

This document is received on **10 JAN 2021**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

**Form No. S16-III**  
**表格第 S16-III 號**

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/12-KTN/751
	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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Lam Chun Nok

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

<b>3. Application Site 申請地點</b>	
(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)	Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, 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 ..... 1,483 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 361 ..... 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)	..... 325 ..... sq.m 平方米 <input 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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Railway Reserve" zone
(f) Current use(s) 現時用途	Shop and Services  (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  
25/11/2020 (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 26/11/2020 (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，或有關係的鄉事委員會<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  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Eating Place and Shop and Services (Financial Institution) 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  
申請的許可有效期期☒ year(s) 年 ..... 3  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 1,122 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 361 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 9 .....

Proposed domestic floor area 擬議住用樓面面積 ..... / .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 361 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 361 .....sq.m ☒ 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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	FINANCIAL INSTITUTION	35m <sup>2</sup> (ABOUT)	35m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STORY)
B2	FINANCIAL INSTITUTION	35m <sup>2</sup> (ABOUT)	35m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STORY)
B3	WASHROOM	COVERED BY B9	COVERED BY B9	3.5m (ABOUT)(1-STORY)
B4	EATING PLACE	COVERED BY B9	COVERED BY B9	3.5m (ABOUT)(1-STORY)
B5	EATING PLACE	COVERED BY B9	COVERED BY B9	3.5m (ABOUT)(1-STORY)
B6	EATING PLACE	COVERED BY B9	COVERED BY B9	3.5m (ABOUT)(1-STORY)
B7	FINANCIAL INSTITUTION OFFICE	62m <sup>2</sup> (ABOUT)	62m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STORY)
B8	STORAGE OF GOODS	7m <sup>2</sup> (ABOUT)	7m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)
B9	RAIN SHELTER (CANOPY)	220m <sup>2</sup> (ABOUT)	220m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STORY)
TOTAL		351m <sup>2</sup> (ABOUT)	351m <sup>2</sup> (ABOUT)	

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 ..... 8 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 .....

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) .....

Proposed operating hours 擬議營運時間 9am to 8pm everyday including public holiday			
(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)) Accessible from San Tam Road via a track	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	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) ..... ..... ..... ..... .....
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

## 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。

I want to use the application site as eating place and shop and services (financial institution) for a period of 3 years. The eating place can bring convenience for nearby residents and workers.

The operation hours of the Site are 9:30 to 19:30 daily including public holiday. The estimated maximum number of visitor per day: 25. The estimated number of staff working at the Site: 20.

I will follow relevant government guidelines for operation of the development:

- 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'
- 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business'
- 'Professional Persons Environmental Consultative Committee Practice Notes 5/93'

The Site involves many previous approved applications, approval of the subject application on a temporary basis would not jeopardize the long term planning intention of the zoning.

[illegible]



**8. Declaration 聲明**

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

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

Signature  
簽署



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

Lam Chun Nok

Name in Block Letters  
姓名（請以正楷填寫）

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

Others 其他 .....

on behalf of  
代表

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

Date 日期

13/1/2021

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	1,483 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 325 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
Zoning 地帶	"Other Specified Uses" annotated "Railway Reserve" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Eating Place and Shop and Services (Financial Institution) 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	361 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	9	
(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	3m - 4m (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	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) _____ _____		8
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1

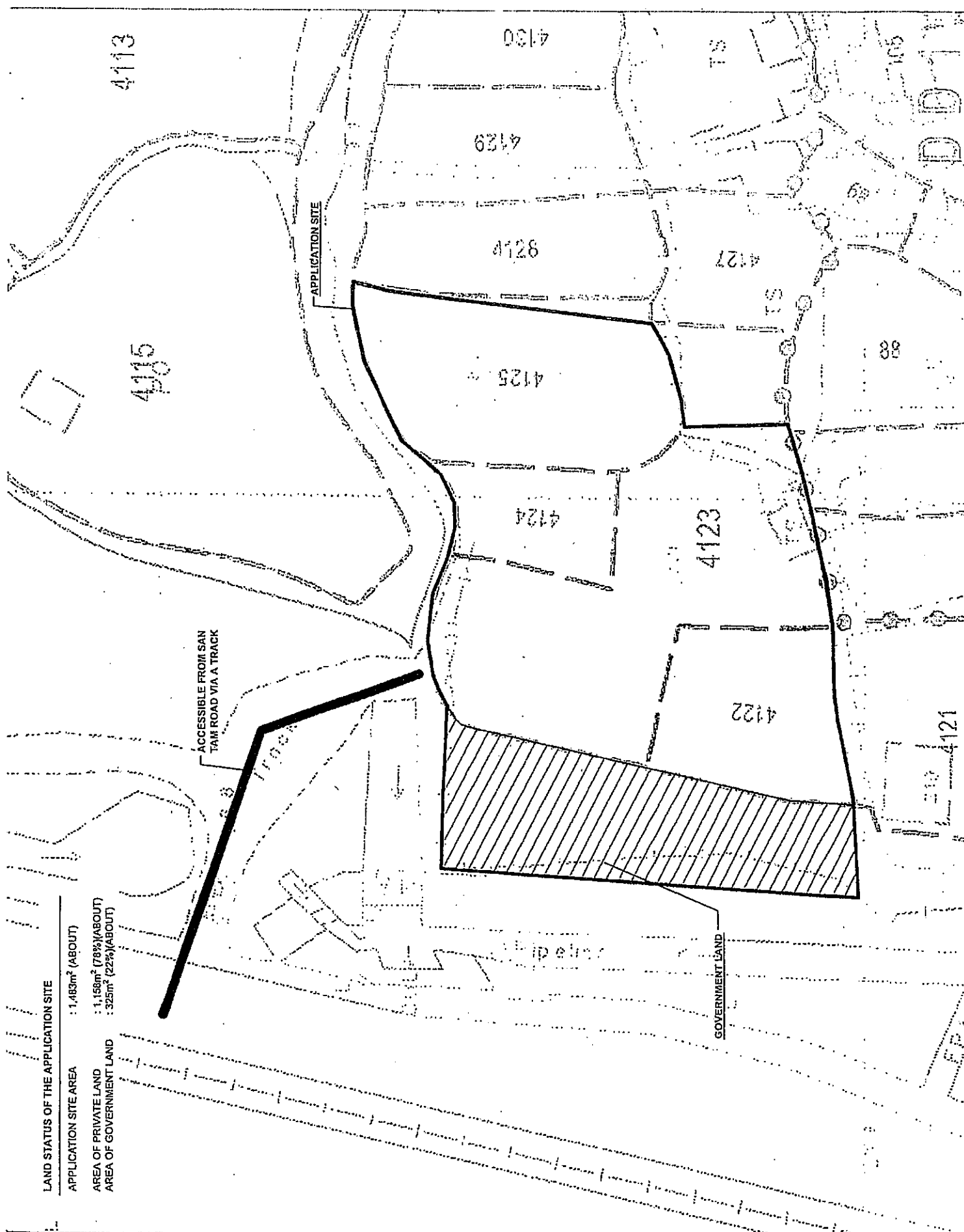
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
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		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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。

LAND STATUS OF THE APPLICATION SITE

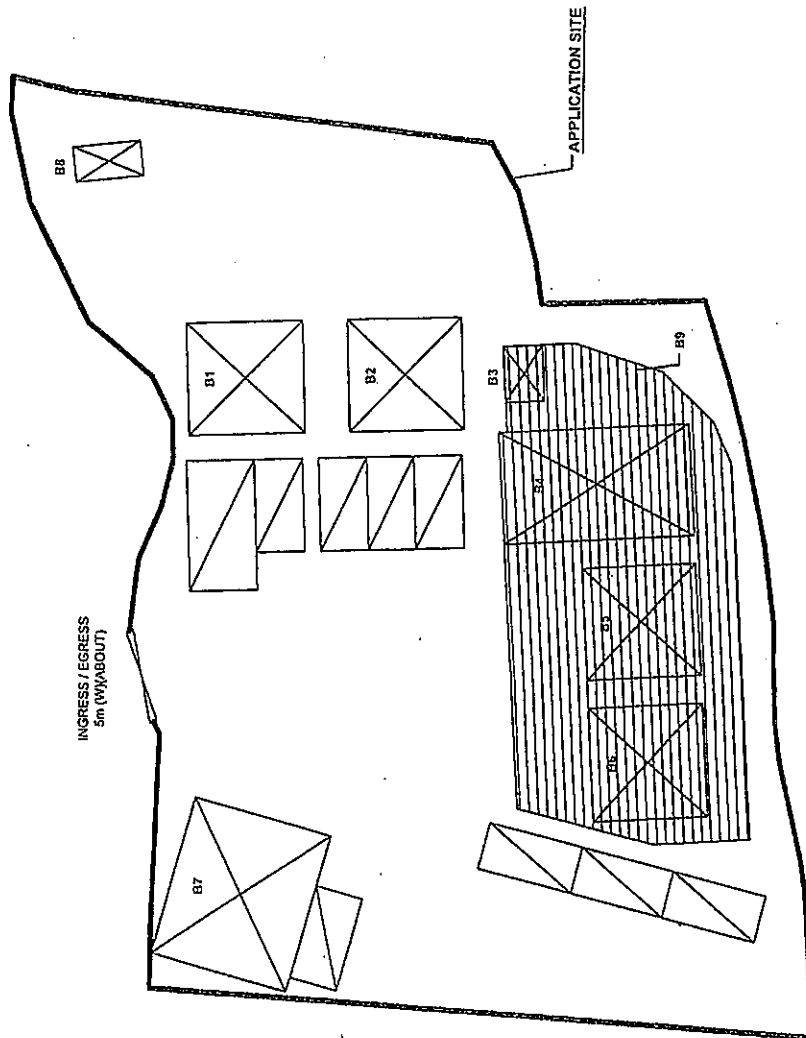
APPLICATION SITE AREA	: 1,483m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 1,158m <sup>2</sup> (78%)(ABOUT)
AREA OF GOVERNMENT LAND	: 325m <sup>2</sup> (22%)(ABOUT)



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,483m <sup>2</sup> (ABOUT)
COVERED AREA	: 361m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1,122m <sup>2</sup> (ABOUT)
NO. OF STRUCTURE	: 9
TOTAL GFA	: 361m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m - 4m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	FINANCIAL INSTITUTION	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1-STOREY)
B2	FINANCIAL INSTITUTION	36m <sup>2</sup> (ABOUT)	COVERED BY B9	3.5m (ABOUT) (1-STOREY)
B3	WASHROOM	COVERED BY B9	COVERED BY B9	3.5m (ABOUT) (1-STOREY)
B4	EATING PLACE	COVERED BY B9	COVERED BY B9	3.5m (ABOUT) (1-STOREY)
B5	EATING PLACE	COVERED BY B9	COVERED BY B9	3.5m (ABOUT) (1-STOREY)
B6	FINANCIAL INSTITUTION OFFICE	62m <sup>2</sup> (ABOUT)	62m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1-STOREY)
B7	STORAGE OF GOODS	7m <sup>2</sup> (ABOUT)	7m <sup>2</sup> (ABOUT)	3m (ABOUT) (1-STOREY)
B8	RAIN SHELTER (CANOPY)	220m <sup>2</sup> (ABOUT)	220m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STOREY)
B9				
TOTAL		361m <sup>2</sup> (ABOUT)	361m <sup>2</sup> (ABOUT)	



## PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

## LEGEND

	STRUCTURE
	CANOPY
	PARKING / LUL SPACE
	INGRESS / EGRESS



[FI] S.16 Application No. A/YL-KTN/751 - FI to address departmental  
comments04/03/2021 13:09



File Ref:

1 Attachment



FI1 for A YL-KTN 751 - RtoC Table (20210304).pdf

Dear Sir,

I am writing to submit further information to address departmental comments of the subject application. Should you require further information, please do not hesitate to contact me.

Kind regards,  
Mr. LAM (the applicant)

Responses-to-Comments

Proposed Temporary Eating Place and Shop and Services (Financial Institution) for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long

(Application No. A/YL-KTN/751)

We are writing to provide clarifications for the subject application, details are as follow:

- (i) The application site (the Site) involves of two previous approved S.16 planning application (Nos. A/YL-KTN/451 and 592) submitted by the different applicants for the same use, which the latest application was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 6.4.2018. However, the applicant failed to comply with approval conditions (f), (g), (h) and (i) by the designated time period which led to revocation of the application, i.e. 15.9.2020.

Drainage facilities at the Site

- (a) Regarding planning approval condition (h) of the previous approved application No. A/YL-KTN/592, i.e. submission of the record of the existing drainage facilities, the applicant made submissions on 29.8.2018 and 29.7.2019, and the submissions were not accepted by Chief Engineer/Mainland North, Drainage Services Department. The applicant has made effort to maintain existing drainage facilities within the Site and record of the existing drainage facilities to support the application (**Annex I**).

Fire service installations at the Site

- (a) Regarding planning approval condition (i) of the previous approved application No. A/YL-KTN/592, i.e. implementation of the accepted fire service installations (FSIs) proposal, the applicant made submission on 1.8.2019 and 21.4.2020, and the submissions were not accepted by Director of Fire Service (D of FS). The applicant has completed works for the FSIs within the Site and submitted a valid certificate of fire service installations and equipment to support the application (F.S. 251)(**Annex II**).
- (ii) The operation hours of the proposed development are 09:30 to 19:30 daily (including public holiday).



# S.16 Planning Application No. A/YL-KTN/751

(iii) The applicant will strictly follow the proposed scheme and made effort to comply with all the planning approval conditions. The applicant will reinstate the Site to the amenity area after the planning approval period.

(iv) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Director of Electrical and Mechanical Services (DEMS)</b> (Contact Person: Mr. Kenneth LAM; Tel: 2808 3229)		
(a)	<b><u>Town Gas Safety</u></b> Please be informed that there is a high pressure underground town gas transmission pipeline (running along San Tam Road) in close vicinity of the application site, especially the proposed location of Financial Institute Office (Structure B7). Thus, a Quantitative Risk Assessment should be submitted by the Applicant to assess the potential risks associated with the gas installation for the proposed development and implement mitigation measures if required to reduce the risk to meet the Risk Guidelines stipulated in the Hong Kong Planning Standards and Guidelines.	The applicant revised the layout of the proposed development, i.e. the removal of structure B7 to minimise risk associated with the gas installations for the proposed development ( <b>Plan 1</b> ). The estimated number of staff and visitor of the Site are <u>10</u> and <u>10</u> respectively. The GFA of eating place is revised to 60m <sup>2</sup> (about) and will no longer be opened to public, only staff working at the Site will be served ( <b>Plan 1</b> ). In addition, advanced booking is required for visitors to access the Site, this could help to regulate and prevent excessive number of visitor to the Site. Structures B2, B5 and B6 serve as administrative office to support the operation of the financial institution.
(b)	The Applicant should liaise with the Hong Kong and China Gas Company Limited (HKCG) in respect of the exact locations of existing or planned gas pipe/installation and review the proposed layout for any required minimum set back distance away from the gas pipe/installation as well as any comments from HKCG regarding the proposed development.	Noted. The applicant will liaise with respective government departments / HKCG regarding this issue after planning approval has been obtained from the Town Planning Board.

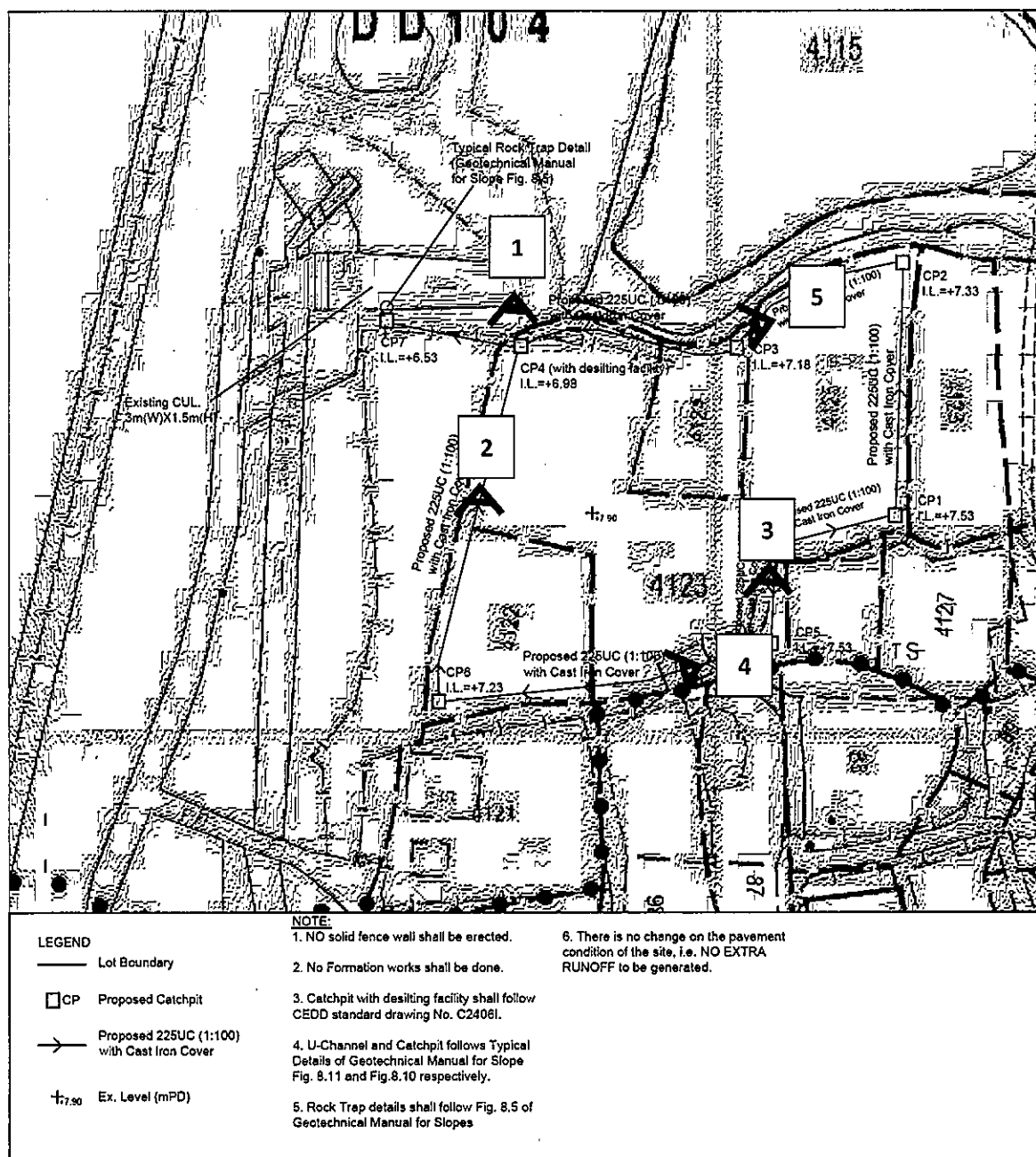
(c)	The project proponent/consultant/works contractor is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference.	Noted.
<b>2. Comments of Commissioner for Transport (C for T)</b> <b>(Contact Person: Ms. Michelle CHAN; Tel: 2399 2716)</b>		
(a)	The applicant should demonstrate sufficient space within the subject site for manoeuvring of types of vehicles.	Sufficient space is provided for smooth manoeuvring of vehicle within the application site (the Site)( <b>Plan 2</b> ).
(b)	The applicant should justify the proposed parking provision considering the arrangement for staff and visitors.	<p>A total of eight private car parking spaces and one loading/unloading (L/UL) space for light goods vehicle (LGV) are provided at the Site for staff and visitor. The estimated number of staff and visitor of the Site are <u>10</u> and <u>10</u> respectively. The GFA of eating place is revised to 60m<sup>2</sup> (about) and will no longer be opened to public, only staff working at the Site will be served (<b>Plan 1</b>).</p> <p>Advanced booking is required for visitors to access the Site. This could help to regulate the use of the parking space and prevent excessive number of vehicle and visitor to the Site. Food and goods to support the daily operation of the Site are transported by vehicle not exceeding 5.5 tonnes, hence the provision of one L/UL space for LGV. No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period.</p>
(c)	Please provide breakdown of estimated trip generation and attraction rates during weekdays and weekend with the proposed parking provision.	The breakdown of the estimated vehicular trips generated by the proposed development is provided for your consideration ( <b>Annex III</b> ).

<b>3. Comments of Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD)</b> <b>(Contact Person: Ms. Michelle CHAN; Tel: 2399 2716)</b>		
(a)	Access, occupancy and usage of the portion of Government Land within the Application should be allowed for MTR Corporation Limited and their contractor(s) to carry out works.	Noted. Access, occupancy and usage of the portion of Government Land within the Site will be allowed for MTR Corporation Limited and their contractor(s) to carry out works.

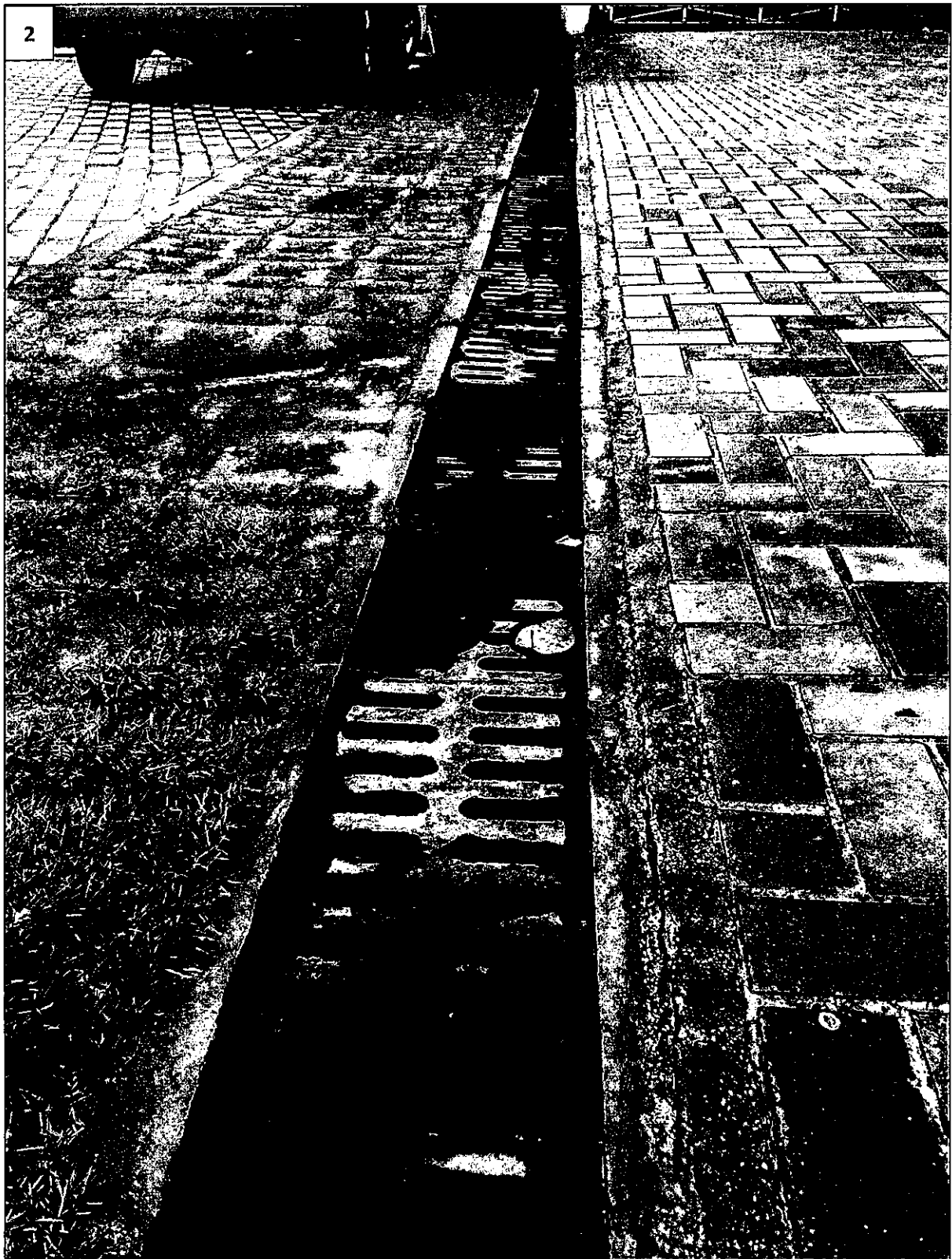
## Drainage Record at the Application Site

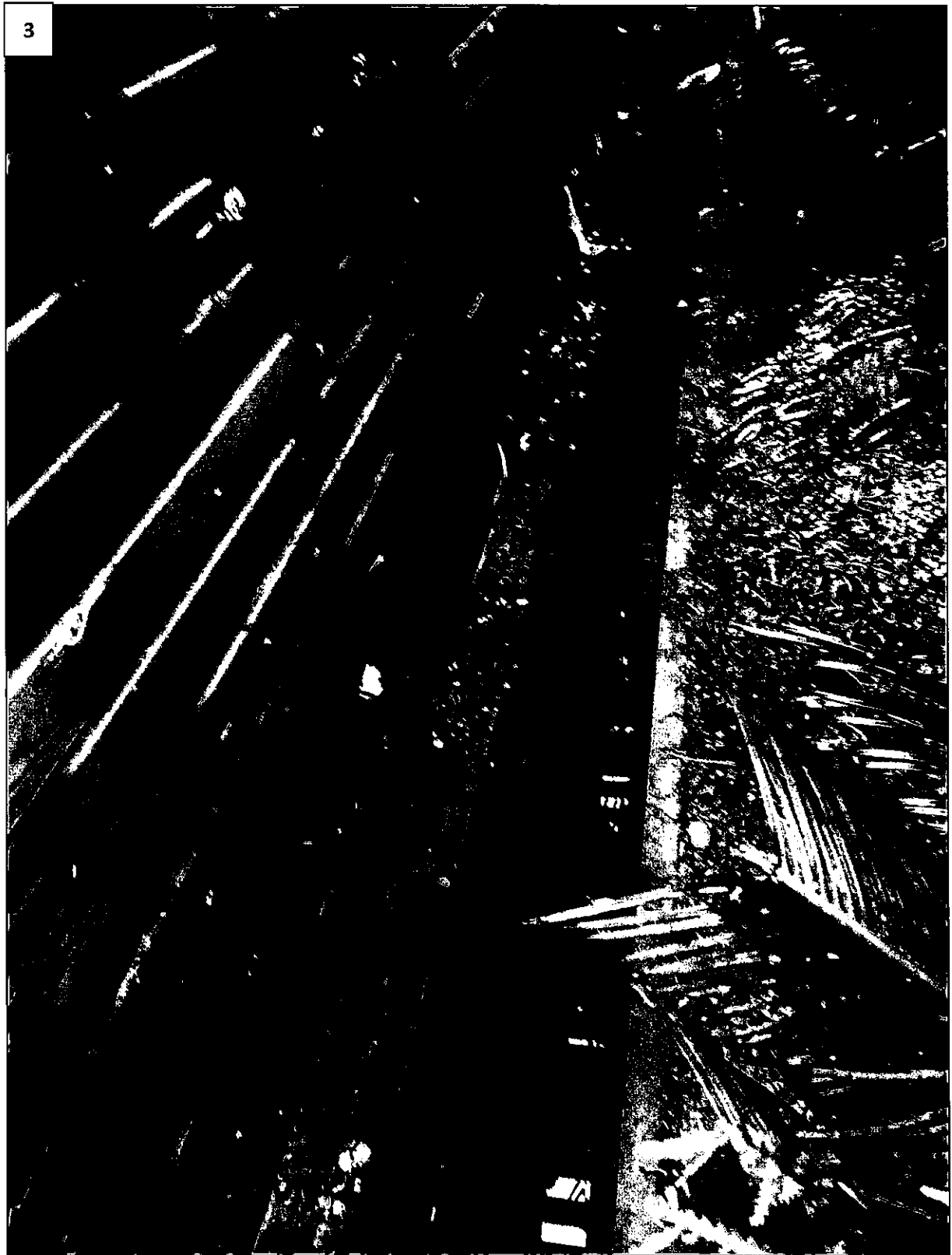
Proposed Temporary Eating Place and Shop and Services (Financial Institution) for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long

(Application No. A/YL-KTN/751)



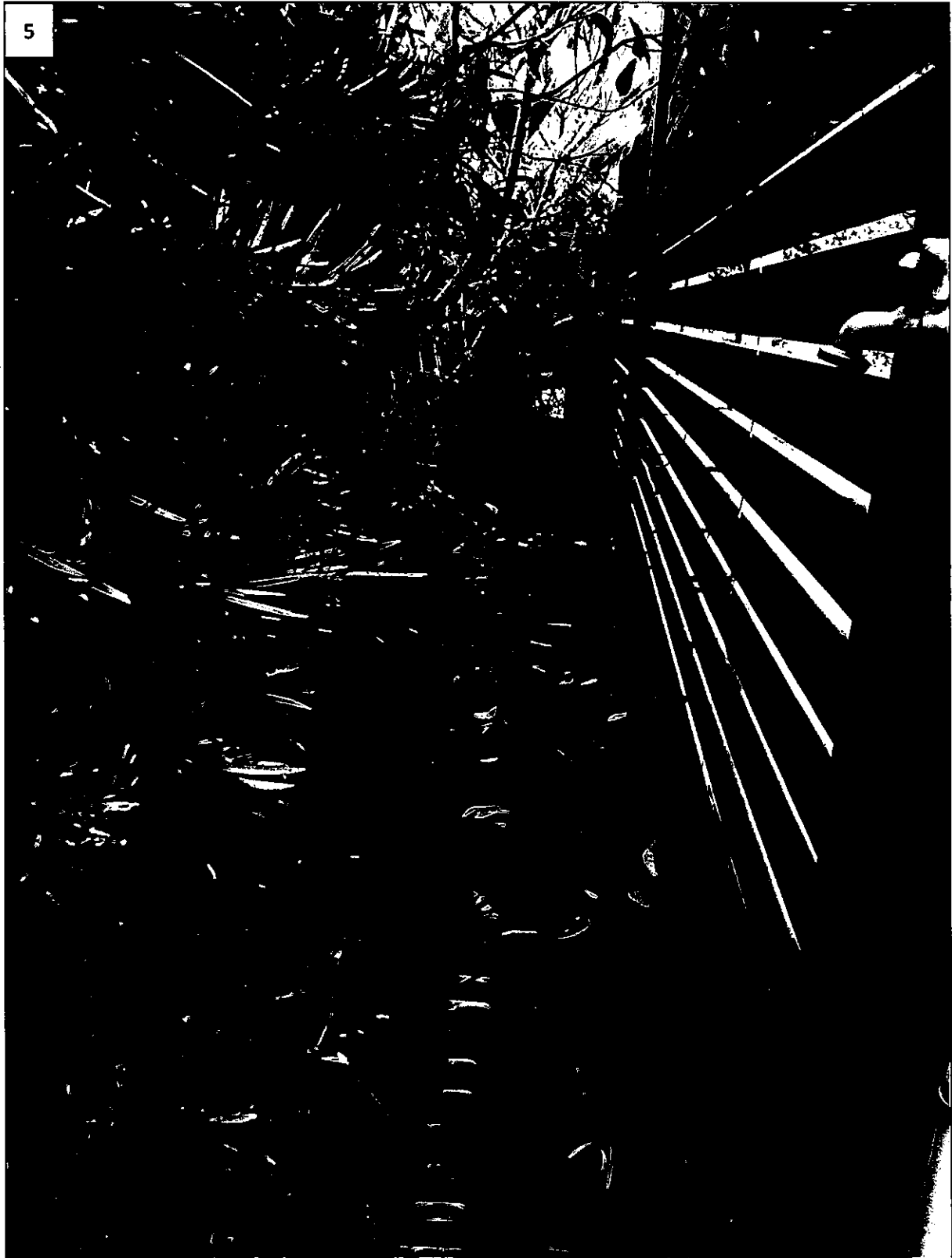












DD 104

4115

Typical Rock Trap Detail  
(Geotechnical Manual  
for Slope Fig. 8.5)

Existing CUL.  
3m(W)X1.5m(H)

CP7  
I.L.=+6.53

CP4 (with desilting facility)  
I.L.=+6.98

Proposed 225UC (1:100)  
with Cast Iron Cover

+7.90

Proposed 225UC (1:100)  
with Cast Iron Cover

CP3  
I.L.=+7.18

CP2  
I.L.=+7.33

Proposed 225UC (1:100)  
with Cast Iron Cover

Proposed 225UC (1:100)  
with Cast Iron Cover

CP1  
I.L.=+7.53

Proposed 225UC (1:100)  
with Cast Iron Cover

CP6  
I.L.=+7.23

CP5  
I.L.=+7.53

4127

**NOTE:**

**LEGEND**

— Lot Boundary

□ CP Proposed Catchpit

→ Proposed 225UC (1:100)  
with Cast Iron Cover

+7.90 Ex. Level (mPD)

1. NO solid fence wall shall be erected.

2. No Formation works shall be done.

3. Catchpit with desilting facility shall follow  
CEDD standard drawing No. C24061.

4. U-Channel and Catchpit follows Typical  
Details of Geotechnical Manual for Slope  
Fig. 8.11 and Fig.8.10 respectively.

5. Rock Trap details shall follow Fig. 8.5 of  
Geotechnical Manual for Slopes

6. There is no change on the pavement  
condition of the site, i.e. NO EXTRA  
RUNOFF to be generated.

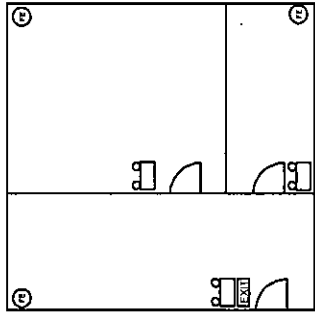
S.16 PLANNING APPLICATION NO.:

A/YL-KTN/751

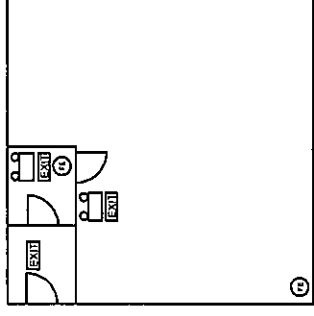
FIRE SERVICE INSTALLATIONS PROPOSAL

FS NOTE:

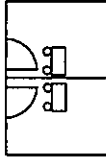
1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838.
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.



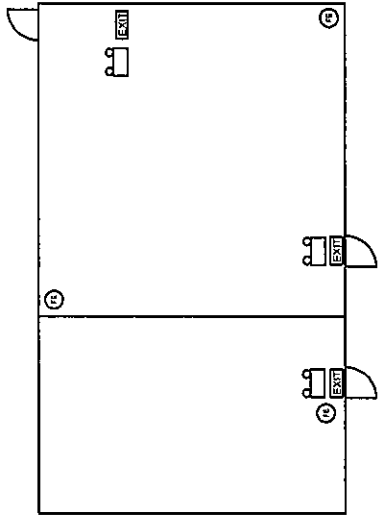
STRUCTURE B1



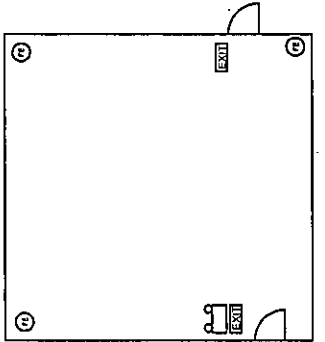
STRUCTURE B2



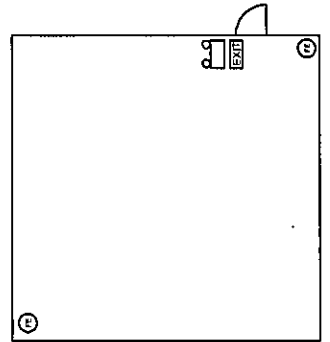
STRUCTURE B3



STRUCTURE B4



STRUCTURE B5



STRUCTURE B6



STRUCTURE B7

LEGEND

EXIT SIGN

EMERGENCY LIGHT

4.5KG GAS TYPE FIRE EXTINGUISHER

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:  
消防處編號

A --

Name of Client:  
顧客姓名Name of Building:  
樓宇名稱Street No./Town Lot:  
門牌號數/市地段Lot 104 4122, 4123, 4124 Street/Road/Estate Name:  
4125 (part) in D.D. 104 and Adjoining 街道/屋苑名稱

San Tam Road

Block:  
座District:  
分區Kam Tin Yuen Long Area:  
地區☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	13 nos 5Kg CO2 F.E.	G/F	Conforms with FSD requirements	02-04-2020	01-04-2021

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

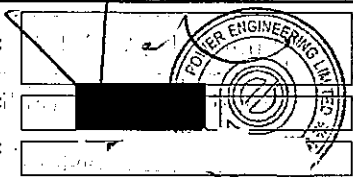
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.Authorized  
Signature:  
授權人簽署Name:  
姓名FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期East Power Engineering Ltd  
東力工程有限公司

03-04-2020

For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 104, 4122, 4123, 4124 Street/Road/Estate Name:

4125 (part) in D.D. 104 and Adjoining

San Tam Road

Block:

座

District:

分區

Kam Tin Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Light	G/F	Conforms with FSD requirements	02-04-2020	01-04-2021
12	Exit Sign	G/F	Conforms with FSD requirements	02-04-2020	01-04-2021

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

授權人簽署

Name

姓名

FSD/RC No.

消防處註冊號碼

Company Name

公司名稱

Telephone

聯絡電話

Date

日期

For FSD use only:

Inspected

Key-in

Verified

**East Power Engineering Ltd**  
東力工程有限公司

03-04-2020

### Estimated Vehicular Trips Generated by the Proposed Development

**Proposed Temporary Eating Place and Shop and Services (Financial Institution) for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long**

**(Application No. A/YL-KTN/751)**

- (i) The operation hours of the proposed development are from 09:30 to 19:30 daily (including public holiday). Eight private car parking spaces and one loading/unloading space for light goods vehicle are provided for staff and visitor. The estimated number of staff and visitor of the Site are 10 and 10 respectively.
- (ii) The breakdown of the estimated vehicular trips on weekday are as follows:

Time Period	Trip Generation				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
09:00 – 10:00	7 (staff)	0	0	0	7
10:00 – 11:00	1 (visitor)	1 (visitor)	0	0	2
11:00 – 12:00	1 (visitor)	1 (visitor)	1 (staff)	1 (staff)	4
12:00 – 13:00	1 (visitor)	1 (visitor)	0	0	2
13:00 – 14:00	0 (lunch hour)				0
14:00 – 15:00	1 (visitor)	1 (visitor)	0	0	2
15:00 – 16:00	1 (visitor)	1 (visitor)	0	0	2
16:00 – 17:00	1 (visitor)	1 (visitor)	0	0	2
17:00 – 18:00	1 (visitor)	1 (visitor)	0	0	2
18:00 – 19:00	0	6 (staff)	0	0	6
19:00 – 20:00	0	1 (staff)	0	0	1

(iii) The breakdown of the estimated vehicular trips on weekend and public holiday are as follows:

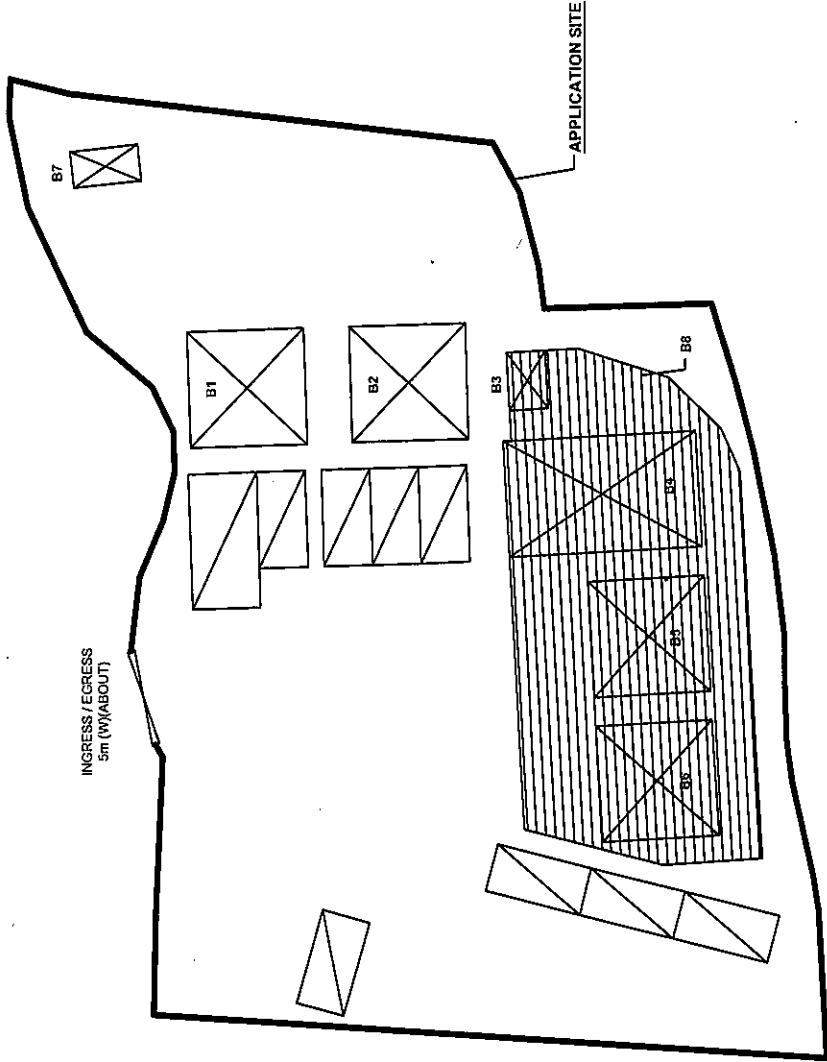
Time Period	Trip Generation				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
09:00 – 10:00	3 (staff)	0	0	0	3
10:00 – 11:00	1 (visitor)	1 (visitor)	0	0	2
11:00 – 12:00	1 (visitor)	1 (visitor)	1 (staff)	1 (staff)	4
12:00 – 13:00	1 (visitor)	1 (visitor)	0	0	2
13:00 – 14:00	0 (lunch hour)				
14:00 – 15:00	1 (visitor)	1 (visitor)	0	0	2
15:00 – 16:00	1 (visitor)	1 (visitor)	0	0	2
16:00 – 17:00	1 (visitor)	1 (visitor)	0	0	2
17:00 – 18:00	1 (visitor)	1 (visitor)	0	0	2
18:00 – 19:00	0	2 (staff)	0	0	2
19:00 – 20:00	0	1 (staff)	0	0	1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,483m <sup>2</sup> (ABOUT)
COVERED AREA	: 299m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1,184m <sup>2</sup> (ABOUT)
NO. OF STRUCTURE	: 8
TOTAL GFA	: 299m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m - 4m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	FINANCIAL INSTITUTION (RECEPTION)	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	FINANCIAL INSTITUTION (BACK OFFICE)	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	WASHROOM	COVERED BY B9	COVERED BY B9	3.5m (ABOUT)(1-STOREY)
B4*	EATING PLACE (STAFF CANTEEN)	COVERED BY B9	COVERED BY B9	3.5m (ABOUT)(1-STOREY)
B5	FINANCIAL INSTITUTION (BACK OFFICE)	COVERED BY B9	COVERED BY B9	3.5m (ABOUT)(1-STOREY)
B6	FINANCIAL INSTITUTION (MEETING ROOM)	COVERED BY B9	COVERED BY B9	3.5m (ABOUT)(1-STOREY)
B7	STORAGE OF DOCUMENTS	7m <sup>2</sup> (ABOUT)	7m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (CANOPY)	220m <sup>2</sup> (ABOUT)	220m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		299m <sup>2</sup> (ABOUT)	299m <sup>2</sup> (ABOUT)	

\*B4 EATING PLACE (STAFF CANTEEN) - 60m<sup>2</sup> (ABOUT)



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

LEGEND

	STRUCTURE
	CANOPY
	PARKING / LUL SPACE
	INGRESS / EGRESS

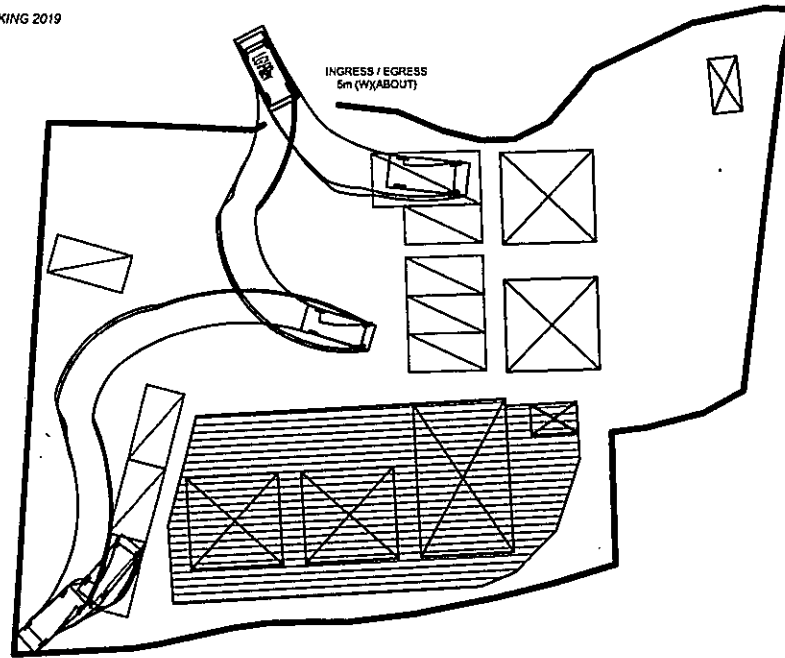


**SWEPT PATH ANALYSIS**

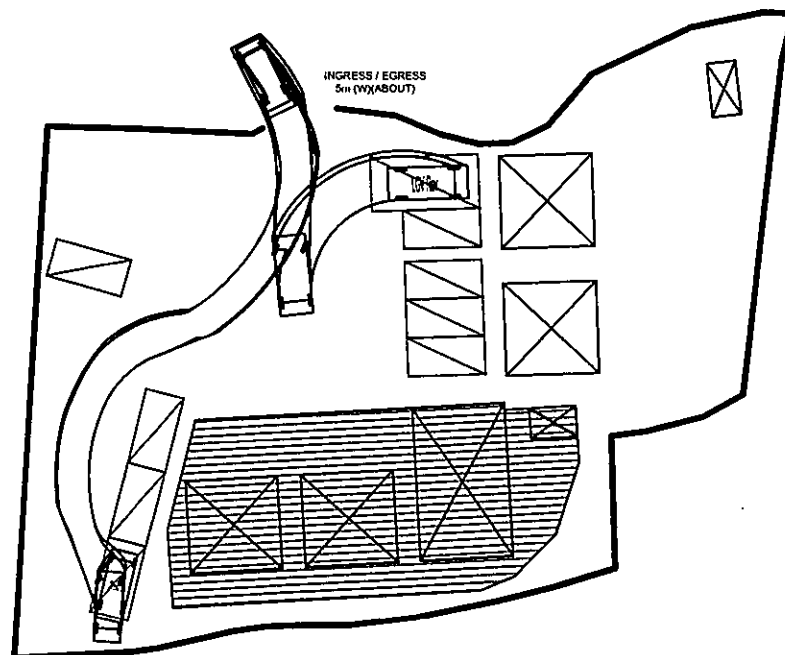
APPLICATION SITE AREA : 1,483m<sup>2</sup> (ABOUT)

- 1) TYPE OF VEHICLE FOR ANALYSIS : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)
- 2) TYPE OF VEHICLE FOR ANALYSIS : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



**IN (TO THE  
APPLICATION SITE)**






**PARKING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE : 8  
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/LUL SPACE FOR LGV : 1  
DIMENSION OF L/LUL SPACE : 3.5m (W) X 7m (L)

**EXIT (OUT OF THE  
APPLICATION SITE)**

**LEGEND**

-  PARKING / L/LUL SPACE
-  PRIVATE CAR / LIGHT GOODS VEHICLE
-  SWEPT PATH OF VEHICLE



[FI] S.16 Application No. A/YL-KTN/751 - FI to address departmental comments04/03/2021 18:15



File Ref:

1 Attachment



FI for A YL-KTN 751 (20210304).pdf

Dear Sir,

I am writing to submit further information to address departmental comments of the subject application. Should you require further information, please do not hesitate to contact me.

Kind regards,  
Mr. LAM (the applicant)

**Clarifications for the Proposed Development**

**Proposed Temporary Eating Place and Shop and Services (Financial Institution) for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long**

**(Application No. A/YL-KTN/751)**

I am writing to provide clarifications for the subject application, details are as follow:

- (i) The application site (the Site) involves of two previous approved S.16 planning application (Nos. A/YL-KTN/451 and 592) submitted by the different applicants for the same use, which the latest application was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 6.4.2018. However, the applicant failed to comply with approval conditions (f), (g), (h) and (i) by the designated time period which led to revocation of the application, i.e. 15.9.2020.

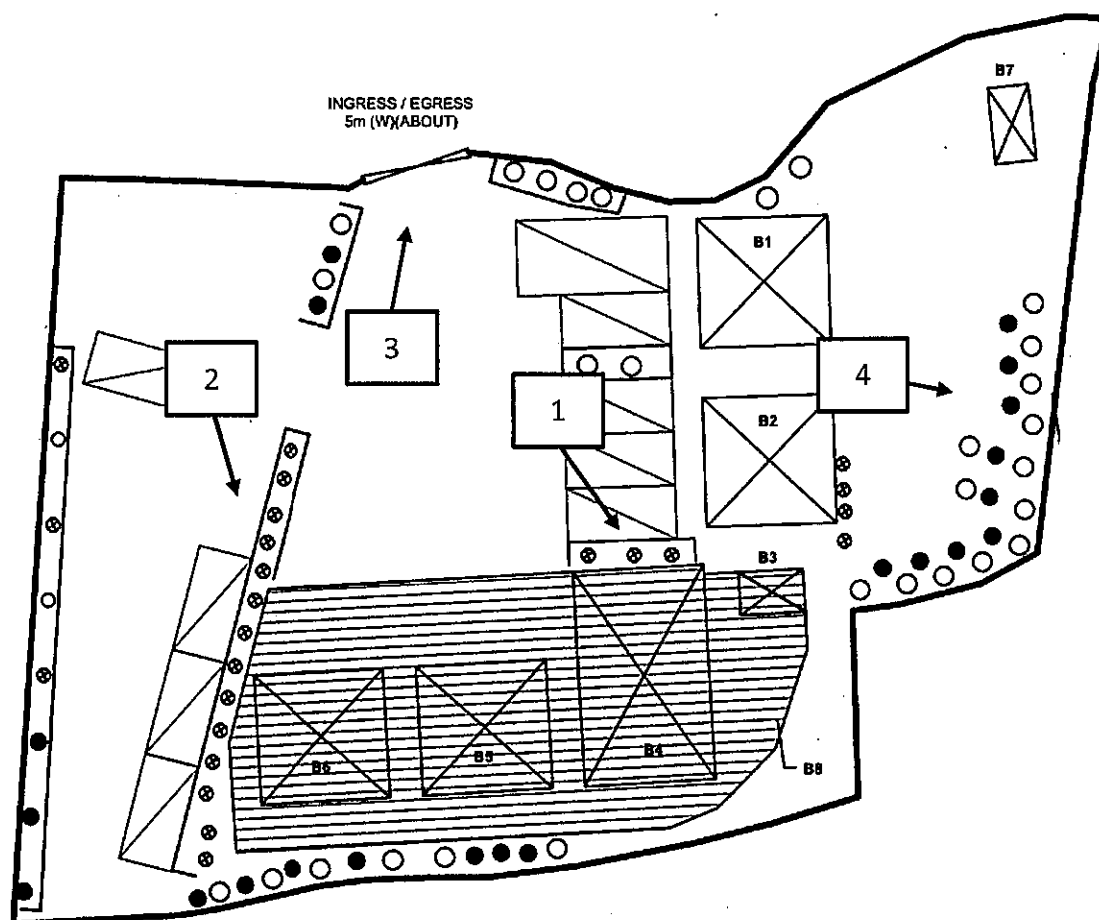
Landscape planting at the Site

- (a) Regarding planning approval condition (f) of the previous approved application No. A/YL-KTS/780, i.e. submission of tree preservation proposal, the applicant made submissions on 28.8.2018, 21.11.2018 and 2.9.2019, and the submissions were not accepted by Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD).
- (b) Since the tree preservation proposal was not accepted by CTP/UD&L, PlanD, the applicant could not commence works to implement the proposal within the designated time period, hence, condition (g) of the previous approved application No. A/YL-KTN/592, i.e. the implementation of tree preservation proposal was not complied with within the compliance period, which led to revocation of the application.
- (c) The applicant submitted a landscape proposal and photographic record of existing trees at the Site to support the application (Annex I).

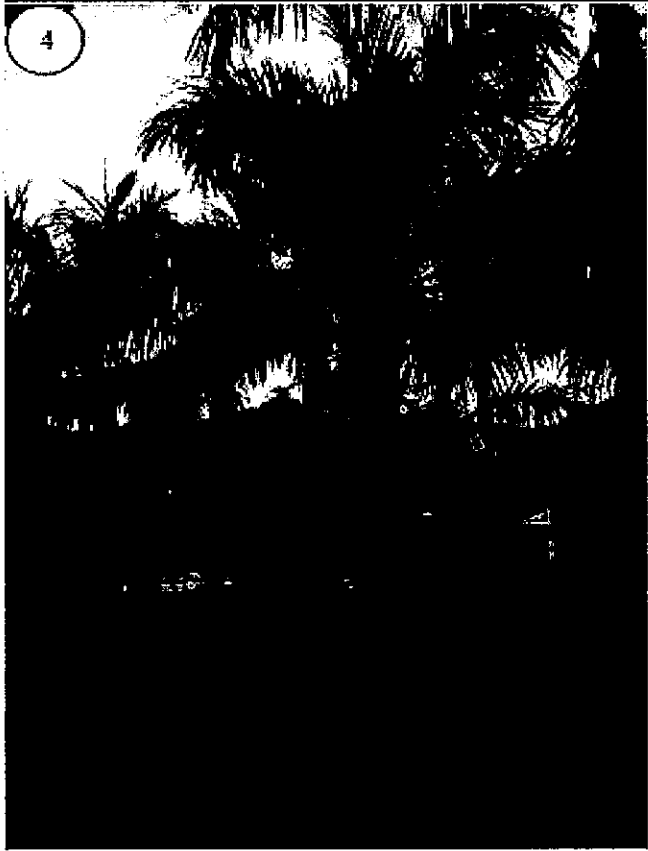
Photographic Records of Existing Landscape Planting

Proposed Temporary Eating Place and Shop and Services (Financial Institution) for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long

(Application No. A/YL-KTN/751)

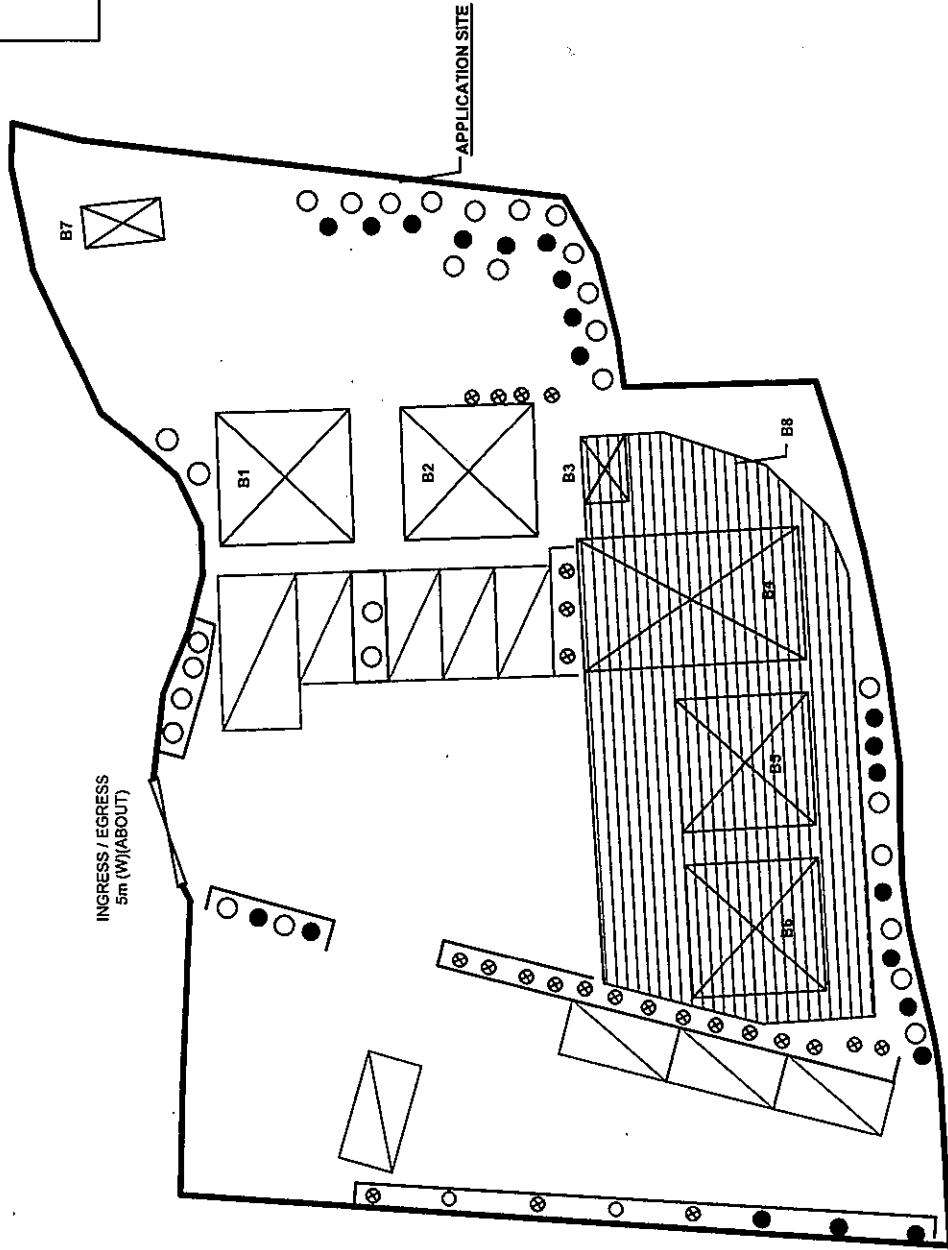
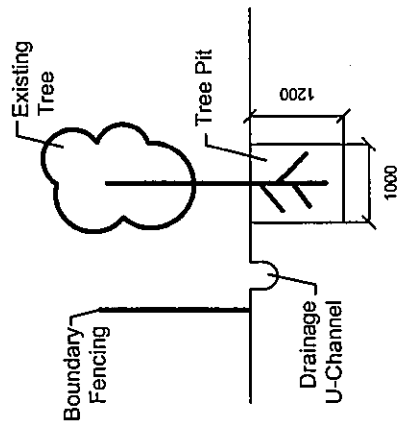






# **S.16 Planning Application No. A/YL-KTN/751**

## **Landscape Proposal**



- Legend**
- Structure
  - Parking or LUL Space
  - Palm Tree
  - Cycas Revoluta
  - Podocarpus macrophyllus
  - Unknown Tree Species
  - Kerb
  - To protect trees from damaging from vehicle movement (1m from tree trunk)







[Supersede][FI] S.16 Application No. A/YL-KTN/751 - FI to address departmental comments08/03/2021 19:21

From: [REDACTED]

To: Town Planning Board <tpbpd@pland.gov.hk>

Cc: llyduen@pland.gov.hk, vkflau@pland.gov.hk, icwwong@pland.gov.hk, [REDACTED]

[REDACTED]

File Ref:

1 Attachment



FI3 for A YL-KTN 751 - RtoC Table (20210308)Sup.pdf

Dear Sir,

I am writing to **supersede** my below submission made on 8.3.2021 at 17:24 to address departmental comments of the subject application. Should you require further information, please do not hesitate to contact me.

Kind regards,  
Mr. LAM (the applicant)

----- Forwarded message -----

From: [REDACTED]

Date: Mon, 8 Mar 2021 at 17:24

Subject: [FI] S.16 Application No. A/YL-KTN/751 - FI to address departmental comments

To: Town Planning Board <tpbpd@pland.gov.hk>

Cc: <vkflau@pland.gov.hk>, [REDACTED]

[REDACTED]

Dear Sir,

I am writing to submit further information to address departmental comments of the subject application. Should you require further information, please do not hesitate to contact me.

Kind regards,  
Mr. LAM (the applicant)

## Responses-to-Comments

Proposed Temporary Shop and Services (Financial Institution) with Ancillary Staff Canteen for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long

(Application No. A/YL-KTN/751)

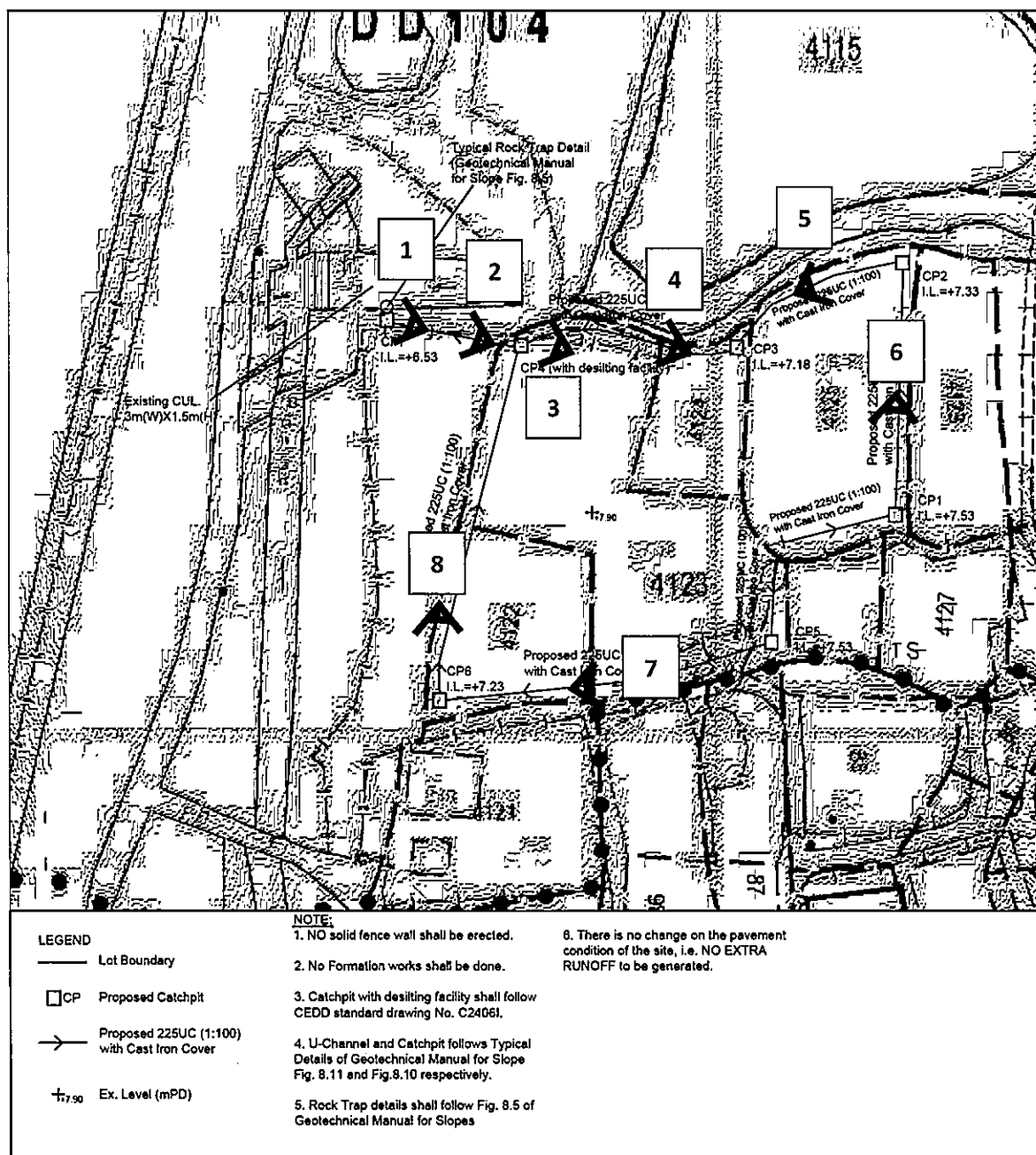
- (i) The proposed eating place is no longer opened to the public. It serves as an ancillary canteen for staff working at the proposed development;
- (ii) Revised layout plan (minor revision of numbering of structure)(Plan 1); and
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Joshua YUEN; Tel: 2300 1235)</b>		
(a)	For Photo 1, please open the cover of the catchpit and take photo showing the internal existing condition.	Photographic records of the existing drainage facilities are provided for your consideration (Appendix I).
(b)	Please take photos showing the existing condition of CP7. Please be reminded to take photos showing its internal existing condition.	

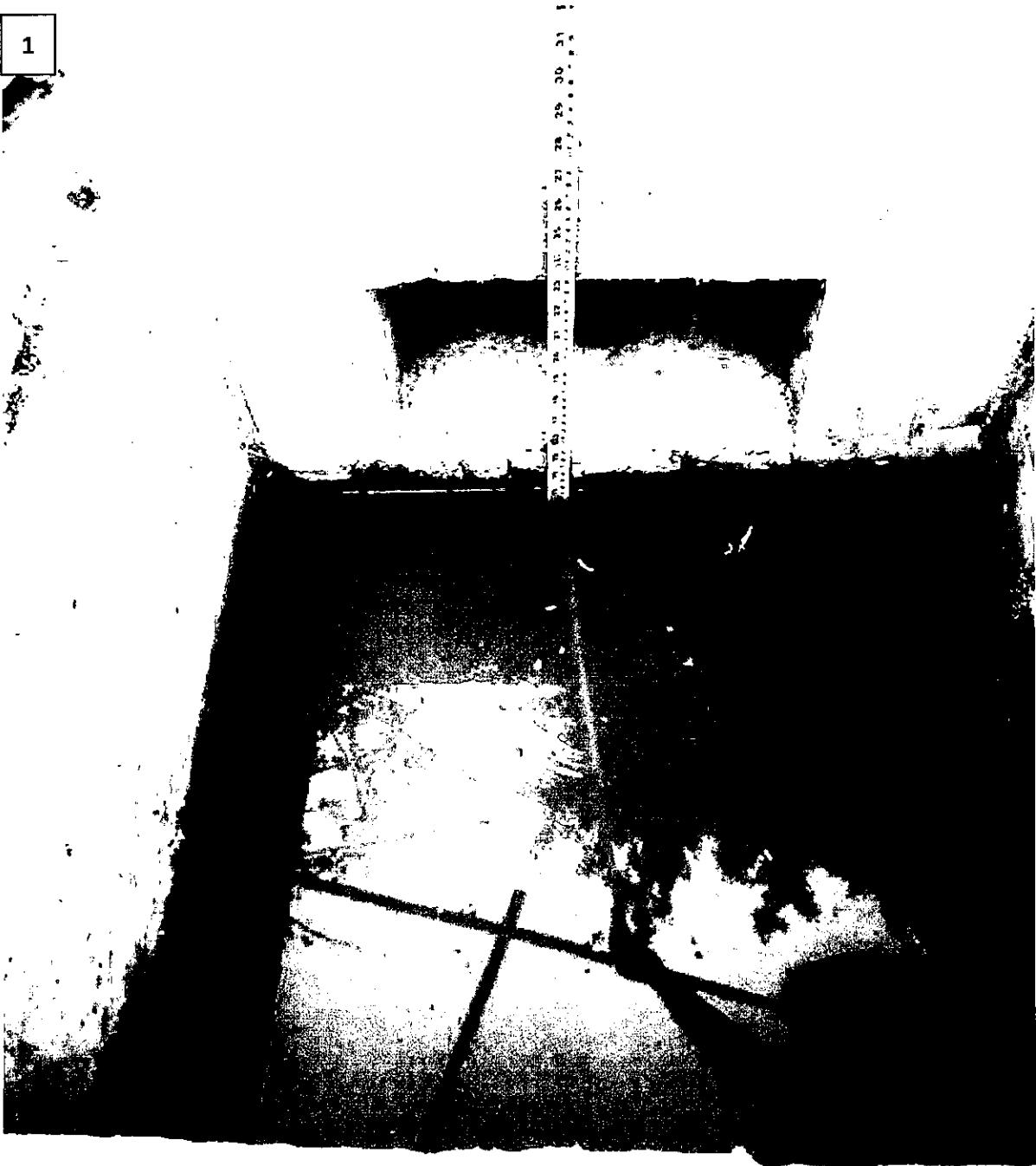
### Drainage Record of the Application Site

**Proposed Temporary Shop and Services (Financial Institution) with Ancillary Staff Canteen for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long**

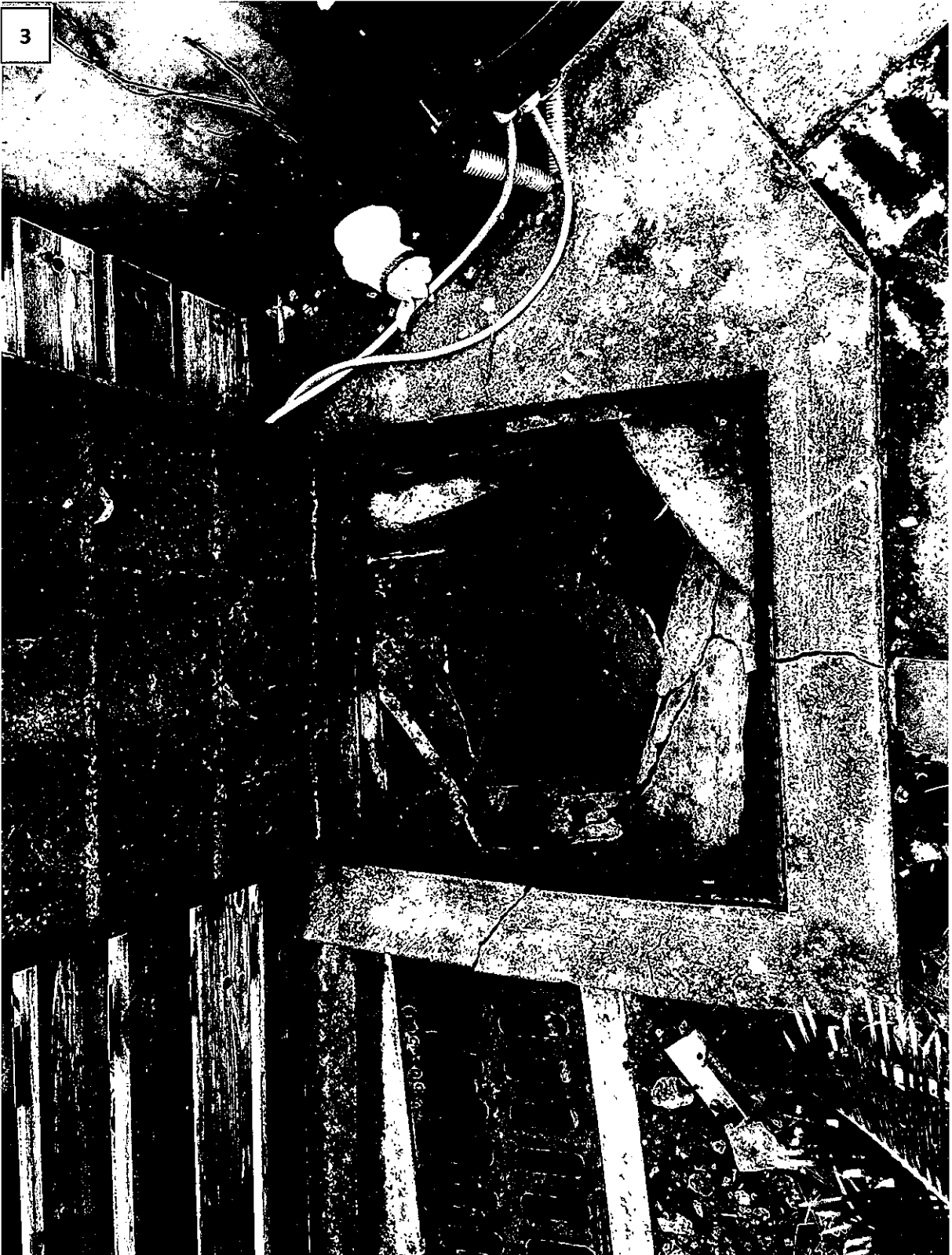
(Application No. A/YL-KTN/751)



1







4











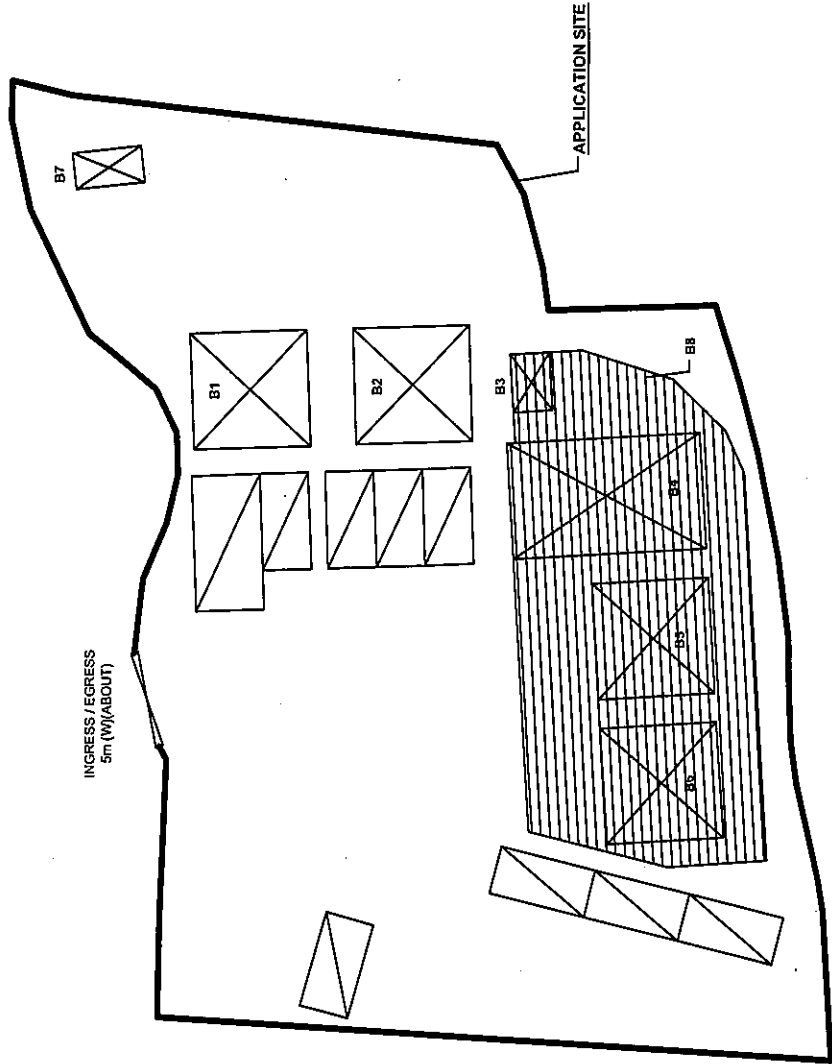


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,483m <sup>2</sup> (ABOUT)
COVERED AREA	: 299m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1,184m <sup>2</sup> (ABOUT)
NO. OF STRUCTURE	: 8
TOTAL GFA	: 299m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m - 4m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	FINANCIAL INSTITUTION (RECEPTION)	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	FINANCIAL INSTITUTION (BACK OFFICE)	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5m (ABOUT)(1-STOREY)
B4	EATING PLACE (STAFF CANTEEN)	COVERED BY B8	COVERED BY B8	3.5m (ABOUT)(1-STOREY)
B5	FINANCIAL INSTITUTION (BACK OFFICE)	COVERED BY B8	COVERED BY B8	3.5m (ABOUT)(1-STOREY)
B6	FINANCIAL INSTITUTION (MEETING ROOM)	COVERED BY B8	COVERED BY B8	3.5m (ABOUT)(1-STOREY)
B7	STORAGE OF DOCUMENTS	7m <sup>2</sup> (ABOUT)	7m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (CANOPY)	220m <sup>2</sup> (ABOUT)	220m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		299m <sup>2</sup> (ABOUT)	299m <sup>2</sup> (ABOUT)	

\*B4 EATING PLACE (STAFF CANTEEN) - 60m<sup>2</sup> (ABOUT)



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

LEGEND

	STRUCTURE
	CANOPY
	PARKING / LUL SPACE
	INGRESS / EGRESS

**Appendix II of RNTPC**  
**Paper No. A/YL-KTN/751**

**Previous Applications Covering the Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-KTN/419	Proposed Temporary Open Storage of Construction Materials (Excluding Cement/Sand/Chemical Products/Dangerous Goods) for a Period of 2 Years	13.12.2013  (revoked on 24.1.2014)	(1), (2), (3), (5), (6), (7), (8), (9), (11)
2	A/YL-KTN/451	Proposed Temporary Shop and Services (Real Estate Agency and Financial Institution) with Ancillary Staff Canteen for a Period of 3 Years	17.10.2014  (revoked on 17.11.2016)	(1), (2), (5), (6), (7), (8), (9), (11)
3	A/YL-KTN/592	Temporary Shop and Services (Financial Institution) with Ancillary Staff Canteen for a Period of 3 Years	15.6.2018  (revoked on 15.9.2020)	(1), (2), (4), (6), (7), (8), (9), (10), (11)

**Approval Conditions**

- (1) Restriction on operation hours/time
- (2) no medium or heavy goods vehicles exceeding 5.5 tonnes are allowed to be parked/stored on or enter/exit the site
- (3) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities
- (4) no vehicle is allowed to queue back to or reverse onto/ from public road
- (5) Submission and/ or implementation of drainage proposal
- (6) Submission and/ or implementation of fire service installations proposal/ provision of fire extinguisher(s)
- (7) Revocation of the planning approval if any of the planning conditions is not complied with by the specified dated or during the planning approval period
- (8) Provision of boundary fencing
- (9) Submission and/ or implementation of landscape/ tree preservation proposal
- (10) Submission of drainage record and maintain existing drainage facilities
- (11) Upon expiry of the planning permission, the reinstatement of the site to an amenity area



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-KTN/751 DD 104 San Tam Road  
17/02/2021 03:20

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

Dear TPB Members,  
733 was deferred so its back with a new application.  
Previous objections upheld.  
Mary Mulvihill

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Tuesday, November 3, 2020 3:17:01 AM  
Subject: A/YL-KTN/733 DD 104 San Tam Road  
Dear TPB Members,

Despite a history of non compliance, 592 was approved. Nine extensions of time later it was revoked for non compliance with numerous conditions.

Approval was despite *"The Director of Agriculture, Fisheries and Conservation (DAFC) had reservation on the application from nature conservation point of view as the site was abutting "Conservation Area" ("CA") zone and there was concern on encroachment into the "CA" zone by the proposed development. The Commissioner of Police (C of P) had reservation for the ancillary staff canteen as an operation for unlicensed sale of liquor was previously conducted at the site."*

Members had no question on the application.

So the Applicant is back again. Members are in breach of their duty to inquire into issues by rubber stamping on PlanD's recommendation.

There has been a judgement on this matter but TPB continues to ignore it.

Mary Mulvihill

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Thursday, March 15, 2018 2:14:48 AM  
Subject: A/YL-KTN/592 DD 104 San Tam Road

A/YL-KTN/592

Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin

Site area : 1,547m<sup>2</sup> Includes Government Land of about 325m<sup>2</sup>

Zoning : "Other Specified Uses" annotated "Railway Reserve"

Applied Use : Financial Institution / 9 Parking

Dear TPB Members,

It is obvious that the site has continued to operate despite approval having been

revoked on not one but two occasions for failure to comply with fire regulations. Most recently:

(i) in relation to (h) above, the implementation of fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.7.2015;

It is quite obvious that this is a storage/parking scam. Financial institutions operate in districts with heavy pedestrian traffic. This is NT not a remote location on the plains in Mid America.

TPB should follow a two strikes and you are out policy with regard to these dodgy operations.

Mary Mulvihill

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**黃偉賢** 元朗區議會(民選議員)

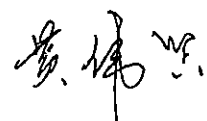
Appendix III-2 of RNTPC  
Paper No. A/YL-KTN/751

*Zachary Wong Wai Yin, Yuen Long District Council Elected Member*

本處檔號：LP-21-240-29  
貴處檔號：

敬啟者：有關規劃申請A/YL-KTN/751(地址：新界元朗錦田新潭路丈量約份第104約地段第4122號、第4123號、第4124號及第4125號(部分)和毗連政府土地)，申請人打算以上述申請土地作臨時食肆及商店及服務行業(財務公司)，本人提出反對。由於申請人過去三次規劃申請獲批後都被撤銷，顯示申請人沒有誠意履行批准條款，故希望貴會否決有關申請。如何之處，煩請 布覆，是荷。此致

城市規劃委員會主席暨各委員

元朗區議會主席：  謹啟

2021年2月8日



電話：  
電郵：

行公義 好憐憫 存謙卑的心

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

參考編號

Reference Number:

210217-160855-64635

提交限期

Deadline for submission:

19/02/2021

提交日期及時間

Date and time of submission:

17/02/2021 16:08:55

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/751

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Brian Ng for The Hong Kong and China Gas Co Ltd

意見詳情

Details of the Comment :

We write to lodge our objection to the S16 application (Application No. A/YL-KTN/733) due to a section of existing 600mm High Pressure strategic trunk main, supplying gas to Tuen Mun and Yuen Long, situated underneath the application site.

The current application site boundary should be adjusted in such a way that the 600mm High Pressure pipeline will not be encroached in the application site boundary. Furthermore, since the proposed development will lead to the population increase and thus affect the societal risk, the future developer/ project proponent should conduct a Quantitative Risk Assessment for evaluating the potential risk and determine necessary mitigation measures if required.

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

參考編號

Reference Number:

210202-165147-39823

提交限期

Deadline for submission:

19/02/2021

提交日期及時間

Date and time of submission:

02/02/2021 16:51:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/751

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，將引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。



**Advisory Clauses**

- (a) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (b) note DLO/YL, LandsD's comments that the Site comprises Government Land and 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. The STT/STW holder will need to apply to his offices for modification of the STT/STW conditions where appropriate. Moreover, the lot owner(s) of the lot without STW will need to apply to his offices for permitting the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note CES/RS, LandsD's comments that the Site falls within "RDS 2014 Northern Link and Kwu Tung Station Administrative Route Protection Boundary" and "RDS2014 Northern Link and Kwu Tung Station Limit of Area of Influence". The development should not pose obstacles to the implementation of the NOL project;
- (d) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient maneuvering spaces shall be provided within the Site;
- (e) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and San Tam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) note CE/RD 2-2, RDO, HyD's comments that the Site falls within the Administrative Route Portection (ARP) boundary of the planned NOL. The alignment and the ARP boundary of NOL may subject to further amendments. The applicant is advised to allow access, occupancy and usage of the portion of Government Land within the Site for MTR Corporation Limited and their contractor(s) to carry out works;

- (g) note DEP's comments that the applicant is advised to (i) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; (ii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/ waste water generated from the applied use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environment Protection Department" including percolation test; (iii) to control the oil fume and cooking odour emissions from the canteen, the applicant should follow "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" ([https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide\\_ref/files/pamphlet\\_oilfume\\_eng.pdf](https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf)) issued by EPD; and (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances, and provide necessary mitigation measures to prevent polluting the watercourse and pond adjacent to the Site;
- (h) note DAFC's comments that the applicant shall be advised to adopt necessary measures to avoid disturbance and pollution to the watercourse and encroachment into the abutting "CA" zone;
- (i) note D of FS's comments 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 department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filing, etc.) are to be carried out on the site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance

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

- (k) note DEMS's comments that there is a high pressure underground town gas transmission pipeline (running along San Tam Road) in close vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organizing and supervising any works near the gas pipeline (the involved parties) should approach the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the development; and
- (l) note DFEH's comments that if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to healthy and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. Proper licence / permit issued by his department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food license issued by the FEHD. A staff canteen that exclusively use by the staff members of that working place does not require a food business licence from his department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required. The operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.

