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The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2101204 38/5 by hand.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/317
	Date Received 收到日期	15 JUN 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Best Field Hong Kong Development Limited

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

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

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 222 (part), 223 (part), 224 (part), 225 (part), 227 (part), 228 (part), 232 (part), 233, 236 (part), 237 (part), 239 (part), 241 (part), 333 (part), 334 S.A (part), 336 (part), 341 (part), 342 (part), 344 S.A (part), 344 RP (part), 345 (part), 346 (part), 347, 348 RP (part), 352 (part), 353 (part), 359 (part), 360 (part), 361 (part), 362 (part), 363, 364 (part), 365 (part), 366 (part), 367, 368, 369, 370 S.A, 370 S.B (part), 371 (part), 392 (part), 394 (part) and 395 (part) in DD125, and Adjoining Government Land, Ha Tsuen, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 16,816.30 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 5,025.60 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	147.10 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" and "Other Specified Uses" annotated "Logistics Facility" as well as area shown as 'Road'
(f) Current use(s) 現時用途	Temporary Open Storage and Warehouse of Building Materials, Construction Equipment and Recycling Materials, with Ancillary Workshop and Site Offices (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 02/06/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 31/05/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&] (Registered Post sent on 31/5/2021; Item No. RH208837912HK)

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	13,102.50 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3,713.80 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	5,025.60 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	5,025.60 sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... Please refer to the supplementary sheet	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	16
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	10
Others (Please Specify) 其他 (請列明)	Queuing Space for HGV / Container Vehicle: 2 nos.

Proposed operating hours 擬議營運時間 The operation hours will be restricted to the period from 8:00am to 6:00pm during Mondays to Fridays and 8:00am to 2:00pm on Saturdays. It will be closed during Sundays and Public Holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The site is accessible from Ha Tsuen Road via a 11m-wide private access road (Please refer to Figure 2.1 of the Planning Statement)	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the attached Supporting Planning Statement.</p> <p>There is no impact to the existing trees.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

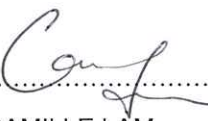
Please refer to the attached Supporting Planning Statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
CAMILLE LAM

Name in Block Letters
姓名（請以正楷填寫）

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

SENIOR TOWN PLANNER

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

KTA PLANNING LIMITED

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

Date 日期

18/05/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 222 (part), 223 (part), 224 (part), 225 (part), 227 (part), 228 (part), 232 (part), 233, 236 (part), 237 (part), 239 (part), 241 (part), 333 (part), 334 S.A (part), 336 (part), 341 (part), 342 (part), 344 S.A (part), 344 RP (part), 345 (part), 346 (part), 347, 348 RP (part), 352 (part), 353 (part), 359 (part), 360 (part), 361 (part), 362 (part), 363, 364 (part), 365 (part), 366 (part), 367, 368, 369, 370 S.A, 370 S.B (part), 371 (part), 392 (part), 394 (part) and 395 (part) in DD125, and Adjoining Government Land, Ha Tsuen, Yuen Long
Site area 地盤面積	16,816.30 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 147.10 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	"Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" and "Other Specified Uses" annotated "Logistics Facility" as well as area shown as 'Road'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,025.60 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	Please refer to the supplementary sheet m 米 <input type="checkbox"/> (Not more than 不多於)	
		Please refer to the supplementary sheet Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	22.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		16
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Queuing Space for HGV / Container Vehicle: _____ _____		10 2

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

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

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

S. 16 PLANNING APPLICATION

Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2

Temporary Open Storage and Warehouse (Building Materials,
Construction Equipment and Recycling Materials) with Ancillary
Workshop and Site Offices for a Period of 3 Years

at Lot Nos. 222 (part), 223 (part), 224 (part), 225 (part), 227 (part), 228 (part), 232 (part), 233, 236 (part), 237 (part), 239 (part), 241 (part), 333 (part), 334 (part), 336 (part), 341 (part), 342 (part), 344 S.A (part), 344 RP (part), 345 (part), 346 (part), 347, 348 RP (part), 352 (part), 353 (part), 359 (part), 360 (part), 361 (part), 362 (part), 363, 364 (part), 365 (part), 366 (part), 367, 368, 369, 370 S.A, 370 S.B (part), 371 (part), 392 (part), 394 (part) and 395 (part) in DD125, and Adjoining Government Land, Ha Tsuen, Yuen Long

SUPPORTING PLANNING STATEMENT

May 2021

Applicant:

Best Field Hong Kong Development Ltd.

Consultancy Team:

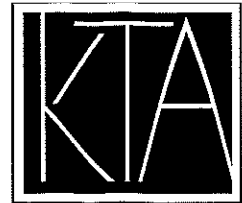
KTA Planning Ltd.



S3003_PS_V01



PLANNING LIMITED
規劃顧問有限公司



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email and By Fax (2877 0245)

Our Ref: S3003/DD125HT_E/21/004Lg

29 July 2021

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir / Madam,

**Temporary Open Storage and Warehouse (Building Materials,
Construction Equipment and Recycling Materials) with Ancillary Workshop
and Site Offices for a Period of 3 Years,
Variou Lots in DD125, and Adjoining Government Land, Ha Tsuen, Yuen Long
- Section 16 Planning Application No. A/HSK/317 -**

We refer to the captioned S16 Planning Application scheduled for consideration by the Town Planning Board on 13 August 2021 and query from Tuen Mun and Yuen Long West District Planning Office about the status of preparation of the updated Fire Services Installation (FSI) Proposal.

Please note that the FSI Proposal for compliance with Approval Condition (I) of the previous Application No. A/HSK/103 was accepted. Under the current Application No. A/HSK/317, since the site boundary is slightly adjusted, the drawings of the FSI Proposal are being updated and will be ready for submission to Fire Services Department (FSD) for consideration by about two weeks. Nevertheless, the works for implementing the FSI Proposal and the works about the plumbing installation have been completed. Attached please find the copy of submission of Form WWO46 Part IV submitted to Water Supplies Department (WSD) on 10 July 2021 for your information.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Ms. Pauline Lam at [REDACTED] Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Camille Lam

Encl. (copy of submission of Form WWO46 Part IV submitted to WSD)

cc. TM&YLW/DPO – Mr Ernest Wong / Mr Otto KAN (by Fax 2489 9711)
the Applicant & Team

KT/PL/CL/vy





東力工程有限公司
EAST POWER ENGINEERING LIMITED

Flat A, 7/F., Hop Shing Commercial Bldg.,
41 Chi Kiang St., Tokwawan, Kowloon.
TEL: 2789 3690 FAX: 2394 3772
E-mail: epower88@biznetvigator.com

The Water Authority
Water Supplies Department
43/F, Immigration Tower
7 Gloucester Road, Wan Chai

10th July 2021

Your Ref: 6399521759 of 6399521723

ASN: 3225129911

Our Ref: PR/EP/10430/WSD/L04

Dear Sir / Madam,

Fire Services Installations – Submission of Form WWO46 Part IV at Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

With reference to the captioned subject, we would like to submit the duly signed form WWO46 part IV for inviting your inspection at your convenience. We would like to notify the works about the plumbing installation at the above site have completed.

Please feel free to contact the undersigned (mobile: [REDACTED]) or our licensed plumber, Mr. Raymond CHAN (mobile: [REDACTED]) for arrangement of the inspection.

Should you have any queries, please feel free to contact us at [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,

For and On behalf of

East Power Engineering Limited

吳卓漢



Jack Ng

Project Manager

Encl., WWO46 Part IV, WWO46 Part I to III and approved WWO1149



Part IV (To be completed by the Licensed Plumber) (see Note 6)

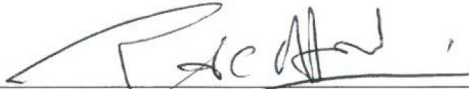
(For new building project, also to be signed by the Applicant and the Authorized Person)

To the Water Authority,

ASN : 3225129911

* The whole /~~part of~~ the works under the Approved Plumbing Proposals (please specify and submit relevant drawings : EP-10430-FS01(Rev.C) and EP-10430-FS02(Rev.C)) covered by this Form was/were completed on 08/07/2021 (DD/MM/YYYY).

I apply for your inspection and approval of the works mentioned above. * I also undertake the correctness of the meter positions of the works mentioned above. I certify that the pipes and fittings installed/ used for the construction, installation, alteration or removal of the works mentioned above are as prescribed by the Waterworks Regulations.



(Signature of the Licensed Plumber in Part I)

Name : CHAN PING SANG

Plumber's License No. : 00177

Date : 10/07/2021 (DD/MM/YYYY)

* I am satisfied with the correctness of the meter positions indicated above by the Licensed Plumber.


(Signature of the Applicant in Part II)

Name : Best Field Hong Kong Development Ltd



Company's chop (if applicable) Date : 09/07/2021 (DD/MM/YYYY)

* I am satisfied with the correctness of the meter positions indicated above by the Licensed Plumber.

(Signature of the Authorized Person in Part I)

Name : _____

Registration No.: _____

Date : _____ (DD/MM/YYYY)

* Delete whichever is not applicable

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.



**APPLICATION FOR CONSTRUCTING, INSTALLING,
ALTERING OR REMOVING AN INSIDE SERVICE OR FIRE SERVICE**

**Under Section 14 of the Waterworks Ordinance (Cap. 102)
and Reg. 3 / 5 of the Waterworks Regulations (Cap. 102A)**

Part I (To be completed by the Licensed Plumber. Part I shall also be signed by the Authorized Person for new building project) (See Note 1)

To the Water Authority,

Inside Service or Fire Service for the Premises at

VARIOUS LOTS IN DD125, HA TSUEN, YUEN LONG

~~I/We~~ am/~~are~~ engaged by the *consumer[#] / ~~agent~~[#] / ~~applicant~~ for new water supply in Part II to ~~*construct~~
/ install / ~~alter~~ / ~~remove~~ an ~~*inside service~~ / fire service at the above premises. Details of the approved plumbing
proposal(s) for the ~~inside service~~ / fire service ("Approved Plumbing Proposals") are as follows:-

WSD approval letter reference : 6399521303 of 6399521723 dated 10/11/2020 ASN 3225129911
(DD/MM/YYYY)
Approved drawing no. (if no drawing has been required, describe briefly the works): EP-10430-FS01,
EP-10430-FS02

_____).

Works covered by this Form: *Whole of the works / ~~Part of the works~~ (If this application relates only to part of
the works under the Approved Plumbing Proposals, please specify the relevant part of the works :

_____).

Size and no. of water meters involved/required : _____

Anticipated date when water supply is required : 15/03/2021 (DD/MM/YYYY) (see Note 4)

Remarks : _____

Form WWO 1149 detailing the pipes and fittings intended to be installed ~~used~~ at the above premises for the works
under the Approved Plumbing Proposals covered by this Form *is attached / ~~have been submitted~~
on _____ and approved on _____.
(DD/MM/YYYY)

2. PURPOSE OF SUBMISSION (See Note 2)

*~~I/We~~ hereby apply to the Water Authority for permission to commence the construction, installation, alteration
or removal of the works under the Approved Plumbing Proposals covered by this Form, which will be
commenced on 23/02/2021 (DD/MM/YYYY)

*~~I/We~~ CERTIFY that the pipes and fittings to be installed/~~used~~ for the construction, installation, alteration or
removal of the works covered by this Form, including those as listed on the *attached/~~approved~~ Form WWO
1149 and those not listed, shall be as prescribed by the Waterworks Regulations.

* Delete whichever is not applicable

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.



3. ~~I/We~~ fully understand and agree that the Water Authority may use the data collected from ~~me/us~~ in connection with this application for the purposes of, or directly related to, the processing of this application and any follow-up actions in relation to the construction, installation, alteration or removal of the inside service or fire service approved under this application. If ~~I/we~~ do not provide sufficient data, the Water Authority may not be able to process ~~my/our~~ application. ~~I/We~~ agree that the data collected may be transferred to other Government bureaux and departments [and any other relevant parties] for the aforesaid purposes. ~~I/We~~ further agree that the data (including the name of the Licensed Plumber, the Authorized Person and the details of the premises concerned) may be made known to the general public (eg. by publishing the same on the internet). ~~I/We~~ understand that ~~I/we~~ may make a request to the Departmental Secretary of the Water Supplies Department at 48/F, Immigration Tower, 7 Gloucester Road, Hong Kong for access to and correction of my/our personal data.

Licensed Plumber

Authorized Person
(only applicable to a new buildings project)

Plumber's Licence No : 00177

Registration No.: _____

Name : CHAN PING SANG

Name : _____

Signature : 


Signature : _____

Date : 03/02/2021 (DD/MM/YYYY)

Date : _____ (DD/MM/YYYY)

Tel No : 

Tel No : _____

Fax No : 

Fax No : _____

E-mail : 

E-mail : _____

Company Name of Employer⁺ : East Power Eng. Ltd

*HKID/Passport/Business Registration No. : _____

Address : _____

Business Registration No. of Employer⁺ : 21695323

Address of Employer⁺ : Flat A, 7/F,

Hop Shing Commercial Building,

41 Chi Kiang Street, To Kwa Wan, Kowloon

Preferred Contact Method: * by mail/e-mail/fax

Preferred Contact Method: * by mail/e-mail/fax

+ The Licensed Plumber shall provide the name, business registration no. and address of the company/contractor by/for which he/she is employed or working.

* Delete whichever is not applicable

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.



Part II (To be completed by the consumer[#] / agent[#] / applicant for new water supply) (See Note 1)

To the Water Authority,

I endorse the information submitted by my Licensed Plumber *and the Authorized Person in Part I.

I fully understand and agree that the Water Authority may use the data collected from me in connection with this application for the purposes of, or directly related to, the processing of this application of my Licensed Plumber and any follow-up actions in relation to the construction, installation, alteration or removal of the inside service or fire service approved under this application. If I do not provide sufficient data, the Water Authority may not be able to process my Licensed Plumber's application. I agree that the data collected may be transferred to other Government bureaux and departments and any other relevant parties for the aforesaid purposes. I further agree that for the aforesaid purposes the name of the premises concerned may be made known to the general public (e.g. by publishing the same on the internet). I understand that I may make a request to the Departmental Secretary of the Water Supplies Department at 48/F, Immigration Tower, 7 Gloucester Road, Hong Kong for access to and correction of my personal data.

Signature : _____

(*consumer[#] / agent[#] / applicant for new water supply)

Name : Best Field Hong Kong Development Lt

Tel No : _____

Fax No : _____

Address : No 174-175, San Wai, Ha Tsuen

Yuen Long



Date : _____

- 1 FEB 2021

(DD/MM/YYYY)

Company's chop (if applicable)

* Delete whichever is not applicable

[#] The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.



Part III (To be completed by the Water Authority)

To the Licensed Plumber,
Licensed Plumber Mailing Address

To the Authorized Person (if any),
Authorized Person Mailing Address

To the consumer/agent/applicant,
Consumer/agent/applicant Mailing Address

Permission is given for you to proceed with the works under the Approved Plumbing Proposals covered by this Form.

_____	Name : _____
(Signed for the Water Authority)	Post : _____
	Tel No : _____
Date: _____	Fax No : _____

* Delete whichever is not applicable

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.



Part IV (To be completed by the Licensed Plumber) (see Note 6)

(For new building project, also to be signed by the Applicant and the Authorized Person)

To the Water Authority,

ASN : _____

* The whole / part of the works under the Approved Plumbing Proposals (please specify and submit relevant drawings : _____) covered by this Form was/were completed on _____ (DD/MM/YYYY).

I apply for your inspection and approval of the works mentioned above. * I also undertake the correctness of the meter positions of the works mentioned above. I certify that the pipes and fittings installed/ used for the construction, installation, alteration or removal of the works mentioned above are as prescribed by the Waterworks Regulations.

(Signature of the Licensed Plumber in Part I) Name : _____

Plumber's License No. : _____

Date : _____ (DD/MM/YYYY)

* I am satisfied with the correctness of the meter positions indicated above by the Licensed Plumber.

(Signature of the Applicant in Part II) Name : _____

Company's chop (if applicable) Date : _____ (DD/MM/YYYY)

* I am satisfied with the correctness of the meter positions indicated above by the Licensed Plumber.

(Signature of the Authorized Person in Part I) Name : _____

Registration No.: _____

Date : _____ (DD/MM/YYYY)

* Delete whichever is not applicable

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.



Part V(a) (To be completed by the Water Authority)

To the Licensed Plumber,
Licensed Plumber Mailing Address

To the Authorized Person (if any),
Authorized Person Mailing Address

To the Applicant,
Applicant Mailing Address

Inspection, including but not limited to carrying out spot-check of the pipes and fittings at the premises, was carried out on _____ on the *whole/part of the works under the Approved Plumbing Proposals covered by this Form. There is no irregularity apparent to us during the above mentioned inspection.

Subject to the completion of random sampling of the water supply to be carried out at inside service *and connection point with satisfactory water test results as required by the Water Authority, *and on payment of the charge prescribed in Part 1 of Schedule 1 of the Waterworks Regulations, the WWO 46 Part V(b) will be issued. *The connection to the main will then be made *and the part of the fire service or inside service on land held by the Government will be installed afterwards.

_____	Name : _____
(Signed for the Water Authority)	Post : _____
	Tel No : _____
Date : _____	Fax No : _____

* Delete whichever is not applicable

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.



Part V(b) (To be completed by the Water Authority)

To the Licensed Plumber,
Licensed Plumber Mailing Address

To the Authorized Person (if any),
Authorized Person Mailing Address

To the Applicant,
Applicant Mailing Address

Random sampling of the water supply has been carried out at inside service *and at connection point, and satisfactory water test results were received on _____ as required by the Water Authority. There is no irregularity apparent to us. *Subject to payment of the charge prescribed in Part 1 of Schedule 1 of the Waterworks Regulations, *the connection to the main will then be made *and the part of the fire service or inside service on land held by the Government will be installed.

Attention of the Licensed Plumber is drawn to the Licensed Plumber's duty to construct, install, alter or remove the works covered by this Form in compliance with the Approved Plumbing Proposals, the Waterworks Ordinance and the Waterworks Regulations. Neither the issuance of this Form nor approval of the plumbing proposals nor the granting of the connection to the main *and the installation of the part of the fire service or inside service on land held by the Government shall be construed as a ratification of any contravention of any of the provisions of the Waterworks Ordinance or the Waterworks Regulations.

_____	Name : _____
(Signed for the Water Authority)	Post : _____
	Tel No : _____
Date : _____	Fax No : _____

* Delete whichever is not applicable

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.

Notes :-

1. The Form is applicable to premises supplied or to be supplied with water from the Waterworks. Part I of the Form is to be completed by the Licensed Plumber to apply for the permission by the Water Authority of the commencement of the works under the Approved Plumbing Proposals covered by this Form. For a new building project, the Authorized Person, as defined in the Buildings Ordinance (Cap. 123), is required to sign in Part I also. Part II is to be completed by the consumer[#]/agent[#]/applicant of new water supply. Omission of any details in the Form may cause delay to your application.
2. Parts I and II of this Form shall be submitted to the Water Authority for permission to commence the construction, installation, alteration or removal of the works under the Approved Plumbing Proposals covered by this Form. If there is no previously approved Form WWO 1149 for the works under the Approved Plumbing Proposals covered by this Form, Parts I and II of this Form shall be submitted with a Form WWO 1149 detailing the pipes and fittings to be installed/used for the construction, installation, alteration or removal of the works under the Approved Plumbing Proposals covered by this Form.
3. The Form shall be mailed/faxed to the Water Authority.
4. Different sets of Forms are required for different phases of the plumbing that require water supply at different dates. **The consumer[#]/agent[#]/applicant of new water supply in Part II and/or the Licensed Plumber/Authorized Person in Part I shall inform the Water Authority in writing whenever there is any change to the ‘anticipated date when water supply is required’ in Part I of the Form.**
5. On completion of processing the application, the Licensed Plumber, the Authorized Person and the consumer[#]/agent[#]/applicant will receive Part III of the Form with a Form Serial No. printed on it. A copy of Parts I and II of the Form will also be returned.
6. Reporting completion of part of the works covered by this Form (including water pipe to be concealed) shall be made in Part IV of the Form. Licensed Plumber, and the Authorized Person and consumer[#]/agent[#]/applicant as appropriate, should complete Part IV of the Form and submit it together with a copy of Parts I, II and III of the Form to report completion of the works covered by this Form. **Please quote Form Serial No. and ASN on Part IV.**
7. Licensed Plumber and Authorized Person should always be aware of the anti-corruption laws and avoid to contravene them during their course of works. For details, please refer to the website of Independent Commission Against Corruption at <http://www.icac.org.hk/>

[#] The meaning of ‘consumer’ and ‘agent’ shall be as defined in Section 2 of the Waterworks Ordinance.



The Water Authority
43/F Immigration Tower, 7 Gloucester Road, Hong Kong.
Tel : 2824 5000 Fax : 2802 7333 email : wsdinfo@wsd.gov.hk

Form Serial No. 3225129943
(for official use)

Part III (To be completed by the Water Authority)

CHAN PING SANG,
G/F, CHINA PAINT MFY BUILDING
1167 CANTON ROAD
MONG KOK, KOWLOON

Premises: **VARIOUS LOTS IN DD 125, HA TSUEN, YUEN LONG**

Permission is given for you to proceed with the works under the Approved Plumbing Proposals covered by this Form.

(Signed for the Water Authority)

Name : LEE Ka Man

Post : I/NTW(CS)A3

Tel No : 3701 5222

Fax No : _____

Date : 1 March 2021

To: CHAN PING SANG
CC: BEST FIELD HONG KONG DEVELOPMENT LIMITED

* Delete whichever is not applicable.

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.

WWO 46 (1/2019)

[20210302000644-001/001-1/1]

VARIOUS LOTS in DD125, HA TSUEN, YUEN LONG,
Premises Address NEW TERRITORIES

PIPES AND FITTINGS INTENDED TO BE INSTALLED:-

Page 1 of 3

Description of Pipes and Fittings (see Note 7)	Brand	Size	Manufacturer	Country of Origin	General Acceptance No. /Registration No. under WELS (see Note 4, 5 & 6)	Location of designated products registered under WELS/combined water saving devices
Piston type float operated bronze valve	Welson	50mm	Welson Metal & Sanitary Ware MFY.	the Mainland of China	C20160967 (Exp:27-Jul-21)	
Cast iron wafer type silent check valve	MICO	DN100	Henry Engineering & Supplies	the Mainland of China	C20160627FS (Exp:8-May-21)	
Ductile iron gate valve	SRI	200mm	Steel Recon Industries Sdn. Bhd.	the Mainland of China	C20160637FS (Exp:21-Apr-21)	
Ductile iron gate valve	SRI	100mm	Steel Recon Industries Sdn. Bhd.	the Mainland of China	C20160637FS (Exp:21-Apr-21)	
Double sphere screwed type rubber connector	SRI	DN40	Steel Recon Industries Sdn. Bhd.	the Mainland of China	C20160628FS (Exp:21-Apr-21)	
Double sphere flanged rubber connector	SRI	DN200	Steel Recon Industries Sdn. Bhd.	the Mainland of China	C20160628FS (Exp:21-Apr-21)	
Double sphere flanged rubber connector	SRI	DN150	Steel Recon Industries Sdn. Bhd.	the Mainland of China	C20160628FS (Exp:21-Apr-21)	
Double sphere flanged rubber connector	SRI	DN100	Steel Recon Industries Sdn. Bhd.	the Mainland of China	C20160628FS (Exp:21-Apr-21)	
Cast iron Y-strainer flange type	SRI	DN150	Steel Recon Industries Sdn. Bhd.	the Mainland of China	C20160614FS (Exp:24-Apr-21)	

Please use additional sheet(s) if required.

Please see notes overleaf

Signature of the Licensed Plumber: 

Licence No.: 00177

Date 03/02/2021

VARIOUS LOTS in DD125, HA TSUEN, YUEN LONG,
Premises Address NEW TERRITORIES

Description of Pipes and Fittings (see Note 7)	Brand	Size	Manufacturer	Country of Origin	General Acceptance No. /Registration No. under WELS (see Note 4, 5 & 6)	Location of designated products registered under WELS/combined water saving devices
Cast iron Y-strainer flange type	SRI	DN100	Steel Recon Industries Sdn. Bhd.	the Mainland of China	C20160614FS (Exp:24-Apr-21)	
Ductile iron butterfly valve	Reliable	DN150	Reliable Automatic Sprinkler Co., Ltd.	the Mainland of China	C20160610FS (Exp:3-Apr-21)	
Gunmetal twin inlet with integral non-return valve and drain	SRI	100mm	Steel Recon Ind. Sdn. Bhd.	Malaysia	C20160265FS (Exp:2-Feb-21)	
Cast iron wafer type silent check valve	Mico	200mm	Henry Engineering & Supplies	the Mainland of China	C20180153FS (Exp:20-Jun-22)	
Galvanized steel pipes (Class medium)	MC Man Chit	15mm to 200mm	Jinan Mech Piping Technology Co., Ltd.	the Mainland of China	C20160380FS (Exp:13-Mar-21)	
Copper alloy gate valve	TYT	80mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200785 (Exp:6-Aug-25)	
Copper alloy gate valve	TYT	65mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200785 (Exp:6-Aug-25)	
Copper alloy gate valve	TYT	50mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200785 (Exp:6-Aug-25)	
Copper alloy gate valve	TYT	40mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200785 (Exp:6-Aug-25)	
Copper alloy gate valve	TYT	32mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200785 (Exp:6-Aug-25)	

Please use additional sheet(s) if required.

Please see notes overleaf

Signature of the Licensed Plumber: _____

Licence No.: 00177

Date 03/02/2021

VARIOUS LOTS in DD125, HA TSUEN, YUEN LONG,
Premises Address NEW TERRITORIES

Description of Pipes and Fittings (see Note 7)	Brand	Size	Manufacturer	Country of Origin	General Acceptance No. /Registration No. under WELS (see Note 4, 5 & 6)	Location of designated pipe lots registered under WELS/combined water saving devices
Copper alloy gate valve	TYT	25mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200785 (Exp:6-Aug-25)	
Copper alloy swing check valve	TYT	50mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200912 (Exp:20-Aug-25)	
Copper alloy swing check valve	TYT	40mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200912 (Exp:20-Aug-25)	
Copper alloy swing check valve	TYT	32mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200912 (Exp:20-Aug-25)	
Copper alloy swing check valve	TYT	25mm	M/s Goodyear Valves Works Corp	Taiwan, China	C20200912 (Exp:20-Aug-25)	

Please use additional sheet(s) if required.

Please see notes overleaf

Signature of the Licensed Plumber: _____

Licence No.: 00177

Date 03/02/2021

**Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)**

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-HT/841	"Recreation" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Materials and Equipment (3 years)	19.7.2013 (3 years) (revoked on 19.4.2014)	1, 3, 4, 5, 6, 8, 9, 10
2.	A/YL-HT/906	"Recreation" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Containers with Ancillary Logistics Uses, Container Repairing Workshop, Site Offices and General Storage Use (3 years)	22.8.2014 (3 years) (revoked on 22.7.2016)	1 - 15
3.	A/HSK/103	"OU(PBUSWU)", "OU(LF)" & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices (3 years)	2.11.2018 (3 years) (revoked on 2.4.2021)	1, 2, 4, 5, 6, 7, 8, 9, 12, 13, 15

Approval Conditions:

1. No night-time operation and/or no operation on Sundays and public holidays.
2. No vehicle is allowed to queue back to public roads or reverse onto/from public roads.
3. No cutting, dismantling, cleansing, repairing, and/or workshop activity is allowed.
4. The submission and/or implementation of drainage proposal and/or the submission of condition record of existing drainage facilities.
5. The submission and/or implementation of tree preservation and landscape proposal.
6. The submission and/or implementation of fire service installations proposal.
7. The provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251).
8. The provision of fencing.
9. Revocation clause.
10. Reinstatement clause.
11. The stacking height of containers stored on the site shall not exceed 7 units.
12. No left turn of container vehicles into Ha Tsuen Road eastbound upon leaving the site.
13. The erection of a 'Turn Right' traffic sign at the junction of the access road with Ha Tsuen Road.
14. The provision of a 3-m wide waterworks reserve within 1.5m from the centreline of the water main, no structure shall be erected over the waterworks reserve and such area shall not be used for storage of car parking purpose.
15. The maintenance of existing and/or implemented drainage facilities.

Similar Applications Within the Same “OU(LF)” & “OU(PBUSWU)” Zones

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/HSK/4	“OU(PBUSWU)”, “OU(LF)”, “O”. “G/IC” & “OU(SPS)” on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Open Storage of Containers and Construction Materials with Site Offices (3 years)	13.10.2017 (3 years)	1, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16
2.	A/HSK/14	“OU(PBUSWU)” & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Open Storage of Construction Materials and Warehouse (3 years)	22.9.2017 (3 years) (revoked on 22.6.2018)	1-10
3.	A/HSK/17	“OU(PBUSWU)” & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Warehouse (Furniture Storage) (3 years)	13.10.2017 (3 years) (revoked on 13.3.2020)	1, 3, 4, 5, 8, 9, 10
4.	A/HSK/57	“OU(PBUSWU)” & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Warehouse and Open Storage of Construction Materials (3 years)	6.4.2018 (3 years) (revoked on 6.10.2018)	1, 2, 3, 4, 5, 6, 7, 9, 10
5.	A/HSK/75	“OU(PBUSWU)”, “OU(POFEFTS)”, “O” & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Open Storage of Construction Materials (3 years)	6.7.2018 (3 years) (revoked on 6.1.2019)	1-12
6.	A/HSK/90	“OU(PBUSWU)” & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Warehouse and Open Storage of Construction Materials (3 years)	7.9.2018 (3 years) (revoked on 7.2.2021)	1, 2, 3, 4, 5, 6, 7, 9, 10
7.	A/HSK/134	“OU(PBUSWU)” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Proposed Temporary Shop and Services and Warehouse (Metalware Goods) (3 years)	22.3.2019 (3 years) (revoked on 22.9.2019)	1, 2, 3, 5, 7, 8, 11
8.	A/HSK/174	“OU(PBUSWU)”, “OU(LF)”, “OU(PFS)” & 'Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Recycling Materials (Plastic) with Ancillary Workshops and Site Offices (3 years)	13.12.2019 (3 years) (revoked on 13.3.2021)	1, 3, 5, 6, 7, 8

Approval Conditions:

1. No night-time operation and/or no operation on Sundays and public holidays.
2. No vehicle is allowed to queue back to or reverse onto/from the public road
3. The submission and/or implementation of drainage proposal and/or the submission of condition record of the existing drainage facilities.
4. The submission and/or implementation of tree preservation and landscape proposal.
5. The submission and/or implementation of fire service installations (FSIs) proposal.
6. The provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251).
7. The maintenance of implemented and/or existing drainage facilities/fencing/trees and landscape plants.
8. The provision of fencing.
9. Revocation clause.
10. Reinstatement clause.
11. No cutting, dismantling, cleansing, compacting and/or other workshop activity is allowed.
12. No material is allowed to be stored/dumped within 1m of any tree.
13. The stacking height of containers stored on the Site shall not exceed 7 units.
14. No left turn of container vehicles into Ha Tsuen Road eastbound upon leaving the Site is allowed.
15. The erection of a 'Turn Right' traffic sign at the junction of the access road with Ha Tsuen Road.
16. No cutting, dismantling, cleaning, repairing, compacting, vehicle repair workshop activity, other than container repairing activities, is allowed.

消防處發出之露天貯存用地良好作業指引
Good Practice Guidelines for Open Storage issued by the Director of Fire Services

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non-Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

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

參考編號

Reference Number:

210702-142500-57040

提交限期

Deadline for submission:

13/07/2021

提交日期及時間

Date and time of submission:

02/07/2021 14:25:00

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/317

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/HSK/317

意見詳情 (如有需要，請另頁說明)

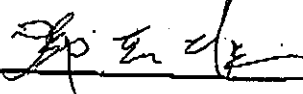
Details of the Comment (use separate sheet if necessary)

本人極力反對此申請，原因：

- ① 空氣污染 ② 水源污染 ③ 交通負荷及
噪音 ④ 衛生 等等 ---
⑤ 噪音

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

簽署 Signature



日期 Date

20/06/2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/HSK/317

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沿海路旁 嘈音 交通阻塞 環境衛生
人流多複雜 治安不穩

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

簽署 Signature _____ 日期 Date 5/7/2021

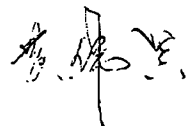
**黃偉賢 元朗區議會 (民選議員)***Zachary Wong Wai Yin, Yuen Long District Council Elected Member*

本處檔號：LP-21-1531-157

貴處檔號：

敬啟者：有關規劃申請A/HSK/317(地址：新界元朗丈量約份第125約內多個地段和毗連政府土地)，申請人打算以上述申請土地作臨時露天貯物及貨倉（建築材料、建築設備及回收物料）連附屬工場及場地辦公室（為期三年），本人提出反對。由於申請人過去三次規劃申請獲批後都被撤銷，顯示申請人沒有誠意履行批准條款，故希 貴會否決有關申請。如何之處，煩請 布覆，是荷。此致

城市規劃委員會主席暨各委員

元朗區議會主席：  謹啟

2021年7月12日

元朗朗屏邨悅屏樓平台 229 室

RM 229 YUET PING HOUSE, LONG PING ESTATE, YUEN LONG

電話：2474 4562

傳真：2479 2947

電郵：zwong@dphk.org

行公義 好憐憫 存謙卑的心

寄件日期: 2021年07月13日星期二 1:27
收件者: tpbpd
主旨: A/HSK/317 DD 125 Ha Tsuen

A/HSK/317

Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen

Site area : About 16,816.3sq.m Includes Government Land of about 147.1sq.m

Zoning : "OU" annotated "Logistics Facility", "Port Back-up, Storage and Workshop Uses" and area shown as 'Road'

Applied use : Temporary Open Storage and Warehouse / 28 Vehicle Parking

Dear TPB Members,

Again the applicant failed to fulfill the Fire conditions after **TEN Extensions of Time** but he knows the game, roll over for another 3 years.

Members have a duty to consider the safety of the community. With global warming fires will become more frequent. Damage is done not only to the site, the impact of smoke inhalation on public health should be a prime concern.

Auto roll over can no longer be tolerated at these sites.

Mary Mulvihill

Advisory Clauses

- (a) prior planning permission should have been obtained before continuing the development on the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the application site;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The GL with 147 m² in the Site is covered by a Short Term Tenancy (STT) No. 3222 for the purposes of “Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices”. The private lots which are covered by Short Term Waivers (STWs) are listed below:

<u>Lots Nos.</u> <u>(in D.D. 125)</u>	<u>STW No.</u>	<u>Purposes</u>
232	4863	Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices
224	5044	Temporary Open Storage of Construction Materials and Equipment
225	5045	Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices
227	5046	
233	5047	
362	5048	
363 & 370 S.A	5049	
365	5050	
366	5051	
369	5053	
370 S.B	5054	
223	5230	Warehouse (Excluding Dangerous Goods Godown)

The STW/STT holders should apply to his office for modification of the STW/STT conditions where appropriate. The lot owner(s) of the lot(s) without STW should apply to his office for permitting the structures to be erected or to regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If

such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;

- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. Local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/ managing departments of the local track for using it as the vehicular access to the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Ha Tsuen Road;
- (h) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize any potential environmental nuisances;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase Development and Remaining Phase development. The lot(s) concerned falls within the Site under Second Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Second Phase development will commence in 2024. In this regard and subject to the necessary approvals as required, the Government plans to acquire these relevant sites by end 2023 progressively for the development of HSJ/HT NDA;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with

Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at the building plan submission stage; and

- (l) to note the comments of the Director of Fire Services (D of FS) that relevant layout plans incorporated with the proposed fire service installations (FSIs) should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. Attached good practice guidelines for open storage should be adhered to (**Appendix V**). To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.