

2023年 3月 2 日

此文件在 收到。城市規劃委員會  
已在此日期前，以預留的資料及文件後才正式確認收到  
申請的資料。

Appendix I of RNTPC  
Paper No. A/YL-ST/644

This document is received on **22 MAR 2023**  
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) **2300722**

*renewal*  
*10/3 1/4 hand*

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

2300722 1/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A19C-5T/1694
	Date Received 收到日期	22 MAR 2003

- 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)

FU HOP YICK COMPANY LIMITED 富合益有限公司

## 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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

## 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 253, 254, 255, 256, 257, 258, 259, 260, 261(PART), 262(PART), 264(PART), 265, 266, 267, 268, 270, 279sBRP(PART), 280 AND 372sDRP(PART) IN DD 99 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 ..... 18,808 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,945.4 ..... 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)	..... 1,248 ..... 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	APPROVED 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	"UNDETERMINED"
(f) Current use(s) 現時用途	TEMPORARY PUBLIC VEHICLE PARK (INCLUDING PRIVATE CARS, CONTAINER VEHICLES AND HEAVY GOODS VEHICLES) WITH ANCILLARY FACILITIES (INCLUDING VEHICLE REPAIR AREA, SITE OFFICES AND CANTEEN), STORAGE OF METAL WARE AND CONSTRUCTION MATERIAL, AND CARGO HANDLING AND FORWARDING FACILITIES. (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)<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 9/3/2023 (DD/MM/YYYY)<sup>#</sup>  
於 9/3/2023 (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 7/3/2023 (DD/MM/YYYY)<sup>#</sup>  
於 7/3/2023 (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> (請見夾附由郵局發出的收條)。

Others 其他

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

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	          (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 type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... ..... ..... .....	
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	.....
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 ..... .....																																	
(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     No 否	<input 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)) ..... <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     No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是     No 否	<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 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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>.....</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/ <u>YL-ST / 568</u>
(b) Date of approval 獲批給許可的日期	<u>26/5/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>25/5/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY PUBLIC VEHICLE PARK (INCLUDING PRIVATE CARS, CONTAINER VEHICLES AND HEAVY GOODS VEHICLES) WITH ANCILLARY FACILITIES (INCLUDING VEHICLE REPAIR AREA, SITE OFFICES AND CANTEEN), STORAGE OF METAL WARE AND CONSTRUCTION MATERIAL, AND CARGO HANDLING AND FORWARDING FACILITIES
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

PLEASE REFER TO THE PLANNING STATEMENT

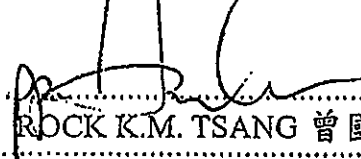


**8. Declaration 聲明**

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

  
ROCK K.M. TSANG 曾國鳴

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

DIRECTOR 董事

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 .....

on behalf of  
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

10 MAR 2023

..... (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 253, 254, 255, 256, 257, 258, 259, 260, 261(PART), 262(PART), 264(PART), 265, 266, 267, 268, 270, 279sBRP(PART), 280 AND 372sDRP(PART) IN DD 99 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	18,808 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,248 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED SAN TIN OUTLINE ZONING PLAN NO. S/YL- ST/8
Zoning 地帶	"UNDETERMINED"
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY PUBLIC VEHICLE PARK (INCLUDING PRIVATE CARS, CONTAINER VEHICLES AND HEAVY GOODS VEHICLES) WITH ANCILLARY FACILITIES (INCLUDING VEHICLE REPAIR AREA, SITE OFFICES AND CANTEEN), STORAGE OF METAL WARE AND CONSTRUCTION MATERIAL, AND CARGO HANDLING AND FORWARDING FACILITIES

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		2,945.4 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	2,945.4 sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1566 <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	14	
(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	About 7.62 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	13.575 % <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		70
	Private Car Parking Spaces 私家車車位		45
	Motorcycle Parking Spaces 電單車車位		NIL
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		NIL
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		NIL
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		7
	Others (Please Specify) 其他 (請列明)		18
	Container Vehicle Parking Spaces		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	Taxi Spaces 的士車位		NIL
	Coach Spaces 旅遊巴車位		NIL
	Light Goods Vehicle Spaces 輕型貨車車位		NIL
	Medium Goods Vehicle Spaces 中型貨車車位		NIL
	Heavy Goods Vehicle Spaces 重型貨車車位		NIL
	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"/>
Location Plan, Site Plan (Lot Index Plan), Extract of Approved San Tin OZP, Approved Drainage Plan, Approved FSI Proposal and Approved Tree Preservation Proposal		
<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。

Our Ref.: YL/TPN/1005H/L02

19 April 2023

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



By Post and Fax (2877-0245)

Dear Sir/Madam,

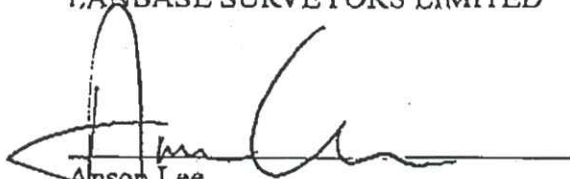
**Planning Application for  
Proposed "Temporary Public Vehicle Park (including Private Cars, Container Vehicles  
and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area,  
Site Offices and Canteen), Storage of Metal Ware and Construction Material, and  
Cargo Handling and Forwarding Facilities" for a Period of 3 Years at Lots 253, 254, 255,  
256, 257, 258, 259, 260, 261(Part), 262(Part), 264(Part), 265, 266, 267, 268, 270,  
279sBRP(Part), 280 and 372sDRP(Part) in DD 99 and adjoining Government Land  
San Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-ST/644)**

We refer to the captioned planning application.

We would like to provide herewith a set of photographic records of existing drainage facilities as well as the approved fire service installations proposal approved under previous Planning Application No. A/YL-ST/568 and the updated fire certificates FS251 for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at  
Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Anson Lee  
Encl.  
RK/AL

C.C.  
DPO/FSS & YLE

(Attn.: Ms Alice Cheung)

By Email)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



## **Photographic Records of the Existing Drainage Facilities**

**Notes:**

1. The Discharge from site will be out A/YL-ST/202 will be diverted to the in-fella drainage connection point at CP2
2. The discharge from site A/YL-ST/202 will be entering into the subject site via catchment CP3.
3. Before the underground 600 φ pipe and 900 φ pipe are being constructed and equipped with discharge outlets.

**Fig 4: Drainage Plan (Scale 1:1000)**

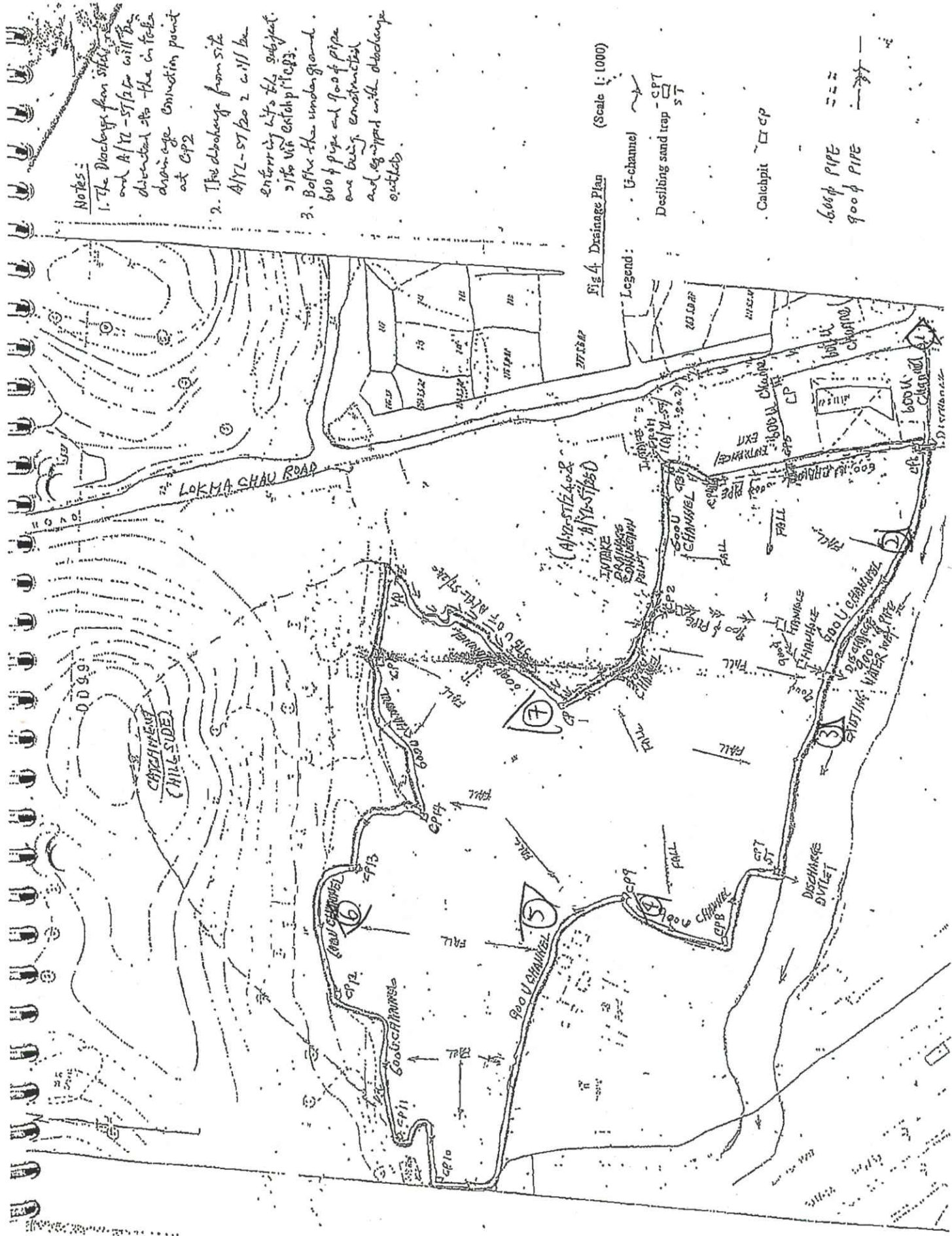
**Legend:**

U-channel  
Desilting sand trap - CPT

Catchpit □ CP

600 φ PIPE

900 φ PIPE





## Drainage Photos

Photo No. 1



Photo No. 2



Photo No. 3



Photo No. 4





Photo No. 5



Photo No. 6

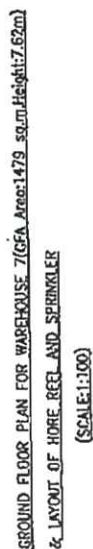


Photo No. 7



**The Approved Fire Service Installations Proposal**  
**Approved under Previous Planning Application No.**  
**A/YL-ST/568 and the Updated Fire Certificates FS251**





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

FU HOP YICK MANAGEMENT LTD.

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

LOTS 253-260, 261(PART), 262(PART)

Street/Road/Estate Name:

街道/屋苑名稱

SAN TIN

Block:

座

District:

分區

YUEN LONG

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
28	2x花灑正及副泵	G/F	Conforms with FSD Requirements	4-2-2023	3-2-2024
"	1x花灑補壓泵	"	Conforms with FSD Requirements	"	"
"	1x花灑泵控制箱	"	Conforms with FSD Requirements	"	"
"	1x消防MFA及花灑控制指示箱	"	Conforms with FSD Requirements	"	"
"	1x花灑總掣	"	Conforms with FSD Requirements	"	"
"	1x花灑流水掣	"	Conforms with FSD Requirements	"	"
"	1x花灑入水掣	"	Conforms with FSD Requirements	"	"

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格。損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

LI SAU PING

Intercept Fire &amp; Security

Tech.Ltd

6-2-2023

For FSD use only:

Inspected





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處檔號

Name of Client:

顧客姓名

FU HOP YICK MANAGEMENT LTD.

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

LOTS 253-260,261(PART),262(PART)

Street/Road/Estate Name:

街道/屋苑名稱

SAN TIN

Block:

座

District:

分區

YUEN LONG

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
1	16x應急照明燈 ("Zebra" Model: Z12) x 3 ("a&b" Model: TS-EL2053) x 8 ("a&b" Model: TS-EL2052) x 1 ("Mars" Model: MT-1011) x 4	G/F	Conforms with FSD Requirements	4-2-2023	3-2-2024
2	2x出路燈箱 ("a & b")	"	Conforms with FSD Requirements	"	"

("Apollo")

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
授權人簽署

Name:

LI SAU PING

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱Intercept Fire & Security  
Tech.Ltd

Telephone:

聯絡電話

Date:

日期

6-2-2023

For FSD  
use only:

Inspected



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處編號

Name of Client:

顧客姓名

FU HOP YICK MANAGEMENT LTD.

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

LOTS 253-260, 261(PART), 262(PART)

Street/Road/Estate Name:

街道/屋苑名稱

SAN TIN

Block:

座

District:

分區

YUEN LONG

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
23	3x消防喉轆連30米膠喉	G/F	Conforms with FSD Requirements	4-2-2023	3-2-2024
	2x消防泵	"	Conforms with FSD Requirements	"	"
	1x消防穩壓泵	"	Conforms with FSD Requirements	"	"
	1x消防喉轆泵控制箱	"	Conforms with FSD Requirements	"	"
13	3x消防手動火警鐘掣連 警鐘及消防閃燈	"	Conforms with FSD Requirements	"	"

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
授權人簽署Name:  
姓名

LI SAU PING

FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱Intercept Fire & Security  
Tech LtdTelephone:  
聯絡電話Date:  
日期

6-2-2023

For FSD  
use only:

Inspected

Key-in





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處檔號

Name of Client:

顧客姓名

FU HOP YICK MANAGEMENT LTD.

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

LOTS 253-260, 261(PART), 262(PART) IN D.D. 90

Street/Road/Estate Name:

街道/屋苑名稱

SAN TIN

Block:

座

District:

分區

YUEN LONG

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMMYY)
24	1x5 KG CO2 GAS TYPE F.E.	泵房	Conforms with FSD requirements	4-2-2023	3-2-2024
"	8x4 KG DRY POWDER TYPE F.E.	G/F	Conforms with FSD requirements	"	"

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

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本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Cheung Wai Keung

Intercept Fire &amp; Security

Tech Ltd

6-2-2023

For FSD  
use only:

Inspected





宏 基 測 量 師 行

Our Ref.: YL/TPN/1005H/L03

24 April 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for  
Proposed "Temporary Public Vehicle Park (including Private Cars, Container Vehicles  
and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area,  
Site Offices and Canteen), Storage of Metal Ware and Construction Material, and  
Cargo Handling and Forwarding Facilities" for a Period of 3 Years at Lots 253, 254, 255,  
256, 257, 258, 259, 260, 261(Part), 262(Part), 264(Part), 265, 266, 267, 268, 270,  
279sBRP(Part), 280 and 372sDRP(Part) in DD 99 and adjoining Government Land  
San Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-ST/644)**

We refer to the captioned planning application.

Further to our previous letter (Ref.: YL/TPN/1005H/L03) dated 19 April 2023, we would like to provide herewith a set of A3 size approved fire service installations proposal approved under previous Planning Application No. A/YL-ST/568 for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at  
Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

Anson Lee  
Encl.  
RK/AL

c.c.

DPO/FSS &amp; YLE

(Attn.: Ms Alice Cheung)

By Email)

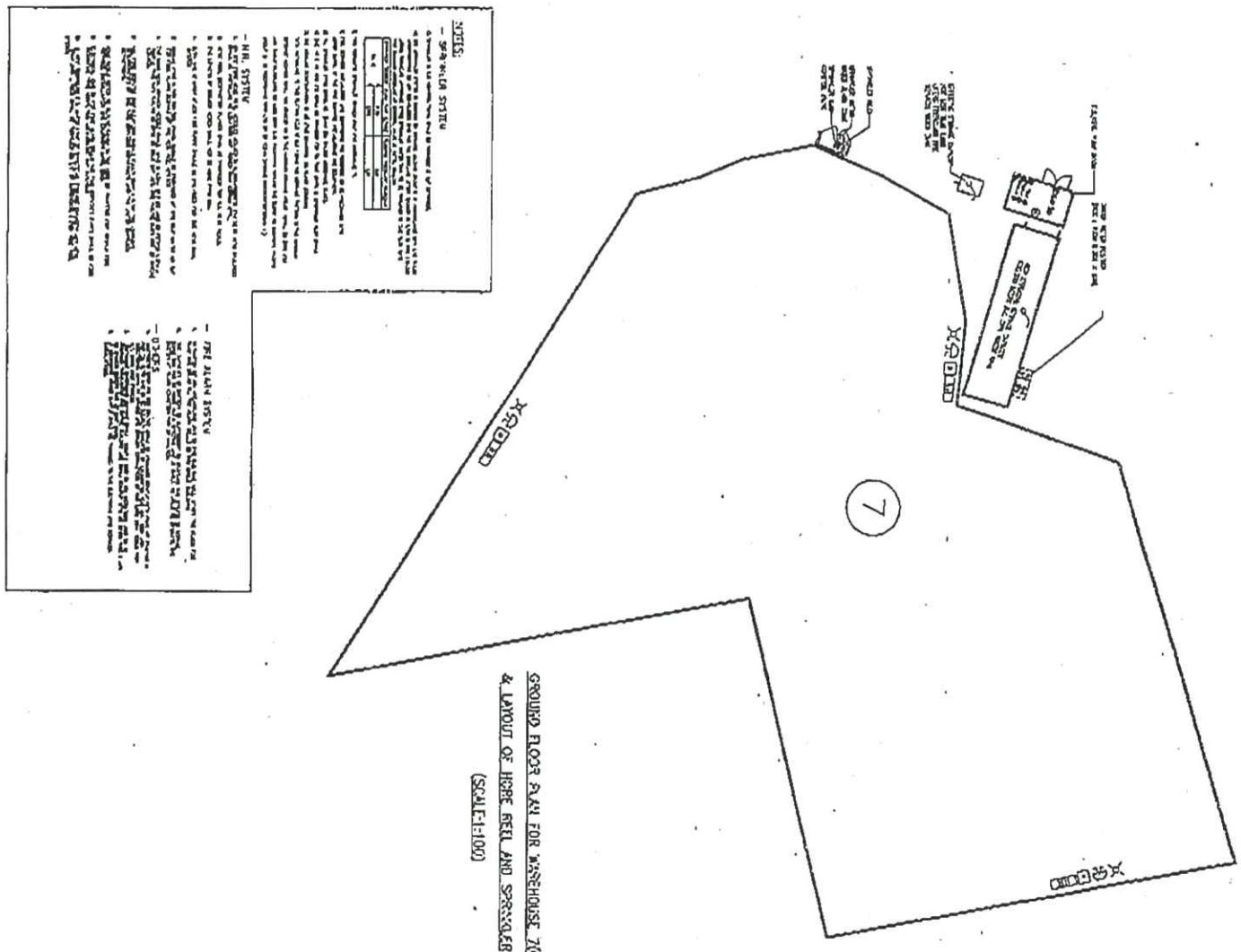


ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)







Our Ref.: YL/TPN/1005H/L04

3 May 2023

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

**By Post and Fax (2877-0245)**

Dear Sir/Madam,

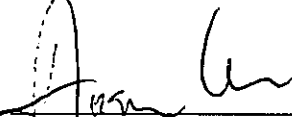
**Planning Application for  
Proposed "Temporary Public Vehicle Park (including Private Cars, Container Vehicles  
and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area,  
Site Offices and Canteen), Storage of Metal Ware and Construction Material, and  
Cargo Handling and Forwarding Facilities" for a Period of 3 Years at Lots 253, 254, 255,  
256, 257, 258, 259, 260, 261(Part), 262(Part), 264(Part), 265, 266, 267, 268, 270,  
279sBRP(Part), 280 and 372sDRP(Part) in DD 99 and adjoining Government Land  
San Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-ST/644)**

We refer to the captioned planning application.

Further to our previous letter (Ref.: YL/TPN/1005H/L03) dated 24 April 2023, we would like to provide herewith a set of A3 size fire service installations proposal for submission. Please note that the fire service installations proposal is identical to the approved fire service installations proposal under previous Planning Application No. A/YL-ST/568 as the current planning application is a renewal of previous planning application No. A/YL-ST/568 and the proposed use remains unchanged.

Should you have any queries, please feel free to call our Mr. Anson Lee at  
Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Anson Lee  
Encl.  
RK/AL

c.c.  
DPO/FSS & YLE (Attn.: Ms Alice Cheung)

By Email)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



**Relevant Extracts of Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

**Relevant Extracts of Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)**

According to TPB PG-No. 13G, the Site falls within Category 1. The following criteria are relevant:

Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.

**Relevant Extracts of Town Planning Board Guidelines on  
Renewal of Planning Approval and Extension of Time for Compliance with  
Planning Conditions for Temporary Use or Development (TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.





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

**Approved Application**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/DPA/YL-ST/10	Temporary Container Vehicle Park for a Period of 3 Years	23.7.1993 (RNTPC)
2.	A/YL-ST/11	Temporary Container Trailer Park and Open Storage of Containers for a Period of 3 Years	18.10.1996 (RNTPC)
3.	A/YL-ST/92	Temporary Container Tractor/Trailer Park for a Period of 3 Years	13.8.1999 (RNTPC)
4.	A/YL-ST/105	Temporary Open Storage of Containers and Vehicle Repair Workshop for a Period of 3 Years	5.11.1999 (RNTPC)
5.	A/YL-ST/239	Temporary Public Vehicle Park (including Private Cars and Container Trailers/Tractors) and Container Storage with Ancillary Facilities (including Vehicle Repair Workshop and Site Offices) for a Period of 3 Years	13.6.2003 (RNTPC) (Revoked on 13.2.2006)
6.	A/YL-ST/316	Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) and Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen) for a Period of 3 Years	4.8.2006 (RNTPC) (Revoked on 4.7.2007)
7.	A/YL-ST/344	Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen) and Storage of Metal Ware and Construction Material for a Period of 3 Years	16.11.2007 (RNTPC)
8.	A/YL-ST/393	Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen) and Storage Of Metal Ware and Construction Material for a Period of 3 Years	28.1.2011 (RNTPC)
9.	A/YL-ST/442	Temporary Public Vehicle Park (including Private Cars, Container Vehicle and Heavy Goods Vehicle) with Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material and Cargo Handling and Forwarding Facilities for a Period of 3 Years	4.4.2014 (RNTPC)
10.	A/YL-ST/501	Renewal of Planning Approval for Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) and Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities for a Period of 3 Years	17.3.2017 (RNTPC)
11.	A/YL-ST/568	Renewal of Planning Approval for Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) and Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities for a Period of 3 Years	26.5.2020 (RNTPC)

**Similar s.16 Applications in the vicinity of the Site within the same “U” Zones on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8 in the Past Five Years**

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-ST/523	Renewal of Planning Approval for Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau - Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (Including a Refreshment Kiosk) for a Period of 3 Years	18.5.2018 (RNTPC)
2.	A/YL-ST/530	Temporary Public Car Park with Ancillary Office for a Period of 3 Years	5.10.2018 (RNTPC)
3.	A/YL-ST/542	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.5.2019 (RNTPC) (Revoked on 17.2.2021)
4.	A/YL-ST/543	Temporary Open Storage of General Goods and Public Vehicle Park (Private Cars only) with Ancillary Site Office for a Period of 3 Years	31.5.2019 (RNTPC) (Revoked on 28.2.2021)
5.	A/YL-ST/549	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	5.7.2019 (RNTPC)
6.	A/YL-ST/563	Renewal of Planning Approval for Temporary Container Vehicle Park, Open Storage of Containers and Public Car Park for a Period of 3 Years	17.1.2020 (RNTPC)
7.	A/YL-ST/580	Temporary Open Storage of General Goods, Construction Materials and Machineries and Public Vehicle Park (Excluding Container Vehicles) with Ancillary Site Office and Guard Room for a Period of 3 Years	18.12.2020 (RNTPC)
8.	A/YL-ST/581	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	22.1.2021 (RNTPC)
9.	A/YL-ST/588	Renewal of Planning Approval for Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau - Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (Including a Refreshment Kiosk) for a Period of 3 Years	14.5.2021 (RNTPC)
10.	A/YL-ST/619	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	24.6.2022 (RNTPC)
11.	A/YL-ST/635	Renewal of Planning Approval for Temporary Container Vehicle Park, Open Storage of Containers and Public Car Park for a Period of 3 Years	13.1.2023 (RNTPC)

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- the application site (the Site) comprises of Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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;
- the private land of the following lots is covered by Short Term Waiver (STW):

STW No.	Lot No. (in D.D. 99)	Purposes
3550	256	Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material
3551	257	
3552	253	
3553	255	
3554	280	
4284	254	Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) with Ancillary Facilities (including Vehicle Repair Area, Site Offices, and Canteen), Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities
4285	258	
4286	266	

- a portion of GL with an area of about 593m<sup>2</sup> of the Site is covered by a Short Term Tenancy (STT) No. 2889 for the purpose of "Temporary Public Vehicle Park (including Private Cars, Container Vehicles and Heavy Goods Vehicles) and Ancillary Facilities (including Vehicle Repair Area, Site Offices and Canteen), Storage of Metal Ware and Construction Material, and Cargo Handling and Forwarding Facilities";
- no permission is given for occupation of the remaining GL with an area of about 655m<sup>2</sup> (subject to verification) included in the Site. The act of occupation of the remaining GL without Government's prior approval is not allowed;
- advisory comments as detailed in **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period;
- advisory comments as detailed in **Appendix V**.

### 3. Environment

Comments of the Director of Environmental Protection (DEP):

- a total of three non-substantiated environmental complaints relating to the Site was recorded in the past 3 years;
- in accordance with the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites”, he has no objection to the application; and
- advisory comments as detailed in **Appendix V**.

### 4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- with reference to the aerial photo taken in January 2022, the Site is situated in an area of rural landscape character. The surrounding area of the Site comprises dense woodland to the north and northeast, car parks and open storage to the immediate south, Lok Ma Chau control point to the west, and agriculture land to further east of the Site. With reference to the aerial photos taken in 2022 and 2020, there is no significant change in surrounding landscape character since the last application was approved; and
- with reference to the site photos taken in March 2023, the Site was hard paved and the applied use was in operation. There is no significant change in the development parameters and layout of the applied use. According to the applicant, he would continue to properly maintain the existing landscape and tree planting. Further adverse landscape impact arising from the applied temporary use within the Site is not anticipated. She has no objection to the application from landscape planning perspective.

### 5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- all the existing drainage facilities should be maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix V**.

### 6. Fire Safety

Comments of the Director of Fire Services (D of FS):

- he has no objection in principle to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working

order at all times.

**7. Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Highway Engineer/New Territories West, Highways Department;
- Chief Engineer/Railway Development 2-1, Highways Department;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering Office, CEDD;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Commissioner of Police; and
- District Officer (Yuen Long).



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
- should planning approval be given to the subject planning application, the STW/STT holder(s) will need to immediately apply to his office for modification of the STW/STT conditions where appropriate. The owner(s) of lots without STW will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on site, if any. Also, the applicant has to either exclude the remaining Government Land (GL) from the Site or apply for a formal approval prior to the actual occupation of the concerned GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) 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(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) to note the comments of the Commissioner for Transport (C for T) that
- the Site is connected to Lok Ma Chau Road via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Director of Environmental Protection (DEP) that
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that
- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
  - the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;

- no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained; and
  - the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
- the access arrangement to the Site from Lok Ma Chau Road should be agreed by TD;
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Lok Ma Chau Road; and
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (g) to note the comments of the Chief Engineer/Railway Development 2-1, Highways Department (CE/RD2-1, HyD) that
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by Mass Transit Railway Corporation Limited (MTRCL);
  - the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line; and
  - deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought;
- (h) to note the comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that
- the Site is located near the Development of Lok Ma Chau Loop: Main Works Package 1 – Site Formation and Infrastructure Works Project. The applicant should take note of the proposed works which are near the Site;
- (i) to note the comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that
- the applicant is reminded to submit the proposed building works plans to the Buildings Department for approval as required under the provisions of the Buildings Ordinance (BO);
- (j) to note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that
- existing water mains in the vicinity will be affected. The cost of any necessary diversion shall be borne by the developer;
  - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall



be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
  - government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the application;
  - before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - for UBW erected on leased land, enforcement action may be taken by the 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 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; and
  - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage.

