

2023年 6月 23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。

Appendix I of RNTPC
Paper No. A/YL-KTN/934

23 JUN 2023

This document is received on
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-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及：

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」；
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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

2301634

12/6 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-L-KW/934
	Date Received 收到日期	23 JUN 2023

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

1. Name of Applicant 申請人姓名/名稱

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

WELL CHANCE CORPORATION LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

PlanPlus Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1875 S.C ss.2 (Part), 1173 S.A. (Part) and 1875 S.C ss.4 (Part) in D.D. 107, Fung Kat Heung, 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 580 sq.m 平方米 <input checked="" type="checkbox"/> About 約	<input checked="" type="checkbox"/> Gross floor area 總樓面面積 50.8 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)	..... 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	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	Industrial (Group D)
(f) Current use(s) 現時用途	Vacant Site (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)

(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

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

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
	(b) Intended use/development 有意進行的用途/發展

(iii) For Type (iii) application 供第(iii)類申請

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Dangerous Goods Godown
(for Class 3 Dangerous Goods)

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 50.8 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.09	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 9 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 3	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 3.3 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分

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

(please specify the number of rooms
 請註明房間數目)

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

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

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

Anciliary Pumping, Filling, DG Store Rooms and Toilet
 (Please refer to the page 6, Table 2 of the Planning Statement)

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	1	Anciliary Pumping, Filling, DG Store Rooms and Toilet
.....
.....
.....
.....

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

.....
 Maneuvering for LGV

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

January 2024

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

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 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)) Fung Kat Heung Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ <input checked="" type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ 1 Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ <input type="checkbox"/>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 143.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 3.8 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 143.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 3.8 m 米 <input checked="" type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<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 type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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>No trees would need to be removed.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

10. Justifications 理由

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

Please refer to the Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署



Chan Pak Kan
Name in Block Letters
姓名（請以正楷填寫）

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

Managing Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited

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

Date 日期

9/6/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量⁹⁹

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1875 S.C ss.2 (Part), 1173 S.A (Part) and 1875 S.C ss.4 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories		
Site area 地盤面積	580	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10		
Zoning 地帶	Industrial (Group D)		
Applied use/ development 申請用途/發展	Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods)		
(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	50.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <input checked="" 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	3	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		9	% <input type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<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 checked="" 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 type="checkbox"/>

<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"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Date : 5th July 2023
Our Ref. : PPCL/PLG/10138/L003

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods) in "Industrial (Group D)" Zone at Lot Nos. 1173 S.A. (Part), 1875 S.C. ss.2 (Part) and 1875 S.C. ss.4 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/934 under Section 16 of the Town Planning Ordinance)**

Referring to the captioned Section 16 Application submitted to the Town Planning Board ("TPB") Secretariat on 12.6.2023, we are writing to provide supplementary information to facilitate the consideration of the TPB.

Details of the DG Godown Operations within the Application Site

1. The Applicant is the landowner of Lot Nos. 1173 S.A., 1875 S.C. ss.1 RP, 1875 S.C. ss.2 and 1875 S.C. ss.4 in D.D. 107 ("the Area"), which currently falls within industrial (Group D) ("I(D)") zone under the Draft Kam Tin North Outline Zoning Plan No. S/KTN/10 ("the OZP"). The Applicant intends to develop the Area for 'Industrial (for processing)', Warehouse (for storing) and 'Wholesale Trade (for distributing)' uses, which are always permitted in the "I(D)" zone under the OZP. Since the scale and the proposed Dangerous Good ("DG") Godown is within Column 2 use of the "I(D)" zone, a separate Section 16 Application under the Town Planning Ordinance ("TPO") has been submitted. It is worth noting that the proposed DG Godown will serve the neighbouring industrial operations owned by the Applicant, primarily for processing the goods stored in the nearby permitted Warehouse (Annex 1 refers). The proposed DG Godown is therefore related to those permitted uses and is intended for subsidiary processing purposes. Additionally, the proposed DG Godown is considered to be in the right location as it allows for maximising the efficiency of wholesale, industrial processes, transportation and storage space.

Nature of Business Between the Previous Operational Site and the Application Site

2. The former operational site was located opposite to the Hop Hing Building, on the other side of Yuen Long Highway. It has a total area of about 465m² for DG Godown and was entirely within an area zoned as "Other Specified Uses (Storage and Workshop Use)" ("OU") under the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14. The nature of the business conducted at the former operational site was the same as the proposed use of the subject Application. The former operation site is currently subject to land resumption for the second phase of the Yuen Long South (YLS) Development, and the

Applicant has requested a deferment of their departure deadline in March 2023 since their new operational site (Application Site) is not yet allowed to be operated.

Discrepancy Between the Area obtained Short-term Wavier and the Application Site

3. The Applicant has obtained Short Term Waivers ("STW") for a total area of **194m²** for DG Godown from the Lands Department ("**the LandsD**"), while the total area of the Application Site is approximately **580m²** which is greater than the total area approved by LandsD. It is worth noting that the discrepancy between these two figures is due to the inclusion of all operational facilities within the Application Site, such as the pump room, DG store room, filling room, toilet, space for loading/unloading and emergency vehicular access ("**EVA**") within the Application Site. Excluding all operational facilities, the net area for DG Godown, namely the 5 underground fuel tanks, occupies an area of only about 163.2m² within the Application Site.

Details of Safety Measures to be Implemented within the Site

4. The Applicant has installed a fire hydrant (No. 12069) to the northeast of the ingress/egress of the Application Site (on the opposite side of Fung Kat Heung Road) (**Annex 2** refers). Furthermore, the Applicant is committed to implementing a range of precautionary measures to mitigate risks associated with the DG Godown. The FM-200 fire suppression systems and smoke detection systems will be installed in the proposed structures to ensure the safe and secure operation of the DG Godown. To further enhance the safety measures, an explosion-proof system and the underground anti-static electric cord will also be installed.
5. Additionally, the proposed DG Godown has been designed to meet high safety standards. All types of DG will be stored in double-wall underground tanks to provide an additional layer of protection. These underground storage tanks, known as "Permatank" comply with American standards UL58 and UL 1746 and have been approved by the Fire Services Department.
6. The existing Fung Kat Heung Road has an average width of 6m, which leads to the Application Site. Moreover, the turning circle within the Application Site has a radius of 16.7m, ensuring sufficient space for EVA and easy accessibility for fire trucks.

In relation to this letter, please find the following document for your reference:

- Annex 1 (Operation & Flow Chart)
- Annex 2 (Location of the Fire Hydrant No. 12069)

Thank you for your attention to this matter. Should you have any queries, please contact Mr. Wilson Law at [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

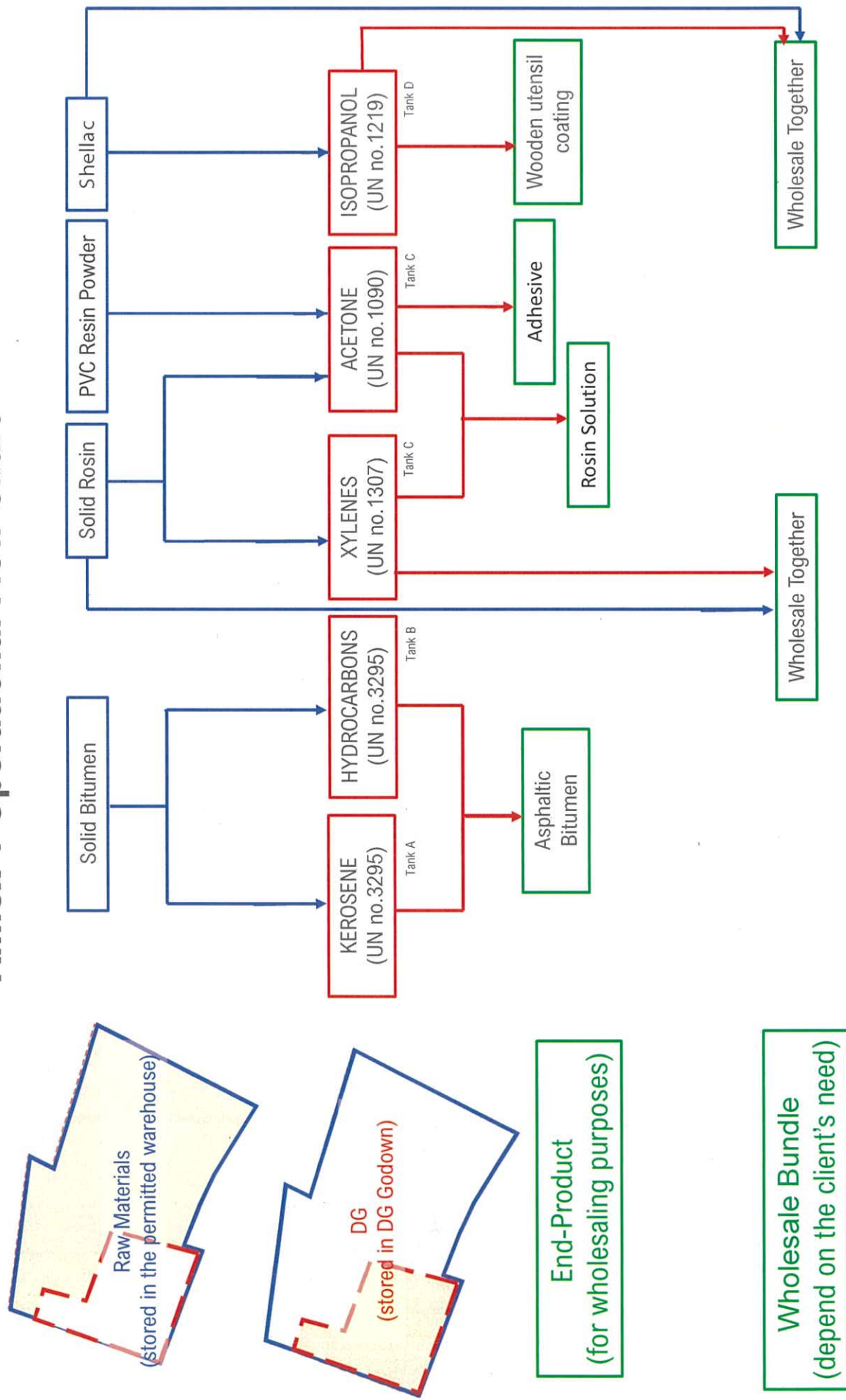
Encl. As above
c.c. The Applicant

[REDACTED]

Annex 1

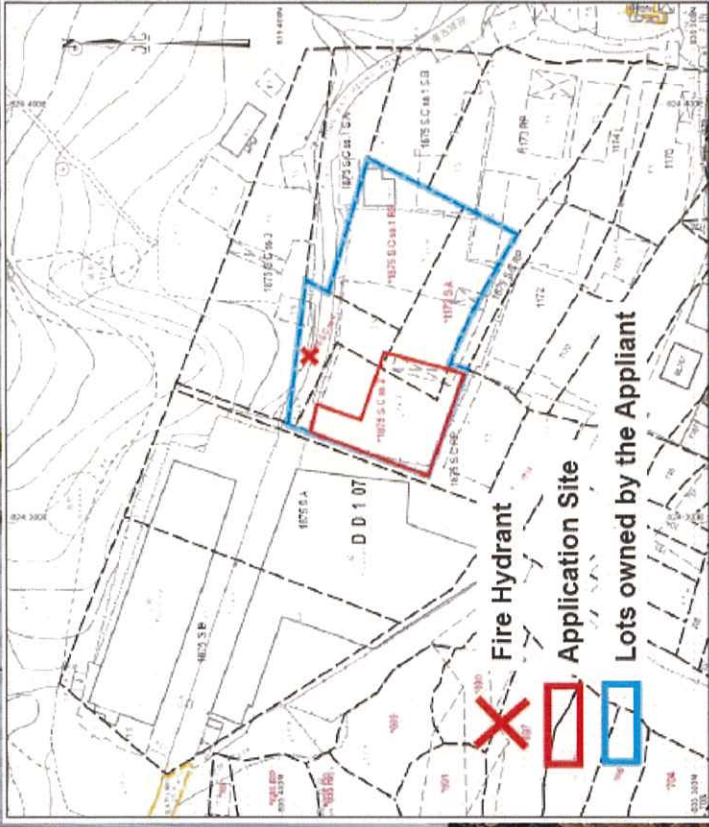
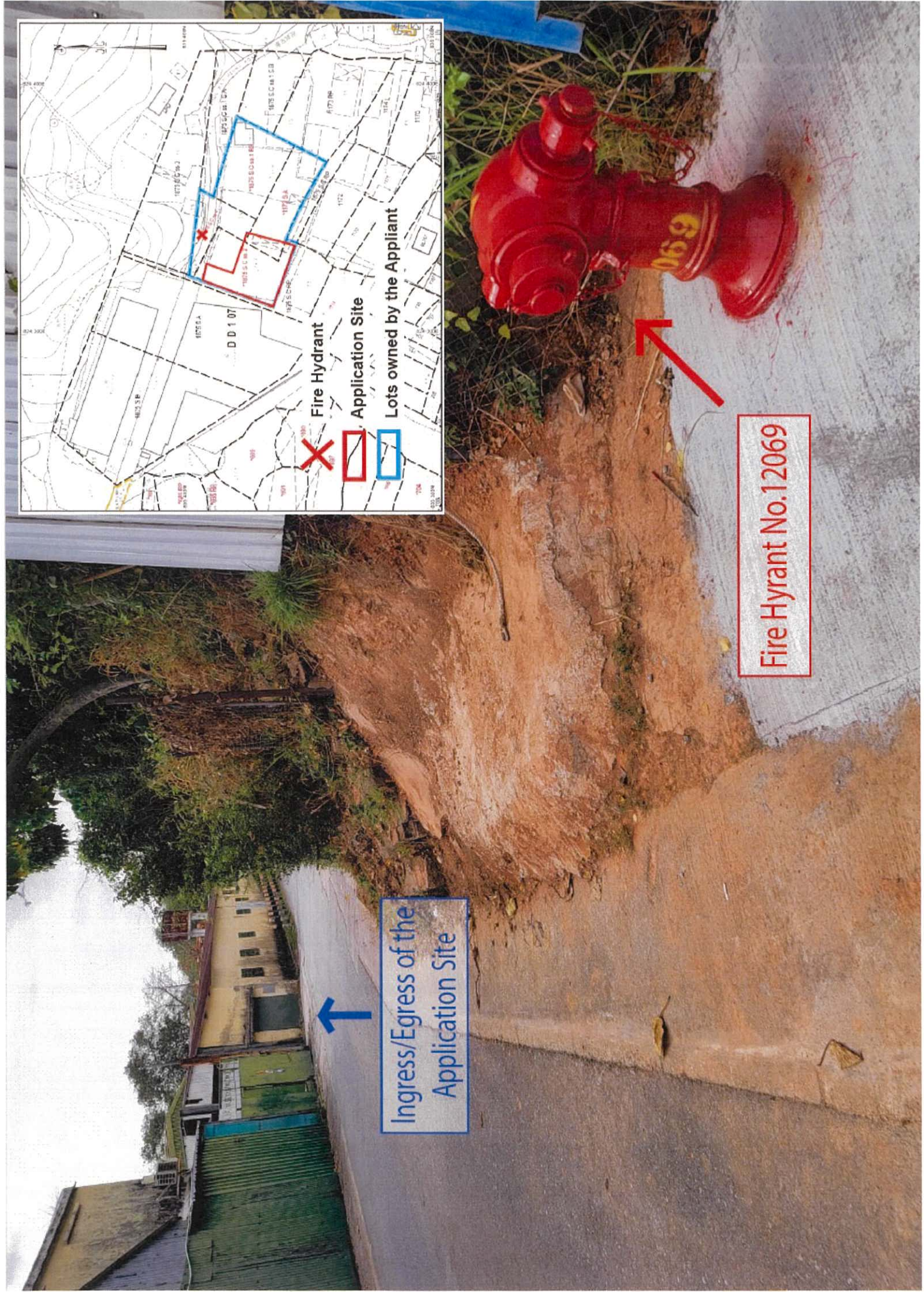
Operational Flow Chart

Annex 1 Operational Flow Chart



Annex 2

Location of Fire Hydrant (No. 12069) Installed by the Applicant



Ingress/Egress of the
Application Site

Fire Hydrant No. 12069



Date : 2 August 2023
Our Ref. : PPC/PLG/10138/L003

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods) in "Industrial (Group D)" Zone at Lot Nos. 1173 S.A. (Part), 1875 S.C. ss.2 (Part) and 1875 S.C. ss.4 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/934 under Section 16 of the Town Planning Ordinance)

Submission for Further Information 1

We refer to the departmental comments received via Fanling and Sheung Shui District Planning Office, Planning Department in respect of the captioned application and hereby submit a soft copy of Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI includes the following documents:

- **Responses-to-Comments Table**
- **Annex 1 – Manoeuvring of Vehicles to/from San Tam Road and Swept Path Analysis**

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above

c.c Ms DUEN Long Yee, Loree (Town Plnr/Yuen Long E 3) – by Email

Ms. WONG Hei Ting, Crystal (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 1) – by Email

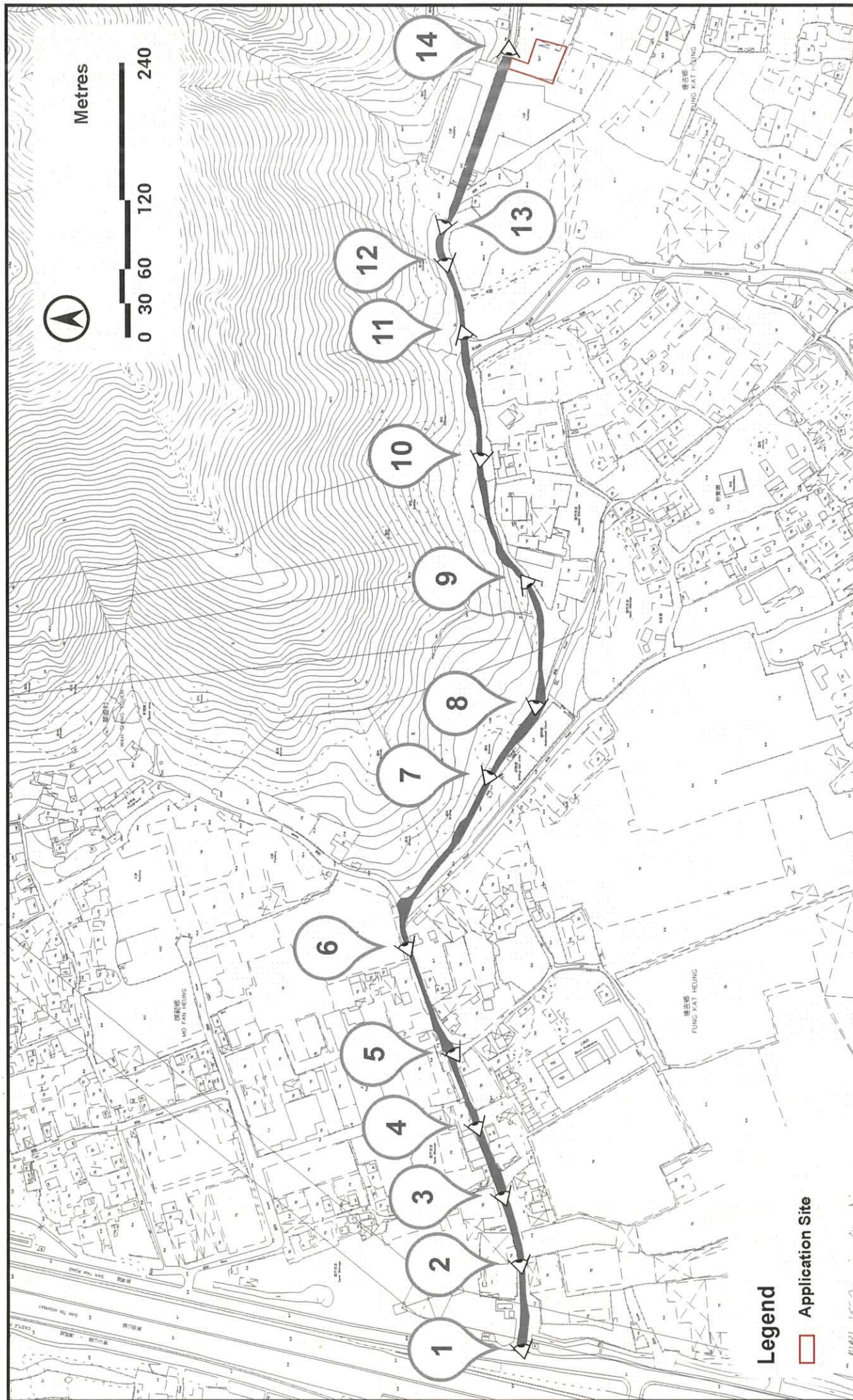
Responses-to-Comments

Item		Departmental Comments	Applicant's Responses																																													
1.		Comments from Transport Department (received on 25.7.2023)																																														
1.	The applicant should demonstrate the smooth maneuvering of vehicles to/from San Tam Road, along the local access and within the Site.	Sufficient space is provided for vehicle to smoothly maneuvering to/from San Tam Road, along the local access and within the Site, please refer to Annex 1.																																														
2.	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to San Tam Road and the local access.	<p>The operation hours of the Proposed Development will be from 8:30am to 5:30pm Mondays to Fridays, and from 8:30am to 12:30pm on Saturdays. There will be a <u>maximum</u> of 4 in/out within a day. The breakdown of the estimated vehicular trips generation and attraction is as follows:</p> <table><tr><th rowspan="2">Time Period</th><th colspan="2">Light Good Vehicle</th><th rowspan="2">2-Way Total</th></tr><tr><th>In</th><th>Out</th></tr><tr><td>08:00 – 09:00(AM Peak)</td><td>0</td><td>0</td><td>0</td></tr><tr><td>09:00 – 10:00</td><td>0</td><td>0</td><td>0</td></tr><tr><td>10:00 – 11:00</td><td>2</td><td>2</td><td>4</td></tr><tr><td>11:00 – 12:00</td><td>0</td><td>0</td><td>0</td></tr><tr><td>12:00 – 13:00</td><td>0</td><td>0</td><td>0</td></tr><tr><td>13:00 – 14:00</td><td>0</td><td>0</td><td>0</td></tr><tr><td>14:00 – 15:00</td><td>0</td><td>0</td><td>0</td></tr><tr><td>15:00 – 16:00</td><td>1</td><td>1</td><td>2</td></tr><tr><td>16:00 – 17:00</td><td>1</td><td>1</td><td>2</td></tr><tr><td>17:00 – 18:00 (PM Peak)</td><td>0</td><td>0</td><td>0</td></tr></table> <p>As vehicular trips generated by the Proposed Development is minimal and no in/out during peak hours, adverse traffic impact to San Tam Road and the local access should not be anticipated.</p>	Time Period	Light Good Vehicle		2-Way Total	In	Out	08:00 – 09:00(AM Peak)	0	0	0	09:00 – 10:00	0	0	0	10:00 – 11:00	2	2	4	11:00 – 12:00	0	0	0	12:00 – 13:00	0	0	0	13:00 – 14:00	0	0	0	14:00 – 15:00	0	0	0	15:00 – 16:00	1	1	2	16:00 – 17:00	1	1	2	17:00 – 18:00 (PM Peak)	0	0	0
Time Period	Light Good Vehicle			2-Way Total																																												
	In	Out																																														
08:00 – 09:00(AM Peak)	0	0	0																																													
09:00 – 10:00	0	0	0																																													
10:00 – 11:00	2	2	4																																													
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16:00 – 17:00	1	1	2																																													
17:00 – 18:00 (PM Peak)	0	0	0																																													

Item	Departmental Comments	Applicant's Responses
3.	The applicant should note the local access between San Tam Road and the site is not managed by his department.	Noted.

Annex 1

Manoeuvring of Vehicles to/from San Tam Road and Swept Path Analysis



Legend

□ Application Site

PROJECT

Section 16 Planning Application for Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods) in "Industrial (Group D)" Zone at Lot Nos. 1173 S.A. (Part), 1875 S.C. ss.2 (Part) and 1875 S.C. ss.4 (Part) in DD. 107, Fung Kat Heung, Yuen Long, New Territories [A/YL-KTN/934]

DRAWING TITLE

Vehicular Access from San Tam Road to the Application Site

GENERAL NOTES

JOB NO.	PLG-10138
DWG NO.	-
SCALE	NTS
REV.	-
DRAWN	KW
DATE	20230726



Spot 1



Spot 2



Spot 3



Spot 4



Spot 5



Spot 6



Spot 7



Spot 8



Spot 9



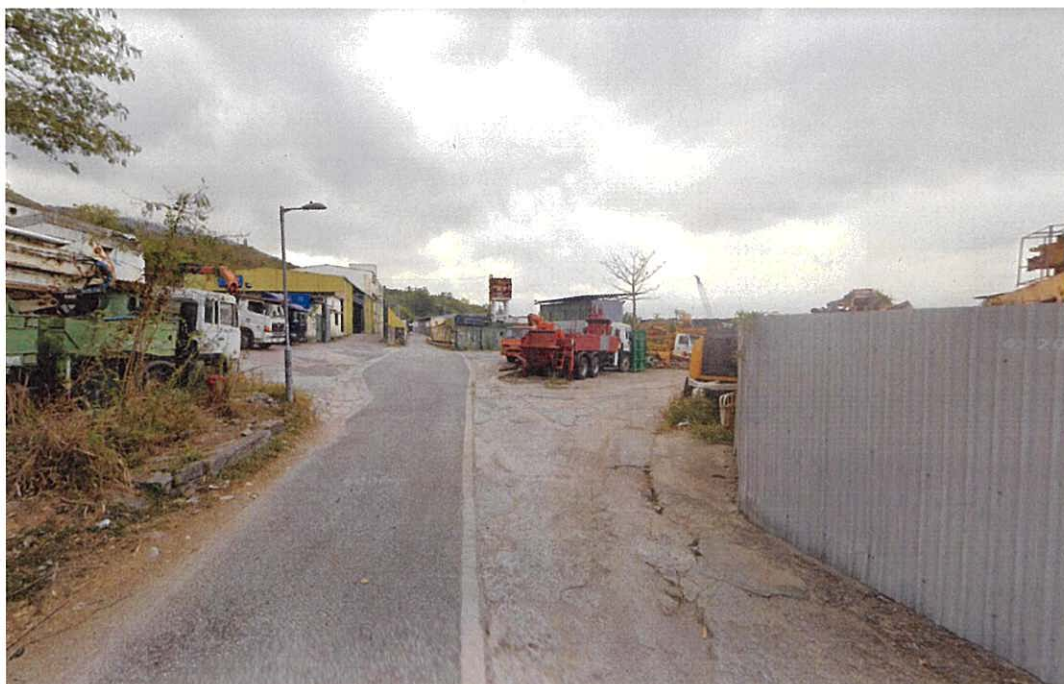
Spot 10



Spot 11



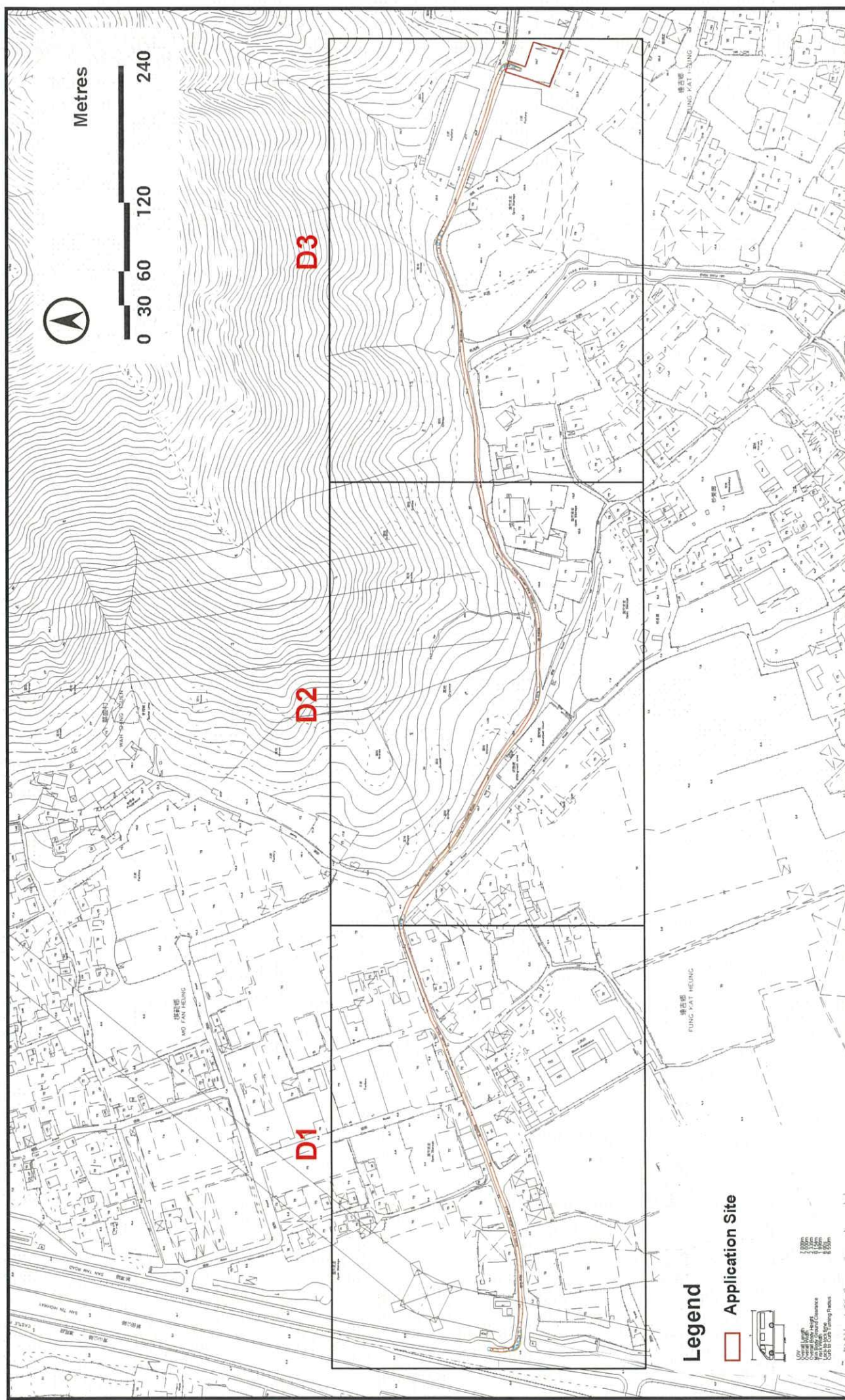
Spot 12




Spot 13

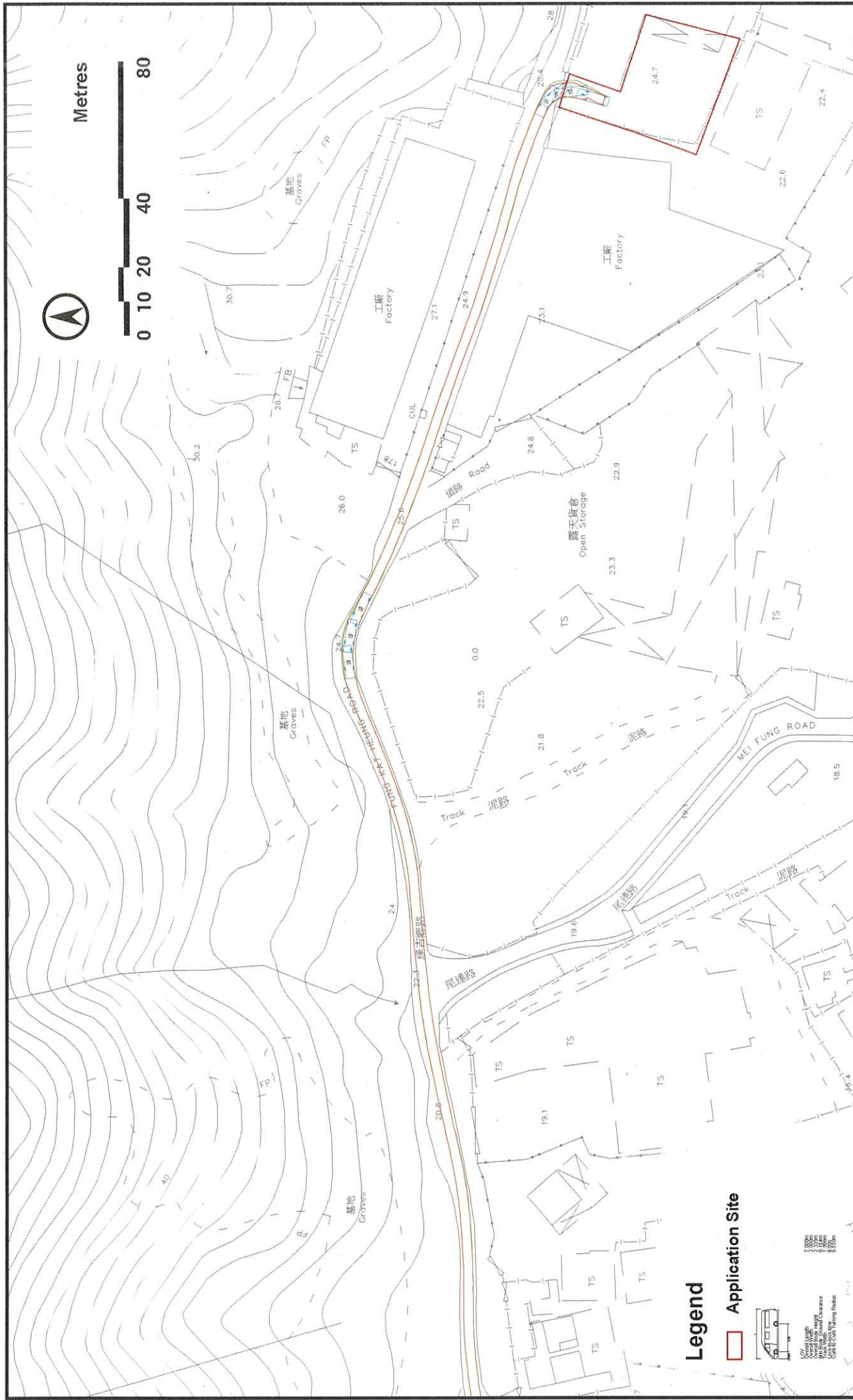


Spot 14



 PLAN PLUS CONSULTANCY	PROJECT	GENERAL NOTES		
	Section 16 Planning Application for Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods) in "Industrial (Group D)" Zone at Lot Nos. 1173 S.A. (Part), 1875 S.C. ss.2 (Part) and 1875 S.C. ss.4 (Part) in DD. 107, Fung Kat Heung, Yuen Long, New Territories [A/YL-KTN/934]	-		
	DRAWING TITLE	JOB NO. PLG-10138		
	Swept Path Analysis from San Tam Road to the Application Site	DWG NO. -		
		SCALE NTS REV. -		
		DRAWN KW		DATE 20230725





Legend

Application Site



LOD
Normal Height
Normal Slope
Min. Road Clearance
Min. Road Clearance
Light to Roadway
Light to Roadway

PROJECT

Section 16 Planning Application for Proposed Dangerous Goods Godown
(for Class 3 Dangerous Goods) in "Industrial (Group D)" Zone at Lot Nos.
1173 S.A. (Part), 1875 S.C. ss.2 (Part) and 1875 S.C. ss.4 (Part) in DD.
107, Fung Kat Heung, Yuen Long, New Territories [AYL-KTN/934]

DRAWING TITLE

Swept Path Analysis For 7m-long Light Goods Vehicle - D3

GENERAL NOTES

D3

JOB NO. PLG-10138

DWG NO. -

SCALE
NTS

REV.
-

DRAWN
KW

DATE
20230725



PLANPLUS CONSULTANCY

Date : 3 August 2023
Our Ref. : PPC/PLG/10138/L004

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods) in "Industrial (Group D)" Zone at Lot Nos. 1173 S.A. (Part), 1875 S.C. ss.2 (Part) and 1875 S.C. ss.4 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/934 under Section 16 of the Town Planning Ordinance)

Submission for Further Information 2

We refer to the comments from Development Bureau and Fanling and Sheung Shui District Planning Office, Planning Department in respect of the captioned application and hereby submit a soft copy of Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI includes the following:

- **Justifications of the Proposed Development is at the Right Location**
- **Descriptive Text of the Detailed Operation for the Proposed Development**
- **Annex 1 – Available Industrial Zone in Yuen Long District**

Justifications of the Proposed Development is at the Right Location

Compatibility

1. The Application Site is located within the "Industrial (Group D)" ("I(D)") zone, specifically designated to accommodate various industrial activities that require extensive land and/or high ceiling requirements beyond what conventional flatted factories can provide. The zone is well-suited to the Applicant's business, which involves the industrial processing of Dangerous Goods ("DG") and is an integral part of the neighbouring 'warehouse' and 'industrial' operations owned by the Applicant, hence aligning with the planning intention of the I(D) zone. The chosen location also ensures that hazardous materials are kept at a distance from residential areas and sensitive land uses, effectively mitigating potential risks to human well-being and property, thus creating a safe environment for both workers and residents in the vicinity.

Infrastructure

2. The subject "I(D)" zone offers comprehensive infrastructure and utilities, ideally suited for industrial operations, including godown facilities. The Site benefits from convenient access to well-developed road networks, particularly connecting to San Tin Highway, ensuring efficient transportation routes. The Fung Kat

Heung Road also provides sufficient manoeuvring space for vehicles, making it an ideal location for the transportation and handling of dangerous goods. Before the site's acquisition in February 2022, the Fire Service Consultant provided positive feedback on the sufficient manoeuvring space along Fung Kat Heung Road, ensuring easy access for fire trucks in case of emergencies. Additionally, the adjacent location is feasible for fire hydrant installation. Subsequently, The Applicant installed a fire hydrant (No. 12069) to the northeast of the ingress/egress of the Application Site.

Efforts in Relocation

3. The Applicant has diligently pursued the possibility of in-situ relocation within the same district to mitigate the impact of land resumption and ensure seamless business continuity. With over 30 years of establishment in Tong Yan San Tsuen, the Applicant's operations are deeply intertwined with the Yuen Long district, encompassing their business networks, staff commuting distance, and other crucial operational factors. Prior to selecting the Application Site for relocation, the Applicant has already visited more than 10 locations, which eventually led to the acquisition of the Subject Site in February 2022 with endorsement from the appointed Fire Service Consultant. By opting for the Application Site for the DG Godown, the Applicant can sustain their business operations without any disruptions, effectively minimising adverse effects that could arise from a long-distance relocation. It is essential to note that very limited locations zoned as "Industrial" are suitable and available for the Applicant's business operation in Yuen Long (**Annex 1 refers**).

Detailed Operation of the Proposed Development

4. The Applicant's business specialises in wholesaling and processing materials for construction, waterproofing works, industrial, and renovation purposes. Their products include various items such as wooden flooring, furniture paint, wood coatings, wood glues, waterproof membranes, and adhesives etc.
5. The proposed DG Godown will consist of five separate underground fuel tanks designed to store Class 3 DG (flammable liquids). These DGs include:
 - KEROSENE (UN no. 1223);
 - HYDROCARBONS LIQUID (UN no. 3295);
 - XYLENES (UN no. 1307);
 - ACETONE (UN no. 1090); and
 - ISOPROPANOL (UN no. 1219).

Applications of KEROSENE (UN no. 1223) and HYDROCARBONS LIQUID (UN no. 3295)

6. The Applicant's business specialises in wholesaling wooden flooring and providing **Asphaltic Bitumen (臘青膠)** for renovation purposes. The Asphaltic Bitumen is used as an adhesive during the installation of wooden flooring, which is produced/dissolved from **solid bitumen (固體瀝青)** stored in nearby warehouses. To create Asphaltic Bitumen for wholesale distribution, a solvent made from the mixture of KEROSENE (UN no. 1223) and HYDROCARBONS LIQUID (UN no. 3295) is used to carry out the dissolving process.

Applications of XYLENES (UN no. 1307) and ACETONE (UN no. 1090)

7. The Applicant also procures solid Rosin, which has various industrial applications and is stored in the nearby warehouses. To provide wholesale distribution of dissolved **solid Rosin (固體松香)** as per customer requirements, the Applicant uses either XYLENES (UN no. 1307) or ACETONE (UN no. 1090) as solvents. These solvents play a crucial role in processing and wholesaling solid Rosin. The resulting **Rosin Solution (松香溶液)** will be used for wholesaling purposes and is widely used in printing inks to improve adhesion, thus enhancing print quality and durability.
8. Additionally, ACETONE (UN no. 1090) can also be used to dissolve **PVC resin powder (PVC 膠粉)**, a non-hazardous material that can be stored in regular warehouses. The dissolved PVC resin powder finds extensive use in the construction and woodworking as **adhesives (粘膠劑)**, known as glues for bonding, including PVC pipes, wall panels and wooden components etc. The resulting adhesives will be used for wholesaling purposes.

Applications of ISOPROPANOL (UN no. 1219)

9. The Applicant also wholesales **Shellac (蟲膠片/士叻片)**, which can be stored in regular warehouses. Like solid Rosin, various industries demand solvents to dissolve Shellac for wholesale distribution based on customer needs. The resulting **Shellac paint (蟲膠漆)** is widely used in construction, furniture, wood, paint, and coating applications. To achieve complete dissolution of Shellac, ISOPROPANOL (UN no. 1219) is used as a solvent. The resulting paint serves as a coating for wooden surfaces and will be used for wholesaling purposes.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kenneth Chan
Managing Director

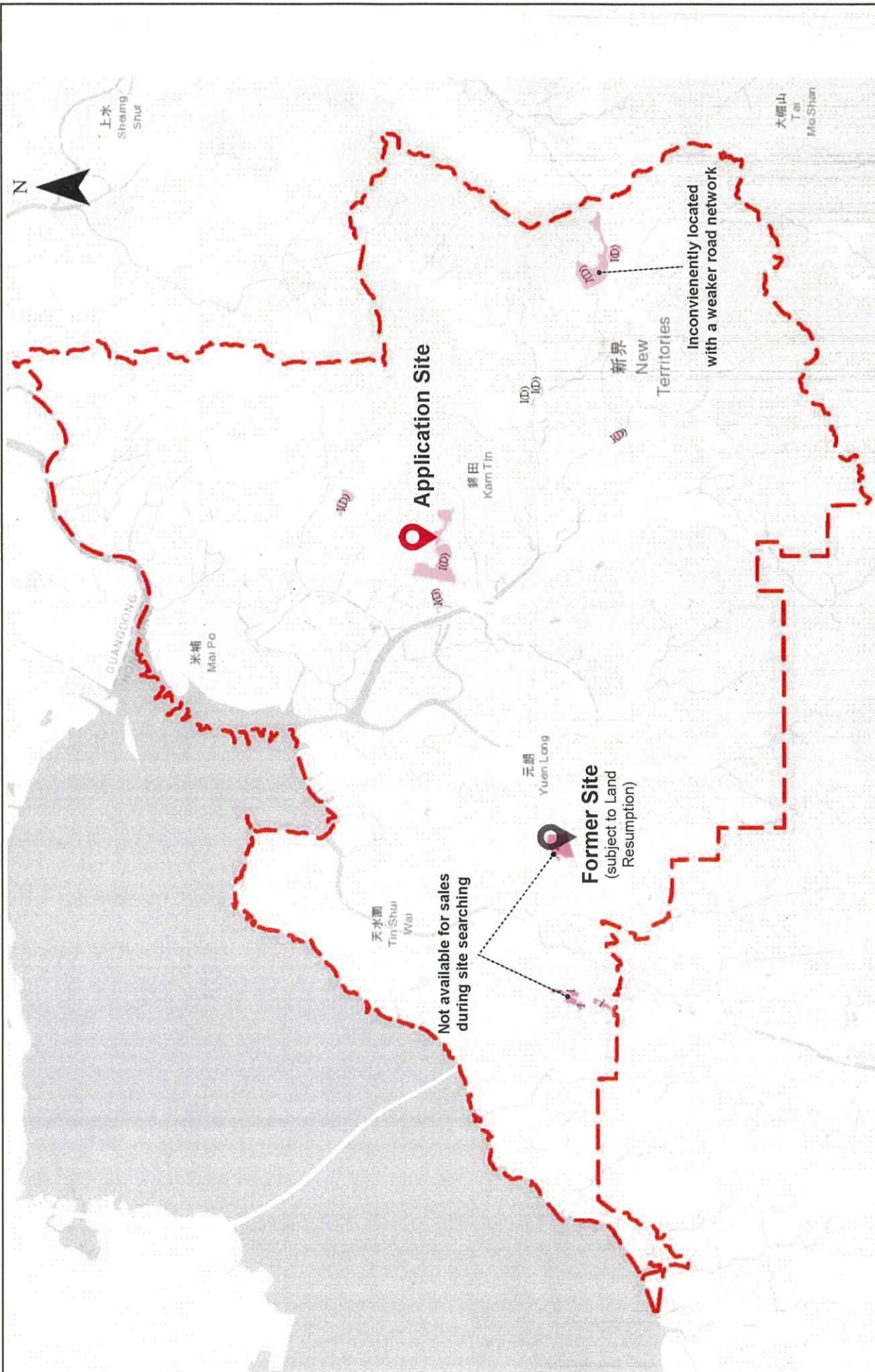
Encl. As above


c.c Ms DUEN Long Yee, Loree (Town Plnr/Yuen Long E 3) – by Email

Ms. WONG Hei Ting, Crystal (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 1) – by Email

Annex 1

Available Industrial Zone in Yuen Long District



	PROJECT		GENERAL NOTES	
	Section 16 Planning Application for Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods) in "Industrial (Group D)" Zone at Lot Nos. 1173 SA (Part), 1875 S.C. ss.2 (Part) and 1875 S.C. ss.4 (Part) in DD. 107, Fung Kat Heung, Yuen Long, New Territories [AYL-KTN/934]			
	DRAWING TITLE			
	20230803_PLG-10138_Further_Information_2_Annex_1			
JOB NO.		PLG-10138		
DWG NO.				
SCALE		NTS		REV.
DRAWN		WL		DATE
				20230803

Date : 14 August 2023
Our Ref. : PPC/PLG/10138/L005

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods) in "Industrial (Group D)" Zone at Lot Nos. 1173 S.A. (Part), 1875 S.C. ss.2 (Part) and 1875 S.C. ss.4 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/934 under Section 16 of the Town Planning Ordinance)

Submission for Further Information 3

We refer to the departmental comments received via Fanling and Sheung Shui District Planning Office, Planning Department in respect of the captioned application and hereby submit a soft copy of Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI includes the following documents:

- **Responses-to-Comments Table**
- **Annex 1** – Historical Aerial Photo and Site Photos
- **Annex 2** – Revised FS Notes

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c Ms DUEN Long Yee, Loree (Town Plnr/Yuen Long E 3) – by Email
Ms. WONG Hei Ting, Crystal (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 1) – by Email

Responses-to-Comments

Departmental Comments		Applicant's Responses
Item	Comments from Environment Protection Department (received on 4.8.2023)	
1.	Whether the proposed use stores more than 500 tonnes of dangerous goods. The applicant is advised that a dangerous goods godown with a storage capacity more than 500 tonnes is a Designated Project under Schedule 2 Section K.13 of the Environmental Impact Assessment Ordinance. And an Environmental Permit is required for construction and operation of Designated Project under the Environmental Impact Assessment Ordinance.	Please note that the Site will store not more than 500 tonnes of dangerous goods, hence no Environmental Permit is required.
2.	Any workshop activities and any mechanical equipment would be involved during operation. If affirmative, whether the workshop activities will be conducted and mechanical equipment would be placed in enclosed structures to avoid the fixed noise impact to the surrounding sensitive receivers. If there is fixed noise generated from the operation, the applicant is advised that these fixed noise sources should be designed to comply with noise standard stipulated in Chapter 9 of the Hong Kong Planning and Standard Guidelines.	The operations will exclusively involve dissolution and manual coating of by-products for wholesaling purposes. The only mechanical equipment to be utilised is the pump for extracting the stored DG, and it will be placed in the enclosed structure. Hence no noise-generating activities will be conducted.
3.	To provide historical land uses and photos to confirm that the application site is not subject to land contamination as there will be excavation works for the construction of the underground tank.	Please refer to aerial photos and site photos (taken in October 2021) in Annex 1. Please note that the Site has paved since 1995 and no contaminated materials has permeated into the soil.
4.	Whether proper sewage infrastructure / facilities (such as septic tank and soakaway system) will be provided to collect the sewage generated from the proposed use as the site is not connected to public sewer. The applicant is advised to follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" to design and	Please note that the Site has an existing septic tank. The Applicant will ensure compliance with the requirements stipulated in ProPECC PN 5/93 during the detailed design stage.

Departmental Comments		Applicant's Responses
Item	construct the sewage infrastructure / facilities.	
5.	Any mitigation measures will be adopted to minimize the dust and noise impact during construction stage. The applicant shall follow the Recommended Pollution Control Clauses for Construction Contracts to minimize the environmental impacts during the construction stage.	Noted with thanks. The Applicant will observe and follow the relevant requirement of all environmental protection ordinances/regulations and the mitigation measures set out in the relevant guidance notes during the construction stage.
2.	Comments from Fire Services Department (received on 8.8.2023)	
1.	FS Notes item 1 shall be deleted.	Noted and deleted (Annex 2 refers).
2.	Fire alarm system shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021.	Noted. Detailed fire service requirements for the fire alarm system will be complied with in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021 upon receipt of formal submission of general building plans and formal DG license application in the later stage.
3.	Emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021.	Noted. Detailed fire service requirement on emergency lighting will be complied with in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021 upon receipt of formal submission of general building plans and formal DG license application in the later stage.
4.	The typo "amin" in FS Notes item 9 was noted.	Noted and revised (Annex 2 refers).
5.	The clause of "in accordance with BS 5266-1:2011 & BS EN 1838:2013" in FS Notes item 9 shall be deleted.	Noted and revised (Annex 2 refers).
6.	In addition, please advise the applicant that unique fire safety requirements would be formulated upon receipt of formal DG license application.	Noted with thanks.

Annex 1

Historical Aerial Photo and Site Photos



APPLICATION SITE
(TAKEN IN OCT 1995)



PROJECT
PLG-10138: SECTION 16 PLANNING APPLICATION FOR PROPOSED DANGEROUS GOODS GODOWN (FOR CLASS 3 DANGEROUS GOODS) IN "INDUSTRIAL (GROUP D)" ZONE AT LOT NOS. 1173 S.A. (PART), 1875 S.C. SS.2 (PART) AND 1875 S.C. SS.4 (PART) IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NT - A/YL-KTN/934

GENERAL NOTES
TAKEN IN OCTOBER 1995
SOURCE: LANDS DEPARTMENT

FIGURE TITLE
ANNEX 1 - FIGURE 1 - AERIAL PHOTO

DATE
20230814

SCALE
NTS





Annex 2

Revised FS Notes

ANNEX 2 (REVISED FS NOTES)



GROUND FLOOR LAYOUT PLAN
1:600 @ A3

FS. NOTES

1. NEW STREET FIRE HYDRANT SYSTEM IS PROVIDED WITHIN 100M AWAY FROM SITE BOUNDARY.
2. ANY INTENDED STORAGE OF USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 255 OF THE LAWS OF HONG KONG, SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES (DEPARTMENT OF FIRE SERVICES) APPLICATION DURING FULL DETAILS TO BE SUBMITTED TO DANGEROUS GOODS DIVISION REGARDING D.G. STORAGE AND HANDLING.
3. FIRE GARDER OF 2 HOURS T.P.R. TO BE PROVIDED TO ALL HIGH & LOW VOLTAGE EQUIPPED WITH ELECTRO THERMAL LINK RELEASED BY A SIGNAL FROM AN APPROPRIATE TYPE HEAT/SMOKE DETECTOR.
4. HOSE REELS SHALL BE PROVIDED AT THE POSITIONS AS INDICATED ON PLANS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH NOT MORE THAN 30M OF F.S. HOSE AND HOSE REEL TUBING.
5. 1 X 2000 LITRES FIBRE GLASS TYPE HOSE REEL TANK WITH DUPLICATE FIRED F.S. PUMP SET (ONE DUTY AND ONE STANDBY) FOR THE SYSTEM WILL BE PROVIDED.
6. A MANUAL FIRE ALARM SYSTEM COMPLETE WITH A MANUAL CALL POINT AND AN ALARM BELL AT EACH HOSE REEL POINT SHALL BE PROVIDED AND INCORPORATED INTO THE HOSE REEL SYSTEM.
7. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT THE POSITIONS AS INDICATED ON PLANS WHICH COMPRISE:
 - a. 1. 4.5 kg CO₂ FIRE EXTINGUISHERS
 - b. 2. SAND BUCKETS
 - c. 3. 10000 SPRAY UNITS FOR NEW B.G. STORE WITHIN A VOLUME OF 42 m³
8. NO EMERGENCY GENERATOR SET IS TO BE PROVIDED. EMERGENCY POWER SUPPLY SHALL BE PROVIDED BY MEANS OF POWER CABLE BEFORE THE MAIN INCOMING SWITCH.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM UNLESS OTHERWISE STATED.
2. ALL STRUCTURAL DETAILS AND ELS PROPOSAL TO BE SUBMITTED SEPARATELY.
3. DRAINAGE PLAN TO BE SUBMITTED SEPARATELY.

LEGEND

- LOT BOUNDARY
- 5 kg CO₂ F.E.
- SAND BUCKET
- HOSE REEL
- EXISTING WORK
- APPLICATION SITE BOUNDARY

FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION				MINIMUM DIMENSION OF EACH CONSTRUCTION ELEMENT			
FLOOR	USE	CLASS	COMPARISON OF FLOOR	F.F.B. PROVIDED (UNITS)	R.C.C. SLAB TO THICKNESS (MM)	R.C.C. COLUMN TO THICKNESS (MM)	R.C.C. WALL TO THICKNESS (MM)
GROUND FLOOR	B.G. STORE		PL AREA (m ²)	14.716	41.541		
	FILLING ROOM	R1	13.728	44.853	120	125	200
	PUMP ROOM		12.240	34.884		300	50
							100
							25



Date : 12 September 2023
Our Ref. : PPC/PLG/10138/L006

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

Attention: The Secretary of the Town Planning Board

By Hand and By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods) in "Industrial (Group D)" Zone at Lot Nos. 1173 S.A. (Part), 1875 S.C. ss.2 (Part) and 1875 S.C. ss.4 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/934 under Section 16 of the Town Planning Ordinance)

Submission for Further Information 4

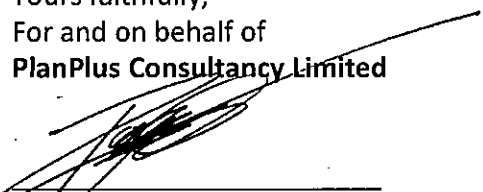
We refer to the departmental comments received via Fanling and Sheung Shui District Planning Office, Planning Department in respect of the captioned application and hereby submit a soft copy of Further Information ("FI") for the Town Planning Board's ("the Board") consideration. As per advised by the appointed Authorised Person, the revised EVA Plan for the Proposed Development has been included and complies with the Practice Note No. APP-136 from Building Department. The attached FI includes the following documents:

- **Responses-to-Comments Table**
- **Annex 1 – Aerial Photos with Descriptions of the Historical Land Uses of the Site**
- **Annex 2 – Revised FS Notes**
- **Annex 3 – Revised EVA Plan and the Attached APP-136 Appendix B**

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited


Kennith Chan
Managing Director

Encl. As above

c.c Ms DUEN Long Yee, Loree (Town Plnr/Yuen Long E 3) – by Email

Ms. WONG Hei Ting, Crystal (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 1) – by Email

Recommended Advisory Clauses

- (a) note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- 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. Application for any of the above will be considered by LandsD acting in the capacity of 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 the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle should be allowed to queue back to or reverse onto / from public road;
- (c) note the comments of the the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- his department shall not be responsible for the maintenance of any access connecting the Site and San Tam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) note the comments of the Director of Environmental Protection (DEP) that:
- the applicant should be advised: (i) to follow Recommended Pollution Control Clauses for Construction Contracts (available at http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) to minimize the environmental impacts during the construction stage, such as to implement necessary dust control measures as stipulated in the Air Pollution Control (Construction Dust) Regulation to minimize the dust impact on the nearby Air Sensitive Receivers and implement mitigation measures as specified in the Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/94 "Construction Site Drainage" to minimize water quality impact; (ii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's ProPECC PN 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*" including percolation test and certification by Authorized Person; (iii) that the pump should be placed in the enclosed structure to avoid noise nuisance to nearby sensitive uses during

operation; and (iv) to strictly comply with relevant pollution control ordinances, including Waste Disposal Ordinance and Water Pollution Control Ordinance during construction and operation;

(e) note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- 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 Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- the erection of supporting structure(s) for a solar PV system is building works subject to control under the BO. It may be carried out under the simplified requirements of the Minor Works(MW) Control System provided that the supporting structure is not higher than 1.5m *MW items 3.50 and 1.50). Otherwise, BD's prior approval of plans for such building works and consent for commencement of such works are required;
- for UBW erected on leased land, enforcement action may be taken by 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;
- 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;
- if 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; and
- detailed checking under the BO will be carried out at the building plan submission stage; and

(f) note the comments of the Director of Fire Services (D of FS) that:

- comments on FSI proposal and EVA layout will only be given upon receipt of formal submission of general building plan and application for dangerous goods license. Moreover, please advise the applicant to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the Building Authority.