

2021年 11月 18日

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

This document is received on 18 NOV 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

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	A14L-KTN/804
	Date Received 收到日期	18 NOV 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 樓及新界沙田上禾輋路 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)

Sonliet Realty Company Limited (信龍置業有限公司)

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)

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

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 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, 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 2,735 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,188 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N.A. sq.m 平方米 <input type="checkbox"/> About 約

(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	"Industrial (Group D)" and "Other Specified Uses" annotated "Railway Reserve"
(f) Current use(s) 現時用途	Plastic bags-related manufacturing use (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 26/10/2021 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)".
根據土地註冊處截至 2021 年 10 月 26 日的記錄，這宗申請共牽涉 3 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 3 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 notified2..... "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)
2	Lots 192 S.B, 270 S.B and 276 S.B in D.D.107	28.10.2021

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

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

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

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

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

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

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	Proposed Temporary Cold Storage for a Period of Three 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	<input checked="" type="checkbox"/> year(s) 年 3 Years <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	547 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,188 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
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	2,188 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,188 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 1 warehouse (including ancillary site office, storeroom and electric room) (1-storey)	
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	2 (including 1 Accessible Car Parking Space)
Motorcycle Parking Spaces 電單車車位	1
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2 (as Parking Spaces and L/UL Bays)
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	2 (as Parking Spaces and L/UL Bays)
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 7:00 a.m. to 7:00 p.m. from Mondays to Saturdays, no operation on Sundays and public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Unnamed local track branching off from San Tam Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Please refer to the enclosed Development Proposal.																															
	No 否	<input 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the enclosed Development Proposal.

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


.....
Sheeta Leung

Name in Block Letters
姓名（請以正楷填寫）

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

Secretary

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Aikon Development Consultancy Limited



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

Date 日期

27/10/2021

(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

- 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：
 - 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
 - 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。
- 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。
- 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 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第107約地段第192號A分段、第192號B分段(部份)、第209號A分段、第210號A分段、第214號A分段、第215號A分段、第268號B分段、第269號A分段、第270號A分段、第270號B分段(部份)、第271號、第272號A分段、第273號A分段、第274號A分段及B分段、第275號、第276號A分段、第276號B分段、第277號A分段、第278號及第279號A分段
Site area 地盤面積	2,735 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖(編號:S/YL-KTN/9)
Zoning 地帶	"Industrial (Group D)" and "Other Specified Uses" annotated "Railway Reserve" 「工業(丁類)」及「其他指定用途」註明「鐵路專用範圍」
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 Cold Storage for a Period of 3 Years 擬議臨時冷藏庫(為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,188 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. m 米 <input type="checkbox"/> (Not more than 不多於)	
		N.A. Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	13 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	80 % <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		5
	Private Car Parking Spaces 私家車車位 2 (including 1 accessible parking space) Motorcycle Parking Spaces 電單車車位 1 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 2 (as both parking spaces and L/UL bays) 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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2 (as both parking spaces and L/UL bays)
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 2 (as both parking spaces and L/UL bays) 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) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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, Extract of lot index plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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。

DEVELOPMENT PROPOSAL

1. INTRODUCTION

Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Development Proposal* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Cold Storage for a Period of Three Years** (hereinafter referred to as “the proposed development”) at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A, 274 S.B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the application site”).

2. SITE CONTEXT

The application site is located in Mo Fan Heung of Yuen Long. Its location is shown on **Figure 1** whilst **Figure 2** indicates the relevant private lots which the application site involves. As shown in **Illustrations 1-I to 1-II**, the application site is currently occupied by vacant land and temporary structures for plastic bags-related manufacturing use. The application site is hard-paved and fenced-off. Existing fences of about 2m to 3m are erected along the application site boundary. The application site is accessible via a local track. The local track leads to San Tam Road, which further connects to San Tin Highway and Castle Peak Road (Tam Mei Section). There are 400kV overhead lines running above the western portion of the application site. The current use has been established before the first publication in the Gazette of the notice of the Kam Tin Interim Development Permission Area (hereinafter referred to as “IDPA”) Plan No. IDPA/YL-KTN/1 dated 5.10.1990 and is hence regarded as a tolerated use.

3. PLANNING CONTEXT

The application site currently falls largely within an area zoned “Industrial (Group D)” (hereinafter referred to as “I(D)”) (about 64%) with the remaining western portion falls within an area zoned “Other Specified Uses” annotated “Railway Reserve” (hereinafter referred to as “OU(Railway Reserve)”) (about 36%) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 exhibited for public inspection on 12.12.2014 (hereinafter referred to as “the Current OZP”).

According to the Notes of the Current OZP, the planning intention of “I(D)” zone is intended primarily for ‘industrial uses that cannot be accommodated in conventional flattened factories due to extensive land and/or high ceiling requirements’. It is also intended for “the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings”.

The western portion of the application site falls within an area zoned "OU(Railway Reserve)" which is intended primarily for reservation of land for railway development of the proposed Northern Link (hereinafter referred to as "NOL"). The NOL is a recommended railway scheme under the Railway Development Strategy 2014. According to Explanatory Statement of the Current OZP, the area zoned "OU(Railway Reserve)" covers the NOL alignment and the exact alignment of the NOL has yet to be finalised.

The proposed development is in line with 'Industrial Use' as defined under the DoT and therefore would be classified as 'Industrial Use'. According to the Notes of the Current OZP, 'Industrial Use (not elsewhere specified)' is a Column 1 use in "I(D)" zone which is always permitted. However, 'Industrial Use' is neither a Column 1 nor Column 2 use in "OU(Railway Reserve)" zone. As stipulated in (11)(b) of the Notes of the Current OZP, temporary use not exceeding a period of three years requires planning permission from the Board, notwithstanding that the use or development is not provided for the terms of the OZP.

The application site is subject to a previously approved planning application No. A/YL-KTN/773 submitted by the same Applicant and for the same applied use as the current application. The previous application was approved by the Rural and New Town Planning Committee of the Board on 23.7.2021, mainly on the considerations of not incompatible with the surrounding land uses, not jeopardize the future implementation with temporary basis, and no objection to or adverse comments from relevant departments.

4. PROPOSAL

Layout and Development Scheme

The current application is proposed for temporary cold storage use for a period of three years. The application site has a total area of about 2,735m² and a covered area of about 2,188m², with a site coverage of about 80%. The total gross floor area (GFA) and plot ratio of the proposed development is about 2,188m² and 0.8 respectively, comprising one 1-storey structure for warehouse (including ancillary site office, storeroom and electric room) of about 1,900m² GFA and covered area for loading/unloading spaces of about 288m² GFA.

The current application involves demolition of the existing building, new structure/development would be proposed to be erected at the application site. The development parameters would be restricted by maximum plot ratio, maximum site coverage and maximum building height as stipulated in "Remarks" of the "I(D)" zone of the current OZP. Meanwhile, the ingress/egress point and existing fencing along the application site will be retained and remained unchanged as the existing conditions on the application site.

Figure 3 illustrates the layout plan for the proposed development. **Table 1** below summarises the proposed key development parameters of the proposed development.

Table 1: Proposed Key Development Parameters of the Proposed development

Item(s)	Proposed Development Parameter(s)
Site Area	About 2,735m ²
Covered Area	About 2,188m ²
Site Coverage (SC)	About 80%
Plot Ratio (PR)	About 0.8
Number of Structure(s)	1
Building Height (Number of Storey(s))	Not more than 13m (1-storey)
Total Gross Floor Area (GFA)	About 2,188m ²
Warehouse (Including ancillary site office, storeroom and electric room)	About 1,900m ²
Covered Area for Loading/Unloading Space	About 288m ²
Total Number of Parking Spaces	5 (including 1 Accessible Parking Space)
Private Car	2 (including 1 Accessible Parking Space)
Motorcycle	1
Light Goods Vehicle (Parking Space and Loading/Unloading Spaces)	2

Remark: The number of parking spaces and L/UL spaces is accordance with the previously approved application No. A/YL-KTN/773.

Since the existing structures at the application site are old and obsolete, the current application is for upgrading the approved cold store facility to the up-to-date requirements and standards, in order to ensure the building safety and to facilitate the operation performance efficiently. In particular, the technical considerations such as fire services installations are one of the primary concerns in cold storage facilities. While the existing structures do not meet all the current fire safety standards, the new development would be necessary to upgrade the fire services installations to current fire safety standards in accordance with the Building Ordinance (Cap. 123).

As compared with the previously approved application No. A/YL-KTN/773, there is no change in the development nature, site area, number of parking spaces and operation hours. **Table 2** below encapsulates the comparison of the major parameters of the current application and the previously approved application.

Table 2: Comparison of Major Parameters of the Current Application and the Previously Approved Application No. A/YL-KTN/773

Major Parameters/Items	Previously Approved Application (No. A/YL-KTN/773) (a)	Current Application (b)	Difference/Remark(s) (b) – (a)
Site Area	About 2,735m ²	About 2,735m ²	No Change
Covered Area	About 1,724.27m ²	About 2,188m ²	+463.73m ² (+27%)
Site Coverage	About 63%	About 80%	+17%
Total Gross Floor Area	About 2,937.58m ²	About 2,188m ²	-749.58m ² (-26%)
Plot Ratio	About 1.07	About 0.8	-0.27 (-25%)
Number of Structure(s)	9 nos.	1 no.	-8 nos. (-89%)
Building Height	Not more than 8m	Not more than 13m	+5m (+63%)
Proposed Use(s)	Temporary Cold Storage	Temporary Cold Storage	Nature Unchanged
Ancillary Structures	Site Office, Storeroom, Electric Room, Canopy	Site Office, Storeroom, Electric Room, Covered Area for L/UL	Nature Slightly Changed
Total Number of Parking Spaces	5	5	No Change
Private Car	2	2	
Motorcycle	1	1	
Light Goods Vehicle (Parking Space and L/UL Bay)	2	2	
Operation Hours	From 7:00 a.m. to 7:00 p.m. from Mondays to Saturdays	From 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays	No Change

Traffic Arrangement

The operation hours of the proposed development will be the same as the current use and the previously approved application, i.e. from 7:00a.m. to 7:00p.m. from Mondays to Saturdays, and no operation on Sundays and public holidays. The number of trips of the proposed development will be the same as the previously approved application. Only private cars, motorcycles and light goods vehicles (hereinafter referred to as "LGVs") will be allowed to access the application site under the current application. Vehicles will enter and/or exit the application site through the existing ingress/egress point (**Figure 3** refers).

There will be fewer than 30 trips per day and there will be on average fewer than 4 trips per hour during the operation days for the proposed use. The peak hour (i.e. the hour with the maximum number of vehicles travelling to and from the application site) of the proposed use during the operation days will be between 10:00a.m. and 11:00a.m.. During

the peak hour of the proposed use (from 10:00a.m. to 11:00a.m.), there will be a maximum of 6 trips. The expected traffic figures for the proposed use are detailed in **Table 3** below.

Table 3: Expected Traffic Figures for the Proposed Use

Expected Total Number of Trips Per Day (For Operation Days Only) = 28

Expected Vehicular Trip Generation and Attraction for the Proposed Use

	Average No. of Vehicles / Hour#	Maximum No. of Vehicles / Hour (During Peak Hour [^])
No. of Vehicles (In)	2	3
No. of Vehicles (out)	2	3
No. of Vehicles (2-way)	4	6

The proposed operation hours for the proposed use will be from 7:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Public Holidays)

[^]The peak hour for the proposed use will be from 10:00a.m. to 11:00a.m.

For the current use under the existing condition, the existing traffic figures are detailed in **Table 4** below for your reference. The current use has been established on the application site for multiple decades. The existing traffic figures were deduced from the traffic records of the current use over the years of its operation on the application site.

Table 4: Traffic Figures for the Current Use Under the Existing Condition

Total Number of Trips Per Day (For Operation Days Only) = 46

Vehicular Trip Generation and Attraction for the Current Use Under the Existing Condition

	Average No. of Vehicles / Hour#	Maximum No. of Vehicles / Hour (During Peak Hour [^])
No. of Vehicles (In)	2	4
No. of Vehicles (out)	2	4
No. of Vehicles (2-way)	4	8

The operation hours for the current use under the existing condition are from 7:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Public Holidays)

[^]The peak hour for the current use under the existing condition is from 10:00a.m. to 11:00a.m.

Given the expected total number of trips per day (for operation days only) and the expected vehicular trip generation and attraction for the proposed development will not be significant and will be the same as or smaller than that of the current use under the existing condition, it is concluded that the proposed development will not cause any adverse traffic impact on San Tam Road and the local access.

Internal Transport Facilities

The proposed development would provide 5 nos. of parking spaces, including 2 private car parking spaces, 1 motorcycle parking space and 2 light goods vehicle parking spaces or/and loading/unloading spaces. The total number of parking spaces and loading/unloading spaces is accordance with the previously approved application No. A/YL-KTN/773. All the proposed parking spaces for private car and motorcycle under the current application are exclusively reserved for staff's use. The proposed parking spaces for private car and motorcycle are sufficient to meet the parking demand of staff since all

staff, except under special occasions, will usually travel to / from the application site using public transportation. There are bus stops situated within 500m walking distance from the application site. In addition, no private cars or motorcycles of visitors will be allowed to enter or be parked on the application site. Visitors will be reminded of the above traffic arrangement before their visit to the application site.

The proposed use will make use of light goods vehicles to transport cold chain goods to / from the application site for storage and distribution purposes. The two light goods vehicles parking spaces, also serving as loading / unloading bays, are sufficient to meet the operational and transportation requirements of the proposed use for transporting cold chain goods to / from the application site.

As shown in **Illustration 3-I and 3-II**, sufficient manoeuvring space is provided for for smooth manoeuvring of light goods vehicles to / from San Tam Road, along the local access and within the application site. No queuing of vehicles outside the application site will be resulted under any circumstances. The clear width of the vehicular ingress/egress for the application site is 10m (**Figure 3** refers). Considering that the proposed operation and traffic arrangement for the proposed development will be similar to that of the current use, and sufficient space is reserved within the application site for manoeuvring of vehicles to avoid queuing of vehicles outside the application site, no adverse traffic impact is expected to be generated from the proposed development on the nearby road network.

Provision of Drainage Facilities

As shown on **Illustration 1-II**, there is an existing drainage system on the application site. There are currently existing U-channels running on the application site. Surface runoff inside the application site at present is naturally diverted, effectively collected and discharged via the existing U-channels. In view that there is currently an existing drainage system serving the application site, which effectively prevents the surface water from flowing from the application site to the nearby public roads or road drains, it is proposed to continue adopting the existing drainage system on the application site during the approval period of the current application. Significant adverse drainage impact is not anticipated to be generated from the proposed development. If considered necessary, the Applicant is willing to submit a drainage proposal and further implement necessary drainage facilities to the satisfaction of the Board and/or the relevant Government department(s) by way of compliance of approval condition(s).

5. PLANNING JUSTIFICATIONS

The recent pandemic has drastically changed the mode of consumption and way of living globally and locally, which leads to a rising demand for cold storage facilities. Given the remote working and social distancing measures, a shift in consumer behaviour can be found that gives rise to an unprecedented demand for local cold chain facilities, cold storage in particular, to support online groceries and delivery services. The demand for cold storage is envisaged to rise to meet with the continuous challenges and stay-at-home

economy. The proposed development is considered indispensable to meet the rising demand in the city and could facilitate a more efficient logistics and consumption model for food industry. The proposed development would upgrade the structures at the application site in order to ensure the building safety and to facilitate the operation efficiently.

The proposed development serves as an accurate response to the changing economic context in Hong Kong, favoring warehousing and modern logistics industry. The proposed development could help realize the strategic economic development potentials in the north-west New Territories under the strategic planning intention of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030".

Majority of the application site falls within an area zoned "I(D)" where the proposed development is always permitted. For the portion of the application site falls within "OU(Railway Reserve)" zone, in view that the Northern Link (hereinafter referred to as "NOL") project is still at the detailed planning and design stage, and the construction of Phase 2 of the NOL project upon which part of the application site falls is scheduled to commence in 2025. The proposed development, being temporary in nature for three years, would not jeopardize the long-term planning intention of the "OU(Railway Reserve)" zone on the Current OZP.

As compared with the previously approved application No. A/YL-KTN/773, there is no change in the development nature, site area, number of parking spaces and operation hours. Since the existing structures at the application site are old and obsolete, the current application is for upgrading the approved cold store facility to the up-to-date requirements and standards, in order to ensure the building safety and to facilitate the operation performance efficiently. In particular, the technical considerations such as fire services installations are one of the primary concerns in cold storage facilities, while the existing structures do not meet all the current fire safety standards. The new development would be necessary to upgrade the fire services installations to current fire safety standards in accordance with the Building Ordinance (Cap. 123).

In consideration that warehouses, temporary structures and open storage yards are presented in proximity to the application site, the proposed development is considered not incompatible with the surrounding areas in terms of its land use.

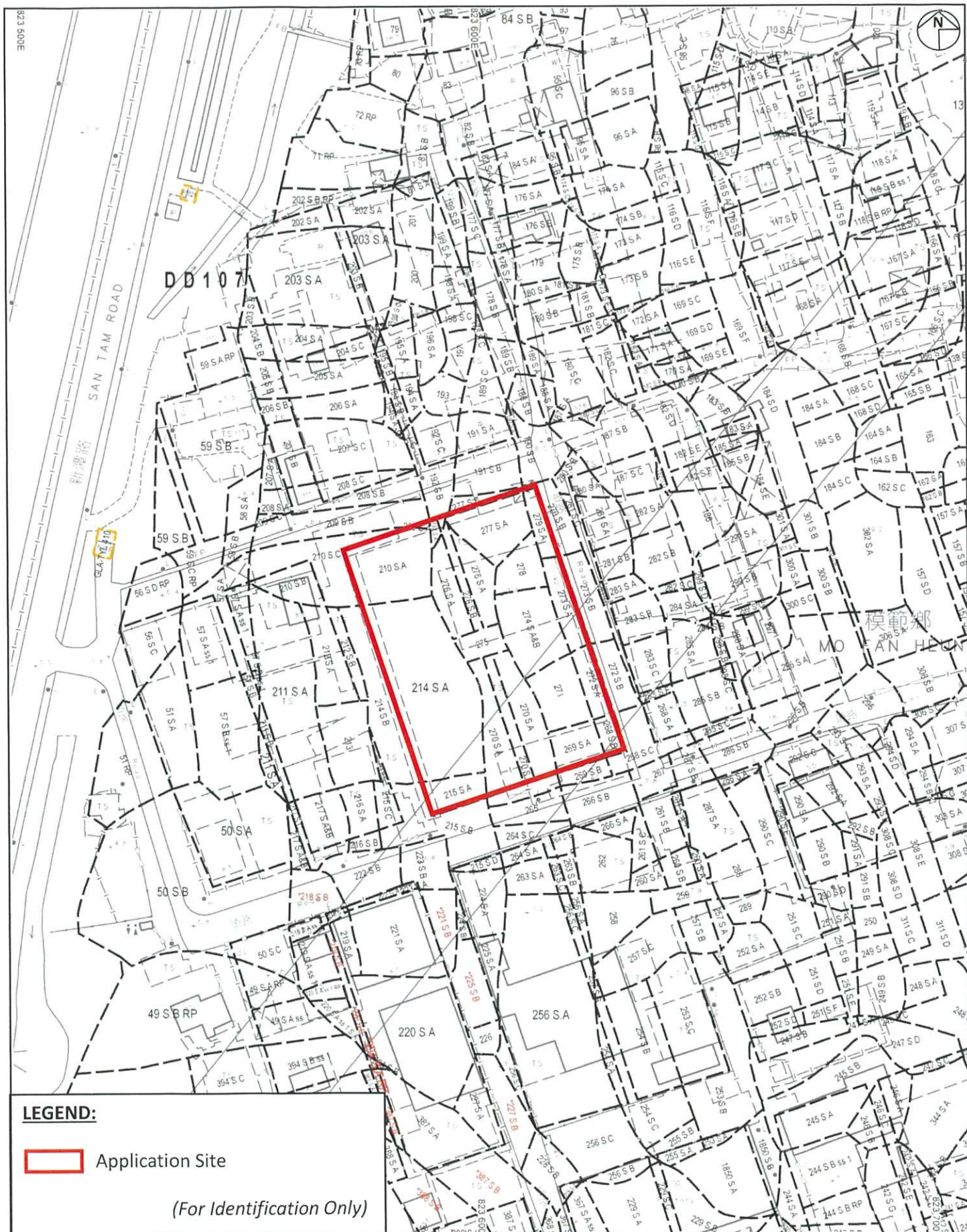
With the utilization of the existing drainage system at the application site, and in view that the traffic generation of the proposed development would be the same or less than that of the tolerated use, no adverse environmental, drainage and traffic impacts on the surrounding areas are anticipated to be generated from the proposed development.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000049808_0001
Figure 3	Layout Plan

List of Illustrations

Illustration 1-I	Existing Condition of the Application Site (I)
Illustration 1-II	Existing Condition of the Application Site (II)
Illustration 2	Surrounding Land-use Characteristics
Illustration 3-I	Photos Showing Manoeuvring of a Light Goods Vehicle from San Tam Road to the Application Site
Illustration 3-II	Photos Showing Manoeuvring of a Light Goods Vehicle within the Application Site



Project:
Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Title:
Extract of Lot Index Plan No. ags_S00000049808_0001

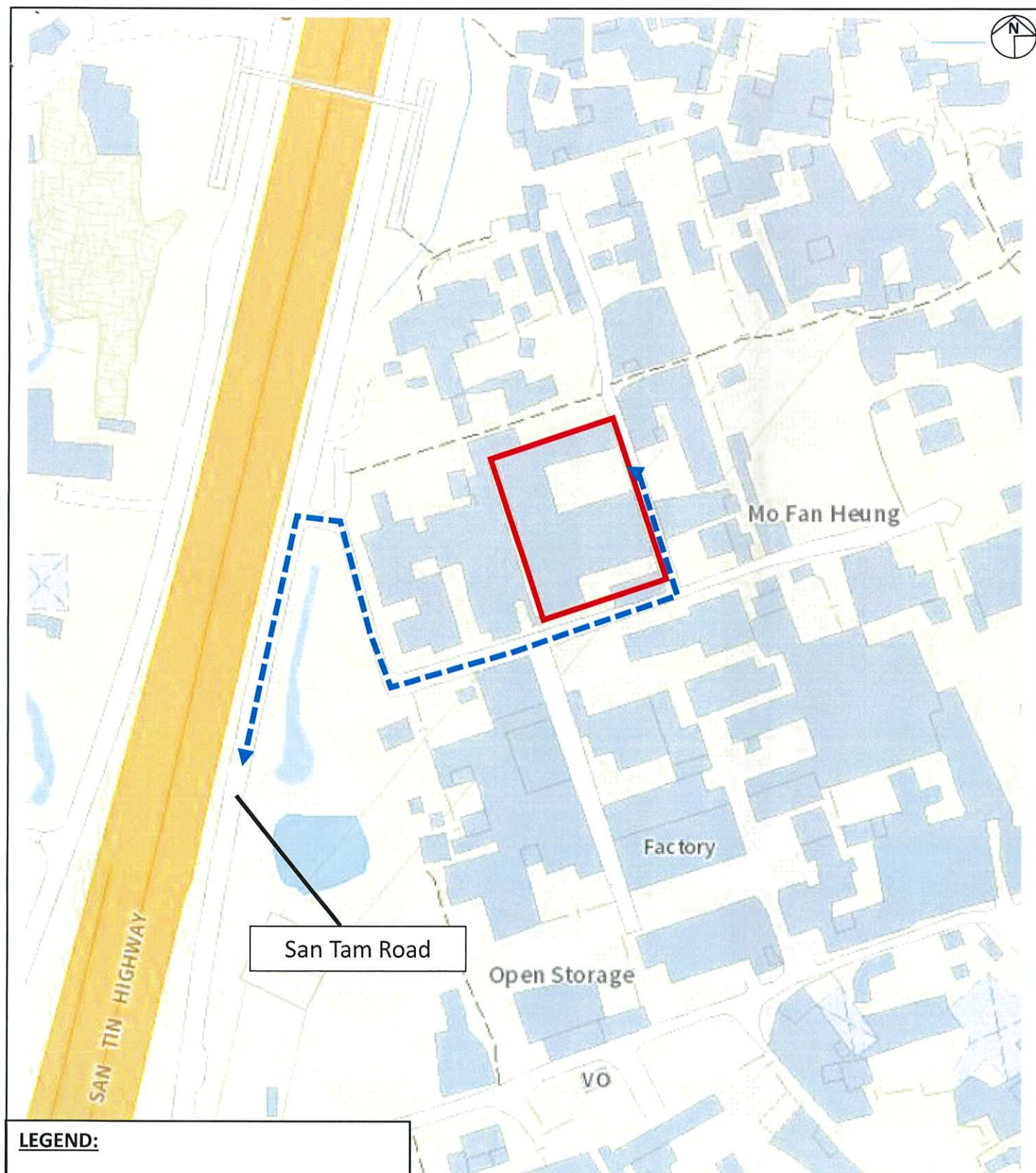
Figure:
2

Scale:
Not-to-scale

Date:
Oct 2021

Ref.: ADCL/PLG-10231-R001/F002





LEGEND:



Application Site



Vehicular Access to/from the Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Title:

Location Plan

Figure:

1

Scale:

Not-to-scale

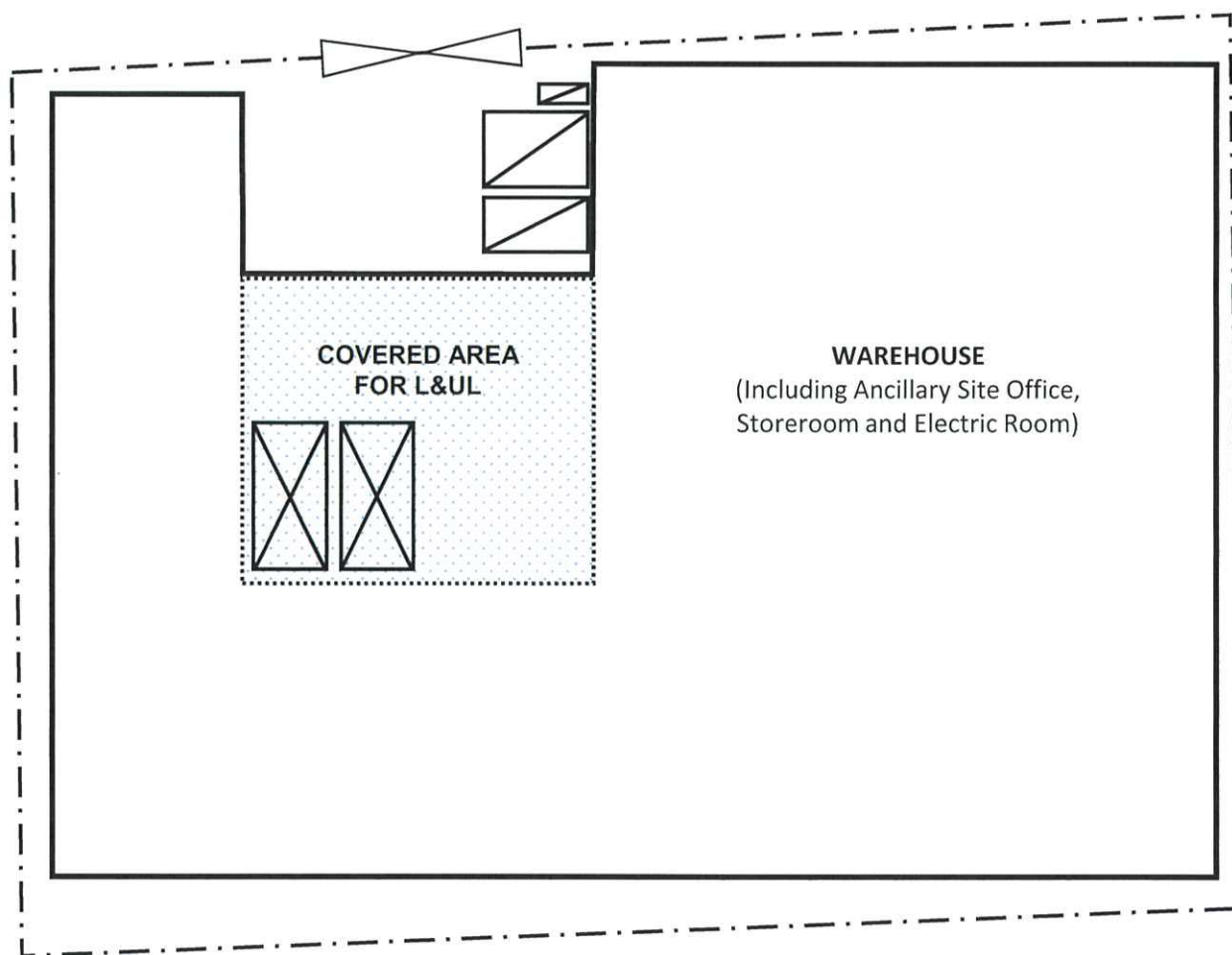
Date:

Oct 2021

Ref.: ADCL/PLG-10231-R001/F001



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LEGEND:

-  Ingress/Egress (10m wide)
-  Application Site Boundary
-  Warehouse (Including ancillary site office, storeroom and electric room) (1-storey)
-  Covered Area for Loading/Unloading Area (1-storey)

U/UL Bays and Parking Spaces

-  Light Goods Vehicle Parking Space and Loading / Unloading Bay (2 Nos.)
7.0m (L) x 3.5m (W) x Min. 3.6m (H)
-  Regular Car Parking Space (1 No.)
5.0m (L) x 2.5m (W) x Min. 2.4m (H)
-  Accessible Car Parking Space (1 No.)
5.0m (L) x 3.5m (W) x Min. 2.4m (H)
-  Motorcycle Parking Space (1 No.)
2.4m (L) x 1.0m (W) x Min. 2.4m (H)

Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Title:

Layout Plan

Figure:

3

Scale:

Not-to-scale

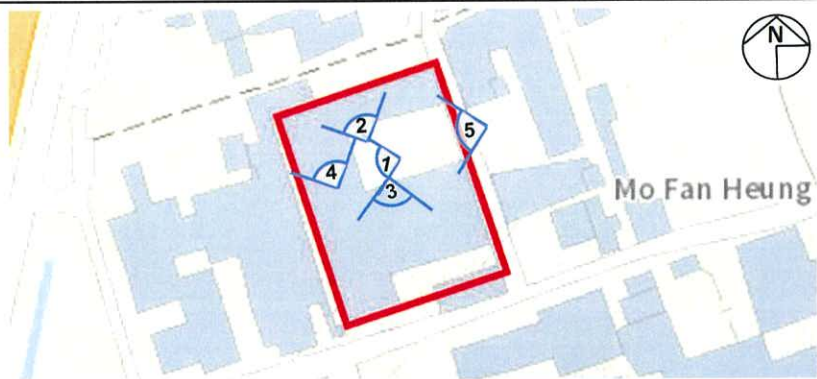
Date:

Oct 2021

Ref.: ADCL/PLG-10231-R001/F003



AIKON DEVELOPMENT CONSULTANCY LTD.



1 (On G/F)



2 (On G/F)



3 (on G/F)



4 (On 1/F)



5 (On G/F)



Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Title:

Existing Condition of the Application Site (I)

Ref.: ADCL/PLG-10231-R001/I001-I

Illustration:

1-I

Scale:

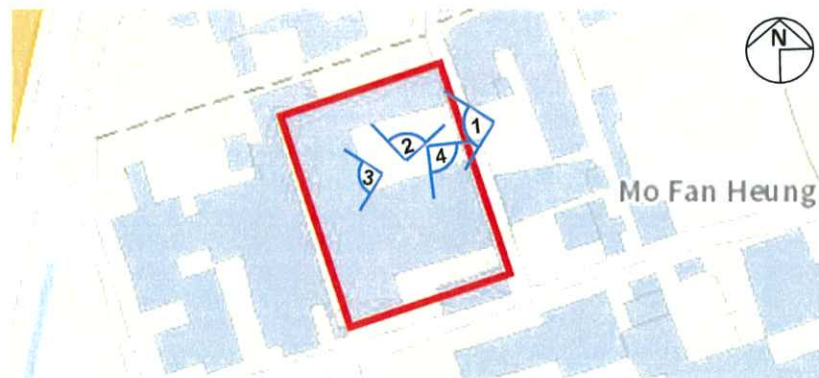
N.A.

Date:

Oct 2021



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Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Title:

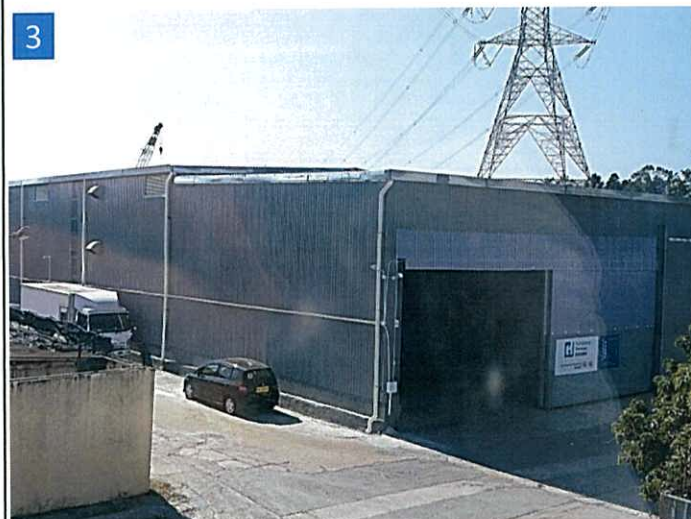
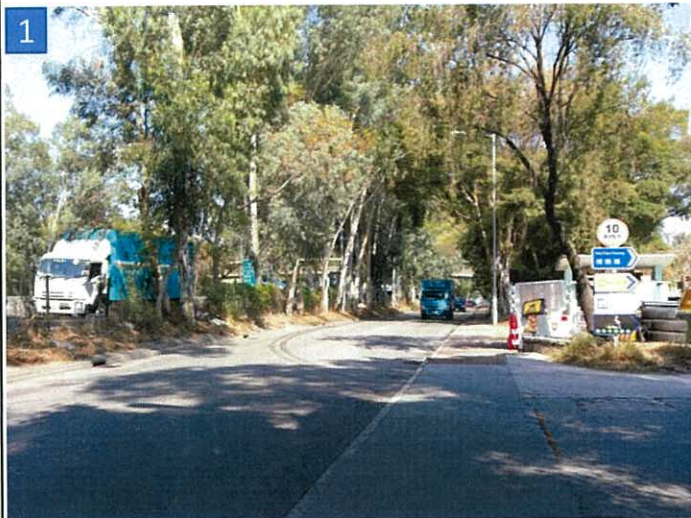
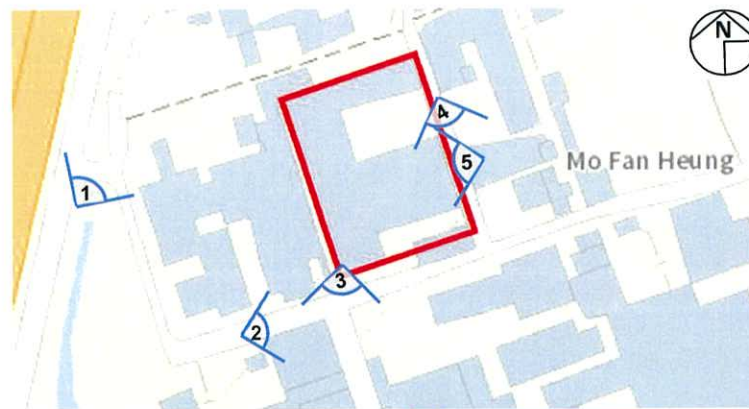
Existing Condition of the Application Site (II)

Ref.: ADCL/PLG-10231-R001/I001-II

Illustration:
1-II

Scale:
N.A.

Date:
Oct 2021



Project:
Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Title:
Surrounding Land-use Characteristics

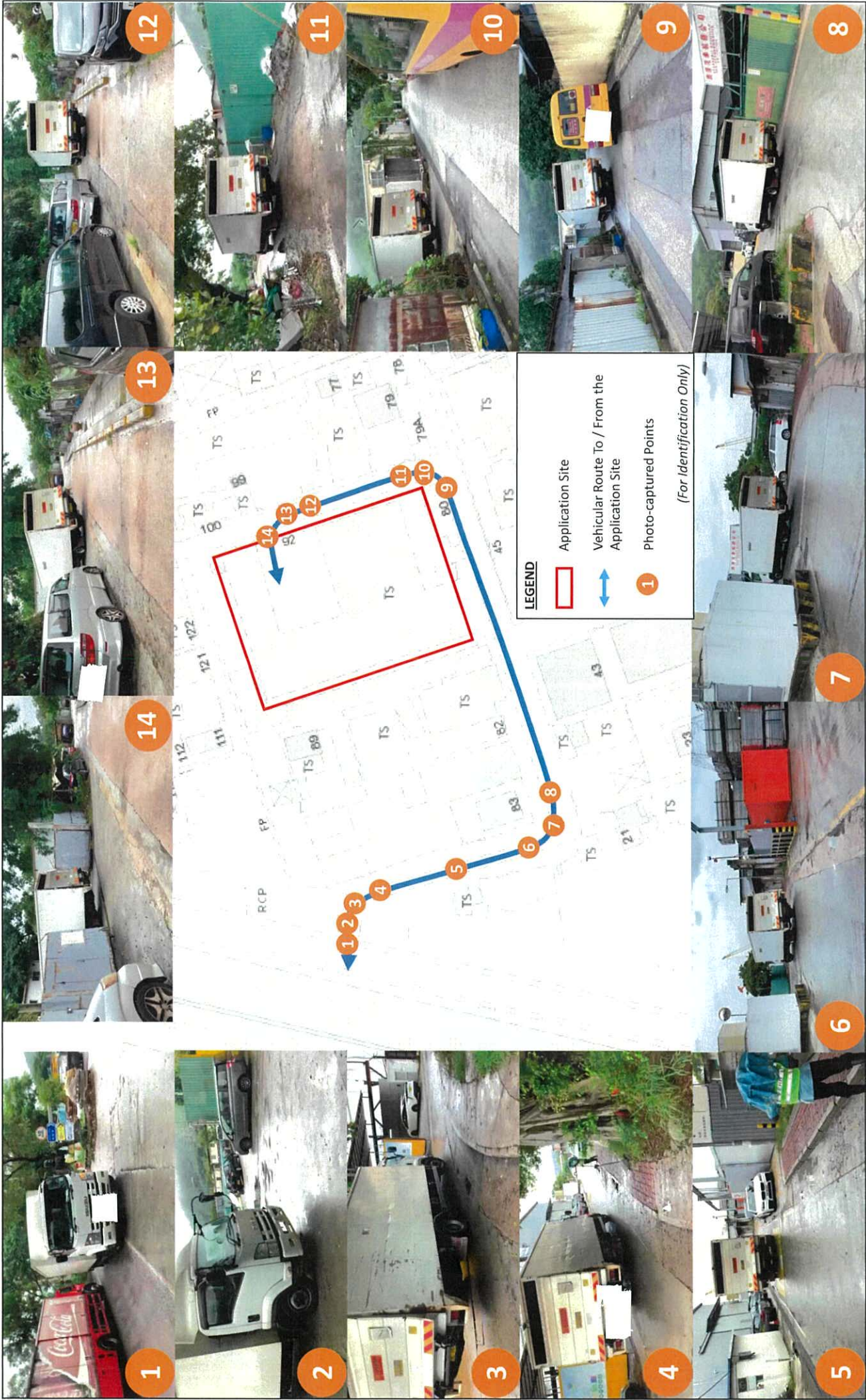
Ref.: ADCL/PLG-10231-R001/I002

Illustration:
2

Scale:
N.A.

Date:
Oct 2021

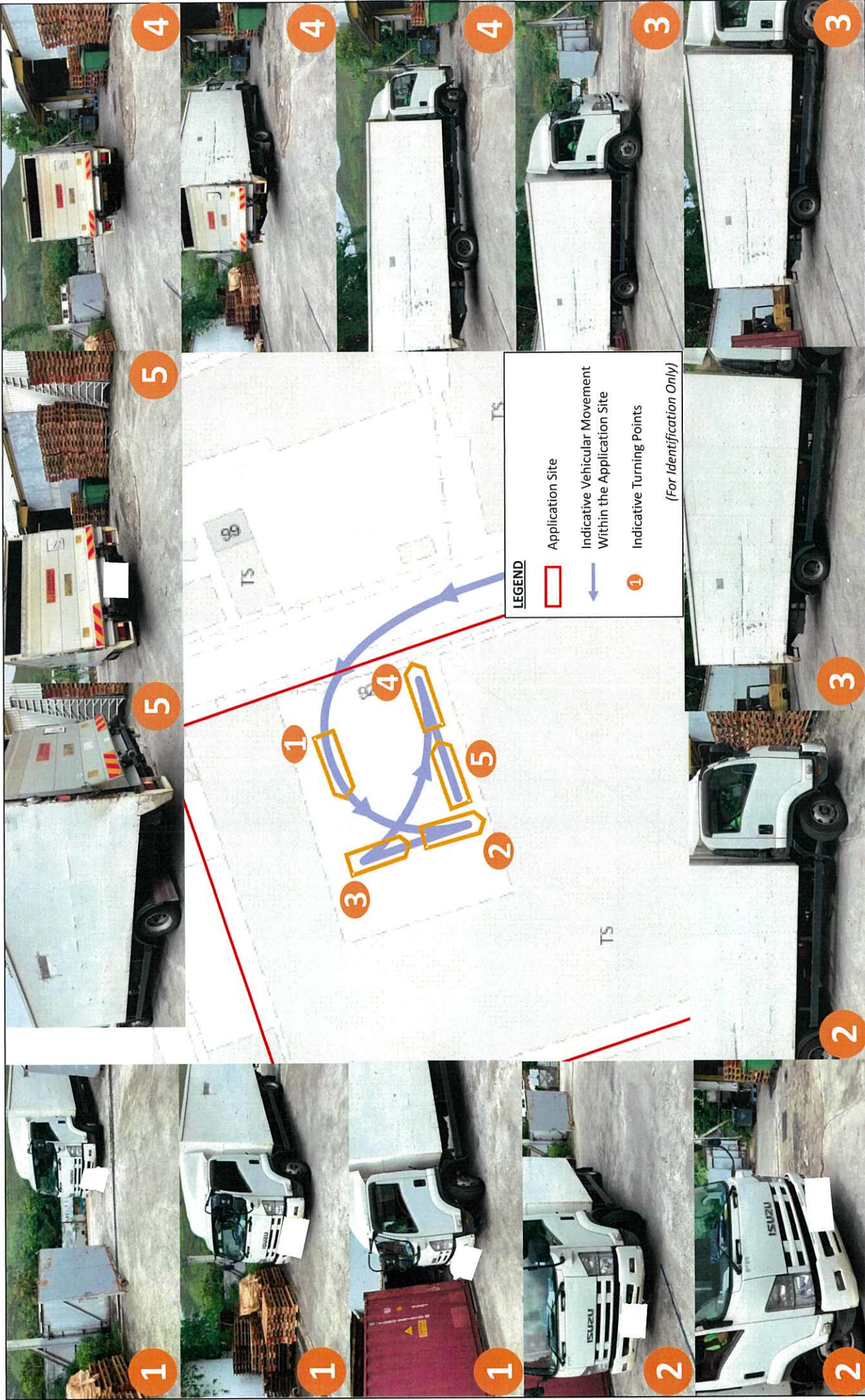




Project: Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Title: Photos Showing Manoeuvring of a Light Goods Vehicle From San Tam Road To the Application Site

Illustration: 3-1
Scale: N/A
Date: Oct 2021



<p>Project: Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories</p>	<p>Title: Photos Showing Manoeuvring of a Light Goods Within the Application Site</p>	<p>Illustration: 3-II</p> <p>Scale: N/A</p> <p>Date: Oct 2021</p> <p>Ref.: ADCL/PLG-10231-0001/003-II</p>
<p> AIKON DEVELOPMENT CONSULTANCY LTD.</p>		

tpbpd@pland.gov.hk

寄件者: Grace Cheung <
寄件日期: 2021年11月18日星期四 15:49
收件者: tpbsubmission@pland.gov.hk; Town Planning Board (tpbpd@pland.gov.hk)
副本: lsmchan@pland.gov.hk
主旨: RE: Submission of Soft Copy of New s.16 Planning application No. A/YL-KTN/804
附件: A_YL-KTN_804_Supplementary Information.pdf

Dear Sir/Madam,

Attached please find the supplementary information for your onward processing. Thanks.

Best regards,
Grace Cheung Assistant Town Planner

毅勤發展顧問有限公司
Aikon Development Consultancy Limited
Estate Agent's License (Company): C-045740

ng Kong

H
B:

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From: Grace Cheung
Sent: Thursday, 18 November 2021 3:17 pm
To: tpbsubmission@pland.gov.hk
Cc: lsmchan@pland.gov.hk
Subject: RE: Submission of Soft Copy of New s.16 Planning application No. A/YL-KTN/804

Dear Sir/Madam,

The softcopy of the supplementary information of the application has been uploaded accordingly. Thanks.

Best regards,
Grace Cheung Assistant Town Planner

毅勤發展顧問有限公司
Aikon Development Consultancy Limited
Estate Agent's License (Company):

T:
H:
B: 2

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From: tpbsubmission@pland.gov.hk <tpbsubmission@pland.gov.hk>
Sent: Thursday, 18 November 2021 12:28 pm
To: Grace Cheung <gracecheung@pland.gov.hk>
Subject: Submission of Soft Copy of New s.16 Planning application No. A/YL-KTN/804

Dear Sir/Madam,

We refer to your hard copy submission of the attached s.16 planning application No. A/YL-KTN/804 to Town Planning Board (the Board). As you have chosen to submit the application in both hard and soft copies, you are requested to upload the soft copy of the supplementary information (e.g. planning report and technical assessments) of the application via the link below in accordance with the Guidance Notes on "Application for Permission under Section 16 of the Town Planning Ordinance" (Guidance Notes) (https://www.info.gov.hk/tpb/en/plan_application/apply.html) to complete the submission:

https://plandcss2-my.sharepoint.com/:f/g/personal/tpbsubmission_pland_gov_hk/EqV7yozONSxEIDdG6UpxDYwBUN8So4_0XYkS3vAH7CrHZw?email=gcheung%40aikon.hk&e=fdaOeo

You are reminded to ensure that the submitted hard copy is the same as the uploaded soft copy, and not to include any personal data (except names) in the supplementary information of your submission (including plans, drawings, planning statement, technical appendices, etc.). Under no circumstances will the Board accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

Please also be reminded that currently the application submission is still incomplete and the Board will not process the application until you have submitted the soft copy via the link above and notified the Board of the submission by replying this email. The date of receipt of application will be the date when the Secretariat of the Board receives all necessary information and documents. For how to upload the documents, you may refer to the Annex and also the relevant Guidance Notes for details.

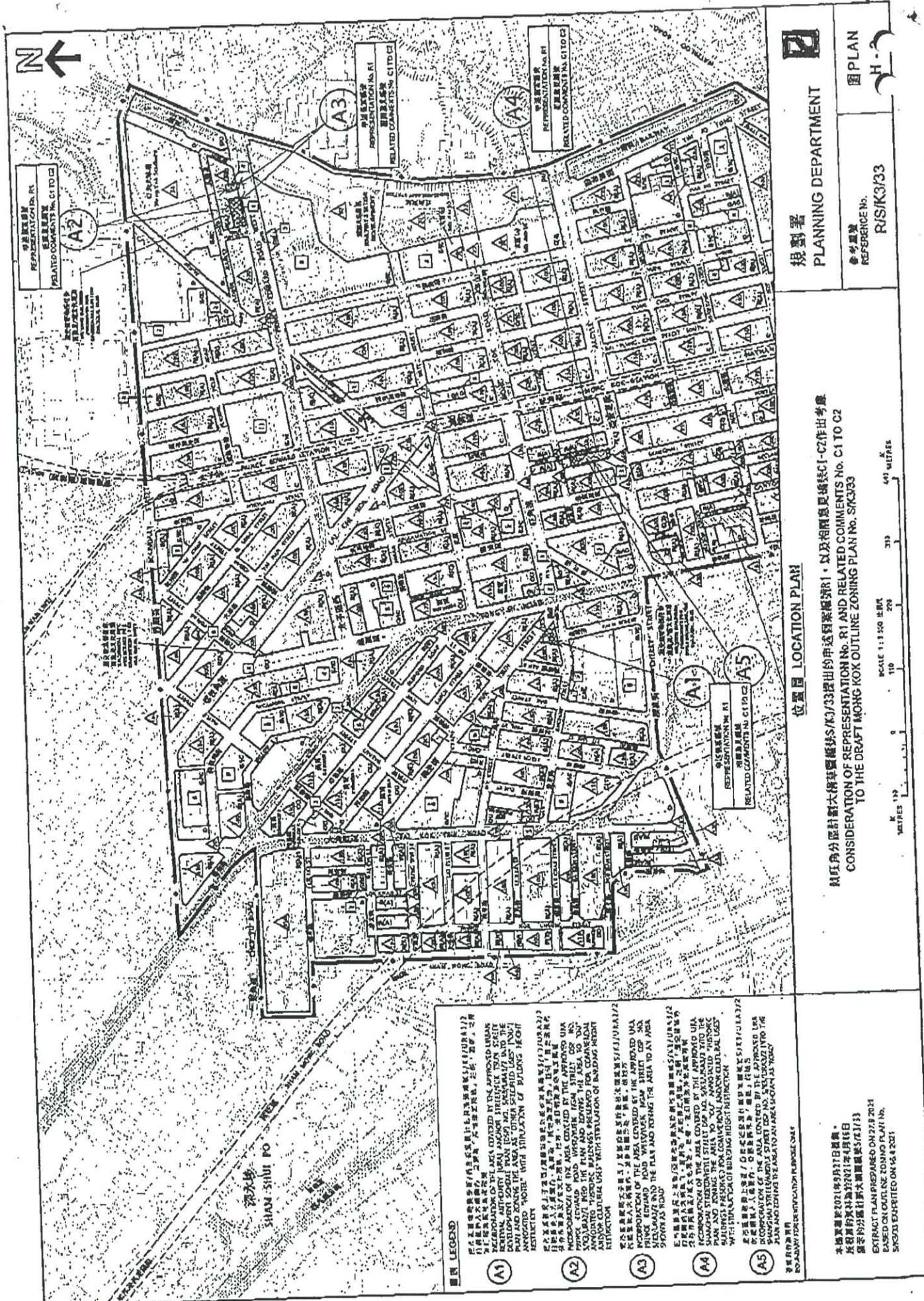
For any subsequent soft copy submissions for the above application, including further information, you must also submit in both hard and soft copies in accordance with the Guidance Notes. For the soft copy submission, you must use the above link to upload the files and notify the Board of the submission by email (tpbsubmission@pland.gov.hk). Otherwise, Board may refuse to consider the submission.

Should you have any enquiries on this application, please contact the Secretariat of the Board by email (tpbsubmission@pland.gov.hk) or through telephone hotline (2231 4810 or 2231 4835).

Town Planning Board Secretariat

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毅勤發展顧問有限公司
Tel 電話: (852)
Fax 傳真: (852)
Email 電郵:
Web 網址: v

Date : 18th November, 2021
Your Ref : A/YL-KTN/804
Our Ref. : ADCL/PLG-10231/L002

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories

We refer to our submission dated 27.10.2021 (Ref.: ADCL/PLG-10231/L001), we would like to provide supplementary information for your onward processing. Please find enclosed the following item:-

- i. Replacement page of the Development Proposal (P.4).

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Grace CHEUNG or Mr. Thomas LUK at

Yours faithfully,
Aikon Development Consultancy Limited

Encl.

Address 地址:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A, 274 S.B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A In D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Ref.: ADCL/PLG-10231/R001a

Table 2: Comparison of Major Parameters of the Current Application and the Previously Approved Application No. A/YL-KTN/773

Major Parameters/Item	Previously Approved Application (No. A/YL-KTN/773) (a)	Current Application (b)	Difference/Remark(s) (b)-(a)
Site Area	About 2,735m ²	About 2,735m ²	No Change
Covered Area	About 1,724.27m ²	About 2,188m ²	+463.73m ² (+27%)
Site Coverage	About 63%	About 80%	+17%
Total Gross Floor Area	About 2,937.58m ²	About 2,188m ²	-749.58m ² (-26%)
Plot Ratio	About 1.07	About 0.8	-0.27 (-25%)
Number of Structure(s)	9 nos.	1 no.	-8 nos. (-89%)
Building Height	Not more than 8m	Not more than 13m	+5m (+63%)
Proposed Use(s)	Temporary Cold Storage	Temporary Cold Storage	Nature Unchanged
Ancillary Structures	Site Office, Storeroom, Electric Room, Canopy	Site Office, Storeroom, Electric Room, Covered Area for L/UL	Nature Slightly Changed
Total Number of Parking Spaces	5	5	No Change
Private Car	2	2	
Motorcycle	1	1	
Light Goods Vehicle (Parking Space and L/UL Bay)	2	2	
Operation Hours	From 7:00 a.m. to 7:00 p.m. from Mondays to Saturdays	From 7:00 a.m. to 7:00 p.m. from Mondays to Saturdays	No Change

Traffic Arrangement

The operation hours of the proposed development will be the same as the current use and the previously approved application, i.e. from 7:00a.m. to 7:00p.m. from Mondays to Saturdays, and no operation on Sundays and public holidays. The number of trips of the proposed development will be the same as the previously approved application. Only private cars, motorcycles and light goods vehicles (hereinafter referred to as "LGVs") will be allowed to access the application site under the current application. Vehicles will enter and/or exit the application site through the existing ingress/egress point (Figure 3 refers).

There will be fewer than 30 trips per day and there will be on average fewer than 4 trips per hour during the operation days for the proposed use. The peak hour (i.e. the hour with the maximum number of vehicles travelling to and from the application site) of the proposed use during the operation days will be between 10:00a.m. and 11:00a.m.. During



毅勤發展顧問有限公司

Tel 電話 : (852)

Fax 傳真 : (852)

Email 電郵 :

Web 網址 :

Date : 7th January, 2022
Your Ref : TPB/A/YL-KTN/804
Our Ref. : ADCL/PLG-10231/L003

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories

We refer to the comments from Planning Department, Transport Department and Electrical and Mechanical Services Department dated 04.01.2022 regarding the captioned application. We submit herewith the Further Information (FI) for the consideration by relevant Government departments or Town Planning Board. Please find the attached the following items for your onward processing:-

- i. A Responses-to-Comments table; and
- ii. A revised Location Plan.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Grace CHEUNG or Mr. Thomas LUK at

Yours faithfully,
Aikon Development Consultancy Limited

Encl.
c.c. Client

Address 地址 :

1/1/1/1/1

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories

Responses-to-Comments Table

Comments from Planning Department received on 4 January 2022:

Comments	Responses
(a) Please clarify if all electrical and mechanical machinery for the proposed temporary cold storage will be fully enclosed within the existing structures on-site;	All the electrical and mechanical machinery for the proposed temporary cold storage will be fully enclosed within the proposed structures on-site.
(b) Please clarify if the operation hours is from 9am to 7pm from Mondays to Saturdays (on page 4 of the Development Proposal submitted) or from 7am to 7pm from Mondays to Saturdays (as stated in the application form).	The operation hours would be from 7:00a.m. to 7:00p.m. daily, same as the previously approved application.

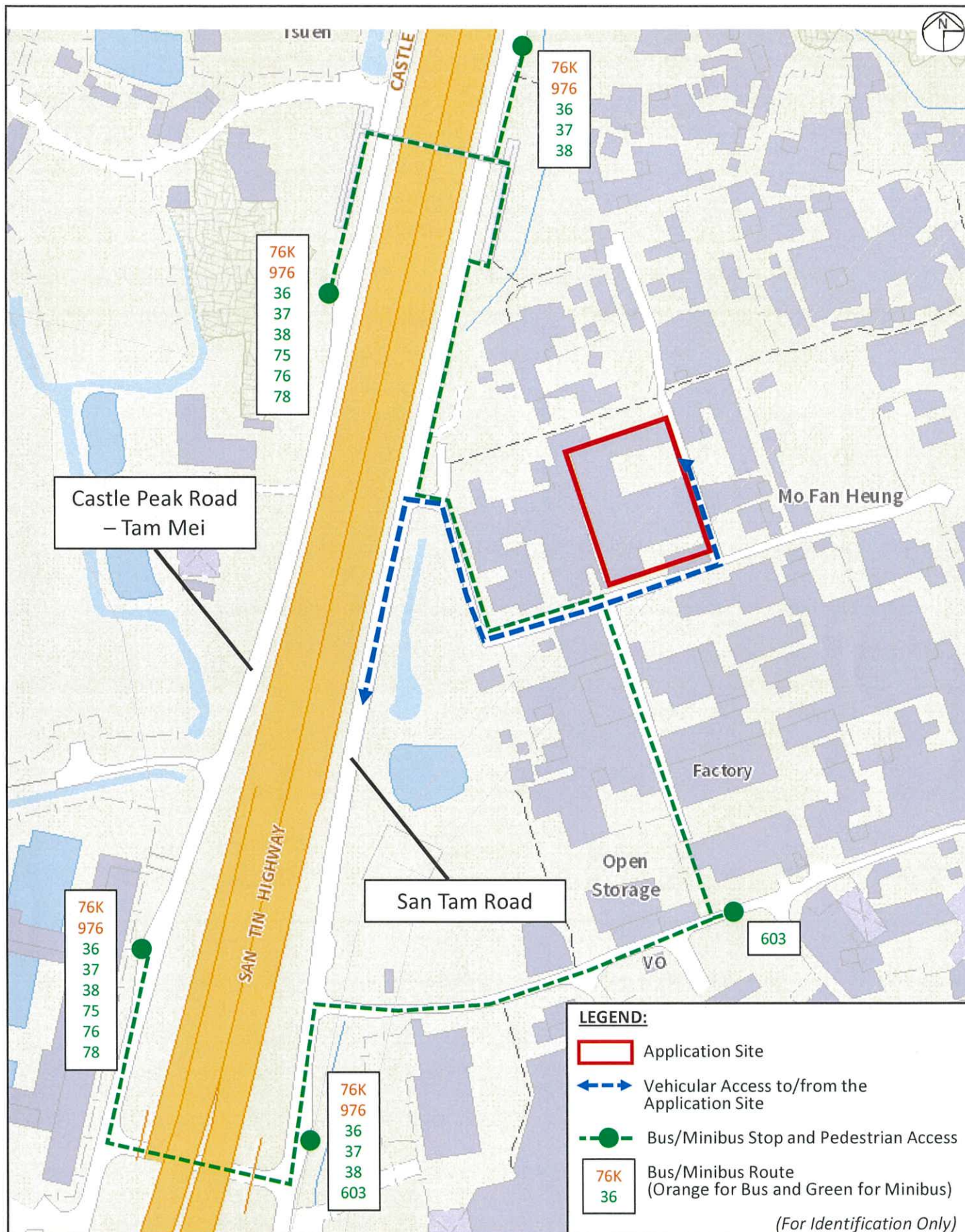
Comments from Transport Department received on 4 January 2022:

Comments	Responses
(a) The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	As referred to Table 1 of the Planning Statement , it should be noted that the proposed use will involve a total of five parking spaces on the application site. The five parking spaces include two parking spaces for private car (one as accessible parking space), one parking space for motorcycle and two parking spaces for light goods vehicle. The two parking spaces for light goods vehicle will also serve as loading / unloading bays. All the proposed parking spaces for private car and motorcycle under the current application are exclusively reserved for staff's use. The proposed

Comments	Responses
	<p>parking spaces for private car and motorcycle are sufficient to meet the parking demand of staff since all staff, except under special occasions, will usually travel to / from the application site using public transportation. There are bus stops situated within 500m walking distance from the application site. In addition, no private cars or motorcycles of visitors will be allowed to enter or be parked on the application site. Visitors will be reminded of the above traffic arrangement before their visit to the application site.</p> <p>The proposed use will make use of light goods vehicles to transport cold chain goods to / from the application site for storage and distribution purposes. The two light goods vehicles parking spaces, also serving as loading / unloading bays, are sufficient to meet the operational and transportation requirements of the proposed use for transporting cold chain goods to / from the application site.</p>
(b) The applicant should provide nearest public transport services and indicate on the layout plan; and	The application site is accessible to public transport services, including bus routes No. 76K, 976 and minibus routes No. 36, 37, 38, 75, 76 and 78. The relevant public transport services are indicated on the enclosed Figure 1 accordingly.
(c) The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.

Comments from Electrical and Mechanical Services Department received on 4 January 2022:

Comments	Responses
(a) Please clarify if there is any addition of working population / building users in the application site during the operation hours as compared with the previously approved application.	The working population / building users in the application site during the operation hours would be the same as the previously approved application.
(b) If affirmative, please provide the estimated working population/building users of the current and previously approved application during operation hours for our further consideration.	The working population / building users in the application site during the operation hours is about 5 persons for current and previously approved application.



Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Title:

Revised Location Plan

Figure:

1

Scale:

Not-to-scale

Date:

Jan 2022

Ref.: ADCL/PLG-10231-R001/F001a



AIKON DEVELOPMENT CONSULTANCY LTD.

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RE: [PLG10231] Planning Application No. A/YL-KTN/804 - Supplementary Justifications

10/01/2022 10:35

From: Grace Cheung <llyduen@pland.gov.hk>
To: "llyduen@pland.gov.hk" <llyduen@pland.gov.hk>
Cc: "vckpang@pland.gov.hk" <vckpang@pland.gov.hk>, "mirandahon" <mirandahon@pland.gov.hk>, Thomas Luk <tluk@pland.gov.hk>
File Ref:

Dear Loree,

As per your request, please find the supplementary justification below for your consideration:

- As stated in the *Development Proposal*, the current application is for upgrading the approved cold storage facility to the up-to-date requirements and standards since the existing structures at the application site are old and obsolete. As advised by the qualified fire service contractor, the existing structures could not meet all the current fire safety standards with the use of cold storage facility.
- The proposed building height of the structure is about 13m, which involves an increase of about 5m height when comparing to the previously approved application No. A/YL-KTN/773. The proposed increase in building height is mainly due to the technical concerns, particularly considering fire service installations in cold storage facility. In order to ensure the building safety and to facilitate the operation performance, the increase in building height in the proposed development is necessary for upgrading the interior and structural conditions in order to comply with current fire safety standards in accordance with the Building Ordinance (Cap. 123).

Should you have any queries, please feel free to contact the undersigned. Thanks.

Best regards,
Grace Cheung Town Planner

毅勤發展顧問有限公司
Aikon Development Consultancy Limited
Estate Agent's License (Company):

T: (852)
H:
B:

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From: Grace Cheung

Sent: Friday, 7 January 2022 10:02 am

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

Cc: vckpang@pland.gov.hk; vckpang@pland.gov.hk; mirandahon@ Thomas Luk
<tluk@pland.gov.hk>

Subject: [PLG10231] Planning Application No. A/YL-KTN/804 - Further Information

Dear Sir/Madam,

Please refer to the attached Cover Letter with Further Information (FI) for the captioned application.

Should you have any queries, please feel free to contact the undersigned. Thanks.

Best regards,

Grace Cheung Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited

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Previous s.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1.	A/YL-KTN/773	Proposed Temporary Cold Storage for a Period of 3 Years	23.7.2021	(1) to (9)

Approval Conditions:

- (1) Restriction on operation hours / no queue back or reserve of vehicles onto/from public road
- (2) No dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities
- (3) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, are allowed to be parked/stored on or enter the site
- (4) Maintenance of existing boundary fencing
- (5) No vehicle is allowed to queue back to or reverse onto/from public road
- (6) Submission and implementation of drainage proposal/maintenance of drainage facilities
- (7) Submission and implementation of fire service installations proposal
- (8) Revocation of the planning approval if any of the planning conditions is not complied by the specified date or during the planning approval period
- (9) Reinstatement of the site to an amenity area

**Similar Applications within the Same “OU(Railway Reserve)” Zone
in the Vicinity of the Site on approved Kam Tin North Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC</u>
1.	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]
2.	A/YL-KTN/591	Temporary Storage of Fertilizer and Food Processing Material for a Period of 3 Years	6.4.2018
3.	A/YL-KTN/594^	Temporary Warehouse (Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years	3.8.2018 [Revoked on 3.7.2020]
4.	A/YL-KTN/685	Proposed Temporary Storage of Tail Lift for a Period of 3 Years	29.11.2019
5.	A/YL-KTN/750*	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	12.3.2021
6.	A/YL-KTN/754	Renewal of Planning Approval for Temporary Storage of Fertilizer and Food Processing Material for a Period of 3 Years	26.3.2021
7.	A/YL-KTN/783	Temporary Warehouse for a Period of 3 Years	24.9.2021

^The site straddled “(OU (Railway Reserve))” and “CDA” zones.

*The site straddled “(OU (Railway Reserve))” and “I(D)” zones.

**Appendix IV of RNTPC
Paper No. A/YL-KTN/804**

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that should planning approval be given to the planning application, the STWs holders will need to apply to his office for modification of the STWs 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. 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 C for T's comments that *sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.* ~~the~~ **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;
- (c) 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;
- (d) note CE/RD 2-2, RDO, HyD's comments that the Site falls within the area of influence (AOI) of the Northern Link (NOL). The detailed planning and design of the NOL are still under development. The scheme (including railway alignment, railway structures and the corresponding route protection area, and potential tunnel design and corresponding construction methods, etc.) is subject to further changes. The area within the AOI would be subject to nuisance, such as noise and vibration of the NOL. The applicant should have taken the impacts from NOL, such as the nuisance from the future construction, operation and maintenance of NOL, into consideration. The construction of NOL may commence in 2025 tentatively, and the ground investigation (GI) works commenced in October 2021. If there are any proposed GI works for the NOL near the application site, MTR may contact the applicant for any arrangement for the GI works at the location concerned. The Applicant is reminded to coordinate with the associated parties of the GI works;
- ~~(e) note CHE/NTW, HyD's comments that the applicant shall 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 DEP;~~
- ~~(f)~~ (e) note DEP's comments that the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses" issued by the DEP;
- ~~(g)~~ (f) 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. If the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (g) note CE/MN, DSD's comments that there is no public sewer connection available in the vicinity. The applicant shall seek views and comments from the DEP regarding the sewage disposal arrangement of the proposed development;
- (h) note CBS/NTW, BD's comments that that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are 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 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 Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. 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 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. Detailed checking under the BO will be carried out at building plan submission stage;
- (i) note DEMS's comments that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is underground cable and/or overhead line within and/or in the vicinity of the concerned site. Applicant is also reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (j) note DFEH's comment that no facilities of his department will be affected. If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. 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 FEHD is required if there is any catering service / activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services

Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements. A cold store licence must be obtained from DFEH for the food business which involves the storage of articles of food under refrigeration in any warehouse in the territory before commencement of such business. Regarding the cold storage of the subject applicant, it depends on the actual mode of operation in the Cold Storage, the following licences may be involved: (i) Cold Store Licence for storage of food under refrigeration before delivery to other outlets; (ii) Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry)(including wholesale and retail) is involved and (iii) Food Factory Licence if processing of food products (such as cutting, repackaging, etc) will be carried on. If only storage of food under refrigeration in the cold storage without involving any sale of fresh commodities nor processing of food, a Cold Store Licence is sufficient.