

寄件日期: 2024年07月22日星期一 15:43
收件者: tpbpd/PLAND
副本: Olivia Lam Yan NG/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental
Comments
附件: Letter of Response to Comments_All_KTN_1021.pdf

From: Schroeder Tam [REDACTED]

Subject: Re: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental Comments

Dear Ms. Yan,

As spoken, please find the full set of responses to various departments' comments and supplementary information for the captioned planning application for your perusal.

Any further questions, please do not hesitate to contact me.

Regards,

KTTAM



22nd July 2024

Our Ref.: DEC/TPB/24/S16/Apply/2407

By Email

Planning Department District Planning Branch
New Territories District Planning Division
Fanling, Sheung Shui & Yuen Long East District Planning Office
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road, Sha Tin,
New Territories

For the attention of **Miss YAN Wing Yin, Andrea**

Dear Miss YAN,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in “Other Specified Uses (OU) - Railway Reserve” zone, Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part), 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

With reference to the emails from various departments, please find the responses to comments in tabulated format for your information.

Comment	Response
Transport Department (Mr. Phil CAI, Tel.: 2399 2421) dated 20 June 2024	
(a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to San Tam Road and the local access;	According to the site record, the peak time and peak vehicular flow have rarely occurred, subject to the order made. The latest one was approximately 6 months ago. The peak time is 10:30 am and 2:30 pm. The peak vehicular flow is one round trip of heavy vehicles per time. Besides, in general, day-to-day operation, only 2 round trips of private cars per day.
(b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site; and	The road width of San Tam Road = 6.0m width; The site gate = 12.0m width The lorry size = 5.8m L x 3.3m W The size of manoeuvring space = 6.0m in radius. Hence, the site has sufficient manoeuvring space for the vehicles smoothly moving in/out the Subject Site and bending on San Tam Road.
(c) The applicant should note the local access between San Tam Road and the site is not managed by this Department.”	Noted.




Comment	Response
Agriculture, Fisheries and Conservation Department (Ms. WONG Cheuk-ling, Tel.: 2150 6933) dated 27 June 2024	
There is a watercourse located to the northwest of the subject site. The applicant shall clarify whether the subject would encroach onto the watercourse and if any measure will be implemented to avoid disturbance to the watercourse nearby during operation.	The operation in the Subject Site will not encroach onto the watercourse located on the northwest side. Besides, the wastewater from the Subject Site is mainly foul sewer/water from the toilet, however, a licensed waste collector has been deployed to collect them accordingly. In addition, a drainage channel system has been built along the site boundary to collect the water and divert it to the DSD drainage system at the roadside of San Tam Road. In conclusion, it will not cause disturbance to the watercourse nearby during the site operation.
Comments from Fire Services Department (Contact Person: Mr. YUEN Tsz-fung, Tel.: 2733 7737) dated 3 July 2024	
i. All accessible areas on 1/F are GFA accountable. In this regard, detailed layout plans and section drawings shall be provided for our further consideration;	Noted. All accessible areas on 1/F have been marked in the revised FSI Layout Plan. (Appendix A)
ii. Fire extinguishers shall be provided to every level of every structure;	Noted. The provision of fire extinguishers has been indicated in the revised FSI Layout Plan. (Appendix A)
iii. The FS water tank, FS pump room and hose reel shall be clearly marked on plans.	Noted. The concerned FS components have been clearly marked in the revised FSI Layout Plan. (Appendix A)
Comments from Electrical and Mechanical Services Department (Contact Person: Mr. Tong WK TSE, Tel.: 2808 3874) dated 5 July 2024	
Please note that there is a high-pressure underground town gas transmission pipeline in the vicinity of the proposed ancillary office and temporary open storage. In this connection, please provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that risk assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the proposal will result in a significant increase in population.	Noted. As the proposed development is classified as business use (temporary open storage of construction materials with an ancillary office), the aggregated population induced is rarely low, approximately 10 persons per day (Mondays to Saturdays); and zero on Sundays and public holidays since the proposed development is closed. In this context, there is no significant increase in population, and the risk assessment posed by the gas installation could be concluded as not required.



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Comment	Response
Comments from Transport Department (Contact Person: Mr. Phil CAI, Tel.: 2399 2421) dated 15 July 2024	
Provision of dimensions of local access, vehicles etc. are not sufficient to demonstrate the smooth manoeuvring of vehicles. The applicant shall provide further information such as swept path, site photos etc.	The size of manoeuvring space is 6.0m in radius. Also, the site is being in operation, hence it was concluded that sufficient space could be provided a smooth moving to the vehicles which visit the Subject Site and bending on local access road. Demonstration of vehicular ingress/egress and the details of entrance have been shown in the attached figure. (Appendix B)
Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office (Contact Person: Ms Andrea YAN at 3168 4049) dated 16 July 2024	
The applicant claims in the submission that the drainage facilities implemented under the previous Planning Application No. A/YL-KTN/825, please provide the records of the existing drainage facilities on site.	Noted and provided. (Appendix C)
Comments from Fire Services Department (Contact Person: Mr. YUEN Tsz-fung, Tel.: 2733 7737) dated 19 July 2024	
Sprinkler system, modified hose reel system, fire alarm system, emergency lighting, directional and exit sign and portable fire extinguisher shall be provided to any structure with total floor area exceeds 230m ² .	Noted. To have better site management, the covered structure as an ancillary office and metal structure storage has been divided into three components and the FSI has been proposed for each component to suit the needs.

Besides, the revised justification and layout on the provision of FSI proposal (Appendix D and Appendix E, respectively) are enclosed for your reference. Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. 

Thank you for your kindly attention!

Yours faithfully,

**For and on behalf of
Derby Engineering Company**

K.T. TAM
Project Consultant

Encl.

Letter of Response to Comments_All_KTN_1021



List of Appendices

Appendix A – revised FSI Layout Plan

Appendix B – sketch of swept path

Appendix C – photo records of the implementation of the existing drainage facilities

Appendix D – revised planning justification

Appendix E – revised Schematic Layout Plan



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Appendix A
revised FSI Layout Plan

F.S. NOTES:

1. GENERAL

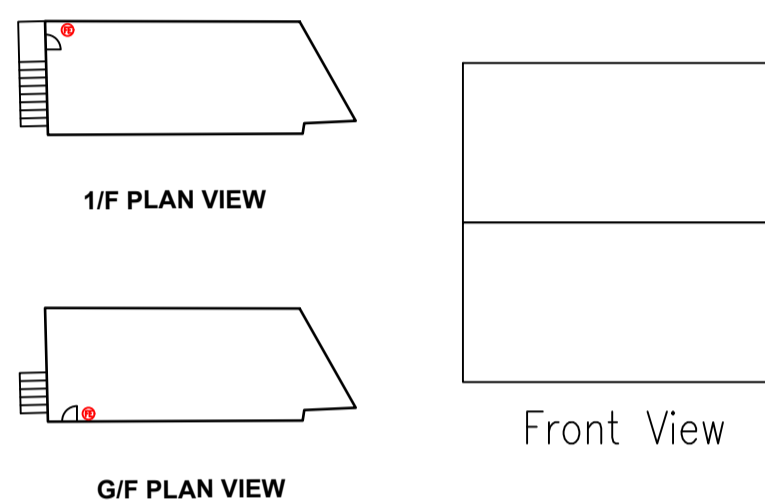
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013', FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008.
- FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021, ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- HOSE REEL SYSTEM WITH 2m³ F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE TO SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PARK OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING FOR ENTIRE BUILDING.
- SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.
- PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.
- NO STORAGE OF DANGEROUS GOODS WITHOUT THE PERMISSION BY THE DIRECTOR OF FIRE SERVICES ANY INTENDED STORAGE OR USE DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.

LEGEND

- HR HOSE REEL EMERGENCY LIGHT
- BREAK GLASS UNIT EXIT→ DIRECTION SIGN
- FIRE ALARM BELL PUMP SET
- FE 5KG CO2 FIRE EXTINGUISHER

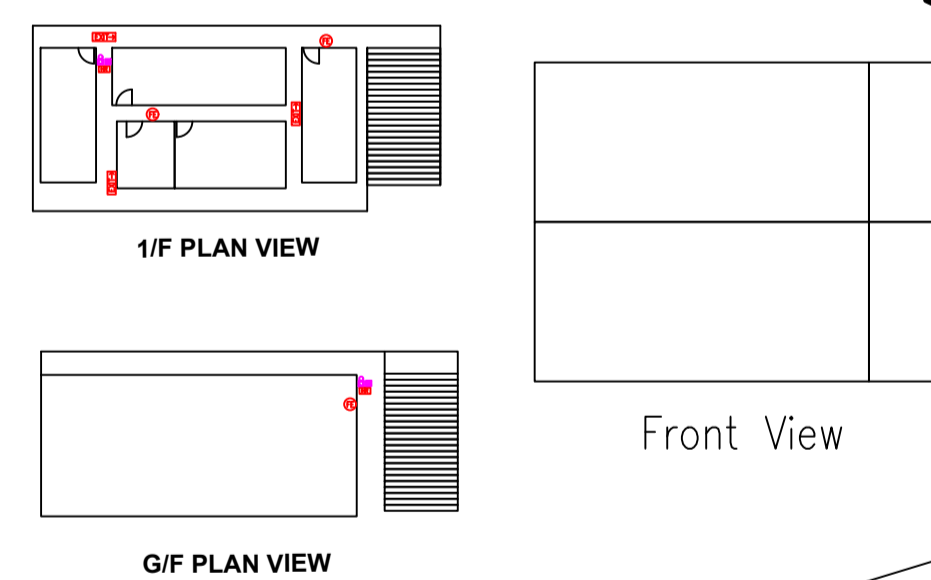
One storey covered area (12.0mL x 5.5mW x 3.5mH) for 3 nos. private cars parking with metal scaffold display on top
一層高有蓋私家車停車位三個連金屬支架示範 (12.0 米(長) x 5.5 米(闊) x 3.5 米(高))

A 6.0m width entrance/exit has been provided for Site daily operation
申請地點安裝約 6 米闊的閘門給車輛日常出入運作之用

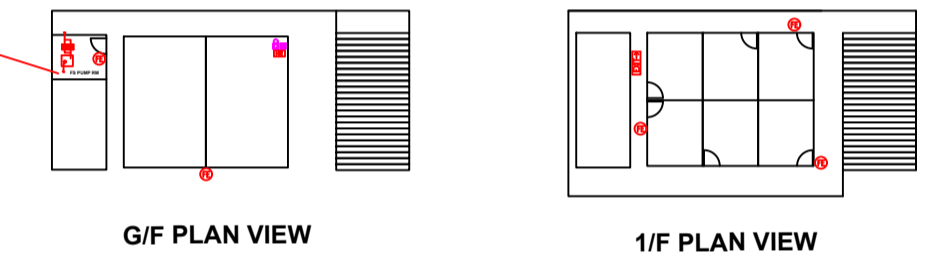
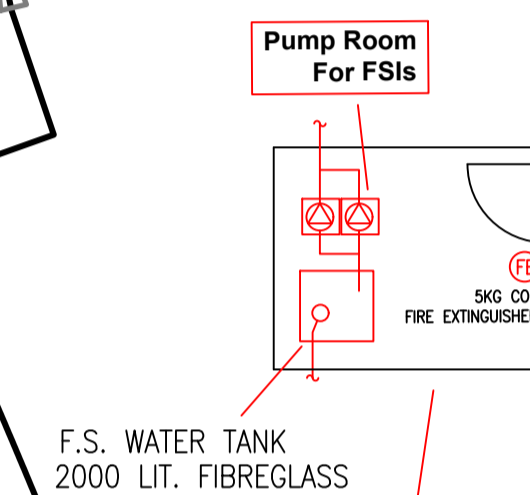


Two storey covered area (20.0mL x 7.0mW x 14.0mH) for worker resting area and metal structure storage
兩層高有蓋工人休息處連存放金屬支架 (20.0 米(長) x 7.0 米(闊) x 14.0 米(高))

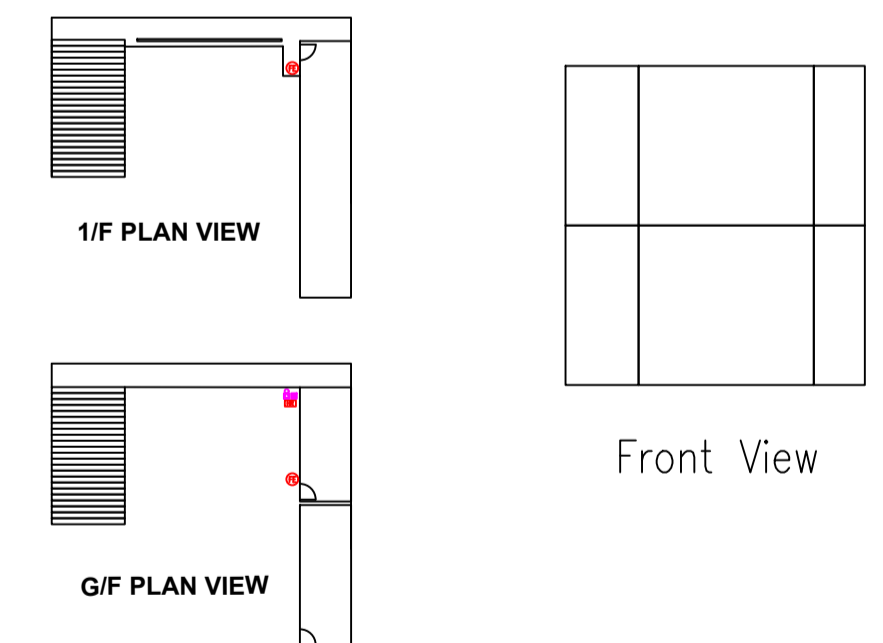
3 nos. of loading/unloading spaces for heavy goods vehicle for metal structure delivery
三個上落重型貨車位給運送金屬支架之用



Two storey covered area (14.0mL x 6.3mW x 17.0mH) for ancillary office and metal structure storage
兩層高有蓋附屬寫字樓連存放金屬支架 (14.0 米(長) x 6.3 米(闊) x 17.0 米(高))



Two storey covered area (10.0mL x 6.0mW x 17.0mH) for ancillary office and metal structure storage
兩層高有蓋附屬寫字樓連存放金屬支架 (10 米(長) x 6.0 米(闊) x 17.0 米(高))



Two storey covered area (18.0mL x 2.5mW x 17.0mH) for ancillary office and metal structure storage
兩層高有蓋附屬寫字樓連存放金屬支架 (18 米(長) x 2.5 米(闊) x 17.0 米(高))

SUBJECT SITE
主題地點

Maneuvering Area
迴旋點



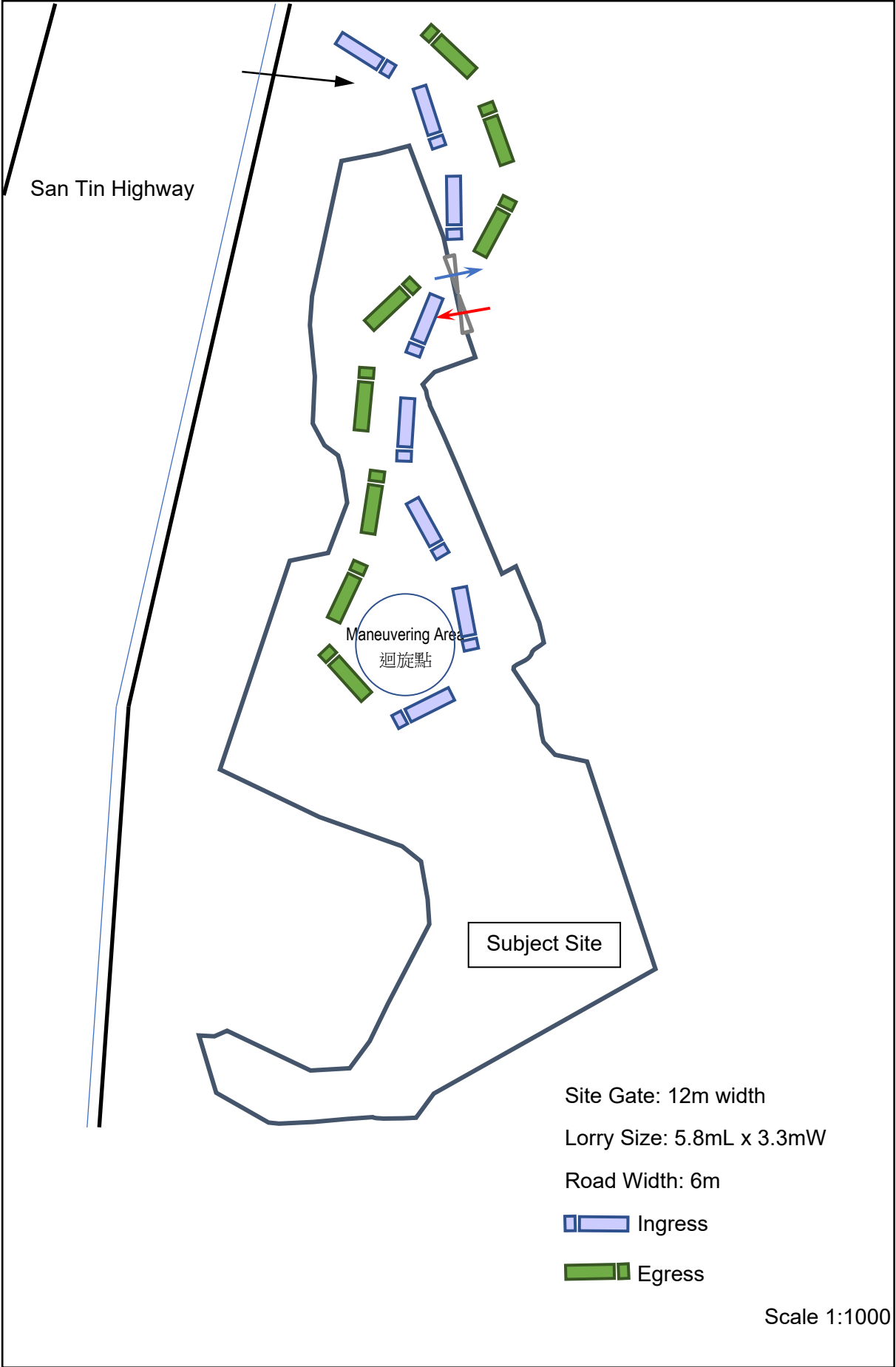
PROJECT : Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years at various lots in DD107 and adjoining Government land, San Tam Road, Kam Tin, Yuen Long, New Territories	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan		ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME C.K. NG	DATE 08 JUL 2024	DRAWING NO : FS-01	REV. 0
						SCALE : 1:500 @ A1		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
REV		DESCRIPTION		DATE		DRAWN BY		CHECKED BY	
						APPROVED BY			



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Appendix B
sketch of swept path





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Appendix C

photo records of the implementation of the existing drainage facilities

View 1



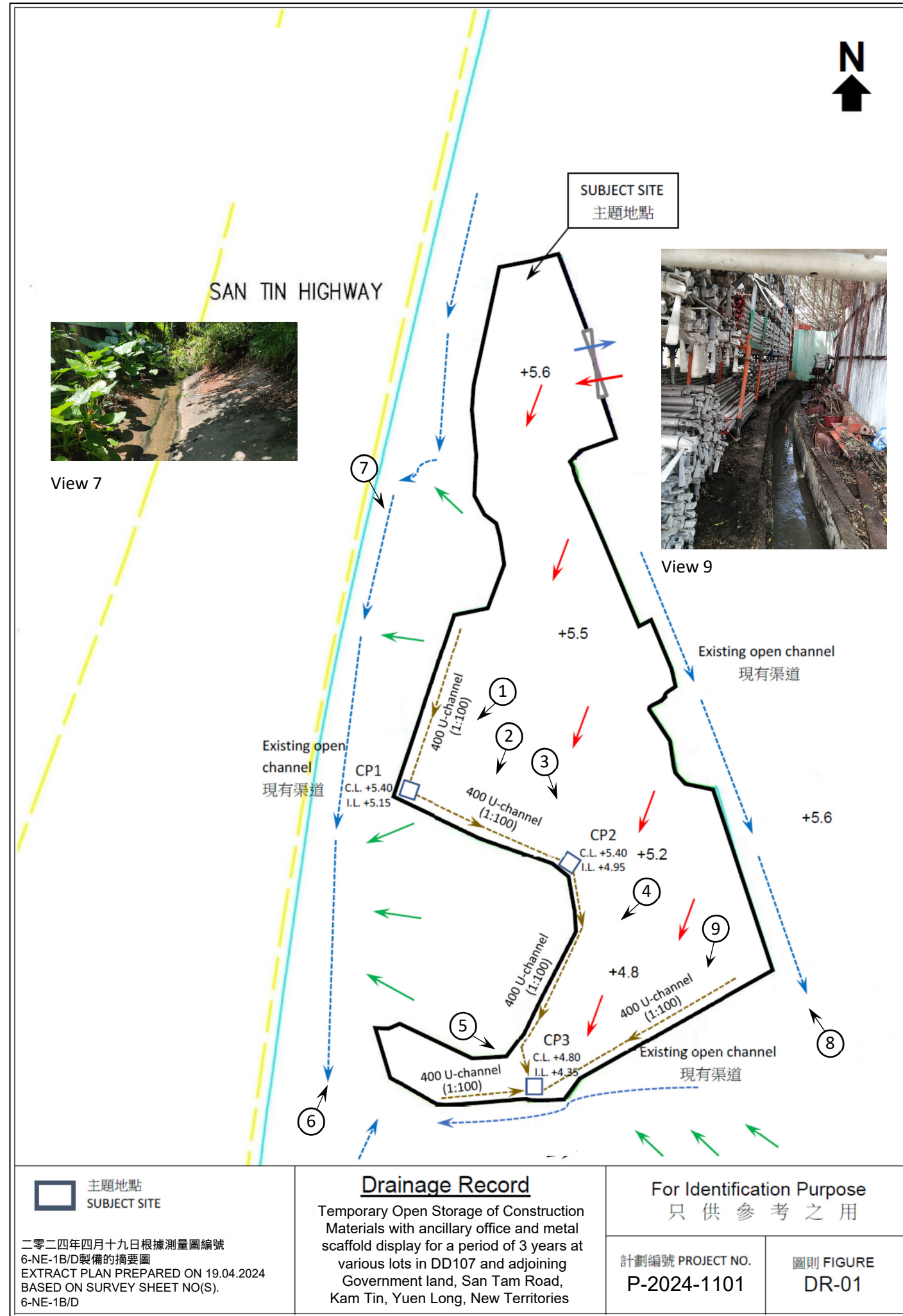
View 2



View 5



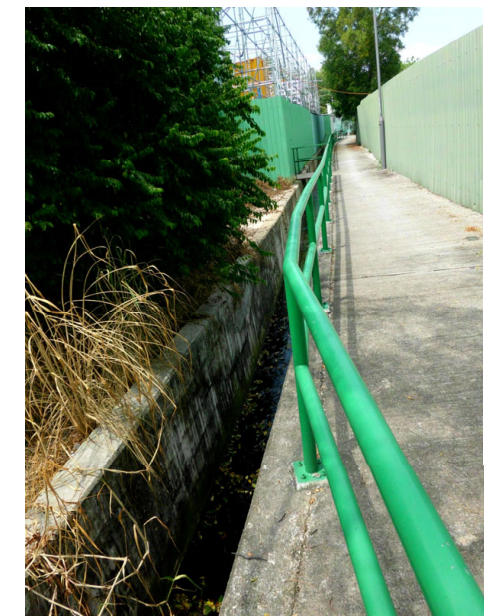
View 6



View 3



View 4



View 8



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Appendix D
revised planning justification

Justifications

- i. Follow the planning permission granted in Sep 2022 (ref. no. A/YL-KTN/825), the applicant intended to continue to use the site as Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display. The operation period and the opening hours are not changed, i.e., 3 years and Mon to Sat; 8:00am to 6:00pm; Sun and public holidays, closed; respectively.
- ii. The applicant put all the effort to comply with the conditions under the planning approval, including the provision of fire service installations with implementation. However, comments from FSD have been given that more comprehensive requirements should be complied with since the site office has exceeded 230m². Responding to the comments, the applicant clarified that the scale of the coverage for the site office has fulfilled the basic requirements of FSI. However, the proposal was not accepted by FSD even though we spent a year revising the FSI proposal. FSD is still required to comply with a more comprehensive requirement of FSI. As such, the applicant employed a fire services consultant to handle it without further ado, but the remaining time was not sufficient to complete the task. Hence, the applicant has applied again to continue the proposed use.
- iii. The Subject Site falls adjacent to Fung Kat Heung and suits next to San Tam Road. Currently, as the necessity of the construction material (mainly metal scaffold) is not high in the market, the number of vehicle trips to and from the Site is very rare. It is approximately 2-4 nos. of private car/van per day, mainly for transportation of site staff; and one (1) to two (2) round trip(s) on average per week for transporting the construction materials to and from the Site by lorry with crane (5.5 tonne <gross vehicle weight ≤38 tonne); hence it will not cause significant traffic impact to the vicinity.
- iv. A series of 2.5m - 3.0m high aluminum sheets have been installed along the periphery of the Site to minimize the potential environmental and aesthetic impacts to the surrounding areas. Apart from the above, the recommended mitigation measures as stated in the **Code of Practice on Handling the Environmental Aspects of Temporary Uses and Opens Storage Sites** would be proposed to implement on the Site.
- v. Even though the coverage of the Subject Site has been increased, however the drainage system including the periphery channels, catch pits and sump pits which installed to dissipate the wastewater and storm water accrued from site in accordance with the approved drainage proposal in the previous planning permission has no change since the surface runoff from the extended portion has been directly ran into the adjacent nullah. Apart from that, regular cleaning of the drainage system and the adjacent nullah would be conducted regularly.
- vi. No workshop related activities would be conducted on the Subject Site. A metal scaffold has been displayed at top of the covered private car parking area as demo for the renters.
- vii. Existing and the planting trees (Chinese Banyans) have been found and planted around the Site and maintained in good condition all the times to improve the aesthetic impact to the vicinity.
- viii. 400kV overhead lines (OHL) have been running adjacent to the Subject Site; however, the vertical clearance between the top of the highest structure on the Site and the lowest point of the OHL conductors is approx. 12.5m. Therefore, the Site operation will not pertain to the electricity supply safety and reliability. Also, the site operator will remind to keep a safety clearance of 5.5m from the OHL conductors in all directions.
- ix. No hoist or crane would be operated or built within the Subject Site and no scaffolding would always be put within 9m from the conductors of the 400kV OHL. Even though the conductor towers have been fenced off, however if works should be needed within this zone, the site operator will consult CLPP on the safety precautions before the commencement of the works.

Alternatively, if any works from CLPP are required to do within the Subject Site, the site operator will give assistance.

- x. The site operator will also follow the regulations as mentioned in the **Electricity Supply Lines (Protection) Regulation** and the **“Code of Practice on Working near Electricity Supply Lines”** in the day-to-day operation.
- xi. High pressure town gas pipeline have been running along San Tam Road, which adjacent to the Subject Site, therefore the site operator should maintain liaison/coordination with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipeline/gas installations in the vicinity of the proposed works area and the minimum set back distance away from the gas pipeline if any excavation works is required. Also, the requirements of the Electric and Mechanical Services Department’s **“Code of Practice on Avoiding Danger from Gas Pipes”** would be fully followed with.
- xii. Besides, according to the information from the nearby villagers – after the proposed development at the Site has been set up, the overall environment such as the hygiene condition, the cleanliness of the nullah has a great improvement.
- xiii. With the above proposed measures and information, it could be concluded that the Site is suitable to use as Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display since the nuisance to the vicinity has been minimal.








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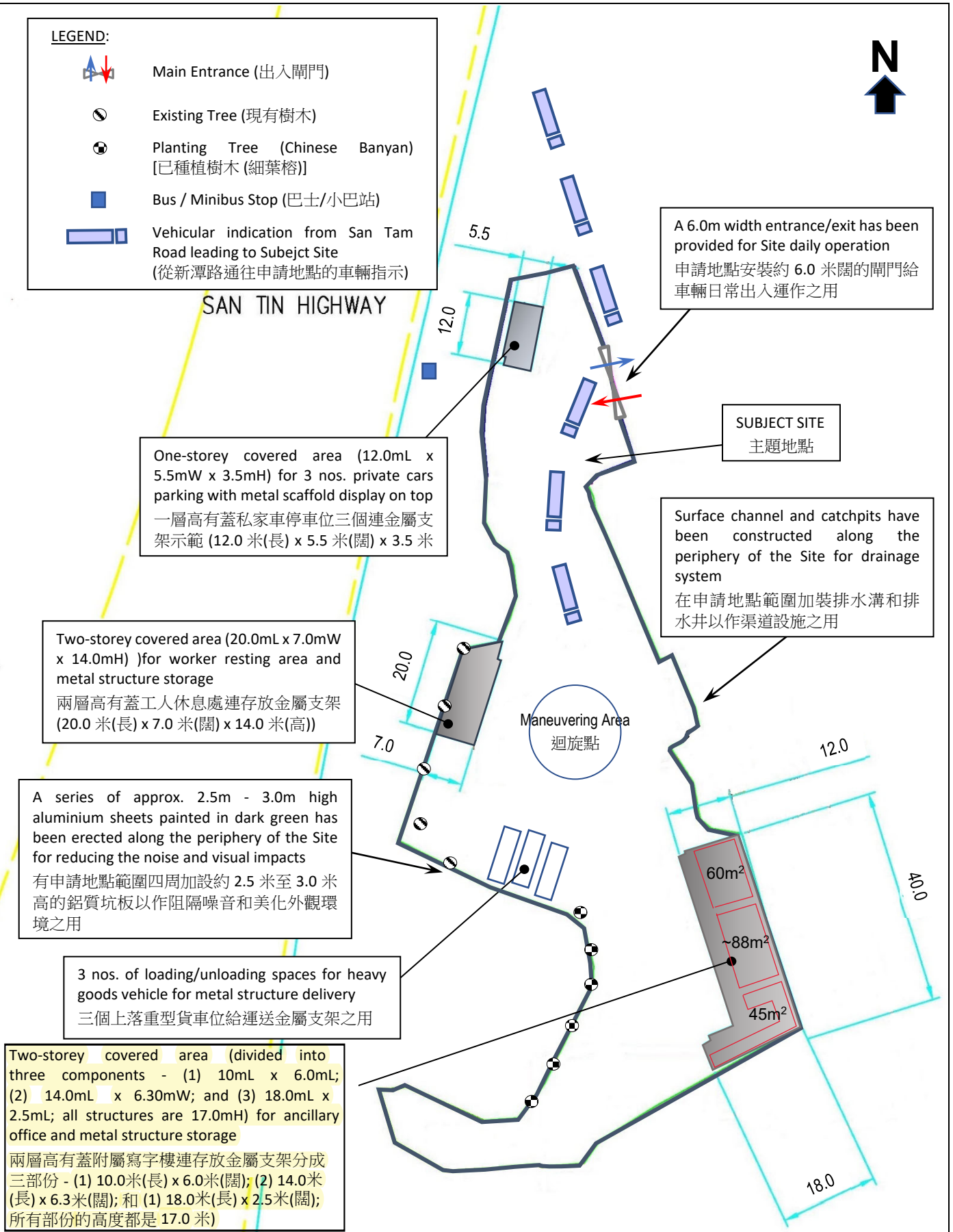
Appendix E
revised Schematic Layout Plan

LEGEND:

-  Main Entrance (出入閘門)
-  Existing Tree (現有樹木)
-  Planting Tree (Chinese Banyan)
[已種植樹木 (細葉榕)]
-  Bus / Minibus Stop (巴士/小巴士)
-  Vehicular indication from San Tam Road leading to Subject Site
(從新潭路通往申請地點的車輛指示)



SAN TIN HIGHWAY



A 6.0m width entrance/exit has been provided for Site daily operation
申請地點安裝約 6.0 米闊的閘門給車輛日常出入運作之用

SUBJECT SITE
主題地點

Surface channel and catchpits have been constructed along the periphery of the Site for drainage system
在申請地點範圍加裝排水溝和排水井以作渠道設施之用


One-storey covered area (12.0mL x 5.5mW x 3.5mH) for 3 nos. private cars parking with metal scaffold display on top
一層高有蓋私家車停車位三個連金屬支架示範 (12.0 米(長) x 5.5 米(闊) x 3.5 米

Two-storey covered area (20.0mL x 7.0mW x 14.0mH) for worker resting area and metal structure storage
兩層高有蓋工人休息處連存放金屬支架 (20.0 米(長) x 7.0 米(闊) x 14.0 米(高))

A series of approx. 2.5m - 3.0m high aluminium sheets painted in dark green has been erected along the periphery of the Site for reducing the noise and visual impacts
有申請地點範圍四周加設約 2.5 米至 3.0 米高的鋁質坑板以作阻隔噪音和美化外觀環境之用

3 nos. of loading/unloading spaces for heavy goods vehicle for metal structure delivery
三個上落重型貨車位給運送金屬支架之用

Two-storey covered area (divided into three components - (1) 10mL x 6.0mL; (2) 14.0mL x 6.30mW; and (3) 18.0mL x 2.5mL; all structures are 17.0mH) for ancillary office and metal structure storage
兩層高有蓋附屬寫字樓連存放金屬支架分成三部份 - (1) 10.0米(長) x 6.0米(闊); (2) 14.0米(長) x 6.3米(闊); 和 (1) 18.0米(長) x 2.5米(闊); 所有部份的高度都是 17.0 米)


二零二四年四月十九日根據測量圖編號
6-NE-1B/D 製備的摘要圖
EXTRACT PLAN PREPARED ON 19.04.2024
BASED ON SURVEY SHEET NO(S).
6-NE-1B/D

Schematic Layout Plan
Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years at various lots in DD107 and adjoining Government land, San Tam Road, Kam Tin, Yuen Long, New Territories

For Identification Purpose
只供參考之用

計劃編號 PROJECT NO.	圖則 FIGURE
P-2024-1101	03A

收件者: tpbpd/PLAND
副本: Yen PY LEUNG/PLAND; Olivia Lam Yan NG/PLAND
主旨: Fw: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental
Comments
附件: Letter of Response to Comment 08_KTN_1021.pdf

From: Schroeder Tam

Sent: Tuesday, July 23, 2024 4:08 PM

Subject: Re: S. 16 Planning Application no. A/YL-KTN/1021 - Departmental Comments

The revised letter attached, thanks.



Derby Engineering Co.

23rd July 2024

Our Ref.: DEC/TPB/24/S16/Apply/2410

By Email

Planning Department District Planning Branch
New Territories District Planning Division
Fanling, Sheung Shui & Yuen Long East District Planning Office
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road, Sha Tin,
New Territories

For the attention of **Miss YAN Wing Yin, Andrea**

Dear Miss YAN,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in “Other Specified Uses (OU) - Railway Reserve” zone, Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part), 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

Further to the supplementary data that we have provided on 22 July 2024, further information regarding the land resumption for the NOL project team of HyD/RDO and MTRCL is stated below:

The applicant understood that the lands covered under the proposed development in this planning application have been published under the Gazette Notices dated 3 May 2024 for the railway development of the NOL project. He/She has committed to vacating the portion of lands in this application that will be affected by the NOL project and terminating the proposed development at that portion of lands. Also, we will communicate with the above-said project team to solve any interfacing issues, if any.

Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. [REDACTED]

Thank you for your kindly attention!

Yours faithfully,

For and on behalf of
Derby Engineering Company

K.T. TAM
Project Consultant

Encl.- Nil

Letter of Response to Comment 08_KTN_1021