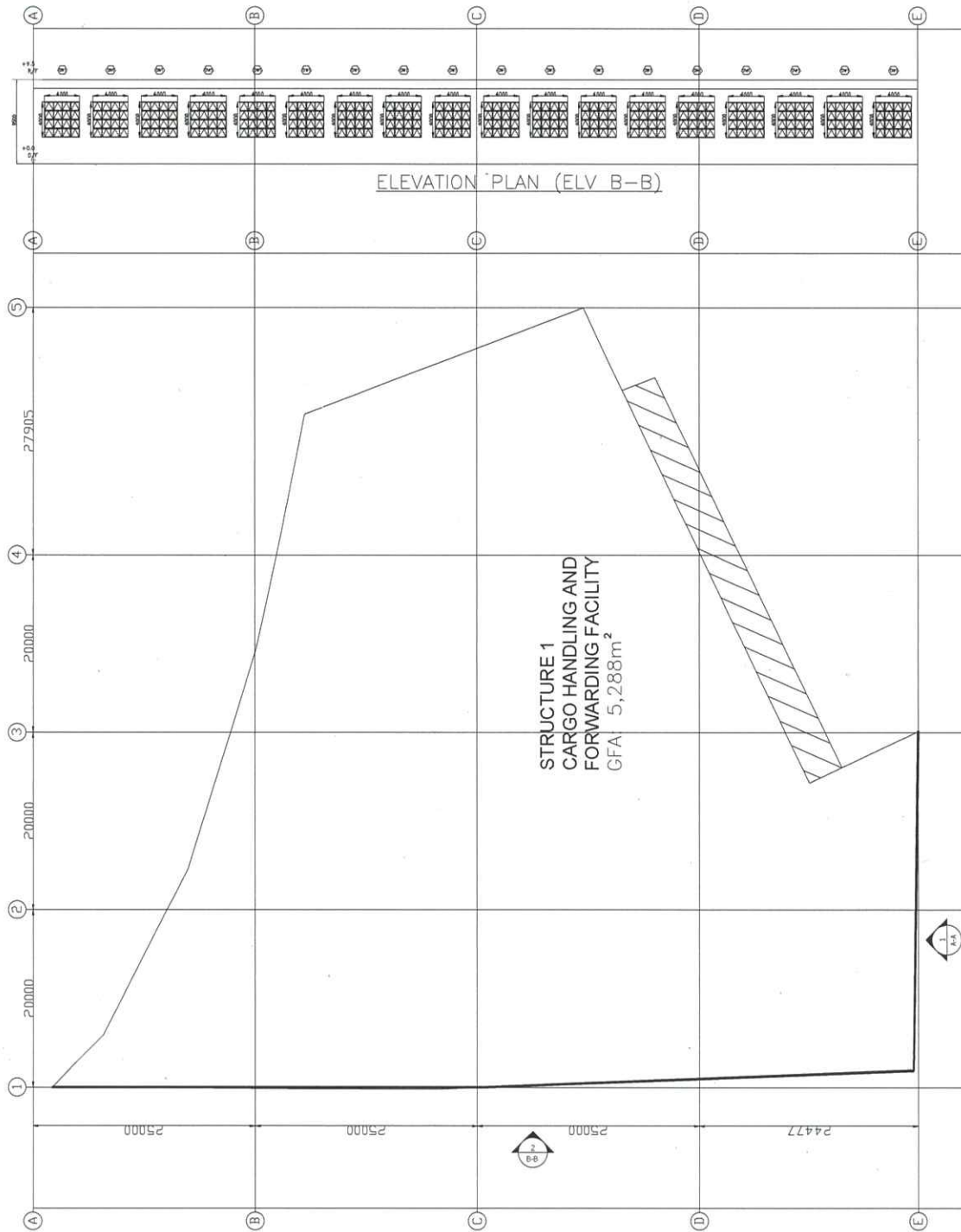


PROJECT
LOTS 204RP(Part), 205, 206RP(Part), 207 to 209, 210(Part), 211(Part), 212(Part), 213RP(Part), 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part) and 360 in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long

DRAWING TITLE
PROPOSED LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	S.ENG	15-07-2023
DESIGNED BY	JN	S.ENG	15-07-2023
CHECKED BY	CM	PM	15-07-2023
APPROVED BY			
PROJECT NO.	10088		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10088-FS02		
SCALE	1 : 1000	REVISION	A

LEGEND
OPENABLE WINDOW (1m²)



ELEVATION PLAN (ELV B-B)

STRUCTURE 1
CARGO HANDLING AND
CARGO HANDLING AND
FORWARDING FACILITY
GFA: 5,288m²



ELEVATION PLAN (ELV A-A)

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m³

LOCATION	USABLE FL AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED
STRUCTURE 1 G/F	5,288	$5,288 \times 6.25\% = 330.5$	REFER TO ELEVATION (A-A) = 330.5 REFER TO ELEVATION (B-B) = 288
		TOTAL = 369.5	TOTAL = 369.5

REV	DESCRIPTION	DATE	BY
B	FSD SUBMISSION	19-11-2023	WC
A	FSD SUBMISSION	15-07-2023	JN

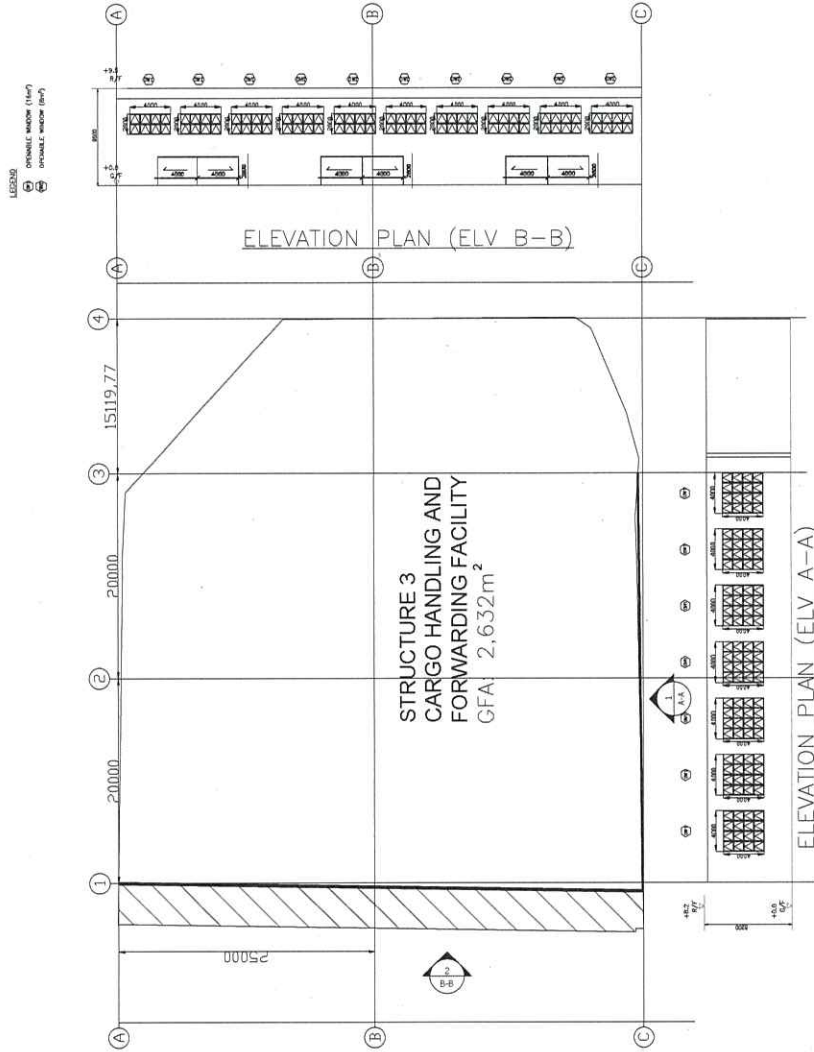
FSI CONTRACTOR
East Power Engineering Limited
Flat A, 7/F, Hop Sing Commercial Building
41 Chi Kiang Street, Tseukwan, Kowloon
Fax : 2394-3772 Tel : 2397-3238



PROJECT
LOTS 204RP(Part), 205, 206RP(Part), 207 to 209, 210(Part), 211(Part), 212(Part), 213RP(Part), 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part) and 360 in D.D. 105 and Adjoining Government Land, San Tin, Tuen Long

DRAWING TITLE
OPENABLE WINDOW AREA CALCULATION (STRUCTURE 1)

DRAWN BY	INITIAL	DESIGNATION	DATE
DESIGNED BY	JN	S.ENG	15-07-2023
CHECKED BY	JN	S.ENG	15-07-2023
APPROVED BY	CM	PM	15-07-2023
PROJECT NO.	10088		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10088-GB01		
SCALE	1 : 5000A3	REVISION	A



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³			
LOCATION	USABLE FL AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED
STRUCTURE 3 G/F	2,632	$2,632 \times 0.25\% = 164.5$	$\text{REFER TO ELEVATION (A-A)} = 112$ $\text{REFER TO ELEVATION (B-B)} = 80.5$ TOTAL = 192.5

REV	DESCRIPTION	DATE	BY
B	FSD SUBMISSION	19-11-2023	WC
A	FSD SUBMISSION	15-07-2023	JN

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Sing Commercial Building
41 Chi Kang Street, Tolkwan, Kowloon
Fax : 2394-3772 Tel : 2397-3238



PROJECT

LOTS 204RP(Part), 205, 206RP(Part), 207 to 209, 210(Part), 211(Part), 212(Part), 213RP(Part), 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part) and 360 in D.O. 105 and Adjoining Government Land, San Tin, Yuen Long

DRAWING TITLE

OPENABLE WINDOW AREA CALCULATION
(STRUCTURE 3)

DRAWN BY	INITIAL	DESIGNATION	DATE
DESIGNED BY	JN	SENG	15-07-2023
CHECKED BY	JN	SENG	15-07-2023
APPROVED BY	CM	PM	15-07-2023
PROJECT NO.	10088		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10088-GB02		
SCALE	1 : 5000A3	REVISION	A

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

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds;
- within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA; and
- open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

**Relevant Extracts of Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)**

According to TPB PG-No. 13G, the Site falls within Category 2. The following criteria are relevant:

- Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/35	Temporary Open Storage of Containers for a Period of 12 Months	5.12.1997 Approved by RNTPC (12 months)
2.	A/YL-ST/40	Temporary Container Trailer Park and Ancillary Trailer Repairing Area for a Period of 12 Months	5.12.1997 Approved by RNTPC (12 months)
3.	A/YL-ST/73	Temporary Open Storage of Containers for a Period of 12 Months	22.1.1999 Approved by RNTPC (12 months)
4.	A/YL-ST/74	Temporary Container Trailer Park for a Period of 12 Months	22.1.1999 Approved by RNTPC (12 months)
5.	A/YL-ST/120	Temporary Open Storage of Containers for a Period of 3 Years	31.3.2000 Approved by RNTPC (3 years)
6.	A/YL-ST/122	Temporary Container Trailer Park for a Period of 3 Years	31.3.2000 Approved by RNTPC (3 years)
7.	A/YL-ST/232	Temporary Open Storage of Containers and Container Trailer Park with Ancillary Facilities for a Period of 3 Years	25.4.2003 Approved by RNTPC (3 years) 17.10.2003 Approved by TPB on Review (3 years)
8.	A/YL-ST/306	Temporary Open Storage of Containers and Container Trailer Park with Ancillary Facilities for a Period of 3 Years	7.4.2006 Approved by RNTPC (3 years)
9.	A/YL-ST/361	Renewal of Planning Approval for Temporary Open Storage of Containers and Container Trailer Park with Ancillary Facilities for a Period of 3 Years	13.3.2009 Approved by RNTPC (3 years)
10.	A/YL-ST/414*	Temporary Open Storage of Containers and Cargo Handling and Forwarding Facilities with Ancillary Container Trailer Park and Vehicle Repair Workshop for a Period of 3 Years	18.5.2012 Approved by RNTPC (3 years) (Revoked on 18.6.2014)
11.	A/YL-ST/465	Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop for a Period of 3 Years	22.5.2015 Approved by RNTPC (3 years)
12.	A/YL-ST/525*	Temporary Cargo Handling and Forwarding Facilities with Ancillary Tyre Repair Workshop for a Period of 3 Years	19.10.2018 Approved by RNTPC (3 years) (Revoked on 19.3.2021)
13.	A/YL-ST/607*	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities for a Period of 3 Years	28.1.2022 Approved by RNTPC (3 years) (Revoked on 28.7.2023)

* denotes permission revoked

Rejected Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	A/YL-ST/26	Temporary open storage of containers (for a period up to 5.8.1997)	28.2.1997 Rejected by RNTPC 27.6.1997 Rejected by TPB on review	(1)-(3)

Rejection Reasons

- (1) Not in line with planning intention of the “Residential (Group D)” zone.
- (2) No information to demonstrate that the mitigation or improvement measures required can be practically implemented.
- (3) Setting of an undesirable precedent.

**Similar s.16 Applications within the Same “R(D)” zone
on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8 in the Past Five Years**

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	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 Approved by RNTPC (3 years)

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the planning application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government and government land (GL);
- The private lots of the Site are covered by Short Term Waivers (STWs) as below table:

STW No.	Lot No. (in D.D. 105)	Purposes
2986	332 S.B & 357	Motor Vehicle Repair Workshop (Tyre and Electronic Parts Only)
2987	333 S.B RP & 356	
2988	358	
3653	204 RP	Temporary Open Storage of Containers and Cargo Handling and Forwarding Facilities with Ancillary Container Vehicle Park with Ancillary Vehicle Repair Workshop
3984	354	Temporary Vehicle Repair Workshop with Office
4628	205	Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop
4629	206 RP & 209	
4630	207	
4631	208	
4632	210	
4633	211	
4634	212 & 213 RP	
4635	214 RP	

- The GL within the Site is covered by a Short Term Tenancy (STT) No. 3014 for the purpose of “Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop”; and
- advisory comments as detailed in **Appendix V**.

2. Traffic

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

- no comment on the application from the traffic engineering point of view;
- should the application be approved by the Town Planning Board, an approval condition should be imposed to the planning approval requiring that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- advisory comments as detailed in **Appendix V**.

3. Landscape

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

- the Site is located within the “R(D)” zone which is a non-landscape sensitive zoning and no significant landscape impact arising from the development is anticipated.

4. 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;
- no adverse comment on the drainage proposal as the drainage proposal submitted under the application is the same as the previous approved Planning Application No. A/YL-ST/607;
- 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 photographs; and
- advisory comments as detailed in **Appendix V**.

5. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction; and
- comments on the submitted FSI proposal and advisory comments as detailed in **Appendix V**.

6. Food and Environmental Hygiene

Comments of the Director of Food and Environment Hygiene (DFEH):

- no adverse comment on the subject planning application;
- the Food and Environmental Hygiene Department is now handling an application for cold store licence at portion of the Site; and
- advisory comments as detailed in **Appendix V**.

7. Other Departments

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

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department, Civil Engineering and Development Department (CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) The application site (the Site) falls within the boundary of San Tin Technopole. The Site may be resumed by the Government and that the proposed operation at the Site may be terminated at any time during the planning approval period for implementation of government projects;
- (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 Tenancy (STT)/Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW will need to apply to LandsD for STW(s) to permit the structure(s) to be erected or erected within the private lots, if any. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the government in its capacity as a landlord 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 waiver fee/rent and administrative fee as considered appropriate by LandsD; and
 - it is noted that the staff rest room is proposed in the Site. The applicant is reminded that no STW application to permit structure for domestic purpose will be considered according to LandsD's prevailing policy. LandsD reserves the right to take enforcement action against such domestic purpose structure in the Site, if any;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the applicant is reminded that vehicles should not encroach into opposite lane when turning to Castle Peak Road – San Tin from the Site via the vehicular access, and vice versa;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- if the proposed access on Castle Peak Road - San Tin is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (e) 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;

(f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no facilities of her department will be affected;
- a cold store licence must be obtained from DFEH for the food business which involves the storage of articles of food under refrigeration in any warehouse in the territory before commencement of such business. The application for licence, if acceptable by the Food and Environmental Hygiene Department (FEHD), will be referred to relevant government departments such as the Buildings Department, Lands Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression “food business” means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;
- there should be no encroachment on the public place and no environmental nuisance, pest infestation and obstruction should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses; and
- proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

- (g) 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. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - 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; and
 - 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;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- on the FS Notes of the submitted fire services installation (FSI) proposal:
 - (i) the separation distances between Structures 7 and 9, and between Structures 14 and 15 shall be clearly indicated on plan;
 - (ii) in relation to item (i) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230 m²;
 - (iii) the sprinkler inlets shall be situated in a prominent position near the entrance of the application site;
 - (iv) FS Notes items 5 and 6 shall be deleted; and
 - 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;
- (i) to note the comments of the Chief Highway Engineer/Railway Development 2-1, Railway Development Office, Highways Department (CE/RD 2-1, RDO, HyD) that:
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by the Mass Transit Railway Corporation Limited (MTRCL). The applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line;
 - deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought; and

- as the detailed design of the NOL Spur Line project has not commenced, MTRCL or HyD may provide further comment in future;
- (j) to note the comments of 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 the provisions of BO; 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 the Building Authority (BA) for the existing structures at the Site;
 - if the existing structures are erected on leased land without approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for the use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - before any new building works (including containers and open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary building which are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - 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 B(P)R respectively;
 - the Site abuts on a specified (Castle Peak Road – San Tin) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of B(P)R at the building plan submission stage; and
 - detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號

240108-160708-12940

Reference Number:

提交限期

09/01/2024

Deadline for submission:

提交日期及時間

08/01/2024 16:07:08

Date and time of submission:

有關的規劃申請編號

A/YL-ST/665

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 楊家業

Name of person making this comment:

意見詳情

Details of the Comment :

致城市規劃委員會和和規劃署:

強烈反對規劃申請編號A/YL-ST/665作臨時貨物裝卸及貨運設施連附屬設施（地盤辦公室、冷凍倉庫、職員休息室及洗手間）（為期3年）

1)本人楊家業舉報新界元朗新田第105約，地段第204RP、205、206RP部份、207、208部份及356-360部份地段現涉及1宗持續違法經營無牌凍房倉庫。

2)自2022年12月12日本人舉報上址違反貴署的規劃申請編號A/YL-ST/607的規劃許可，違例將5萬多呎的倉庫的8成地方潛建成凍房，冷凍食品和出售過期或無衛生證明書的冰鮮禽肉，經貴署查證後，在2023年7月28日，規劃申請編號A/YL-ST/607的規劃許可被貴署撤銷，然而在這5個多月以來，上址經營者並沒有清拆潛建的凍房或恢復倉庫原狀，仍然違法持續經營無牌凍房倉庫，明顯是沒有悔改之意，不知視法規為何物？不單只破壞市場的公平競爭，更嚴重打擊持牌凍房的生計，嚴重破壞香港社會的核心價值！妄顧法紀！

3)根據《公眾衛生及市政條例》(第132章)及其他相關法例規管的活動，必須申領相關的牌照類別，而凍房牌照是經營的食物業如涉及在本港任何倉庫以冷藏方式貯存食品，必須在開業前向食環署申領凍房牌照。根據本人查冊食物環境衛生署的持牌凍房名單(截止2024年1月2日)，是沒有上址的記錄，而在2023年9月尾，食物環境衛生署亦派員到涉事處所(上址)調查，期間發現有無牌食物業正在營運的情況，遂向負責人提出檢控，同時會繼續留意上址情況，採取適當行動。本人希望相關部門能夠聯合打擊無牌凍房，支持持

牌凍房，忠守職份，維護法紀，維護市民健康、維護香港精神!

4)凍房牌照的標準發牌條件:

4.1. 圖則: 4.1a. 在獲簽發牌照獲准更改設計前，申請人須將每款圖則一式三份提交食物環境衛生署署長批准；圖則須以十進制單位按比例繪製，並顯示有關處所的最終設計。

4.1b. 除食物環境衛生署署長規定要作出的更改外，處所的設計須與提交食物環境衛生署署長批准的圖則完全相符。 4.1c. 每份圖則均須由申請人簽署，以證明正確無誤。（注意：1. 申請人無須為履行這項發牌條件而聘用專業人士繪製圖則。但如進行有關樓宇結構或渠道的更改工程，則送交建築事務監督的圖則必須由認可人士遞交。2. 如與申請書一併遞交的原來圖則有任何修改，申請人須將經修訂圖則一式三份重新遞交食物環境衛生署署長覆核。）。

4.2. 凍房: 4.2a. 凍房必須配備一個自動記錄度數的固定裝置，能準確地記錄房內的溫度，以及該溫度的持續時間。裝置的可接受容差限度為加減攝氏 1.11 度。 4.2b. 每個凍房的地面和牆壁的表面，必須均勻地鋪上堅固的非吸收性物料。

4.3. 食物檢查室: 4.3a. 必須設有一個食物檢查室，面積(淨額)不少於 10 平方米，供衛生督察檢查食物及抽取樣本之用。在任何情況下，食物檢查室的任何內部尺寸均不得少於 2.5 米。 4.3b. 每個食物檢查室的地面須鋪上平滑、淺色的非吸收性物料或磚片。牆壁的內部表面須以平滑的非吸收性物料或磚片鋪至不少於 2 米高，牆壁與地面之間的連接處必須成內彎形（即須圓滑）。牆壁間隔物超過 2 米高的表面部分及天花板，如未有鋪上磚片或不透水物料均須髹掃灰水或漆油。

4.4. 衛生裝置: 必須設置男界用水廁 個及尿廁 個，以及女界用水廁 個。輸送井水作沖廁用的供水管必須髹上黑色。（附註：1. 凡安裝任何衛生設備，均須獲得建築事務監督批准，而申請人須自行負責取得這項批准。2. 水廁間格的內部空間，不得小於 1 200 毫米×700 毫米。3. 如屬水槽式尿廁，則每段 500 毫米的尿槽，可視作一個尿廁，而每個間格式或斗式尿廁的淨闊度不得少於 500 毫米。4. 每個尿廁前面須有不小於 500 毫米×500 毫米的地方，供使用者站立。如設置尿廁廁格，廁格的內部空間，不得小於 1000 毫米(深)×500 毫米(闊))(處所內的廁所)。

4.5. 洗手設施: 必須在 _____ 設置 _____ 個以光面陶或其他認可物料製造的洗手盆，長度不少於 350 毫米(以盆頂的兩邊內緣計算)。每個洗手盆必須與公共總水管或食物環境衛生署署長認可的水源連接，並須裝置廢水管，連接至適當的排水系統。(處所內的廁所)

4.6. 食物檢查室必須以天然方式或使用機械設施通風。

4.7. 供水: 除非食物環境衛生署署長批准使用其他水源，否則須將公共總水管的水輸送到該處所。

4.8. 洗滌設施: 須在食物檢查室設置 1 個以光面陶、不銹金屬或其他認可物料製造的洗滌盆，長度不少於 450 毫米(以盆頂的兩邊內緣計算)。洗滌盆須與公共總水管或食物環境衛生署署長認可的其他水源連接，並須裝置廢水管，連接至適當的排水系統。

4.9. 食物檢查桌:每個食物檢查室須設置至少 1 張食物檢查桌,該食物檢查桌必須: 4.9.1. (a) 具有不小於 1500 毫米 x 750 毫米的表面面積,及 750 毫米的高度; 4.9.2. (b) 以平滑的不透水物料製造或鋪面,四邊邊緣均高出 25 毫米;以及 4.9.3. (c) 以適當斜度擺放,使桌上的液體流到滴孔,經廢水管排放到容器或排水渠。

4.10. 食物檢查桌上的照明:每張食物檢查桌的表面,必須能達致光度不低於 540 勒克斯的照明標準。照明方式可以是天然光線、人工照明,或部分天然光線加上部分人工照明。

4.11. 設備:必須提供吊鉤、托盤或以其他方式,為有必要接受檢查的冷藏肉食解凍。該等吊鉤、托盤等必須以不透水物料製造。

4.12. 鎖櫃:必須在食物檢查室附近的方便位置,設置私人物品鎖櫃,供食物檢查人員使用。

4.13. 擱架和貨架:須設置足夠的擱架和貨架來貯存用具,以防止用具接觸地面樓面。

4.14. 委任衛生督導員:須向食物環境衛生署署長提交證明文件,證明食物業處所內,有一名修畢衛生督導員訓練課程,並獲頒發證書的全職衛生督導員,監督業務。該衛生督導員如屬修畢獲食物環境衛生署(食環署)認可的衛生督導員訓練課程並獲頒發證書者,則另須提交有關課程證書副本。如屬修畢由食環署舉辦的衛生督導員訓練課程並獲頒發證書者,則毋須提交有關課程證書副本。全職是指每天在該處所工作不少於八小時。

根據「凍房牌照的標準發牌條件」上址不單只違法無牌經營凍房倉庫,更是一個不合格的凍房倉庫,上址凍房沒有配備一個自動記錄度數的固定裝置,能準確地記錄房內的溫度、凍房的地面和牆壁的表面亦沒有均勻地鋪上堅固的非吸收性物料;沒有食物檢驗室;衛生裝置不合規格;沒有洗滌設施;沒有食物檢查桌;沒有設備冷藏肉食解凍設備;沒有衛生督導員等等,因此上址的無牌凍房在原則上、法規上、道理上都必須清拆或者恢復原狀(包括清拆潛建物)。

5) 根據關於樓宇結構或渠道的更改工程,必須獲建築事務監督許可。申請人如要進行這類更改或增建工程,須自行負責向建築事務監督申請批准。在獲簽發牌照後,持牌人仍須履行消防處處長、建築事務監督或其他政府部門所訂立或可能訂立的任何條件及規定。概括而言,上址無牌凍房的排水系統和消防裝置並不合乎規定,制凍系統亦存在隱患。

6) 影響發牌制度和法規:綜合上述所言,上址是一個違法、不合規格、潛建的無牌凍房,經營者是一個被警告、被檢控、被撤銷規劃許可後仍持續違法經營無牌凍房的貪得無厭而目無法紀的奸商,打著申請規劃申請編號A/YL-ST/665藉口,以為可以蒙混過關,違法經營無牌凍房可以不了了之,在未清拆或者恢復原狀(包括清拆潛建物)的情況下,如若規劃申請編號A/YL-ST/665申請成功,發牌制度和法規有如擺設,亦開了一個經營無牌凍房先河,未得批准可以先自行經營,打個比喻,擅自在私人農地興建建築物,改變土地用途,這個建築物是否合法?是可以申請改變土地用途,但前提是必須先清拆或者恢復原狀(包括清拆潛建物),合乎法規後才可再申請!

7) 咎由自取: 上址經營違法、不合規格、潛建的無牌凍房，而且又出售過期或無衛生證明書的冰鮮禽肉，更以市場3份之1的凍房倉租招徠，以不良和違法手段謀取暴利，著實令人憤慨，本人想著之前壹傳媒黎智英先生因違反租契而都被判欺詐罪罪成，被判囚5年9個月，因此本人受到鼓舞和不厭其煩，希望為受到欺壓的持牌凍房出聲，捍衛社會公義，亦希望城市規劃委員會和規劃署能夠考慮到上述種種情況，拒絕規劃申請編號A/YL-ST/665的申請，勒令上址無牌凍房立即清拆或者恢復原狀(包括清拆潛建物)，以彰顯香港社會的核心價值觀和法治精神，本人相信公道自在人心，亦相信貴委員會和貴署亦自會給公眾一個有承擔、有公義、有法治的交代，感謝。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-ST/665 DD 105 San Tin FIRE HAZARD

09/01/2024 03:35

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

And once again conditions were not fulfilled and approval was revoked because of failure to fulfill **FIRE** and **DRAINAGE** conditions. But the applicant knows that both PlanD and the board have little interest in protecting the community from rogue operators and will again roll over the approval.

It is absolutely shocking that members of the board, that include a number of high ranking civil servants, continue to support operations that put the health and well being of the community at risk.

<https://www.thestandard.com.hk/breaking-news/section/4/210346/Two-firefighters-injured-in-No.-3-alarm-warehouse-fire-in-Lau-Fau-Shan%C2%A0>

It is high time that the CE intervene and remind officials and members of the board that their first duty is to the community not the vested interests of operators who continue to flaunt regulations put in place to safeguard the community and promote national security.

Members should reject the application and the depts concerned should shut down the operation.

Mary Mulvihill

From:

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

Date: Wednesday, 12 January 2022 2:18 AM HKT

Subject: A/YL-ST/607 DD 105 San Tin

A/YL-ST/607

Lots 204 RP (Part), 205, 206 RP (Part), 207 to 209, 210 (Part), 211 (Part), 212 (Part), 213 RP, 214 RP (Part), 215 RP (Part), 353 (Part), 354 (Part), 355, 356 (Part), 357 (Part), 358 (Part), 359 (Part) and 360 in D.D. 105 and Adjoining Government Land, San Tin

Site area : About 18,710sq.m Includes Government Land of about 840sq.m

Zoning : "Res (Group D)"

Applied use :Cargo Handling and Forwarding Facilities / 12 Vehicle Parking

Dear TPB Members,

The Applicant is taking the p... Compliance with approval conditions!!!! Not only was the most recent application revoked, conditions for prior applications were also not fulfilled.

The issue appears to be fire services. The site includes almost 1,000sq.m of government land. Fires at storage facilities greatly impact the health of the community. We have seen many news reports of thick black toxic smoke enveloping homes.

It has been far too easy for operators to avoid installing adequate fire equipment as they can rely on an auto roll over of their applications every 3 years.

But now we are told that we live in a law abiding society so how can this practice be tolerated.

The least members can do is to approve one year only without any further approval if fire conditions are not met.

Mary Mulvihill