

2021年10月12日  
此文件係  
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。

12 OCT 2021

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-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-NM/429
	Date Received 收到日期	12 OCT 2021

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

1. Name of Applicant 申請人姓名/名稱	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
聯旭有限公司 Join Sunny Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Goldrich Planners and Surveyors Limited 金潤規劃測量師行有限公司	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 445 B, 451 R.P. and adjoining Government Land in D.D. 96 Kwu Tung Road, Yuen Long, N.T.
(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 ..... 619 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 586 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 167 ..... 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 Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" ("OS")
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>##</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>##</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>##</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>##</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>##</sup>.  
並不是「現行土地擁有人」<sup>##</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>\*</sup>

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

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

Others 其他

- ☐ others (please specify)  
其他(請指明)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(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	"Temporary Container Vehicle Repair Yard and Warehouse" for a period of 3 years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <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	33 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	586 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構造物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	N. A. ....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	586 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	586 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) structure: a metal sheet structure for container vehicle repair yard and warehouse (height: 8m, 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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 (LGV)	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	..... / .....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 7:00 a.m. to 7:00 p.m. every day (excluding 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)) <div style="text-align: center;">Kwu Tung Road</div> <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 type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<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>Please refer to Justifications at Appendix 1.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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 Justifications at Appendix 1.



## 8. Declaration 聲明

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

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

Signature  
簽署



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

Francis Lau

Director

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 ..... MRTPI, FRICS, RPS

on behalf of  
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

15/09/2021

(DD/MM/YYYY 日/月/年)



## Remark 備註

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

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

## Warning 警告

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

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

## Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 445 B, 451 R.P. and adjoining Government Land in D.D. 96 Kwu Tung Road, Yuen Long, N.T.
Site area 地盤面積	619 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 167 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
Zoning 地帶	"Open Storage" ("OS")
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	"Temporary Container Vehicle Repair Yard and Warehouse" for a period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	586 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.947 <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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8	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	94.7 % <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  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 (LGV) 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) _____ _____		/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Site Plan (Plan 2), Swept Path Analysis (Plan 4), Electrical Safety (Plan 5.1) and Section A-A1 (plan 5.2)</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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。

# GoldRich PLANNERS & SURVEYORS LTD.

## 金潤規劃測量師行有限公司

### Executive Summary

1. The application site (the site) is located at Lots 445 B, 451 R.P. and adjoining Government Land in D. D. 96 Ngau Tam Mei, Yuen Long, N.T.
2. The applied use is 'Temporary Container Vehicle Repair Yard and Warehouse' for a period of 3 years.
3. The site area is about 619m<sup>2</sup> including about 167m<sup>2</sup> Government Land.
4. The site falls within the "Open Storage" ("OS") zone under the Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12.
5. A total of 3 tractor heads repairing spaces will be provided at the site.
6. A metal sheet structure for container vehicle (tractor head only) repair yard and storage of vehicle parts will be provided at the site.
7. Operation hours are 7 a.m. to 7 p.m. (excluding Sundays and Public Holidays).

### 行政摘要

1. 申請地點位於新界元朗牛潭尾丈量約份第 96 約地段第 445 號 B 分段及第 451 號餘段及毗連政府土地。
2. 申請用途為「臨時貨櫃車維修場及貨倉」用途，為期 3 年。
3. 申請面積為大約 619 平方米，包括約 167 平方米的政府土地。
4. 申請地點位處於牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12 的「露天貯物」用途地帶。
5. 申請地點將提供 3 個貨櫃車頭維修位。
6. 申請地點將提供 1 個由鐵皮結構建而成的構築物作維修貨櫃車（只限於貨櫃車頭）及貨櫃車組件貯存用途。
7. 營業時間為每日上午 7 時至下午 7 時（不包括星期日及公眾假期）。

## JUSTIFICATIONS

(Lots 445 B, 451 R.P. and adjoining Government Land in  
D.D. 96, Ngau Tam Mei, Yuen Long, N.T.)

1. The Proposed Use

The proposed use is 'Temporary Container Vehicle Repair Yard and Warehouse' for a Period of 3 Years.

2. Location

The application site (the site) is at Lots 445 B, 451 R.P. and adjoining Government Land in D. D. 96, Ngau Tam Mei, Yuen Long, New Territories

3. Site Area

The site area is about 619 m<sup>2</sup>, including about 167 m<sup>2</sup> government land.

4. Town Planning Zoning

The site falls within an area zoned "Open Storage" ("OS") under the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12.

The planning intention of the "OS" zone is to provide land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

According to the Notes of the OZP, 'Container Vehicle Repair Yard' falls under column 2 use in the "OS" zone, S.16 application to Town Planning Board (TPB) is required.

The site falls within Category 1 areas under the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F).

5. Development Parameters

(a) Access to the site

The site is accessible via Kwu Tung Road. Please refer to location plan (Plan 1) for details.

(b) Operation Hours

The operation hours will be from 7:00 a.m. to 7:00 p.m. (excluding Sundays and public holidays).

(c) Structure

A metal sheet structure is proposed for container vehicle repairing (tractor head only) and storage of vehicle parts uses, which covers about 586 m<sup>2</sup> area of the site. Please refer to the layout plan at Plan 3 for details.

6. Mode of operation

The operation of the application site is less active than other container storage sites and container vehicle parks. It provides repairing service for tractor heads specifically. Only 3 tractor heads will be served at a time.

Vehicle parts will be stored on site. No petroleum or inflammable goods will be stored.

7. Previous Applications

Application No.	Proposed Use	Decision
A/YL-NTM/105	Car Repair Workshop	Approved on 24.11.2000
A/YL-NTM/119	Proposed Temporary Storage of Diesel Fuel in an Automobile Diesel Oil Storage Tank for a Period of 3 Years	Rejected on 21.12.2001
A/YL-NTM/402	Temporary Container Vehicle Repair Yard and Warehouse for a Period of 3 Years	Approved on 10.7.2020

8. Reason for Fresh Application

The same site is subject to the last planning application no. A/YL-NTM/402 approved on 10.7.2020. The applicant wishes to include the nearby government land into the application area. A fresh application is made.

Differences between the previous and the current applications are as follows:

	A/YL-NTM/402	Current	Change	
				%
Site Area (m <sup>2</sup> )	524	619	+95	+18%
Government Land Area (m <sup>2</sup> )	73	167	+94	+129%
Cover Area (m <sup>2</sup> )	524	586	+62	+12%

## 9. Planning Gain

The applied use can provide tractor head repairing services for the drivers crossing border to Shenzhen. Job opportunities are also provided for the residents in the vicinity.

## 10. No Adverse Environmental Impact

(a) Visual

The proposed developments are open shed of no more than 8m high. They are compatible with the open storage and workshops in surrounding environment. No significant adverse visual impact is anticipated.

(b) Traffic

The site is accessible via Kwu Tung Road (Plan 1). Ingress (x and y through z) and Egress (u and v through w) are proposed for vehicular access. Sufficient manoeuvring space is provided within the site. Hence, no queuing, reversing and manoeuvring of vehicles on the public local track is required. Please refer to Swept Path Analysis (Plan 4) for details.

1 loading/unloading space for Light Goods Vehicle (LGV) is proposed on site. The trip generation and attraction rate for LGV is 1 per week mainly for delivering vehicle parts and repairing materials. The site is accessible by public transportations. Workers and staff will come to work by public transportations or on foot. Customers will be informed when to pick up their repaired tractor heads. Therefore, unexpected visiting is not likely to occur. Only 3 repairing spaces are provided and the average repairing time for a container vehicle (tractor head only) is 3 weeks.

Given a relatively low trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local road network, i.e. Kwu Tung Road and Fan Kam Road.

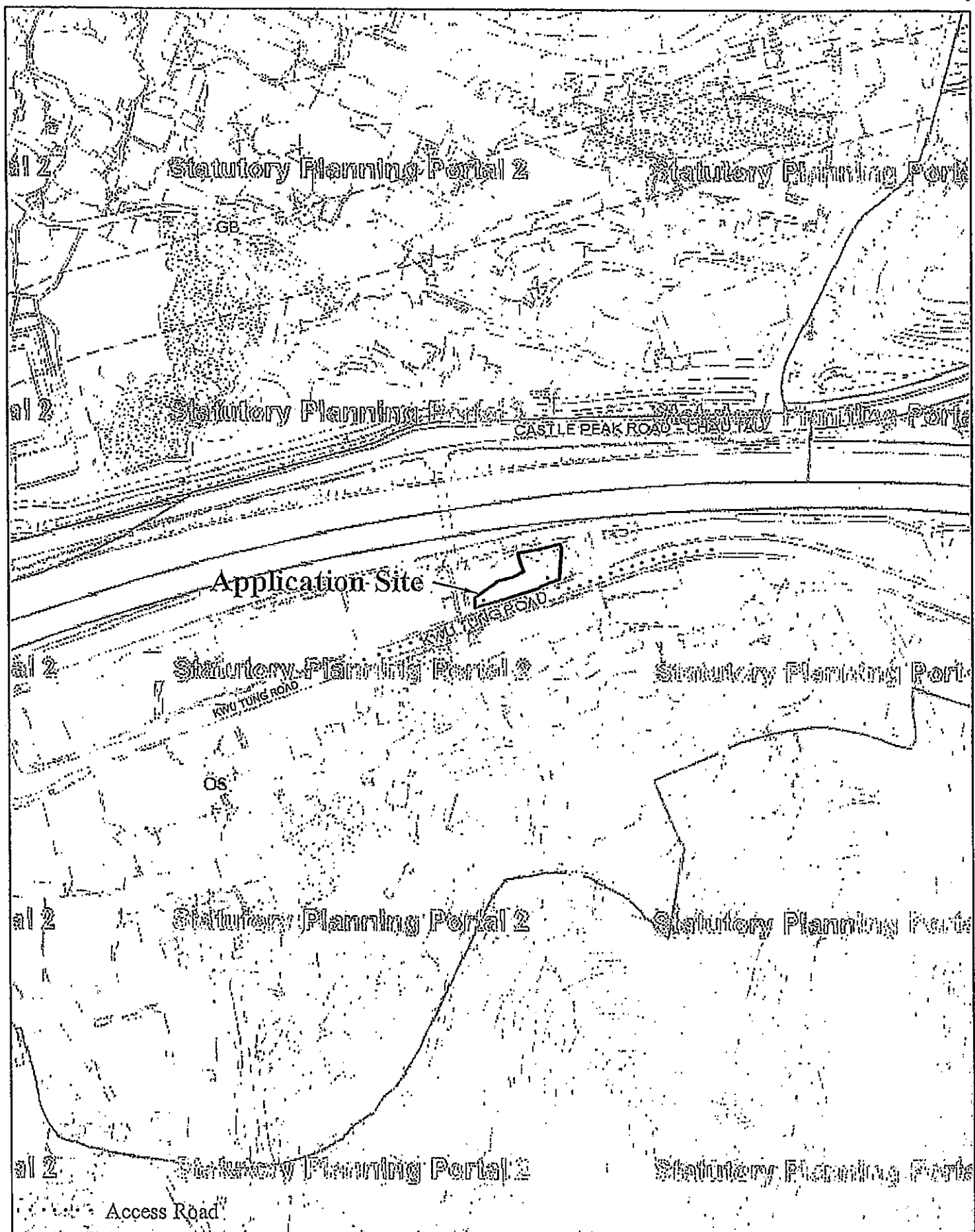
(c) Electrical Safety

Please refer to electrical safety and section plan at Plan 5 for details. The height of the proposed development is 8m (1-storey). The applicant undertakes to maintain the minimum safety clearance, minimum vertical clearance and preferred working corridor during and after the construction.

Warning notices will be posted at conspicuous locations to remind operators and workers of the site boundary.

- End -





Extracted from Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12

Not to scale

Location Plan

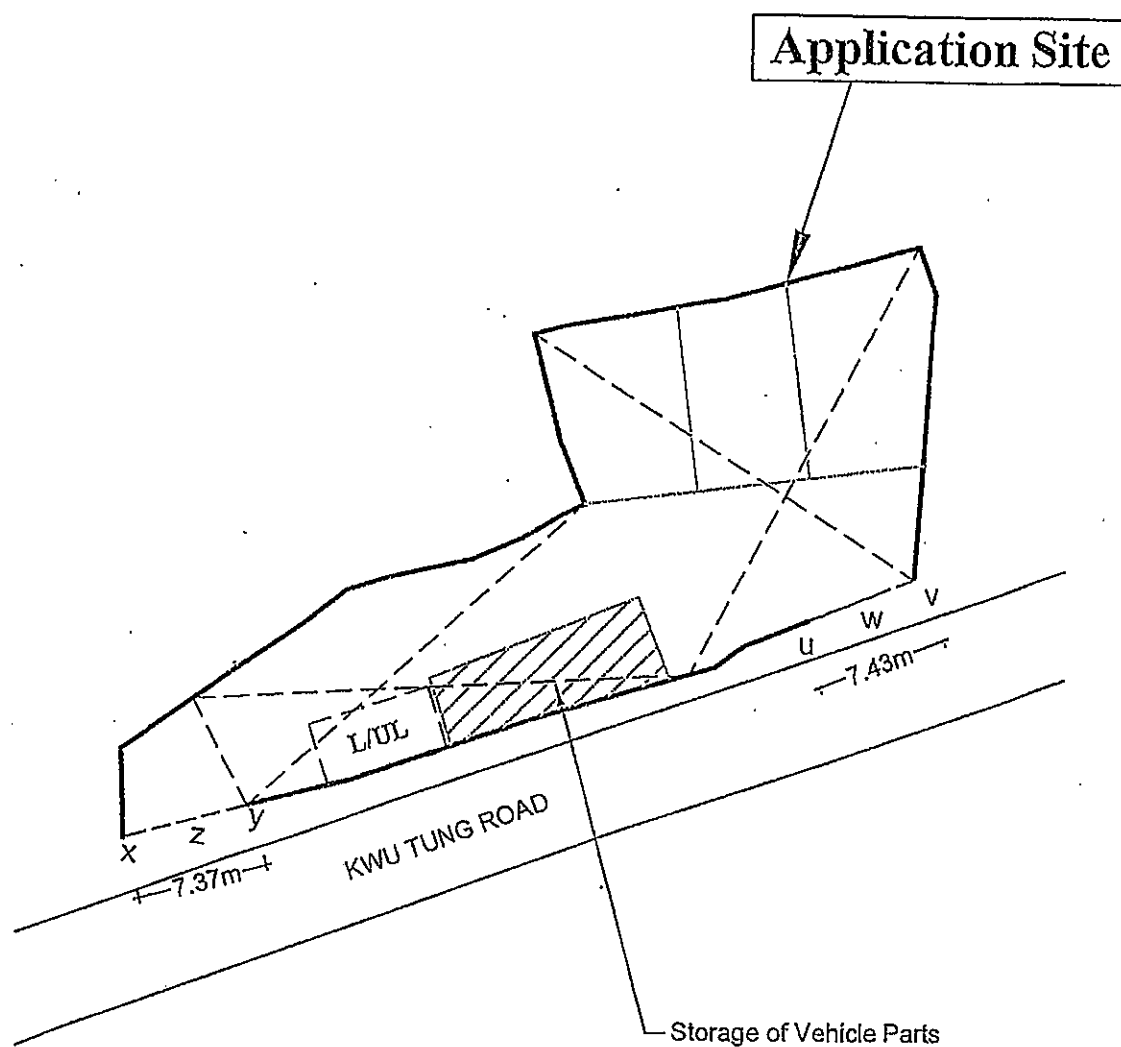
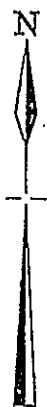
Goldrich Planners &  
Surveyors Ltd.

September 2021

Lots 445 B, 451 R.P. and adjoining  
Government Land in D.D. 96

Plan 1  
(P 20004)

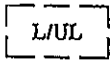


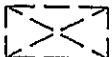


# LEGEND

Ingress: x and y through z

Egress: u and v through w

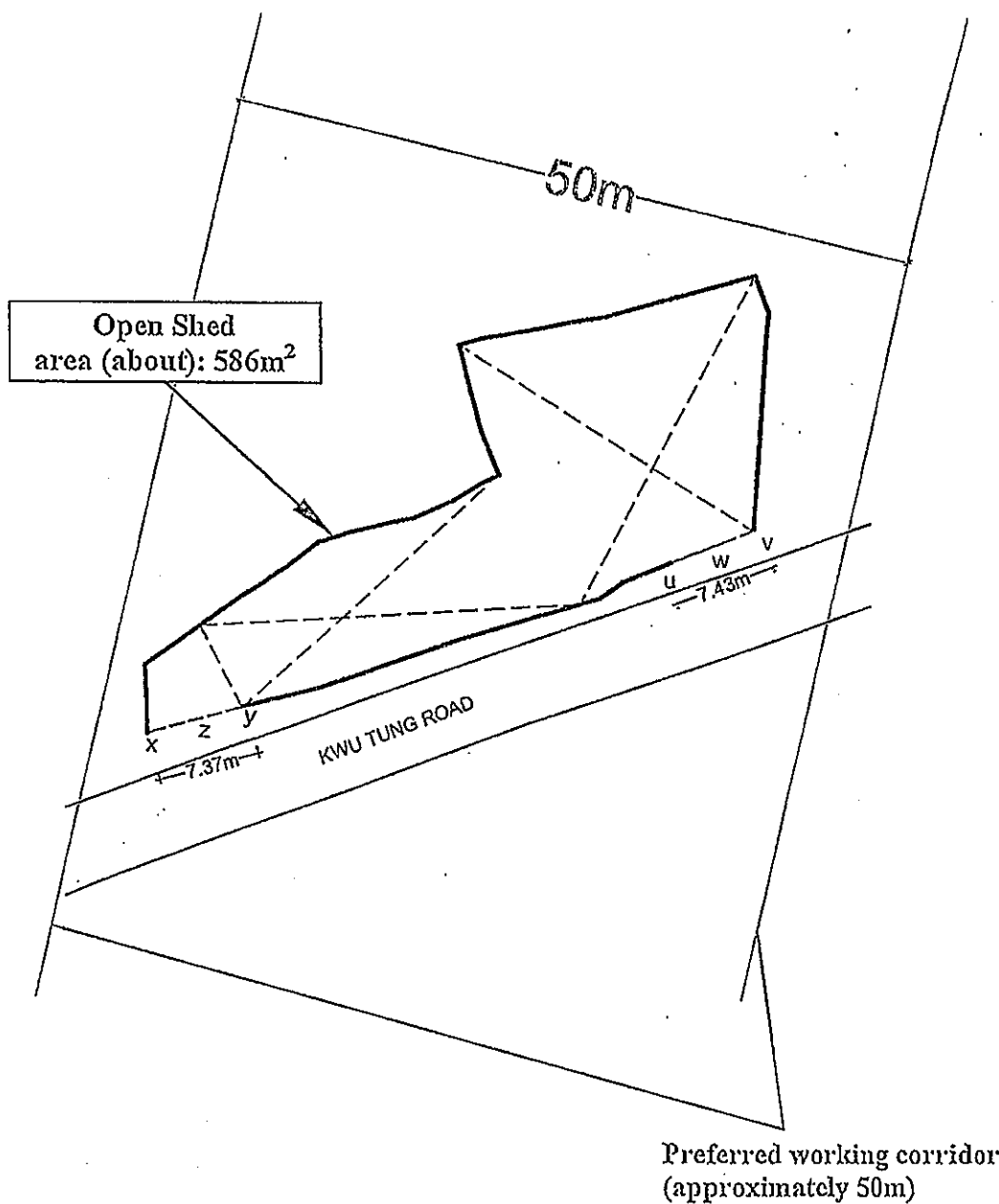
 Loading/Unloading Space for Light Goods Vehicle  
(3.5m (W) x 7m (L))

 Open Shed

Site area (about): 619m<sup>2</sup>

No.	Use	Cover Area (about)	Height	No. of Storeys
1	Container Vehicle Repair Yard and Warehouse	586m <sup>2</sup>	8m	1
1:400		Layout Plan  Lots 445 B, 451 R.P. and adjoining Government Land in D.D. 96		Goldrich Planners & Surveyors Ltd.
September 2021				Plan 3 ( P 20004 )

Plan 4  
(P 20004)



#### LEGEND

Ingress: x and y through z

Egress: u and v through w

1:500

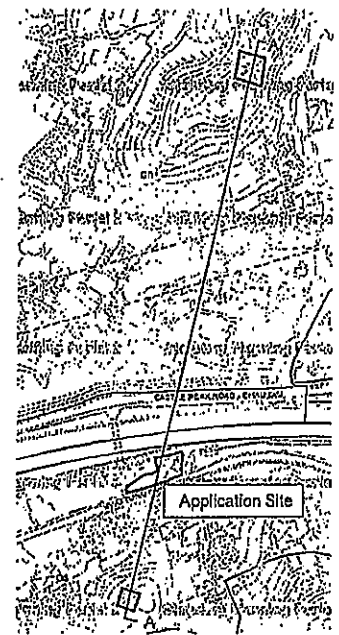
### Electricity Safety (50m Preferred Working Corridor)

Goldrich Planners &  
Surveyors Ltd.

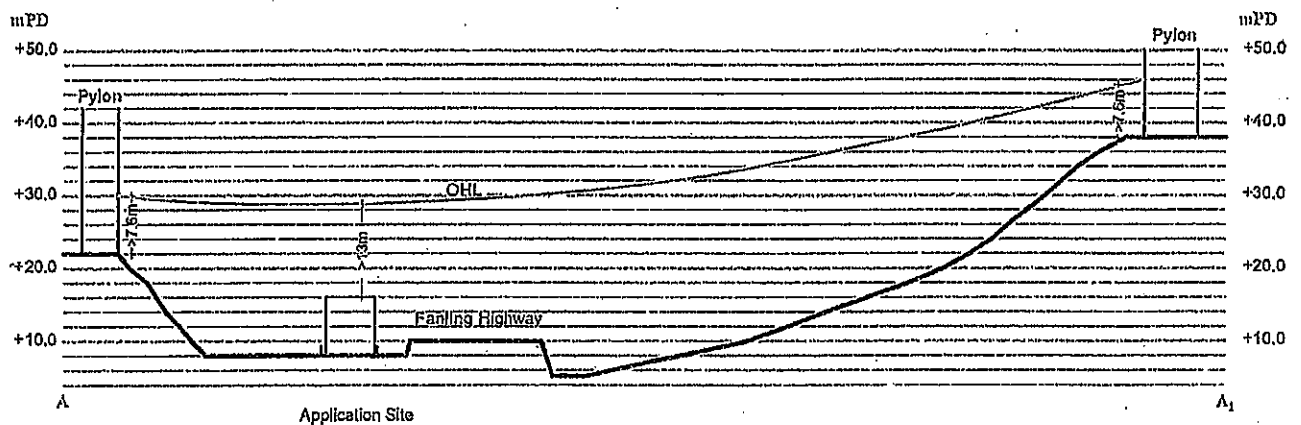
September 2021

Lots 445 B, 451 R.P. and adjoining  
Government Land in D.D. 96

Plan 5.1  
(P 20004)



Plan



Section A-A<sub>1</sub>  
(Showing the vertical distance between  
OHL and the proposed development  
>13m)

Not to Scale	Section A-A <sub>1</sub>	Goldrich Planners & Surveyors Ltd.
September 2021	Lots 445 B, 451 R.P. and adjoining Government Land in D.D. 96	Plan 5.2 (P 20004)

**Previous s.16 Applications covering the Application Site**

**Approved Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
1.	A/YL-NTM/105	Car Repair Workshop	24.11.2000 Approved by RNTPC (3 Years)	1, 2, 3, 4, 5, 6 & 7
2.	A/YL-NTM/402	Proposed Temporary Container Vehicle Repair Yard and Warehouse for a Period of 3 Years	18.9.2020 Approved by RNTPC (3 Years)	4, 6, 8, 9, 10, 11 & 12

**Approval Conditions**

- (1) No heavy machinery, crane or hoist shall be used on site
- (2) The height of the temporary structures, containers and stacking height of the materials within the site shall not exceed 5m above ground level
- (3) Submission and implementation of landscaping proposals
- (4) Submission and implementation/Provision of drainage facilities
- (5) The hard-paving of the site with perimeter ditches connected to oil interceptors
- (6) The provision of fencing
- (7) The provision of sewerage facilities
- (8) Restriction on operation hours
- (9) No vehicle is allowed to queue back to or reverse onto/from the site
- (10) Implemented drainage facilities on the Site shall be maintained
- (11) Submission and provision of fire service installations proposals
- (12) Revocation clauses

**Rejected Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Main Reasons for Rejection</u></b>
1.	A/YL-NTM/119	Proposed Temporary Storage of Diesel Fuel in an Automobile Diesel Oil Storage Tank for a Period of 3 Years	21.12.2001 Rejected by RNTPC	1

**Main Reasons for Rejection:**

- (1) Insufficient information in the submission to demonstrate that the proposed development would not cause fire and safety hazards in relation to the overhead powerlines





**Similar s.16 Applications within “Open Storage” Zone  
on the Ngau Tam Mei OZP No. S/YL-NTM/12**

**Approved Applications**

<b>No.</b>	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
1.	A/YL-NTM/232	Temporary Open Storage of Vehicle Parts and Tyre Repair with Ancillary Workshop for a Period of 3 Years	27.3.2009 Approved by RNTPC (3 years)
2.	A/YL-NTM/233*	Temporary Container Vehicle Park and Container Storage Area with Ancillary Repairing Workshop for a Period of 3 Years	27.3.2009 Approved by RNTPC (3 years) [revoked on 27.6.2011]
3.	A/YL-NTM/238*	Temporary Container Vehicle Park with Ancillary Repairing Workshop Use for a Period of 3 Years	10.7.2009 Approved by RNTPC (3 years) [revoked on 10.6.2011]
4.	A/YL-NTM/247*	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen for a Period of 3 Years	19.3.2010 Approved by RNTPC (3 years) [revoked on 19.12.2010]
5.	A/YL-NTM/260	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen for a Period of 3 Years	4.3.2011 Approved by RNTPC (3 years)
6.	A/YL-NTM/262	Renewal of Planning Approval for Temporary Container Storage and Container Vehicle Park with Ancillary Repairing Workshop for a Period of 3 Years	6.5.2011 Approved by RNTPC (3 years)
7.	A/YL-NTM/266	Renewal of Planning Approval for Temporary Public Vehicle Park (Including Container Vehicles) and Ancillary Tyre and Repairing Use for a Period of 3 Years	19.8.2011 Approved by RNTPC (3 years)
8.	A/YL-NTM/269*	Temporary Container Tractor/Trailer Park with Ancillary Repair Areas for a Period of 3 Years	6.1.2012 Approved by RNTPC (3 years) [revoked on 18.5.2012]
9.	A/YL-NTM/298	Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen for a Period of 3 Years	25.4.2014 Approved by RNTPC (3 years)
10.	A/YL-NTM/301*	Renewal of Planning Approval for Temporary Container Storage and Container Vehicle Park with Ancillary Repairing Workshop for a Period of 3 Years	23.5.2014 Approved by RNTPC (3 years) [revoked on 6.12.2014]

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
11.	A/YL-NTM/307	Renewal of Planning Approval for Temporary Public Vehicle Park (Including Container Vehicles) and Ancillary Tyre and Repairing Use for a Period of 3 Years	12.9.2014 Approved by RNTPC (3 years)
12.	A/YL-NTM/342	Renewal of Planning Approval for Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen for a Period of 3 Years	7.4.2017 Approved by RNTPC (3 years)
13.	A/YL-NTM/348	Temporary Public Vehicle Park (Including Container Vehicles) and Ancillary Tyre and Repairing for a Period of 3 Years	8.12.2017 Approved by RNTPC (3 years)
14.	A/YL-NTM/358	Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Material and Ancillary Offices for a Period of 3 Years	4.5.2018 Approved by RNTPC (3 years)
15.	A/YL-NTM/390	Proposed Temporary Vehicle Repair Workshop with Ancillary Vehicle Stripping Yard for a Period of 3 Years	2.8.2018 Approved by RNTPC (3 years)
16.	A/YL-NTM/410	Renewal of Planning Approval for Temporary Public Vehicle Park (including Container Vehicles) and Ancillary Tyre and Repairing Use (3 Years)	4.12.2020 Approved by RNTPC (3 Years)
17.	A/YL-NTM/416 <sup>#</sup>	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Materials and Ancillary Offices for a Period of 3 Years	16.4.2021 Approved by RNTPC (3 Years)

\*denotes permission revoked

<sup>#</sup>approved after the promulgation of the TPB PG-No. 13F

### **Rejected Applications**

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1.	A/YL-NTM/242	Temporary Container Storage Yard and Container Vehicle Park with Ancillary Vehicle Repair Workshops and Site Offices for a Period of 3 Years	6.11.2009 Rejected by RNTPC
2.	A/YL-NTM/254	Temporary Container Tractor and Trailer Park (with Ancillary Repair Activities) for a Period of 3 Years	28.1.2011 Rejected by RNTPC
3.	A/YL-NTM/265	Proposed Container Vehicles and Goods Vehicles Repair Yard	2.9.2011 Rejected by RNTPC

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

參考編號

Reference Number:

211101-155243-73948

提交限期

Deadline for submission:

12/11/2021

提交日期及時間

Date and time of submission:

01/11/2021 15:52:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/429

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

寄件者: [REDACTED]  
寄件日期: 2021年11月12日星期五 2:15  
收件者: tpbpd  
主旨: A/YL-NTM/429 DD 96 Ngau Tam Mei

A/YL-NTM/429

Lots 445 S.B and 451 RP in D.D. 96 and adjoining Government Land, Kwu Tung Road, Ngau Tam Mei

Site area : About 619sq.m Includes Government Land of about 167sq.m

Zoning : "Open Storage"

Applied use : Container Vehicle Repair Yard and Warehouse / 1 Vehicle Parking

Dear TPB Members,

This is the 2020 approved 402 with additional government land.

It appears that that applicant is reluctant to meet conditions on that application.

Members questions please.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lots (OSALs) and GL. The OSALs held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) no permission is given for the occupation of GL included in the Site (about 167m<sup>2</sup> subject to verification). The act of occupation of GL without Government's prior approval is not allowed; and
  - (iii) the lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on site, if any. The applicant has to exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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 LandsD.
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) his department is/shall not be responsible for the maintenance of any access connecting the Site and Kwu Tung Road;
  - (ii) if the proposed run-in/out is agreed by TD, the applicant should provide a run in/out at Kwu Tung Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (c) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that:
- (i) the Site falls within the administrative route protection (ARP) boundary and 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;

- (ii) The area within the ARP may be required to be vacated at the time for the construction, operation and maintenance of the NOL, while the area within 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 vacating the area and the nuisance from the future construction, operation and maintenance of NOL, into consideration; and
  - (iii) The construction of NOL may commence in 2025 tentatively, and the ground investigation (GI) works commenced in October 2021. As there may be proposed GI works for the NOL within or near the application site, MTR may contact the applicant for any arrangement for the GI works at the location concerned. The applicant shall coordinate with the associated parties of the GI works.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) issued by DEP.
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant shall submit a drainage submission to demonstrate how rain water falling onto or flowing to the Site will be collected, conveyed and discharged. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and inverted levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts according to the 'Guideline on Preparation of the Drainage Proposal' available at DSD's homepage should be included. Approval of the drainage proposal must be sought prior to the implementation of drainage works on site;
  - (ii) after completion of the drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
  - (iii) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
  - (iv) no public sewerage maintained by his office is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
  - (v) the drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;

- (vi) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on the Site under proper maintenance at all times; and
  - (vii) the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure unobstructed discharge from the Site in future.
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should avoid damages to trees surrounding the Site during operation.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
  - (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO;
  - (iv) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (v) 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;
  - (vi) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (vii) 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; and
  - (viii) detailed checking under the BO will be carried out at building plan submission stage.

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

(i) 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 D of FS for approval.

1. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

2. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.

(ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

(i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

there are 400kV extra high voltage overhead lines running above the Site, which is within the preferred working corridor of the concerned overhead lines as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) published by the Planning Department. The following conditions shall be incorporated for strict compliance by the applicant and his contractors:

(i) to observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 - Utility Services of the HKPSG published by the Planning Department and ensure they shall be maintained at any time during and after construction;

(ii) no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;

(iii) in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming.

(iv) the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines; and



- (v) as regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should be warned of possible undue interference to some electronic equipment in the vicinity, if any.
- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(M), CEDD) that the Site is within the proposed boundary of San Tin / Lok Ma Chau Development Node (STLMC DN). According to the latest target programme of STLMC DN, it is targeted to commence works in phases for STLMC DN from 2024, and thus to seek the funding approval from Finance Committee in 2024. Therefore, the Site, within the boundary of STLMC DN, may probably be required for timely clearance and construction

