

5 FEB 2021
This document is received on 5 FEB 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
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/4L-KTN/754 |
| | Date Received 收到日期 | 5 FEB 2021 |

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

1. Name of Applicant 申請人姓名/名稱

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

興龍運輸有限公司

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)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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) | Lots No. 423 R.P. (part) and 428 R.P. in D. D. 107 and Adjoining Government Land |
| (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 1716.1 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 845.1 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) | 17.9 sq.m 平方米 <input type="checkbox"/> About 約 |

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| (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" ("OU(Railway Reserve)") |
| (f) Current use(s) 現時用途 | Temporary Storage of Fertiliser and Food Processing Material (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
29/1/2021 (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 2/2/2021 (DD/MM/YYYY)^{*}
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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|--|---|--|--|--------------------|--------------------------------|--------------------------------|----------------|--------------------------------|--------------------------------|---------------------|--------------------------------|--------------------------------|-----------------|--------------------------------|--------------------------------|---------------|--------------------------------|--------------------------------|--------------------------|--------------------------------|--------------------------------|-------------------------|--------------------------------|--------------------------------|-------------------|--------------------------------|--------------------------------|----------------------|--------------------------------|--------------------------------|----------------------------------|--------------------------------|--------------------------------|
| Proposed operating hours 擬議營運時間 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (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 No 否 | <input 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)) <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 No 否 | <input type="checkbox"/> Please provide details 請提供詳情 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (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 No 否 | <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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 20%;">Yes 會 <input type="checkbox"/></td> <td style="width: 20%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table> | | | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input 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) |
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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/ <u>YL-KTN</u> / <u>591</u> |
| (b) Date of approval 獲批給許可的日期 | <u>6/4/2018</u> (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | <u>6/4/2021</u> (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | Temporary Storage of Fertiliser and Food Processing Material |
| (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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u> <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。

Please refer to Appendix 1

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



FRANCIS LAU

Name in Block Letters
姓名（請以正楷填寫）

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

Planning Manager

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 MRTPI, RPP, FRICS, RPS(GP)



on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

2.2.2021

(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 No. 423 R.P. (part) and 428 R.P. in D. D. 107 and Adjoining Government Land | | |
| Site area 地盤面積 | 1716.1 | sq. m 平方米 | □ About 約 |
| | (includes Government land of 包括政府土地 | 17.9 | sq. m 平方米 □ 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" | | |
| Type of Application 申請類別 | <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ | | |
| Applied use/ development 申請用途/發展 | Temporary Storage of Fertiliser and Food Processing Material | | |

| | | | |
|--|--|--|--|
| (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 | 845.1 <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 | 6 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 8 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於) | |
| | | 1 <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 49.2 % <input type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/> | | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/> | | |

| 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 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| 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"/> |
| <u>Location Plan (Plan 1), Lot Index Plan (Plan 2),</u> | | |
| <u>Landscape Proposal (Plan 4), Drainage Proposal (Plan 5)</u> | | |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| <hr/> | | |
| Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號 | | |

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

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

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Executive Summary

1. The application site is on Lots No. 423 R.P. (part) and 428 R.P. in D. D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories.
2. The applied use is renewal of planning approval for 'Temporary Storage of Fertiliser and Food Processing Material' for a Period of 3 Years.
3. The site area is about 1,716.1m². Including about 17.9m² of government land.
4. A total of six structures (floor area about 845.1 m²) are proposed.
5. Operation hours are from 7 a.m. to 11 p.m., from Mondays to Saturdays (no operation on Sundays and public holidays).

行政摘要

1. 申請地點位於新界元朗錦田逢吉鄉丈量約份第 107 約地段第 423 號餘段(部份)及第 428 號餘段和毗連政府土地。
2. 申請人擬議把申請地點用作「臨時存放肥料及食品加工材料」用途的規劃許可續期申請，(為期三年)。
3. 申請面積為大約 1,716.1 平方米。包括政府土地大約 17.9 平方米。
4. 申請地點擬議提 6 個構築物（樓面面積約 845.1 平方米）。
5. 營業時間為星期一至星期六上午七時至晚上十一時(星期日及公眾假期停止營業)。

JUSTIFICATION

(Lots No. 423 R.P. (part) and 428 R.P. in D. D. 107 and
Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, NT)

1 The Proposed Use

- 1.1 The applied use is Renewal of Planning Approval for 'Temporary Storage of Fertiliser and Food Processing Material' for a Period of 3 Years under a previously approved application no. A/YL-KTN/591.

2 Location

- 2.1 The application site is on Lots No. 423 R.P. (part) and 428 R.P. in D. D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories.

3 Site Area

- 3.1 The site area is about 1,716.1 m², of which about 17.9 m² is government land. The site area is the same as the previously approved application no. A/YL-KTN/591.

4 Application Background

- 4.1 The site is the subject of a previously approved application no. A/YL-KTN/591. The parameters are remain unchanged.

5 Town Planning Zoning

- 5.1 The site falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" ("OU") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9.
- 5.2 "OU" annotated "Railway Reserve" zone is intended primarily for railway development.
- 5.3 Meanwhile, the proposed use falls within Category 2 areas under Town Planning Board Guidelines No. 13F for 'Application for Open Storage and Port Back-up' Uses. The proposed development is not incompatible with the surrounding area as most of the land uses are open storage yards, workshops and car parks etc. Use of temporary storage of fertiliser may be permitted subject to planning permission.

6 Nature of Stored Items

- 6.1 The stored fertilisers are urea (尿素). They are in liquid form and solid granular form. Those in liquid form is stored in plastic containers and those in solid granular form is stored in bags.
- 6.2 The stored food processing material is sodium bicarbonate. It is in solid form and stored in bags.
- 6.3 The stored items are non-flammable, non-toxic, and non-corrosive.
- 6.4 There is no adverse odour effect anticipated to the surroundings.

7 Development Parameters

7.1 Structure

- 7.1.1 There are six temporary structures on the site which are made from metal sheets and converted containers. The detailed dimensions of the structures are as follows:

| No. | Structures | Covered Area | Floor Area | No. of Storeys | Height |
|--------|------------|---|---|----------------|-------------|
| 1 | Open Shed | 443.2 m ² | 443.2 m ² | 1 | About 6.5 m |
| 2 | Storage | 230.0 m ² (Under Structure 1) | 230.0 m ² (Under Structure 1) | 1 | About 6.5 m |
| 3 | Latrine | 4.4 m ² | 4.4 m ² | 1 | About 2.6 m |
| 4 | Container | 14.6 m ² (Under Structure 1) | 14.6 m ² (Under Structure 1) | 1 | About 2.6 m |
| 5 | Storage | 212.0 m ² | 212.0 m ² | 1 | About 6.5 m |
| 6 | Open Shed | 185.5 m ² | 185.5 m ² | 1 | About 8 m |
| Total: | | <u>845.1 m²</u> | <u>845.1 m²</u> | | |

- 7.1.2 Structure 1 (Open Shed) will be used as a shelter and resting area for workers. Structures 2, 5 (Storage) and 6 (Open Shed) will be used to store fertilisers and food processing materials. Structure 4 (Container) will be used to store documents and small equipment. Please refer to the Site Plan (Plan 3) for details.

- 7.1.3 There will not be any workshop activities on site.

APPENDIX I

- 7.1.4 The remaining open area is reserved for vehicle manoeuvring only.
- 7.1.5 No parking space will be provided on the site. The parking arrangement remains the same as the previously approved application no. A/YL-KTN/591.

7.2 Operation Hours

- 7.2.1 The operation hours will be from 7:00 a.m. to 11:00 p.m., Mondays to Saturdays. There will be no operation on Sundays and public holidays. The operation hours remains the same as the previously approved application no. A/YL-KTN/591.

8 Previously Approved Applications

- 8.1 The site is the subject of six previously approved applications for 'Food Product Factory', 'Food Product Factory with Ancillary Open Storage Use', 'Temporary Storage of Household Goods and Food' or 'Temporary Storage of Fertiliser'. Details of these applications are shown below.

| Application No. | Applied Use | Decision |
|-----------------|--|------------------------|
| A/YL-KTN/13 | Food Product Factory for the Period of 2.5 Years | Approved on 12.04.1996 |
| A/YL-KTN/88 | Food Product Factory with Ancillary Open Storage Use for the Period of 2 years | Approved on 11.6.1999 |
| A/YL-KTN/180 | Temporary Storage of Household Goods and Food for the Period of 3 Years | Approved on 10.10.2003 |
| A/YL-KTN/259 | Renewal of Planning Approval for Temporary Storage of Household Goods and Food for the Period of 3 Years | Approved on 29.9.2006 |
| A/YL-KTN/476 | Temporary Storage of Fertiliser for a Period of 3 Years | Approved on 04.09.2015 |
| A/YL-KTN/591 | Temporary Storage of Fertiliser and Food Processing Material for a Period of 3 Years | Approved on 06.04.2018 |

- 8.2 Given that the previous applications for Food Product Factory and Storage Use at the site have been approved and that the planning circumstances do not significantly change, approval of the proposed use is in line with the previous decisions made by the Rural and New Town Planning Committee.

9 Similar Applications in Vicinity

- 9.1 Different open storage and workshop uses are found to the north and south of the site within the same "OU" zone. The temporary nature of applied use is considered compatible with the surrounding characteristics.

10 No Adverse Impacts to surrounding environment

10.1 Visual

- 10.1.1 The proposed development is compatible with the surrounding land uses predominated by open storage, warehouses, workshop, and vacant land uses.
- 10.1.2 The proposed development comprises one-storey open sheds and converted-containers. It is compatible with the surrounding environment where there are open storage uses to the immediate east of the site. No significant adverse visual impact is anticipated.

10.2 Landscape

- 10.2.1 The landscape proposal remains the same as the approved landscape proposal under the previously approved application no. A/YL-KTN/591. The 18 existing trees as shown in the landscape proposal within the site will be maintained. Please refer to Landscape Proposal (Plan 4) for details.
- 10.2.2 The 18 existing trees will be properly maintained. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of the trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail removal of climbers and dead trees.

10.3 Drainage

- 10.3.1 The drainage proposal remains the same as the approved drainage proposal under the previously approved application no. A/YL-KTN/591. The existing 225mm u-channels around the site will be maintained in good conditions throughout the approval period. Please refer to Drainage Proposal (Plan 5) for details.

10.4 Traffic

- 10.4.1 The site is accessible via Fund Kat Heung Road connecting to San Tam Road. Vehicular access is located at the north part of the site. Please refer to the Location Plan (Plan 1) and the Site Plan (Plan 3) for details.
- 10.4.2 Light goods vehicles are usually used for logistic. Heavy goods vehicles or containers are used for goods from shipping around one to two times per month.
- 10.4.3 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/ trailers, as defined in the Road Traffic Ordinance are allowed to be parked on the site.
- 10.4.4 The estimated daily trip generation and attraction rate of the proposed use on weekdays and weekends are shown in the table below:

| | Trip Generation Rate | Trip Attraction Rate |
|------------------|-----------------------------|-----------------------------|
| Time slot | Light goods vehicles | Light goods vehicles |
| 0700 - 0800 | 0 | 0 |
| 0800 - 0900 | 0 | 0 |
| 0900 - 1000 | 0 | 0 |
| 1000 - 1100* | 1 | 0 |
| 1100 - 1200* | 0 | 1 |
| 1200 - 1300 | 0 | 0 |
| 1300 - 1400 | 0 | 0 |
| 1400 - 1500* | 1 | 0 |
| 1500 - 1600* | 0 | 1 |
| 1600 - 1700 | 0 | 0 |
| 1700 - 1800 | 0 | 0 |
| 1800 - 1900 | 0 | 0 |
| 1900 - 2000 | 0 | 0 |
| 2000 - 2100 | 0 | 0 |
| 2100 - 2200 | 0 | 0 |
| 2200 - 2300 | 0 | 0 |
| Total | 2 | 2 |

- 10.4.5 The trip generation and attraction rate is anticipated to be four per day (two in and two out). The peak hours for the service are expected to be from 10:00 a.m. to 12:00 n.n. and 14:00 p.m. to 16:00 p.m.. The number of trips generated from and attracted to the site is expected to be similar for both weekdays and weekends.

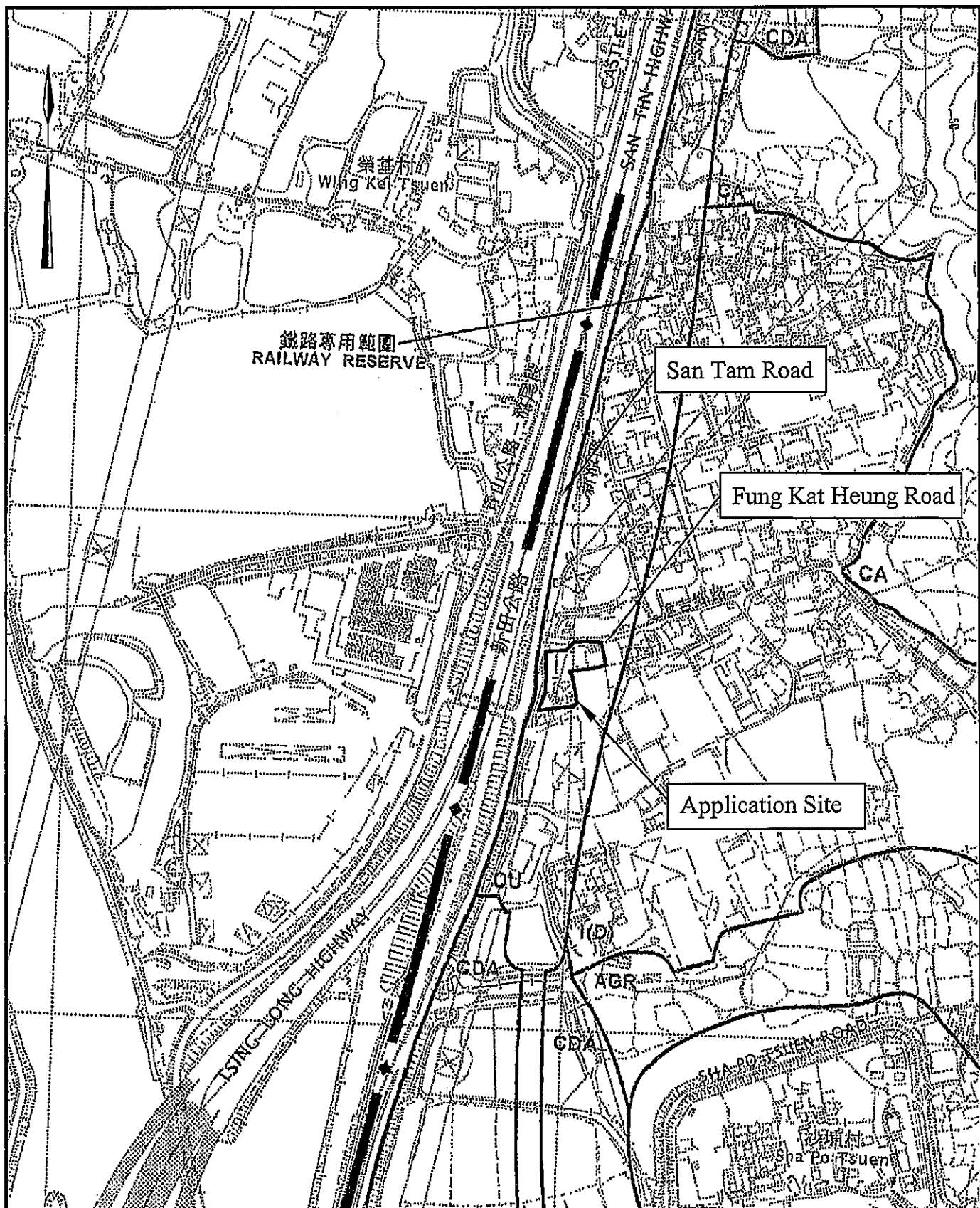
APPENDIX I

- 10.4.6 Given the relatively low level of trip generation and trip attraction rate, significant adverse impact on the local road networks, i.e. San Tin Highway, is not anticipated.

11 Planning Gain

- 11.1 The applied use can provide employment opportunities to local residents.
- 11.2 Since the proposed use is on a temporary basis, the long-term planning intention if the "OU" annotated "Railway Reserve" zone will not be hindered.

- End -



Extract from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9

Not to scale

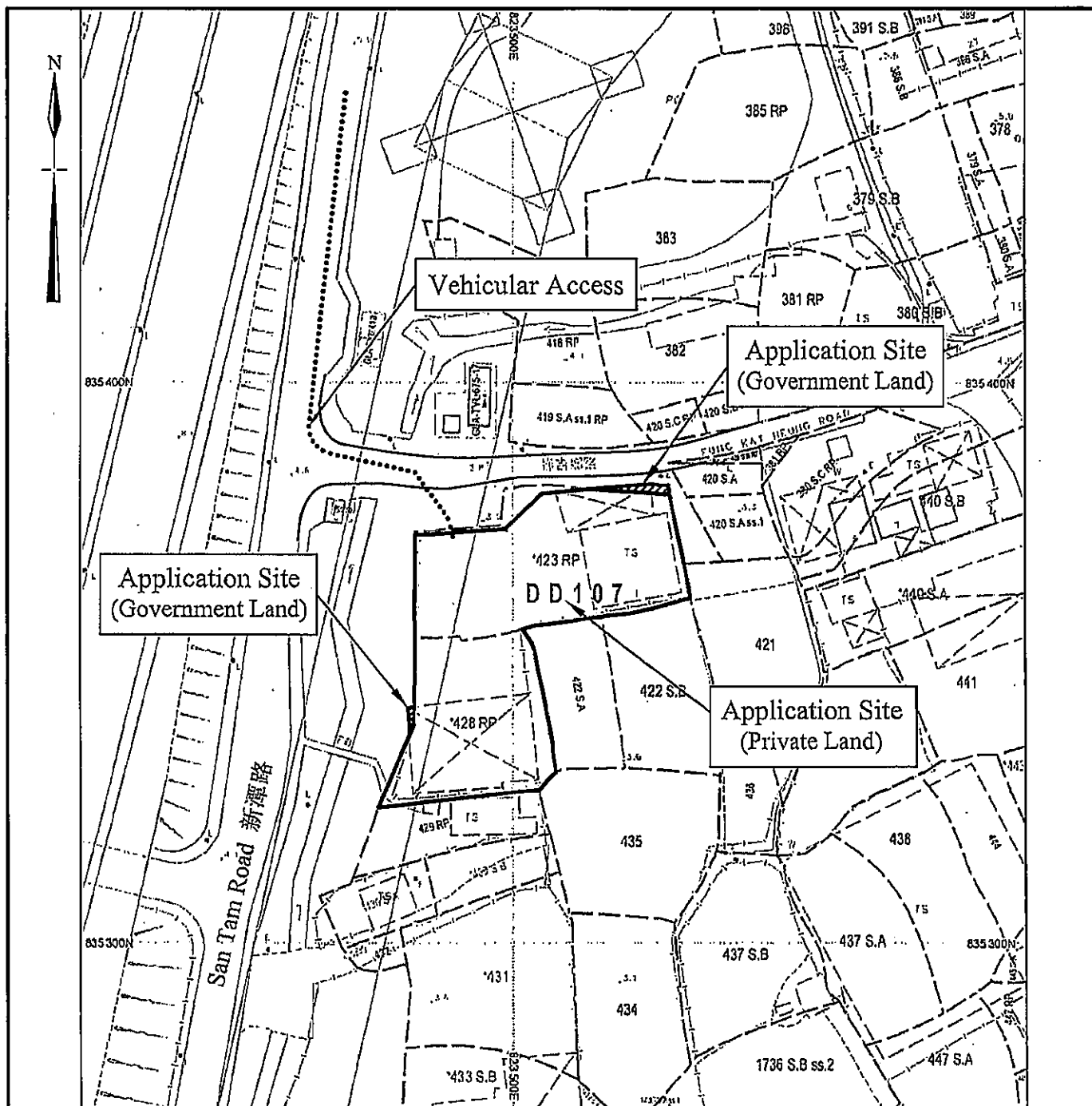
Location Plan

Goldrich Planners &
Surveyors Ltd.

February 2021

Lots 423 R. P. (Part) and 428 R. P. in D. D. 107
and Adjoining Government Land,
Fung Kat Heung, Yuen Long, New Territories

Plan 1
(P 6085)



Private Land : 1,698.2m²
 Government Land : 17.9m²

Total Site Area : 1,716.1m²

1:1000

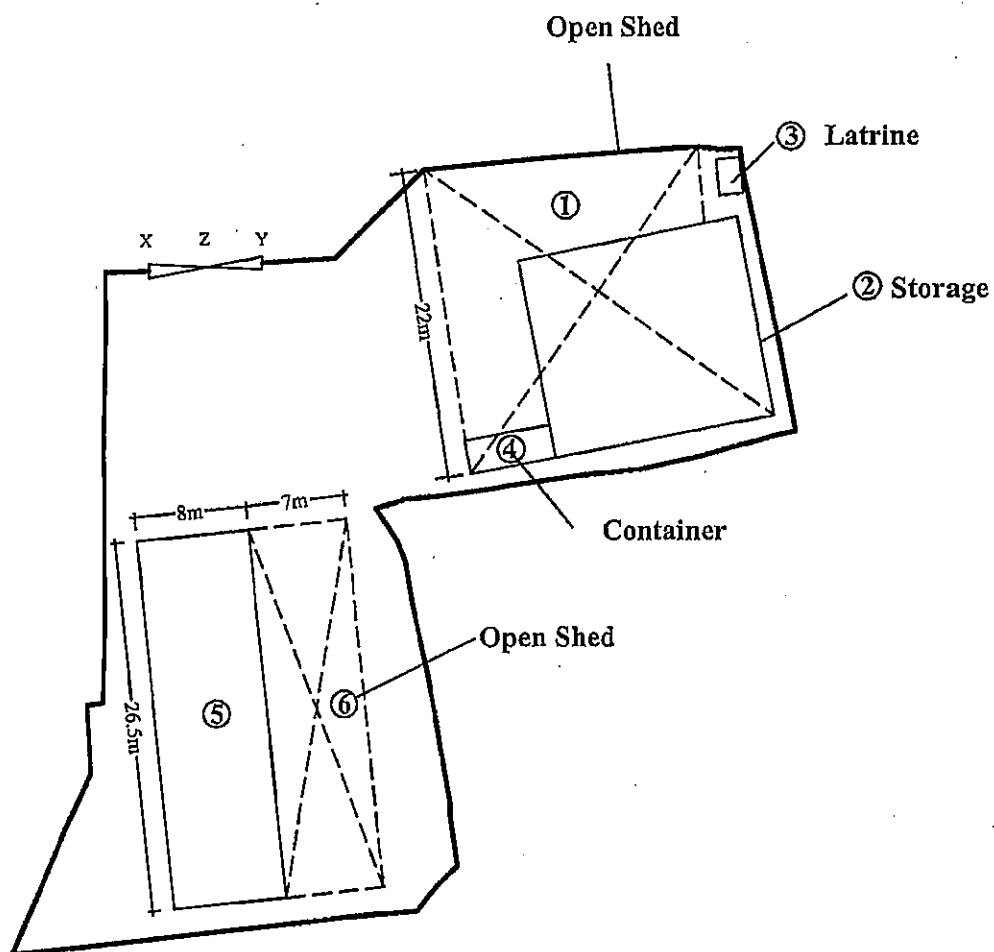
Lot Index Plan

Goldrich Planners & Surveyors Ltd.

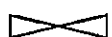
February 2021

Lots 423 R. P. (Part) and 428 R. P. in D. D. 107
and Adjoining Government Land,
Fung Kat Heung, Yuen Long, New Territories

Plan 2
(P 6085)



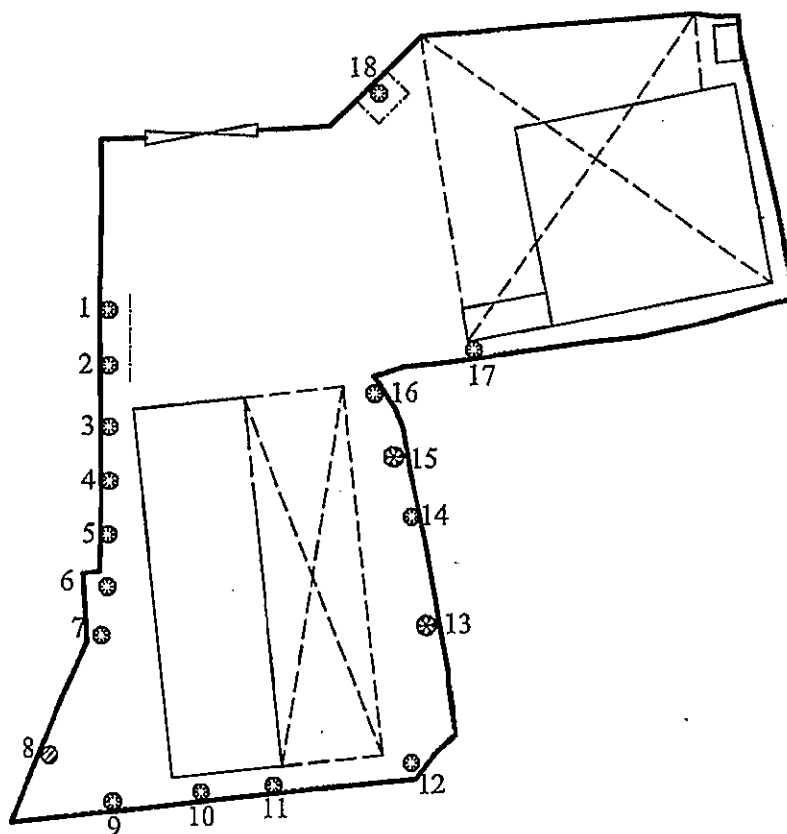
Legend



Ingress/ egress: x and y through z

Total Site Area: 1,716.1m²

| No. | Structure | Covered Area | Floor Area | No. of Storeys | Height |
|---------------|-----------|---|---|---------------------------------------|-------------|
| 1 | Open Shed | 443.2 m ² | 443.2 m ² | 1 | About 6.5 m |
| 2 | Storage | 230.0 m ² (Under Structure 1) | 230.0 m ² (Under Structure 1) | 1 | About 6.5 m |
| 3 | Latrine | 4.4 m ² | 4.4 m ² | 1 | About 2.6 m |
| 4 | Container | 14.6 m ² (Under Structure 1) | 14.6 m ² (Under Structure 1) | 1 | About 2.6 m |
| 5 | Storage | 212.0 m ² | 212.0 m ² | 1 | About 6.5 m |
| 6 | Open Shed | 185.5 m ² | 185.5 m ² | 1 | About 8 m |
| Total | | 845.1 m ² | 845.1 m ² | | |
| 1:500 | | Site Plan Lots 423 R. P. (Part) and 428 R. P. in D. D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories | | Goldrich Planners & Surveyors Ltd. | |
| February 2021 | | | | Plan 3 (P6085) | |



Legend

----- Car Stopper (about 1 meter from planting area)

| | Spacing (Centre to Centre) | Min. Size (Height) | Quantity |
|------------------------------------|----------------------------|--------------------|----------|
| ⊗ Naturally Existing Trees | 4m | 2.75m | 1 |
| ⊗ Existing Ficus Microcarpa (細葉榕) | 4m | 2.75m | 15 |
| ⊗ Existing Bauhinia blakeana (洋紫荊) | 4m | 2.75m | 2 |
| Total | - | - | 18 |

| | | |
|---------------|--|------------------------------------|
| 1:500 | Landscape Proposal | Goldrich Planners & Surveyors Ltd. |
| February 2021 | Lots 423 R. P. (Part) and 428 R. P. in D. D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories | Plan 4 (P6085) |

金 潤 規 劃 測 量 師 行 有 限 公 司

Your ref.: A/YL-KTN/754

Our Ref.: TL21105/P6085

19 March 2021

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

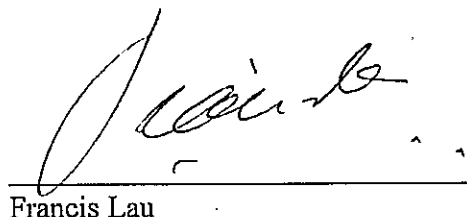
Dear Sir,

Submission of Further Information

**Renewal of Planning Approval for
'Temporary Storage of Fertiliser and Food Processing Material'
for a Period of 3 Years
in Lots No. 423 R.P. (part) and 428 R.P. in D.D. 107
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

We would like to submit a further information for the captioned application to respond to the departmental comments.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Application No.: A/YL-KTN/754

Proposed Development: Temporary Storage of Fertiliser for a Period of 3 Years
Location: Lot 423 RP and 428 RP in DD107, Fung Kat Heung, Yuen Long, N.T.

Date: 19 March 2021

Comments of the Fire Services Department

Contact Person: Mr. Wong Ho-yin, Tel: 2733 7737

| | Comments dated 16.3.2021 | Response |
|-----|--|--|
| (a) | Please confirm whether there is any change in the layout/ proposed uses as compared with the previous application; | We confirm there is no change in the layout / proposed uses compared with the previous application. |
| (b) | Please submit the latest fire service installation (FSI) proposal; and | Please refer to the attached Fire Service Installations (FSI) proposal (Plan 8) for details. The proposal had been approved by FSD on 19.6.2018; and it had been installed and approved by FSD on 17.12.2019. |
| (c) | Please submit a full set of valid FS 251 covering all the FSIs implemented on the application site. | The applicant has requested the consultant for inspection of the fire service installations on site. FS251 certificate will be sent when all the fire service installations are in order. |

Proposed Development: Temporary Storage of Fertiliser for a Period of 3 Years
Location: Lot 423 RP and 428 RP in DD107, Fung Kat Heung, Yuen Long, N.T.

Comments of the Transport Department

Contact Person: Mr. Wilson Lee, Tel: 2399 2421

| | Comments dated 16.3.2021 | Response |
|-----|---|--|
| (a) | The applicant should justify for no parking considering the commute of staff / visitors; | <p>The staff take public transport to the site for work. The walking distance from the minibus / bus stop to the site is about 1 minute. Please refer to Plan 7 for details.</p> <p>The site is for storage use. No visitor is expected. Even if there are visitors, they would take public transport to the site.</p> |
| (b) | The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site; | Please refer to Swept Path Analysis (Plan 6) for details. |
| (c) | The applicant should indicate the location of the loading / unloading space on the layout plan; | The Layout Plan was revised. Please refer to Plan 3a for details. |
| (d) | The applicant should provide nearest public transport services and indicate on the layout plan; and | Please refer to Plan 7 for details. |
| (e) | The applicant should note the local access between San Tam Road and the site is not managed by this Department. | Noted. |

Proposed Development: Temporary Storage of Fertiliser for a Period of 3 Years
 Location: Lot 423 RP and 428 RP in DD107, Fung Kat Heung, Yuen Long, N.T.

Comments of the Planning Department

Contact Person: Ms. Loree Duen, Tel: 3168 4037

| | Comments dated 16.3.2021 | Response |
|-----|--|---|
| (a) | Please clarify if there is any heavy good vehicles to be parked at the Site. | <p>Container and heavy goods vehicles will be used to transport the goods.</p> <p>One loading / unloading space for light goods vehicles and one loading / unloading space for container vehicles and heavy goods vehicles are proposed on site.</p> <p>Light goods vehicles are usually used for daily transportation. Container vehicles and heavy goods vehicles are used for intake of goods one to two times per month.</p> <p>The arrangement of loading / unloading spaces and the expected trip rates are the same as the previous planning approval no.: A/YL-KTN/591. Please see the following table 1 for reference.</p> |

Proposed Development: Temporary Storage of Fertiliser for a Period of 3 Years
Location: Lot 423 RP and 428 RP in DD107, Fung Kat Heung, Yuen Long, N.T.

Table 1. Expected trip rates in previous planning approval no.: A/YL-KTN/591

| Time slot | Trip Generation Rate | | Trip Attraction Rate | |
|--------------|----------------------|--|----------------------|--|
| | Light Goods Vehicles | Container Vehicles and Heavy Goods Vehicles (One to two times per month) | Light Goods Vehicles | Container Vehicles and Heavy Goods Vehicles (One to two times per month) |
| 0700 – 0800 | 0 | 0 | 0 | 0 |
| 0800 – 0900 | 0 | 0 | 0 | 1 |
| 0900 – 1000 | 0 | 0 | 0 | 0 |
| 1000 – 1100 | 1 | 0 | 0 | 0 |
| 1100 – 1200 | 0 | 0 | 1 | 0 |
| 1200 – 1300 | 0 | 0 | 0 | 0 |
| 1300 – 1400 | 0 | 0 | 0 | 0 |
| 1400 – 1500 | 1 | 0 | 0 | 0 |
| 1500 – 1600 | 0 | 0 | 1 | 0 |
| 1600 – 1700 | 0 | 1 | 0 | 0 |
| 1700 – 1800 | 0 | 0 | 0 | 0 |
| 1800 – 1900 | 0 | 0 | 0 | 0 |
| 1900 – 2000 | 0 | 0 | 0 | 0 |
| 2000 – 2100 | 0 | 0 | 0 | 0 |
| 2100 – 2200 | 0 | 0 | 0 | 0 |
| 2200 – 2300 | 0 | 0 | 0 | 0 |
| Total | 2 | 1 | 2 | 1 |

Application No.: A/YL-KTN/754

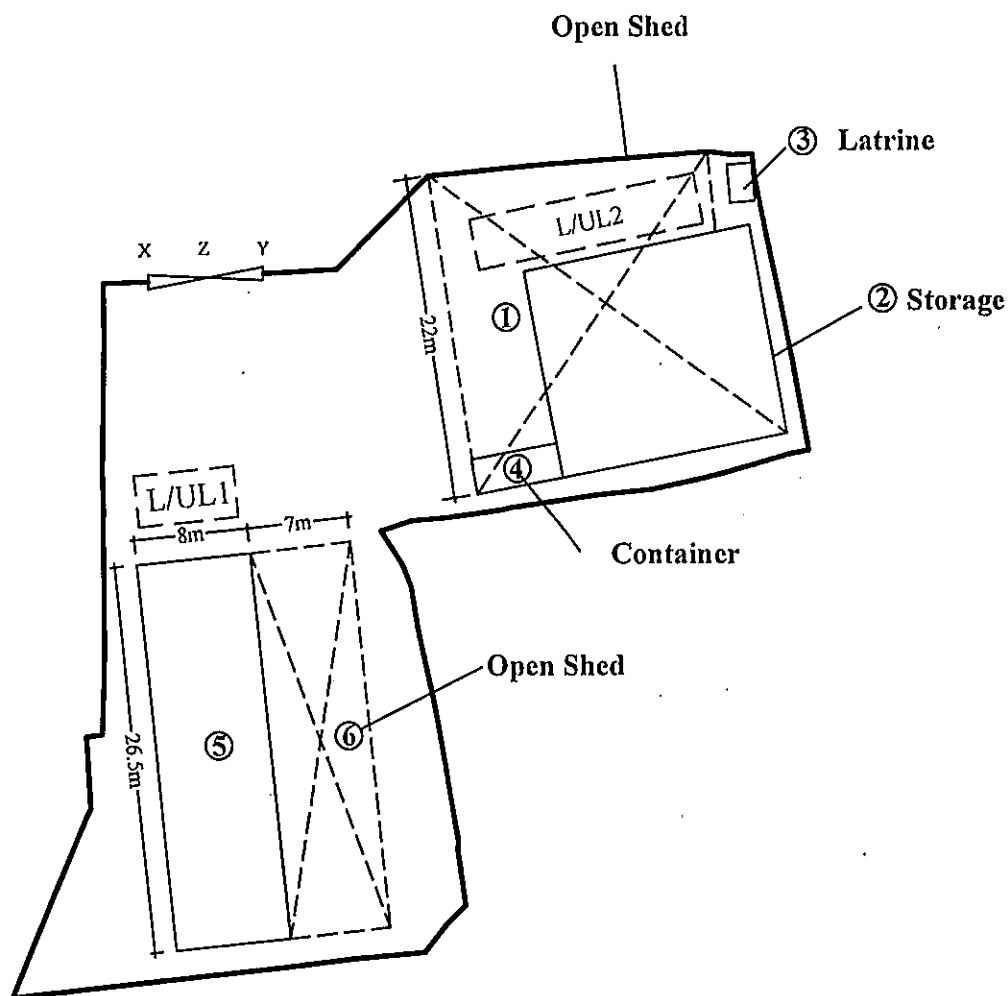
Proposed Development: Temporary Storage of Fertiliser for a Period of 3 Years

Location: Lot 423 RP and 428 RP in DD107, Fung Kat Heung, Yuen Long, N.T.

Date: 19 March 2021

Comments of the Railway Development office of Highways Department

| Comments dated 18.3.2021 | Response |
|---|--|
| Access, occupancy and usage of the portion of Government Land within the Application Site should be allowed for MTR Corporation Limited and their contractor(s) to carry our works. | Noted. The applicant agrees to allow MTR Corporation Limited and their contractor(s) to carry their works on the portion of Government Land within the application site. |



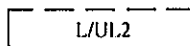
Legend



Ingress/ egress: x and y through z



Loading / Unloading space for Light Goods Vehicles
(3.5m (W) x 7m (L))



Loading / Unloading space for Container Vehicles and Heavy Goods Vehicles
(3.5m (W) x 16m (L))

Total Site Area: 1,716.1m²

| No. | Structure | Covered Area | Floor Area | No. of Storeys | Height |
|-------|-----------|---|---|----------------|-------------|
| 1 | Open Shed | 443.2 m ² | 443.2 m ² | 1 | About 6.5 m |
| 2 | Storage | 230.0 m ² (Under Structure 1) | 230.0 m ² (Under Structure 1) | 1 | About 6.5 m |
| 3 | Latrine | 4.4 m ² | 4.4 m ² | 1 | About 2.6 m |
| 4 | Container | 14.6 m ² (Under Structure 1) | 14.6 m ² (Under Structure 1) | 1 | About 2.6 m |
| 5 | Storage | 212.0 m ² | 212.0 m ² | 1 | About 6.5 m |
| 6 | Open Shed | 185.5 m ² | 185.5 m ² | 1 | About 8 m |
| Total | | 845.1 m ² | 845.1 m ² | | |

1:500

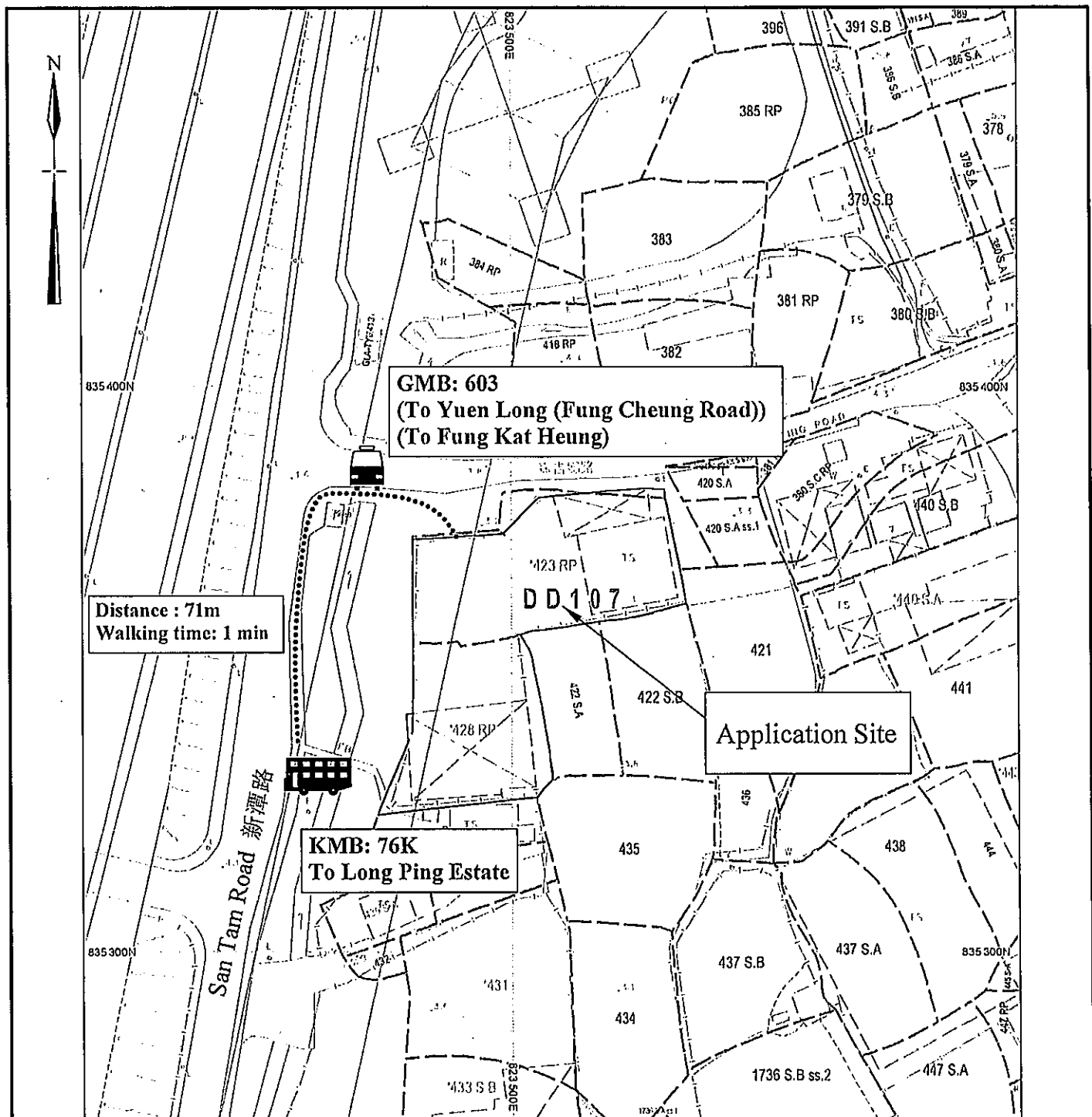
Site Plan

Goldrich Planners &
Surveyors Ltd.

March 2021

Lots 423 R. P. (Part) and 428 R. P. in D. D. 107
and Adjoining Government Land,
Fung Kat Heung, Yuen Long, New Territories

Plan 3a
(P6085)



Legend:



Bus Stop



Minibus Stop

1:1000

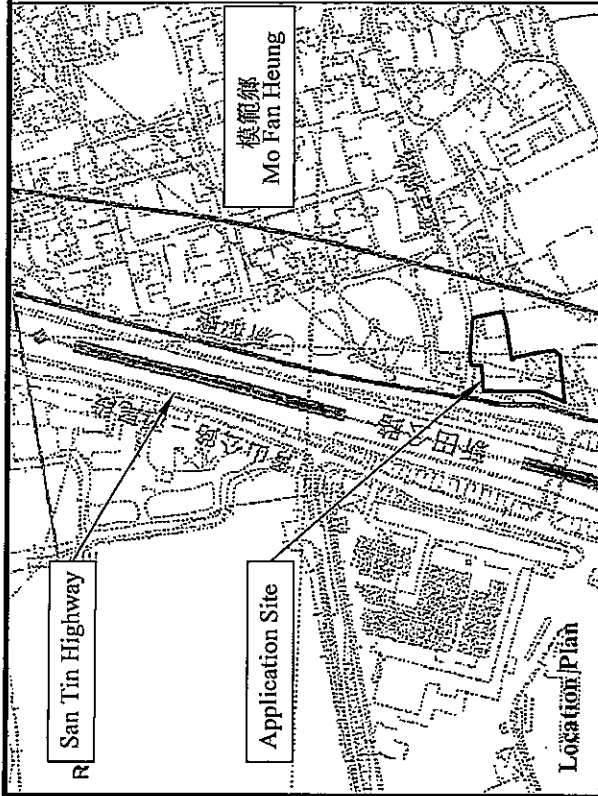
Location of Bus and Minibus Stop

Goldrich Planners &
Surveyors Ltd.

March 2021

Lots 423 R. P. (Part) and 428 R. P. in D. D. 107
and Adjoining Government Land,
Fung Kat Heung, Yuen Long, New Territories

Plan 7
(P 6085)

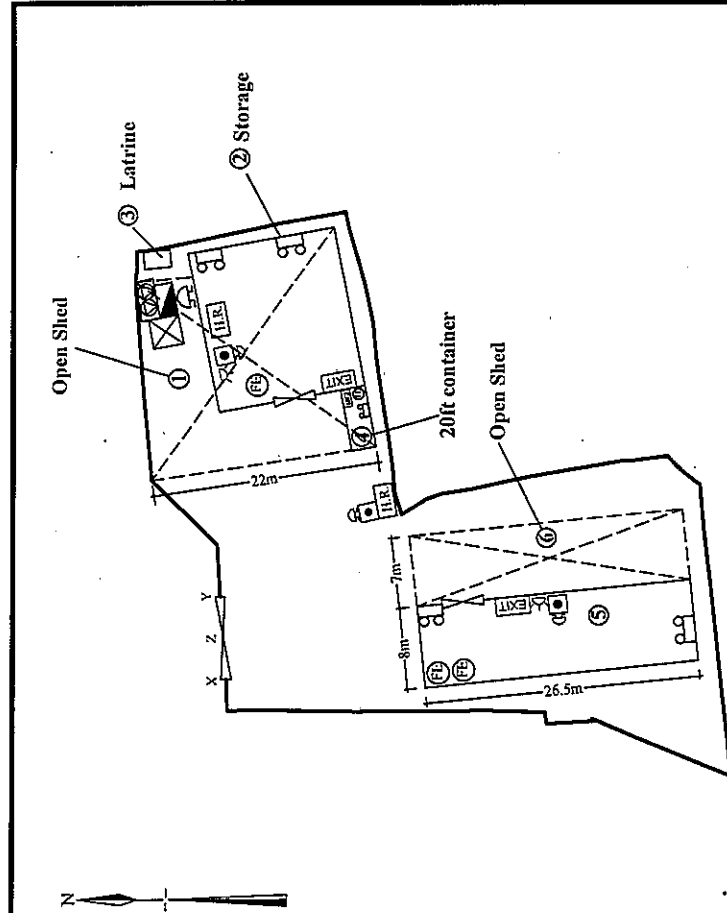


Location Plan

| Legend | |
|--------|---|
| | Ingress/egress: x and y through z |
| | Visual Fire Alarm x2 |
| | Exit Sign x3 |
| | Emergency Light x5 |
| | Fire Alarm Bell x4 |
| | Hose Reel x2 |
| | 2m³ FS Water Tank x1 |
| | Fire Alarm Hosereel Pump Control Panel x1 |
| | 5.0kg CO2 Gas type Fire Extinguisher x4 |
| | Fire Hose Reel Pump with Enclosure x1 |
| | Manual Fire Alarm Call Point x3 |

FS NOTES:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- A modified hose reel system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- Portable hand-operated approved application shall be provided as required by occupancy.



Total Site Area: 1,716.1m²

| No. | Structure | Covered Area | Floor Area | No. of Storeys | Height |
|-------|-----------|---------------------------------|---------------------------------|----------------|-------------|
| 1 | Open Shed | 443.2 m² | 443.2 m² | 1 | About 6.5 m |
| 2 | Storage | 230.0 m² (Under Structure 1) | 230.0 m² (Under Structure 1) | 1 | About 6.5 m |
| 3 | Latrine | 4.4 m² | 4.4 m² | 1 | About 2.6 m |
| 4 | Container | 14.6 m² (Under Structure 1) | 14.6 m² (Under Structure 1) | 1 | About 2.6 m |
| 5 | Storage | 212.0 m² | 212.0 m² | 1 | About 6.5 m |
| 6 | Open Shed | 185.5 m² | 185.5 m² | 1 | About 8 m |
| Total | | 845.1 m² | 845.1 m² | | |

Fire Service Installation Proposal

Goldrich Planners & Surveyors Ltd.

Lots 423 R. P. (Part) and 428 R. P. in D. D. 107
and Adjoining Government Land,
Fung Kat Heung, Yuen Long, New Territories

March 2021

Plan 8
(P6085)

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輋路1號
沙田政府合署12樓



Planning Department

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

來函編號 Your Reference :
本署編號 Our Reference : TPB/A/YL-KTN/591
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057/3106 4153

By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn: Lau Tak, Francis)

19 June 2018

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (j)
– submission of fire service installations proposal**

**Temporary Storage of Fertilizer and Food Processing Material for a Period
of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Lots 423 RP (Part) and 428 RP in D.D. 107 and Adjoining Government Land,
Fung Kat Heung, Kam Tin, Yuen Long
(Application No. A/YL-KTN/591)**

I refer to your submission dated 1.6.2018 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in **Appendix**.

Should you have any queries, please contact Mr. CHAN Ming Chung (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,


(Ms. Maggie CHIN)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

規 劃 署

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



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/591
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. LAU Tak, Francis)

17 December 2019

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (k)
- the implementation of fire service installations proposal**

**Temporary Storage of Fertilizer and Food Processing Material for a Period of 3 Years
in "Other Specified Uses" annotated "Railway Reserve" Zone,
Lots 423 RP (Part) and 428 RP in D.D. 107 and Adjoining Government Land, Fung Kat
Heung, Kam Tin, Yuen Long
(Application No. A/YL-KTN/591)**

I refer to your submission dated 16.9.2019 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments.

Should you have any queries, please contact Mr. CHOW Yin Hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

Appendix II of RNTPC
Paper No. A/YL-KTN/754

Previous s.16 Applications covering the Application Site

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use</u> | <u>Date of Consideration (RNTPC)</u> | <u>Approval Conditions</u> |
|---|-------------------------------|--|---|-----------------------------------|
| 1 | A/YL-KTN/13 | Proposed Food Product Factory (no time limit specified) | 12.4.1996 (for 2.5 years) | 1, 2, 3, 4, 8 |
| 2 | A/YL-KTN/88 | Food Product Factory with Ancillary Open Storage Use (no time limit specified) | 11.6.1999 (for 2 years) | 1, 2, 4 |
| 3 | A/YL-KTN/180 | Proposed Temporary Storage of Household Goods and Food for 3 years | 10.10.2003 (for 2 years) | 1, 2, 5, 6, 7 |
| 4 | A/YL-KTN/259 | Renewal of Planning Approval for Temporary Storage of Household Goods and Food for 3 years | 29.9.2006 (for 2 years) | 1, 2, 4, 5, 7, 8, 9, 10,11 |
| 5 | A/YL-KTN/476 | Temporary Storage of Fertiliser for a Period of 3 Years | 4.9.2015 [Revoked on 4.2.2018] | 1, 2, 7, 9, 10 |
| 6 | A/YL-KTN/591 | Temporary Storage of Fertilizer and Food Processing Material for a Period of 3 Years | 6.4.2018 | 1, 2, 5, 7, 9, 11 |

Approval Conditions:

1. The submission and implementation of landscaping proposals / existing landscape planting should be maintained
2. The submission of drainage proposal and provision of drainage facilities / existing drainage facilities should be maintained
3. The provision of sewage treatment and disposal facilities
4. A headroom clearance of 5.5m between any building / structure / equipment in the site and the 400 kV transmission lines should be maintained
5. The submission and provision of emergency vehicular access, water supply for fire fighting and fire services installations proposals
6. Painting of the existing site fencing
7. If any planning condition is not complied with during planning approval period/by the specified date, the approval shall cease to have effect and be revoked without further notice
8. Provision of Vehicular Access Arrangement
9. Restriction on Operation Hours

10. No heavy vehicles allowed on-site
11. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site

**Similar Applications in the same “OU(Railway Reserve)” Zone
on Kam Tin North Outline Zoning Plan**

Approved Applications

| <u>Application No.</u> | <u>Proposed Use</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Conditions</u> |
|-------------------------------|--|---|--|
| 1. A/YL-KTN/288 | Proposed Temporary Warehouse for Furniture and Accessories for a Period of 3 Years | 1.2.2008 (for 1 year) [revoked on 1.5.2008] | (1), (2), (3), (6), (7), (8), (10) |
| 2. A/YL-KTN/558 | Temporary Warehouse (Storage of Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years | 9.6.2017 [revoked on 9.12.2017] | (1), (2), (3), (6), (7), (8) (9), (10), (11) |
| 3. A/YL-KTN/594 | Temporary Warehouse (Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years | 3.8.2018 | (1), (2), (3), (6), (7), (8) (9), (10), (11) |
| 4. A/YL-KTN/750 | Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years | 12.3.2021 | (1), (2), (3), (6), (7), (8), (10), (11) |

Approval Conditions:

- (1) Submission and implementation of landscaping proposal / Maintain the existing trees landscape planting on the Site.
- (2) Submission and implementation of drainage proposal/ Maintain the existing drainage facilities on the Site.
- (3) Submission and implementation of emergency vehicular access/water supply for fire fighting/fire service installations proposal.
- (4) The painting of the existing site fencing in dark green.
- (5) A minimum headroom clearance of 5.5m between any building/structure/ equipment within the site and the 400kV transmission lines.
- (6) Revocation of planning approval if condition is not complied with at any time/by specified date.
- (7) Restriction on operation hours/time.
- (8) No heavy vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance was allowed for the operation of the site.
- (9) Reinstatement of the application site to an amenity area.

- (10) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop / industrial activities shall be carried out on the Site.
- (11) No vehicle is allowed to queue back to or reverse onto/from of public road at any time.

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

參考編號

Reference Number:

210224-161629-30295

提交限期

Deadline for submission:

12/03/2021

提交日期及時間

Date and time of submission:

24/02/2021 16:16:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/754

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設臨時存放肥料及食物加工材料將會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月11日星期四 3:46
收件者: tpbpd
主旨: A/YL-KTN/754 DD 107 Fung Kat Hung Railway Reserve

A/YL-KTN/754

Lots No. 423 R.P. (part) and 428 R.P. in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin
Site area : About 1,716.1sq.m Includes Government Land of about 17.9sq.m
Zoning : "Other Specified Uses" annotated "Railway Reserve"
Applied use: Storage of Fertilizer and Food Processing Material / ?? Vehicle Parking

Dear TPB Members,

The Director of Environmental Protection (DEP) did not support the application as there were heavy vehicles involved – but no parking shown on application?

2009 – 2015 no history of approvals so no conditions to fulfill?

A/YL-KTN/476 Approved 4/9/15 Revoked 4/2/18 NO MENTION ON MINUTES

A/YL-KTN/591 Approved 6/4/18 followed by an a record breaking ELEVEN EXTENSIONS OF TIME

~~But never mind, business as usual and back for another roll-over.~~

Perhaps members could ask some questions this time around?

Mary Mulvihill

Advisory clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises Government Land (GL) 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. No permission is given for occupation of the GL not covered by STT No. 2999 ("the remaining GL") included in the Site. Attention is drawn to the fact that any occupation of GL without Government's prior approval is not allowed. The STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The applicant has to exclude the GL portion from the Site or apply to his office for a STT to occupy the GL. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) note CES/RD, LandsD's comments that the Site partly falls within "RDS 2014 Northern Link and Kwu Tung Station Administrative Route Protection Boundary". The whole Site also falls within RDS 2014 Northern Link and Kwu Tung Station Limit of Area of Influence. The proposed development should not pose obstacles to the acquisition of land for implementation of the NOL project;
- (c) 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. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that HyD 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;
- (e) 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;
- (f) 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" issued by the DEP to minimize any potential environmental nuisance;

- (g) note D of FS' 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 FSIs 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;
- (h) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the 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 filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (i) note DEMS's comments that there are 400kV extra high voltage overhead lines running above the Site, which is within the preferred working corridor of the concerned overhead lines as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG). The applicant shall observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 – Utility Services of the HKPSG and ensure they shall be maintained at any time during and after construction. No scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power should be consulted on the safety precautions required for carrying out any works near the concerned overhead lines. In any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming. The Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines.

Moreover, there is a high pressure underground town gas transmission pipeline running along San Tam Road in the 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 a gas pipeline (the involved parties) should approach the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the Site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the proposed development. The involved parties is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage of Gas Pipes 2nd Edition" for reference. The webpage address is: [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)

