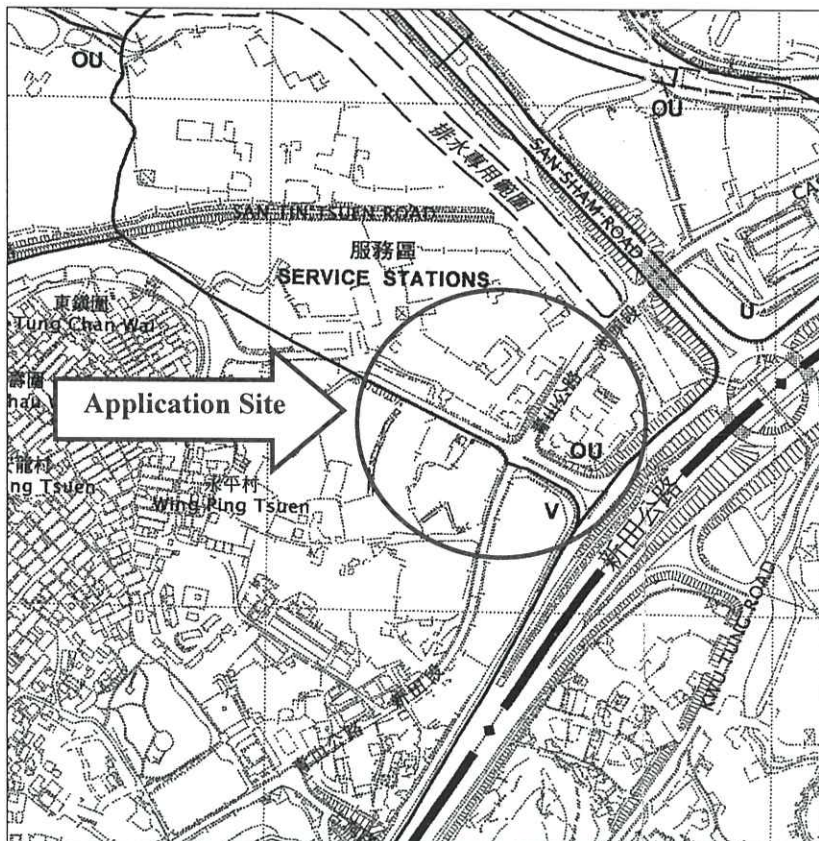


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Temporary Shop and Services
Lot 774RP in D.D. 99 and adjoining Government Land
San Tin, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

March 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lot 774RP in D.D. 99 and adjoining Government Land, San Tin, Yuen Long, New Territories. It directly abuts Tung Wing On Road at its southwest and located at about 300m south-west of the Lok Ma Chau Public Transport Interchange. The Site is applied for “Temporary Shop and Services” use for a period of 3 years. The Site has an area of about 1,230m², including Government Land of about 618m². In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024, the Site falls within “Road” zone. According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No.12C), the Site is designated as “Wetland Buffer Area”. According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as Category 2 area.

The Site was the subject of nine previous Planning Application Nos. A/YL-ST/36, A/YL-ST/275, A/YL-ST/342, A/YL-ST/354, A/YL-ST/424 and A/YL-ST/445 approved on 19.9.1997, 15.4.2005, 12.10.2007, 17.4.2009, 5.10.2012 and 26.9.2014 respectively for the use of “Cross-boundary Traffic Service Station”, and Planning Application Nos. A/YL-ST/480, A/YL-ST/533 and A/YL-ST/592 approved on 19.2.2016, 21.12.2018 and 13.8.2021 respectively for the use of “Temporary Shop and Services”. A planning permission is currently sought for the use of “Temporary Shop and Services”, which is identical to previous Planning Application Nos. A/YL-ST/480, A/YL-ST/533 and A/YL-ST/592 to serve local community.

Since the Site is small in scale and it has been operating as “Cross-boundary Traffic Service Station” and retail shops for many years, no traffic, drainage and landscape impacts are anticipated.

The subject application for planning permission is justified on the following grounds: 1) Previous Planning Permissions for Same Use; 2) Recent Planning Permissions for Similar Use Next to the Site; 3) Compliance with Previous Planning Conditions; 4) Provision of Run-in/Run-out; 5) Compatible with the Surrounding Land Uses; 6) Meeting the Local Demand; 7) No Adverse Ecological Impact; 8) No Adverse Environmental Impact; 9) No Adverse Traffic Impact; and 10) No Potential Risk.

申請摘要

申請場地乃新界元朗新田丈量約份99約地段第774號餘段及毗鄰政府土地。申請場地前臨東永安路，距離落馬洲公共交通轉車站西南面約300米。現申請用作三年「臨時商店及服務行業」用途。申請地段佔地約1,230平方米，包括約618平方米的政府土地。是項申請地段位於新田科技城計劃大綱草圖編號S/STT/1(發表於2024年3月8日)內之「道路」地帶。根據城市規劃委員會規劃指引編號12C「擬在后海灣地區內進行發展」，申請場地被列作「濕地緩衝區」。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第2類別。

申請場地乃以前九個規劃申請之場地，當中包括分別於1997年9月19日、2005年4月15日、2007年10月12日、2009年4月17日、2012年10月5日及2014年9月26日獲批准的規劃申請編號：A/YL-ST/36、A/YL-ST/275、A/YL-ST/342、A/YL-ST/354、A/YL-ST/424及A/YL-ST/445，作「跨境交通服務區」用途，於2016年6月19日、2018年12月21日及2021年8月13日獲批准的規劃申請編號：A/YL-ST/480、A/YL-ST/533及A/YL-ST/592，作「臨時商店及服務行業」用途。現申請用作與規劃申請編號：A/YL-ST/480、A/YL-ST/533及A/YL-ST/592用途相同之「臨時商店及服務行業」用途，以服務本地社區。

基於是項申請場地規模細小及已營運多年作「跨境交通服務區」及零售商店，相信並不會引致生態、環境影響及新增的交通流量。

是項申請的理由如下：1) 跟早前獲批准的方案相同； 2) 在場地毗鄰已有相類似用途的規劃申請獲批准； 3) 履行之前的規劃條款； 4) 提供出入口； 5) 與附近的土地用途相容； 6) 迎合本地需求； 7) 沒有對生態造成不良影響； 8) 沒有對環境造成不良影響； 9) 沒有對交通造成不良影響； 及10) 沒有潛在風險。

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1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lot 774RP in D.D. 99 and adjoining Government Land, San Tin, Yuen Long, New Territories. It directly abuts Tung Wing On Road at its southwest and located at about 300m south-west of the Lok Ma Chau Public Transport Interchange. The Site is accessible from Tung Wing On Road via Castle Peak Road – San Tin. In accordance with the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024, the Site falls within “Road” zone. Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application is applied for the use of “Temporary Shop and Services” for a period of 3 years. A planning permission is required by the Town Planning Board (the ‘Board’) for the proposed “Temporary Shop and Services” use.
- 1.3 The Site was the subject of nine previous Planning Application Nos. A/YL-ST/36, A/YL-ST/275, A/YL-ST/342, A/YL-ST/354, A/YL-ST/424 and A/YL-ST/445 approved on 19.9.1997, 15.4.2005, 12.10.2007, 17.4.2009, 5.10.2012 and 26.9.2014 respectively for the use of “Cross-boundary Traffic Service Station”, and Planning Application Nos. A/YL-ST/480, A/YL-ST/533 and A/YL-ST/592 approved on 19.2.2016, 21.12.2018 and 13.8.2021 respectively for the use of “Temporary Shop and Services”.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Shop and Services” for a period of 3 years, or a period as considered appropriate by the Town Planning Board (“the Board”) under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lot 774RP in D.D. 99 and adjoining Government Land, San Tin, Yuen Long, New Territories. The Site has an area of about 1,230m², including Government Land of about 618m². Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 99 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Existing Condition

The private lot area of the Site is currently being used as "Temporary Shop and Services" under Planning Application No. A/YL-ST/592, which was approved by the Board on 13.8.2021 and the Government Land is currently being used for ancillary parking area.

2.4 Surrounding Land Uses

2.4.1 It directly abuts Tung Wing On Road at its southwest and located at about 300m south-west of the Lok Ma Chau Public Transport Interchange.

2.4.2 To its west are container vehicle and lorry park, warehouse and open storage of wooden materials, and local villages, namely Tung Chan Wai, On Lung Tsuen and Wing Ping Tsuen.

2.4.3 To its immediate south across Tung Wing On Road are car parks, a trailer sale shop, an estate agent / retail shop / eating place, some temporary domestic structures and villages houses.

2.4.4 To its east is Castle Peak Road – San Tin.

2.5 Accessibility

2.5.1 The Site is accessible from Tung Wing On Road via Castle Peak Road – San Tin.

2.5.2 With its close proximity to the Lok Ma Chau Public Transport Interchange, the Site

is conveniently accessible by taking public transports.

2.5.3 Public transports such as franchised buses, minibuses and taxis serve the area.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Road” on the Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 dated 8.3.2024. Extract of the OZP are attached at **Appendix 1**.
- 3.2 A planning permission is required by the Board for the proposed “Temporary Shop and Services” use.
- 3.3 The Site was the subject of nine previous Planning Application Nos. A/YL-ST/36, A/YL-ST/275, A/YL-ST/342, A/YL-ST/354, A/YL-ST/424 and A/YL-ST/445 approved on 19.9.1997, 15.4.2005, 12.10.2007, 17.4.2009, 5.10.2012 and 26.9.2014 respectively for the use of “Cross-boundary Traffic Service Station”, and Planning Application Nos. A/YL-ST/480, A/YL-ST/533 and A/YL-ST/592 approved on 19.2.2016, 21.12.2018 and 13.8.2021 respectively for the use of “Shop and Services”.
- 3.4 In accordance with the Town Planning Board Guidelines No. 12C (TPB PG-NO. 12C) for Application for Developments within Deep Bay Area, the Site falls within Wetland Buffer Area. Despite such, temporary development is exempted from the submission requirement of conducting an ecological impact assessment to the Board.
- 3.5 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as ‘Category 2’ area. Subject to no adverse departmental comments and location 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.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Shop and Services” on Site for a period of 3 years in order to provide some shop and services such as retail shop, fast food shop and commercial service to serve local community.

4.2 Proposed Use and Site Layout

Identical to previous Planning Application No. A/YL-ST/592, there is a series of 2-storey container structures to provide shop and services to local community.

4.3 Site Area and GFA

The Site has an area of about 1,230m², including Government Land of about 618m² with GFA of about 653.895m².

4.4 Operation Hours

The proposed “Temporary Shop and Services” would be operated from 8am to 11pm daily (from Monday to Sunday and Public Holidays), which is identical to previous Planning Application No. A/YL-ST/592.

4.5 Run-in/run-out

There is a run-in/run-out proposal approved under previous Planning Application No. A/YL-ST/592, as shown in the relevant compliance letter at **Appendix 6**. Although it was unable to comply with the approval condition for provision of run-in/out by the specified time limit, the construction works have been completed and accepted by the Highways Department after revocation of the planning application. The Applicant will provide proper maintenance on the existing run-in/out and provide enhancement works within the Site, if required.

4.5 Drainage

There are existing drainage facilities approved under previous Planning Application No. A/YL-ST/592, as shown in the relevant compliance letters at **Appendix 7**. The Applicant will provide proper maintenance on the existing drainage facilities and provide enhancement works within the Site, if required.

4.6 Landscape

There are existing tree plantings approved under previous Planning Application No. A/YL-ST/480, as shown in the relevant compliance letters at **Appendix 8**. The Applicant will provide proper maintenance on the existing landscape and tree plantings and provide enhancement works within the Site, if required. Also, the location of the car parking spaces and the loading/unloading area have been carefully arranged to avoid encroaching into the tree protection zone.

4.7 Fire Precaution Measures

There was fire service installations proposal approved under previous Planning Application No. A/YL-ST/592 and there are some fire service installations on the Site, as shown in the relevant compliance letters at **Appendix 9**. The Applicant will provide proper maintenance on the existing fire service installations and provide enhancement works within the Site, if required.

4.8 Boundary Fencing

There is existing boundary fencing approved under previous Planning Application No. A/YL-ST/480, as shown in the relevant compliance letter at **Appendix 10**. The Applicant will provide proper maintenance on the existing boundary fencing facilities and provide enhancement works within the Site, if required.

4.9 Traffic

4.9.1 The Site has come into existence for the use of “Cross-boundary Traffic Service Station” and “Shop and Services” for many years. As same as previously approved “Temporary Shop and Services”, the proposed “Temporary Shop and Services” use would not generate heavy amount of vehicles to the Site.

4.9.2 Similar to previous Planning Application No. A/YL-ST/592, there would be some traffic arrangement, as listed below:

- (a) 6 private car parking spaces would be provided to serve the workers of the Site. That is, there would be maximum 12 trip generations (6 times in and 6 times out) per day;
- (b) a loading/unloading area for light goods vehicles would be provided;
- (c) there would be only 1 to 2 times of good delivery by light goods vehicles per day. That is, there would be maximum 4 trips generations (2 times in and 2 times out) per day;

- (d) the light goods vehicles would be driven out from the Site after delivering goods;
- (e) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (f) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.9.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

5. JUSTIFICATIONS

5.1 Previous Planning Permission for Same Use

The Site is the subject of the previous planning application No. A/YL-ST/592 for the same use of “Temporary Shop and Services”. The proposed site area, site boundary, site use, site scale, car parking spaces and facilities are the same as the existing condition approved under previous planning application No. A/YL-ST/592. Without major change of planning circumstances, it is considered that the Site should be allowed for the applied use of “Temporary Shop and Services”.

5.2 Recent Permissions for Similar Use Next to the Site

There was a number of planning applications approved in 2023 for shop and services use in San Tin area such as Planning Application No. A/YL-ST/642 for the use of “Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services” approved on 31.3.2023, Planning Application No. A/YL-ST/654 for the use of “Proposed Temporary Shop and Services (Convenience Store)” approved on 25.8.2023, and Planning Application No. A/YL-ST/657 for the use of “Temporary Shop and Services (Motor-vehicle Showroom and Sales Centre), Eating Place and Public Vehicle Park (Excluding Container Vehicle)” approved on 22.9.2023. Therefore, permission should be granted by the Board for the proposed “Temporary Shop and Services” use at the Site.

5.3 Compliance with Previous Planning Conditions

5.3.1 Most of the approval conditions under previous planning application No. A/YL-ST/592 have been satisfactorily complied with, as shown below:

Application No. A/YL-ST/592		
	<u>Conditions</u>	<u>Date of Compliance</u>
(f)	Submission of an As-built Drainage Plans and Photographic Records	19.3.2019 (see Appendix 6)
(c)	Submission of a Run-in / Run-out Proposal for the Development	4.1.2022 (see Appendix 6)
(e)	Submission of Drainage Proposal	1.6.2022 (see Appendix 7)

(f)	Implementation of the Drainage Proposal	29.6.2022 (see Appendix 7)
(h)	Submission of Fire Service Installations Proposal	25.11.2021 (see Appendix 9)
(h)	Implementation of Fire Service Installations Proposal	11.7.2022 (see Appendix 9)

5.3.2 Should the current application be approved, the Applicant would continue to well maintain the existing facilities on the site and would complete the fire service installation works on the Site.

5.4 Provision of Run-in/Run-out

There is a run-in/run-out proposal approved under previous Planning Application No. A/YL-ST/592, as shown in the relevant compliance letter at **Appendix 6**. Although it was unable to comply with the approval condition for provision of run-in/out by the specified time limit, the construction works have been completed and accepted by the Highways Department after revocation of the planning application. The Applicant will provide proper maintenance on the existing run-in/out and provide enhancement works within the Site, if required.

5.5 Compatible with the Surrounding Land Uses

There are some commercial activities like eating place, local shops and private car parks in the surrounding. The proposed “Temporary Shop and Services” use is compatible with the surrounding land uses.

5.6 Meeting the Local Demand

Besides locating in close proximity to the border area, the Site is also situated in a central location of San Tin, where can serve local community conveniently. Due to its advantageous location, San Tin has become a cross-boundary service station in traffic, logistic and commercial aspects for many years. In contrast, local shops and services providing daily necessities for serving local community become lack in supply. Under this situation, the proposed “Temporary Shop and Services” would provide local residents a convenient supply depot in support of their daily necessities, and no activities associated with general merchandise operators would be allowed.

5.7 No Adverse Ecological Impact

Although the Site falls within the Water Buffer Area (“WBA”) stated in the TPB PG-No. 12C, which is intended to protect the ecological integrity of the fish ponds and wetland, it is far away from the fish ponds/wetlands in the Deep Bay Area. In addition, as same as previously approved “Temporary Shop and Services (Retail Shop)”, the proposed “Temporary Shop and Services” is a less ecological sensitive use, and the Site has been hard-paved for many years. Therefore, the proposed use would unlikely have significant negative impact on the ecological value of the Wetland Conservation Area (“WCA”).

5.8 No Adverse Environmental Impact

The Site has been operated as “Cross-boundary Traffic Service Station” and “Temporary Shop and Services” for many years, no significant environmental impact was found during that period. It is considered that the proposed “Temporary Shop and Services” use is a less environmental sensitive use, and there are appropriate drainage facilities and landscaping provided within the Site. Therefore, no adverse environmental impact is anticipated.

5.9 No Adverse Traffic Impact

5.9.1 The Site has come into existence for the use of “Cross-boundary Traffic Service Station” and “Shop and Services” for many years. As same as previous Planning Application No. A/YL-ST/592, the proposed “Temporary Shop and Services” use would not generate heavy amount of vehicles to the Site.

5.9.2 Identical to previous Planning Application No. A/YL-ST/592, there would be some traffic arrangement, as listed below:

- (a) 6 private car parking spaces would be provided to serve the workers of the Site;
- (b) a loading/unloading area for light goods vehicles would be provided;
- (c) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (d) the light goods vehicles would be driven out from the Site after delivering goods;
- (e) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (f) the proposed access would also serve as pedestrian access due to limited

vehicular trip.

5.9.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

5.10 No Potential Risk

5.10.1 It is noted that there is a high pressure town gas pipeline running along Castle Peak Road – Chau Tau which is in close vicinity of the application site. However, in order to avoid any potential risks associated with the gas pipeline, the Applicant had removed two proposed container structures, which are close to Castle Peak Road – Chau Tau under previous Planning Application No. A/YL-ST/480 and the currently proposed container structures remain unchanged from the previously approved scheme, which is located far away from the high pressure town gas pipeline.

5.10.2 Considering the small scale of the Site, the proposed container structure located far away from the gas pipeline, low visitor capacity and no excavation works, there would be no impact to the existing gas pipeline and the potential risk is low. Therefore, risk assessment is not required.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Shop and Services" on the Site for a period of 3 years under S.16 of the Town Planning Ordinance.

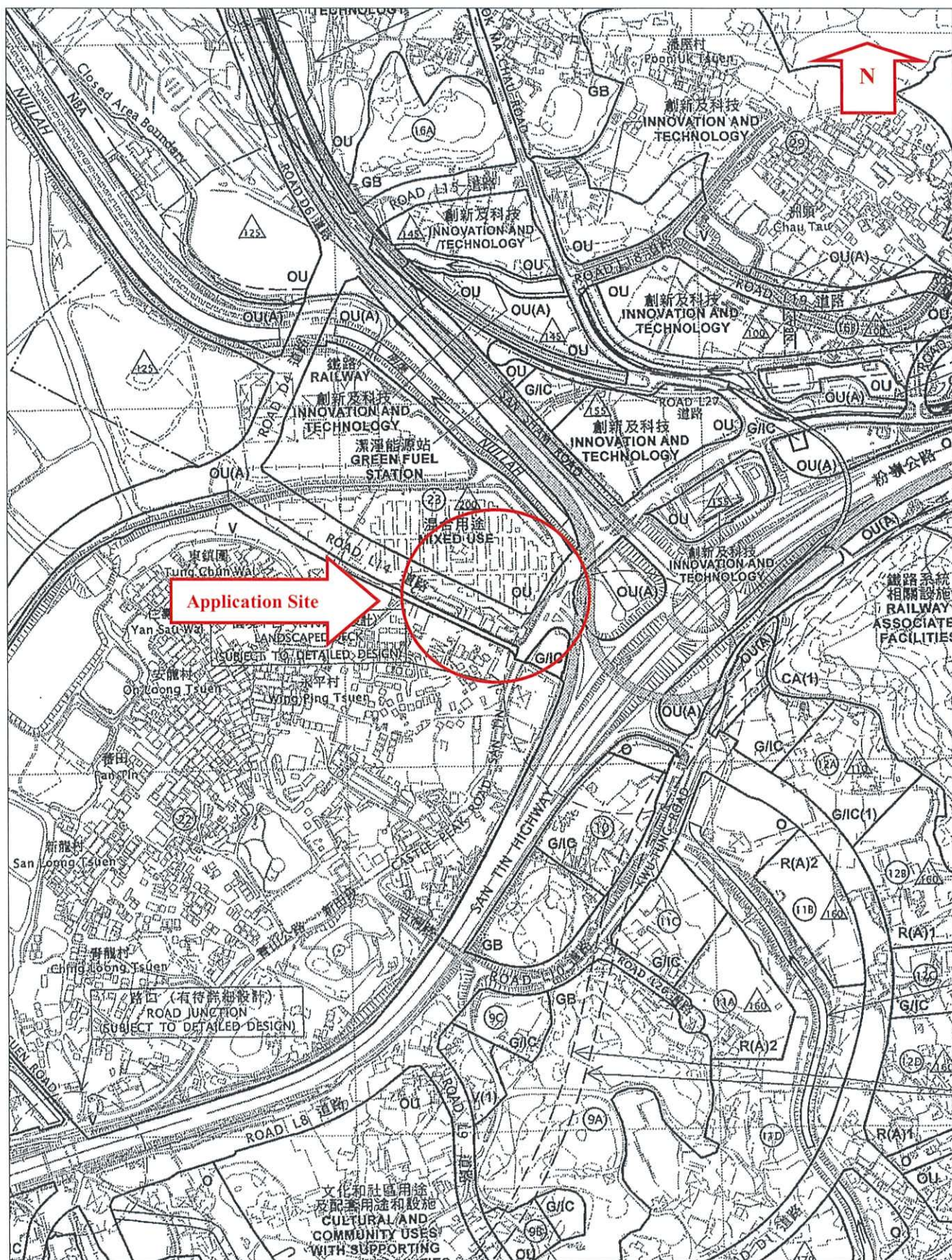
6.2 With regard to the followings:

- previous planning permission for same use;
- recent planning permissions for similar use next to the Site;
- compliance with previous planning conditions;
- provision of run-in/run-out;
- compatible with the surrounding land uses;
- meeting the local demand;
- no adverse ecological impact;
- no adverse environmental impact;
- no adverse traffic impact; and
- no potential risk.

the Board is requested to approve the planning application for the use of "Temporary Shop and Services" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of the Draft San Tin Technopole Outline Zoning
Plan (OZP) No. S/STT/1 dated 8.3.2024
and its Relevant Notes**



For Identification Only

- (8) In areas zoned "Conservation Area" or "Conservation Area (1)",
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

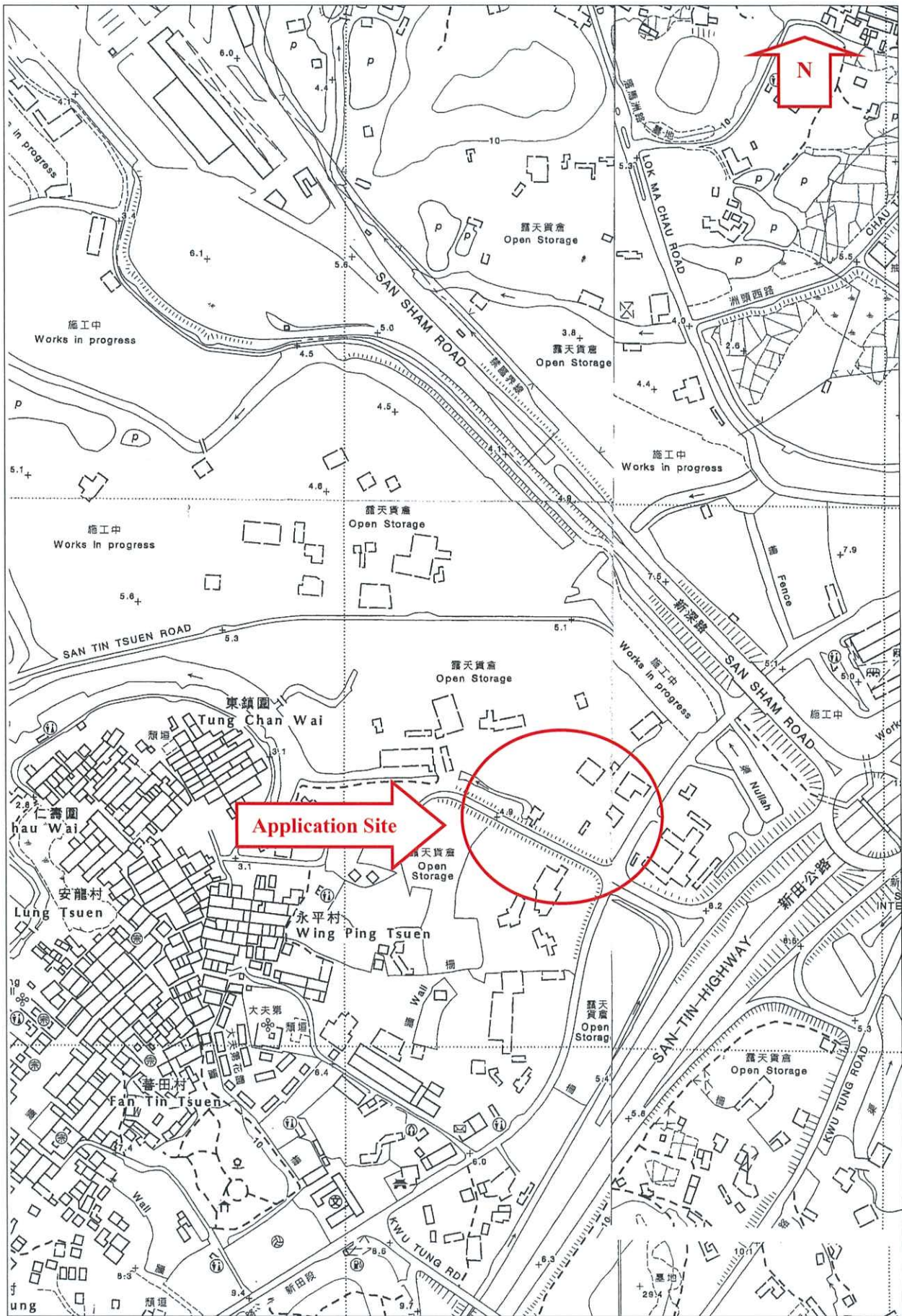
provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (9) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.
- (10) (a) Except in areas zoned "Conservation Area" or "Conservation Area (1)", temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in subparagraph (a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Conservation Area (1)", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
 - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

APPENDIX 2

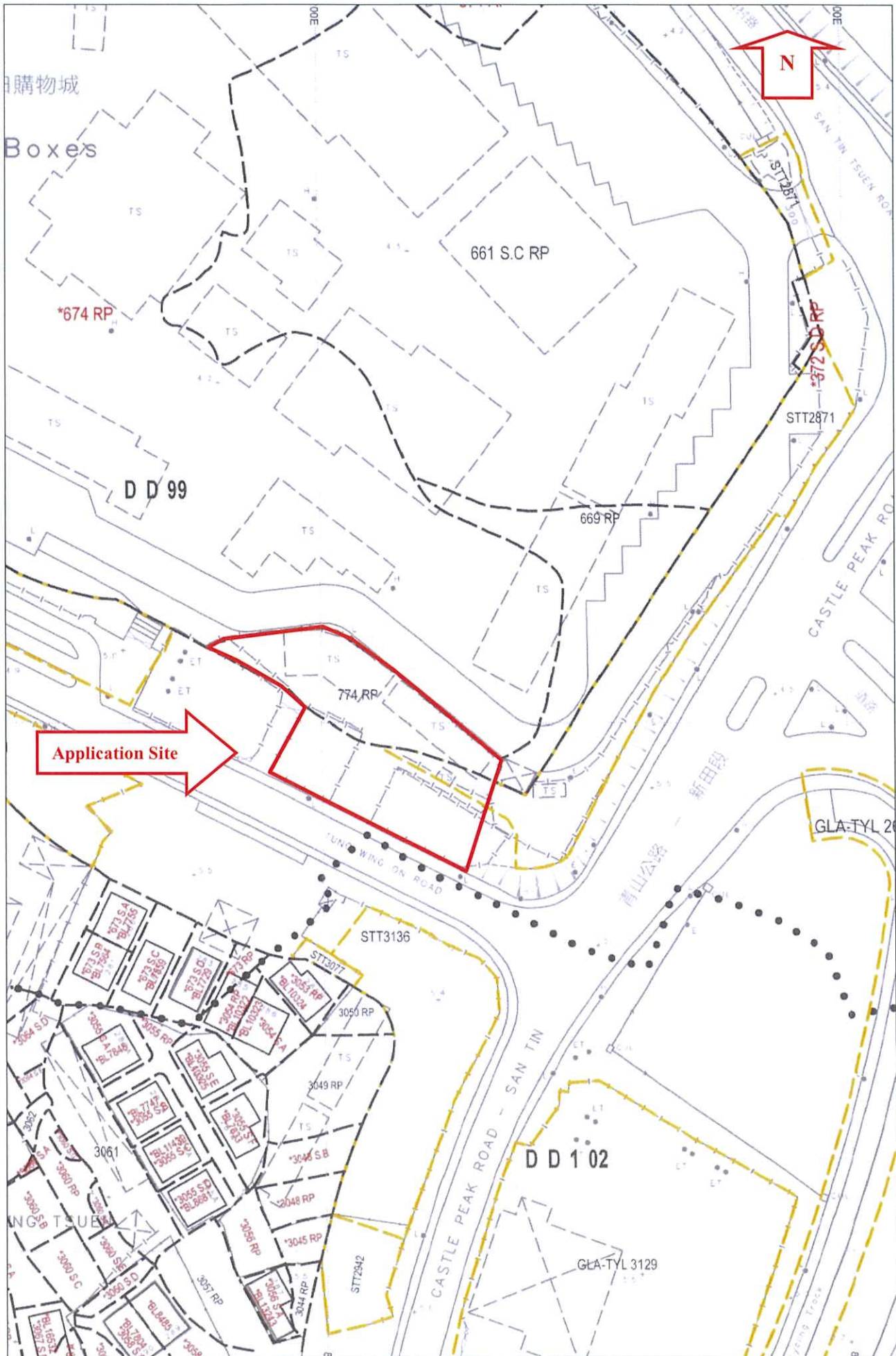
Location Plan



For Identification Only

APPENDIX 3

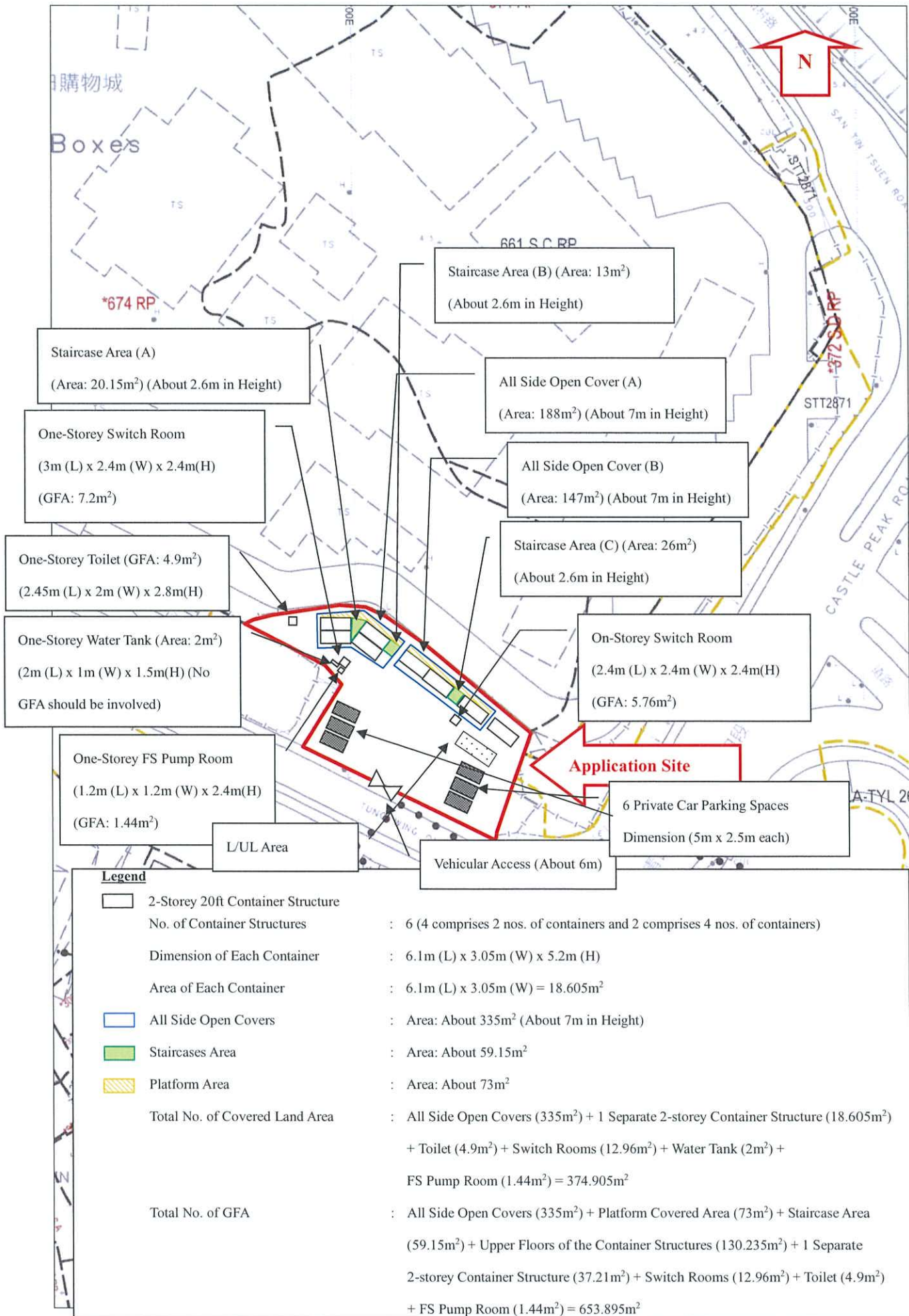
Site Plan (Lot Index Plan)



For Identification Only

APPENDIX 4

Proposed Layout Plan



For Identification Only

APPENDIX 5

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/YL-ST/592
dated 27.8.2021**

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 30 AUG 2021

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2739 1913)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-ST/592

27 August 2021

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Rock K.M. Tsang)

Dear Sir/Madam,

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone,
Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long**

I refer to my letter to you dated 12.8.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 13.8.2024 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 8:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (c) the submission of a run-in/run-out proposal for the development within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 13.2.2022;
- (d) in relation to (c) above, the provision of the run-in/run-out for the development within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 13.5.2022;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.2.2022;

- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.5.2022;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.2.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.5.2022;
- (j) if any of the above planning condition (a), (b) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (c), (d), (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 14.8.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 13.8.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 17.9.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Irene Lai of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

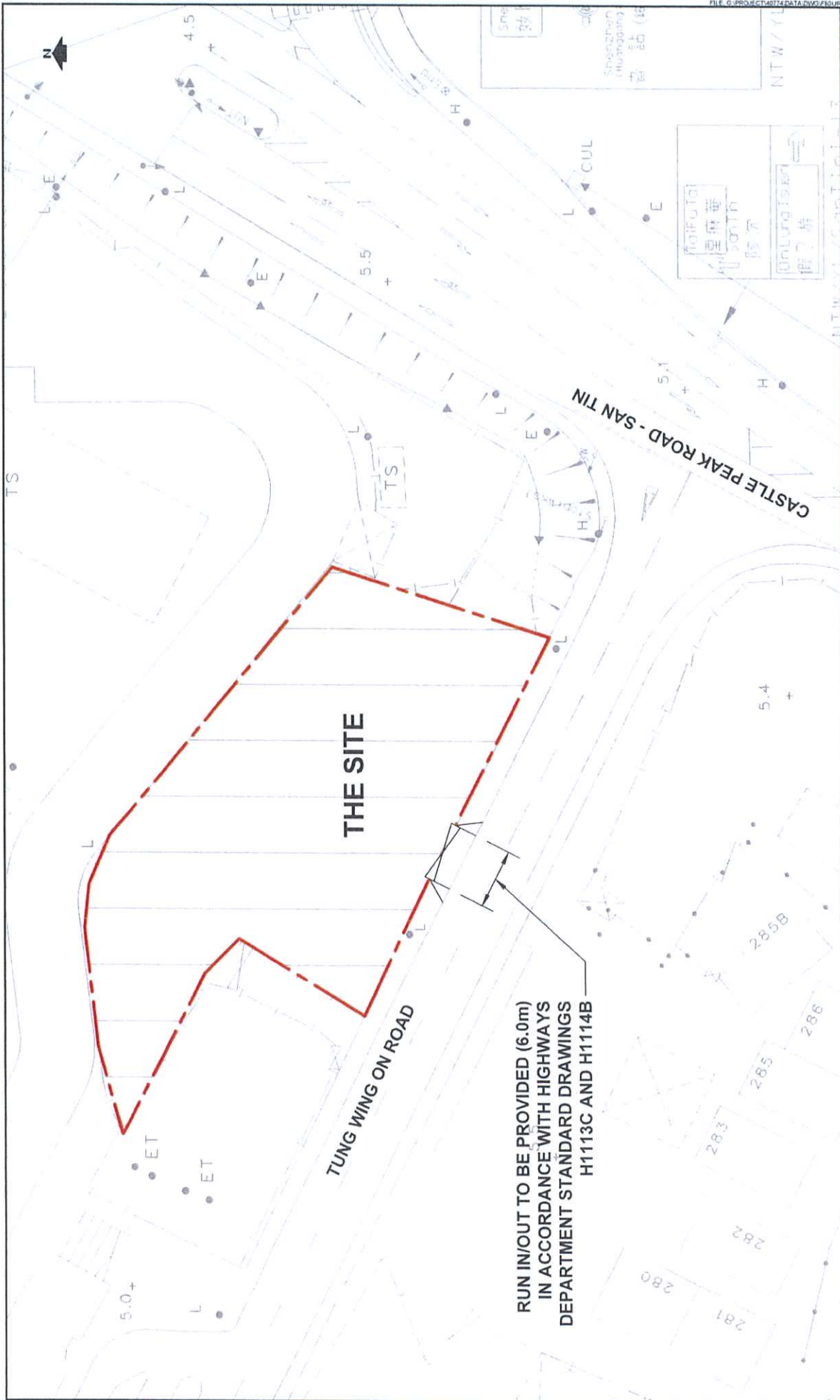
List of Government Department Contacts

(Application No. A/YL-ST/592)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	馬勵勤先生 Mr. MA Lai Kun, Roderick	2300 1693	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775
路政署 Highways Department	新界西北區域組 NW New Territories District Section	崔詠霞女士 Ms. TSUI Wing Har, Tanya	2762 3947	2714 5228
運輸署 Transport Department	交通工程(新界西)部 Traffic Engineering (NTW) Division	謝浩鏗先生 Mr. TSE Ho Hang	2399 2727	2381 3799

APPENDIX 6

**The Approved Run-in / Run-out Proposal and the
Compliance Letter for Submission of a Run-in / Run-out
Proposal for the Development under
Previous Planning Application No. A/YL-ST/592**



PROJECT NO. 40774		PROJECT TITLE PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "OTHER SPECIFIED USES" ANNOTATED "SERVICE STATIONS" ZONE, LOT 774 RP IN D.D. 99 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG	
DESIGNED	SLN	DATE	DEC 2021
DRAWN	CLL	SCALE	1:500
CHECKED	SLN		
DRAWING NO. FIGURE 1		REV.	
PROJECT TITLE PROPOSED ACCESS ARRANGEMENT		CONSULTANT LLA 顧問有限公司 Consultancy Limited	

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 (2739 1913) 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 YL/TPN/2080C/L12
本署檔號 Our Reference () in TPB/A/YL-ST/592
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 06 JAN 2022

4 January 2022

Lanbase Surveyors Limited
9/F, Hecny Tower, 9 Chatham Road South,
Tsim Sha Tsui,
Kowloon, Hong Kong
(Attn.: Mr. Rock K M TSANG)

Dear Sir,

Compliance with Approval Condition (c) The Submission of Run-in/run-out Proposal

Proposed Temporary Shop and Services for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long (Planning Application No. A/YL-ST/592)

I refer to your letter dated 23.12.2021 regarding the submission of run-in/run-out proposal for compliance with approval condition (c) of the subject application. The relevant departments have 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.

Please refer to the advisory comments from the Commissioner for Transport (C for T) and the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) at **Appendix**. Should you have any queries, please contact Mr. Kinox WONG (Tel.: 2399 2727) of Transport Department or Ms. Patsy CHEUNG (Tel: 2762 4185) of the Highways Department.

Yours sincerely,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

(Attn.: Mr. Kinox WONG)
(Attn.: Ms. Patsy CHEUNG)

C.C.

C for T
CHE/NTW, HyD
CTP/TPB(2)

AL/CC/AC/BT

22813799

17

24

Appendix

Detailed Comments of C for T

The applicant should be reminded that their vehicles would not encroach the opposite lane when turning to Tung Wing On Road from the subject site via the run-in/run-out, and vice versa.

Detailed Comments of CHE/NTW,HyD

The applicant should keep and submit relevant records such as photos of spare ducts installation, records of concrete grade, records of supplier of concrete, kerb material, steel mesh, and compaction record, etc. in the future submission for compliance of implementation of the run-in/run-out.

APPENDIX 7

**The Approved Drainage Proposal and the Compliance
Letters for Submission and Implementation of
a Drainage Proposal under
Previous Planning Application No. A/YL-ST/592**

Your Ref : TPB/A/YL-ST 592 (dd 22 Apr 2022)

The District Planning Officer

The Planning Dept

Fanling, Sheung Shui & Yuen Long East

District Planning Office

12/F Sha Tin Government Offices

1 Sheung Wo Chee Rd Sha Tin NT

(Attn: Ms Irene Lai)

May 2022

Man Fu Wan

G/F 299 Wing Ping Tsuen

San Tin Yuen Long NT

Dear Sirs,

Re : Proposed Temporary Shop and Services for a Period of 3 Years in" Specified Uses" annotated "Service Stations" Zone, Lot 774 RP in DD 99 and adjoining Government Land, San Tin, Yuen Long - Drainage Proposal

Thanks for your letter of 22 Apr 2022 regarding the captioned. In this respect, our reply to your comments are as follows:

- (i) The estimated catchment adjoining the development area is taken as 1230m².
Together with the catchment area of the development area (1230m²), the total catchment area is 2460 m² which will be used to estimate the total rainfall runoff (12546 litre/min) from the development area and the adjoining area.
The estimate is conservative and gives a safe factor of 2 which is considered safe in terms of the development area and the adjoining area. (see [i] in the report)
- (ii) The rainfall runoff at the site access which is a sloping ground, shall be collected by the existing open channel 'B' (432x625mm) at the foot of the sloping ground. (see [ii] in the report)
- (iii) The hydraulic capacity of channel 'F' is 51301 litre/min; and the estimated total runoff from the application site (1230 m²) and the adjoining area (1230 m²) is 12546 litre /min. This gives a safety factor of 4.1. Hence, the flow path '4' at the downstream of catchpit 'CP3' is considered to have sufficient capacity to cater for the runoff from the development site and the adjoining area. (see [iii] in the report)
- (iv) Since there is no new construction activities at the development site; hence there is no changes in the paving conditions. (see [iv] in the report)

(v) The existing catchpit CP3 shall have the desilting function. (see [v] in the report)

We are pleased to submit our revised drainage proposal regarding the above application site for your approval.

Yours faithfully,



.....
Man Fu Wan

Encl.

Ref : TPB/A/YL-ST 592 (dd 22 Apr 2022)

Proposed Temporary Shop and Services for a Period of 3 Years in "Specified Uses" annotated "Service Stations" Zone, Lot 774 RP in DD 99 and adjoining Government Land, San Tin, Yuen Long - Drainage Proposal

1. Introduction

This Drainage Proposal is prepared on the behalf of Fu Hop Yick Management Ltd for the captioned site. This development is a Proposed Temporary Shop and Services having an area approximately 1230 m².

2. Proposed drainage system

The estimate for the proposed drainage system shall adopt The DSD Stormwater Drainage Manual and the Geotechnical Manual for Slopes as the main references.

2.1 Estimation of rainfall runoff

An estimation of rainfall runoff for the subject site is recommended. The rainfall runoff on the development will be diverted into the existing open channel.

Referring to the DSD Stormwater Drainage Manual for the estimation of rainfall runoff, the time of concentration and the rainfall intensity are based on the '1 in 50 years' return period.

2.2 Assumption

For an estimation of the rainfall runoff from the development area, the following assumptions are made:

- The site is paved with concrete of site catchment area of 1230 m²
- The paved area will drain away most rainwater runoff
- The adjoining area has an approx. catchment area of 1230 m² (the same area as the development site catchment area)
- Take the distance $L = 20$ m for the development

The estimation of the Total rainfall runoff will base on the catchment area of the development site (1230 m²) and the catchment of the adjoining area (1230 m²) of the development site giving a total catchment area of 2460 m².

2.3 Time of concentration (t)

The Nomogram for the Bransby-Williams equation shall be used to determine the time of concentration, (t) min

As for the development site:-

- a. Total Estimated catchment area = 1230 m²

Estimated catchment adjoining the development site (please refer to the proposed Drainage Plan) = 1230 m²

To be conservative and safe, the Estimated catchment area adjoining the Development area is taken as the same as the development area. Hence, this Estimated catchment area (2460 m²) will cater for the rainfall runoff from the development area (1230 m²) and the adjoining areas(1230 m²). In terms of overloading the existing drainage system, this gives a safe factor of 2 which is considered safe for the development site and the adjoining areas. [i]

Total catchment area = 2460 m² for the subject development site and the adjoining areas

- b. Slope H = 0.1 m per 100m

- c. Distance from catchment boundary to design section L = 20 m

Using the Nomogram for the rapid solution of the Bransby -Williams Equation (Geotechnical Manual for Slopes Fig 8.1)

$$A = 0.00246 \times 10^6 \text{ m}^2$$

$$H = 0.1 \text{ m}/100\text{m}$$

$$L = 20 \text{ m}$$

Therefore,

Time of concentration $t = 1.18 \text{ min}$ (Geotechnical Manual for Slopes Fig 8.1)

Using the Intensity-Duration-Frequency curve (Geotechnical Manual for Slopes Fig 8.2) to determine the Mean Rainfall Intensity i (mm/hr)

For duration = 1.18 min with 1: 50 return period

Therefore,

The Mean rainfall Intensity = 340 mm/hr (Geotechnical Manual for Slopes Fig 8.2)

2.4 Runoff capacity Q (Rational method) - Geotechnical Manual for Slopes (p 99)

Adopt the Rational method in the determination of the surface runoff

Take runoff coefficient $K = 0.9$ for paved surface

$$\text{Runoff capacity } Q = KiA / 3600 \text{ litre/s}$$

Estimated $Q = 0.9 \times 340 \times 2460 / 3600 = 209.1$ litre/s
= 12546 litre/min for the development site and
the adjoining area

3. Checking the hydraulic capacity of existing channels

3.1 Existing Downstream *Channel 'C'* (750x 500 mm)

The estimated total runoff from the application site (1230 m²) and the adjoining areas (1230 m²) = 12546 litre/min

The existing Downstream Channel will deliver the total runoff to the outlet.

From the site measurement of the existing Downstream Channel to outlet

Width of channel = 750 mm

Depth of channel = 500 mm

Cross sectional area = $0.75 \times 0.5 = 0.375$ m²

Wet perimeter = $(2 \times 0.5 + 0.75) = 1.75$ m

Hydraulic radius = $0.375 / 1.75 = 0.2143$ m

Roughness factor (Concrete) = 0.015

Longitudinal slope = 0.001

Manning equation for hydraulic capacity of *Channel 'C'* (750x 500 mm)

= $(1/0.015) \times 0.375 \times (0.2143)^{0.67} \times 0.001^{0.5}$

= 0.2814 m³/s = 16884 litre/min > 12546 litre/min , Therefore OK

Hence, the estimated total runoff (12546 litre/min) from the application site (1230 m²) and the adjoining areas (1230 m²) will NOT overload the existing Downstream Channel 'C' (750x500mm).

3.2 Existing upstream *Channel 'A'* (305x660 mm) (12in x 26in)

The estimated total runoff from the application site (1230 m²) and the adjoining areas (1230 m²) = 12546 litre/min

The existing Upstream Channel 'A' will need to cater 1/3 of total runoff to existing Downstream Channel (750x500mm). i.e. $12546 / 3 = 4182$ litre/min

From the site measurement of the existing Downstream Channel (12inx 26in)

Width of channel = 305 mm (12 in)

Depth of channel = 660 mm (26 in)

Cross sectional area = $0.305 \times 0.66 = 0.2013$ m²

Wet perimeter = $(2 \times 0.66 + 0.305) = 1.625$ m

Hydraulic radius = $0.2013 / 1.625 = 0.1239$ m

Roughness factor (Concrete) = 0.015

Longitudinal slope = 0.001

Manning equation for hydraulic capacity of *Channel 'A'* (305x660 mm)

$$= (1/0.015) \times 0.2013 \times (0.2013)^{0.67} \times 0.001^{0.5}$$

$$= 0.1047 \text{ m}^3/\text{s} = 6284.4 \text{ litre/min} > 12546/3 = 4182 \text{ litre/min} , \text{ Therefore OK}$$

Hence, 1/3 of estimated total runoff (4182 litre/min) will NOT overload the existing Upstream (305x660 mm) Channel 'A'

3.3 Existing upstream *Channel 'B'* (432x 635mm) (17in x 25in)

The estimated total runoff from the application site (1230 m²) and the adjoining areas (1230 m²) = 12546 litre/min

The existing Upstream Channel 'B' will need to cater 1/3 of total runoff to existing Downstream Channel (432x635mm). i.e. 12546/3 = 4182 litre/min

From the site measurement of the existing Downstream Channel to outlet

Width of channel = 432 mm (17 in)

Depth of channel = 635 mm (25 in)

Cross sectional area = 0.432 x 0.635 = 0.2743 m²

Wet perimeter = (2x0.635 + 0.432) = 1.702 m

Hydraulic radius = 0.2743 / 1.702 = 0.1612 m

Roughness factor (Concrete) = 0.015

Longitudinal slope = 0.001

Manning equation for hydraulic capacity *Channel 'B'* (432x 635mm)

$$= (1/0.015) \times 0.2743 \times (0.1612)^{0.67} \times 0.001^{0.5}$$

$$= 0.1702 \text{ m}^3/\text{s} = 10214.6 \text{ litre/min} > 12546/3 = 4182 \text{ litre/min} , \text{ Therefore OK}$$

Hence, 1/3 of estimated total runoff (4182 litre/min) will NOT overload the existing Upstream (432x 635mm) Channel 'B'

3.4 Existing Outlet Rectangular Channel 'F' (0.762 x1.219m) (2.5x4ft)

The estimated total runoff from the application site (1230 m²) and the adjoining areas (1230 m²) = 12546 litre/min

The existing Downstream Channel will deliver the total runoff to the outlet via the Outlet Rectangular channel

From the site measurement of the existing Downstream outlet Rectangular Channel to outlet

Width of channel = 0.762 m

Depth of channel = 1.219 m

Cross sectional area = 0.762 x 1.219 = 0.928878 m²

Wet perimeter = (0.762+2x1.219) = 3.2 m

Hydraulic radius = $0.928878 / 3.2 = 0.2903$ m

Roughness factor (Concrete) = 0.015

Longitudinal slope = 0.001

Manning equation for hydraulic capacity *Channel 'F' (0.762 x 1.219m)*

= $(1/0.015) \times 0.928878 \times (0.2903)^{0.67} \times 0.001^{0.5}$

= $0.855017 \text{ m}^3/\text{s} = 51301 \text{ litre}/\text{min} > 12546 \text{ litre}/\text{min}$, Therefore OK

Hence, the estimated total runoff (12546 litre/min) from the application site (1230 m²) and the adjoining areas (1230 m²) will NOT overload the existing Downstream outlet Rectangular Channel 'F' (0.762x1.219m)

4. Proposed Drainage System

Hence the existing drainage system are sufficient to cater the total estimated rainfall runoff of the development site including the adjoining area (i.e. total catchment area of 2460 m²) with the following:

- (a) The existing drainage system includes the existing 305 mm *Channel 'A'*, the existing 432 mm *Channel 'B'*, the existing 750 mm *Channel 'C'*, the existing 762 mm *Channel 'F'*, the existing catchpit CP1, the existing catchpit CP2 and the existing catchpit CP3. The existing drainage system is sufficient to cater for the rainfall runoff from the development site and the estimated rainfall runoff from the adjoining areas.
- (b) The existing drainage system for the development site are shown in attached proposed drainage plan; and no new construction for any additional drainage system.
- (c) The development site has a catchment area of 1230 m². The estimated catchment area adjoining the development area is about 1230 m². The concerned boundary of the catchment is shown in the Drainage plan. *For a conservative drainage estimate, the Total Catchment Area for the design of the Drainage System shall be taken as 2460 m² to cater for the rainfall runoff from adjoining areas adjacent to the project site. Based on Section 3.4, it is clear that the carrying capacity of Existing Outlet Rectangular Channel (51301 litre/min) can cater the estimated total rainfall runoff (12546 litre /min) from the project site and the adjoining area giving a safety factor of 4.1. [ii]*
- (d) There are no solid walls will be erected along the lot boundary of the development. Hence this will allow a free flow of surface runoff into the proposed drainage system.
As for the rainfall runoff from the sloping access, the existing channel B at the bottom of access will collect such rainfall runoff. [ii]

No construction work will be conducted at the project site, hence there will be no change in the paving condition. [iv]

The existing catchpit CP3 has the desilting function. [v]

- (e) The whole flowpath system (Flow Path 1, Flow Path 2, Flow Path 4) for the runoff discharge from the Applicant site is established as below:
- (i) Runoff discharge *Flow Path 1*: Existing 305 mm *Channel 'A'* to-> Existing Catchpit CP3.
 - (ii) Runoff discharge *Flow Path 2* : Existing 305 mm *Channel 'A'* to -> Existing Catchpit CP1 to -> Existing Catchpit CP2.
 - (iii) Runoff discharge *Flow Path 4* :
Existing Catchpit CP2 to-> Existing 432 mm *Channel 'B'* to->
Existing 750mm *Channel 'C'* to -> Existing Catchpit CP3 to ->Existing
762mm *Channel 'F'* ->Drainage System of Area '*733SD*'

The existing outlet Catchpit CP3 connects the existing rectangular (762x1219 mm) Channel 'F' runs into the public drainage system of the Drainage system in Area '733SD' (See Photo 4)

Section XX in the drainage layout (Drawing No. TPB/A/YL-ST592(2)) shows the existing condition of the Application site.

The Drainage proposal (Drawing No. TPB/A/YL-ST592(2))shows the Application Site , the existing open channels and the Area '733SD'.

Photo 1 shows the existing condition at the existing fence; and Photo 2 shows the existing condition at Tung Wing On Road.

It is clear that there will not be any backflow effect (Section 3.1, Section 3.2, Section 3.3; and Section 3.4). Hence, the discharge from the Applicant site and the adjoining area will reach a safe place in Drainage System of Area '733SD' (Photo 6) via the above runoff discharge flowpaths.

The Invert levels of the existing Catchpits are shown in the following Table 1.

Location	Existing Catchpit CP1	Existing Catchpit CP2	Existing Catchpit CP3
Invert level	+3.7 mPD	+ 3.5 mPD	+ 3.0 mPD

Table 1: Invert levels of existing catchpits

The Invert level of the outlet channel is + 2.9 mPD.

All the Catchpits will be maintained by the Developer; and the existing Catchpit CP3 will be desilted by the Developer;

- (f) The Developer shall be responsible for the maintenance of the existing drainage system in the Applicant Site.
- (g) The Developer shall consult the DLO/YL and seek consent from the relevant owner for any necessary drainage works (if required) to be carried out outside his lot boundary before the commencement of the proposed drainage works. The Yuen Long Lands Department and the Drainage Services Department shall have the right to conduct free inspections of the drainage system when it is completed.
- (h) *The Developer shall be responsible for any repairs to the proposed drainage system and the existing drainage system within this Application site when necessary.*

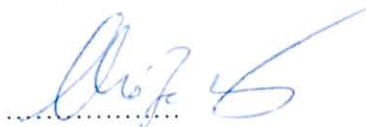
(i) *Summary of Photos in this Report*

<i>Photo</i>	<i>Remarks</i>
<i>Photo 1</i>	<i>Existing fence at Application site</i>
<i>Photo 2</i>	<i>Tung Wing On Road</i>
<i>Photo 3</i>	<i>744RP Junction</i>
<i>Photo 4</i>	<i>San Tin Shopping Mall Junction</i>
<i>Photo 5</i>	<i>Manhole at outlet</i>
<i>Photo 6</i>	<i>Outlet</i>

References :

1. DSD Stormwater Drainage Manual
2. Geotechnical Manual for Slopes

Prepared by:



Choi Tze Wing
MHKIE RPE (Civil)

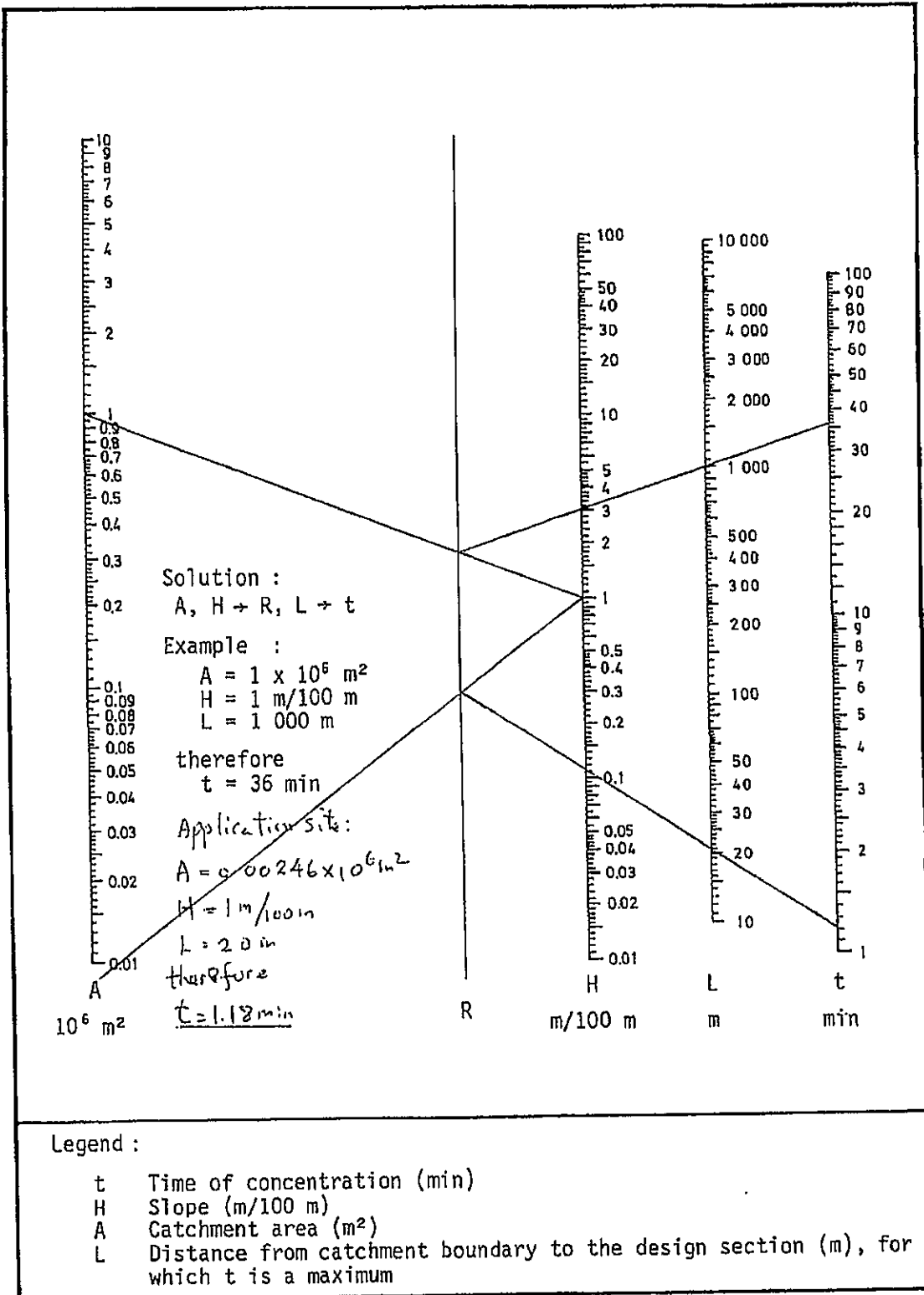
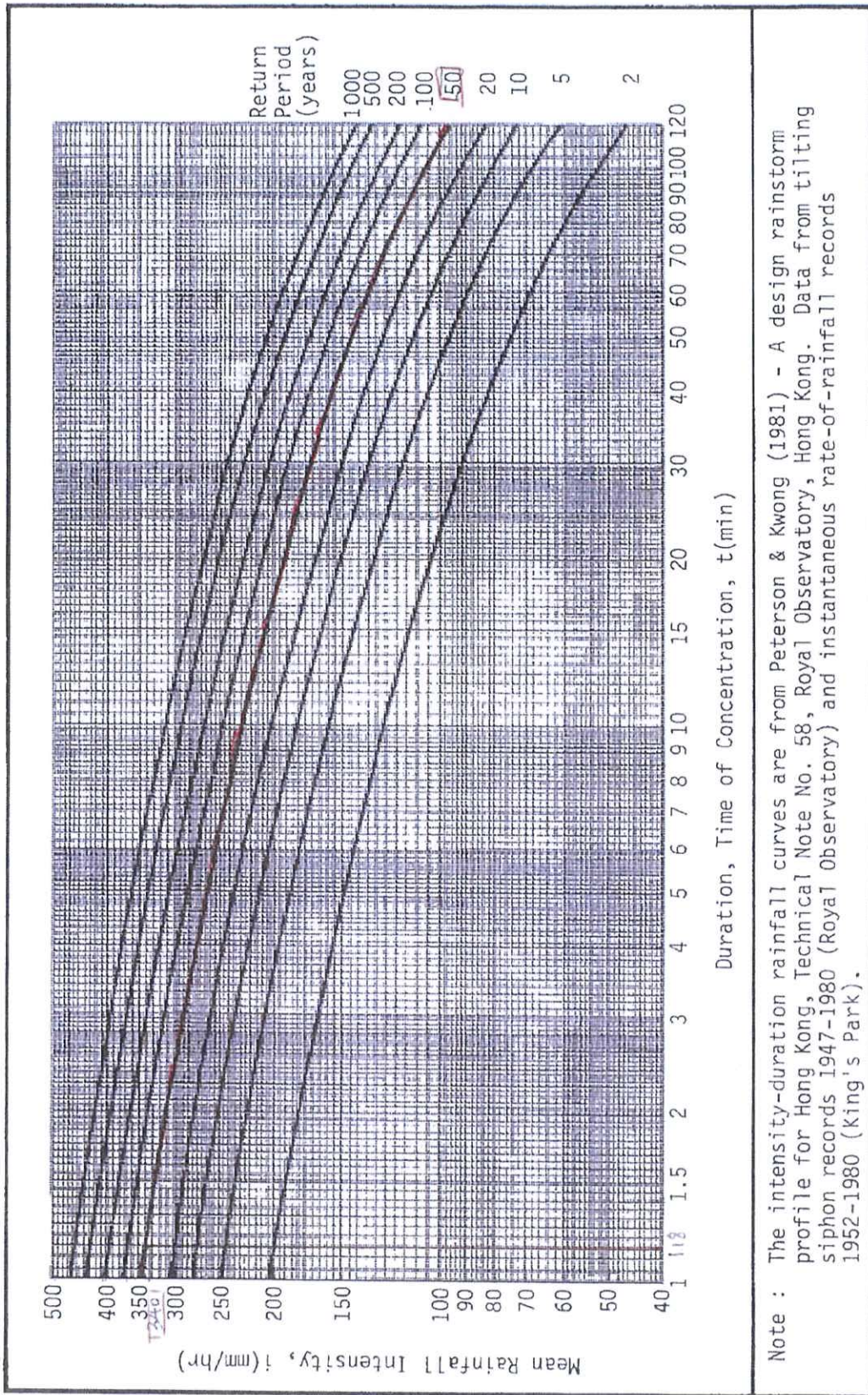
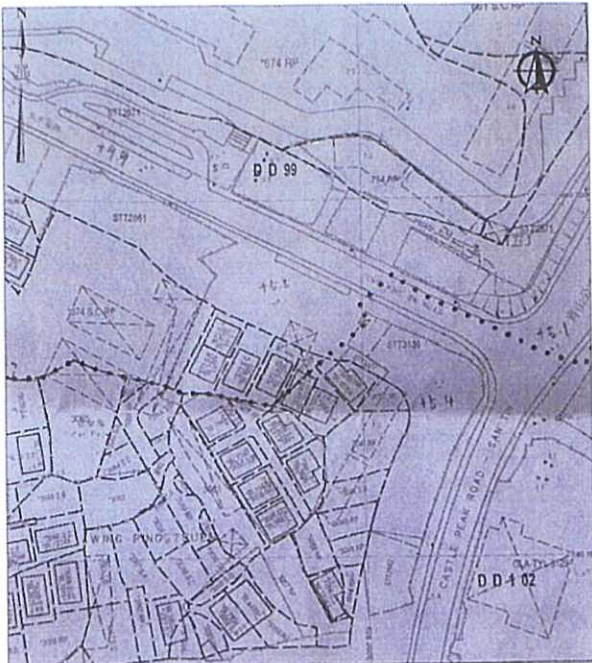


Figure 8.1 - Nomogram for the Rapid Solution of the Bransby-Williams Equation



Note : The intensity-duration rainfall curves are from Peterson & Kwong (1981) - A design rainstorm profile for Hong Kong, Technical Note No. 58, Royal Observatory, Hong Kong. Data from tilting siphon records 1947-1980 (Royal Observatory) and instantaneous rate-of-rainfall records 1952-1980 (King's Park).

Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods



Location Plan (Not To Scale)

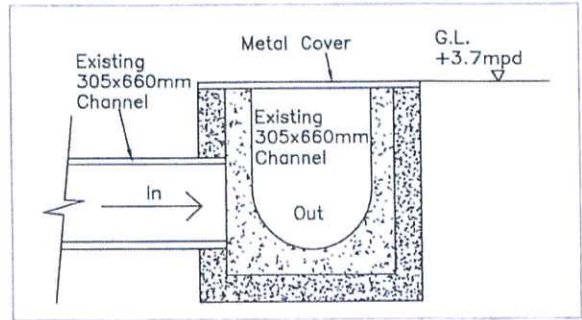
Legend

- Existing Channel
- ▣ CP1, CP2, & CP3—Existing Catchpits
- ↓ Fall (1:100)
- ++++ Existing Fence
- ↘↘ Slope

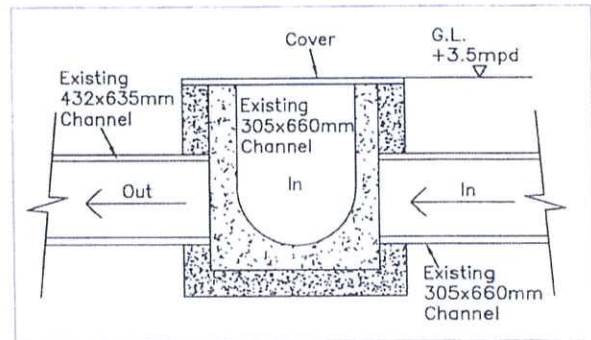
Notes:

1. All the invert levels of U-channels and catchpits shall be confirmed on site.
2. All the locations of U-channels and catchpits shall be confirmed on site.

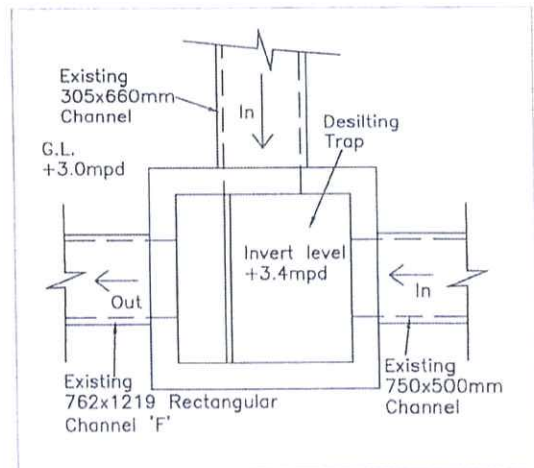
Location	Existing Catchpit CP1	Existing Catchpit CP2	Existing Catchpit CP3
Invert level	+3.7mpd	+3.5mpd	+3.0mpd



Existing Catchpit CP1 (Not to scale)



Existing Catchpit CP2 (Not to scale)



Existing Catchpit CP3 with Desilting Trap (Not to scale)

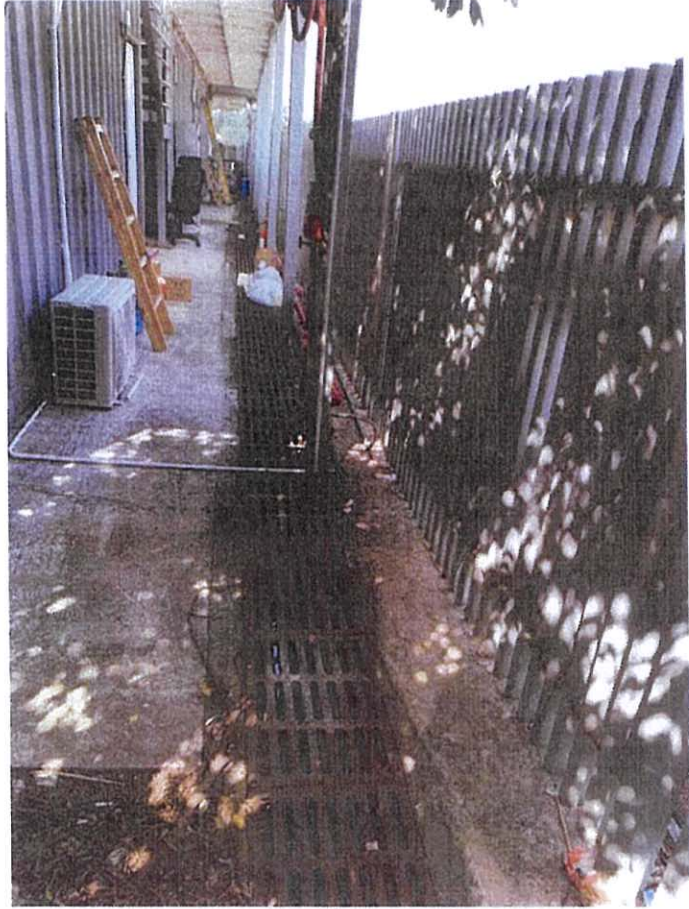


Photo 1



Photo 2

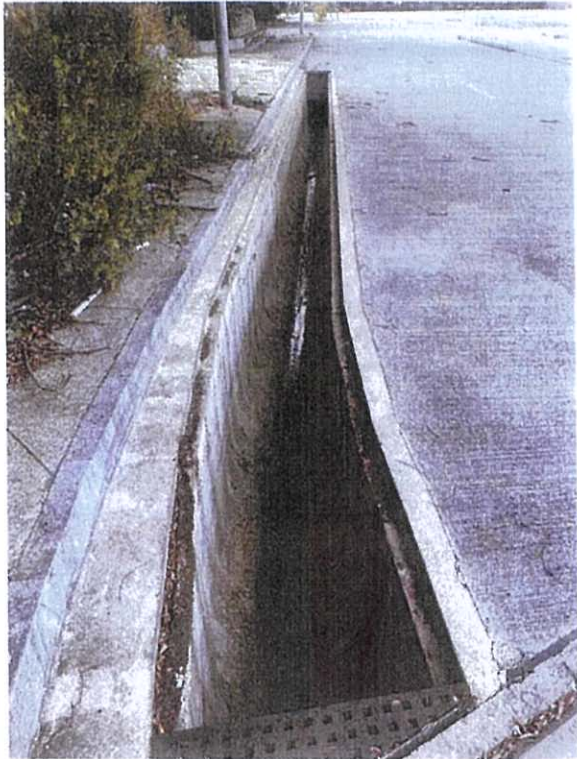


Photo 3

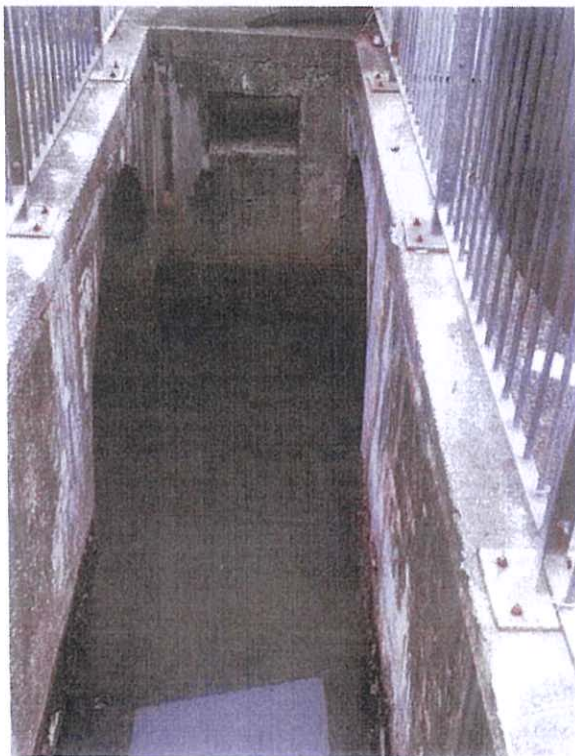


Photo 4



Photo 5

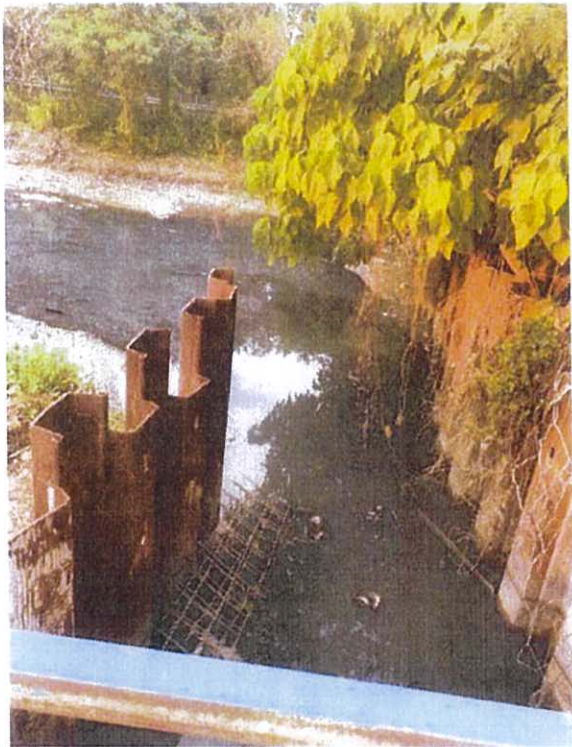


Photo 6

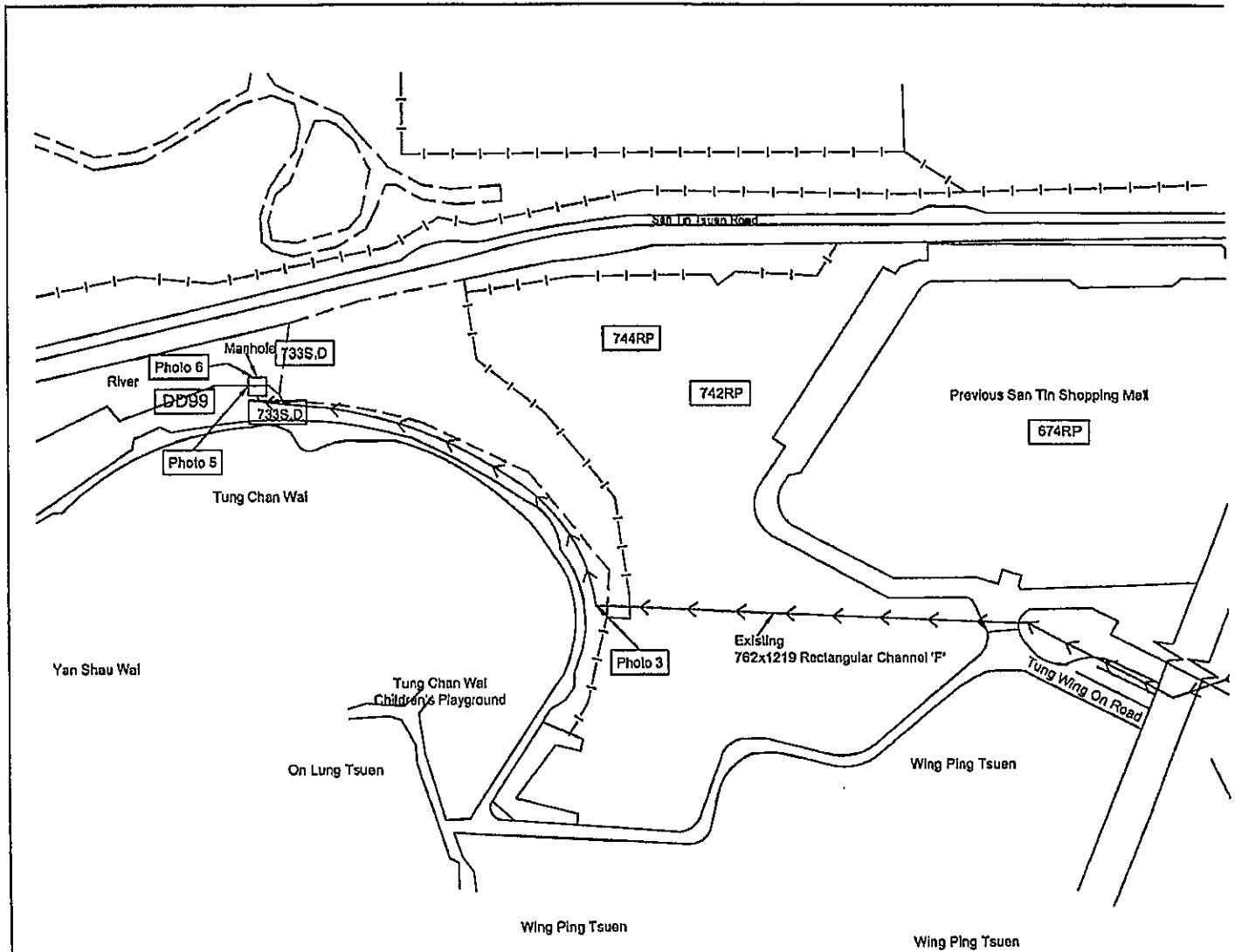
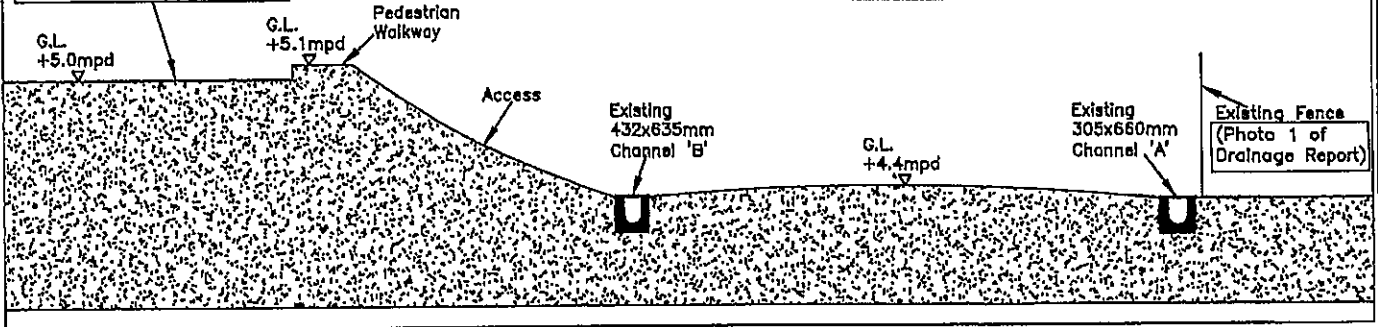
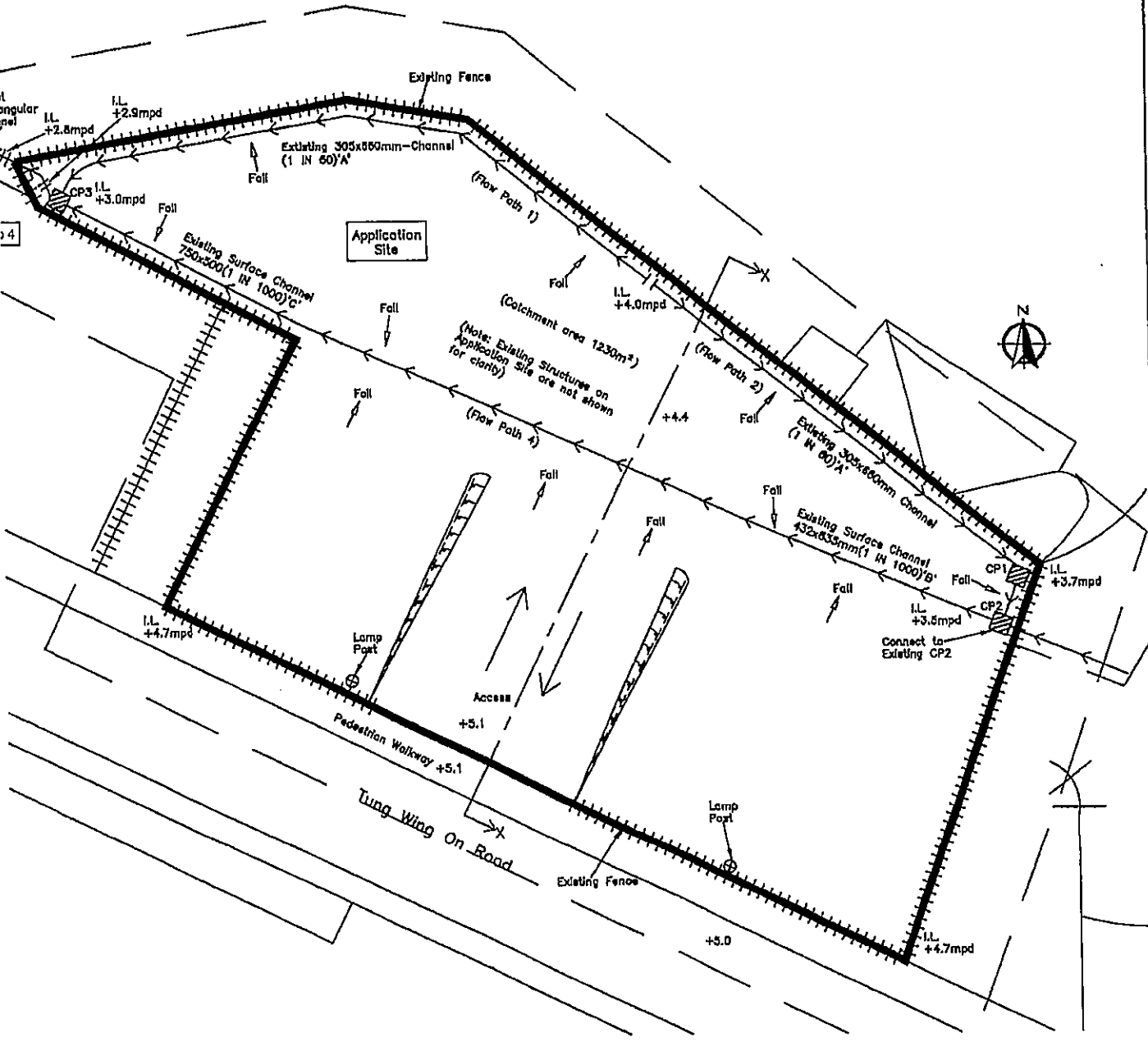


Photo	Remarks
Photo 1	Existing Fence at Application Site
Photo 2	Tung Wing On Road
Photo 3	744RP Junction
Photo 4	San Tin Shopping Mall Junction
Photo 5	Manhole at Outlet
Photo 6	Outlet

Tung Wing On Road
(Photo 2 of Drainage Report)



Section 'X-X' (Not to scale)



Proposed Drainage Plan (N.T.S.)

規 劃 署



Planning Department

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

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 YL/TPN/2080C/L19
本署檔號 Our Reference () in TPB/A/YL-ST/592
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

1 June 2022

Lanbase Surveyors Limited
9/F, Heeny Tower, 9 Chatham Road South,
Tsim Sha Tsui,
Kowloon, Hong Kong
(Attn.: Rock K M TSANG)

Dear Sir/Madam,

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

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone,
Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long**
(Planning Application No. A/YL-ST/592)

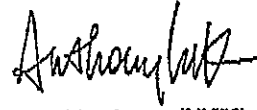
I refer to your letter received on 27.5.2022 regarding the submission of revised drainage proposal for compliance with approval condition (e) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- 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 Ms. FENG Xue, Stephanie (Tel: 2300 1254) of DSD 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.: Ms. FENG Xue, Stephanie)

AL/CC/AC/bt

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



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新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



By Fax (2739 1913) 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.

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電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 04 JUL 2022

29 June 2022

Lanbase Surveyors Limited
9/F, Hecny Tower, 9 Chatham Road South,
Tsim Sha Tsui,
Kowloon, Hong Kong
(Attn.: Rock K M TSANG)

Dear Sir/Madam,

Compliance with Approval Condition (f) - Implementation of Drainage Proposal

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone,
Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long**
(Planning Application No. A/YL-ST/592)

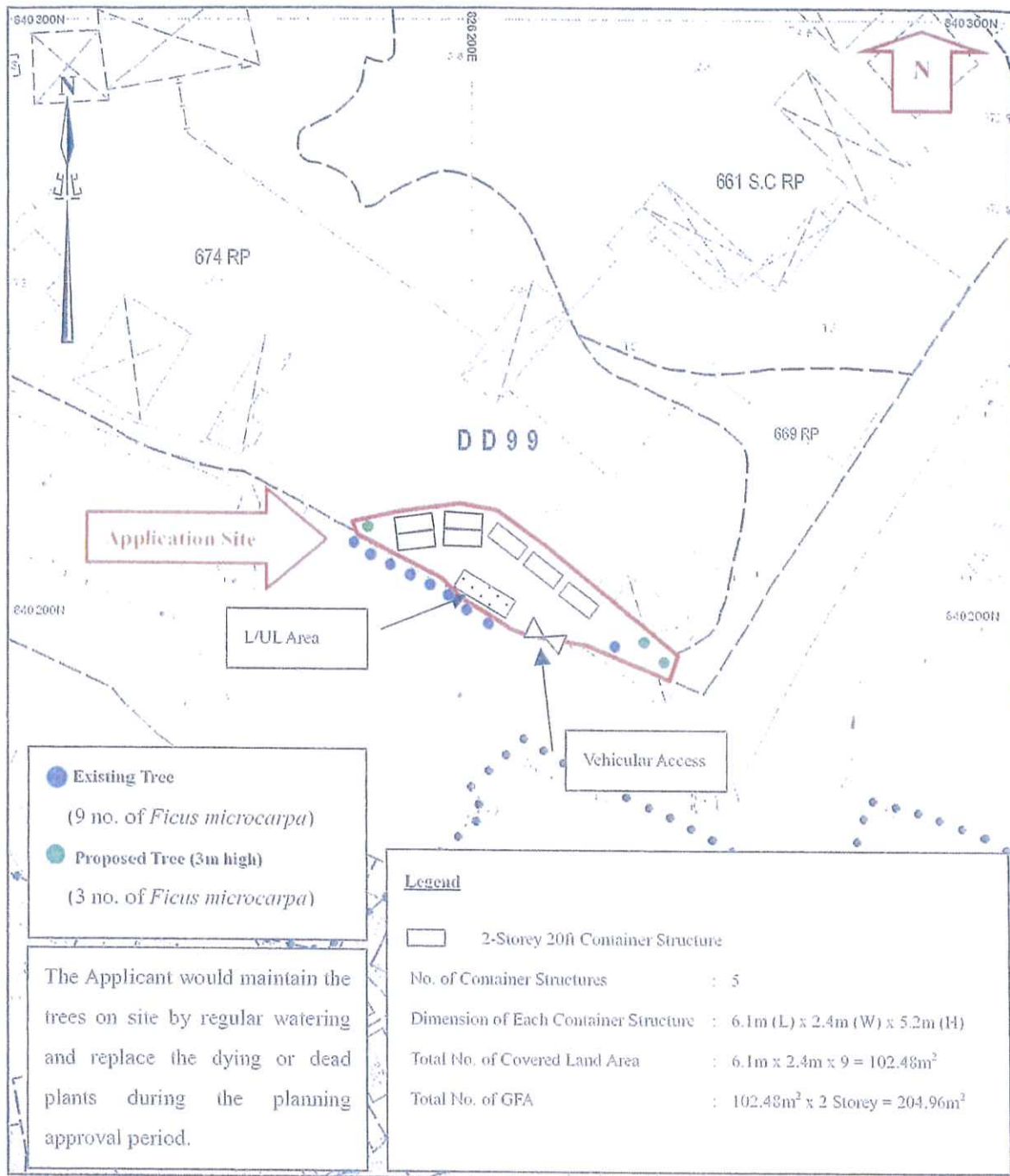
I refer to your letter dated 24.6.2022 regarding the submission of photographic records of the existing drainage facilities for compliance with approval condition (f) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- 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 Ms. FENG Xue, Stephanie (Tel: 2300 1254) of DSD directly.

APPENDIX 8

**The Approved Tree Preservation Proposal and the
Compliance Letters for Submission and Implementation of
Tree Preservation Proposal under
Previous Planning Application No. A/YL- ST/480**



地政總署測繪處 Survey and Mapping Office, Lands Department



Locality : DD 99
 Lot Index Plan No. : MI0079082015
 District Survey Office : Map Information Section
 Date : 27-Aug-2015
 Reference No. : 2-SE-8A, 2-SE-8B, 2-SE-8C, 2-SE-8D

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 SMO-P01 20150827102114 10

免責聲明

本圖則乃地籍索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑臨時通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地籍索引圖可能會被修訂而毋須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

For Identification Only

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/480
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

RECEIVED 5 MAY 2017

2 May 2017

Lanbase Surveyors Limited
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui
Kowloon, Hong Kong
(Attn: Mr. Rock K.M. Tsang)

Dear Mr. Tsang,

Planning Application No. A/YL-ST/480
Compliance with Approval Condition (h)

I refer to your submission dated 22.2.2017 regarding the submission of tree preservation proposal. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.** Please find the detailed comments of Chief Town Planner/ Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) on approval condition (h) at **Appendix.**
- 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.**

Should you have any queries on the comments, please contact Mr. Michael YIP (Tel: 2231 4349) direct.

Yours faithfully,

(Ms. Maggie CHIN)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CTP/UD&L, PlanD
CTP/TPB(2)

(Attn.: Ms. Tera YAU)

Detailed comments of CTP/UD&L, PlanD:

2. The applicant may proceed to implement the approved proposal for compliance with condition (i) as soon as practicable.
3. Upon completion of the implementation works, a set of photo record showing the completed works should be submitted for our consideration and necessary action.

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粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

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本署檔號 Our Reference () in TPB/A/YL-ST/480
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

5 December 2017

Lanbase Surveyors Limited
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui
Kowloon, Hong Kong
(Attn: Mr. Rock K.M. Tsang)

Dear Mr. Tsang,

Planning Application No. A/YL-ST/480
Compliance with Approval Condition (i)

I refer to your submission dated 3.11.2017 regarding the implementation of tree preservation proposal. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find the detailed comments of Chief Town Planner/ Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) at **Appendix**.
- 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**.

Should you have any queries on the comments, please contact Ms. Irene LAU (Tel: 2231 4747) direct.

Yours faithfully,

(Ms. Maggie CHIN)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CTP/UD&L, PlanD
CTP/TPB(2)

(Attn.: Ms. Irene LAU)

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



Detailed comments of CTP/UD&L, PlanD:

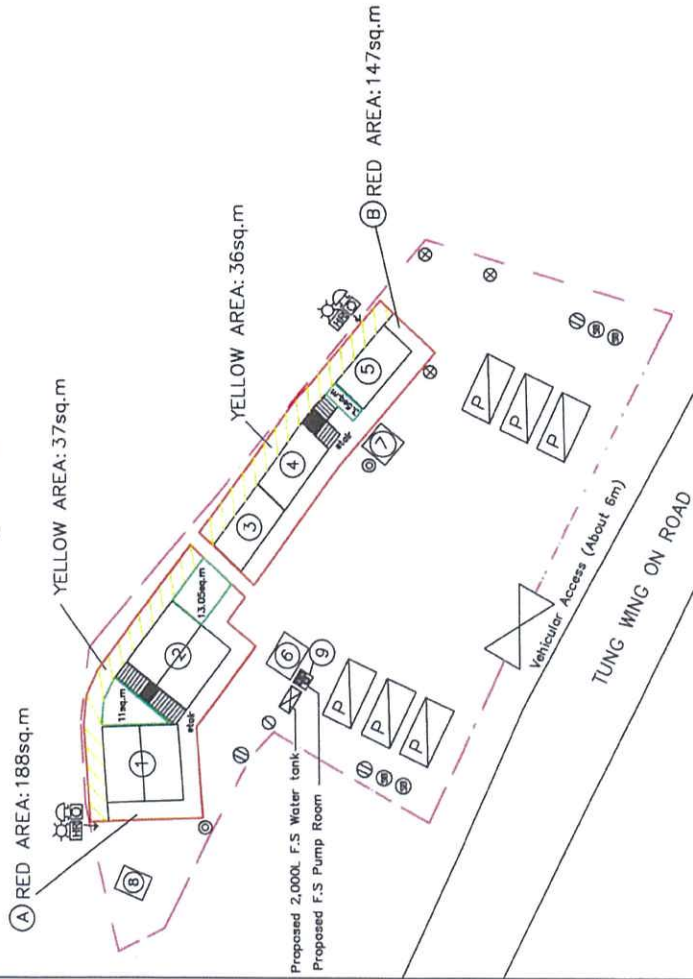
3. Please remind the applicant that the implemented landscape should be properly maintained during the approval period.

APPENDIX 9

**The Approved Water Supplies for Fire Service Installations
Proposal and the Compliance Letters for Submission and
Implementation of Fire Service Installations Proposal under
Previous Planning Application No. A/YL- ST/592**

Legend:

- ⊗ Lot Boundary
- ⊙ New installations
- ⊚ Container Structure (Area: 6.1m x 3.05m)
- Covering Line
- Platform Area
- Corridor Area
- ⊞ Parking Space
- ⊗ 4kg Dry Powder type fire extinguisher
- ⊙ 9 Litre Foam type fire extinguisher
- ⊚ 9 Litre Water Co2 type fire extinguisher
- ⊚ 5 kg Co2 type fire extinguisher
- ⊞ Sand Bucket
- ⊞ F.S Hose Reel Set
- ⊞ 150mm Fire Alarm Bell
- ⊞ Break Glass Call Point
- ⊞ Visual Alarm Signal
- ⊞ F.S Pump set



NATURE OF OCCUPANCY:

- Ⓐ — All side open covering (Appx Area: 188sq.m, H: 6.68m)
Container Structure ① ② under the covering.
- Ⓑ — All side open covering (Appx Area: 147sq.m, H: 6.68m)
Container Structure ③ ④ ⑤ under the covering.
- ① — 2 Storey double container Structure for Shop (GFA: 6.1m x 3.05m x 4=74.42sq.m)
(4 Nos. 4.0kg Dry Powder F.E. Shall be provided.)
- ② — 2 Storey double container Structure for Shop (GFA: 6.1m x 3.05m x 4=74.42sq.m)
(4 Nos. 4.0kg Dry Powder F.E. Shall be provided.)
- ③ — 2 Storey container Structure for Shop (GFA: 6.1m x 3.05m x 2=37.21sq.m)
(2 Nos. 4.0kg Dry Powder F.E. Shall be provided.)
- ④ — 2 Storey container Structure for shop (GFA: 6.1m x 3.05m x 2=37.21sq.m)
(2 Nos. 4.0kg Dry Powder F.E. Shall be provided.)
- ⑤ — 2 Storey container Structure for shop (GFA: 6.1m x 3.05m x 2=37.21sq.m)
(2 Nos. 4.0kg Dry Powder F.E. Shall be provided.)
- ⑥ — 1 Storey container Structure for Switch Room (GFA: 3m x 2.4m = 7.2sq.m, H: 2.4m)
(1 No. 5 kg Co2 .Gas F.E. Shall be provided.)
- ⑦ — 1 Storey container Structure for Switch Room (GFA: 2.4m x 2.4m = 5.76sq.m, H: 2.4m)
(1 No. 5 kg Co2 .Gas F.E. Shall be provided.)
- ⑧ — 1 Storey container Structure for Toilet (GFA: 2.45m x 2m = 4.9sq.m, H: 2.74m)
(1 No. 4.0kg Dry Powder F.E. Shall be provided.)
- ⑨ — 1 Storey container Structure for f.s pump room (GFA: 1.2m x 1.2m = 1.44sq.m, H: 2.4m)
(1 No. 5 kg Co2 .Gas F.E. Shall be provided.)

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266: Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be supplied by a 2.0m³ F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002+A2:2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
6. Hose Reel pump (HR-P1, HR-P2 & JOCKEY PUMP) and 1. no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
7. Secondary Powder Supply shall be provided.

<p>INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED</p> <p>Registered Address: Shop 25 & B4, 6/F, Man Fung Building, 11, T.328 Fung Kwan Street, Yuen Long, N.T. Tel: 92537766, Fax: 24285932</p> <p>Business Address: 8/F, Block L, Phase 2, Weh Fung Industrial Centre, 33-39 Kwoi Fung Street, Kwai Chung, N.T. Tel: 24255404, Fax: 24285932</p>	<p>Project: Proposed Temporary Shop and Services for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lot 774 RP in D.D.99, And Adjoining Government Land, San Tin, Yuen Long</p>	<p>Title: Proposed Fire Service Installation Layout Plan</p>	<p>Drawn by: W.C. WONG</p>
	<p>Proposed Fire Service Installation Layout Plan</p>	<p>Date: 25-10-2021</p>	<p>Scale: 1: 400 @ A3</p>
		<p>Ref No: TPB/A/YL-ST/592</p>	<p>Drawing No: 2021/FS/006</p>

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



By Fax (2739 1913) 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 YL/TPN/2080C/L10
本署檔號 Out Reference () in TPB/A/YL-ST/592
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

25 November 2021

Lanbase Surveyors Limited
9/F, Hecny Tower, 9 Chatham Road South,
Tsim Sha Tsui,
Kowloon, Hong Kong
(Attn: Mr. Rock K. M. TSANG)

Dear Mr. TSANG,

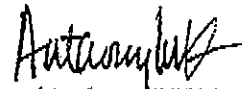
**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone
Lots 774 RP in D.D. 99, and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/592)
Compliance with Approval Condition (h)**

I refer to your letter dated 26.10.2021 regarding the submission of fire services installations (FSIs) proposal for compliance with approval condition (h) 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.

Please refer to the advisory comments from the Director of Fire Services (D of FS) at Appendix I. Should you have any queries, please contact Mr. WONG Ho-yin (Tel.: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department.

Yours sincerely,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

D of FS (Attn.: Mr. WONG Ho-yin)
CTP/TPB(2)

AL/CC/AC/BT

- 3 -

AppendixDetailed Comments of D of FS

The installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

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Our Vision - "We plan to make Hong Kong an international city of world prominence."



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Planning Department

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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 YL/TPN/2080C/L17
本署檔號 Our Reference () in TPB/A/YL-ST/592
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

RECEIVED 12 JUL 2022

11 July 2022

Lanbase Surveyors Limited
9/F, Heony Tower, 9 Chatham Road South,
Tsim Sha Tsui,
Kowloon, Hong Kong
(Attn.: Rock K M TSANG)

Dear Sir/Madam,

**Compliance with Approval Condition (i) -
Implementation of Fire Service Installations Proposal**

**Proposed Temporary Shop and Services for a Period of 3 Years
in "Other Specified Uses" annotated "Service Stations" Zone,
Lot 774 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/592)**

I refer to your letter dated 5.5.2022 regarding the submission of Certificate of Fire Service Installation and Equipment (FS251) for compliance with approval condition (i) 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. WONG Ho Yin (Tel: 2733 7737) or Mr. LI Leong Kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,



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

c.c.
D of FS
CTP/TPB(2)
Site record

(Attn.: Mr. WONG Ho Yin)

AL/CC/AC/bt

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



APPENDIX 10

**The Compliance Letter for Provision of Boundary Fencing
under Previous Planning Application No. A/YL-ST/480**

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粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



By Fax (2739 1913) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/480
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

13 November 2017

Lanbase Surveyors Limited
9/F, Hécnv Tower
9 Chatham Road South
Tsim Sha Tsui
Kowloon, Hong Kong
(Attn: Mr. Rock K.M. Tsang)

Dear Mr. Tsang,

Planning Application No. A/YL-ST/480
Compliance with Approval Condition (b)

I refer to your submission dated 3.11.2017 regarding the provision of boundary fencing on the site. 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.

Should you have any queries on the comments, please contact Mr. Billy WM AU YEUNG (Tel: 2158 6259) direct.

Yours faithfully,

(Ms. Maggie CHIN)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CTP/TPB(2)

APPENDIX 11

Site Photo

Site Photo

Application Site

