

2025年 5月 9日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-PS/754

This document is received on 2025-05-09
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2500856

23/4

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	A/TL-PS/754
	Date Received 收到日期	2025-05-09

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

OTG OnTheGo Limited (創動樂有限公司)

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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

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 284(Part), 285(Part), 286(Part), 320(Part), 321, 323RP(Part) in D.D.126 and Adjoining Government Land, Fung Ka Wai, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,225 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 247 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)	..... 289 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 Ping Shan Outline Zoning Plan No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" ("REC")
(f) Current use(s) 現時用途	Drone Training Centre (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
28.3.2025 - 10.4.2025 (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 1.4.2025 (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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 Drone Training Centre for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 3,978 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 247 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 3
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 247 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 247 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構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)	
One 1-storey storeroom/ancillary office (Height: about 3m) One 1-storey open-sided shelter for parking/rest area (Height: about 3m) One 1-storey washroom (Height: about 3m)	
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	..... 5 (2.5m x 5m)
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	..... NA
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 9am - 6pm daily (including public holiday)																																	
(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 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)) The Application Site is connected via a local track to the junction of Tin Tsz Road and Tin Wah Road. <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																														
(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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(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 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 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 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas	
位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

Signature
簽署

.....

Cannis Lee

Name in Block Letters
姓名（請以正楷填寫）

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

Associate Director (Planning)

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 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MPA

on behalf of
代表

Lawson David & Sung Surveyors Limited

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

Date 日期

23/4/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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。
- 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。
- 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 available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 284(Part), 285(Part), 286(Part), 320(Part), 321, 323RP(Part) in D.D.126 and Adjoining Government Land, Fung Ka Wai, Yuen Long, N.T.
Site area 地盤面積	4,225 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 289 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
Zoning 地帶	"Recreation" ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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 Drone Training Centre 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	247 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.06 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	6 % <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		5
	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)		5 (2.5m x 5m) 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		NA
	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 NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site, and Site Photos</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal and Fire Service Installations Proposal</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



Section 16 Planning Application

**Temporary Drone Training Centre for a Period of 3 Years at
Lots 284(Part), 285(Part), 286(Part), 320(Part), 321, 323RP(Part) in D.D. 126 and
Adjoining Government Land, Fung Ka Wai, Yuen Long, N.T.**

Planning Statement

Applicant
OTG OnTheGo Limited

Prepared by
Lawson David and Sung Surveyors Limited

April 2025

Executive Summary

This planning statement is prepared in support of a planning application for temporary drone training centre (“the proposed development”) for a period of 3 years at Lots 284(Part), 285(Part), 286(Part), 320(Part), 321 and 323RP (Part) in D.D. 126 and adjoining Government land, Fung Ka Wai, Ping Shan, Yuen Long, N.T. (the “Application Site”).

The Application Site, covering an area of about 4,225 sq.m. (including about 289 sq.m. of Government land), falls within “Recreation” (“REC”) zone on the on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, the proposed development is not under either “Column 1” or “Column 2” use of “REC” zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the “Board”).

The Application Site, or part of it, is the subject of 11 previous applications for various uses. The last application (No. A/YL-PS/648) was approved for a temporary drone training centre on 10.12.2021 for a period of 3 years. The Applicant has complied with all approval conditions of the last application. As the planning approval of the last application has lapsed on 10.12.2024, the Applicant would like to apply for the same use to continue the usage of the existing drone training centre to meet their operational needs for training and education purposes of drone.

There will be no change in nature of use of the proposed development. Compared to the last application, the Applicant has reduced the number of structures to fit their operation needs, in which the proposed development consists of 3 temporary structures, including one 1-storey (height: about 3m) storeroom / ancillary office of about 84 sq.m., a 1-storey (height: about 3m) open-sided shelter of about 156 sq.m. for parking and rest area, as well as a 1-storey (height: about 3m) washroom of about 7 sq.m. The remaining open area will continue to be used as a drone training ground.

The proposed development will also provide 5 parking spaces (2.5m x 5m) for staff and visitors. The Application Site has been fenced off with corrugated metal sheets of about 2.5m high. The proposed hours of operation at the Application Site are based on appointments and scheduled classes, normally 9am to 6pm daily from Mondays to Sundays (including public holidays).

The justifications of this application are:

1. The proposed development supports Government policy on Low-altitude Economy development in Hong Kong;
2. The proposed development is similar in nature with uses under “Place of Recreation, Sports or Culture”;
3. The proposed development is in line with the planning intention of “REC” zone;
4. The Application Site is subject to prior planning approval granted for the same use;
5. The proposed development will not hinder future residential developments in the locality;
6. The Application Site is a suitable venue for drone training;
7. No adverse drainage, traffic and environmental impacts on the surrounding areas; and
8. The proposed development will complement the surrounding environment and future development.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書旨在支持在新界元朗屏山馮家圍丈量約份第 126 約地段第 284 號(部分), 第 285 號(部分), 第 286 號(部分), 第 320 號(部分), 第 321 號及第 323 號餘段(部分)及毗連政府土地 (“申請地點”) 作為期三年的臨時無人機訓練中心(“擬議發展”)用途的規劃申請。

申請地點的面積約 4,225 平方米(包括 289 平方米的政府土地), 座落在 2022 年 9 月 23 日刊憲的屏山分區計劃大綱核准圖(圖則編號: S/YL-PS/20)上的「康樂」地帶。根據該大綱圖的註釋, 擬議發展不屬於「康樂」地帶的第一及第二欄用途。然而, 不超過三年土地或建築物的臨時用途或發展, 需先向城市規劃委員會(“城規會”)提出申請。

申請地點或其部分涉及 11 宗不同用途的規劃申請, 最後一次申請(申請編號: A/YL-PS/648)於 2021 年 12 月 10 日獲批准作臨時無人機訓練中心(為期三年), 申請人已履行該申請所有的規劃許可附帶條件。鑑於上次規劃許可期限已於 2024 年 12 月 10 日屆滿, 申請人現向城規會遞交規劃申請作同樣用途, 以繼續使用現有無人機訓練中心作無人機訓練及教學用途。

擬議發展的用途性質與上次獲批申請相同。與上次申請比較, 申請人因應營運需求減少了構築物數目。擬議發展包括三個臨時構築物, 包括一座一層高(高度約 3 米), 樓面面積約 84 平方米的附屬辦公室及儲物室, 一個用作停泊車輛及休息區的開放式棚架(樓面面積約 156 平方米, 一層高, 高度約 3 米), 以及一座一層高(高度約 3 米), 樓面面積約 7 平方米的洗手間。其餘露天地方將繼續用作無人機訓練場地。擬議發展將會提供 5 個停車位(2.5 米 x 5 米)供職員及訪客使用。申請地點已設有 2.5 米高的圍欄圍封。申請地點的營運時間是基於預約及已編排的課程, 一般為星期一至日(包括公眾假期)上午九時至下午六時。

本規劃申請的理據為:

1. 擬議發展支持政府推動本港低空經濟發展的政策;
2. 擬議發展跟「康體文娛場所」用途的定義相近;
3. 擬議發展符合「康樂」地帶的規劃意向;
4. 申請地點之前獲相同無人機訓練中心用途的規劃許可;
5. 擬議發展不會阻礙未來區內的房屋發展;
6. 申請地點適合用作無人機訓練場地;
7. 擬議發展不會對附近的排水、交通及環境構成不良的影響; 及
8. 擬議發展將會配合附近環境及發展。

基於本規劃報告書所述的理據, 敬希 各城規會委員及有關政府部門能批准此項申請, 作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for temporary drone training centre (the “proposed development”) for a period of 3 years at Lots 284(Part), 285(Part), 286(Part), 320(Part), 321, 323RP(Part) in D.D.126 and adjoining Government land, Fung Ka Wai, Ping Shan, Yuen Long, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 4,225 sq.m. (including about 289 sq.m. of Government land), falls within “Recreation” (“REC”) zone on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, the proposed development is not under either “Column 1” or “Column 2” use of “REC” zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 11 previous applications for various uses. The last application (No. A/YL-PS/648) was approved for a temporary drone training centre on 10.12.2021 for a period of 3 years. The Applicant has complied with all approval conditions of the last application. As the planning approval of the last application has lapsed on 10.12.2024, the Applicant would like to apply for the same use to continue the usage of the existing drone training centre to meet their operational needs for training and education purposes of drone.

1.2 Background of the Application

Small Unmanned Aircraft (SUA), or commonly known as Drone, are power-driven aircraft weighing 25kg or below which are operated without any pilot onboard. With the growing popularity of SUA usage over the past few years both locally and worldwide, drones are being employed for various uses ranging from recreation and education to professional deployment for powerline inspection, surveying, 3D mapping, search and rescue operations, aerial photography and filming, drone shows, etc. In view of the tremendous potentials of SUA applications, as well as safeguarding aviation and public safety, the Hong Kong Government has introduced the SUA Order (Cap. 448G) to regulate and support SUA operations, which is a piece of subsidiary legislation made under the Civil Aviation Ordinance (Cap. 448) and became effective on 1.6.2022.

Under the SUA Order, SUA operations are regulated under a risk-based approach based on the weight of the SUA and operational risk level. SUA operations of different risk levels are subject to the corresponding regulatory requirements. For SUA pilots who wish to conduct advance operations prone to higher risks, they are required to obtain the “Advanced Rating” qualification from the Civil Aviation Department (CAD) by completing pilot training course provided by SUA Approved Training Organization (ATO).

The Applicant, OTG OnTheGo Limited, which was established in 2013, is the distributor of drone and an educational institution, and one of the eight SUAATOs in Hong Kong that provides advanced rating pilot training course. In addition, as the Hong Kong branch of DJI Academy, a worldwide leading training institution of SUA, the Applicant also offers various certificate and tailored courses:-

- Unmanned Aircraft Systems (UAS) Pilot Training and Enterprises courses designed by DJI;
- FPV Australia’s Remote Pilot course (the Australian certified course for SUA);
- CAD certified course partnered with Hong Kong Productivity Council; and
- Various tailored courses e.g. “New flyer camps” for youths, basic lectures for beginners, etc.

The Applicant strives to provide superior training standards on a global scale by offering professional drone license courses that will take people from classroom to operations. The courses organized by the Applicant consist of 2 parts: Part 1 is the classroom lectures which are conducted in education centres in urban areas. Part 2 is the operation course which is proposed to be conducted at the Application Site. To meet the operational needs for training and education purpose as a SUAATO in Hong Kong, the Applicant seeks the Board's approval to continue using the Application Site as a drone training centre.

1.3 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 Site Location

As shown in **Figure 1**, the Application Site is situated between Yuen Long and Tin Shui Wai New Town. It is located to the east of Tin Tsz Road and at the foothill of Kai Shan in Fung Ka Wai, Ping Shan, Yuen Long, N.T.

2.2 Existing Site Condition

The Application Site is a piece of flat land and currently being used as a drone training centre for training and education purposes. It accounts for a total area of about 4,225 sq.m. and has been fenced off with corrugated metal sheets along the site boundary (see **Site Photos**).

2.3 Surrounding Land Uses

The surrounding areas are mixed with residential dwellings, open storage yards and places of recreation. To the north and east of the Application Site within the "Conservation Area" zone is a piece of farmland and the hilly area of Kai Shan. To the east is the hillslope of Kai Shan with a piece of woodland scattered with graves. To the immediate south is a temporary open storage of construction materials (metal) (Application No. A/YL-PS/721) approved by the Board on 2.8.2024. To the further south are the residential settlements of Fung Ka Wai within the "V" zone, as well as a temporary public vehicle park (private cars only) (No. A/YL-PS/727) approved by the Board on 20.9.2024. To the further north and northwest, several recreational uses can be found such as the Hong Kong Archery Association Lam Sim Fook Archery Range and a barbecue spot respectively.

2.4 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by an existing local track leading to the junction of Tin Tsz Road and Tin Wah Road, which connect to other parts of the New Territories. The proposed development would share the access road with the surrounding villagers, open storage, vehicle park and recreational facilities. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.5 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and are demised as agricultural use with lease term for 75 years, from 1.7.1898 less three days and are renewable for a further term of 24 years.

A Short Term Waiver (STW) application has been submitted for the last application (No. A/YL-PS/648). Should this application be approved, the Applicant will follow up with the Lands Department for STW application and apply for a Short Term Tenancy (STT) application for the use of Government land.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Recreation" ("REC") on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022 (see **Figure 1**). The planning intention of "REC" zone is primarily for "recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission."

The proposed development (i.e. "Drone Training Centre") is not under either 'Column 1' or 'Column 2' use of the "REC" zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

3.2 Previous Applications

The Application Site, or part of it, is the subject of 11 previous planning applications for various uses as summarized in the table below:-

Application No.	Applied Use	Decision	Decision Date
A/DPA/YL-PS/3	Open Storage of New Vehicles	Rejected	13.5.1994
A/DPA/YL-PS/30	Temporary Use of Open Storage of New Vehicles	Rejected	21.10.1994
A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	Rejected	3.10.1997
A/YL-PS/40	Temporary Open Storage of New Vehicles for a Period of 12 Months	Approved with conditions	16.10.1998
A/YL-PS/49	Golf Driving Range	Approved with conditions for 3 Years	26.3.1999
A/YL-PS/247	Temporary Holiday Camp Development with Ancillary Facilities for a Period of 3 Years	Rejected	17.11.2006
A/YL-PS/295	Temporary War Game Centre for a Period of 3 Years	Approved with conditions for 3 Years	13.2.2009
A/YL-PS/369	Temporary War Game Centre for a Period of 3 Years	Approved with conditions for 3 Years	24.2.2012
A/YL-PS/470	Renewal of Planning Approval for Temporary War Game Centre for a Period of 3 Years	Approved with conditions for 3 Years	6.2.2015
A/YL-PS/544	Temporary War Game Centre for a Period of 3 Years	Approved with conditions for 3 Years	22.9.2017
A/YL-PS/648*	Temporary Drone Training Centre for a Period of 3 Years	Approved with conditions for 3 Years	10.12.2021

*Applied by the Applicant

The Applicant has complied with all approval conditions of the last application (No. A/YL-PS/648) as follows:

Approval Conditions	Approval Date	Approval Letter
(d) submission of a drainage proposal	10.1.2023	See Appendix 1
(e) implementation of the drainage proposal	24.8.2023	See Appendix 2
(g) submission of a fire service installations proposal	21.3.2023	See Appendix 3
(h) implementation of the fire service installations proposal	24.8.2023	See Appendix 4

Other approval conditions are also always complied with within the planning approval period:-

- (a) No operation from 6:00pm to 9:00am is allowed on site;
- (b) Only private cars, as defined in the Road Traffic Ordinance, are allowed to enter/exit or to be parked/stored on the site at any time; and
- (c) The existing boundary fencing on the site shall be maintained at all times.

3.3 Similar Application

There is no similar application within the same “REC” zone under the Ping Shan OZP.

3.4 Town Planning Board Guidelines for Application for Development within Deep Bay Area (TPB PG-No. 12C)

According to TPB PG-No. 12C, the Application Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are 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) An ecological impact assessment (EcoIA) would need to be submitted for application for planning permission within the WBA. However, some local and minor uses and temporary uses are exempted from the requirement of EcoIA.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site for temporary drone training centre for a period of 3 years. The proposed development intends to serve the students and customers of the Applicant for training and education purposes.

Compared to the last application (No. A/YL-PS/648), the Applicant has reduced the numbers of structures to suit their operation needs, in which the Layout Plan (see **Figure 4**) reflects the proposed site configuration. The proposed development will consist of 3 temporary structures, including one 1-storey (height: about 3m) storeroom / ancillary office of about 84 sq.m., a 1-storey (height: about 3m) open-sided shelter of about 156 sq.m. for parking and rest area, as well as a 1-storey (height: about 3m) washroom of about 7 sq.m.. The remaining open area will continue to be used as drone training ground.

There are 5 parking spaces (2.5m x 5m) for staff and visitors. The Application Site has been fenced off with corrugated metal sheets of about 2.5m high. The surface of the Application Site will not be hard-paved.

The major differences of the current application and the last application are shown below:-

Major Development Parameters	Last Application (No. A/YL-PS/648)	Current Application	Difference
Applied Use	Temporary Drone Training Centre for a period of 3 years	Temporary Drone Training Centre for a period of 3 years	No Difference
Site Area	About 4,225 sq.m.	About 4,225 sq.m.	No Difference
Total Floor Area (Non-domestic)	518 sq.m.	247 sq.m.	-271 sq.m. (-52%)
No. of Structures	6 - 2 proposed storerooms - 2 proposed open-sided shelters - 1 proposed washroom - 1 proposed training room / ancillary office	3 - 1 proposed storeroom / ancillary office - 1 proposed open-sided shelter - 1 proposed washroom	-3
Height of Structures	2.5m - 5m (1 to 2 storey)	3m (1-storey)	-2m (-1 storey)
No. of Parking Spaces	5 nos. (private cars for staff / visitors only)	5 nos. (private cars for staff / visitors only)	No Difference
Operation Hours	9:00am to 6:00 pm Mondays to Sundays (including public holidays)	9:00am to 6:00 pm Mondays to Sundays (including public holidays)	No Difference

4.2 Site Operations

The proposed hours of operation at the Application Site are based on appointments and scheduled classes, normally 9am to 6pm daily from Mondays to Sundays (including public holidays). The Applicant will provide recognized courses for a wide range of customers and users, which would be organized and taught by certified instructors. Classes are scheduled at 3 to 4 days per week with around 20 students per class and the maximum of 30 participants at once for a full day course.

The site operation of the proposed development will adhere to the regulatory and operating requirements elaborated in the Safety Requirement Document prepared by the CAD, as well as the regulations stipulated in the SUA Order (Cap. 448G). The usage of drone will be restricted to a maximum altitude of 30m above ground level and within the site area of the Application Site. The operations of drone will also be conducted during daylight hours only.

4.3 Traffic Arrangement

The Application Site can be accessed via a local road diverging from the junction of Tin Tsz Road and Tin Wah Road (see **Figure 3**). The proposed development would share the access road with the surrounding uses. The Applicant will continue using the existing ingress/egress point of the Application Site, which is about 5m wide and located at the southern boundary. Adequate spaces have been reserved within at the southern part of the Application Site for vehicle manoeuvring.

The parking arrangement and number of parking spaces provided will remain unchanged from the last application (No. A/YL-PS/648), in which 5 private car parking spaces (2.5m x 5m) will be provided for staff/visitors. Only private vehicles with valid licenses under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to enter/exit or be parked on the Application Site. Visitor parking will be provided on appointment basis. As most students / customers will head to the Application Site via public transport, the number of generated trips from the proposed drone training ground will not be more than 5 trips during peak hours, which could be absorbed by the existing road.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Staff)		No. of Trips (Visitors)	
	In	Out	In	Out
08:00-09:00 (peak hour)	2	0	0	0
09:00-10:00	0	0	2	0
10:00-11:00	0	0	0	0
11:00-12:00	0	0	0	0
12:00-13:00	0	0	0	0
13:00-14:00	0	0	1	0
15:00-16:00	0	0	0	0
16:00-17:00	0	0	0	0
17:00-18:00 (peak hour)	0	2	0	3

4.4 Drainage Proposal

The approval condition (d) of submission of a drainage proposal of the last application (No. A/YL-PS/648) has been approved by the Drainage Services Departments (DSD) on 10.1.2023 (see **Appendix 1**). The approval condition (e) of implementation of the drainage proposal of the last application has also been approved by DSD on 24.8.2023 (see **Appendix 2**).

Since the application boundary and site conditions will remain unchanged, the Applicant will maintain the existing approved drainage facilities on site, in which U-channels and stormwater catchpits are used to collect surface runoff and divert them to the existing underground pipe and open channel to the south of the Application Site.

4.5 Fire Service Installations (FSIs) Proposal

The approval condition (g) of submission of a FSIs proposal of the last application (No. A/YL-PS/648) has been approved by the Fire Services Department (FSD) on 21.3.2023 (see **Appendix 3**). The approval condition (h) of implementation of the FSIs proposal of the last application has also been approved by the FSD on 24.8.2023 (see **Appendix 4**). The Applicant will maintain the existing FSIs on site to the satisfaction of FSD.

4.6 Landscape and Tree Preservation

The Application Site has been provided with 38 peripheral screen plantings from the previous application (No. A/YL-PS/544) along the northern and western boundaries to improve the existing amenity of the Application Site and to minimize visual intrusion to the surrounding areas. The tree species are mainly Ficus Microcarpa, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The existing trees are in good condition and the Applicant will maintain all the existing trees within the Application Site and manual irrigation will be used.

4.7 Environmental Consideration

The nature of the proposed use will merely involve training and education of drone. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertakes the following mitigation measures:

- All drone operations will follow the regulations stipulated in the SUA Order, including usage of drone restricted to a maximum altitude of 30m, and operating only in daylight hours etc.;
- The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- No more than 30 visitors will be allowed at the Application Site at the same time;
- Mandatory advance booking for visitor car parking spaces is required to minimize any additional traffic pressure to the existing track; and
- 1 toilet will be provided onsite for staff/visitor. The waste generated will be removed on a regular basis by contractor to avoid any hygienic nuisance to the surroundings.

5. Planning Justifications

5.1 Support Government Policy on Low-altitude Economy (LAE) Development

LAE, which refers to economic activities in airspace below 1,000 metres, is highlighted in The Chief Executive's 2024 Policy Address as one of the crucial new quality productive forces of Hong Kong. The Government is currently formulating LAE development strategies and looking into relaxing restrictions on weight and loading of drones to expand drone applications in different scenarios, with the first batch of LAE Sandbox pilot project recently announced on 20.3.2025. The increase in the future demand for qualified SUA pilots and relevant training programs can be foreseen. As a SUA ATO in Hong Kong, the Applicant provides certified courses to train qualified SUA pilots and the Application Site is essential for the Applicant to conduct practical operation training for all trainees.

Since the proposed development is for training and education purposes of drone, the approval of this application will complement the Government's policy to promote wider application of drone by training more qualified SUA pilots in Hong Kong.

5.2 Similar in Nature with Uses under "Place of Recreation, Sports or Culture"

While the proposed development (i.e. drone training centre) is not included in the Board's definitions of terms in interpreting proposed planning uses in statutory plans, it should be noted that the nature of drone training centre should be considered compatible with the definition of "Place of Recreation, Sports or Culture" – *"any place or premises intended to be used for a place of recreation, sports or culture"*. For instance, radio control model aircraft flying field, which highly assembles with the proposed development in terms of use of nature as a place for education and practice for aircraft model, is also included in the list of "Place of Recreation, Sports or Culture" and is a "Column 1" use of "REC" zone under the prevailing Approved Ping Shan OZP No. S/YL-PS/20. In consequence, it is a logical conclusion to consider the proposed development is similar in nature with uses under "Place of Recreation, Sports or Culture" and thus this planning application should be in consideration for approval by the Board.

5.3 In Line with the Planning Intention of "REC" Zone

The Application Site falls within the "REC" zone on the Approved Ping Shan OZP No. S/YL-PS/20. The nature of the proposed development is considered compatible with the definition of "Place of Recreation, Sports or Culture", which is a "Column 1" use of "REC" zone under the Ping Shan OZP. Therefore, the proposed development is in line with the planning intention of "REC" zone and advocates for the long-term recreational development of the Application Site in the subject "REC" zone with the recreational and educational nature of the proposed development.

5.4 Prior Planning Approval Granted for the Same Use at the Application Site

The applied use and site layout of the current application are largely the same as the last application (No. A/YL-PS/648). The last application for drone training centre was approved by the Board for a period of 3 years on 10.12.2021. All approval conditions of the last applications have been complied with. Since there is no significant change on the nature of use, site layout and configuration and the character of the surrounding areas, this application is considered acceptable with the subject "REC" zone and in line with the previous decision of the Board.

5.5 Will Not Hinder Future Residential Developments in the Locality

As referred to the prevailing Ping Shan OZP, the "R(A)"6 zone to the southwest of the Application Site is intended for future public housing development. Additionally, the announced Land Sharing Pilot Scheme (LSPS) (Application No. LSPS/007) for proposed residential development is located at the southeast of the Application Site. Given the temporary nature of the application, it will not

jeopardize the long-term future development of the locality under the future planning intention of the Ping Shan OZP and LSPS.

5.6 A Suitable Venue for Drone Training

There are limited choices for the Applicant to identify a suitable venue for drone training purpose. In view of the following site characteristics, the Application Site meets the basic requirements of drone training and is a good choice of drone training in the rural area:

- (a) Away from airport and aircraft approach, take-off paths and helicopter landing pads;
- (b) Clear of persons, vessels, vehicles or structures;
- (c) Flat enough to enable safe take-off and landing; and
- (d) Free from visual obstruction.

5.7 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Drainage

As mentioned in paragraph 4.4, the submitted drainage proposal and the provision of drainage facilities for the last application (No. A/YL-PS/648) were considered satisfactory by DSD on 10.1.2023 and 24.8.2023 respectively. Given no major material change in the proposed development from the last application, the Applicant will maintain the existing drainage facilities on the Application Site. In this regard, no adverse drainage impact is anticipated.

Traffic

Similar to the last application (No. A/YL-PS/648), most visitors will use public transport to travel to the Application Site, no increase in traffic volume on the existing track and adverse traffic impact is anticipated. It is foreseen that there will be less than 5 round trips daily to and from the Application Site, which can be easily absorbed by the local track. All visitor car parking spaces also require prior appointment with sufficient parking and manoeuvring spaces are provided within the Application Site. Therefore, no vehicles will be waiting, queuing back or reversing onto/from public road at any time with no adverse impact anticipated.

Environment

The Application Site is located at the fringe of the WBA and away from the fish ponds 550m to the further north. Similar to the last application, the Applicant will restrict the usage of drone within the Application Site and the flying altitude will not exceed 30m above ground level, it would not generate off-site disturbance to the environment. Additionally, the Applicant will continue to maintain and upkeep the existing trees within the site and undertake relevant mitigation measures to minimize all the potential environmental impacts on the surrounding areas. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding areas.

5.8 Complement Surrounding Environment and Future Development

With the upcoming public housing and LSPS development in the Fung Ka Wai locality, the proposed development could in fact provide the recreational and educational facilities much needed in the locality, instead of the existing incompatible surroundings of open storages and warehouses. The Applicant will also maintain and upkeep the landscape environment of the Application Site and its surroundings, which would complement the surrounding environment with other recreational uses and provide a compatible venue for drone training in Hong Kong.

6. Conclusion

The Application Site falls within “REC” zone on the Ping Shan OZP No. S/YL-PS/20. The Application Site is the subject of 11 previous applications for various uses. The last application (No. A/YL-PS/648) was approved for temporary drone training centre for a period of 3 years by the Board on 10.12.2021. Since the planning approval of the last application had lapsed on 10.12.2024, the Applicant seeks planning approval to continue the usage of the existing drone training centre.

While the proposed development is not under either “Column 1” or “Column 2” use of “REC” zone, the proposed development resembles to the uses under “Place of Recreation, Sports or Culture”, which is under the “Column 1” use of “REC” zone under Ping Shan OZP. In view of the site location, the existing site conditions and surrounding land uses, the proposed development is in line with the planning intention of “REC” zone and actually complements the surrounding environment as a cluster of recreational uses.

In addition, taking into consideration of the site characteristic, the Application Site is a suitable venue for drone training. The approval of this application will also complement the government policy on promotion of Low-altitude Economy development by training more qualified UAV pilots in Hong Kong.

Since the proposed development would not generate adverse impacts on the surrounding areas and the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions, the approval of this application is considered in line with previous approval decision by the Board. Given the temporary nature of the proposed development, it will not hinder future proposed residential development under LSPS or public housing development in the locality.

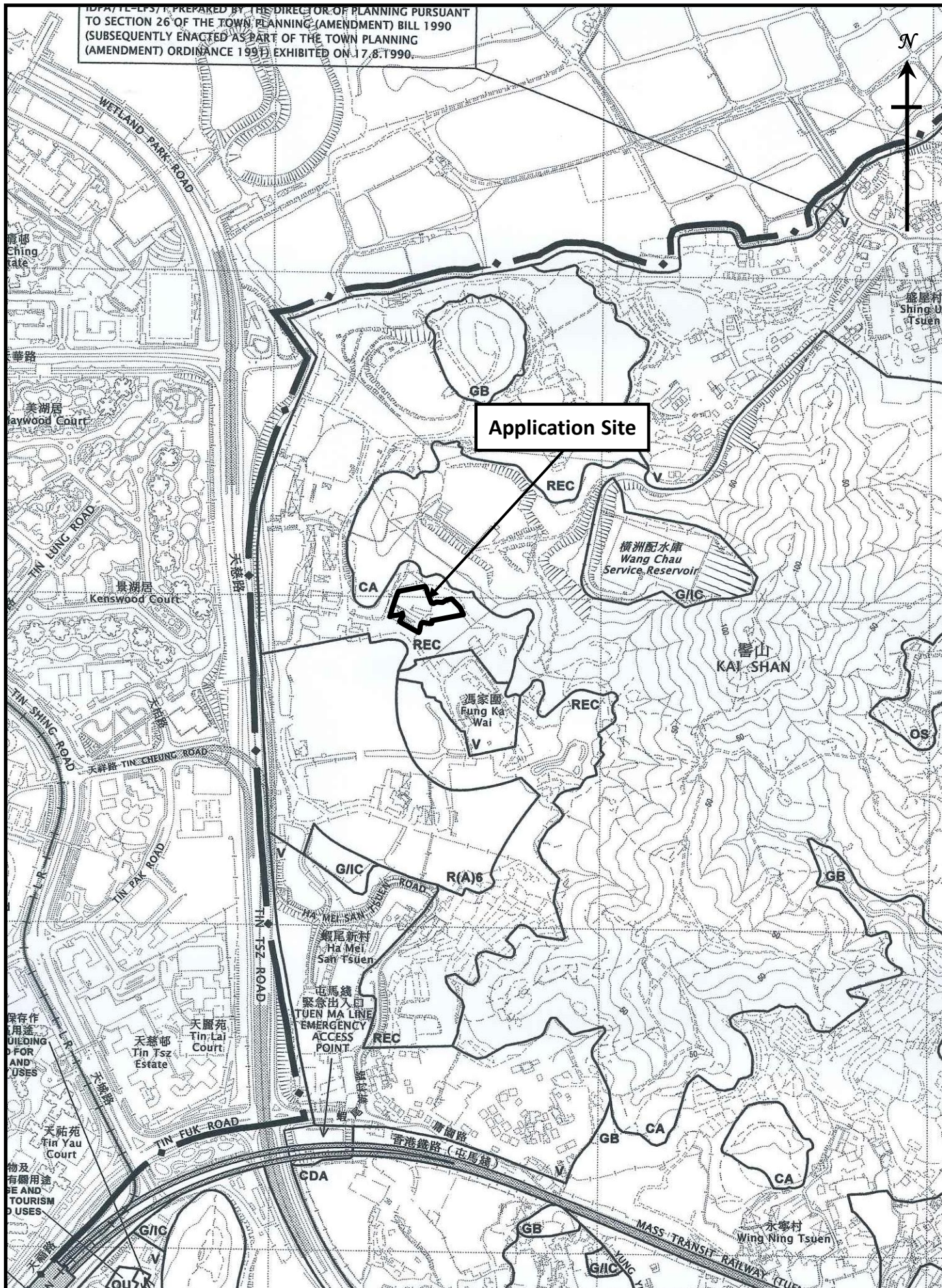
In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
April 2025

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan

MAP PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 26 OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) ORDINANCE 1991) EXHIBITED ON 17.8.1990.



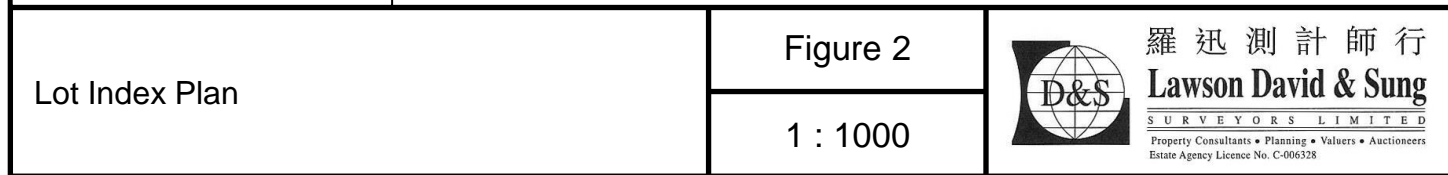
Location Plan
(Extract from Approved Ping Shan Outline Zoning
Plan No. S/YL-PS/20)

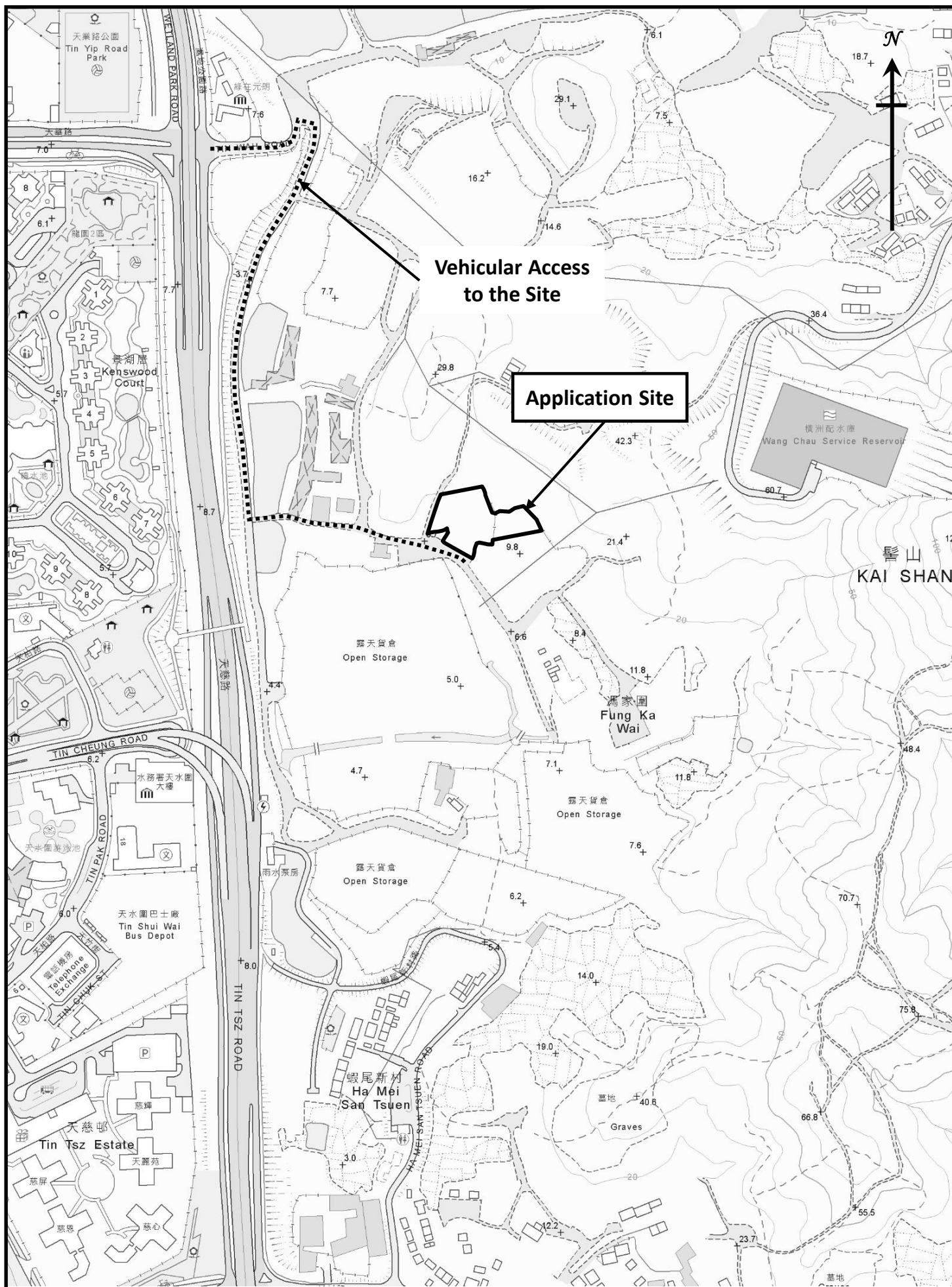
Figure 1

1 : 7500



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Vehicular Access to the Application Site

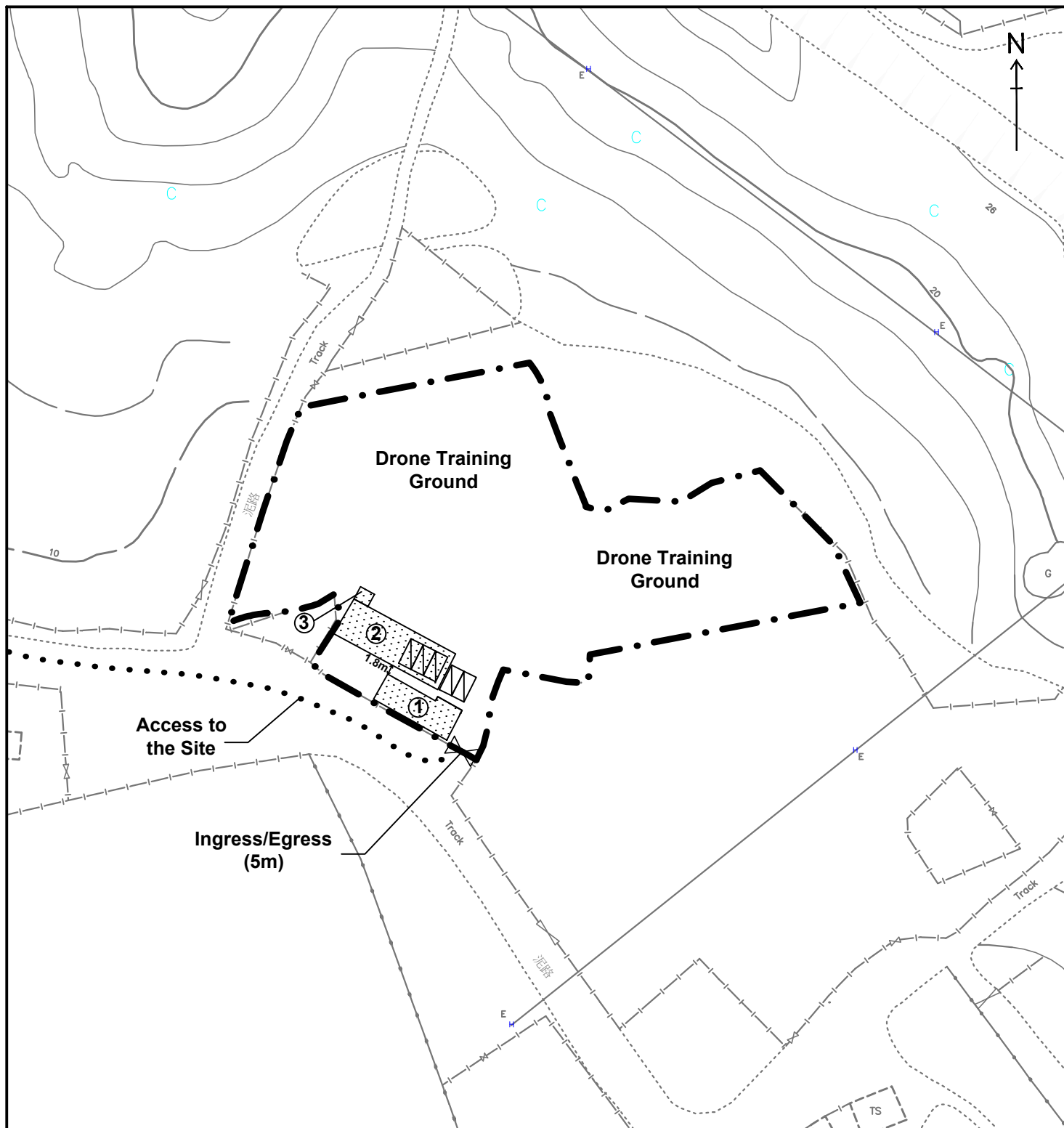
Figure 3

1 : 5000



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Legend:

- Application Site (Area: about 4,225 sq.m.)
- Temporary Structures
- Parking Spaces for Staff/Visitors (2.5m x 5m) (5 nos.)

Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Storeroom/Ancillary Office	1	84	3.0
2	Open-sided Shelter for Parking/Rest Area	1	156	3.0
3	Washroom	1	7	3.0

Layout Plan

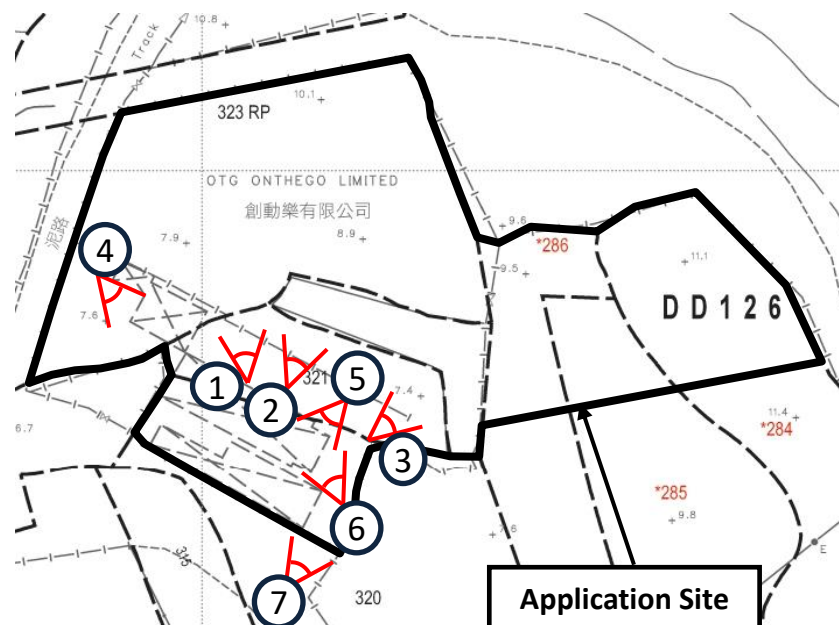
Figure 4

Scale 1:1000





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Site Photos



Legend:

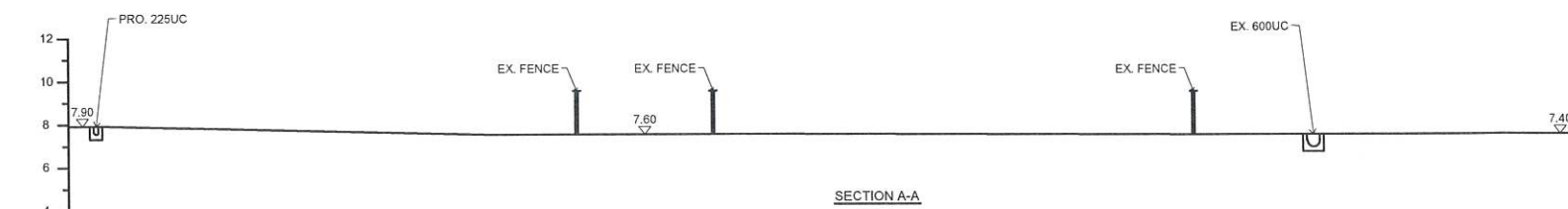
-  Viewpoint of the Photo
-  Photo No.

Existing Condition of the Application Site

Site Photos

Appendix 1

Approved Drainage Proposal and
Approval Letter for Compliance with Approval Condition (d)
of last application No. A/YL-PS/648



SECTION PLAN (SCALE 1:350)

COLOUR INDICATION

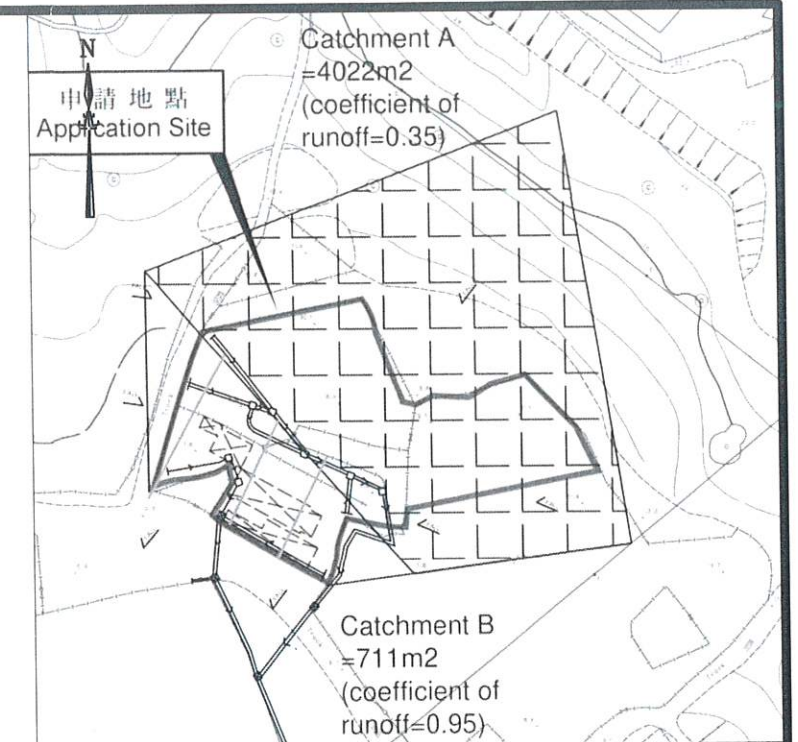
- PROPOSED STORMWATER WORKS
- PROPOSED SEWERAGE DRAINAGE WORKS
- CONCRETE WORKS
- STEEL WORKS

LEGEND

- PROPOSED SITE FORMATION LEVEL
- EXISTING SITE FORMATION LEVEL
- FLOW PATTERN
- SUBJECT LOT BOUNDARY
- SUBJECT BUILDING LINE
- PRO. 225 UC
- EX. 300/400/450/600mm U-CHANNEL
- PRO. 750 UPVC
- EX. 600mm dia. UNDERGROUND PIPE
- EXISTING STORMWATER MANHOLE
- PROPOSED STORMWATER CATCHPIT
- PROPOSED SEWERAGE MANHOLE
- EXISTING GOVERNMENT SEWERAGE MANHOLE
- PROPOSED SEWERAGE TERMINAL MANHOLE
- C.L. COVER LEVEL
- I.L. INVERT LEVEL
- D.T.L. DISCONNECTING TRAP LEVEL

NOTES FOR DRAINAGE WORKS

- Concrete mix to be grade 30D/20 design mix and comply with CSI:1990.
- Blinding layer to be grade 15P mix.
- Concrete cover to main steel bar to be 50mm.
- Reinforcement marked "R" denote mild steel bar (fy=250 MPa) and marked "Y" denote high tensile steel bar (fy=460 MPa) in compliance with B.S.4449: 1988 and CS2: 1995.
- Confirm that the invert levels of inlet u-channels and outlet u-channels are the same.
- Confirm that the levels of inlet invert and outlet invert of the proposed catchpits are the same.



BLOCK PLAN (SCALE 1:1000)

REVISION		
NO.	DATE	AMENDED
1a	11/2022	

THIS SET OF DRAWING INCLUDES:

DLO Ref.:		
Our Ref.:		
	NAME	DATE
DRAWN	Veronica Chiu	09/2022
CHECKED	Vincent Li	09/2022

PROJECT

PROPOSED TEMPORARY
DRONE TRAINING CENTER
FOR A PERIOD OF 3 YEARS AT
LOTS. 284(PART), 285(PART),
286(PART), 320(PART), 321 AND
323 RP(PART),
IN D.D. 126
AND ADJOINING GOVERNMENT
LAND, FUNG KA WAI, YUEN
LONG, N.T.

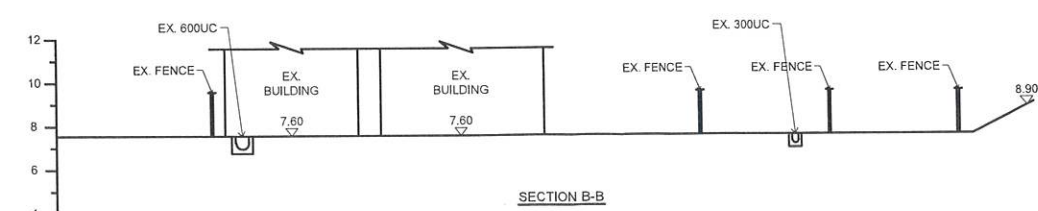
(Application No.: A/YL-PS/648)

DRAWING TITLE

BLOCK PLAN,
STORMWATER
DRAINAGE PLAN,
DETAILS AND NOTES

DRAWING NO.	SCALE
D - 1a	AS SHOWN

WINLI
永利建設
CONSULTING
ENGINEERS



SECTION PLAN (SCALE 1:350)

規 劃 署
屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference LDS/PLAN/6095
本署檔號 Our Reference TPB/A/YL-PS/648
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

10 January 2023

Lawson David & Sung Surveyors Limited
Room 1601, South China Building,
1-3 Wyndham Street,
Central, Hong Kong

Dear Sir/Madam,

Planning Application No. A/YL-PS/648
Compliance with Approval Condition (d)

I refer to your letter of 9.11.2022 for compliance with the captioned approval condition on the submission of a drainage proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition has been **complied with**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ms. Jessie KWOK)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN, DSD (Attn.: Ms. Vicky SY)

Internal
CTP/TPB(2)

Appendix 2

Approval Letter for Compliance with Approval Condition (e)
of last application No. A/YL-PS/648

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post & Fax (2524 0355)

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference LDS/PLAN/6095
本署檔號 Our Reference () in TPB/A/YL-PS/648
電話號碼 Tel. No. : 2158 6362
傳真機號碼 Fax No. : 2489 9711

24 August 2023

Lawson David & Sung Surveyors Limited
Room 1601, South China Building
1-3 Wyndham Street
Central, Hong Kong
(Attn.: Miss Cannis LEE)

Dear Sir/Madam,

Compliance with Approval Condition (e) **Planning Application No. A/YL-PS/648**

I refer to your submission dated 15.6.2023 for compliance with the captioned approval condition on the implementation of the drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries, please contact Mr. Victus KWAN (Tel: 2300 1235) of DSD.

Yours faithfully,

(Max Y L WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Victus KWAN)

Internal

CTP/TPB (2)

MW/JT/jt

Appendix 3

Approved Fire Service Installations Proposal and
Approval Letter for Compliance with Approval Condition (g)
of last application No. A/YL-PS/648

FIRE SERVICES NOTES:

1. EMERGENCY LIGHTING
- 1.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838 AND FSD CIRCULAR LETTER 4/2021.
2. EXIT SIGN
- 2.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. MISCELLANEOUS F.S. INSTALLATION
- 3.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 3.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH. ALL EMERGENCY LIGHTING AND EXIT SIGN ARE BACK UP BY BATTERY INSTEAD OF CONNECTION TO ELECTRICITY MAINS DIRECTLY BEFORE MAIN SWITCH.
- 3.3 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.
- 3.4 ALL STRUCTURE CAN BE REACHED BY VEHICLE WITHIN 30M.

LEGEND (FOR LAYOUT PLAN)

- F.E

d.p

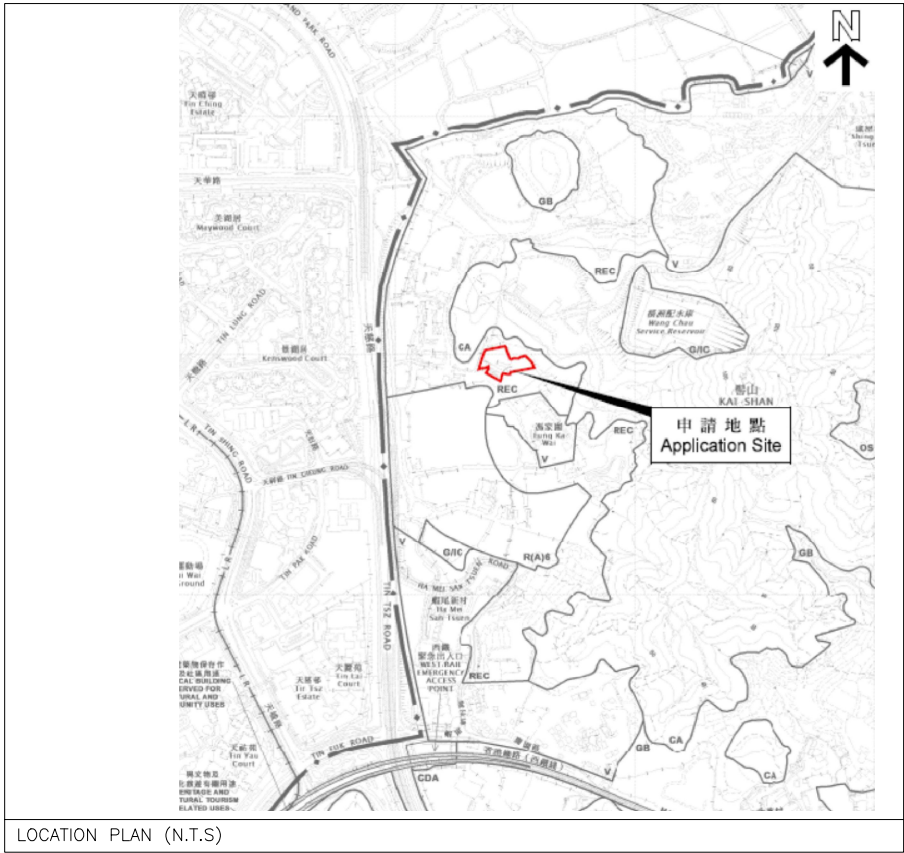
4Kg DRY POWDER TYPE FIRE EXTINGUISHER
- oo

EMERGENCY LIGHT
- EXIT

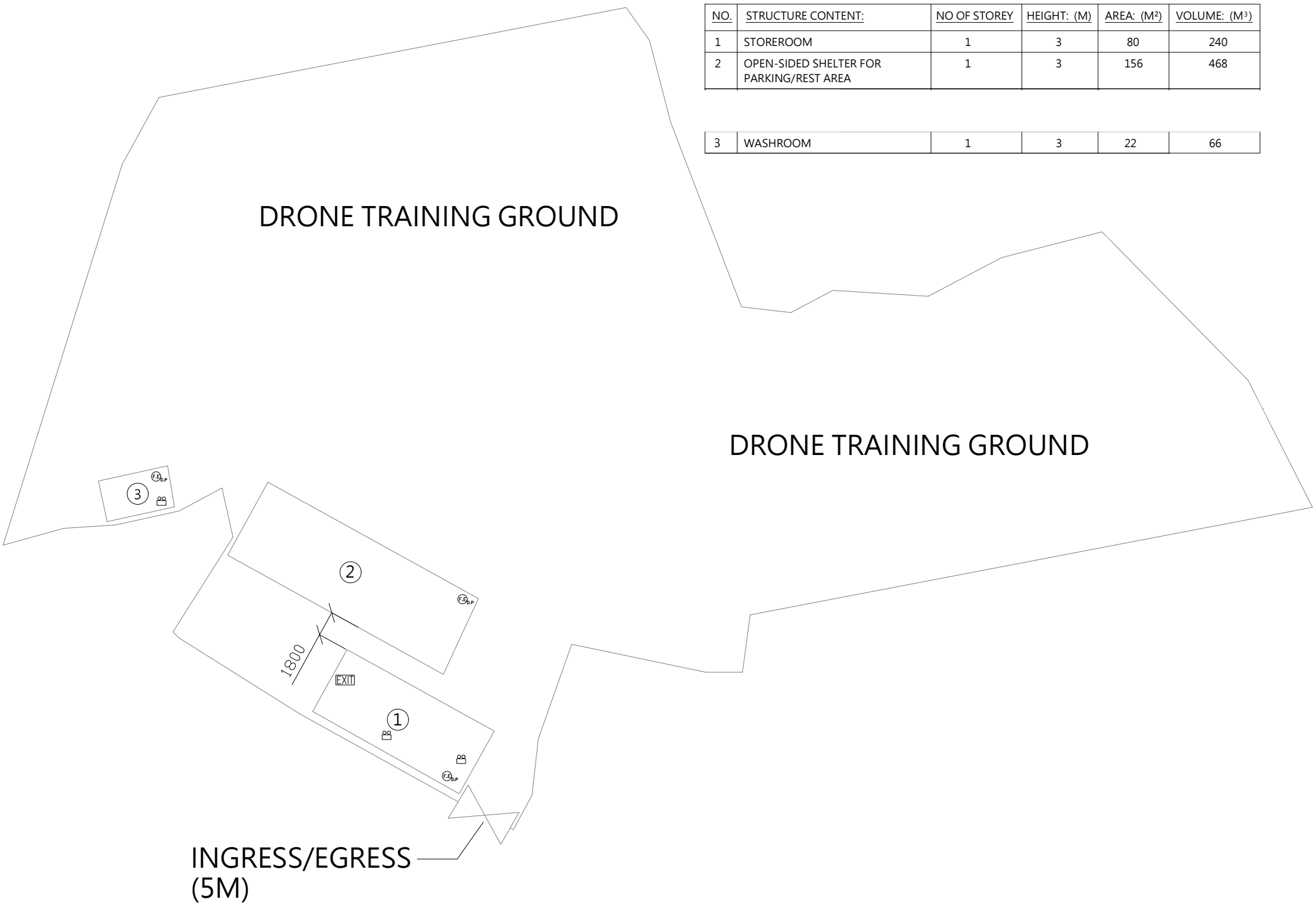
EXIT SIGN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN



A	P.D SUBMISSION	16-6-2022	WC
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
Flat A, 7/F., Hop Shing Commercial Building 41 Chi Kiang Street, Tseukwan, Kowloon Fax : 2394-3772 Tel : 2397-3238			
PROJECT			
FIRE SERVICES INSTALLATION WORK AT LOTS 284 (PART), 285(PART), 286(PART), 320(PART), 321(PART) AND 323 RP(PART) IN DD126 AND ADJOINING GOVERNMENT LAND, FUNG KA WAI, YUEN LONG, N.T.			
DRAWING TITLE			
F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST			
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	27-2-2022
DESIGN BY	WINKLE	S.ENG	27-2-2022
CHECK BY	CM	PM	27-2-2022
APPROVED BY	-	-	-
PROJECT NO.	21001		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.			
EP-21001-FS01			
SCALE	N. T. S.	REVISION	A



NO.	STRUCTURE CONTENT:	NO OF STOREY	HEIGHT: (M)	AREA: (M²)	VOLUME: (M³)
1	STOREROOM	1	3	80	240
2	OPEN-SIDED SHELTER FOR PARKING/REST AREA	1	3	156	468

3	WASHROOM	1	3	22	66
---	----------	---	---	----	----

A	P.D SUBMISSION	16-6-2022	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

FIRE SERVICES INSTALLATION WORK AT LOTS 284 (PART), 285(PART), 286(PART), 320(PART), 321(PART) AND 323 RP(PART) IN DD126 AND ADJOINING GOVERNMENT LAND, FUNG KA WAI, YUEN LONG, N.T.

DRAWING TITLE

FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGNED BY	JACKIE	S.ENG	07-12-2020
CHECKED BY	CM	PM	08-12-2020
APPROVED BY	-	-	-
PROJECT NO.	21001		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-21001-FS02			
SCALE	1 : 400	REVISION	A

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路1號
沙田政府合署14樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference LDS/PLAN/6095
本署檔號 Our Reference TPB/A/YL-PS/648
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

21 March 2023

Lawson David & Sung Surveyors Limited
Room 1601, South China Building,
1-3 Wyndham Street,
Central, Hong Kong

Dear Sir/Madam,

Planning Application No. A/YL-PS/648
Compliance with Approval Condition (g)

I refer to your letter of 3.3.2023 for compliance with the captioned approval condition on the submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition has been **complied with**. Please find detailed departmental comments at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ms. Jessie KWOK)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn.: Mr. WONG Ho-yin)

Internal
CTP/TPB(2)

Comments from the Director of Fire Services (D of FS) (Contact Officer: Mr. CHOI Wai-lun, tel.: 2733 5845) via email dated 20.3.2023:

Please advise the applicant that the installation/maintenance/modification/repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

Appendix 4

Approval Letter for Compliance with Approval Condition (h)
of last application No. A/YL-PS/648

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post & Fax (2524 0355)

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference LDS/PLAN/6095
本署檔號 Our Reference () in TPB/A/YL-PS/648
電話號碼 Tel. No. : 2158 6362
傳真機號碼 Fax No. : 2489 9711

24 August 2023

Lawson David & Sung Surveyors Limited
Room 1601, South China Building
1-3 Wyndham Street
Central, Hong Kong
(Attn.: Miss Cannis LEE)

Dear Sir/Madam,

Compliance with Approval Condition (h) Planning Application No. A/YL-PS/648

I refer to your submission dated 30.6.2023 for compliance with the captioned approval condition on the implementation of the fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. CHAU Nai-yin (Tel: 2733 7781) of FSD.

Yours faithfully,

(Max Y L WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS (Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB (2)

MW/JT/jt



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



RICS
The mark of
property professionalism worldwide

Appendix Ia of RNTPC
Paper No. A/YL-PS/754



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACI(Arb) RPS (GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
Ng Hang Kwong, BBS
FRICS FHKIS RPS (GP)
Honorary World Valuer (WAVO)

林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA RPS(GP) BSc

宋樹鴻
Sung Shu Hung
FRICS MHKIS RPS (GP) MCIREA
MHIREA BSc (Hons)

趙慧姿
Chiu Wai Chi
MRICS MSc BBus (MK1g)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIQB MICE
MHKIE MSOE FCI MCI(Arb) MSc

劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 16 June 2025
Your Ref.: TPB/A/YL-PS/754
Our Ref. : LDS/PLAN/7083

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

Dear Sir/Madam,

Application for Planning Permission for Temporary Drone Training Centre for a Period of 3 Years at Lots 284(Part), 285(Part), 286(Part), 320(Part), 321 and 323RP (Part) in D.D. 126 and adjoining Government land, Fung Ka Wai, Ping Shan, Yuen Long, N.T.



(Application No. A/YL-PS/754)

We refer to the comments from Fire Services Department (FSD) on the captioned application and submit herewith our response and revised Fire Service Installations Proposal (see attached) for your consideration.

FSD's comments	Our Response
i. The standards and specifications of the proposed emergency lighting shall be revised as "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021"; and	Noted and revised.
ii. The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.	Noted and revised.

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.
c.c. DPO/TM&YLW (Attn.: Mr. Spencer Leung) – By Email
Client

Your Assets for Growth

FIRE SERVICES NOTES:

1. EMERGENCY LIGHTING
- 1.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH **BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.**
2. EXIT SIGN
- 2.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH **BS 5266-1:2016 AND THE FSD CIRCULAR LETTER NO. 5/2008.**
3. MISCELLANEOUS F.S. INSTALLATION
- 3.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 3.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH. ALL EMERGENCY LIGHTING AND EXIT SIGN ARE BACK UP BY BATTERY INSTEAD OF CONNECTION TO ELECTRICITY MAINS DIRECTLY BEFORE MAIN SWITCH.
- 3.3 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.
- 3.4 ALL STRUCTURE CAN BE REACHED BY VEHICLE WITHIN 30M.

LEGEND (FOR LAYOUT PLAN)

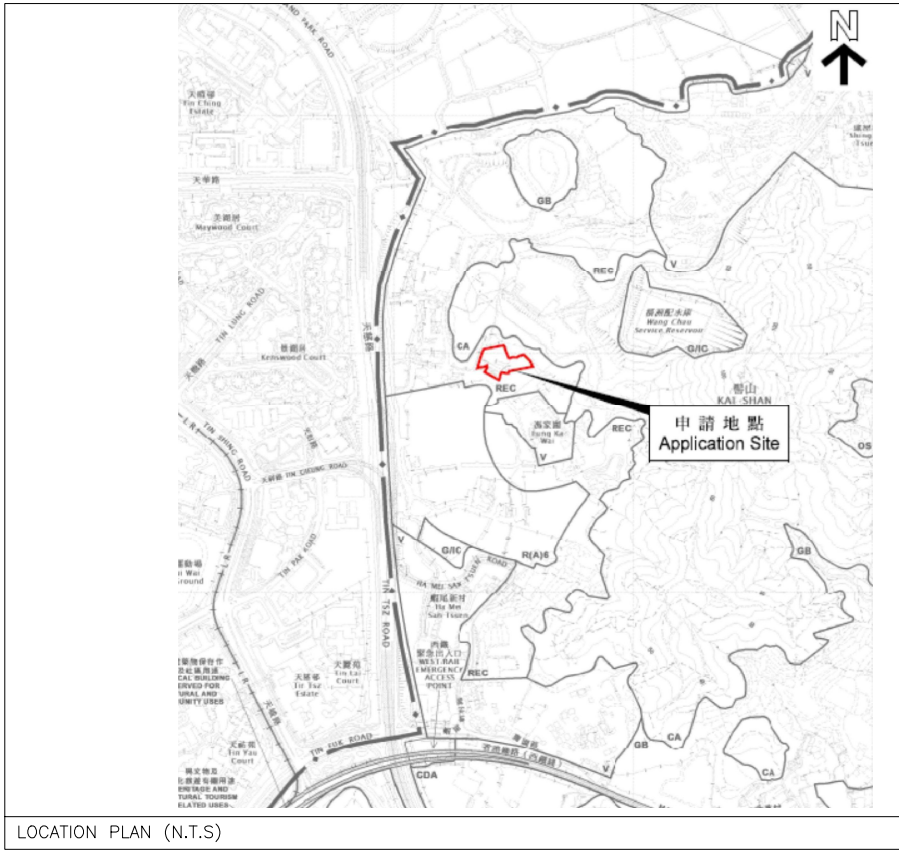
- (F.E)_{D.P}

4Kg DRY POWDER TYPE FIRE EXTINGUISHER
- EMERGENCY LIGHT
- EXIT

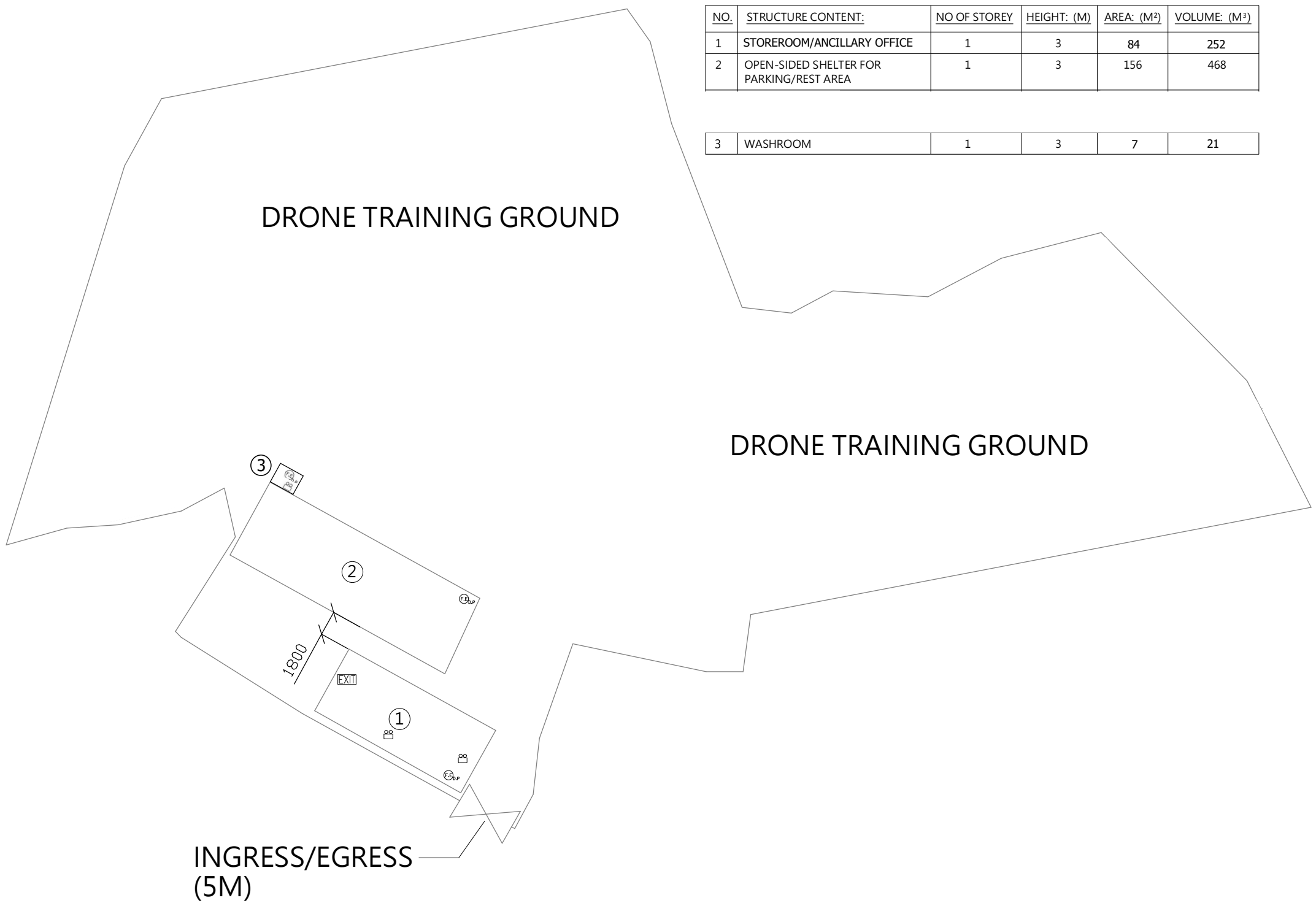
EXIT SIGN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN



A	P.D SUBMISSION	16-6-2022	WC
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
<div><div></div><div>Plot A, 7/F., Hop Shing Commercial Building 41 Chi Kiang Street, Tseukwan, Kowloon Fax : 2394-3772 Tel : 2397-3238</div></div>			
PROJECT			
FIRE SERVICES INSTALLATION WORK AT LOTS 284 (PART), 285(PART), 286(PART), 300(PART), 321(PART) AND 323 RP(PART) IN CD126 AND ADJOINING GOVERNMENT LANDS, FUNG KA WAI, YUEN LONG, N.T.			
DRAWING TITLE			
F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST			
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	
DESIGN BY	WINKLE	S.ENG	
CHECK BY	CM	PM	
APPROVED BY	-	-	-
PROJECT NO. 21001			
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.			
EP-21001-FS01			
SCALE	N. T. S.	REVISION	A



NO.	STRUCTURE CONTENT:	NO OF STOREY	HEIGHT: (M)	AREA: (M²)	VOLUME: (M³)
1	STOREROOM/ANCILLARY OFFICE	1	3	84	252
2	OPEN-SIDED SHELTER FOR PARKING/REST AREA	1	3	156	468

3	WASHROOM	1	3	7	21
---	----------	---	---	---	----

A	P.D SUBMISSION		WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

FIRE SERVICES INSTALLATION WORK AT LOTS 284 (PART), 285(PART), 286(PART), 320(PART), 321(PART) AND 323 RP(PART) IN DD126 AND ADJOINING GOVERNMENT LAND, FUNG KA WAI, YUEN LONG, N.T.

DRAWING TITLE

FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	
DESIGNED BY	JACKIE	S.ENG	
CHECKED BY	CM	PM	
APPROVED BY	-	-	-
PROJECT NO.	21001		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-21001-FS02			
SCALE	1 : 400	REVISION	A

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

Wetland Buffer Area (WBA)

- (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.

List of Uses Exempted from Ecological Impact Assessment Within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board:

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre - Post Office*
- Private Club# - Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#

- School*
- Showroom excluding Motor
- vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Applications Covering the Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>
1	A/DPA/YL-PS/30	“U”	Temporary Use of Open Storage of New Vehicles	21.10.1994 (Approved for 3 Years)
2	A/YL-PS/14	“REC”	Temporary Open Storage of New Vehicles for a Period of 12 Months	3.10.1997
3	A/YL-PS/40	“REC”	Temporary Open Storage of New Vehicles for a Period of 12 Months	16.10.1998
4	A/YL-PS/49	“REC”	Golf Driving Range	26.3.1999 (Approved for 3 Years)
5	A/YL-PS/295	“REC”, “V”	Temporary War Game Centre for a Period of 3 Years	13.2.2009
6	A/YL-PS/369	“REC”, “V”	Temporary War Game Centre for a Period of 3 Years	24.2.2012
7	A/YL-PS/470	“REC”, “V”	Renewal of Planning Approval for Temporary War Game Centre for a Period of 3 Years	6.2.2015 (Revoked on 16.6.2017)
8	A/YL-PS/544	“REC”, “V”	Temporary War Game Centre for a Period of 3 Years	22.9.2017
9	A/YL-PS/648	“REC”	Temporary Drone Training Centre	10.12.2021

Rejected Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Reasons for Rejection</u>
1	A/DPA/YL-PS/3	“U”	Open Storage of Vehicles	13.5.1994 (TPB)	1-5
2	A/YL-PS/247	“REC”, “CA” and “V”	Temporary Holiday Camp Development with Ancillary Facilities for a Period of 3 Years	17.11.2006	1, 6, 7

Reasons for Rejection:

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding land uses.
- (3) Stormwater discharge and drainage impact has not been adequately addressed.
- (4) Insufficient information on the existing access road and the number of vehicles received/dispatched.
- (5) Visual and noise impacts caused by proposed development have not been adequately addressed.
- (6) No information was submitted to demonstrate no adverse drainage, sewerage, environmental, traffic and landscape impacts on the surrounding areas.
- (7) Setting an undesirable precedent.

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

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

No adverse comment on the application.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No objection to the application.

3. Drainage

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

- no objection in principle to the application from a drainage point of view; and
- according to the applicant's submission, the existing drainage facilities which were implemented under an approved application No. A/YL-PS/648 will be maintained for the development. Should the Town Planning Board consider that the application be acceptable, approval condition(s) should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

4. Fire Safety

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

No objection in principle to the application subject to fire service installations being provided to his satisfaction.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and
- it is noted that three structures are proposed in the application. Before any new

building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

6. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

No local feedback was received on the application.

7. Other Departments' Comments

The following government departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Project Manager (West), CEDD (PM(W), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the development on the Site;
- (c) to note the comments of the Director General of Civil Aviation (DGCA) that:
 - (i) the Small Unmanned Aircraft (SUA) Order took full effect on 1 December 2022. Under the new regulatory regime, SUA operations are regulated under a risk-based approach. Operations of different risk levels, commercial or not, are subject to corresponding regulatory requirements which includes registration and labelling of SUA, registration of remote pilots, operation requirements, equipment requirements, etc. The foregoing is outlined in Civil Aviation Department (CAD) website and detailed in the Safety Requirement Document (SRD);
 - (ii) any person who operates an SUA shall observe the regulatory requirements and operating requirements as stipulated in SRD. He or she should also take note of the general safety guidelines when operating an SUA; and
 - (iii) the applicant, if wish to apply or operate as an Approved Training Organisation, shall comply with the applicable requirements and procedures specified in the SUA Approved Training Organisation Requirements Document;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot (OSAL) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) no permission is given for occupation of the GL included in the Site (about 289m² subject to verification). Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28);
 - (iii) Lots 320, 321 and 323RP in D.D.126 are currently covered by Short Term Waivers (STW) No. 3645, 3646 and 3647 respectively for the purpose of 'Temporary War Game Centre';
 - (iv) Lots 285 and 286 both in D.D.126 are currently covered by STW No. 3648 for the purpose of 'Temporary War Game Centre'; and
 - (v) the lot owner(s) shall apply to his office for STW(s) and Short Term Tenancy(s) to permit the structure(s) erected or to be erected within the subject lots and the occupation of the GL. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s) and STT(s), if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public road or reverse onto/from public road at any time during the planning approval period; and
 - (ii) the Site is connected to Tin Wah Road via a local track which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD by the applicant. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tin Wah Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tin Tsz Road/Tin Wah Road;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (i) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without approval of the Building Authority, they are unauthorized building works (UBW) under the BO and should not be

designated for any proposed use under the captioned application;

- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2025-06-04 星期三 02:54:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PS/754 DD 126 Fung Ka Wai ex War Game Centre - Drone

Dear TPB Members,

Approved 10 Dec 2021 for 3 years.

Members should question why the application for renewal was delayed.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 8 November 2021 3:30 AM HKT
Subject: A/YL-PS/648 DD 126 Fung Ka Wai ex War Game Centre - Drone

A/YL-PS/648

Lots 284 (Part), 285 (Part), 286 (Part), 320 (Part), 321 and 323 RP (Part) in D.D.126 and Adjoining Government Land, Fung Ka Wai, Yuen Long

Site area : 4,225sq.m Includes Government Land of about 289sq.m

Zoning : "Recreation"

Applied use : Drone Training Centre / 5 Vehicle Parking

Dear TPB Members,

The application to convert the war games site into open storage was withdrawn.

No information on the degree of expertise of the applicant with regard to the proposed training programme.

The introduction of new licensing regulations has had an impact on the popularity of drone flying as a pastime so the proposed operation is strange. JD closed its store in Causeway Bay

Aug 2021 - The world's largest maker of recreational aerial drones is shutting the DJI flagship retail store in Hong Kong, weeks after city authorities tightened regulations for pilots to qualify them to fly the gadgets.

The number of parking spaces is low for a sport that normally attracts car owners.

Is this a viable enterprise or is the intention to pursue the open storage under a new banner?

Mary Mulvihill

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

Sent: Monday, October 5, 2020 2:55:56 AM

Subject: AYL-PS/615 DD 126 Fung Ka Wai ex War Game Centre

AYL-PS/615

Lots 280 (Part), 282 (Part), 284, 285, 286, 287 (Part), 320 (Part), 321 and 323 RP (Part) in D.D. 126, Fung Ka Wai, Yuen Long

Site area : About 9,545m²

Zoning : "Recreation" and "VTD"

Applied Use : Open Storage / 3 Vehicle Parking

Dear TPB Members,

Minutes 22 Sept 2017:

*The **majority (about 90%) of the site fell within "Recreation" ("REC") zone and the remaining part (about 10%) fell within the "Village Type Development" ("V") zone. The war game centre was considered as a place of entertainment providing entertainment and recreation outlet to the public and generally in line with the planning intention for the "REC" zone.***

*The District Lands Officer/Yuen Long, Lands Department advised that there was no Small House application received or under processing at and in the vicinity of the site. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention for the "V" zone. The site was mainly surrounded by vegetated hill slopes to the north and east, fallow agricultural land to the south and **an open storage yard of new vehicles to the west** and the development was not incompatible with the surrounding land uses. While the northern portion (**about 41% of the site fell within the Wetland Buffer Area**), the application was for temporary approval and there was no fish pond within or in close proximity.*

*Whilst the site was **located near an area zoned "Conservation Area"**, the Director of Agriculture, Fisheries and Conservation had no strong view on the application provided that the war game activities would be confined to the site and not encroached on the nearby "CA" zone.*

Applicant reports that the War Games operation moved out recently. Members must ask what condition the site has been left in and whether the detritus of that operation was removed. I would remind members that the site is close to the Wang Chau Reservoir.

Aug 2020: Piles of black, rubber-like granules have continued to wash up onto the shore of Yi Pak Wan, Discovery Bay. Plastic Free Seas (PFS), a Hong Kong environmental NGO, has called for a "complete and thorough" investigation into the source of the pollution last Friday.

Sept 2020: The Green Earth finds hundreds of thousands of lead pellets, plastic wads and target shards littered on slopes near Hong Kong Gun Club in Tsuen Wan

<https://www.scmp.com/news/hong-kong/health-environment/article/3103108/land-near-hong-kong-gun-club-badly-contaminated>

The intention of the applicant would appear to be to extend the existing vehicle storage facility to the west of the site. Open Storage is an unacceptable land use for both Recreation and VTD zonings, particularly lots withing Wetland Buffer and close to Conservation and water source.

This is precisely the type of activity that should be located in high rise custom built facilities where the vehicles could be stacked on rotating platforms. Members must reject this application and request a report on the condition of the site with regard to potential environmental issues re long years of use as a War Games operation.

Mary Mulvihill

From:

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

Sent: Wednesday, September 6, 2017 1:21:35 AM

Subject: A/YL-PS/544 DD 126 Fung Ka Wai War Game Centre

A/YL-PS/544

Lots 280 in D.D. 126, Fung Ka Wai, Yuen Long

Site area : About 9,619m²

Zoning : "Recreation" and "VTD"

Applied Use : War Game Centre

Dear TPB Members,

If approval is rolled over members should ensure that there is a condition included with regard to effective gathering and disposal of plastic pellets and other environmentally unfriendly detritus generated by these facilities.

The waste left behind at such facilities is shocking. When there are heavy rains it is then carried into waterways and washed into the sea. The pellets are then ingested by marine life and enter our food chain.

Recreation should not come at such a cost to the environment and users should be obliged to clear up after themselves, use biodegradable materials, etc.

Going forward and in view of the urgent need to improve standards here, recreational facilities should be subject to a zero waste policy.

Mary Mulvihill