

2022年 4月 6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。

- 6 APR 2022

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

\* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TN-LTY/425
	Date Received 收到日期	- 6 APR 2022

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

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Sam Lai Holding Limited (森麗控股有限公司)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

<b>3. Application Site 申請地點</b>	
(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 2382 (Part), 2383 (Part) & 2384 (Part) in D.D. 130 & Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun, 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 ..... 950 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 650 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 138 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則之名稱及編號	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group D)' ('(R(D)')
(f) Current use(s) 現時用途	Vacant site  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
16.3.2022 (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17.3.2022 (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



Proposed operating hours 擬議營運時間 9:00a.m. to 9:00p.m. from Mondays to Sundays including public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input 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))																															
	No 否	<input checked="" 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)																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

Part 6 (Cont'd) 第6部分(續)

**7. Justifications 理由**

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

1. The proposed development is a Column 2 use in the 'Residential (Group D)' zone which is a supplementary use to the residents in the vicinity.
2. The proposed development conforms to the planning intention of the 'Residential (Group D)' zone because it raises the quality of life of the residents and so provide incentive to convert the existing temporary structures to permanent structures.
3. The proposed development would provide a recreation outlet for the nearby residents.
4. The height of the proposed development is reasonable for badminton games inside the indoor recreation centre.
5. The proposed development is compatible with the surrounding environment.
6. Similar planning application has been approved by the Town Planning Board in the same Outline Zoning Plan such as A/YL-TYST/1050 in the "R(B)1" & "R(D)" zones.
7. No vehicle is allowed to get into the site and it is believed that most of the visitors will arrive the site on foot. In case there is visitors coming to the site by car, they can park the car at the public vehicle park in the vicinity, i.e., A/TM-LTY/418 and walk to the application site.
8. Insignificant noise and environmental impacts.
9. The nature of the proposed development is compatible with the surrounding environment.
10. There is no similar facilities adjacent to the application site. The proposed development would benefit the community.
11. The proposed development is a temporary development and it would not jeopardize the long term planning intention of the "R(D)" zone.



**8. Declaration 聲明**

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

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

Signature  
簽署

.....  
Patrick Tsui



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

.....  
Consultant

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表 .....

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

Date 日期

28/1/2022

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2382 (Part), 2383 (Part) & 2384 (Part) in D.D. 130 & Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun, N.T.
Site area 地盤面積	950 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 138 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/11
Zoning 地帶	'Residential (Group D)' ('R(D)')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation 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	650 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.684 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	9	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	68.42 % <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		0
	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) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
Drainage proposal and estimated traffic generation		
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。

**Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years**

at

**Lots 2382 (Part), 2383 (Part) & 2384 (Part) in D.D. 130 & Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun, N.T.**

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**Annex 1 DRAINAGE PROPOSAL**

**1.1 Existing Situation**

**A. Site particulars**

1.1.1 The application site will be paved and occupied an area of about 950m<sup>2</sup>.

1.1.2 The application site will be occupied for an indoor recreation centre for the use of the adjacent residents.

**B. Level and gradient of the application site & proposed surface channel**

1.1.3 The highest point of the site is at the northwestern part which is about +19.0mPD. The lowest point of the site is at the southeastern part which is about +18.5mPD.

**C. Catchment area of the proposed drainage provision at the application site**

1.1.4 According to **Figure 4**, it is noted that the land to surrounding the application site commands a lower level or about the same level as the application site. As such, no external catchment is identified.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

1.1.5 As shown in **Figure 4**, a river is found to the south of the application site.

**1.2 Runoff Estimation**

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 950m<sup>2</sup>; (**Figure 4**)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 19.0\text{m} - 18.5\text{m} = 0.5\text{m}$$

$$L = 34\text{m}$$

∴ Average fall = 0.5m in 34m or 1m in 68m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 34 / (1.47^{0.2} \times 950^{0.1}) ]$$

$$t_c = 2.29 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 325mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 325 \times 950 / 3,600$$

$$\therefore Q_1 = 85.76 \text{ l/s} = 5,145.83 \text{ l/min} = 0.086\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel at 1:120 and 1:160 gradient is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

### 1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface U-channel at gradient of about 1:120 and 1:160 along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 The collected stormwater will then be discharged to the river to the south of the application site via the proposed 375mm surface U-channel with iron grating outside the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 Sand trap or alike will be provided at the terminal catchpit to avoid the addition of load into public drainage.
- 1.3.5 All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.

- 1.3.6 For the drainage works outside the jurisdiction of the applicant, the applicant will seek the consent of land owners or District Lands Office/Yuen Long for works outside application site prior to the commencement of works.
- 1.3.7 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- 1.3.8 No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
- 1.3.9 Adequate gap, say 100mm, will be reserved at the toe of the site hoarding to allow free flowing of surface runoff to and from the application site.

## Annex 2 Estimated Traffic Generation

- 2.1 No parking space or loading/unloading space within the propose site will be provided. Also, no vehicular access will be provided for the application site.
- 2.2 Please see attached Figure 5 for the pedestrian access leading from Tat Fuk Road.
- 2.3 Please see traffic generation and attraction in below. It is noted that most of the visitors will visit the proposed development on foot. The other visitors who may visit the site by car can park at the public vehicle park at Lots 2384 (Part) & 2386 (Part) in D.D: 130, Tsoi Yuen Tsuen, Tuen Mun, N.T. approved by Town Planning Board (i.e. A/TM-LTTY/418) as shown in Figure 5.

The estimated average traffic generation and traffic generation rate at peak hours are as follow:

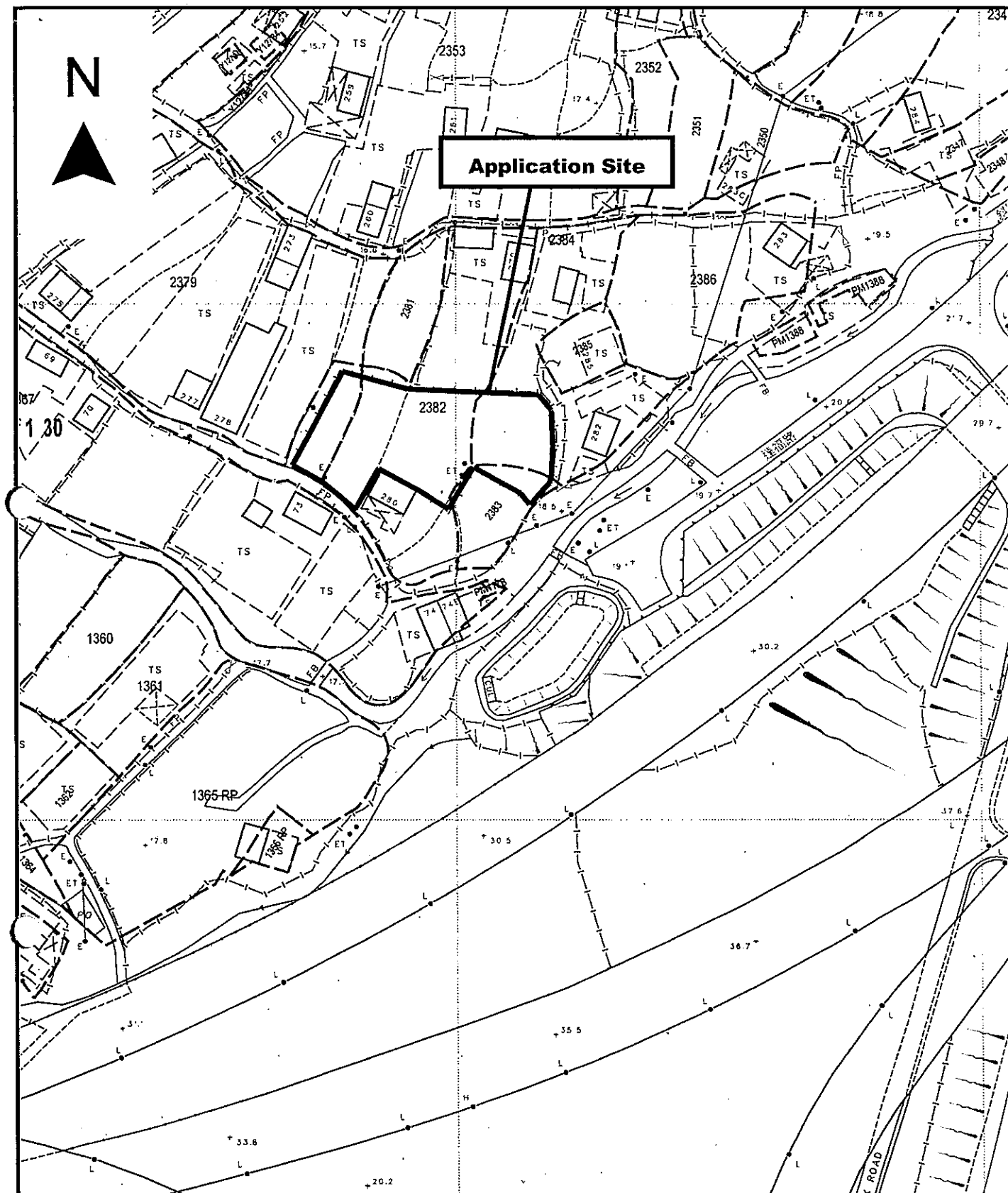
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private cars	0.33	0.33	1	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 9:00 p.m. daily including Sundays and public holidays

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.





Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years at Lots 2382 (Part), 2383 (Part) & 2384 (Part) in D.D. 130 & Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun, N.T.

. Drawing Title 圖目:

## Site Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

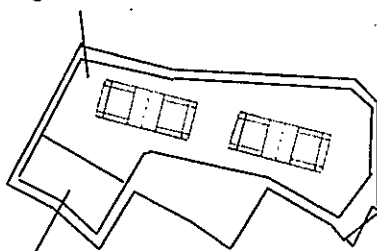
1:1000

N



**Structure 1**

Place of recreation, sports or culture  
(Indoor Recreation Center)  
Badminton court 1 to 2  
GFA: Not exceeding 650m<sup>2</sup>  
Height: Not exceeding 9m  
No. of storey: 1



Toilet & changing room  
within Structure 1  
(About 90m<sup>2</sup>)

Main gate

Project 項目名稱:

Proposed Temporary Place of  
Recreation, Sports or Culture (Indoor  
Recreation Centre) for a Period of 3  
Years at Lots 2382 (Part), 2383 (Part) &  
2384 (Part) in D.D. 130 & Adjoining  
Government Land, Tsoi Yuen Tsuen,  
Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

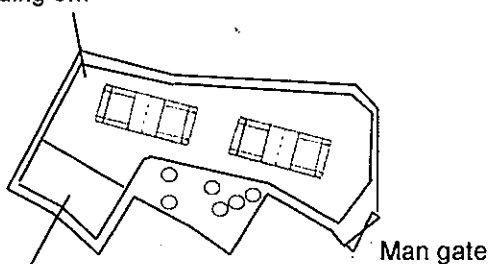
1:1000

N



**Structure 1**

Place of recreation, sports or culture  
(Indoor Recreation Center)  
Badminton court 1 to 2  
GFA: Not exceeding 650m<sup>2</sup>  
Height: Not exceeding 9m  
No. of storey: 1



Toilet & changing room  
within Structure 1  
(About 90m<sup>2</sup>)

Tree	Approximate Height	Spacing
○ Existing <i>Musa x paradisiaca</i> to be preserved	2.5m	Vary

Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years at Lots 2382 (Part), 2383 (Part) & 2384 (Part) in D.D. 130 & Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Tree Preservation Plan

Drawing No. 圖號:

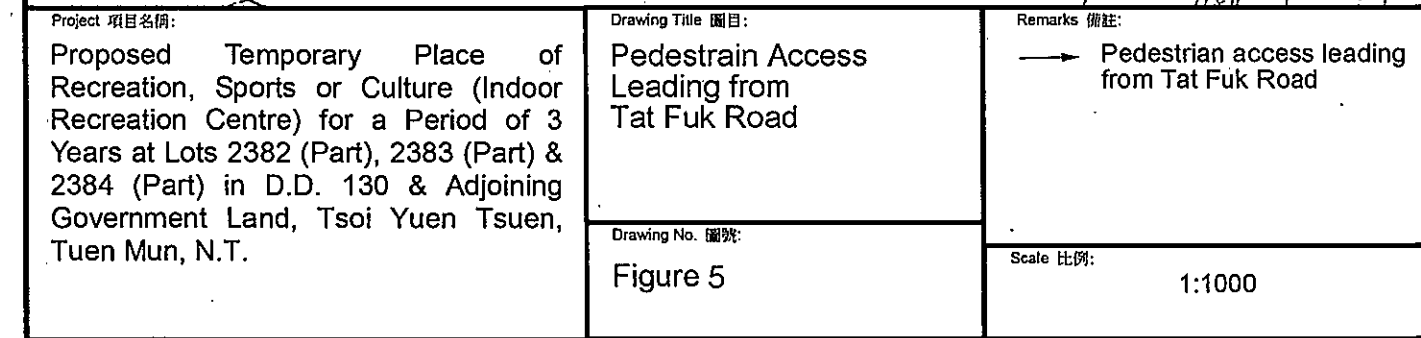
Figure 3

Remarks 備註:

Scale 比例:

1:1000





Date: 9 June 2022

TPB Ref.: A/TM-LTYT/425

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years at Lots 2382 (Part), 2383 (Part) & 2384 (Part) in D.D. 130 & Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun, N.T.**

Our response to the comments of CTP/UD&L, Planning Department is as follows:

CTP/UD&L, Planning Department's comments	Applicant's response
It is noted that the proposed development contains a 1-storey indoor recreation centre of not more than 9m in height and no information regarding the boundary treatment was given in the submitted Proposed Layout Plan, the applicant is required to provide a cross section showing the proposed structure with indicated boundary treatment and planters for information.	Noted. Please see attached Figure 3. A 500mm x 500mm planter for <i>Pyrostegia ignea</i> is proposed between the proposed structure 1 and existing <i>Musa x paradisiaca</i> .

Our response to the comments of Transport Department is as follows:

Transport Department's comments	Applicant's response
a. It is noted that no parking space or loading/unloading space within the proposed site and no vehicular access is required. Please confirm.	Noted. The proposed indoor recreation centre is intended to meet the nearby villagers' need. It is expected that almost all the visitors will arrive at the application site on foot. There is a public vehicle park next to the application site approved by Town Planning Board

	(TPB Ref. A/TM-LTTY/418) to meet the negligible parking demand. There is no parking space or loading/unloading space within the application site and no vehicular access is required.
b. Please advise if any modification works at public road and footpath to facilitate the access to the proposed site is required.	No modification works at public road and footpath to facilitate the access to the proposed site is required.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



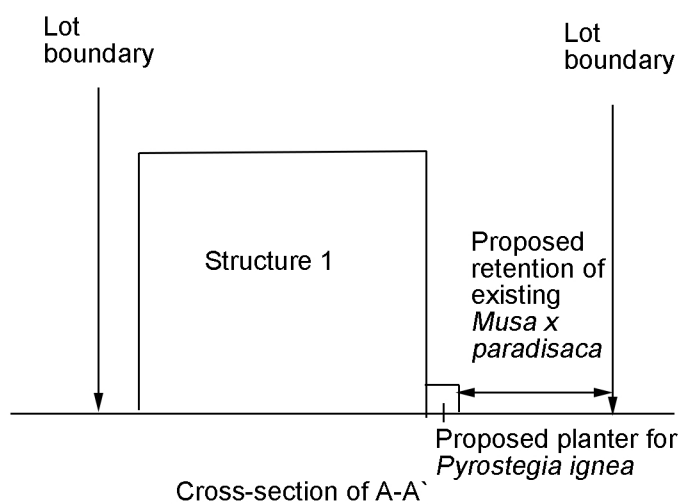
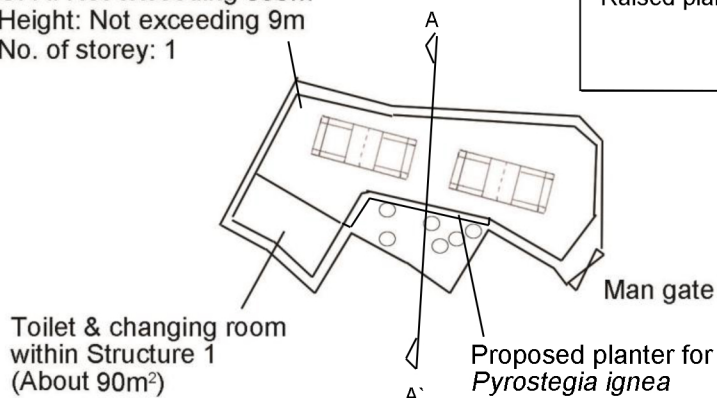
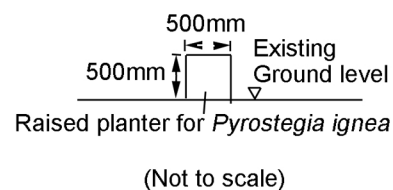

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Keith FUNG) – By Email



### Structure 1

Place of recreation, sports or culture  
(Indoor Recreation Center)  
Badminton court 1 to 2  
GFA: Not exceeding 650m<sup>2</sup>  
Height: Not exceeding 9m  
No. of storey: 1



Tree	Approximate Height	Spacing
○ Existing <i>Musa x paradisiaca</i> to be preserved	2.5m	Vary

Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years at Lots 2382 (Part), 2383 (Part) & 2384 (Part) in D.D. 130 & Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Tree Preservation Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Date: 21 July 2022

TPB Ref.: A/TM-LTYY/425

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years at Lots 2382 (Part), 2383 (Part) & 2384 (Part) in D.D. 130 & Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun, N.T.**

The proposed indoor recreation centre will be air-conditioned. It will be rented to badminton club for commercial operation. The proposed indoor recreation centre will be a temporary structure. The existing structures on the application site will be demolished. The height of the temporary structure complies with the standard of the HKPSG, i.e., 9m high for badminton court. An updated Figure 2 to show the boundary of the site and the extent of the temporary structure is attached.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



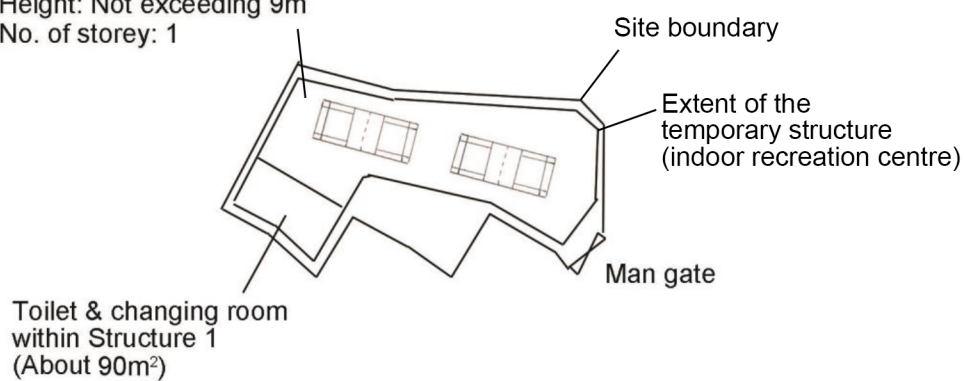
Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Keith FUNG) – By Email



**Structure 1**

Place of recreation, sports or culture  
(Indoor Recreation Center)  
Badminton court 1 to 2  
GFA: Not exceeding 650m<sup>2</sup>  
Height: Not exceeding 9m  
No. of storey: 1



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years at Lots 2382 (Part), 2383 (Part) & 2384 (Part) in D.D. 130 & Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:1000

**Government Departments' General Comments**

**1. Lands Administration**

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, 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 adverse comment on the application on the understanding that no vehicular access to the site is proposed.

**3. Environmental**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no complaint case related to the Site in the past three years.

**4. Drainage**

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

- should the application be approved, a condition is suggested requiring the applicant to submit, implement and maintain a drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact to the adjacent area.

**5. Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

**6. Landscape**

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

- no adverse comment on the application; and
- since there is limited space with the Site for meaningful landscaping, and there is no major public frontage along the site boundaries, should the Board approve the application, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

**7. District Officer's Comments**

Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

- no specific comments the application.

**8. Other Departments**

The following departments have no comment on the application:

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Project Manager(West), Civil Engineering and Development Department (PM(W),CEDD);
- Director of Electrical and Mechanical Services (DEMS);
- Director of Leisure and Cultural Services (DLCS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); 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) to note the comments of District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site comprises portions of Lot Nos. 2382, 2383 and 2384 in DD. 130 (“the Lots”) and adjoining Government Land (GL). The Lots are Old Schedule Agricultural Lots held under the Block Government Lease (“BGL”) which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) no permission has been given to permit the existing structures erected on the Site;
  - (iii) site inspection revealed that the Site, including the GL, was locked and fenced-up. No permission has been given for the occupation of the GL concerned;
  - (iv) the Site is accessible via a strip of footpath leading from the Tak Fuk Road. Her office is not responsible for the maintenance of the said access nor guarantee that right-of-way will be given to the Site;
  - (v) the lot owners may apply to her office for Short Term Waivers and Short Term Tenancy to permit erection of the proposed structures on the Lots and the adjoining GL. However, there is no guarantee that the application will be approved. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee and rent from such date as may be appropriate, deposit and administration fee etc.; and
  - (vi) notwithstanding the above, her office reserves the right to take lease enforcement actions and land control actions as considered appropriate against any unauthorized erection/extensions/alterations. of the structures erected within the subject lots and illegal occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structure is found erected without prior approval given by this office or in case of any unauthorized occupation of GL;
- (c) to note the comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the existing access adjacent to the Site is not and will not be maintained by HyD; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;

- (d) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” (“COP”) issued by the Environmental Protection Department;
- (e) to note the comments of the Director of Environmental Protection (DEP) that if septic tank and soakaway system is used in case of unavailability of public sewer, its design and construction should follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person (AP);
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should refer to the guidelines as specified in “Technical Note to prepare a Drainage Submission” which is available at DSD’s website ([https://www.dsd.gov.hk/EN/Technical\\_Documents/Technical\\_Manuals/index.html](https://www.dsd.gov.hk/EN/Technical_Documents/Technical_Manuals/index.html));
  - (ii) presumably it is the intent of the applicant to make drainage connection to public drainage to discharge runoff from the Site. According to his record, there is no DSD maintained facility in the vicinity of the Site. In this regard, the applicant is reminded to identify such public drainage and consult, as appropriate, the relevant authorities/owners of the existing drainage for consent of the connection works;
  - (iii) details of the proposed u-channel and catchpits (e.g. invert levels) and how it would be connected to the existing drainage system should be clearly shown in the drainage proposal;
  - (iv) the applicant should state clearly whether the existing u-channel; and catchpit(s), if any, would be removed, modified or retained. Should the above existing drainage system be used as part of the proposed drainage networks, the applicant should ensure their working conditions are satisfactory. In this case, records such as photographs and plans showing these drains shall be provided;
  - (v) peripheral drainage channels should be provided to intercept the surface runoff from the uphill catchment, if any, so as to avoid the Site from overland flow influence;
  - (vi) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For any works to be carried out outside his lot boundary, the applicant should consult DLO/TM and seek consent from relevant lot owners before commencement of the drainage works;
  - (vii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; and

(viii) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;

(g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant is advised on the following points:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
- (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans.

However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (the BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively; and

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) if there are existing structures which had been erected on the leased land without approval of the Buildings Authority (BA) (not being a New Territories Exempted House (NTEH)), they are unauthorized under the BO and should not be designated for any approved use under the application;
- (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iii) for UBW erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should be no construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iv) if the proposed use under the application is subject to issuance of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as maybe imposed by the licensing authority;
- (v) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- (vi) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage; and
- (vii) detailed comments under the BO will be provided at the building plan submission stage.