

2023年 3月 2 9日

此文件在  
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。

Appendix I of RNTPC  
Paper No. A/TM/585A

This document is received on 29 MAR 2023  
The Town Planning Board will formally acknowledge  
the receipt of the application only upon receipt  
of the required information and documents.

Form No. S16-I  
表格第 S16-I 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 proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
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;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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](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](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

2300867

28.3.2023

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	-Application No. 申請編號	A / TM / 585
	Date Received 收到日期	29 MAR 2023

- 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 )

Forever Earn 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)

13 &amp; 15 San On Street, Tuen Mun

Castle Peak Town Lot Nos. 24 and 45 in D.D. 131

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 ..... 1,858 ..... sq.m 平方米 ☒ About 約☒ Gross floor area 總樓面面積 ..... 21,165 ..... sq.m 平方米 ☒ About 約(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)

N/A

..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tuen Mun Outline Zoning Plan No. S/TM/36
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial"
(f) Current use(s) 現時用途	Industrial Building  (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 ..... (DD/MM/YYYY), this application involves a total of ..... "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 ..... "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)

(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）

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

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

## (i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請			
(a) Operation involved 涉及工程	<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  (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) (請用圖則顯示有關土地/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)		
(b) Intended use/development 有意進行的用途/發展			

(iii) For Type (iii) application 供第(iii)類申請														
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置													
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

(iv) *For Type (iv) application* 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction From 由 .....9.5..... to 至 .....11.4.....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☒ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 .....+85..... mPD 米 (主水平基準上) to 至 .....  
.....+109.4..... mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

(v) *For Type (v) application* 供第(v)類申請

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted 'Information Technology and Telecommunications Industries' Use (Data Centre Development)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) *Development Schedule* 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 .....21,165..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 .....11.4..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... Not more than 92% (below 15m) ..... % ☐ About 約  
..... Not more than 60% (above 15m) ..... %
- Proposed no. of blocks 擬議座數 .....1.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....21..... storeys 層  
☒ include 包括 2 storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... Not more than +109.4mPD mPD 米(主水平基準上) ☐ About 約  
.....N/A..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總  
 樓面面積)

.....  
 .....  
 .....

☒ other(s) 其他

(please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積/總  
 樓面面積)

About 21,165 sq. m. for 'Information  
 Technology and Telecommunications  
 Industries' use

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	R/F – Top Roof 15/F – 16/F 2/F – 14/F 1/F M1/F – M2/F G/F B2/F – B1/F	E&M Facilities, Greenery Area Chiller Plant Room, Generator Room Data Hall, E&M Facilities Podium Garden, Data Hall, E&M Facilities Open Office Ancillary to Data Centre, E&M Facilities Entrance Lobby, L/UL Bays / Parking spaces for Goods Vehicles, E&M Facilities Parking spaces for Private Vehicles, E&M Facilities

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Pedestrian passage .....

.....

.....

.....

.....



### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2027

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是          No 否</p>	<p><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)) San On Street</p> <p><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)</p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>22</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>3</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>1</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Private Car Parking Spaces 私家車車位	22	Motorcycle Parking Spaces 電單車車位	3	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1	Others (Please Specify) 其他 (請列明)	
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Others (Please Specify) 其他 (請列明)														
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>4</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>1</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位	4	Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位	1	Others (Please Specify) 其他 (請列明)	
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Others (Please Specify) 其他 (請列明)														

## 9. 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。

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 ..... ..... ..... .....																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	No 否	<input checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 1,858 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 10 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> No 否																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	No 否	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> Sewerage Impact _____ _____		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"/>
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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) 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) ..... ..... ..... ..... .....																																	

## 10. 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。

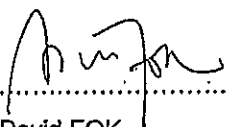
Please refer to attached Supporting Planning Statement.

**11. 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

  
.....  
David FOK

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

Name in Block Letters  
姓名 (請以正楷填寫)

Director  
Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員  
☒ 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 RPP:323  
 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

24/03/2023

..... (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。

For Developments involving Columbarium Use, please also complete the following:  
如發展涉及靈灰安置所用處，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

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	13 & 15 San On Street, Tuen Mun Castle Peak Town Lot Nos. 24 and 45 in D.D. 131		
Site area 地盤面積	1,858 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/36		
Zoning 地帶	"Industrial"		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted 'Information Technology and Telecommunications Industries' Use (Data Centre Development)		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	21,165 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	11.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		+109.4 mPD	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		21	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 92% (below 15m) Not more than 60% (above 15m) <input type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

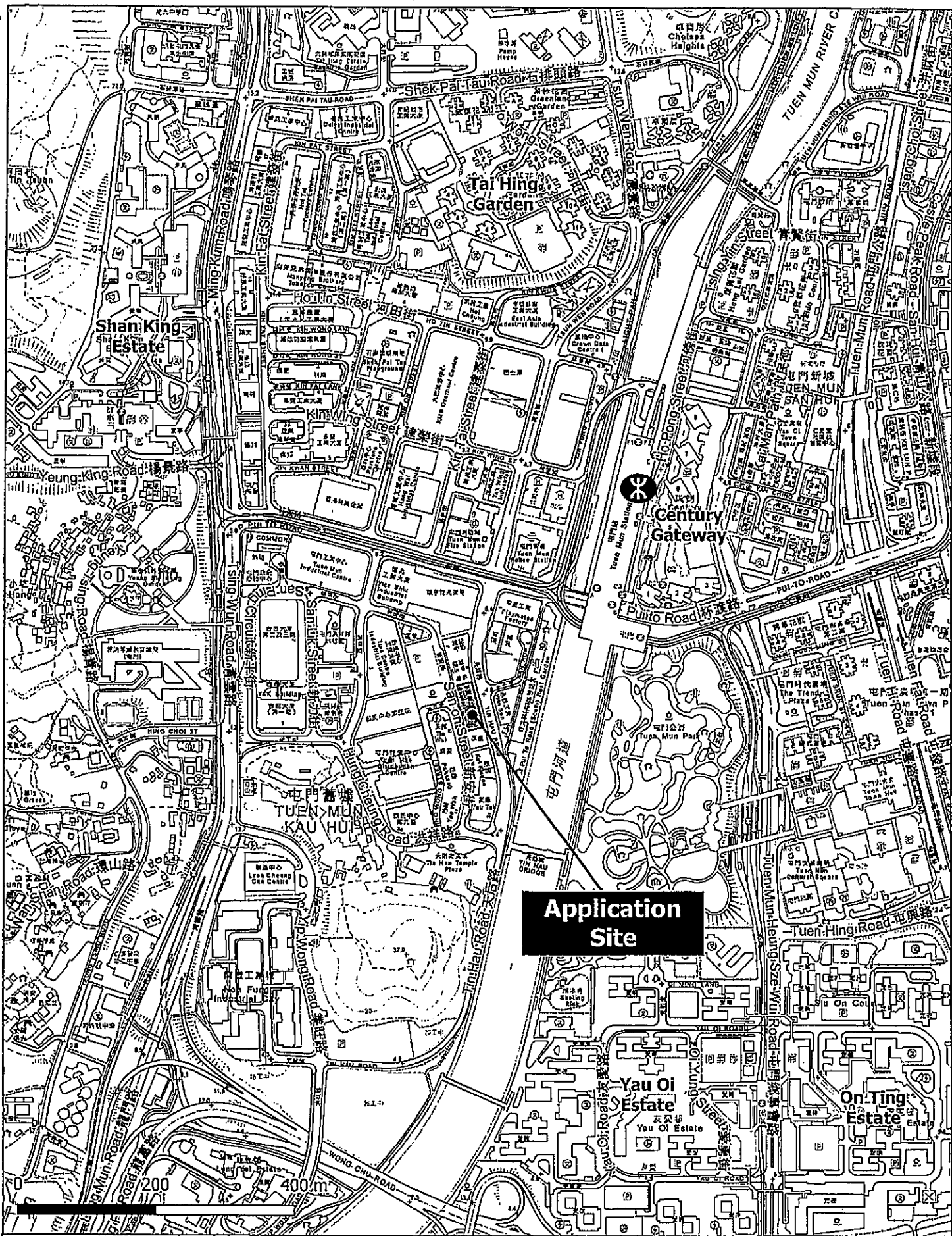
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	22 3 1  1
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	  4  1

### 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 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 type="checkbox"/>
<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 checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" 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





Base Plan:  
Topographic Survey Sheet Nos. 5-SE-B &  
6-SW-A

## Site Location Plan

1 : 7 000

Proposed Minor Relaxation of Plot Ratio and  
Building Height Restrictions for Permitted  
"Information Technology and  
Telecommunications Industries" Use (Data Centre  
Development) at Nos. 13 & 15 San On Street,  
Tuen Mun, N.T.  
- 516 Planning Application -

Date: 20 March 2023



**S.16 PLANNING APPLICATION  
DRAFT TUEN MUN OUTLINE ZONING PLAN NO. S/TM/36**

**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted 'Information Technology and Telecommunications Industries' Use (Data Centre Development) at Nos. 13 & 15 San On Street, Tuen Mun, N.T.**

## **SUPPORTING PLANNING STATEMENT**

**MARCH 2023**

**Applicant:**

**Forever Earn Limited**

**Consultancy Team:**

**KTA Planning Ltd.**

**AIM Group Ltd.**

**CKM Asia Ltd.**

**DSCO Group Ltd.**

**Llewelyn-Davies Hong Kong Ltd.**

**Scenic Landscape Studio Ltd.**



**PLANNING LIMITED**  
規劃顧問有限公司



**S3032a/PS/V01**





PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, MO TOWER  
133 HOI SUN ROAD, KWUN TONG  
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海怡中心16樓K室  
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電郵EMAIL kta@kiaplanning.com

Our Ref: S3032a/13\_15SOS/22/002Lg

6 April 2023

By Hand/ Email

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



Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted 'Information Technology and Telecommunications Industries' Use (Data Centre Development) at Nos. 13 & 15 San On Street, Tuen Mun, N.T.  
- S16 Planning Application No. A/TM/585 -**

We refer to the captioned planning application submitted to the Town Planning Board on 24 March 2023 and the subsequent communication with Tuen Mun and Yuen Long West District Planning Office of Planning Department.

We wish to clarify the followings:

1. The total GFA of the proposed development is 21,180 sq.m.
2. A voluntary 6m-wide full-height building setback from the northern boundary will be provided.
3. The Applicant is committed to provide not less than 25% greenery coverage within the Site and the Landscape Master Plan illustrated that the current scheme could provide not less than 25% of greenery coverage.
4. The UPS and Genset rooms are part of the E&M facilities for the proposed data centre and the internal layout and distribution of the E&M facilities will be subject to detail design in later development stage.

Relevant replacement pages are enclosed to facilitate your consideration.

- Annex A – Replacement pages of Supporting Planning Statement (SPS; main text)
- Annex B – Replacement of Visual Impact Assessment (Appendix 2 of SPS)
- Annex C – Replacement pages of Application Form
- Annex D – Replacement pages of Landscape Master Plan (Appendix 3 of SPS)
- Annex E – Replacement pages of Architectural Drawings (Appendix 1 of SPS)



PLANNING LIMITED  
規劃顧問有限公司

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

David FOK

Encl. (70 sets)

cc. the Applicant & Team

KT/DF/HT/AY/vy

## ***Annex A***

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### **Replacement Pages of Supporting Planning Statement**

## Executive Summary

This Supporting Planning Statement is prepared on behalf of Forever Earn Limited (the "Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for a Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for a Permitted 'Information Technology and Telecommunications Industries' ("IT&T") use at Nos. 13 and 15 San On Street, Tuen Mun (the "Site"). The Site falls within "Industrial" zone ("I") on the Draft Tuen Mun Outline Zoning Plan ("Draft OZP") No. S/TM/36.

The Chief Executive announced a new revitalisation scheme for industrial buildings in her Policy Address 2018. It states the following:

*"(ii) to encourage owners to redevelop industrial buildings constructed before 1987, we will extend the application of the present planning policy about suitably increasing the maximum permissible domestic plot ratio within certain "Residential" (R) zones, so as to allow relaxation of the maximum permissible non-domestic plot ratio by up to 20% for redevelopment projects of these pre-1987 industrial buildings located outside "R" zones in Main Urban Areas and New Towns. Individual applications have to be made to the TPB within three years, and the modified lease should be executed within a specified period after the town planning approval..."*

The Site, situated in Tuen Mun Industrial Area, is currently occupied by two existing pre-1987 industrial buildings ("IBs"), named Bhotai Industrial Building and Shan Ling Industrial Building. The purpose of this planning application is to redevelop the existing IBs to data centre for meeting the robust demand for cloud computing.

The redevelopment proposal involves 1 block of 21-storey building (including G/F, M1/F, M2/F and 2 levels of basement). Based on a total site area of about 1,858m<sup>2</sup> and the proposed minor relaxation of PR restriction from 9.5 to 11.4 (+20%), as well as with minor relaxation of building height ("BH") restriction from +85mPD to +109.4mPD (about +28.7%), the proposed data centre development attains the total gross floor area ("GFA") of about 21,180m<sup>2</sup>.

The Proposed Redevelopment with minor relaxation of PR and BH restrictions is fully justified due to the following main reasons:

- The Proposed Redevelopment is in-line with Government's Policy for promoting Innovation and Technology Development;
- The Proposed Redevelopment of existing IBs is in-line with Government's Policy on Revitalising Industrial Buildings to optimise use of valuable land resourced;
- The Proposed Redevelopment will continue to meet the prevailing planning intention of "I" zone.



- The Applicant is committed to provide the following planning and design merits for minor relaxation of PR and BH restrictions:
  - ✓ Voluntary 6m-wide full-height building setback from the northern boundary to create a new pedestrian passage connection between San On Street and Tin Hau Road, thereby improving pedestrian circulation;
  - ✓ Incorporating movable planters along the proposed pedestrian passage at G/F and vertical greening at the eastern and western façades of M1/F and M2/F facing San On Road and Tin Hau Road to enhance the visual quality of the street level environment;
  - ✓ Proposing perimeter landscape treatments including climbing trailing plants at the flat roof of 1/F visible from San On Road, Tin Hau Road and the proposed pedestrian passage to serve as visual interest to the pedestrians;
  - ✓ Provision of continuous canopy for protecting pedestrians from the sun and rain; and
  - ✓ Compliance with Sustainable Building Design Guidelines on building separation, building setback and site coverage of greenery under PNAP APP152 - Sustainable Building Design Guidelines.
- The BH of Proposed Redevelopment has been optimised, whilst meeting the high requirement for the provision of E&M facilities and the floor headroom;
- The Proposed Redevelopment will be compatible with the surrounding developments without inducing unacceptable visual impact;
- The provision of "new" floor space for information technology and telecommunications use could expedite the transformation of Tuen Mun Industrial Area;
- Adopting green building design elements and intending to achieve BEAM Plus certification;
- Relevant criteria in the consideration of relaxation of BH restrictions in the Approved OZP has been fulfilled;
- Creating a safe and convenient pedestrian crossing facility on Tin Hau Road;
- The Proposed Redevelopment will not result in adverse traffic and sewerage impacts; and
- The Proposed Redevelopment will embrace all planning merits of approved Application No. A/TM/539.

In light of justifications given throughout the planning statement, we sincerely request the TPB to give favourable consideration to this Application.

## 行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書是代表申請人永得行有限公司 (下稱「申請人」) 根據城市規劃條例第 16 條，向城市規劃委員會(下稱「城規會」) 就位於屯門新安街 13 號及15 號(下稱「申請地點」) 的經常准許「資訊科技及電訊業」用途提出略為放寬地積比率及建築物高度限制。申請地點於屯門分區計劃大綱草圖編號 S/TM/36 (下稱「核准圖」) 劃為「工業」用途。

行政長官於《施政報告2018》公布重啓活化工業大廈計劃。新活化計劃內容包括：

「(2) 為推動業主重建那些於1987 年前落成的工廈，我們會延伸現時在部分「住宅」地帶內適度提高最高住用地積比率的規劃政策，在位於主要市區及新市鎮的非「住宅」地帶內，容許相關工廈重建項目可放寬最高核准非住用地積比率，上限為20%；但個別申請須在限時三年內向城規會提出，並須在獲批後於指定時間內完成契約修訂…」

申請地點位於屯門工業區，現時為兩幢 1987 年前落成的工業大廈，名為寶泰工業大廈及山齡工業大廈。本規劃申請的目的是將申請地點上的工業大廈重建為資料中心，以滿足雲計算的強勁需求。

擬議發展為一幢 21 層高的建築物(包括地下、M1/F、M2/F 及 2 層地庫停車場)。以總地盤面積約 1,858 平方米計算，在把地積比率限制由 9.5 放寬至 11.4 (+20%)，以及把建築物高度限制由主水準基準以上 85 米放寬至 109.4 米 (大約+28.7%) 後，擬議發展的總樓面面積將大約為 21,180 平方米。

擬議略為放寬地積比率及高度限制的重建計劃理據充份如下：

- 擬議重建計劃符合政府推動創新科技發展的政策；
- 擬議將現有工業大廈重建的計劃符合政府活化工廈的政策，能善用寶貴的土地資源；
- 擬議重建符合現時「工業」地帶的劃意向；
- 為略為放寬地積比率及高度限制，申請人承諾提供以下規劃及設計優點：
  - ✓ 自願沿著北面邊界作全高度後移 6 米，建立一條全新的行人通道連接新安街和天后路，從而改善行人通行；
  - ✓ 沿著地下的擬議行人通道設置可移動的花槽，並在面向新安街及天后路的 M1/F 及 M2/F 外牆加設垂直綠化，以改善街道景觀質素；

### 3. THE PROPOSED REDEVELOPMENT SCHEME

#### 3.1 The Development Scheme

3.1.1 The Proposed Redevelopment involves one block of 21-storey high-tier data centre (including G/F, M1/F, M2/F and two levels of basement car park) with a BH of about +109.4mPD (main roof). Based on a site area of about 1,858m<sup>2</sup> and a proposed PR of 11.4, it attains a total gross floor area ("GFA") of about 21,180m<sup>2</sup>.

3.1.2 Major development parameters and proposed floor uses of the Proposed Redevelopment is summarised in **Table 3.1** and **Table 3.2** respectively. Indicative block plan, floor plans and section plans are enclosed in **Appendix 1** of Supporting Planning Statement for more information. It is anticipated that the Proposed Redevelopment will be completed in 2027.

**Table 3.1 Major Development Parameters**

Parameters	
Site Area	About 1,858m <sup>2</sup>
Plot Ratio	Not More than 11.4
Total GFA	About 21,180m <sup>2</sup>
Site Coverage	
- Below 15m	Not more than 92%
- Above 15m	Not more than 60%
Class of Site	Class A
No. of Blocks	1
Maximum BH (Main Roof)	Not more than +109.4mPD
No. of Storeys	21 (including G/F, M1/F, M2/F and 2 levels of basement)

**Table 3.2 Proposed Floor Uses**

Floor	Proposed Uses
R/F – Top Roof	E&M Facilities, Greenery Area
15/F – 16/F	Chiller Plant Room, Generator Room
13/F – 14/F	Uninterruptible Power Supply ("UPS") System, Generator Room
7/F – 12/F	Data Hall, E&M Facilities
4/F – 6/F	UPS system, Generator Room
2/F – 3/F	Data Hall, E&M Facilities
1/F	Podium Garden, Data Hall, E&M Facilities
M1/F – M2/F	Open Office Ancillary to Data Centre, E&M Facilities
G/F	Entrance Lobby, Loading and Unloading ("L/UL") Bays / Parking spaces for Goods Vehicles, E&M Facilities
B2/F – B1/F	Parking spaces for Private Vehicles, E&M Facilities

## 3.2 Design Considerations

### a) Provision of Voluntary Full-height Building Setback to Create a Pedestrian Passage

- 3.2.1 To improve the pedestrian circulation between Tin Hau Road and San On Street, the Proposed Redevelopment will provide a 6m-wide full-height setback at G/F from the northern site boundary abutting Wah Tai Industrial Building. The proposed full-height setback will create a new and more direct pedestrian passage linking Tin Hau Road to San On Street (Figures 3.1 and 3.2 refer). The proposed pedestrian passage will be open to public at all times. The Applicant will take up the design, construction, management and maintenance of the proposed pedestrian passage upon completion.

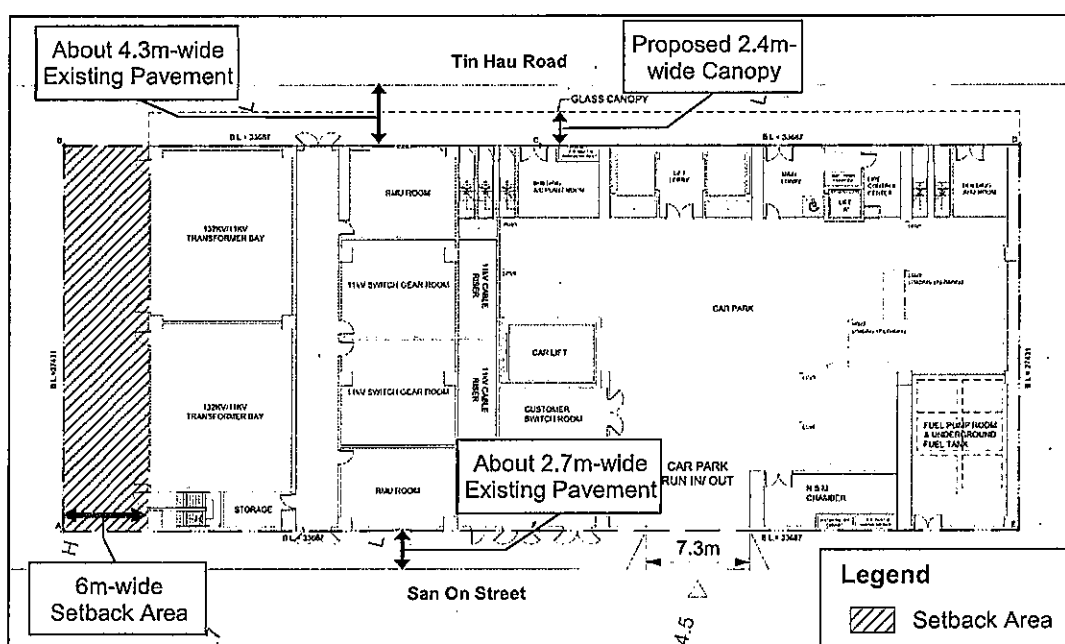


Figure 3.1 Proposed Setback Area

### b) Landscape and Greenery Consideration

- 3.2.2 To enhance the visual quality from the surrounding buildings, the Applicant has also taken the opportunity to adopt multi-level landscape treatments.

#### G/F

- 3.2.3 The proposed pedestrian passage linking San On Road with Tin Hau Road will be landscaped with movable planters and vertical greening (in a form of a low trellis structure attached to the planter) so as to soften the walls of pedestrian passage and maximise the area of visible greenery at the pedestrian level (Figures 3.2 and 3.4 refer).

3.2.8 Together with the planters and vertical greening at different levels of the Proposed Redevelopment, a greening ratio of not less than 25% will be achieved at the Site. Please refer to **Appendix 3 - Landscape Master Plan** for details.

**c) Provision of Weather Protection**

3.2.9 To further enhance the comfort of the pedestrian environment along the western pavement of Tin Hau Road, subject to approval by Buildings Department and relevant Government departments, a lightweight glass canopy will be introduced along the building edge facing Tin Hau Road, protecting pedestrians from the sun and rain (**Figures 3.1 and 3.2** refer).

**3.3 Access and Provision of Internal Transport Facilities**

3.3.1 The vehicular access of the proposed industrial building will be provided at San On Street. Carparking spaces for private car will be located at B2/F and B1/F while loading/unloading ("L/UL") bays for lorries will be provided at G/F of the Proposed Redevelopment. Adequate internal transport facilities have been provided within the Site with reference to Hong Kong Planning Standards and Guidelines ("HKPSG") and relevant departmental circular <sup>[5]</sup>. The proposed internal transport facilities are summarised and presented in **Table 3.3**.

**Table 3.3 Internal Transport Provision**

Type of Facilities	HKPSG or Relevant Requirements	Required Provision	Proposed Provision
Private Car Parking Space	1 per 1,000 – 1,200m <sup>2</sup>	18 - 22	22 (including 1 no. of accessible parking space)
Motorcycle Parking Space	5 – 10% of private car parking space	1 - 3	3
Goods Vehicle Bay	For the first 20,000m <sup>2</sup> : 1 Goods Vehicle L/UL bay per 3,400m <sup>2</sup> - 3,800m <sup>2</sup> GFA  For floor space above 20,000m <sup>2</sup> : 1 Goods Vehicle L/UL bay per 5,500m <sup>2</sup> - 6,100m <sup>2</sup> GFA	6 - 7	7 <sup>[a]</sup> [including 2 nos. of Heavy Goods Vehicles (1 no. of L/UL spaces & 1 no. of parking space) & 5 nos. of Light Goods Vehicles (4 nos. of L/UL spaces & 1 no. of parking space)]

Remarks:

[a] 60% of the above required goods vehicle bays shall be for L/UL and the remaining 40% shall be for parking.

[5] Departmental Circular No. 6/2012 - "Standards for Goods Vehicle Parking and Loading / Unloading for Data Centres", prepared by Transport Department.

## ***Annex B***

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### **Replacement Pages of Visual Impact Assessment**

#### 4. THE PROPOSED DEVELOPMENT SCHEME

##### 4.1 The Development Scheme

4.1.1 The Proposed Development involves one block of 21-storey high-tier data centre (including G/F, P1/F, P2/F and two levels of basement car park) with BH of about +109.4mPD. Based on a site area of about 1,858m<sup>2</sup> and a proposed PR of 11.4, it attains a total gross floor area ("GFA") of about 21,180m<sup>2</sup>.

4.1.2 Major development parameters and proposed floor uses of the Proposed Development is summarised in **Table 3.1** and **Table 3.2** respectively. Indicative block plan, floor plans and section plans are enclosed in **Appendix 1 of Supporting Planning Statement** for more information. It is anticipated that the Proposed Development will be completed in 2028.

**Table 3.1 Major Development Parameters**

Parameters	
Site Area	About 1,858m <sup>2</sup>
Plot Ratio	Not More than 11.4
Total GFA	About 21,180m <sup>2</sup>
Site Coverage	
- Below 15m	Not more than 92%
- Above 15m	Not more than 60%
Class of Site	Class A
No. of Blocks	1
Maximum BH (Main Roof)	Not more than +109.4mPD
No. of Storeys	21 (including G/F, M1/F, M2/F and 2 levels of basement)

**Table 3.2 Proposed Floor Uses**

Floor	Proposed Uses
R/F – Top Roof	E&M Facilities, Greenery Area
15/F – 16/F	Chiller Plant Room, Generator Room
13/F – 14/F	Uninterruptible Power Supply ("UPS") System, Generator Room
7/F – 12/F	Data Hall, E&M Facilities
4/F – 6/F	UPS system, Generator Room
2/F – 3/F	Data Hall, E&M Facilities
1/F	Podium Garden, Data Hall, E&M Facilities
M1/F – M2/F	Open Office Ancillary to Data Centre, E&M Facilities
G/F	Entrance Lobby, Loading and Unloading ("L/UL") Bays / Parking spaces for Goods Vehicles, E&M Facilities
B2/F – B1/F	Parking spaces for Private Vehicles, E&M Facilities

**Sensitive Design Measures (Figures 4.1 to 4.3 refer)**

- To accommodate the majority of parking spaces in the basement levels for reducing the BH of the Proposed Development;
- To provide 6m-wide full-height building setback along northern boundary towards Wah Tai Industrial Building to enhance pedestrian circulation, while creating more visual relief and openness;
- To create more visual relief and openness, the main tower of the Proposed Development has been positioned to leave adequate building separations to the adjoining lots to the north and south of the Site;
- To incorporate movable planters along the proposed pedestrian passage at G/F to enhance the visual quality of the street level environment;
- To adopt perimeter landscape treatments including climbing trailing plants at the flat roof of 1/F visible from San On Road, Tin Hau Road and the proposed pedestrian passage to serve as visual interest to the pedestrians;
- To maximise the greenery as far as possible by providing vertical greening at the eastern and western façades of M1/F and M2/F facing San On Road and Tin Hau Road to further offer some visual interest against the existing dull landscape and enhance the visual quality of the Proposed Development; and
- To provide a visually lightweight glass canopy to minimise visual mass of canopy structure while protecting pedestrians from inclement weather.



## ***Annex C***

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### **Replacement Pages of Application Form**

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Forever Earn 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)	13 & 15 San On Street, Tuen Mun  Castle Peak Town Lot Nos. 24 and 45 in D.D. 131
(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 ..... 1,858 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 21,180 ..... 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)	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由 ..... 9.5 ..... to 至 ..... 11.4 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☒ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... +85 ..... mPD 米 (主水平基準上) to 至 ..... +109.4 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted 'Information Technology and Telecommunications Industries' Use (Data Centre Development)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... 21,180 ..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 ..... 11.4 ..... ☐ About 約  
Not more than 92% (below 15m) ... %
- Proposed site coverage 擬議上蓋面積 ..... ☐ About 約  
Not more than 60% (above 15m) ... %
- Proposed no. of blocks 擬議座數 ..... 1 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 21 ..... storeys 層  
☒ include 包括 2 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度  
Not more than ..... +109.4mPD mPD 米(主水平基準上) ☐ About 約  
..... N/A ..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

☒ other(s) 其他

(please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

About 21,180 sq. m. for 'Information  
 Technology and Telecommunications  
 Industries' use  
 .....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	R/F – Top Roof 15/F – 16/F 13/F – 14/F 7/F – 12/F 4/F – 6/F 2/F – 3/F 1/F M1/F – M2/F G/F B2/F – B1/F	E&M Facilities, Greenery Area Chiller Plant Room, Generator Room Uninterruptible Power Supply ("UPS") System, Generator Room Data Hall, E&M Facilities UPS system, Generator Room Data Hall, E&M Facilities Podium Garden, Data Hall, E&M Facilities Open Office Ancillary to Data Centre, E&M Facilities Entrance Lobby, Loading and Unloading ("L/U") Bays / Parking spaces for Goods Vehicles, E&M Facilities Parking spaces for Private Vehicles, E&M Facilities

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Pedestrian passage

.....  
 .....  
 .....  
 .....

## 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	13 & 15 San On Street, Tuen Mun  Castle Peak Town Lot Nos. 24 and 45 in D.D. 131		
Site area 地盤面積	1,858 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/36		
Zoning 地帶	"Industrial"		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted 'Information Technology and Telecommunications Industries' Use (Data Centre Development)		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	21,180 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	11.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

## ***Annex D***

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### **Replacement Pages of Landscape Master Plan**

calculation of area is based on the uncovered areas of shrub and groundcover planting; and an area of vertical greening. The Greening Coverage for the proposed development is shown on GBP.

- 6.2 The total site area of the Application Site is 1,858 m<sup>2</sup> and so the site coverage of greening shall be no less than 371.6 m<sup>2</sup> (20%).
- 6.3 Based on the Proposed Development the total green coverage shall be no less than 465m<sup>2</sup> (25%) including approximately 111.47 m<sup>2</sup> of vertical greening. The green coverage within the primary zone will be no less than 185.8 m<sup>2</sup> (10%). It should be noted that the G/F and 1/F landscape in the movable planters has not been considered as part of the green coverage calculation.
- 6.4 The extent of the green coverage is shown on **Figures 5.1 and 5.2**.

## **7.0 Landscape Design Components**

### **G/F – Landscape Area and Streetscape Enhancements**

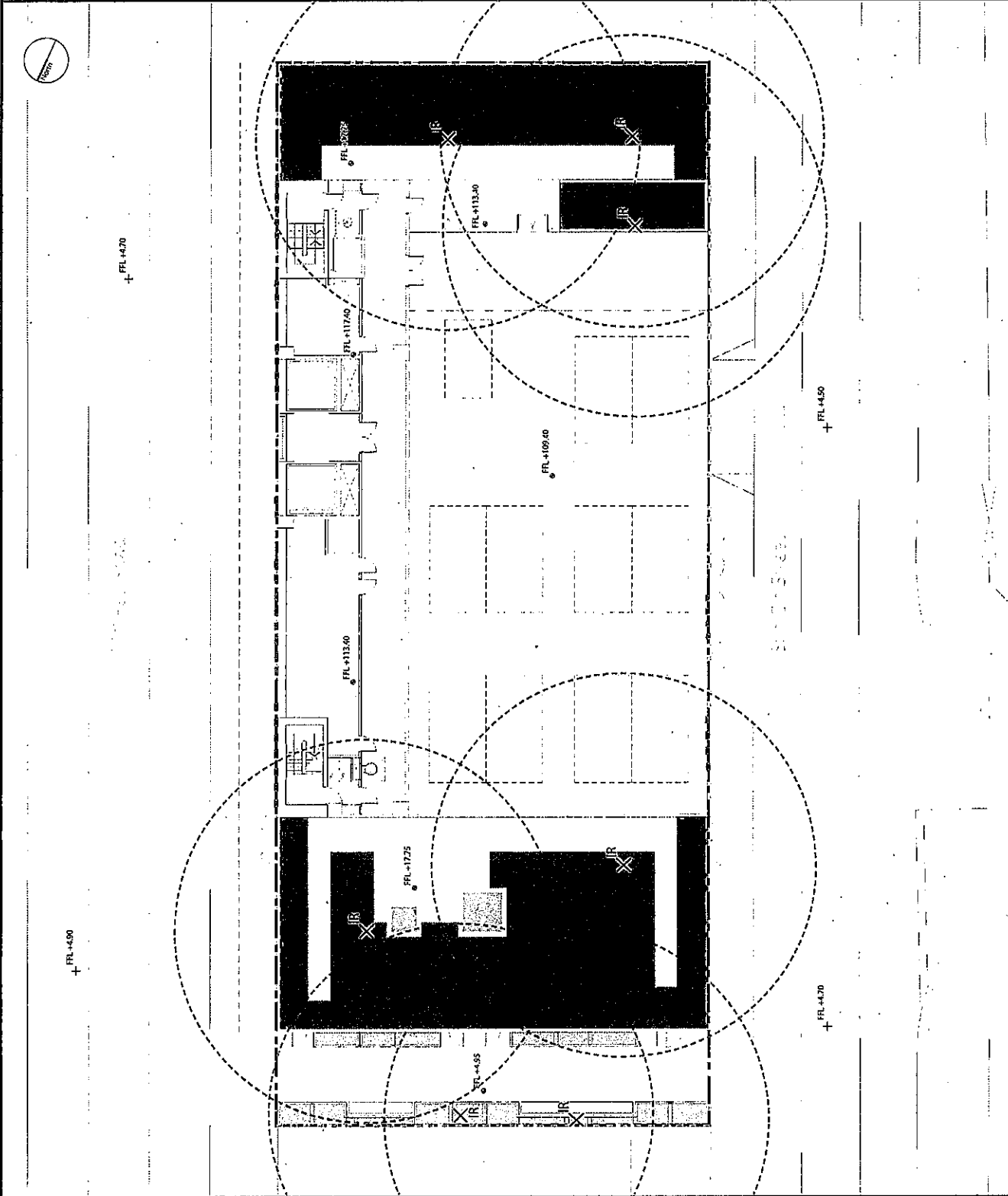
- 7.1 Whilst the G/F landscape is spatially constrained within the area to the north west of the Proposed Development, it incorporates a 6m wide setback to create a relatively spacious public passage linking San On Road with Tin Hau Road. The landscape treatment will include the use of new decorative paving, shrub planters and two bench seats. As this area is required for the maintenance of the G/F TX Rooms, the proposed planting will be in movable planters. The bench seats will be connected to the planters for ease of removal. The planting immediately adjacent to the Wah Tai Industrial Building will utilise a low trellis structure connected to the planter to soften the form of the wall of the existing structure and maximise the area of visible greenery at the pedestrian level.
- 7.2 The G/F landscape design is indicated on **Figure 4.2**, sections through the landscape as **Figures 4.7 to 4.11** and the view looking southwest towards the building façade as **Figure 5.2**.

### **M1/F and M2/F – Façade Greening**

- 7.3 A significant portion of the M1/F and M2/F of the south eastern façade of the building facing Tin Hau Road and the south western facing façade on San On Street will feature a vertical green wall (**Figures 5.1 and 5.2** refer). This vertical greening is designed with organic swathes of small shrub and ground cover species with contrasting foliage colour and texture. The pattern adopts a similar design language to the podium level areas of planting. This is designed to maximise the area of visible greenery while also creating a more pleasant visual experience for pedestrians.

### **Podium and R/F – Green Roof**

- 7.4 The two podium structures at the southern and northern portion of the Proposed Development will be accessed from the central core and are intended as green features maximising the area of greenery within the site and as an aesthetic enhancement of the proposals. This podium roof landscaping will be based on the extensive system which typically utilises shallower soil than might normally be used for planting and is designed to accommodate ground cover shrubs punctuated by small clumps of ornamental grasses. The planting will be situated in a raised planter with a soil depth of some 300mm. This relatively shallow soil is designed to accommodate low shrubs, ground cover species and small area of lawn. The design also includes climbing and trailing plants at the edge of the



**LEGEND**

- Application Site Boundary
- Uncovered Greening
- Greening not included in Green Coverage Calculation
- Vertical Greening at Primary Zone (Proprietary Green Wall System)
- Vertical Greening at Primary Zone (Climbing plants) (Not Included in Green Coverage Calculation)
- Proposed Climbing Plants at Primary Zone (Not Included in Green Coverage Calculation)
- Proposed Irrigation Point
- 20m Radius from Water Supply Point

**Note:**

The planters on the G/F and the planters on the podium and R/F will utilize an automatic drip-feed irrigation system together with a manual irrigation system as a back-up.

The proprietary vertical greening will also utilize an automatic drip-feed irrigation system.

**Green Coverage (Countable)**

Total Green Coverage	not less than 465 m <sup>2</sup> (23%)
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FIGURE TITLE

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted 'Information Technology and Telecommunications Industries' Use (Data Centre Development) at Nos. 13 & 15 San On Street, Tuen Mun, N.T.  
**Green Coverage - All levels**

SCALE	DATE
CHECKED	DATE
FIGURE NO.	FIGURE NO.

Figure 5.1

REV	DATE
1	Mar 2023

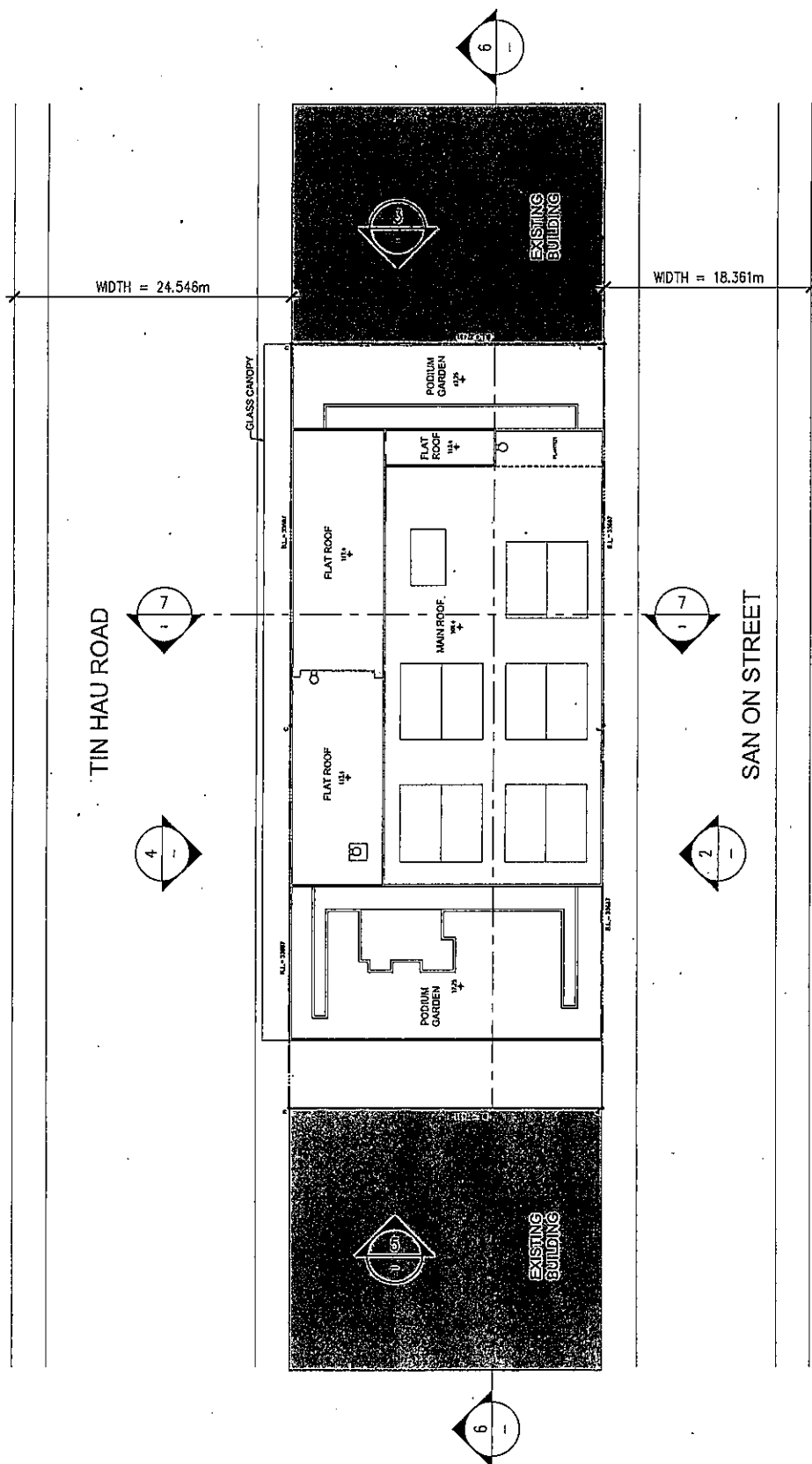
**SCENIC Landscape Studio Limited**  
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT  
11/F, 118-120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634, 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1654, 1656, 1658, 1660, 1662, 1664, 1666, 1668, 1670, 1672, 1674, 1676, 1678, 1680, 1682, 1684, 1686, 1688, 1690, 1692, 1694, 1696, 1698, 1700, 1702, 1704, 1706, 1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1748, 1750, 1752, 1754, 1756, 1758, 1760, 1762, 1764, 1766, 1768, 1770, 1772, 1774, 1776, 1778, 1780, 1782, 1784, 1786, 1788, 1790, 1792, 1794, 1796, 1798, 1800, 1802, 1804, 1806, 1808, 1810, 1812, 1814, 1816, 1818, 1820, 1822, 1824, 1826, 1828, 1830, 1832, 1834, 1836, 1838, 1840, 1842, 1844, 1846, 1848, 1850, 1852, 1854, 1856, 1858, 1860, 1862, 1864, 1866, 1868, 1870, 1872, 1874, 1876, 1878, 1880, 1882, 1884, 1886, 1888, 1890, 1892, 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1920, 1922, 1924, 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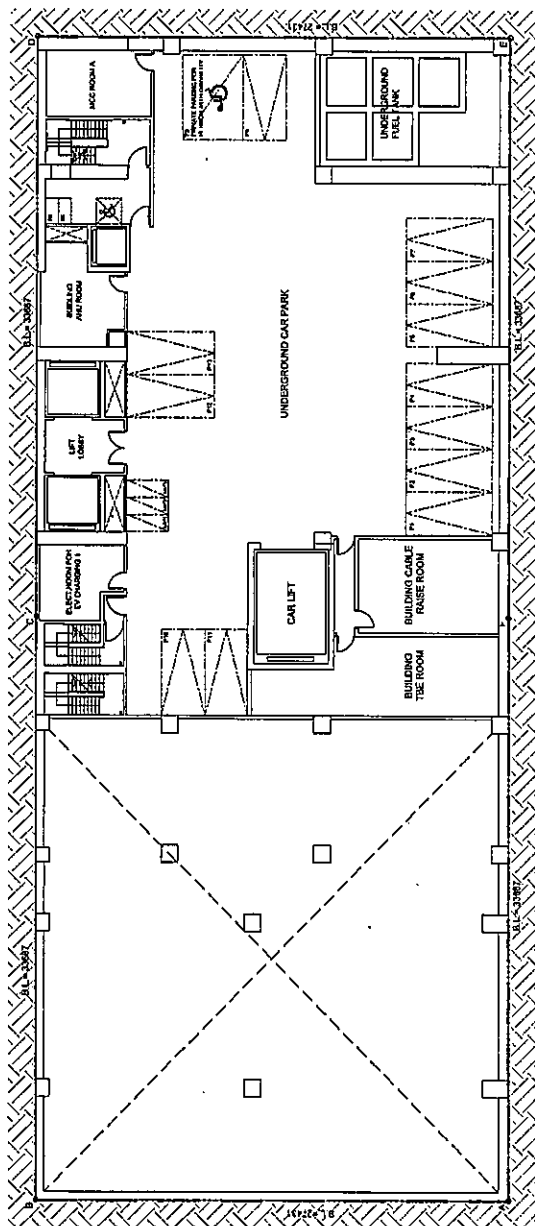
## ***Annex E***

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### **Replacement Pages of Architectural Drawings**

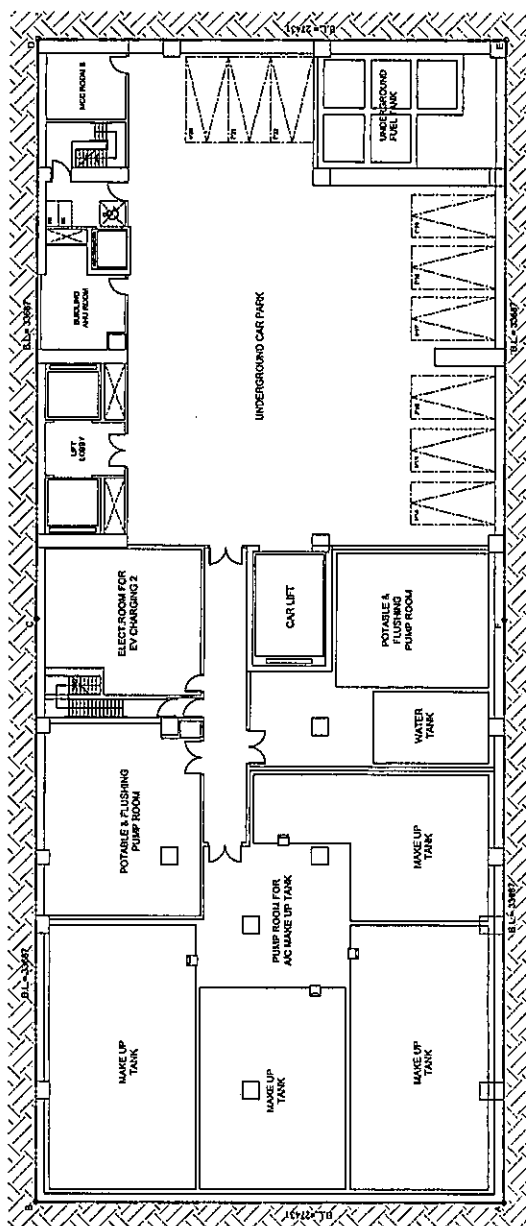


1 BLOCK PLAN  
- SCALE 1:200



BASEMENT 1 FLOOR PLAN

SCALE 1:150



BASEMENT 2 FLOOR PLAN

SCALE 1:150

FOREVER EARN LIMITED

**Keweenaw**  
ENGINEERS PLANNERS ARCHITECTS  
CORPORATION INC. 2010

NOTES:  
1. ALL DIMENSIONS ARE IN METERS.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

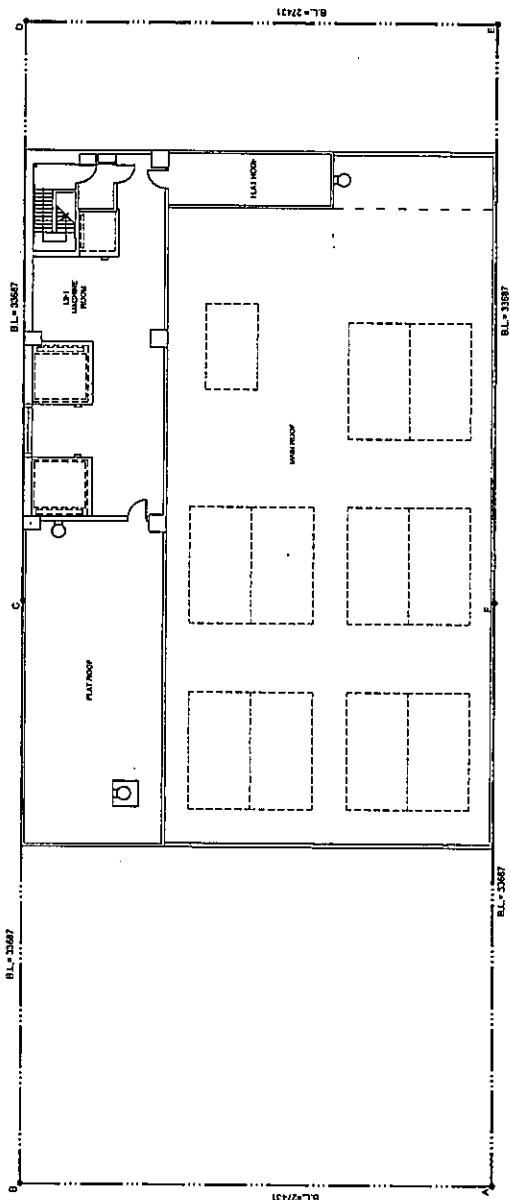
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2	ISSUED FOR PERMIT	2024	JK	JK
3	ISSUED FOR PERMIT	2024	JK	JK
4	ISSUED FOR PERMIT	2024	JK	JK
5	ISSUED FOR PERMIT	2024	JK	JK
6	ISSUED FOR PERMIT	2024	JK	JK
7	ISSUED FOR PERMIT	2024	JK	JK
8	ISSUED FOR PERMIT	2024	JK	JK
9	ISSUED FOR PERMIT	2024	JK	JK
10	ISSUED FOR PERMIT	2024	JK	JK

PROPOSED DESIGN SCHEME  
FOR THE PROPOSED  
FLOOR PLANS (1)

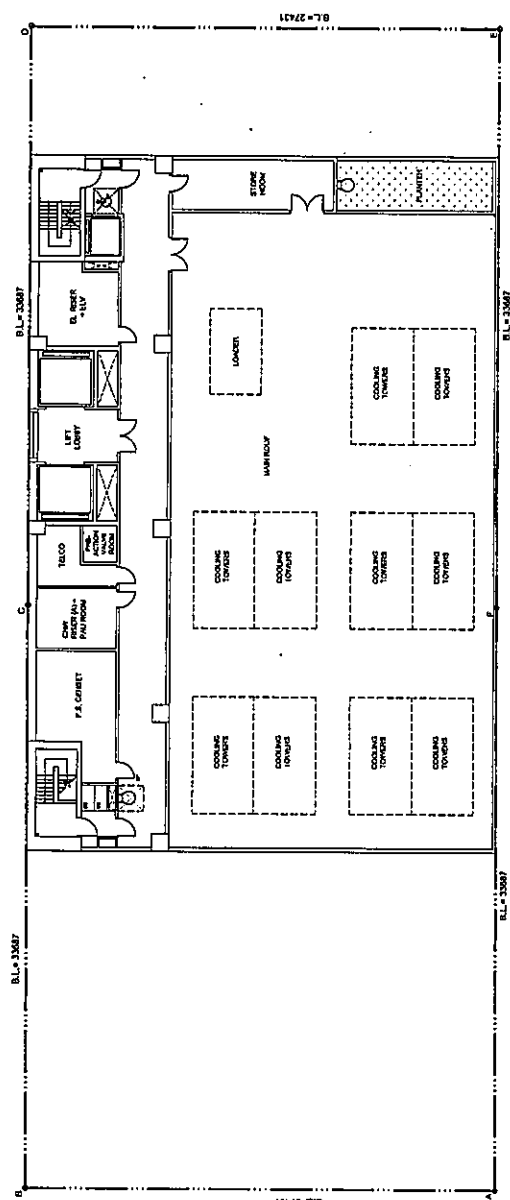
PROJ. NO. 1000724

PROPOSED DATA CENTER AT NO. 13 & 15  
SAN ON STREET, TUN MAM, NEW TERRITORIES,  
CASTLE PEAK TOWN LOT NOS. 24 & 45





UPPER ROOF FLOOR PLAN  
SCALE 1:150



ROOF FLOOR PLAN  
SCALE 1:150

INDICATE  
GREENERY  
VERTICAL  
GREENING

FOR EVER EARN LIMITED

Kowloon Development  
404-410/411, 412-413, 414-415, 416-417, 418-419, 420-421, 422-423, 424-425, 426-427, 428-429, 430-431, 432-433, 434-435, 436-437, 438-439, 440-441, 442-443, 444-445, 446-447, 448-449, 450-451, 452-453, 454-455, 456-457, 458-459, 460-461, 462-463, 464-465, 466-467, 468-469, 470-471, 472-473, 474-475, 476-477, 478-479, 480-481, 482-483, 484-485, 486-487, 488-489, 490-491, 492-493, 494-495, 496-497, 498-499, 500-501, 502-503, 504-505, 506-507, 508-509, 510-511, 512-513, 514-515, 516-517, 518-519, 520-521, 522-523, 524-525, 526-527, 528-529, 530-531, 532-533, 534-535, 536-537, 538-539, 540-541, 542-543, 544-545, 546-547, 548-549, 550-551, 552-553, 554-555, 556-557, 558-559, 560-561, 562-563, 564-565, 566-567, 568-569, 570-571, 572-573, 574-575, 576-577, 578-579, 580-581, 582-583, 584-585, 586-587, 588-589, 590-591, 592-593, 594-595, 596-597, 598-599, 600-601, 602-603, 604-605, 606-607, 608-609, 610-611, 612-613, 614-615, 616-617, 618-619, 620-621, 622-623, 624-625, 626-627, 628-629, 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**PLANNING LIMITED**  
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電話TEL (852) 3426 0451  
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電郵EMAIL kta@ktaPlanning.com

Our Ref: S3032a/13\_15SOS/22/004Lg

7 June 2023

By Hand & By Email

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for  
Permitted 'Information Technology and Telecommunications Industries' Use  
(Data Centre Development) at Nos. 13 & 15 San On Street, Tuen Mun, N.T.  
S16 Planning Application No. A/TM/585**

**- Further Information No. 1 -**

We refer to the captioned planning application submitted to the Town Planning Board on 24 March 2023 and the comments from various departments conveyed by Tuen Mun and Yuen Long West District Planning Office of Planning Department via email on 27 April and 10 May 2023.

We submit hereby the Further Information ("FI") No. 1 to address the comments received for your kind consideration. This FI submission consists of:

- 1) Responses-to-Comments Table
- 2) Annex A – Revised Traffic Impact Assessment
- 3) Annex B – Revised Architectural Drawings

For better illustration of the proposed setback and canopy, the ground floor plan (**Annex B** refers) has been updated to specify the width of those features. In addition, we would like to take this opportunity to clarify the following:

- the floors above main roof (viz. upper roof and top roof) are mainly used for electrical and mechanical rooms, lift machine rooms, fire service installations rooms and store rooms. The total area of all these rooms does not exceed 50% of the roof area of the floor below.
- the communal podium garden is designed as a social space for use by the future tenants of the proposed data centre and their visitors.
- the Applicant will take up the design and construction of the proposed pedestrian crossing facility across Tin Hau Road, and then handover to the Government for management and maintenance upon completion.





PLANNING LIMITED  
規劃顧問有限公司

Our Ref: Our Ref: S3032a/13\_15SOS/22/004Lg  
Date: 7 June 2023

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at or Mr Howard TANG at

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

A handwritten signature in black ink, appearing to read 'David FOK'.

David FOK

cc. the Applicant & Team

KT/DF/HT/AY/vy





PLANNING LIMITED

規劃顧問有限公司

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電話TEL (852) 3426 8451

傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

Our Ref: S3032a/13\_15SOS/22/005Lg

11 July 2023

By Hand & By Email

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for  
Permitted 'Information Technology and Telecommunications Industries' Use  
(Data Centre Development) at Nos. 13 & 15 San On Street, Tuen Mun, N.T.  
S16 Planning Application No. A/TM/585**

**- Further Information No. 2 -**

We refer to the captioned planning application submitted to the Town Planning Board on 24 March 2023 and the comments from Transport Department (TD) conveyed by Tuen Mun and Yuen Long West District Planning Office of Planning Department via email on 5 July 2023.

We submit hereby the Further Information ("FI") No. 2 to address the comments from TD for your kind consideration. This FI submission consists of:

- 1) Responses-to-Comments Table
- 2) Annex A – Consolidated Traffic Impact Assessment

Please be clarified that this FI contains merely technical clarifications to the comments from TD and the consolidated Traffic Impact Assessment contains no new information other than the technical clarifications submitted under this FI.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at

Thank you for your kind attention.





PLANNING LIMITED  
規劃顧問有限公司

Our Ref: Our Ref: S3032a/13\_15SOS/22/005Lg  
Date: 11 July 2023

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

A handwritten signature in black ink, appearing to read 'David FOK', written over a horizontal line.

David FOK

Encl. 70 sets

cc. the Applicant & Team

KT/DF/AY/vy

**Previous Applications**

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration</b>
A/TM/482 (CPTL 24)	Proposed Eating Place/Shop and Services (Wholesale Conversion of an Existing Building Only)	Approved with conditions by the Rural and New Town Planning Committee (the Committee) on 5.2.2016
A/TM/539 (CPTL 45 and CPTL 24)	Proposed Minor Relaxation of Plot Ratio (PR) Restriction for Permitted Industrial Use	Approved with conditions by the Committee on 17.1.2020
A/TM/567 (CPTL 45)	Proposed Minor Relaxation of PR Restriction for Permitted Industrial Use	Approved with conditions by the Committee on 20.5.2022
A/TM/568 (CPTL 24)	Proposed Minor Relaxation of PR Restriction for Permitted Industrial Use	Approved with conditions by the Committee on 20.5.2022

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/TM/585 13 - 15 San On Street, Tuen Mun MR**

02/05/2023 03:02

From:

To: [REDACTED] tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/TM/585

Nos. 13 and 15 San On Street, Tuen Mun

Site area : About 1,858m<sup>2</sup>

Zoning : "Industrial"

Applied Development : Proposed MR of PR 110mPD (85mPD) / Data Centre / 20  
Vehicle Parking

Dear TPB Members,

Approved 20 May 2022

A/TM/567

Nos. 13 San On Street, Tuen Mun

Site area : About 929m<sup>2</sup>

Zoning : "Industrial"

Applied Development : Proposed **MR of PR** for Industrial Development / 27 Vehicle  
Parking

A/TM/568

Nos. 15 San On Street, Tuen Mun

Site area : About 929m<sup>2</sup>

Zoning : "Industrial"

Applied Development : Proposed **MR of PR** for Industrial Development / 27 Vehicle  
Parking

The applicant is playing a game of musical chairs, with each move designed to extract additional benefits.

There is no justification to increase the BH from 85 to 110mPD.

The proposed set backs are little more than the approved industrial buildings, and in view of the proposed Data Centre use with accompany environmental issues are insufficient to mitigate the impact.

*Regarding the greening proposals, the Member considered that the change of the vertical greening from G/F to 1/F under the current applications would be of less benefit to the pedestrian environment*

But there has been no improvement in the pedestrian landscape, this is a nothing more than a concrete passage between high walls with a few planters that will be nothing more than ash stub receptacles for the workers in the buildings.

The plan provides no additional benefit for the community and should be rejected. The data centre can have fewer floors and retain the OZP BH.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 29 October 2021 3:16 AM CST  
**Subject:** A/TM/568 15 San On Street, Tuen Mun ,R

A/TM/568

Nos. 15 San On Street, Tuen Mun

Site area : About 929m<sup>2</sup>

Zoning : "Industrial"

Applied Development : Proposed **MR of PR** for Industrial Development / 27  
Vehicle Parking

Dear TPB Members,

The Bhotai buildings has been dropped from the approved 539 application.

*Providing voluntary 1.5m-wide and 0.4m-wide building setbacks from lot boundary facing San On Street and Tin Hau Road respectively, thereby improving pedestrian comfort ; and the proposed glass canopy are steps in the right direction.*

When low rise buildings are redeveloped to multiple times their original size civic minded developers should be more generous. Perhaps TPB should organize some COMMON PROSPERITY

forums and provide broad outlines of what the community would like to see like

- Trees on the pavement
- Canopies to provide shade
- Accessible and open to public sitting out areas

As usual the green rug on the wall is ridiculous, this is an industrial building. Tenants will not want to foot high maintenance bills and it would require frequent incursions onto the pavement of scaffolding.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) the approval of the application does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines and any gross floor area (GFA) concession of the proposed development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the proposed building design elements and GFA concession are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (the Board) may be required;
- (b) to note the comments of the District Lands Officer/Tuen Mun and the Chief Estate Surveyor/Development Control, Lands Department (LandsD) that:
  - (i) to be qualified for the measure on relaxation of the maximum permissible non-domestic plot ratio (PR) by 20% for redevelopment project, the building has to be pre-1987 Industrial Buildings (IBs) located outside “Residential” zones in Main Urban Areas and New Towns and subject to the maximum non-domestic PR allowed under the Building (Planning) Regulations (B(P)R). Pre-1987 IBs refer to building built on an industrial lot which was wholly or partly constructed on or before 1.3.1987 or was constructed with building plans first submitted to the BA for approval on or before 1.3.1987;
  - (ii) the proposed data centre development does not comply with the lease conditions governing Castle Peak Town Lots 24 and 45 (the Lots), including but not limited to restrictions relating to user, type of building and parking requirements. If the Board approves the application, the owner of the Lots is required to submit a land exchange application to LandsD to implement the proposal. Upon receipt of the land exchange application, it will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that the application will be approved by LandsD. In the event that an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including among others, user restriction for non-residential purposes, the 5-year time limit for completion of the development, payment of full premium and administrative fee, other conditions applicable to the 2018 IB Revitalisation Measures, etc.; and
  - (iii) LandsD would examine the details of the proposed development against the existing lease during the building plan submission stage. The site area stated in the Supporting Planning Statement has not been checked and the lot owner should demonstrate if it is consistent with the registered lot area when the land exchange application is submitted. Under the 2018 IB Revitalisation Measures for redevelopment, the Conditions of Exchange shall be executed within 3 years from the date of the Board’s approval letter;
- (c) to note the comments of the Chief Highway Engineer/ New Territories West, Highway Department (HyD) that if the proposed access on San On Street is approved by Transport Department, the run-in/out should be constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114,

or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains;

(d) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department that approval of the application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval; and

(e) to note the comments of the Chief Building Surveyor/New Territories West, BD that

- (i) if there are existing structures which had been erected on the leased land without approval of the BA (not being a New Territories Exempted House), they are unauthorised under the Building Ordinance (BO) and should not be designated for any approved use under the subject application;
- (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iii) for UBW erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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 application site under the BO;
- (iv) if the proposed use under application is subject to the issue of a license, any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- (v) if sustainable building design may be adopted in the proposed development, such design should comply with the outline set out in PNAP APP-151 and APP-152.