

2024年 1月 3 0日

Appendix I of RNTPC  
Paper No. A/NE-SSH/153

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 30 JAN 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.  
\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

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

2400155

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By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-SS4/153
	Date Received 收到日期	30 JAN 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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 )

Keenco Investment 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 )

Grandmax Surveyors 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.449 S.F, 449 RP, 450 S.B (Part), 450 RP (Part), 464, 465 (Part), 466 S.A (Part), 466 S.B ss.1, 467, 524 (Part) and 528 (Part) in D.D.209, Shap Sz Heung, Tai Po, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 867 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 .....sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil ..... 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 Shap Sz Heung Outline Zoning Plan No.S/NE-SSH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	Temporary Private Car Park (Private Cars and Light Goods Vehicles)  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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 .....8/1/2024..... (DD/MM/YYYY), this application involves a total of .....8..... "current land owner(s)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 .....8..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)
1	Lot Nos. 449 S.F, 449 RP, 450 S.B, 450 RP, 464, 465, 466 S.B ss.1 and 528 in D.D.209, Shap Sz Heung, Tai Po, New Territories	9/1/2024
6	Lot Nos. 466 S.A and 524 in D.D.209, Shap Sz Heung, Tai Po, New Territories	9/1/2024
1	Lot No. 467 in D.D.209, Shap Sz Heung, Tai Po, New Territories	9/1/2024

(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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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 \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

**(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))**

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展Temporary Private Car Park (Private Cars and Light Goods Vehicles)  
For a Period of 3 Years

(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☒ year(s) 年 ..... 3 years☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	Nil	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	Nil	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	Nil	.....
Proposed domestic floor area 擬議住用樓面面積	Nil	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Nil	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Nil	.....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)

Nil.

**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	23
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	3
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

**Proposed number of loading/unloading spaces 上落客貨車位的擬議數目**

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 Almost between 7 a.m. to 11 p.m. daily.			
(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)) Local road off Sai Sha Road <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"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

**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 additional sheets attached.




**8. Declaration 聲明**

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

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

Signature  
簽署



Kevin LAU

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

Director

Name in Block Letters  
姓名（請以正楷填寫）

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 ... RICS, RPS(GP) .....

on behalf of  
代表

Grandmax Surveyors Limited



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

Date 日期

11/01/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos.449 S.F, 449 RP, 450 S.B (Part), 450 RP (Part), 464, 465 (Part), 466 S.A (Part), 466 S.B ss.1, 467, 524 (Part) and 528 (Part) in D.D.209, Shap Sz Heung, Tai Po, New Territories
Site area 地盤面積	867 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Shap Sz Heung Outline Zoning Plan No.S/NE-SSH/11
Zoning 地帶	Village Type Development
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	<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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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)		23 N/A 3 N/A N/A N/A
	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)		N/A N/A N/A N/A N/A N/A

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

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

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

## **7. Justifications**

The Applicant applies for a temporary use for private car park (private cars and light goods vehicles) for a period of 3 years.

### *Location and Environment*

The Application Site is located in the local settlement area known as Kei Ling Ha San Wai in Shap Sz Heung. It is accessible via a local road which connects to Sai Sha Road. Kei Ling Ha San Wai is a geographically self-enclosed small village. The surroundings of the Application Site are village type houses.

### *Last Approval*

The Application Site was subject of a planning approval No.A/NE-SSH/135 from 14.7.2020 till 14.7.2023. Unfortunately, The Applicant was has overlooked to submit a renewal application on time and currently seek for a same planning approval as the previous (i.e. No.A/NE-SSH/135) with the same context. The details of the current proposed application, including use, operation and layout (only 1 private car parking space slightly re-orientated) are the same as the latest permitted planning approval No.A/NE-SSH/135. The Applicant has not came across any issue in the actual operation under the current planning approval.

The Applicant has complied with all conditions of the planning approval No.A/NE-SSH/135. Thus, he ensures the Application Site has no adverse impact and there has been no issue in the actual operation under the current planning approval.

### *Proposed Operation and Layout*

This is a private car park which would only serve the adjacent local residents of Kei Ling Ha San Wai for their daily car parking needs.

The Application Site area is 867 sq.m.(about) which would provide 23 nos. of parking spaces for private car and 3 nos. of parking space for light goods vehicle. It is expected that traffic in/out the private car park would be almost between 7 a.m. to 11 p.m. daily.

Along the eastern boundary of the Application Site is a local road connecting to other portions of the village, vehicles (users) can access via the eastern side of the Application Site. The northern and western sides of the Application Site are bound by fence walls of the houses of the residents while the southern side of the Application Site are bound by existing dense vegetation.

### Necessary Provisions to the Local Residences

Except limited routes of buses along Sai Sha Road near the Kei Ling Ha San Wai, private vehicles are the main means of transportation of the local residents. However, with the limited supply of land and relatively dense alignment of village houses in Kei Ling Ha San Wai, nearly no proper parking area is available in the local vicinity. Thus, the private car park would address the basic proper parking needs of the local residences. This situation has not changed since the last planning approval.

### Compliance with Planning Conditions

The Applicant has complied with all conditions of the current planning approval. Thus, he ensures the Application Site has no adverse impact and there has been no issue in the actual operation under the current planning approval.

### Similar Planning Approvals

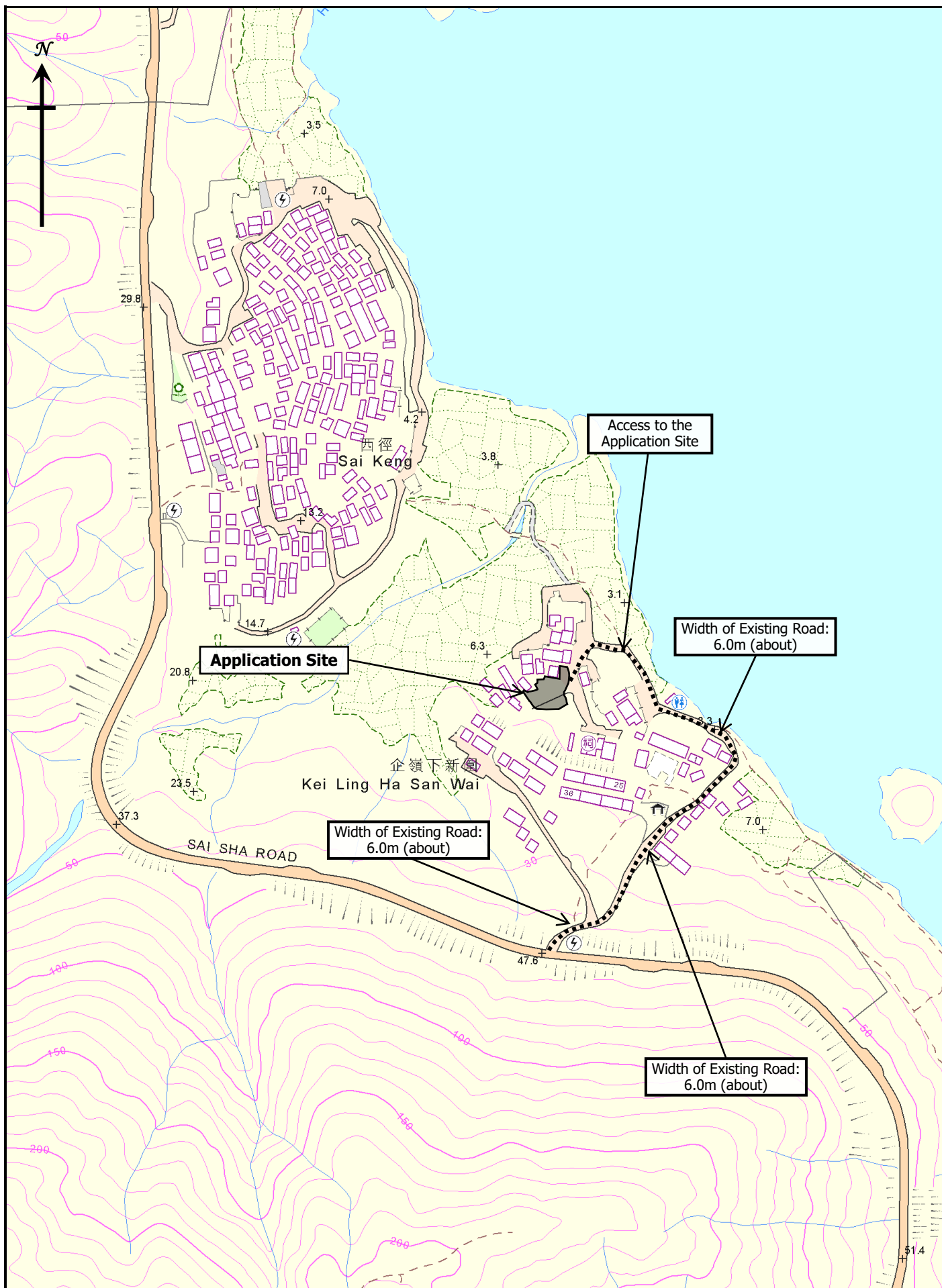
There are similar planning approvals of the same temporary use within the "Village Type Development" in Shap Sze Heung after the approval of the current planning approval. All are temporary private car parks serving the need of local residents.

<b>Application No.</b>	<b>Applied Use</b>	<b>Approval Date</b>
A/NE-SSH/121	Temporary Private Car Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	7/9/2018
A/NE-SSH/119	Temporary Private Car Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	19/10/2018
A/NE-SSH/124	Temporary Private Car Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	19/10/2018
A/NE-SSH/134	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10/7/2020
A/NE-SSH/135	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10/7/2020
A/NE-SSH/141	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	15/10/2021

### Conclusion

In view of the development is only temporary in nature, addressing the solid needs of the local residents in Kei Ling Ha San Wai and would not incur any adverse impacts. We seek for Town Planning Board's approval of the renewal of the application for a period of 3 years.





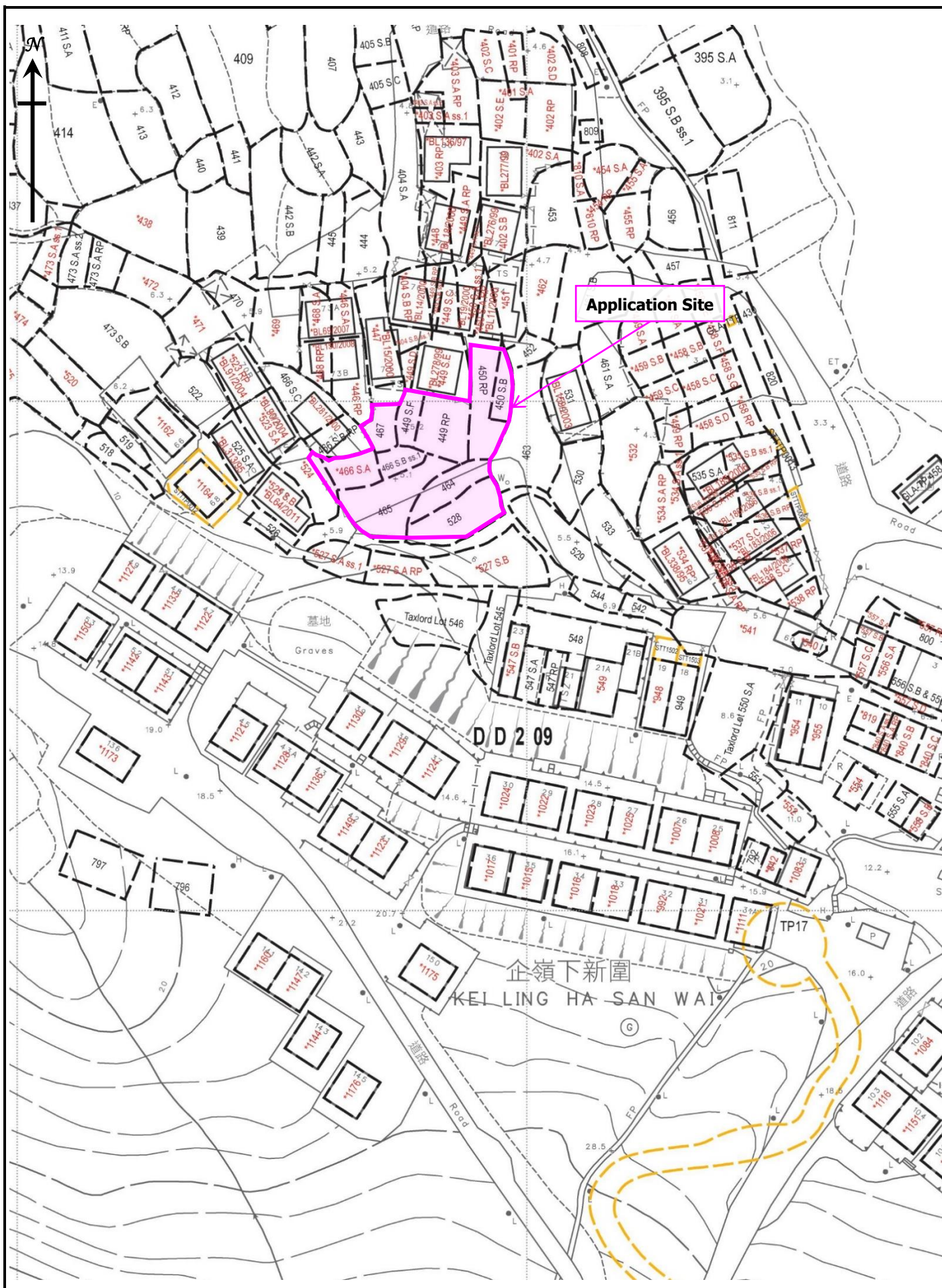
## LOCATION PLAN

**Figure 1**

Not to Scale



GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司



# **LOT INDEX PLAN**

**Figure 2**

1 : 1000



GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司





☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

**Candice Yan Ki LO/PLAND**

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寄件者: Kevin Lau [GMS] [REDACTED]  
寄件日期: 2024年02月27日星期二 15:22  
收件者: Candice Yan Ki LO/PLAND  
副本: [REDACTED]; CW Wong [GMS]  
主旨: RE: [Planning Application A/NE-SSH/153] Departmental Comment (DSD)  
附件: 08 FI RtoC DSD dd 27.2.2024 issued.pdf  
  
類別: Internet Email

Dear Candice,

Please find a copy of the submitted FI attached for your perusal.

If there is any queries, please feel free to discuss, thank you.

Best regards,  
Kevin Lau

Grandmax Surveyors Limited  
Unit 1215, 12/F, Houston Centre, 63 Mody Road  
East Tsim Sha Tsui, Kowloon  
九龍尖沙咀東麼地道 63 號好時中心 12 樓 1215 室

Tel: 2110 9751  
Mobile: [REDACTED]  
Fax: 3628 3308

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**GRANDMAX SURVEYORS LIMITED**  
**俊滙測量師行有限公司**

Date: 27<sup>th</sup> February 2024

Your Ref: TPB/A/NE-SSH/153

Our Ref.: HK-PLG-040

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

**By Fax 2877 0245 and By Post**

Dear Sirs,

**Re: Proposed Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years  
At Lot Nos.449 S.F, 449 RP, 450 S.B (Part), 450 RP (Part), 464, 465 (Part), 466 S.A (Part), 278 (Part),  
466 S.B ss.1, 467, 524 (Part), 528 (Part) in D.D.209, Shap Sz Heung, Tai Po, New Territories  
(Planning Application No. A/NE-SSH/153)**

We refer to the captioned application.

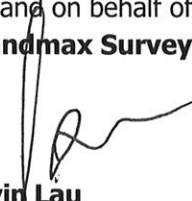
In response to the latest departmental comments received on 20<sup>th</sup> February 2024, we would like to submit our response as follow to address departmental comments / concerns.

The Application Site is a temporary private open-air car park located inside a village environment only, there will be no site formation works to be taken and the Application Site will be used as as-is condition. In fact, the Application Site has been used for the same purpose for years; it was the subject of planning approvals for the same purpose with a drainage plan that have been accepted and maintained. We herewith attach the latest exiting drainage facilities update record that submitted to and accepted by Planning Department in last planning approval no. A/NE-SSH/135 in August 2020.

The current conditions of the Application Site, including the surface rainwater fall and existing stream has been the same as described in the last drainage record. The Applicant is willing to provide proper maintenance (say, removal of wild weed around the exiting natural stream) over the proposed temporary use period of 3 years and provide update drainage record once this application maybe approved. Please be also advised that, according to the Applicant, there has been no flooding issue at the Application Site.

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]

Yours faithfully,  
For and on behalf of  
**Grandmax Surveyors Limited**

  
**Kevin Lau**  
MHKIS MRICS RPS(GP)

Encl.

c.c. Client

DPO/SK & I – Attn: Ms. Candice Lo (by Email: [cyklo@pland.gov.hk](mailto:cyklo@pland.gov.hk) only)

Unit 1215, 12/F, Houston Centre, 63 Mody Road, East Tsim Sha Tsui, Kowloon

九龍尖沙咀東麼地道 63 號好時中心 12 樓 1215 室

Tel : (852) 2110 9177 Fax : (852) 3628 3308 Email : [info@gms.hk](mailto:info@gms.hk)



GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司

Your Ref.: TPB/A/NE-SSH/135  
Our Ref.: HK-PLG-07a-2020(14)

Date : 28<sup>th</sup> August 2020

Planning Department  
Sha Tin, Tai Po and North District Planning Office  
13/F., Sha Tin Government Offices  
1 Sheung Wo Che Road, Shatin, New Territories

**By Post and By Fax: 2691 2806**

Attn: Mr. Tony Wu

Dear Mr. Wu,

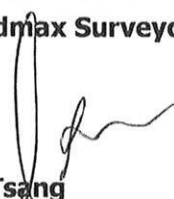
**Re: Compliance with Approval Condition (c)  
Temporary Private Car Park (Private Cars and Light Goods Vehicles)  
for a Period of 3 Years  
At Lot Nos.449 S.F, 449 RP, 450 S.B (Part), 450 RP (Part), 464 (Part), 465 (Part),  
466 S.A (Part), 466 S.B ss.1, 467, 524 (Part), 528 (Part) in D.D.209  
Shap Sz Heung, Tai Po, New Territories  
(Planning Approval No. A/NE-SSH/135)**

We refer to the captioned approval and seek for compliance with approval condition (c).

We have herewith attached a **Figure 4 – Condition Record of the Existing Drainage Facilities** (with photographs) to show the on-site situation. As accepted under the planning permission No.A/NE-SSH/105, the surface rainwater has been falling to the naturally formed stream at the southern end of the application site. As per our recently inspection on 10<sup>th</sup> August 2020, there is no change at the condition of the stream. In addition, as advised by the Applicant, there is an existing underground channel which also assist in diverting runoff water away from the area at the eastern side of the application site, there is also no change in condition of the underground channel since the last planning approval.

Should you have any queries please do not hesitate to contact the undersigned at Tel: [REDACTED]  
Thank you for your attention.

Yours faithfully,  
For & on behalf of  
**Grandmax Surveyors Limited**

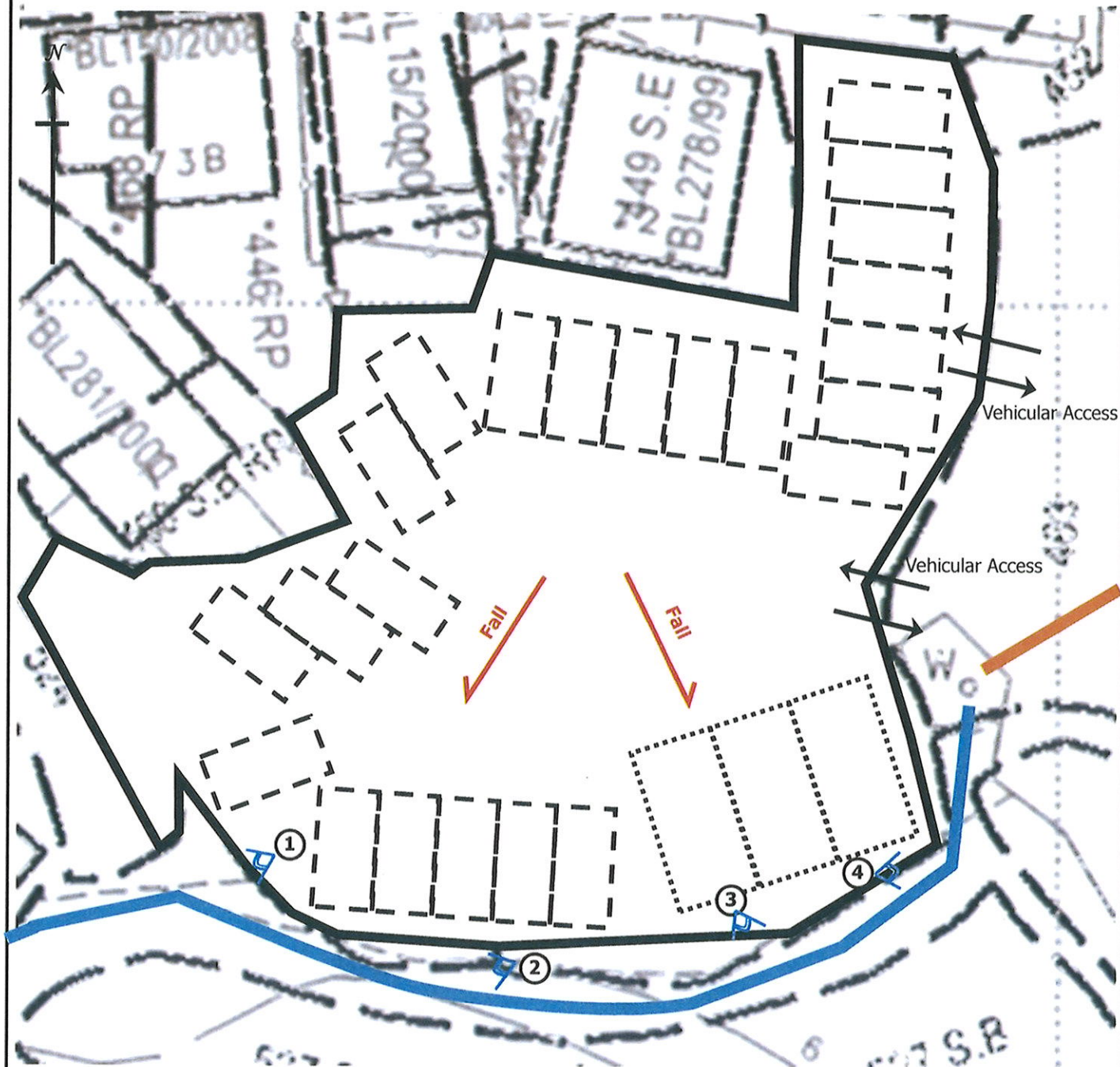
  
**LAU Tsang**  
MHKIS MRICS RPS(GP)

Encl.

c.c. Client



**Lot Nos.449 S.F, 449 RP, 450 S.B (Part), 450 RP (Part), 464 (Part), 465 (Part),  
466 S.A (Part), 466 S.B ss.1, 467, 524 (Part), 528 (Part) in D.D.209  
Shap Sz Heung, Tai Po, New Territories  
(Planning Approval No. A/NE-SSH/135)**



**Legends**

- |  |                              |
|--|------------------------------|
| Application Site                         | Existing Underground Channel |
| Car Parking Space (Private Vehicles)     | Existing Stream              |
| Car Parking Space (Light Goods Vehicles) | Viewing Point                |

**CONDITION RECORD  
OF THE EXISTING  
DRAINAGE FACILITIES**

**Figure 4**

Not to Scale



GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司





Viewing Point 1



Viewing Point 2





Viewing Point 3



Viewing Point 4



## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District  
Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong.

來函檔號 Your Reference HK-PLG-07a-2020(14)  
本署檔號 Our Reference TPB/A/NE-SSH/135  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

**By Post & Fax (3628 3308)**

(1 page + attachment)

21 October 2020

Grandmax Surveyors Limited  
Unit 1215, 12/F, Houston Centre,  
63 Mody Road,  
East Tsim Sha Tsui, Kowloon  
(Attn: Mr. Tsang LAU)

Dear Sir,

### Compliance with Approval Condition (c)

**Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" Zone, Lots 449 S.F, 449 RP, 450 RP (Part), 450 S.B (Part), 464 (Part), 465 (Part), 466 S.A (Part), 466 S.B ss.1, 467, 524 (Part) and 528 (Part) in D.D. 209, Shap Sz Heung, Tai Po, New Territories**  
**(Planning application No. A/NE-SSH/135-1)**

I refer to your letter dated 28.8.2020 for compliance with approval condition (c), i.e. "*the submission of a condition record of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of Town Planning Board*" for the captioned planning application, and our interim reply dated 9.10.2020.

The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has been consulted on your submission and advised that the drainage system was inspected and found to be satisfactory. In this regard, I am pleased to inform you that approval condition (c) as stated in the approval letter (Ref. TPB/A/NE-SSH/135-1) dated 24.9.2020 has been considered complied with. Please note his advisory comments on the maintenance of drainage facilities at **Appendix I**.

Should you have any queries, please contact Ms. Sharon CHAN (Tel: 2158 6043) of this Office.

Yours faithfully,

( Ms. Jessica CHU )

for and on behalf of Director of Planning

c.c.

CE/MN, DSD

(Attn.: Mr. Frankie H. Y. CHEUNG)

(Fax No. 2770 4761)

Internal

CTP/TPB(1)

Site Record

JC/TW/SC/WW/ww

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."



**Application No. A/NE-SSH/135-1**  
**Compliance with Approval Condition (c)**

**Comments from the Chief Engineer/Mainland North of Drainage Services Department  
(CE/MN, DSD):**

Contact person: Mr. Frankie H. Y. CHEUNG (Tel: 2300 1258)

- (a) The applicant/owner shall maintain the drainage facilities in good condition without causing adverse drainage impact to the adjacent area at all times. In addition, the applicant/owner should rectify the system if the system is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the system.
- (b) The applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments.

**Previous s.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-SSH/105	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	14.7.2017
A/NE-SSH/135	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10.7.2020



**Similar S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-SSH/106 <sup>1</sup>	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	28.7.2017
A/NE-SSH/134 <sup>1</sup>	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10.7.2020

**Remarks**

<sup>1</sup>Application Nos. A/NE-SSH/106 and A/NE-SSH/134 are covering the same site.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application;
- no application for Small House has been received;
- the Site comprises 11 private lots (i.e. Lot No(s) 449 S.F, 449 RP, 450 RP (Part), 450 S.B (Part), 464, 465 (Part), 466 S.A (Part), 446 S.B ss.1, 467, 524 (Part) and 528 (Part) in D.D. 209) which are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- there is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto.

**2. Environmental**

Comments of the Director of Environmental Protection (DEP):

- the applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department; and
- No environmental complaint in relation to the Site has been received in the last three years.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the application from public drainage viewpoint; and
- no existing/planned DSD's stormwater and sewerage facilities would be affected by the applied use at the moment.

#### **4. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of the D of FS; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his office for approval.

#### **5. Other Departments**

The following government departments have no objection/no comment on the application:

- Commissioner of Police (C of P);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H/GEO, CEDD);
- Project Manager/New Territories East, Civil Engineering and Development Department (PM/N, CEDD); and
- District Officer/Tai Po, Home Affairs Department (DO/TP, HAD).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises 11 private lots (i.e. Lot No(s) 449 S.F, 449 RP, 450 RP (Part), 450 S.B (Part), 464, 465 (Part), 466 S.A (Part), 446 S.B ss.1, 467, 524 (Part) and 528 (Part) in D.D. 209) which are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) there is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto;
  - (iii) should the planning application be approved, the lot owner(s) are required to submit applications for Short Term Waiver (“STW”) to her office if they wish to erect structures on the Site. Her office will consider the STW applications in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by her office acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by her office including the payment of rental, waiver fee and administrative fee as considered appropriate; and
  - (iv) the applicant will likely make use of the adjoining unleased/unallocated Government land (GL) as vehicles access to and from the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant government departments, prior to the use of access purpose. Moreover, access to the Site may also fall on adjoining private lots all in D.D. 209. The applicant should sort out the relevant issues with the lots owners concerned.
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant/lot owner shall maintain the drainage facilities in good condition without causing adverse drainage impact to the adjacent area at all time. In addition, the applicant/lot owner should rectify the system is found to be inadequate or ineffective during operation. The applicant/lot owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the system;

- (ii) the applicant/lot owner should be advised that limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments; and
  - (iii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones on other private lot(s) or on GL (where required) outside the application site(s).
- (e) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his office for approval. In addition, the applicant should also be advised on the following points:
  - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iii) if there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is at **Appendix Va** for reference.

**Requirements for the Fireman's Emergency Switch**

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.