**小**文件在

收到。城市規劃委員會

只合在收到所有必要的資料及文件後才正式確認收到 中部的工物

3 MAR 2021

This document is received on \_\_\_\_\_.

The Total Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

<u>Form No. S16-III</u> 表格第 S16-III 號

Appendix I

## 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 <u>notice of application</u> 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: <a href="https://www.info.gov.hk/tpb/en/plan application/apply.html">https://www.info.gov.hk/tpb/en/plan application/apply.html</a>

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

### General Note and Annotation for the Form

### 填寫表格的一般指引及註解

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
  - 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4L-PH/879
	Date Received 收到日期	3 MAR 2021

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>. 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: <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>),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 樓及新界沙田上禾量路 1 號沙田政府合署 14 樓)索取。
- 3. 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
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(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / Company 公司 /□Organisation 機構 )

CHIEF FORCE LIMITED

志科有限公司

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

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

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)	新界元朗八鄉丈量約份DD111 LOT NO. 2874, 2875, 2894 (部份), 2895(部份)及毗鄰政府土地
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	▼Site area 地盤面積 約4350 sq.m 平方米▼About 約 ▼Gross floor area 總樓面面積 約90 sq.m 平方米▼About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	約240 sq.m 平方米▼About 約

(d)	stat	me and number of utory plan(s) 郡法定圖則的名稱及		S/YL-PH/11		
(e)		id use zone(s) involv 战的土地用途地帶	ved	農業		
(f)		rent use(s) 持用途	C.	閒置土地  (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.	"Cı	urrent Land Ow	vner" of A	pplication Site 申請地點的「現行土地擁有人」		
The	applio	cant 申請人 -	4:			
	is the 是唯	e sole "current land d 一的「現行土地擁	owner" <sup>#&amp;</sup> (plo 有人」 <sup>#&amp;</sup> (謂	ease proceed to Part 6 and attach documentary proof of ownership). 青繼續填寫第 6 部分,並夾附業權證明文件)。		
	is on 是其	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」 <sup>#&amp;</sup> (請夾附業權證明文件)。				
1	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					
(b)	The	applicant 申請人 -	<b>K</b>			
				"current land owner(s)".		
		已取得	名「	現行土地擁有人」"的同意。		
		Details of consent	of "current l	and owner(s)" bottained 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	Land Regist	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)		
4						
-		2				
		(Please use separate s	heets if the spa	ace of any box above is insufficient. 如上列任何方格的空間不足,請另頁說明)		

	etails of the "cui	rrent land	wner(s)" <sup>#</sup> notified  已獲達	<b>通知「現行土地擁有人」</b>	的詳細資料
La	o. of 'Current and Owner(s)' 現行土地擁 人」數目	Land Re	per/address of premises as s pistry where notification(s) l 註冊處記錄已發出通知的	nas/have been given	Date of notificati given (DD/MM/YYYY) 通知日期(日/月/年
	0.50	. ,			/
			# ; \$5		
		2		<u> </u>	* *
(Ple	ase use separate s	heets if the	space of any box above is insul	fficient. 如上列任何方格的3	」 空間不足,請另頁說明
			obtain consent of or give not 擁有人的同意或向該人發		×
Rea	sonable Steps to	o Obtain C	onsent of Owner(s) 取得-	上地擁有人的同意所採取	的合理步驟
	sent request fo	or consent	o the "current land owner(s 日/月/年)向每一名「現行	)" on 土地擁有人」"郵遞要求同	(DD/MM/YYYY) 司意書 <sup>&amp;</sup>
Rea	sonable Steps to	o Give No	fication to Owner(s) 向土	地擁有人發出通知所採用	似的合理步驟
	nublished noti	ioon in loo			
	- 5		newspapers on 日/月/年)在指定報章就申	j 請刊登一次通知 <sup>&amp;</sup>	YYY) <sup>&amp;</sup>
	於posted notice	in a promi		請刊登一次通知 <sup>&amp;</sup>	YYY) <sup>&amp;</sup>
	於posted notice	in a promi	日/月/年)在指定報章就申 ent position on or near appl DD/MM/YYYY) <sup>&amp;</sup>	請刊登一次通知 <sup>&amp;</sup> lication site/premises on	
	posted notice in the posted notice in the posted notice in the posted notice to a confice (s) or run	in a promi	日/月/年)在指定報章就申 lent position on or near appl DD/MM/YYYY) <sup>&amp;</sup> 日/月/年)在申請地點/申 /ners' corporation(s)/ownersize on	請刊登一次通知 <sup>&amp;</sup> lication site/premises on 請處所或附近的顯明位置 s' committee(s)/mutual aid (DD/MM/YYYY) <sup>&amp;</sup>	引出出關於該申請的:
	於	in a promi	日/月/年)在指定報章就申 ent position on or near appl DD/MM/YYYY) <sup>&amp;</sup> 日/月/年)在申請地點/申 vners' corporation(s)/owners ee on	請刊登一次通知 <sup>&amp;</sup> lication site/premises on 請處所或附近的顯明位置 s' committee(s)/mutual aid (DD/MM/YYYY) <sup>&amp;</sup>	引出偶於該申請的抗 I committee(s)/manag
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S	於	in a promi	日/月/年)在指定報章就申 ent position on or near appl DD/MM/YYYY) <sup>&amp;</sup> 日/月/年)在申請地點/申 vners' corporation(s)/owners ee on	請刊登一次通知 <sup>&amp;</sup> lication site/premises on 請處所或附近的顯明位置 s' committee(s)/mutual aid (DD/MM/YYYY) <sup>&amp;</sup>	引出偶於該申請的抗 I committee(s)/manag
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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	ii.	及五金零售商店) 連附屬辦公室及員工休息室 oposal 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	year(s) 年  month(s) 個月	3		
(c) Development Schedule 發展結 Proposed uncovered land area Proposed covered land area 接 Proposed number of buildings Proposed domestic floor area Proposed non-domestic floor area Proposed gross floor area 接語	擬議露天土地面積 議有上蓋土地面積 /structures 擬議建築物/構築物場 擬議住用樓面面積 area 擬議非住用樓面面積	約4260 sq.m About 約約90 sq.m About 約 位目 0 sq.m □ About 約 約90 sq.m □ About 約 約90 sq.m □ About 約		
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足,請另頁說明) (構築物A:附屬辦公室及員工休息室用途,樓面面積約90平方米,高約3.5米,單層。				
Proposed number of car parking s	paces by types 不同種類停車位的	勺擬議數目		
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電單 Light Goods Vehicle Parking Spa Medium Goods Vehicle Parking S Heavy Goods Vehicle Parking Sp Others (Please Specify) 其他 (評	車車位 ces 輕型貨車泊車位 Spaces 中型貨車泊車位 aces 重型貨車泊車位	8個,尺寸約5米x 2.5米		
Proposed number of loading/unlo	ading spaces 上落客貨車位的擬詩	<b>食</b> 數目		
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型 Medium Goods Vehicle Spaces 耳 Heavy Goods Vehicle Spaces 重 Others (Please Specify) 其他(說	型貨車車位 中型貨車車位 型貨車車位	4個,尺寸約7米x 3.5米		

	oosed operating hours 明二至星期日,上午9			期-	一及公眾假期不開放。
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ess to ing? 北盤/	es 是 o 否		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))  There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)
(e)		nent Propo use separasons for r	sal 擬語 ate shee not provi	ts to	展計劃的影響 indicate the proposed measures to minimise possible adverse impacts or such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影
(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	□ P	lease	provide details 請提供詳情
	7,71,710,230	Yes 是	div (請	ersion 用地都 範圍)	indicate on site plan the boundary of concerned land/pond(s), and particulars of stream n, the extent of filling of land/pond(s) and/or excavation of land) 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/version of stream 河道改道
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	No 否		Are Dep Filli Are Dep Exc Are	ing of pond 填塘 as of filling 填塘面積 sq.m 平方米 □About 約 oth of filling 填塘深度 m 米 □About 約 ing of land 填土 as of filling 填土面積 sq.m 平方米 □About 約 oth of filling 填土厚度 m 米 □About 約 cavation of land 挖土 as of excavation 挖土面積 sq.m 平方米 □About 約 oth of excavation 挖土面積 sq.m 平方米 □About 約
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscap Tree Fell Visual In	e 對交達 supply age 對斜 s 對斜坡 by slope te Impac ing 砍 npact 構	動對水 要 對水 受 構樹 積 積	Yes 會 □       No 不會 ▼         大水       Yes 會 □       No 不會 ▼         Yes 會 □       No 不會 ▼         Yes 會 □       No 不會 ▼         於針坡影響       Yes 會 □       No 不會 ▼         於景觀影響       Yes 會 □       No 不會 ▼         木       Yes 會 □       No 不會 ▼

diameter 請註明盡 幹直徑及	ate measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 法量减少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹及品種(倘可)  Temporary Use or Development in Rural Areas  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	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

7.	Justifications 理由
The a	applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 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)。
詳(	情請參閱附帶規劃文件。
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8. Declara	ation 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	Ch	+	Applicant 申請	人 /□ Authorised Agent 獲授權代理人
	鄭嘉翔	J		文員
		in Block Letters 請以正楷填寫)		Position (if applicable) 職位 (如適用)
Professional Qu 專業資格	ualification(s)	☐ Member 會員 / ☐ Fello ☐ HKIP 香港規劃師學會 ☐ HKIS 香港測量師學會 ☐ HKILA 香港園境師學會	/ □ HKIA 香港 / □ HKIE 香港	工程師學會 /
on behalf of 代表		Others 其他 科有限公司 引 / □ Organisation Name an		e) 機構名稱及蓋章(如適用)
Date 日期	01/02/2021			
			. (DD/MM/YYYY	日/月/年)

### Remark 備註

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

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

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
  - 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:
  - (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	Ann	lication	申請摘要
GIST	U	TYPP	Henrich	一门归头

(Please provide details in both English and Chinese <u>as far as possible</u>. 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<u>盡量</u>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。)

中心人口 カスカマカル直引	名列型,是不同型列型,
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗八鄉丈量約份DD111 LOT NO. 2874, 2875, 2894 (部份), 2895(部份)及毗鄰政府土地
Site area 地盤面積	約4350 sq. m 平方米 About 約
,	(includes Government land of包括政府土地 約240 sq. m 平方米 ✔ About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業
Type of Application 申請類別	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  Year(s) 年 Month(s) 月
e 3.	□ 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
	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	臨時商店及服務行業(建築材料及五金零售商店) 連附屬辦公室及員工休息室
). 20 2	
# 50	

(i)	Gross floor area and/or plot ratio		sq.m 平方米 Plot Ratio 地積比率		
	總樓面面積及/或地積比率	Domestic 住用	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
11		Non-domestic 非住用	約90 ☐ Not more than 不多於		□About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用			5
		Non-domestic 非住用	1 .		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		□ (No	m 米 ot more than 不多於)
		8		□ (No	Storeys(s) 層 ot more than 不多於)
		Non-domestic 非住用		□ (No	約3.5 m 米 ot more than 不多於)
		4			1 Storeys(s) 層 et more than 不多於)
(iv)	Site coverage 上蓋面積	8		%	□ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	paces and loading / nloading spaces Private Car Parking Spaces 私家車車位 Public Republic Republi			
		上落客貨車位/ Taxi Spaces 的士 Coach Spaces 旅 Light Goods Vehi Medium Goods V Heavy Goods Veh	:車位		輕型貨車車位4個

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件							
P	Chinese	English					
	中文	英文					
Plans and Drawings 圖則及繪圖							
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖							
Block plan(s) 樓宇位置圖							
Floor plan(s) 樓宇平面圖							
Sectional plan(s) 截視圖							
Elevation(s) 立視圖							
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片							
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖							
Others (please specify) 其他(請註明) 申請範圍圖則,場地設計圖則,美化環境圖則,渠務排水圖則,消防裝置圖則,交通運輸圖則	M						
Reports 報告書							
Planning Statement/Justifications 規劃綱領/理據							
Environmental assessment (noise, air and/or water pollutions)							
環境評估(噪音、空氣及/或水的污染)							
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	- 🗆	. 🗆					
Traffic impact assessment (on pedestrians) 就行人的交通影響評估							
Visual impact assessment 視覺影響評估							
Landscape impact assessment 景觀影響評估							
Tree Survey 樹木調查							
Geotechnical impact assessment 土力影響評估							
Drainage impact assessment 排水影響評估							
Sewerage impact assessment 排污影響評估							
Risk Assessment 風險評估							
Others (please specify) 其他(請註明)	· U						
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。

# 附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請,現於新界元朗八鄉丈量約份 DD111 LOT NO. 2874,2875,2894 (部份),2895(部份)及毗鄰政府土地,進行規劃申請。

地帶:

「農業」

用途:

「臨時商店及服務行業(建築材料及五金零售商店)連附屬辦公室及員工休

息室」

場地面積:「約4350平方米」

續期時間:「3年」

### 行政摘要:

申請人現依據城規條例第 16 條向城市規劃委員會申請,擬在新界元朗八鄉丈量約份 DD111 LOT NO. 2874,2875,2894 (部份),2895(部份)及毗鄰政府土地,八鄉分區計劃 大綱圖 (法定圖則編號:S/YL-PH/11)的「農業」用途地帶內,申請作「臨時商店及服務 行業(建築材料及五金零售商店) 連附屬辦公室及員工休息室」用途,為期3年。

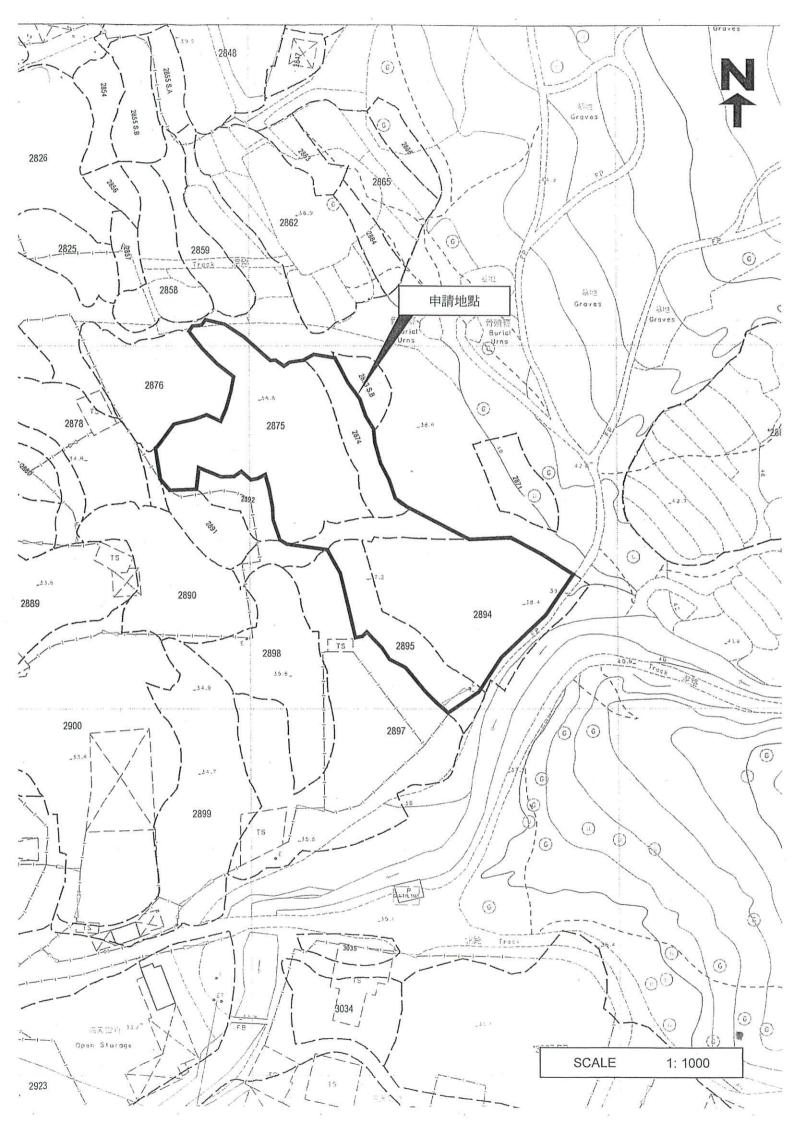
申請用途主要是為附近居民家庭和客戶提供建築材料及五金零售之商業活動,相關商品主要為工程裝修用的建築材料、五金用品和工具,客戶可以透過互聯網渠道進行看樣、落訂和購買商品,亦可以在與申請地點工作人員預約後到申請地點內實地查看和即時購買商品。

申請地點只為臨時性質,不會取代該區作「農業」用途的永久規劃意向,也不會進行任何工場作業。如是次規劃申請獲得批准,申請人會盡快提交並履行政府部門所要求的美化環境、渠務排水、裝置消防設備等附帶條件。

### 申請範圍

新界元朗八鄉丈量約份 DD111 LOT NO. 2874, 2875, 2894 (部份), 2895(部份)及毗鄰政府土地,當中政府土地佔約 240 平方米。

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## 場地設計

申請地點只為臨時性質,不會取代該區作為「農業」用途的永久規劃意向。

申請地點內銷售的商品主要為工程裝修用的建築材料 (不銹鋼材、鋁合金架、防水材料等)、五金用品(金屬曬衣架、廚房金屬用具、家居收納架、瓷磚等)和工具。

申請地點露天區域用作陳列工程裝修用的建築材料、五金用品和工具的樣板,以供客戶實地查看相關零售商品。

申請地點開放時間為星期二至星期日,上午9時至下午6時,星期一及公眾假期不開放。

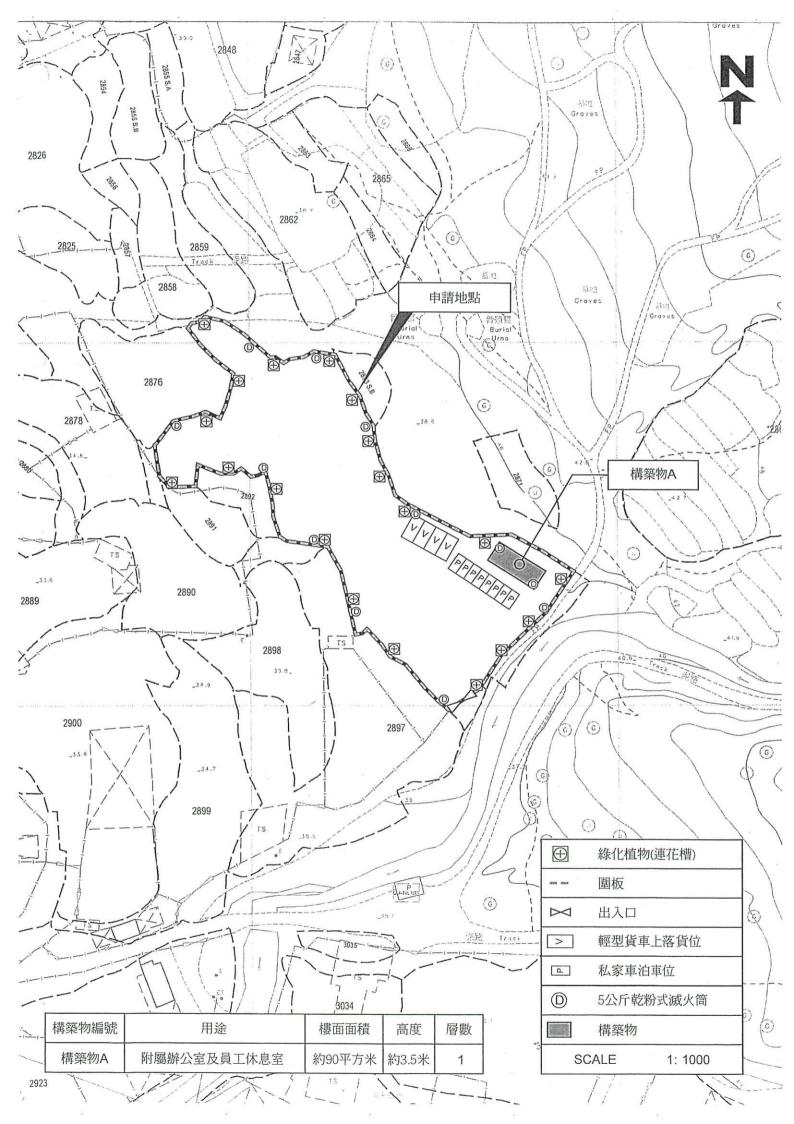
申請地點設有1個構築物 (構築物A),作附屬辦公室及員工休息室用途,構築物樓面面積約90平方米,高約3.5米,單層。

申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。

申請地點內設有私家車泊車位 8 個,每個尺寸約 5 米 x 2.5 米,作訪客和場地工作人員停放代步汽車之用。

申請地點設有輕型貨車上落貨位 4 個,每個尺寸約 7 米 x 3.5 米,作上落貨之用。



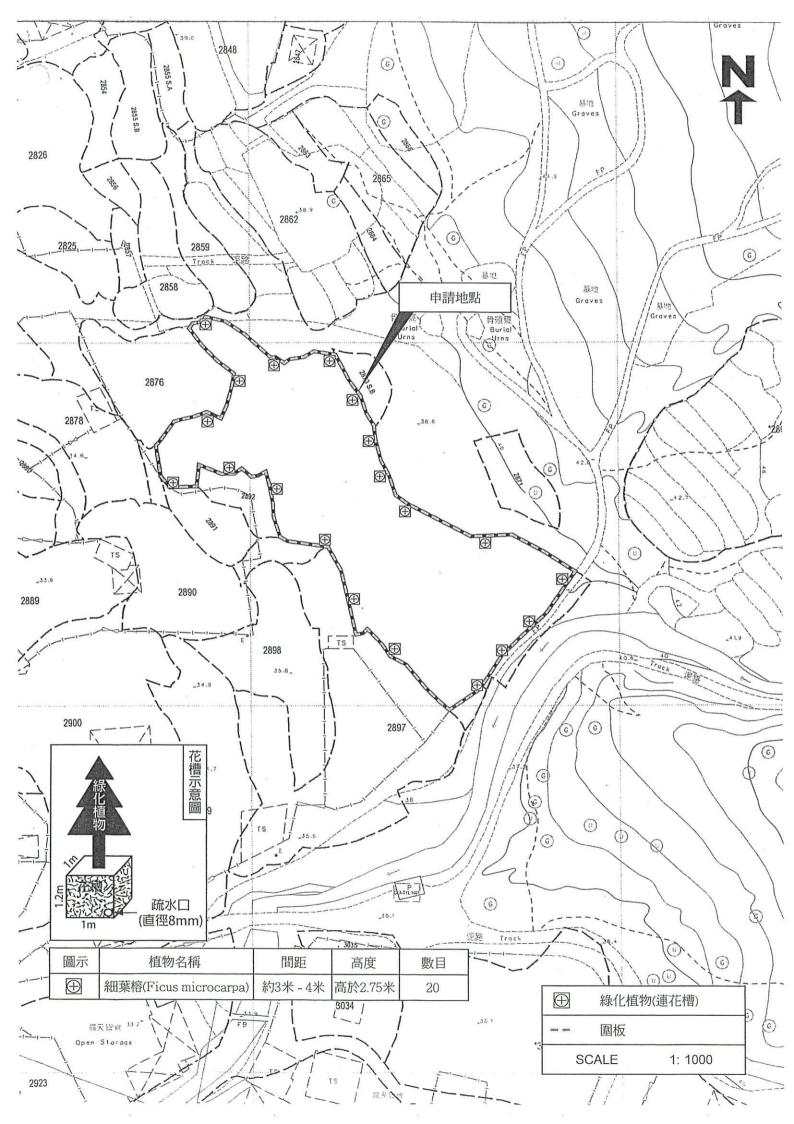


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## 美化環境

申請人會在申請地點邊界設置漆上綠色油漆的圍板和種植合適的綠化植物,令場地保持綠化,使場地與四周環境融為一體,美化環境。

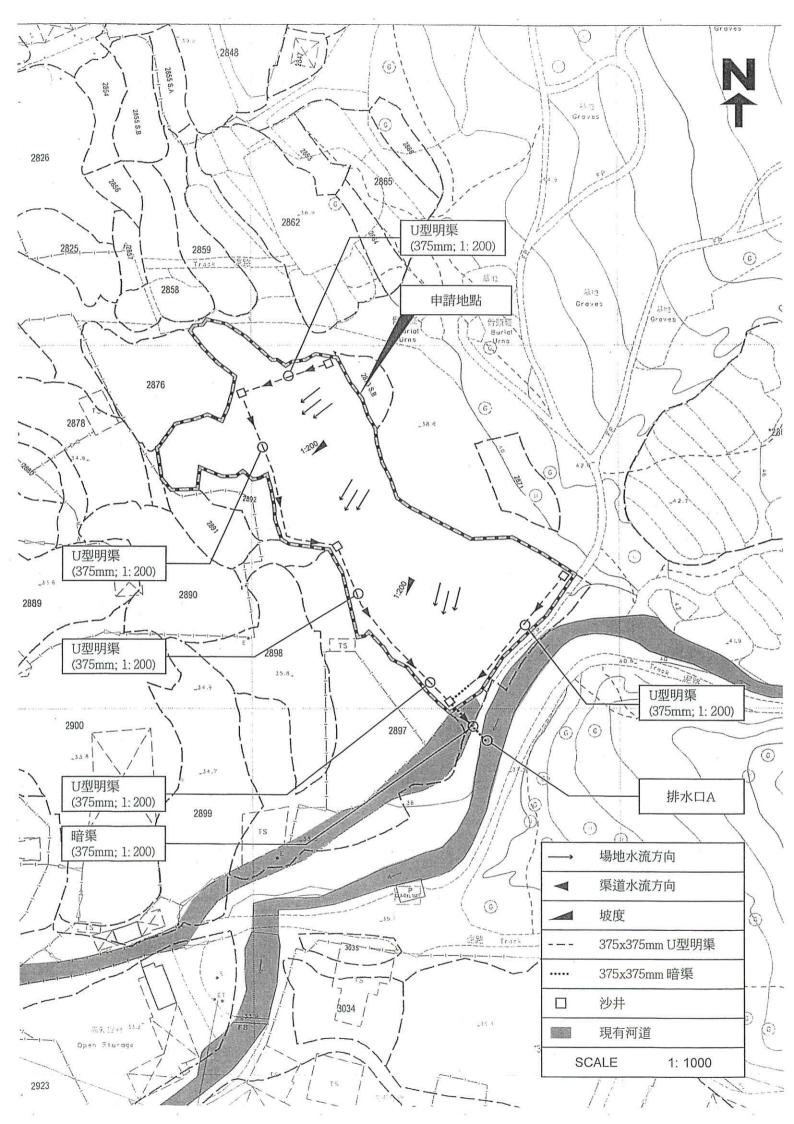
擬議種植的綠化植物品種為細葉榕,會以花槽形式圍繞申請地點邊界種植,不會影響場地內的車輛進出和停泊,也不會影響渠道排水。每棵樹的根部將放置在一個內部長1米、寬1米、高約1.2米的花槽中,花槽會固定在地面不會移動。



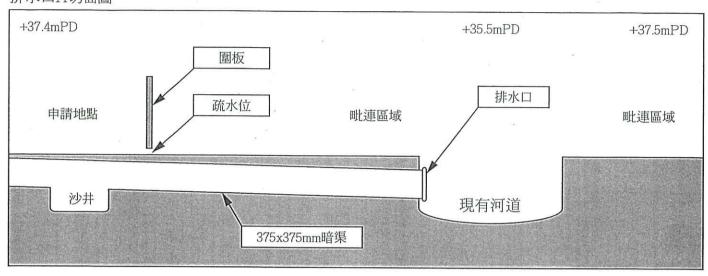
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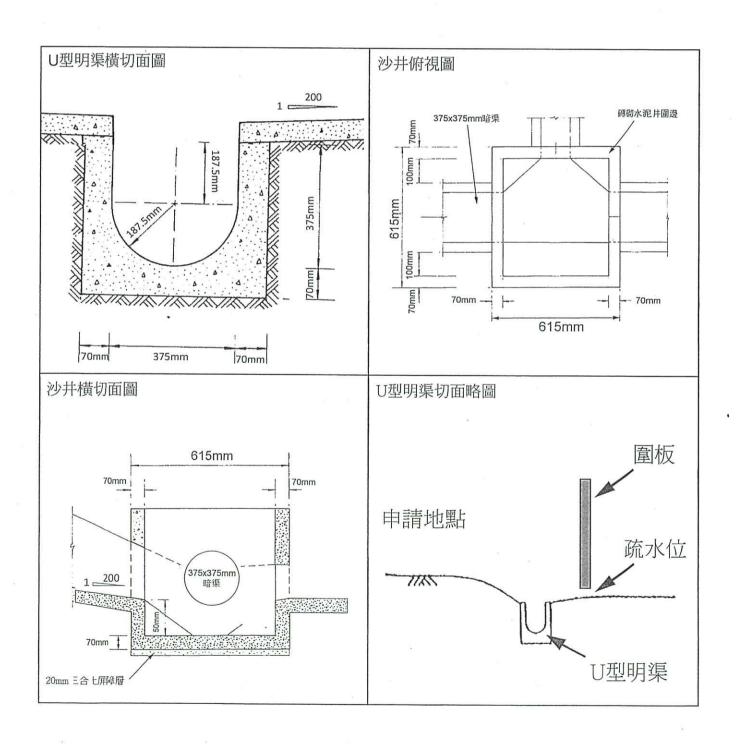
# 渠務排水:

申請人會依照渠務署所提供的排水系統設計建議,為申請地點內設置渠務排水設施,並進行維護及保養。



## 排水口A切面圖

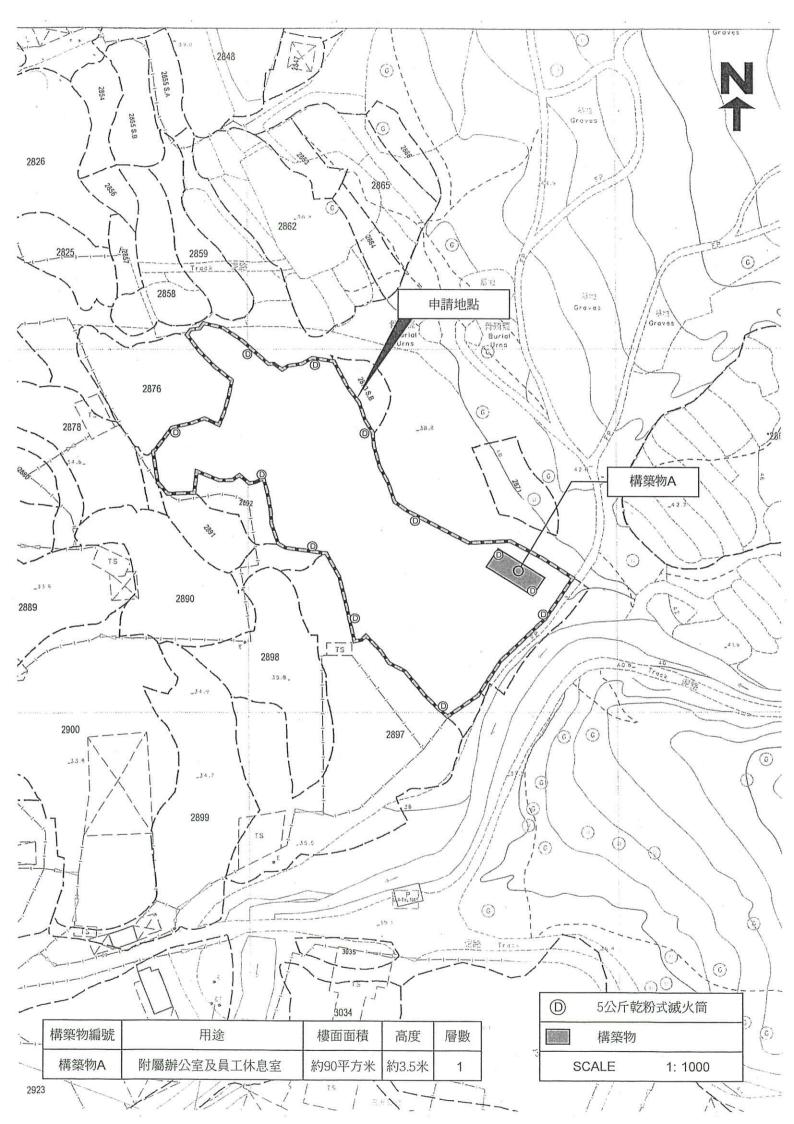




# 消防裝置

申請人會依照消防處所提供的意見,對申請地點內的消防裝置進行維護及保養,並會在定時為申請地點內的人員進行消防演習。





### 交通運輸

申請地點南面有一個明確的出入口,可以直通錦田公路。

申請地點內有足夠的地方,供給車輛進行機動迴轉。

申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。

申請地點內設有私家車泊車位 8 個,每個尺寸約 5 米 x 2.5 米,作訪客和場地工作人員停放代步汽車之用。

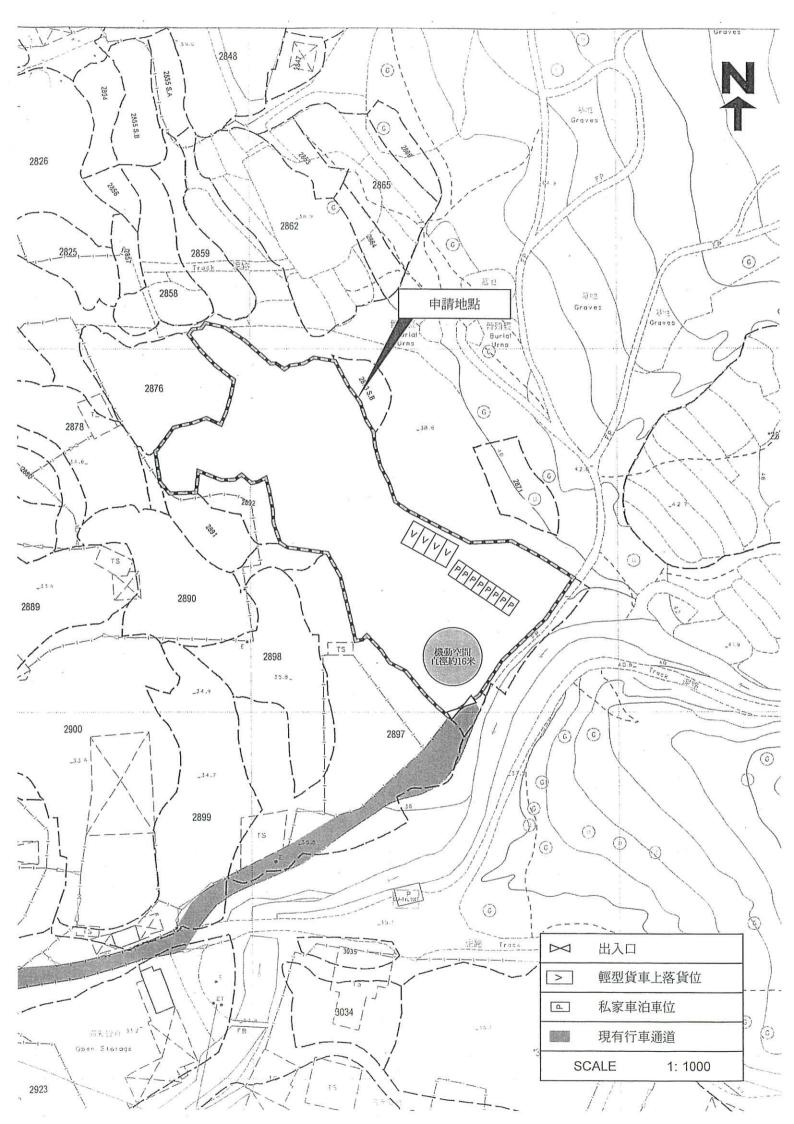
申請地點設有輕型貨車上落貨位 4 個,每個尺寸約 7 米 x 3.5 米,作上落貨之用。

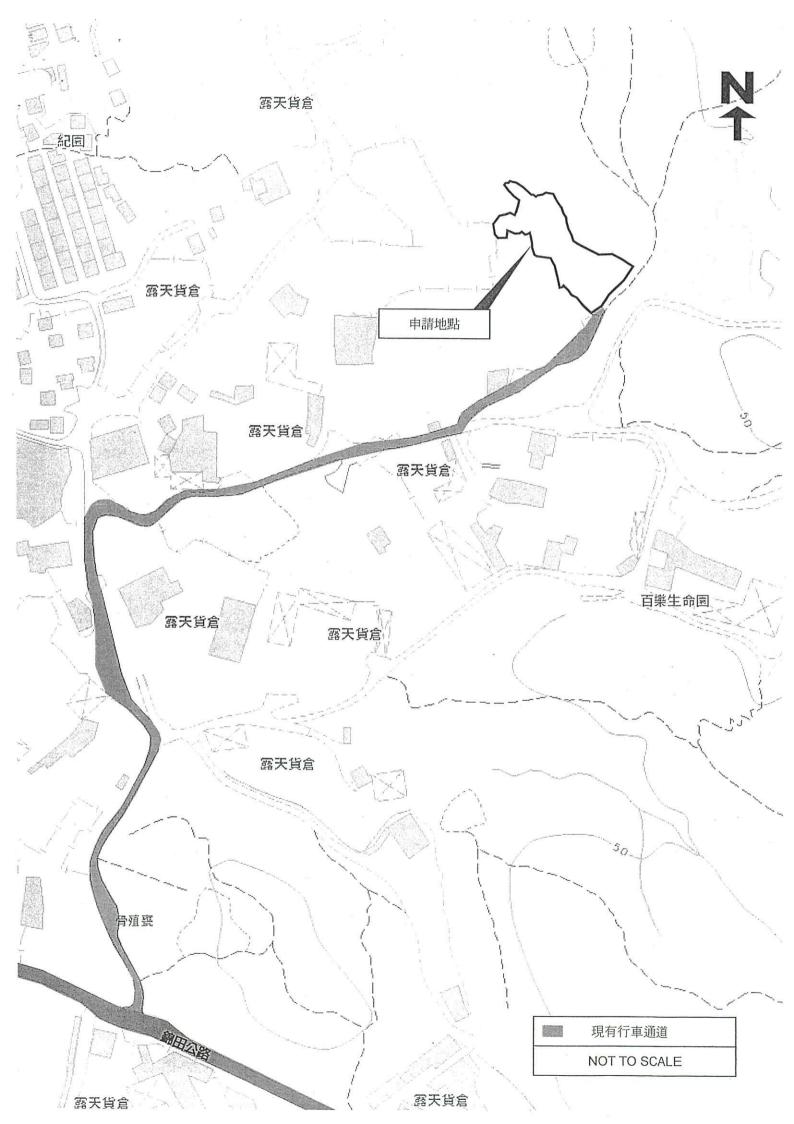
申請地點預計平均每天約有8輛私家車進出,平均每星期約有4輛輕型貨車進出,不會提高申請地點附近的汽車流量,就整體而言,不會對附近交通構成影響。預計場地車流量如下:

		598						預詞	十申	請地	點	为私	家車	流量	<b>遣時</b>	間表								
時間	01 00	02 00	03 00	04	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛數	0	0	0	0	0	0	0	0	4	4	0	4	0	0	0	0	0	4	0	0	0	0	0	0

詳情請參閱以下圖則。

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### 總結:

申請地點上並無任何永久性建築物,場地內不會進行拆卸、保養、修理、清潔、噴漆 和其他工場活動,也不會停泊貨櫃車或重量超過 5.5 噸的車輛。

若是次申請獲許可,申請人承諾會在期限前盡快完成所有相關的附帶條件,並符合相關政府部門的要求,並在獲得相關部門接受後馬上落實及邀請相關部門人員至申請場地檢閱,因此敬希貴署能夠寬容處理是次之申請,謝謝。

致: 城市規劃委員會

粉嶺、上水及元朗東規劃處

### 有關 A/YL-PH/879 規劃申請補充資料

申請人現就日前政府部門的意見/查詢,作出以下補充/修改:

- 1. S16-III 規劃申請表格。
- 2. 附帶規劃文件。

申請人: 志科有限公司

通訊地址:

電郵:

傳真號碼:

聯絡電話:

日期: 2021年03月16日

For Official Use Only	Application No. 申請編號	
請勿填寫此欄	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
   申請人須把填妥的申請表格及其他支持申請的文件 (倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>. 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: <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>),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 樓及新界沙田上禾鲞路 1 號沙田政府合署 14 樓)索取。
- 3. 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 )

CHIEF FORCE LIMITED 志科

志科有限公司

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

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

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)	新界元朗八鄉丈量約份DD111 LOT NO. 2874, 2875 (部份), 2894 (部份), 2895(部份)及毗鄰政府土地
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	₩Site area 地盤面積 約4350 sq.m 平方米♥About 約  WGross floor area 總樓面面積 約90 sq.m 平方米♥About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	約240 sq.m 平方米 About 約

Gist of Application	申請摘要
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(Please provide details in both English and Chinese <u>as far as possible</u>. 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<u>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。)</u>

看於副具科旦問處以供一般多閱。)
(For Official Use Only) (請勿填寫此欄)
新界元朗八鄉丈量約份DD111 LOT NO. 2874, 2875(部份), 2894 (部份), 2895(部份)及 毗鄰政府土地
約4350 sq. m 平方米▼About 約
(includes Government land of 包括政府土地 約240 sq. m 平方米 ✔ About 約)
S/YL-PH/11
農業
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  Year(s) 年 Month(s) 月
□ 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
□ Year(s) 年 □ Month(s) 月
臨時商店及服務行業(建築材料及五金零售商店) 連附屬辦公室及員工休息室

## 附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請,現於新界元朗八鄉丈量約份 DD111 LOT NO. 2874,2875(部份),2894 (部份),2895(部份)及毗鄰政府土地,進行規劃申請。

地帶:

「農業」

用途:

「臨時商店及服務行業(建築材料及五金零售商店)連附屬辦公室及員工休

息室」

場地面積:「約4350平方米」

續期時間:「3年」

### 行政摘要:

申請人現依據城規條例第 16 條向城市規劃委員會申請,擬在新界元朗八鄉丈量約份 DD111 LOT NO. 2874,2875(部份),2894 (部份),2895(部份)及毗鄰政府土地,八鄉分區計劃大綱圖 (法定圖則編號:S/YL-PH/11)的「農業」用途地帶內,申請作「臨時商店及服務行業(建築材料及五金零售商店) 連附屬辦公室及員工休息室」用途,為期3年。

申請用途主要是為附近居民家庭和客戶提供建築材料及五金零售之商業活動,相關商品主要為工程裝修用的建築材料、五金用品和工具,客戶可以透過互聯網渠道進行看樣、落訂和購買商品,亦可以在與申請地點工作人員預約後到申請地點內實地查看和即時購買商品。

申請地點只為臨時性質,不會取代該區作「農業」用途的永久規劃意向,也不會進行任何工場作業。如是次規劃申請獲得批准,申請人會盡快提交並履行政府部門所要求的美化環境、渠務排水、裝置消防設備等附帶條件。

### 申請範圍

新界元朗八鄉丈量約份 DD111 LOT NO. 2874, 2875(部份), 2894 (部份), 2895(部份)及毗 鄰政府土地, 當中政府土地佔約 240 平方米。

詳情請參閱以下圖則。

致: 城市規劃委員會

粉嶺、上水及元朗東規劃處

### 有關 A/YL-PH/879 規劃申請補充資料

申請人現就日前政府部門的意見/查詢,作出以下補充/修改:

- 1. 根據政府部門的意見,申請人現修改申請地點內構築物 A 及泊車位的位置,以避免 影響到申請地點東南面生長良好的現有植物。
- 2. 根據政府部門的意見,申請地點北面和西南面生長狀況良好的現有植物,申請人會予以保留,並會定時為其進行灌溉和保養;但處於不良生長中的現有植物,申請人會視植物的生長情況予以保留,部份枯死、無法救治或生長的植物,申請人會安排承辦商進行移除,並會按部門的要求,在申請地點的邊界範圍,以石砌花槽方式重新補種綠化植物(細葉榕),補種的數目和按照移除的枯死或無法救治植物的數目一樣。

3.	申請	地點內的現有植物,申請人會予以保留,並會定時為其進行灌溉和保養,清理
	雜草	,以確保綠化植物能健康生長。申請人/土地使用者亦會遵從以下幾點:
		避免在樹木底部堆放雜物;
		避免切斷或損害樹木的根部、莖部或樹枝;
		避免改變樹木四周的泥土/地面高度;
		避免任何人士污染泥土,影響樹木生長;
		避免把樹木連著圍欄或電纜,或在其上安裝標誌牌;
		在規劃許可有效期內,申請人會盡力保持樹木健康生長,觀察樹木的生長情況,
		更換瀕死或已枯萎的樹木,以及清除依附在綠化植物上的藤蔓;
		定時派人灌溉,給予樹木足夠水份,以及施肥、修剪和留意害蟲;
		申請人確保不會在任何樹木的 10 米範圍內焚燒垃圾。

- 4. 申請地點擬議新種綠化植物品種為細葉榕(Ficus microcarpa),會以花槽形式植入申請地點排水渠道後方約1米處,不會影響場地內的車輛進出和停泊,也不會影響渠道排水。每棵樹的根部將放置在一個內部尺寸長1米、寬1米、高約1.2米的花槽中,花槽會固定在地面不會移動。花槽的位置不會貼近申請地點內的現有植物,不會影響現有植物的生長。
- 5. 申請人承諾如是次申請獲批,會定期為附近的現有河道進行清理,同時申請地點內的渠道排水口前會設有沙井,沙井內亦會設置濾網,以盡量避免阻隔沙石枯葉進入現有河道。

- 6. 申請地點的用途是作為建築材料及五金零售商店用途,主要是為附近居民家庭和客戶提供建築材料及五金零售之商業活動,因此不會進行拆卸、保養、修理、清潔、噴漆和其他工場活動,對附近現有河道不會構成負面影響。
- 7. 澄清申請地點的 8 個私家車泊車位是作訪客和場地工作人員停放代步汽車之用,而 4 個輕型貨車上落貨位,是作輕型貨車上落貨之用。
- 8. 澄清申請地點有足夠空間,供給車輛作迴轉調頭之用。
- 9. 澄清申請地點的出入口大小為大約8米。
- 10.提供申請地點與錦田公路的接駁圖則。

隨件附上相關圖則,以作參考。

申請人: 志科有限公司

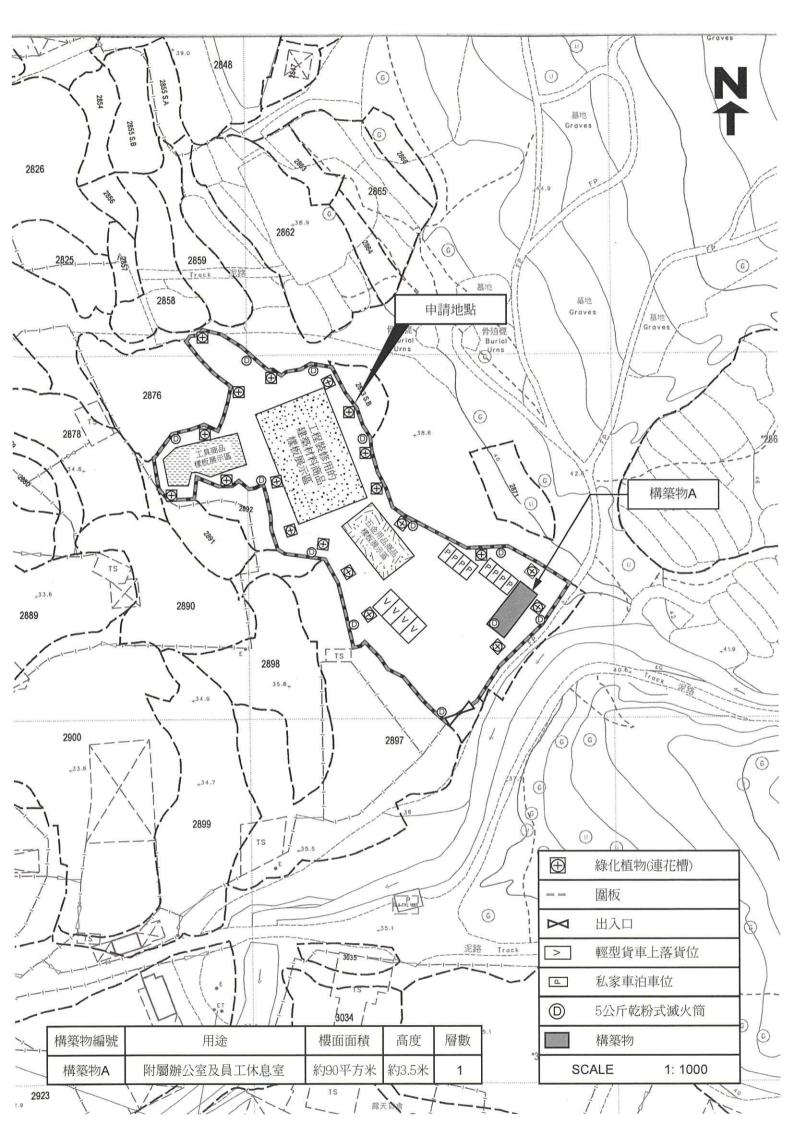
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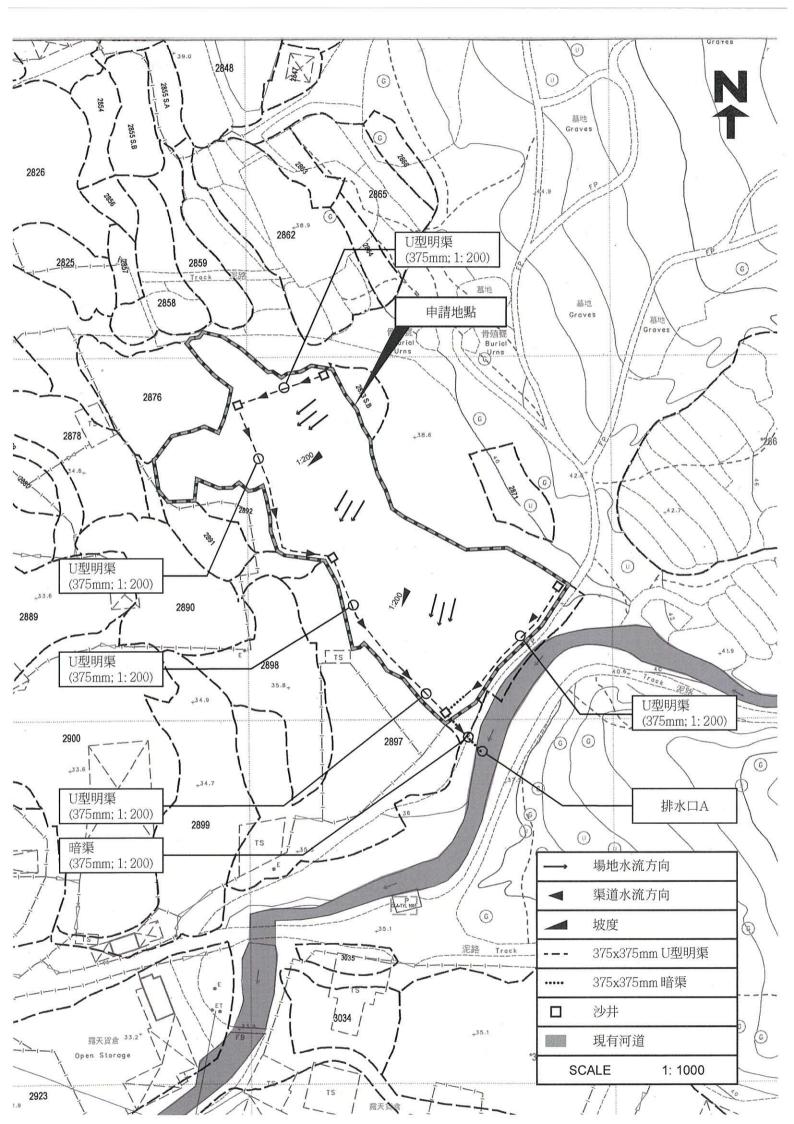
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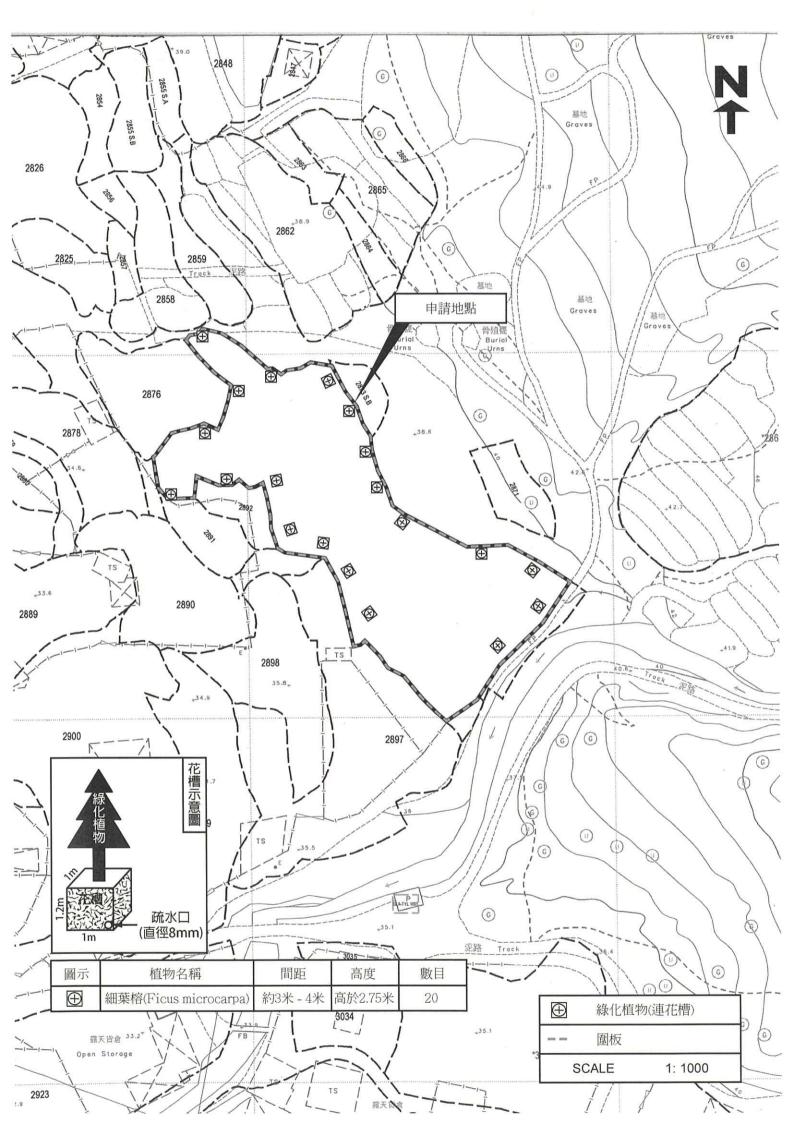
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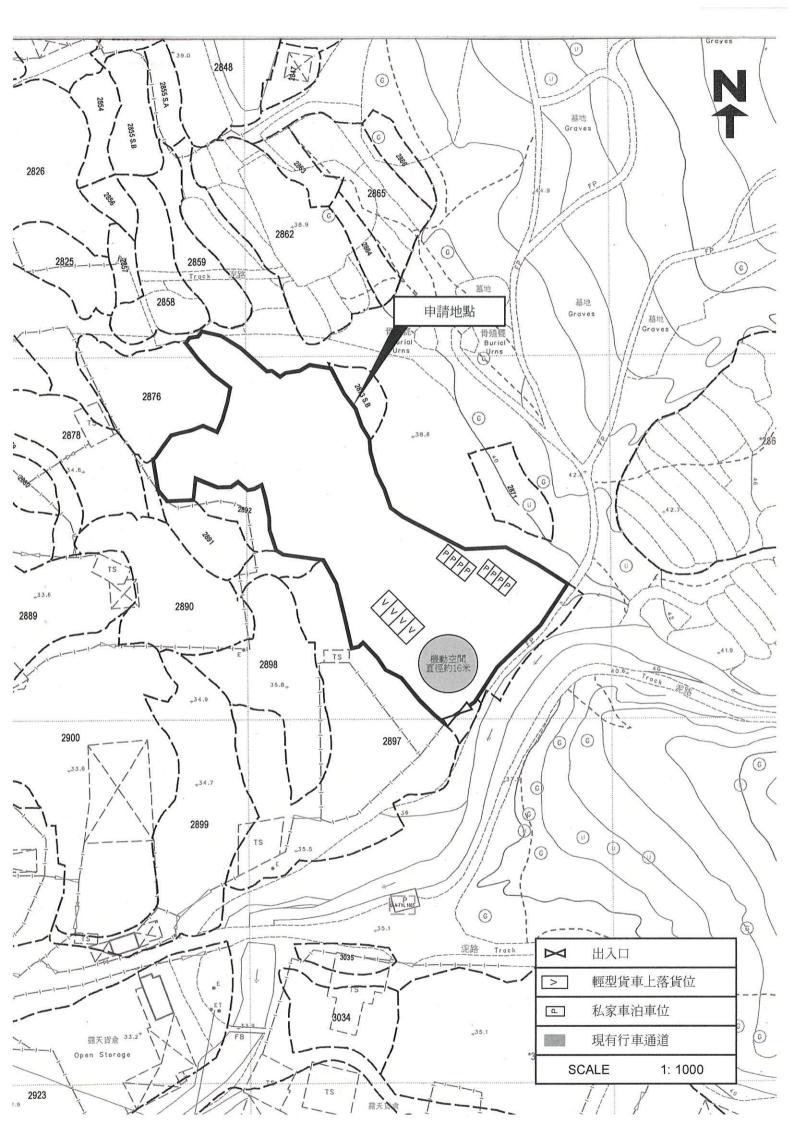
日期:

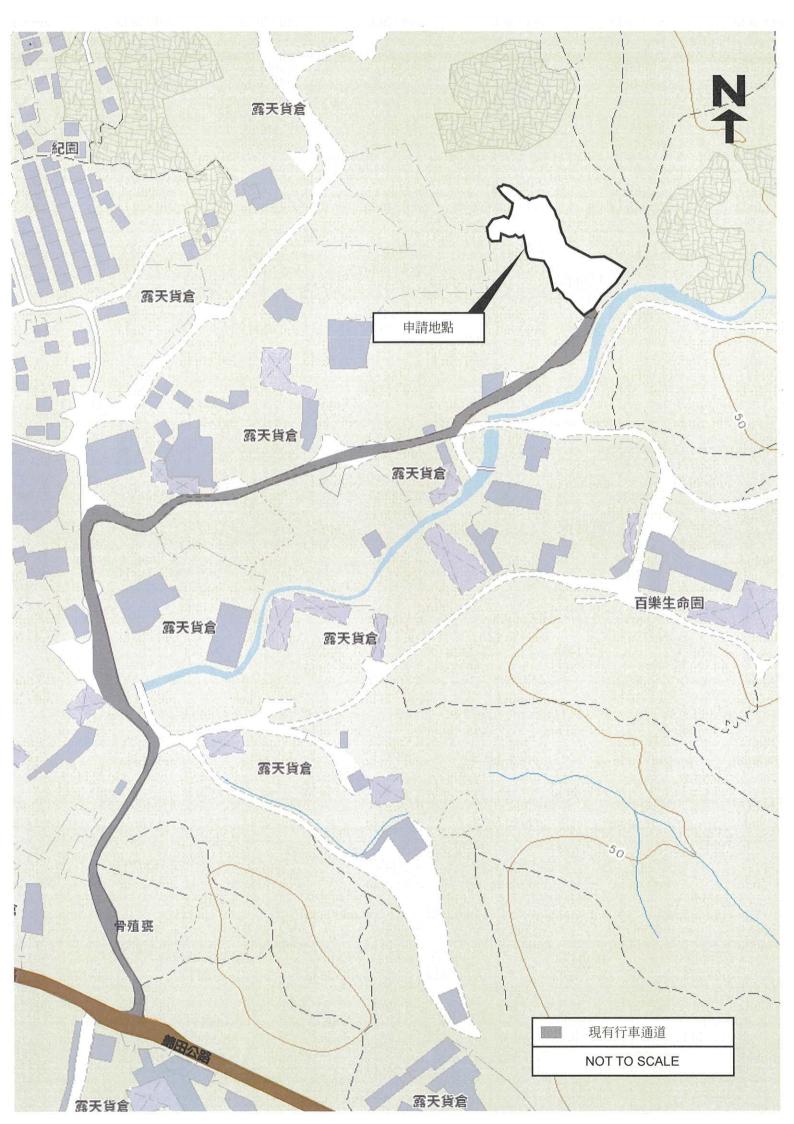
2021年04月21日











致: 城市規劃委員會

粉嶺、上水及元朗東規劃處

### 有關 A/YL-PH/879 規劃申請補充資料

申請人現就日前政府部門的意見/查詢,作出以下補充/修改:

- 1. 澄清申請地點預計平均每星期約有 4 輛輕型貨車進出,由於有可能客戶在實地 看樣後會將直接購買樣板,部份客戶亦有可能自行駕駛輕型貨車進行申請地點 直接進行購買,因此場地內的擬議輕型貨車上落車位設置有 4 個,以供使用。
- 2. 澄清申請地點主要服務群落為附近的居民家庭和客戶,申請地點內設有8個私家車泊車位,給予訪客和場地工作人員停放代步汽車之用,同時訪客也可以步行進入申請地點內視察樣板和進行落訂。未有預約而進入的訪客和客戶,可以先將代步車輛停泊在500米外的現有停車場,然後步行進入申請地點。
- 3. 提供錦田公路至申請地點的道路現場相片。

隨件附上相關文件和圖則,以供參考。

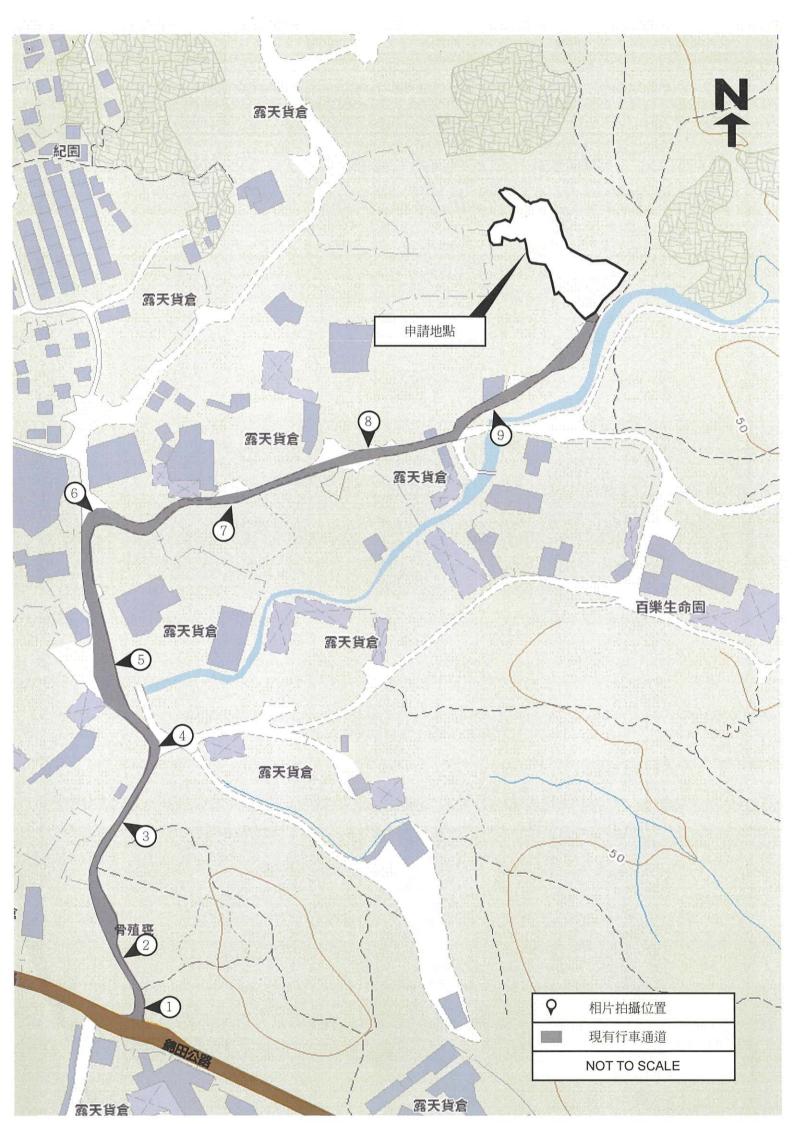
申請人: 志科有限公司

通訊地址:

電郵:

傳真號碼: 聯絡電話:

日期: 2021年04月23日





















### tpbpd@pland.gov.hk

寄件者:

寄件日期:

2021年04月13日星期二 3:45

收件者:

tpbpd

主旨:

A/YL-PH/879 DD 111, Wang Toi Shan, Pat Heung

附件:

Wang Toi Shan Ho Lik Pui - Google Maps.pdf

A/YL-PH/879

Lots 2874, 2875 (Part), 2894 (Part) and 2895 (Part) in D.D.111 and Adjoining Government Land, Wang Toi Shan, Pat

Site area: About 4,350sg.m Includes Government Land of about 240sg.m

Zoning: "Agriculture"

Applied use: Construction Materials and Metalware Retail Shop / 12 Vehicle Parking

Dear TPB Members,

Application 823 was withdrawn, so back with a larger site. This is an existing brownfield operation. However it does not appear to have any history of approvals so therefore there is no justification to approve the application.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Thursday, November 28, 2019 3:16:14 AM

Subject: A/YL-PH/823 DD 111 Pat Heung

A/YL-PH/823

Lots 2875 and 2895 in D.D. 111, Pat Heung

Site area: About 2,336.82sq.m

Zoning: "Agriculture"

Applied use: Temporary Car Park for Villagers / 22 Vehicles

Dear TPB Members,

Car parking for villagers, give over. The two sites are miles from any residential cluster. Moreover it translates to 100sqmts per vehicle.

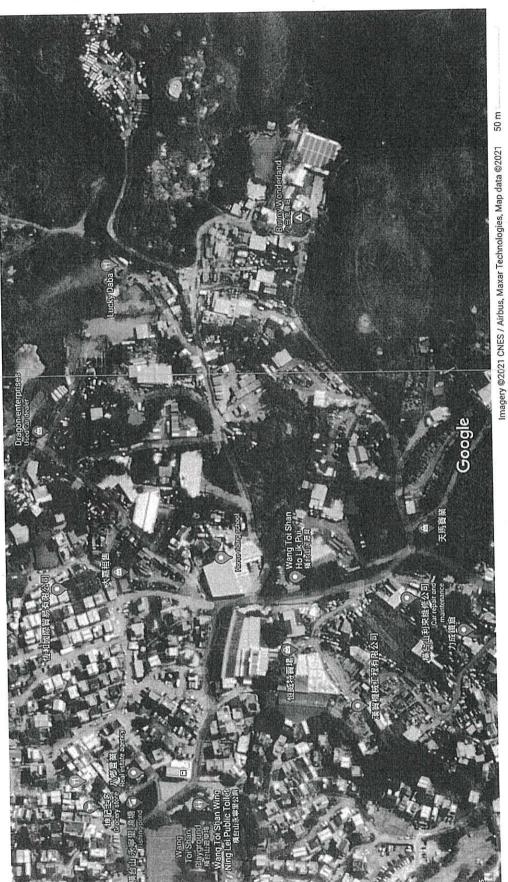
Google Maps shows that this is Open Storage.

Members must not legitimize existing brownfields that have been operating without approval.

Mary Mulvihill

)

# Google Maps Wang Toi Shan Shan Tsuen Rd



112



### 嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

13th April, 2021.

By email only

Dear Sir/ Madam,

# Proposed Temporary Shop and Services (Construction Materials and Metalware Retail Shop) with Ancillary Office and Staff Rest Room for a Period of 3 Years (A/YL-PH/879)

- 1. We refer to the captioned.
- 2. The proposed use is definitely not in line with the planning intention of Agriculture (AGR) zone. We also urge the Board to thoroughly consider the potential cumulative impacts of approving this application on the AGR zone in the area, as the approval would set a precedent for other similar applications in this AGR zone.
- We urge the Board to reject this application
- 4. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden



### **Advisory Clauses**

- note DLO/YL, LandsD's comments that the Site comprises Old Scheduled (a) Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of Government land (GL) (about 240m<sup>2</sup> subject to verification) included in the Site. Attention is drawn to the fact that any occupation of GL without Government's prior approval is not allowed. According to the established practice, application of Short Team Waiver, etc. of structures for domestic/ residential uses (including staff rest room) on private agricultural land will not be entertained. Hence, even if the Board approves the planning application, his office will not consider to approve/ regularize any structure(s) erected/ to be erected on the lot for domestic/ residential uses. The lot owner(s) will need to apply to his office to effect the proposal (except the structure(s) for 'staff rest room' use) or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) adopt relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the DEP to minimise any potential impact;
- (e) note CTP/UD&L of PlanD's comments that the proposed large tree size species, i.e. *Ficus microcarpa*, is not advisable for the small soil volume of the fixed planters. It is advised to review the planting species for viable landscape treatment. The applicant is

reminded that approval of the planning application under the Town Planning Ordinance does not imply approval of the tree preservation / removal scheme under the lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;

- (f) note CE/MN, DSD's comments on the submitted drainage proposal that the applicant should show how the adjacent watercourse at the south-eastern side of the Site will not be affected by the proposed development. The adoption of 375mm u-channel and DN375 underground pipe appears to be inadequate to cater for the Site with area coverage of 4,350m², not to mention the outside catchment area. Calculations to justify the aforesaid size adopted should be provided. The cover levels and invert levels of the proposed u-channels, catchpits / sand traps should be shown on the drainage plan. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. The proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas etc. The applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- note CBS/NTW, BD's comments that if the existing structures (not being a New (g) 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 application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise, they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and

(h) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.