

## **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 230m<sup>2</sup>. After consideration, the applicant proposed to reduce the scale of the coverage of the site office to meet the basic requirements of FSI instead. But we spent about one more year on this proposal without acceptance with FSD. They are 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.

## 理由

- i. 根據2022年9月獲批的規劃許可(參考編號：A/YL-KTN/825)，申請人希望繼續將主題地點用作臨時露天存放建築材料之用，並連附屬寫字樓及金屬支架示範。而營業期和營業時間不變，分別為三年和星期一至星期六；早上八時至下午六時；星期日及公眾假期則休息。
- ii. 申請人盡一切努力遵守規劃批准的條件，包括提供消防裝置並實施。但消防處提出意見，由於工地辦公室已超過230平方米，應符合更高規格的要求。經過考慮，申請人建議縮小現場辦公的覆蓋規模，以滿足安裝消防設備(FSI)的基本要求。但花了大約一年多的時間在這個建議上，都得到消防署(FSD)的接受。他們仍要我們遵守高規格的消防設備要求。因此，申請人遂聘請消防顧問處理此事，但所剩的時間不足以完成建議書和安裝。因此，申請人再次申請繼續擬定的用途。
- iii. 主題地點位於逢吉鄉；鄰近新潭路。由於現時市場需求建築材料(主要金屬支架)不太，每日出入主題地點車輛的數目亦不多(主要是私家車或小型貨車作為員工上下班之用、約貳至肆架次)。至於運送建築材料，會採用有伸縮吊臂的中型貨車(車輛總重為5.5噸至38噸)；每周約有一至兩次來回運送建築材料，所以；不會對交通做成影響。
- iv. 在申請範圍四周安上約2.5米至3.0米高的鋁質坑板以作消滅對環境和美化主題地點外觀之用。令外，亦會根據指引 **Code of Practice on Handling the Environmental Aspects of Temporary Uses and Opens Storage Sites** 在場內加裝合適的消滅設施來減低對環境的影響。
- v. 儘管主題地點的覆蓋範圍有所擴大，但根據獲批方案安裝的渠道設施包括周邊渠道、集水坑和收水井就沒有改變。因為延伸部分所產生的水會直接流進相鄰的明渠。另外，會定期作出清理來維持暢通；而現存及種植的樹木亦會繼續保養；以改善去水和對周圍環境的影響。
- vi. 在主題地點上沒有任何與工場有關的工作。一個金屬支架展示於有蓋私家車停車處的頂部，作為示範給租客。
- vii. 400kV 架空電纜(OHL)已經在主題地點附近運行；然而現場最高結構的頂部與架空電纜導體的最低點之間的垂直間隙大約是12.5米。因此，現場操作將不涉及電力供應的安全性和可靠性。此外，會提醒現場工作的人，要與架空電纜導體保持5.5米的安全距離。
- viii. 在主題地點內不得操作或建造起重機，且任何時候都不得在距離400kV 架空電纜導體9米範圍內放置任何棚架。雖然400kV的架空電纜塔已用鐵絲網圍封，但若果工程需要在這範圍內進行，工地經營者須在工程展開前就安全措施諮詢中華電力(CLPP)。或者，如果中華電力的任何工程需要在主題地點內進行，則工地經營者將會提供幫助。
- ix. 工地經營者亦會按照供電電纜(保護)規例及電力供應線附近工作守則的規定進行日常運作。
- x. 煤氣管道沿鄰近主題地點的新潭路鋪設，因此，工地經營者應就現有或計劃的煤氣管道鋪設的位置，與中華煤氣有限公司保持聯絡/協調，以及如有需要進行挖掘工

程，須將距離輸氣管道保持一段距離。此外，機電工程署的「防止氣體管道危險的實務守則」內的要求亦會全面貫徹。

- xi. 此外，根據鄰近村民的資料，發展主題地點後，整體環境；包括衛生、河道清潔度都有極大的改善。
- xii. 集合以上各點得出，主題地點是適合作為臨時露天存放建築材料連附屬寫字樓及金屬支架示範之用。