

This document is received on 15 DEC 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14-51/607
	Date Received 收到日期	15 DEC 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Fortune Nine (HK) Company Limited (九記行(香港)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)

Top Bright Consultants Ltd. (才鴻顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 and 2 House Lot Blocks(HL-YL HLB) in D.D.105 and Adjoining Government Land, San Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 18,710 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11,326 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) 840 sq.m 平方米 <input checked="" 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	San Tin Outline Zoning Plan No. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	<p>Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Staff Rest Room and Washroom)</p> <p>(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)</p>

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 08/11/2021 (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
05/11/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

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

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
use(s)/development
擬議用途/發展Temporary Cargo Handling and Forwarding Facilities with Ancillary
Facilities (Site Office, Staff Rest Room and Washroom)

(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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 7,811sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積 10,899sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 23

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 11,326sq.m ☒About 約Proposed gross floor area 擬議總樓面面積 11,326sq.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)

... Please refer to Figure 5 of the Planning Statement

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 8

Motorcycle Parking Spaces 電單車車位 NA

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA

Others (Please Specify) 其他 (請列明) NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 NA

Coach Spaces 旅遊巴車位 NA

Light Goods Vehicle Spaces 輕型貨車車位 NA

Medium Goods Vehicle Spaces 中型貨車車位 4

Heavy Goods Vehicle Spaces 重型貨車車位 NA

Others (Please Specify) 其他 (請列明) NA

Proposed operating hours 擬議營運時間 7:00am - 11:00pm from Mondays - Saturdays			
(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)) <u>Castle Peak Road - San Tin</u>	
	No 否	<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"/>	
(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"/>

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Please refer to Chapter 6 of the Supplementary Planning Statement

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

.....
.....

Chow Tsz Nok

Assistant Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市規劃師學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Top Bright Consultants Limited

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

Date 日期

25/11/2021

..... (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 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 and 2 House Lot Blocks (HL YL-HLB) in D.D.105 and Adjoining Government Land, San Tin, Yuen Long, New Territories
Site area 地盤面積	18,710 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 840 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	San Tin Outline Zoning Plan No. S/YL-ST/8
Zoning 地帶	"Residential (Group D)" ("R(D)")
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 Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Staff Rest Room and Washroom) 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	11,326 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	23	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.5 - 8	<input type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	58 % <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		8
	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)		8 NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	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)		NA NA NA 4 NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area,</u>		
<u>Extract from San Tin Outline Zoning Plan No. S/YL-ST/8</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 21/717A/L01

November 25, 2021

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

2021年12月15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。
15 DEC 2021
The document is received on
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

By Hand

Dear Sir/Madam,

Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Staff Rest Room and Washroom) for a Period of Three Years in "Residential (Group D)" ("R(D)") Zone at Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 and 2 House Lot Blocks (HL-YL HLB) in D.D.105 and Adjoining Government Land, San Tin, Yuen Long, New Territories

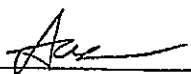
We are instructed by the Applicant, Fortune Nine (HK) Company Limited, to apply for the captioned use under Section 16 of the Town Planning Ordinance (Cap. 131).

The following documents are submitted for your consideration:

- (a) 5 signed original copies of the application form;
- (b) 70 copies of the supplementary planning statement;
- (c) An authorization letter signed by the Applicant;
- (d) Copies of notification given to the current land owners; and
- (e) Particulars of applicant and authorized agent.

Should you have any queries or require further information, please feel free to contact the undersigned at .

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Chow Tsz Nok

Encls.

c.c. Fortune Nine (HK) Company Limited (the Applicant)

Appendix Ib of RNTPC
Paper No. A/YL-ST/607

tpbpd@pland.gov.hk

寄件者: Tsz Nok Chow <
寄件日期: 2022年01月19日星期三 14:08
收件者: tpbpd@pland.gov.hk
副本: ayycheung@pland.gov.hk; Raymond Leung; Lo Mingkong; btung@pland.gov.hk;
pyleung@pland.gov.hk
主题: RTC- S.16 Planning Application No. A/YL-ST/607 - Comments from TD
附件: RTC TD comment.pdf; RTC plan.pdf.

Dear Sir/Madam,

With reference to the comments suggested by Transport Department dated 18.1.2022, we submit herewith our response to comments for your further consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at

Regards,
Adam Chow
Top Bright Consultants Ltd.



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-ST/607

Our Ref.: 21/717/L02

January 18, 2022

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

By Email

Dear Sir/Madam,

Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Staff Rest Room and Washroom) for a Period of Three Years in "Residential (Group D)" ("R(D)") Zone at Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 in D.D.105 and Adjoining Government Land, San Tin, Yuen Long, New Territories
(Application No. A/YL-ST/607)

With reference to the comments suggested by Transport Department dated 18.1.2022, we submit herewith our response to comments for your further consideration.

Transport Department's Comment


1. The applicant should demonstrate sufficient space for maneuvering of the types of vehicle allowed at the ingress and egress point and within the subject site.
2. Please ensure vehicles would not encroach the opposite lane when turning to Castle Peak Road – San Tin from the subject site via the vehicular access, and vice versa
3. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

Our Response

1. The application site has been used and approved for the proposed use by Town Planning Board for years since 2012. As compared with the previous application (No. A/YL-ST/525), the ingress and egress point and use under the current application has no significant changes in terms of nature and operation. Three structures (structure no. 4, 5 and 23) are added, which will not affect the space for maneuvering of the types of vehicle. There are still sufficient space within the application site for maneuvering of vehicles (see Figure 5).
2. The ingress and egress point have sufficient space for vehicles to turn to Castle Peak Road – San Tin from the subject site via the vehicular access, and vice versa. No vehicle would encroach the opposite lane.
3. Noted. No vehicle will be allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

Should you have any queries or require further information, please feel free to contact the undersigned at :

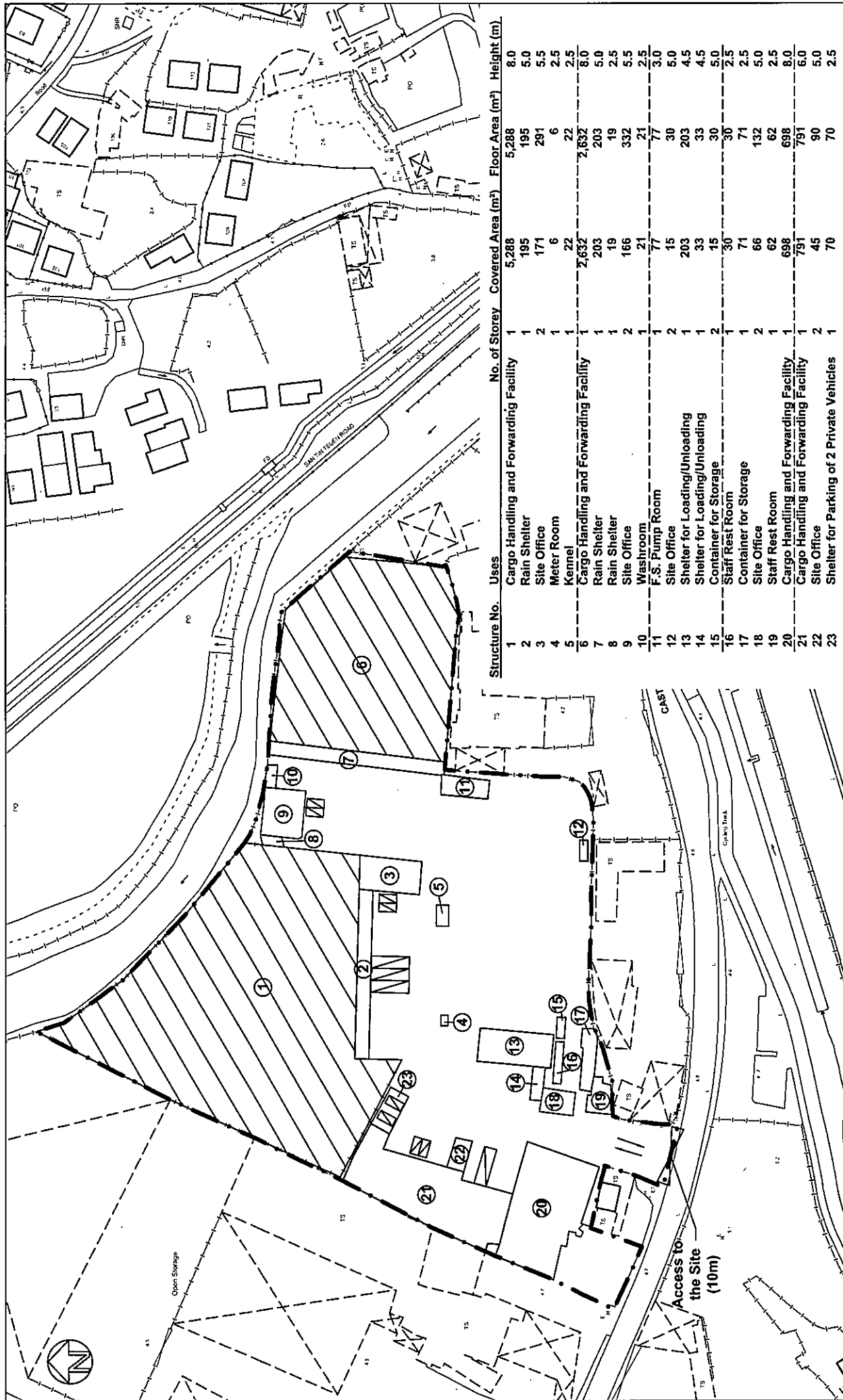
Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Fortune Nine (HK) Company Limited (the Applicant)



Structure No.	Uses	No. of Storey	Covered Area (m ²)	Floor Area (m ²)	Height (m)
1	Cargo Handling and Forwarding Facility	1	5,288	5,288	8.0
2	Rain Shelter	1	195	195	5.0
3	Site Office	2	171	291	5.5
4	Meter Room	1	6	6	2.5
5	Kennel	1	22	22	2.5
6	Cargo Handling and Forwarding Facility	1	2,632	2,632	8.0
7	Rain Shelter	1	203	203	5.0
8	Rain Shelter	1	19	19	2.5
9	Site Office	2	166	332	5.5
10	Washroom	1	21	21	2.5
11	F.S. Pump Room	1	77	77	3.0
12	Site Office	2	15	30	5.0
13	Shelter for Loading/Unloading	1	203	203	4.5
14	Shelter for Loading/Unloading	1	33	33	4.5
15	Container for Storage	2	15	30	5.0
16	Staff Rest Room	1	30	30	2.5
17	Container for Storage	1	71	71	2.5
18	Site Office	2	66	132	5.0
19	Staff Rest Room	1	62	62	2.5
20	Cargo Handling and Forwarding Facility	1	698	698	8.0
21	Cargo Handling and Forwarding Facility	1	791	791	6.0
22	Site Office	2	45	90	5.0
23	Shelter for Parking of 2 Private Vehicles	1	70	70	2.5

LEGEND:

- Application Site (Area = about 18,710 sq. m.)
- Parking Spaces/Loading & Unloading Bays for Container/ Medium Goods Vehicles (4 nos.) (3.5m x 11m)
- Parking Spaces for Staff/Visitors (8 nos.) (2.5m x 5m)



Top Bright Consultants Ltd.

Drawing No. : TB/217/17/05

Layout Plan

Various Lots in DD105 and
Adjoining Government Land,
San Tin, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE
Date: 2.7.2021
Scale: 1 : 1 000 (A3)

Appendix Ic of RNTPC
Paper No. A/YL-ST/607

tpbpd@pland.gov.hk

寄件者: Tsz Nok Chow < n>
寄件日期: 2022年01月21日星期五 16:08
收件者: tpbpd@pland.gov.hk; ayycheung@pland.gov.hk; pylung@pland.gov.hk; Raymond Leung;
btung@pland.gov.hk; Lo Mingkong
主题: RTC- S.16 Planning Application No. A/YL-ST/607 - Comments from TD
附件: TPB_L06 response to TD's comment.pdf; RTC plan.pdf; 22003-route5.pdf; 22003-route6.pdf;
22003-route7.pdf; 22003-route8.pdf

Dear Sir/Madam,

With reference to the comment suggested by Transport Department dated 20.1.2022, we submit herewith the swept path analysis with scale prepared by traffic consultant for your further consideration. Please note that this letter will supersede the previous one (Our Ref.: 21/717/L05). The ingress and egress point have sufficient space for container/ medium goods vehicles with 11m to turn to Castle Peak Road – San Tin from the subject site via the vehicular access, and vice versa, which is tally with the size of parking space provided in the subject site. No vehicle would encroach the opposite lane.

Should you have any queries or require further information, please feel free to contact the undersigned at

Regards,
Adam Chow
Top Bright Consultants Ltd.



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-ST/607

Our Ref.: 21/717/L06

January 21, 2022 .

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

Dear Sir/Madam,

By Email

Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities (Site Office, Staff Rest Room and Washroom) for a Period of Three Years in "Residential (Group D)" ("R(D)") Zone at Lots 204RP(Part), 205, 206RP(Part), 207-209, 210(Part), 211(Part), 212(Part), 213RP, 214RP(Part), 215RP(Part), 353(Part), 354(Part), 355, 356(Part), 357(Part), 358(Part), 359(Part), 360 in D.D.105 and Adjoining Government Land, San Tin, Yuen Long, New Territories (Application No. A/YL-ST/607)

With reference to the comment suggested by Transport Department dated 20.1.2022, we submit herewith the swept path analysis with scale prepared by traffic consultant for your further consideration. Please note that this letter will supersede the previous one (Our Ref.: 21/717/L05). The ingress and egress point have sufficient space for container/ medium goods vehicles with 11m to turn to Castle Peak Road - San Tin from the subject site via the vehicular access, and vice versa, which is tally with the size of parking space provided in the subject site. No vehicle would encroach the opposite lane.

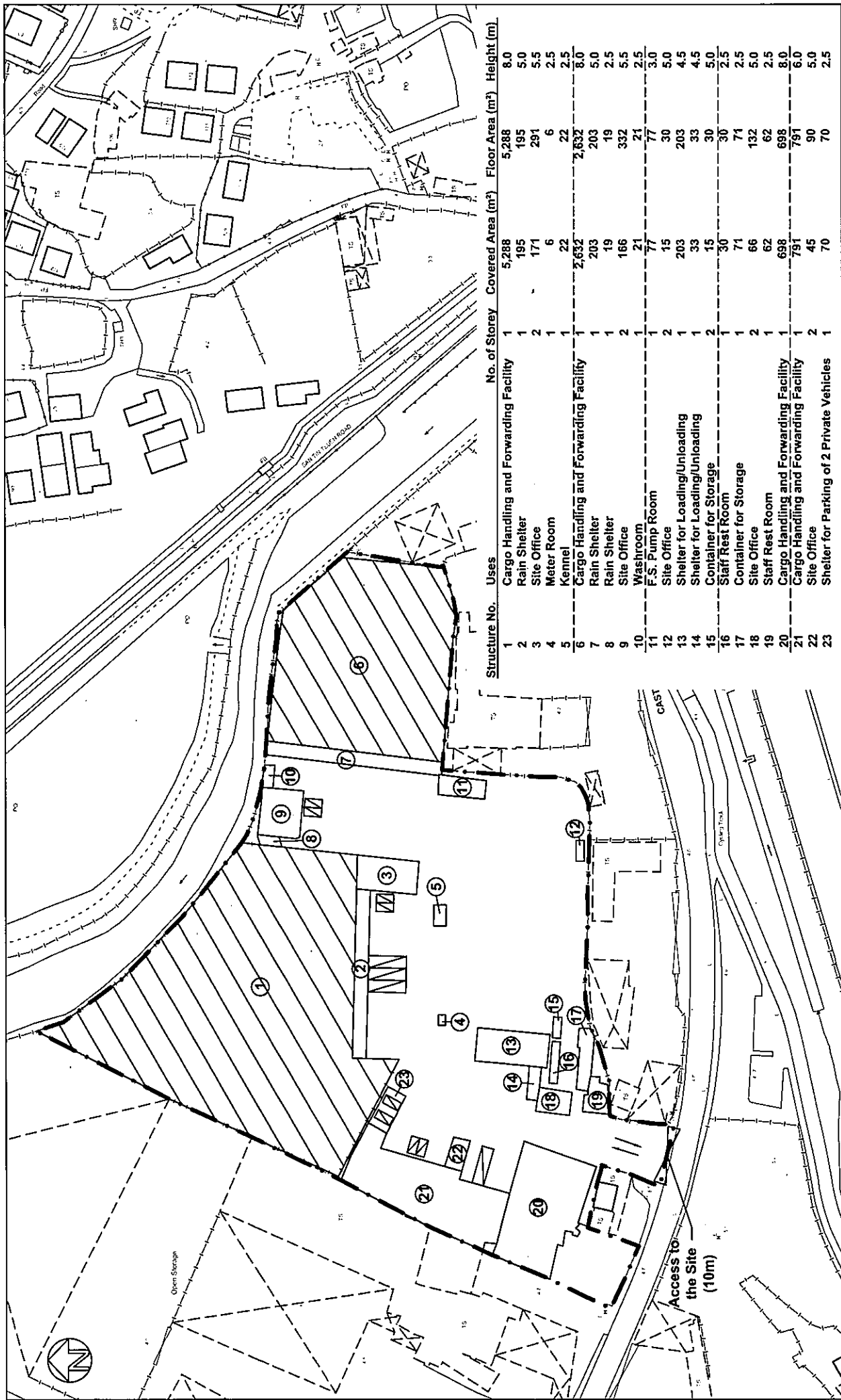
Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Fortune Nine (HK) Company Limited (the Applicant)



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LEGEND:

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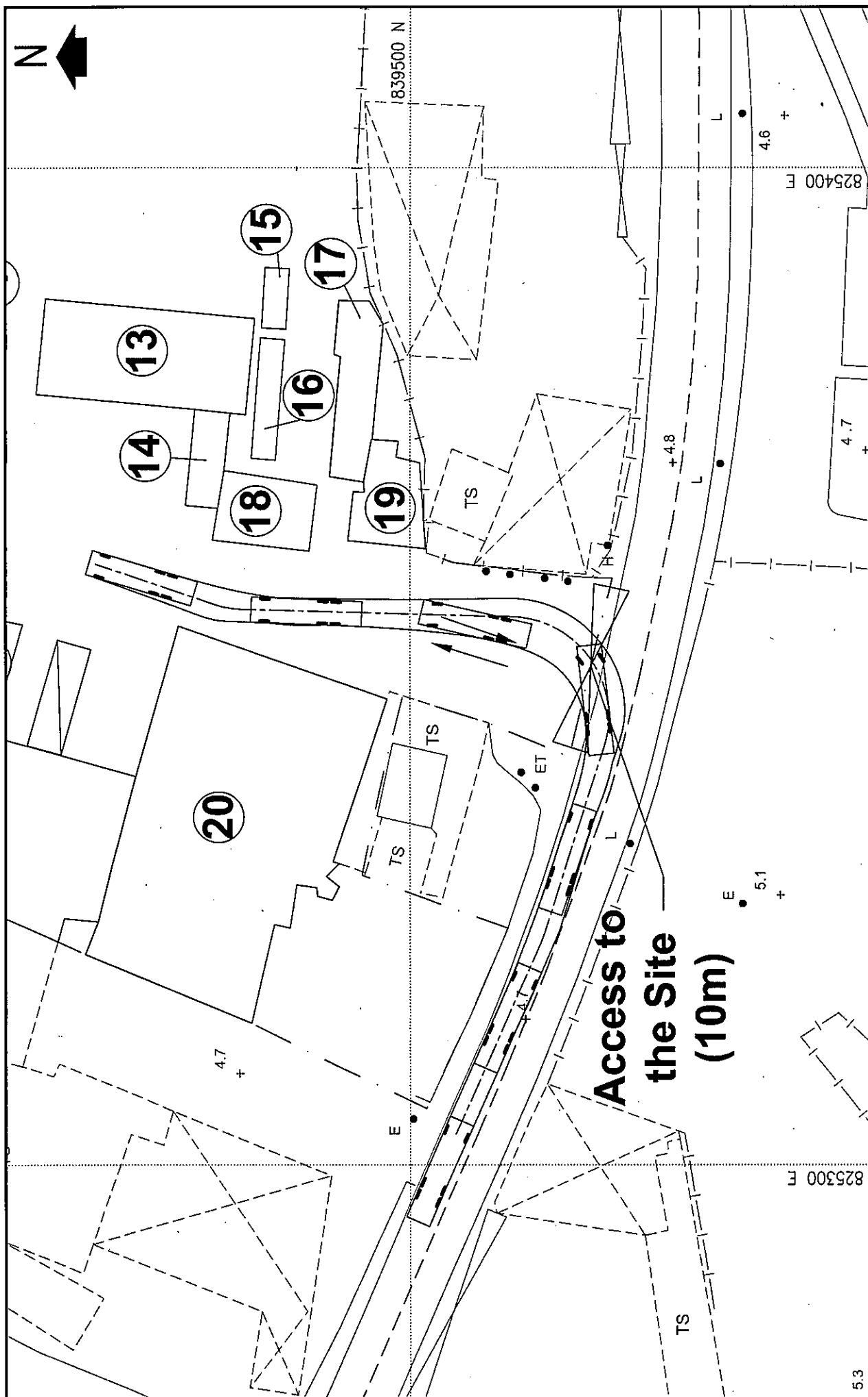
Top Bright Consultants Ltd.

Drawing No. :TB21717/05

Layout Plan

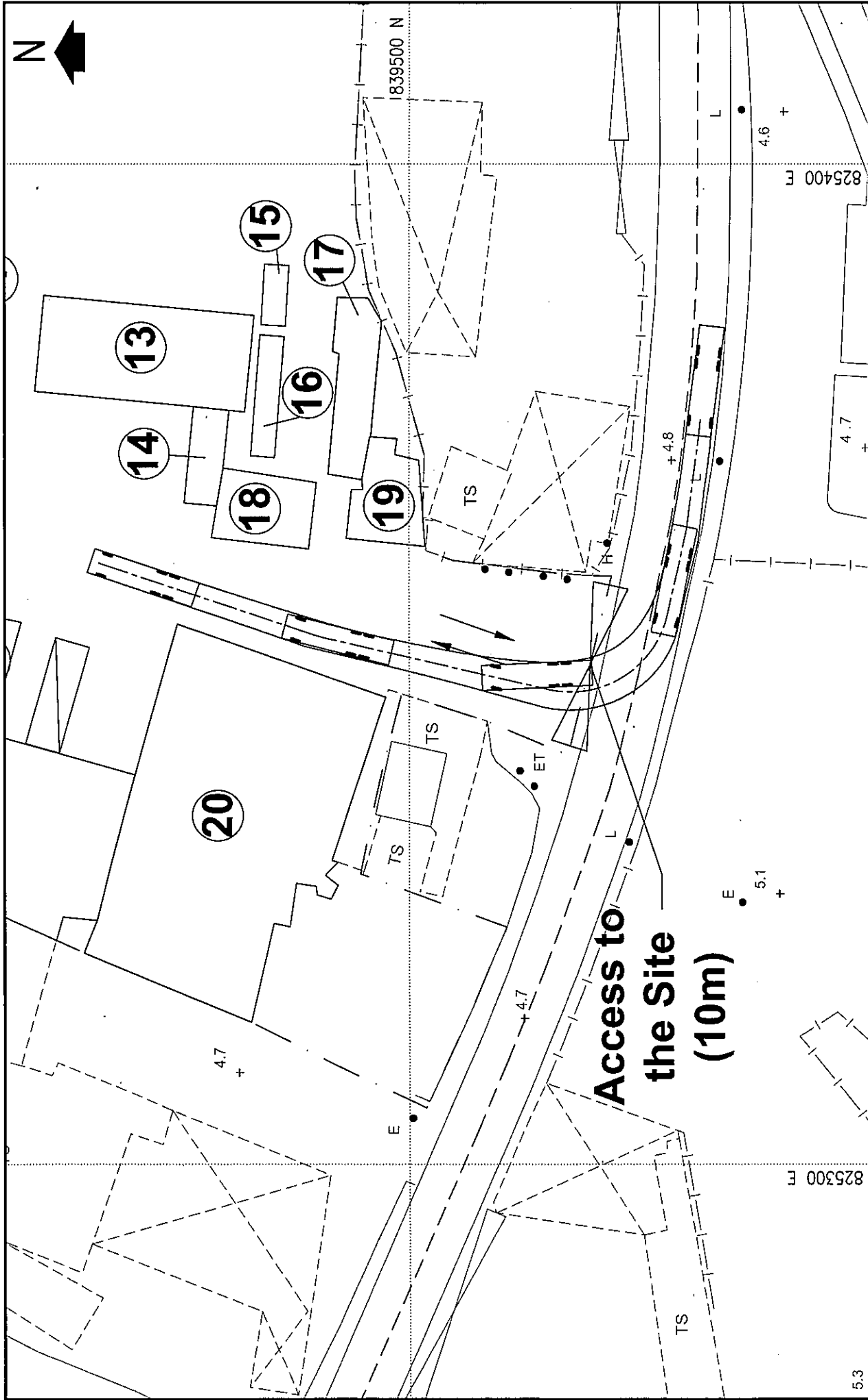
Various Lots in DD105 and
Adjoining Government Land,
San Tin, Yuan Long, N.T.

FIGURE 5
FOR IDENTIFICATION PURPOSE
Date: 2.7.2021
Scale: 1 : 1 000 (A3)

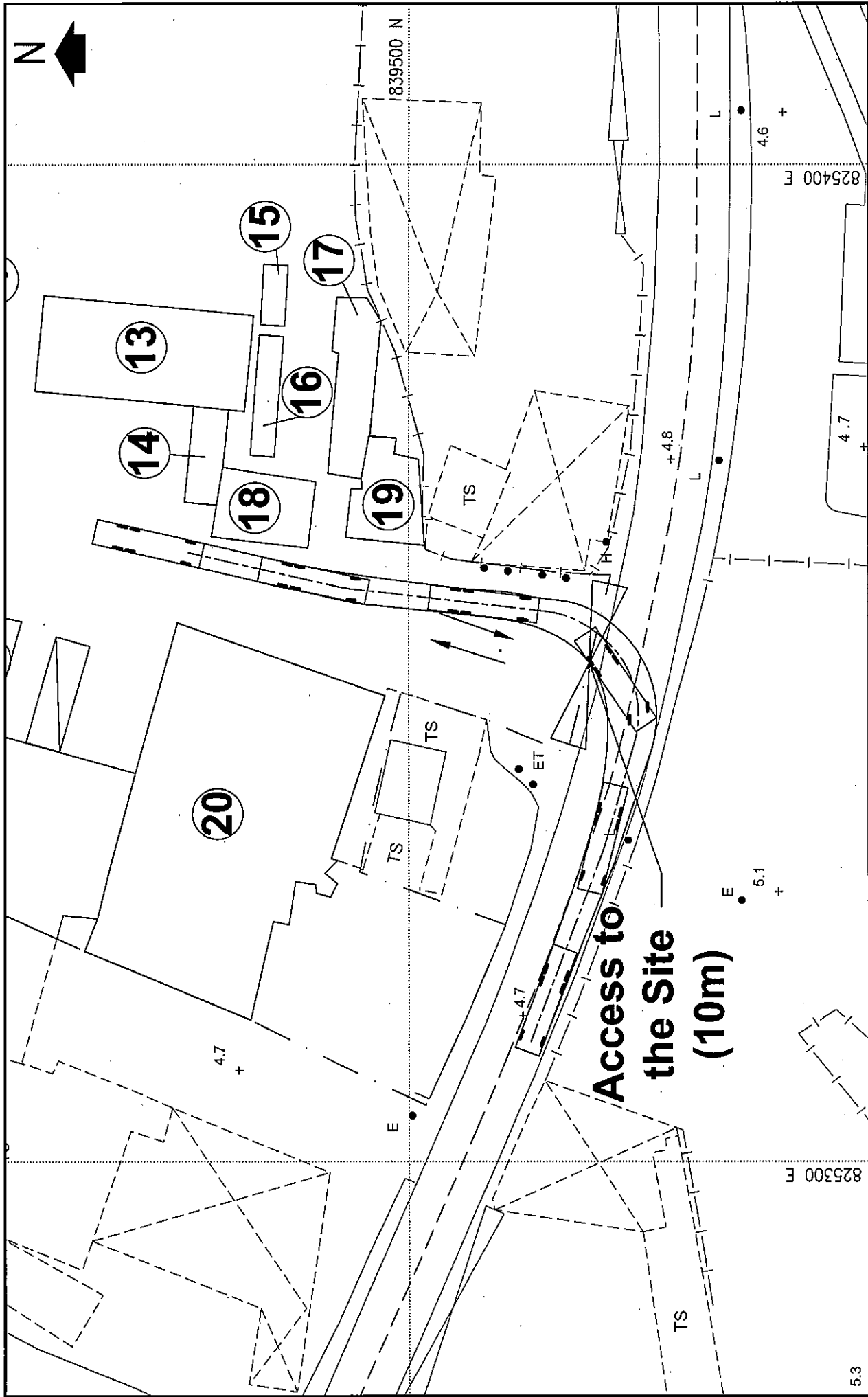


**Access to
the Site
(10m)**

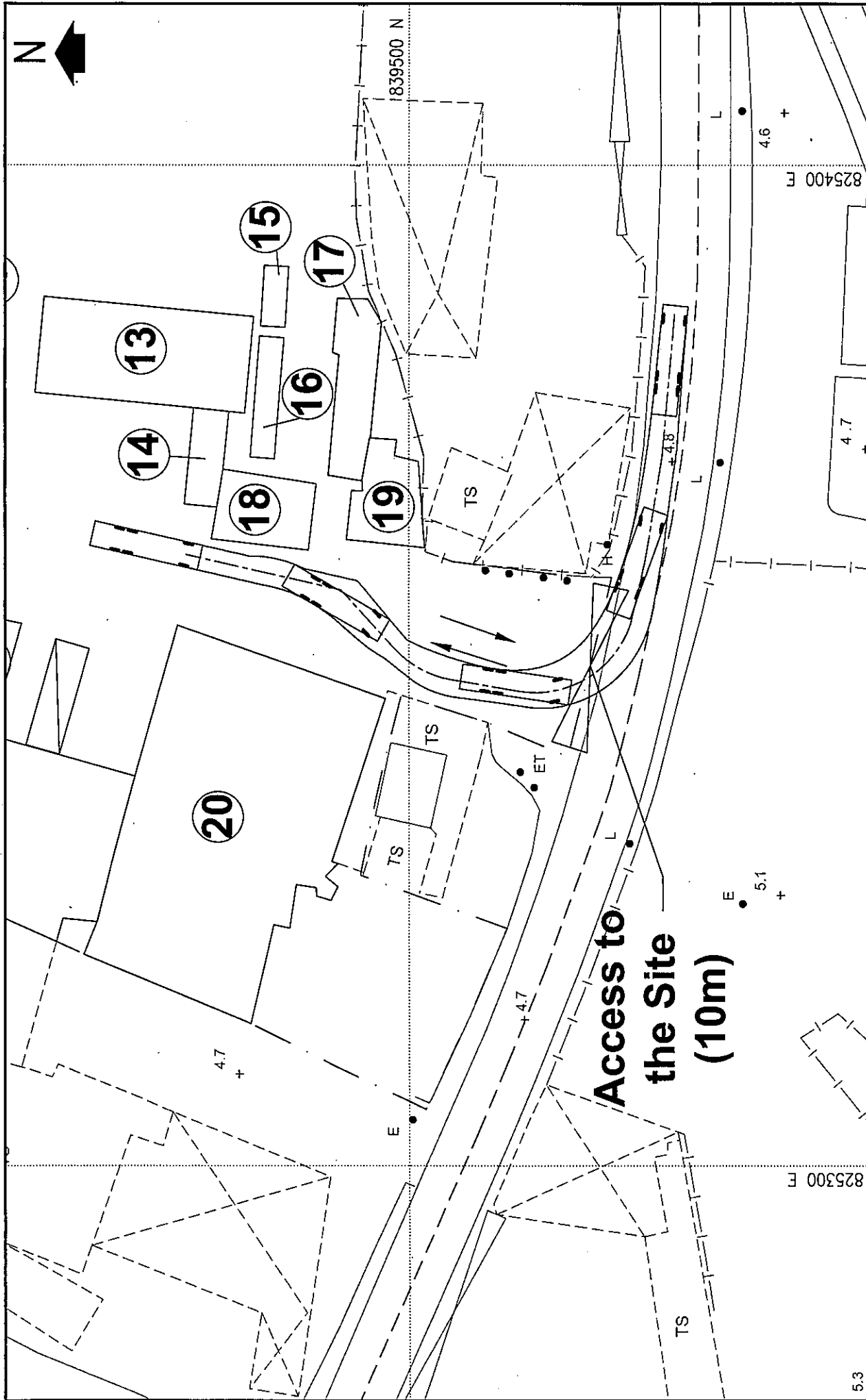
何田顧問有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	PROJECT	
SCALE 1:500	TITLE	
DRAWING No. FIG.5		



PROJECT		何田顧問工程技术有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	
TITLE		SCALE 1:500	DRAWING No. FIG.6



PROJECT		何田顧問工程師有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	
TITLE		SCALE 1:500	DRAWING No. FIG.7



PROJECT		何田顧問工程有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	
TITLE		SCALE 1:500	DRAWING No. FIG.8

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-ST/35	Temporary open storage of containers for a period of 12 months	5.12.1997 Approved by RNTPC (12 months)	(1), (2)
2.	A/YL-ST/40	Temporary container trailer park and ancillary trailer repairing area for a period of 12 months	5.12.1997 Approved by RNTPC (12 months)	(1)-(4)
3.	A/YL-ST/73	Temporary open storage of containers for a period of 12 months	22.1.1999 Approved by RNTPC (12 months)	(1), (2), (5)
4.	A/YL-ST/74	Temporary container trailer park for a period of 12 months	22.1.1999 Approved by RNTPC (12 months)	(1)-(5)
5.	A/YL-ST/120	Temporary open storage of containers for a period of 3 years	31.3.2000 Approved by RNTPC (3 years)	(1), (2), (5)-(9)
6.	A/YL-ST/122	Temporary container trailer park for a period of 3 years	31.3.2000 Approved by RNTPC (3 years)	(1), (2), (5), (6), (8), (9)
7.	A/YL-ST/232	Temporary open storage of containers and container trailer park with ancillary facilities for a period of 3 years	25.4.2003 Approved by RNTPC (3 years) 17.10.2003 Approved by TPB on review (3 years)	(1), (2), (4), (5), (6), (8), (10)
8.	A/YL-ST/306	Temporary open storage of containers and container trailer park with ancillary facilities for a period of 3 years	7.4.2006 Approved by RNTPC (3 years)	(1)-(6), (9), (11)
9.	A/YL-ST/361	Renewal of planning approval for temporary open storage of containers and container trailer park with ancillary facilities for a period of 3 years	13.3.2009 Approved by RNTPC (3 years)	(1), (2), (4)-(9), (12)-(14)
10.	A/YL-ST/414*	Temporary open storage of containers and cargo handling and forwarding facilities with ancillary container trailer park and vehicle repair workshop for a period of 3 years	18.5.2012 Approved by RNTPC (3 years) [permission was revoked on 18.6.2014]	(1), (2), (3), (5)-(9), (12)-(16)
11.	A/YL-ST/465	Temporary cargo handling and forwarding facilities and open storage of containers with vehicle repair workshop for a period of 3 years	22.5.2015 Approved by RNTPC (3 years)	(1)-(3), (5)-(9), (11)-(16)
12.	A/YL-ST/525*	Temporary cargo handling and forwarding facilities with ancillary tyre repair workshop for a period of 3 years	19.10.2018 Approved by RNTPC (3 years) [permission was revoked on 19.3.2021]	(1), (2), (5), (8), (9), (12), (14), (15)

*denotes permission revoked

Approval conditions

- (1) Submission / implementation of landscaping proposals / as-planted plan / tree preservation and compensation proposal / maintenance of existing screen planting / existing vegetation / existing trees.
- (2) Submission of revised drainage impact assessment / condition record of the existing drainage facilities and provision / implementation of flood mitigation measures and provision of drainage facilities / maintenance of existing drainage facilities.
- (3) Design / submission / implementation / provision of vehicular access/run-in.
- (4) Setting back of the site.
- (5) Reinstatement clause.
- (6) No night time operation.
- (7) Stacking height of the materials stored within 5 meters of the periphery of the application site should not exceed the height of the boundary fence.
- (8) Fencing and paving of the site / maintenance of fencing / paving.
- (9) Revocation clause.
- (10) Submission / implementation of parking layout including access arrangement.
- (11) Provision of fire extinguisher(s).
- (12) No operation on certain hours / no operation on Sundays and public holidays.
- (13) Stacking height of containers stored at any other location should not exceed 7/8 units.
- (14) Submission / provision of fire service installations proposals.
- (15) No queuing back or no reversing in or out from the site / public road.
- (16) Submission /provision of a proposal on buffer area / maintenance of the buffer area.

Rejected Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	A/YL-ST/26	Temporary open storage of containers (for a period up to 5.8.1997)	28.2.1997 Rejected by RNTPC 27.6.1997 Rejected by TPB on review	(1)-(3)

Rejection Reasons

- (1) Not in line with planning intention of the "R(D)" zone.
- (2) No information to demonstrate that the mitigation or improvement measures required can be practically implemented.
- (3) Setting of an undesirable precedent.

**Similar s.16 Application within the “R(D)” zone
on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8**

Approved Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/512*	Renewal of planning approval for temporary logistic centre with ancillary container vehicle park, vehicle repair workshop and car beauty service for a period of 3 years	8.12.2017 Approved by RNTPC (3 years) [permission was revoked on 13.3.2020]
2.	A/YL-ST/594	Temporary Logistic Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	12.11.2021 Approved by RNTPC (3 years)

*denotes permission revoked

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

參考編號

Reference Number:

220110-150505-07546

提交限期

Deadline for submission:

14/01/2022

提交日期及時間

Date and time of submission:

10/01/2022 15:05:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/607

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設臨時貨物裝卸及貨運設施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。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&p



A/YL-ST/607 DD 105 San Tin

12/01/2022 02:18

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-ST/607

Lots 204 RP (Part), 205, 206 RP (Part), 207 to 209, 210 (Part), 211 (Part), 212 (Part), 213 RP, 214 RP (Part), 215 RP (Part), 353 (Part), 354 (Part), 355, 356 (Part), 357 (Part), 358 (Part), 359 (Part) and 360 in D.D. 105 and Adjoining Government Land, San Tin

Site area : About 18,710sq.m Includes Government Land of about 840sq.m

Zoning : "Res (Group D)"

Applied use :Cargo Handling and Forwarding Facilities / 12 Vehicle Parking

Dear TPB Members,

The Applicant is taking the p... Compliance with approval conditions!!!! Not only was the most recent application revoked, conditions for prior applications were also not fulfilled.

The issue appears to be fire services. The site includes almost 1,000sq.m of government land. Fires at storage facilities greatly impact the health of the community. We have seen many news reports of thick black toxic smoke enveloping homes.

It has been far too easy for operators to avoid installing adequate fire equipment as they can rely on an auto roll over of their applications every 3 years.

But now we are told that we live in a law abiding society so how can this practice be tolerated.

The least members can do is to approve one year only without any further approval if fire conditions are not met.

Mary Mulvihill

Recommended Advisory Clauses

- (a) Should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (b) to resolve any land issues relating to the temporary use with the concerned owner(s) of the Site;
- (c) the permission is given to the development/uses under application. It does not condone any other development/uses and structures which currently occur on the site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses and remove the structures not covered by the permission;
- (d) 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 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) the portions of Government Land (GL) with total area of about 840m² of the Site is covered by a Short Term Tenancy (STT) No. 3014 for the purpose of “Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop”;
 - (iii) the private land of the Site are covered by Short Term Waivers (STWs) as detailed in the RNTPC Paper;
 - (iv) should planning approval be given to the planning application, the STT/STW holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate. Furthermore, the owner(s) of the lots without STW will need to immediately apply to his office for permitting the structures to be erected or regularise any irregularities on the Site. Besides, give the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Such application(s) 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(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;
- (e) to note the comments of the Commissioner for Transport (C for T) to ensure that the vehicles will not encroach the opposite lane when turning to Castle Peak Road – San Tin from the Site via the vehicular access, and vice versa;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin; and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads or exclusive drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas;

- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant should be advised to implement necessary measures to avoid causing disturbance and pollution to the stream to the northeast of the Site during operation of the development;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) as the site layout of the current application will be different to that approved under application no. A/YL-ST/525, the subject application would be processed as a new case. The applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations and charts should be included. For preparation of the proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at:
http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf
 - (ii) the drainage proposal submitted by the applicant is unacceptable. The applicant should make a re-submission to address the following:
 - (1) the applicant should review the proposal against the guideline mentioned in (i) above and duly revise it accordingly; and
 - (2) the site area and layout plan given in the drainage proposal are inconsistent with the application;
 - (iii) the applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
 - (iv) after completion of the required 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;
 - (v) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - (vi) the applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (vii) no public sewerage maintained by CE/MN, DSD is currently available for the connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - (viii) the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future; and

- (ix) 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-site under proper maintenance during occupancy of the Site;
- (j) to note the comments of the Director of Fire Services (D of FS) to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSI should be clearly marked on the layout plans. If any 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; and
- (k) 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 by the Building Authority (BA) for the structures existing at the Site;
 - (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's 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 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 the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 abuts on a specified street (Castle Peak Road – San Tin) of not less than 4.5m wide. Its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - (vii) 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 B(P)R; and
 - (viii) detailed checking under BO will be carried out at building plan submission stage.

