This document is received on 2 1 MAR 2023.

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

<u>Form No. S16-III</u> 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 <u>notice of application</u> in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan application/apply.html

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

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

Please insert a 「 ノ」 at the appropriate box 請在適當的方格内上加上「 ノ」號

For Official Use Only	Application No. 申請編號	A/TM-SIKW/119
請勿填寫此欄	Date Received 收到日期	2 1 MAR 2023

- 1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

CHAN YUN PING DANNY

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)

N.A. 不適用

3.	Application Site 申請地點	a daga ajedaje a, epo
(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 No 638RP in DD375 TUEN MUN 屯門丈量約份第375約地段第 638號餘段
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	□Site area 地盤面積 59.5 sq.m 平方米□About 約 □Gross floor area 總樓面面積 7.5 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N.A. 不適用 sq.m 平方米口About 約

(d)	Name and number of the rel statutory plan(s) 有關法定酬則的名稱及編號	S/1M - SEW/17				
(e)	Land use zonc(s) involved 涉及的土地用途地帶	village Type Development 鄉村式發展				
(f)	Current use(s) 現時用途	医病 時 商店及 服務 行業 (企產 T 七里) (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、機構或計區設施,諸在圖則上對示,並註明用涂及線樓面面積)				
4.	"Current Land Owner"	f Application Site 申請地點的「現行土地擁有人」				
The	applicant 申請人 -					
V	is the sole "current land owner"是唯一的「現行土地擁有人」	^{&} (please proceed to Part 6 and attach documentary proof of ownership). ^{&} (請繼續填寫第 6 部分,並夾附業權證明文件)。				
	is one of the "current land owne 是其中一名「現行土地擁有人	s'' ^{*&} (please attach documentary proof of ownership). 」 ^{*&} (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					
5.	就土地擁有人的同意/通知土地擁有人的陳述					
(a)	(a) According to the record(s) of the Land Registry as at					
(b)	The applicant 申請人 -					
	Details of consent of "cu	rent land owner(s)" obtained 取得「現行土地擁有人」"同意的詳情				
	Land Owner(s) Regist	mber/address of premises as shown in the record of the Land ry where consent(s) has/have been obtained 中地註冊處記錄已獲得同意的地段號碼/處所地址 (日/月/年)				
1		he space of any boy above is insufficient 如上列任何方核的空間不足,轉尽百段明)				

		rent land owner(s	s)" # notified	已獲通知「玛	見行土地擁有人」#	
La	of 'Current nd Owner(s)' 現行土地擁 人」數目	Lot number/add Land Registry v 根據土地註冊原	vhere notification	on(s) has/have	n the record of the e been given 提碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
					·	
(Plea	ase use separate s	heets if the space o	f any box above	is insufficient.	如上列任何方格的空	E間不足・請另頁說明)
_		e steps to obtain。 取得土地擁有人	•			
Reas	sonable Steps to	Obtain Consent	of Owner(s)	取得土地擁有	<u> </u>	的合理步驟
					有人」"郵遞要求同	(DD/MM/YYYY) ^{#&} 引意書 ^{&}
Rea	sonable Steps to	Give Notification	on to Owner(s)	向土地擁有	了人發出通知所採 耳	双的合理步驟
	=	ces in local news (日/月/			(DD/MM/YY 一次通知 ^{&}	YY) ^{&}
	•	in a prominent po		ar application	site/premises on	
	於	(日/月	/年)在申請地黑	占/申請處所	或附近的顯明位置	提出關於該申請的通
	office(s) or ru 於	ral committee on		(DE	/MM/YYYY) ^{&}	committee(s)/managen 長員會/互助委員會或管
<u>Oth</u>	ers 其他	•				
	others (please 其他(請指明	月)				
		 :				
						<u> </u>

6. Type(s) of Application						
(A) Temporary Use/Develo	pment of Land and/or Building N	Not Exceeding 3 Years in Rural Areas				
	/或建築物內進行為期不超過三年	*				
,	(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))					
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期,請填寫(B)部分)						
(a) Proposed						
use(s)/development						
擬議用途/發展						
	(Please illustrate the details of the propo	osal on a layout plan) (請用平面圖說明擬議詳情)				
(b) Effective period of	□ year(s) 年	See on a religion brain (893/11 minute 21) Market Live				
permission applied for						
申請的許可有效期	□ month(s) 個月					
(c) Development Schedule 發展	細節表					
Proposed uncovered land are	a 擬議露天土地面積	sq.m □About 約				
Proposed covered land area	疑議有上蓋土地面積	sq.m □About 約				
Proposed number of building	s/structures 擬議建築物/構築物數目	=				
Proposed domestic floor area	· 擬議住用樓面面積	sq.m □About 約				
Proposed non-domestic floor	area 擬議非住用樓面面積	sq.m □About 約				
Proposed gross floor area 擬		sq.m □About 約				
		f applicable) 建築物/構築物的擬議高度及不同樓層				
	=	insufficient) (如以下空間不足,請另頁說明)				

***************************************	***************************************					
Proposed number of car parking	spaces by types 不同種類停車位的接	疑議數目				
Private Car Parking Spaces 私复	₹車車位					
Motorcycle Parking Spaces 電馬	里車車位					
Light Goods Vehicle Parking Sp						
Medium Goods Vehicle Parking						
Heavy Goods Vehicle Parking S	•					
Others (Please Specify) 其他(<i>演列9月)</i>					
Proposed number of loading/unl	oading spaces 上落客貨車位的擬議婁					
	Jacung spaces 上洛各貝里亚的辣酸类	X EI				
Taxi Spaces 的士車位						
Coach Spaces 旅遊巴車位	topped at the colonia and an analysis of the colonia and analysis of the colonia and an analysis of the colonia analysis of the colonia and an analysis of the colonia and analysis of the colonia analysis of					
Light Goods Vehicle Spaces 輕						
Medium Goods Vehicle Spaces Heavy Goods Vehicle Spaces						
Others (Please Specify) 其他 (
, -F), >/IG (I	, 4 × 4 × 4 ×					

Prop	osed operating hours	疑議營運時間	•			
(d)	Any vehicular acces the site/subject buildi 是否有車路通往地 有關建築物?	ng?	□ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) □ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)			
		No 否				
(e)	(If necessary, please u	ise separate shee for not providin	議發展計劃的影響 ts to indicate the proposed measures to minimise possible adverse impacts or give g 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			
(i)	Does the development	Yes 是	Please provide details 請提供詳情			
	proposal involve					
	alteration of existing building?					
	擬議發展計劃是 否包括現有建築					
	物的改動?	No 否 □				
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	d () () () () () () () () () () () () ()	Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream iversion, the extent of filling of land/pond(s) and/or excavation of land)			
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscape Imp Tree Felling { Visual Impact	通 Yes 會 No 不會 y 對供水 Yes 會 No 不會 排水 Yes 會 No 不會 by Yes 會 No 不會 pes 受斜坡影響 Yes 會 No 不會 act 構成景觀影響 Yes 會 No 不會 次伐樹木 Yes 會 No 不會			

(B) Renewal of Permis	diameter 請註明盡 幹直徑及	ate measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 整量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹品種(倘可) Temporary Use or Development in Rural Areas
位於鄉郊地區臨時		
(a) Application number to the permission relates 與許可有關的申請編號		A/ TM-SKW / 108
(b) Date of approval 獲批給許可的日期		01/09/2020 (DD 日/MM月/YYYY年)
(c) Date of expiry 許可屆滿日期		01/09/2023 (DD H/MM 月/YYYY年)
(d) Approved use/developm 已批給許可的用途/例		豳時商店及服務行業 (地產代理)(為期3年)
(e) Approval conditions 附帶條件		□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間		✓ year(s) 年

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)。
高掃管勞居民提供, 地產服務。 營業時間: 星期-至日上午10時至晚上千時 (包括公眾假期)
<u></u>
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······································

		Form No. S16-III 表格第 S16-III 號
1	8. Declaration 聲明	
	I hereby declare that the particulars given in this application at 本人謹此聲明,本人就這宗申請提交的資料,據本人所知	e correct and true to the best of my knowledge and belief. 及所信,均屬真實無誤。
	I hereby grant a permission to the Board to copy all the materia to the Board's website for browsing and downloading by the p 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	
	Signature 簽署	☑ Applicant 申請人 / □ Authorised Agent 獲授權代理人
	CHAN YUN PING DAWNY 陳潤	平 N.A. 不適用
	Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
	Professional Qualification(s) 專業資格 HKIP 香港規劃師學 HKIS 香港測量師學 HKILA 香港園境師學 RPP 註冊專業規劃師 Others 其他	會 / □ HKIA 香港建築師學會 / 會 / □ HKIE 香港工程師學會 /
	on behalf of N.A. 不適用	
	☐ Company 公司 / ☐ Organisation Name ar	nd Chop (if applicable) 機構名稱及蓋章(如適用)
	Date 日期 15 /03 / 20 23	(DD/MM/YYYY 日/月/年)
	Remar	
	The materials submitted in this application and the Board's dec materials would also be uploaded to the Board's website for be considers appropriate.	cision on the application would be disclosed to the public. Such prowsing and free downloading by the public where the Board 申請所作的決定。在委員會認為合適的情况下,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况下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》

Statement on Personal Data 個人資料的聲明

- 1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
 - 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:
 - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理逭宗申請,包括公布道宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above. 申請人就逭宗申請提供的個人資料,或亦會向其他人士披露,以作上述第1段提及的用途。
- 3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料。應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請<u>盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。</u>)

一年ベスカイグに置い日がは	到另一直的他们 放乡风)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots No 638RP in DD375 Twen Mun
مالد المال المالد	屯門丈量約份第3十分約地段638號餘段
Site area 地盤面積	59.5 sq. m 平方米口About 約
	(includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	S/TM - SKW/14
Zoning 地帶	Village Type Development
	鄉村土發展-
	301 11 IC 3X 172
Type of Application	□ 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
申請類別	□ Year(s) 年 □ Month(s) 月
	Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of
	位於鄉郊地區臨時用途/發展的規劃許可續期為期 2
	□ Year(s) 年 <u>3</u> □ Month(s) 月
Applied use/ development 申請用途/發展	臨時商店反服務行業
	(地產代理)(為期3年)

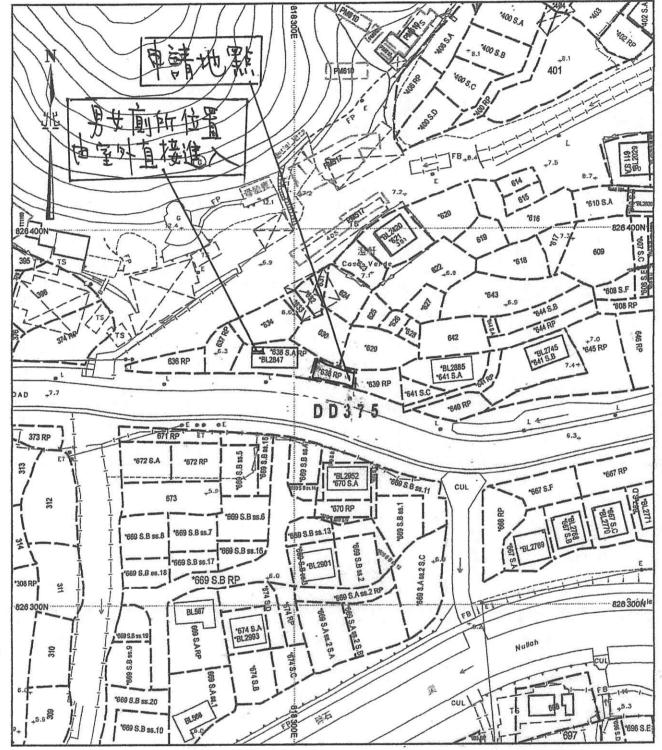
(i)	Gross floor area		sq.m 平方米	Plot Ra	atio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
		Non-domestic 非住用	子. 与	0-126	☑About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用			
		Non-domestic 非住用	1		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		□ (Not:	m 米 more than 不多於)
				□ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	2.45	□ (Not	m 米 more than 不多於)
			1	□ (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積		12.6	%	☑ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Private Car Parkii Motorcycle Parkii Light Goods Veh Medium Goods V Heavy Goods Vel	e parking spaces 停車位總數 ng Spaces 私家車車位 ng Spaces 電單車車位 icle Parking Spaces 輕型貨車泊車 Vehicle Parking Spaces 中型貨車泊 hicle Parking Spaces 重型貨車泊車 pecify) 其他 (請列明)	車位	N·A· 不適用
		上落客貨車位/ Taxi Spaces 的士 Coach Spaces 旅 Light Goods Veh Medium Goods V Heavy Goods Vel	二車位		N.A. 不適用

	<u>Chinese</u> 中文	English 英文
Plans and Drawings 圖則及繪圖 Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖 Block plan(s) 樓字位置圖 Floor plan(s) 樓字平面圖 Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計圖	X	
Others (please specify) 其他(請註明) Reports 報告書 Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Traffic impact assessment (on vehicles) 就車輛的交通影響評估 Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估 Landscape impact assessment 景觀影響評估 Tree Survey 樹木調查 Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估 Sewerage impact assessment 排污影響評估 Risk Assessment 風險評估 Others (please specify) 其他 (請註明)		

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。

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1990 ** metres 10 0 10 20 30 40 50 metre



Locality: DD375

Lot Index Plan No.: TM0048052017 District Survey Office: Tuen Mun

Date: 12-May-2017

Reference No.: 6-SW-13C,6-SW-18A

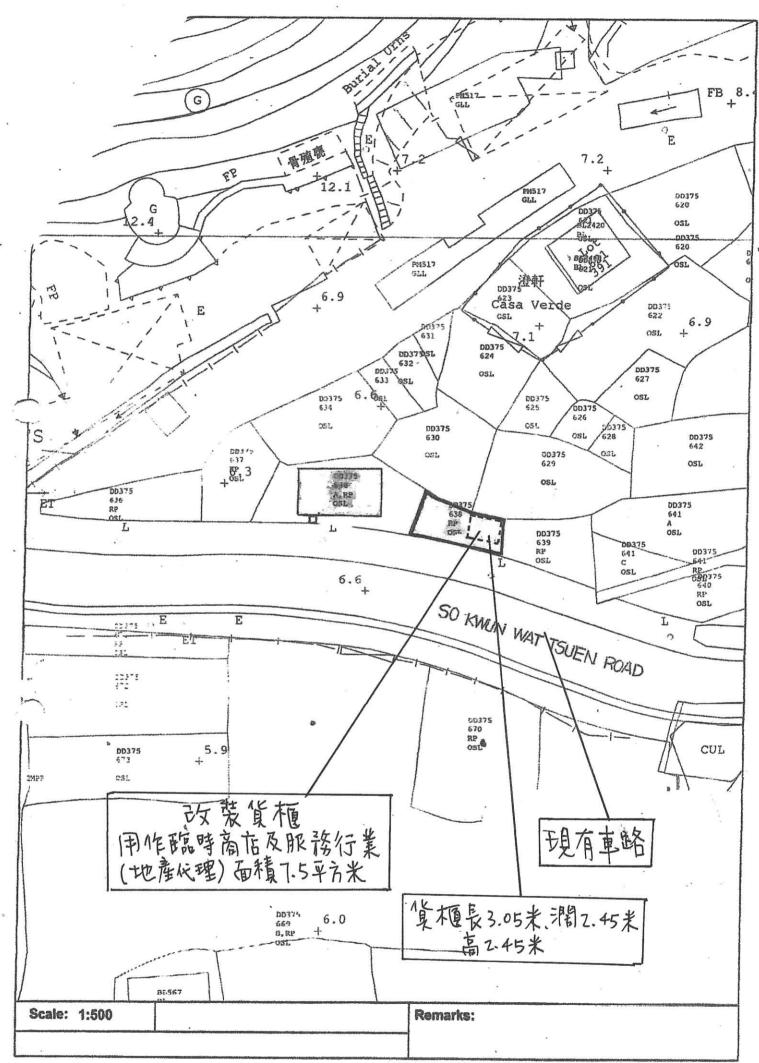
香港特別行政區政府 一 版權所有 © Copyright reserved - Hong Kong SAR Government

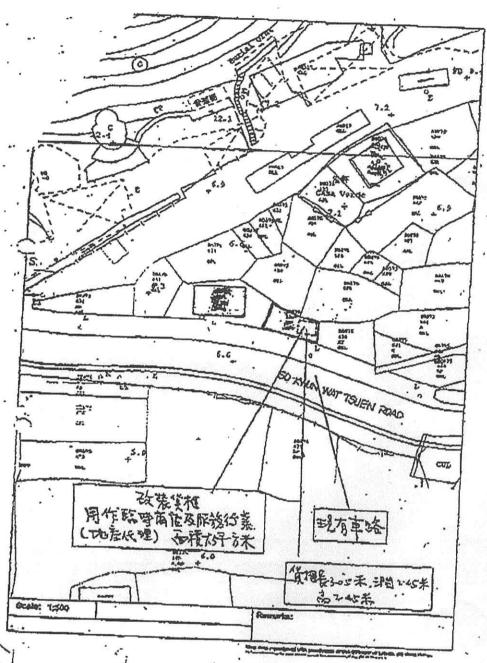
SMO-P01 20170512112414 10

免責聲明

本圖則乃地段索引圖的複本,顯示地段界線的大概位置,包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止,因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時,地段索引圖可能會被修訂而無須事先通知。

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



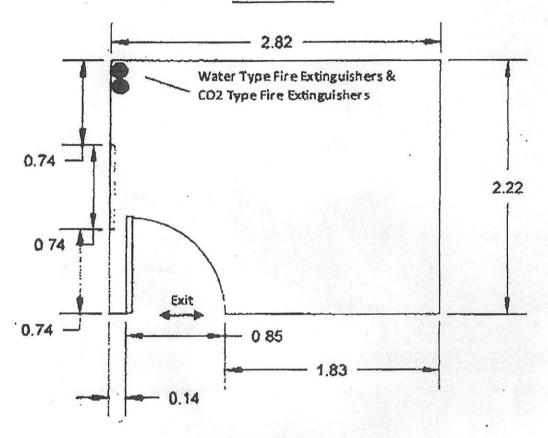


A/TM-SKW/108 規劃申請續期.

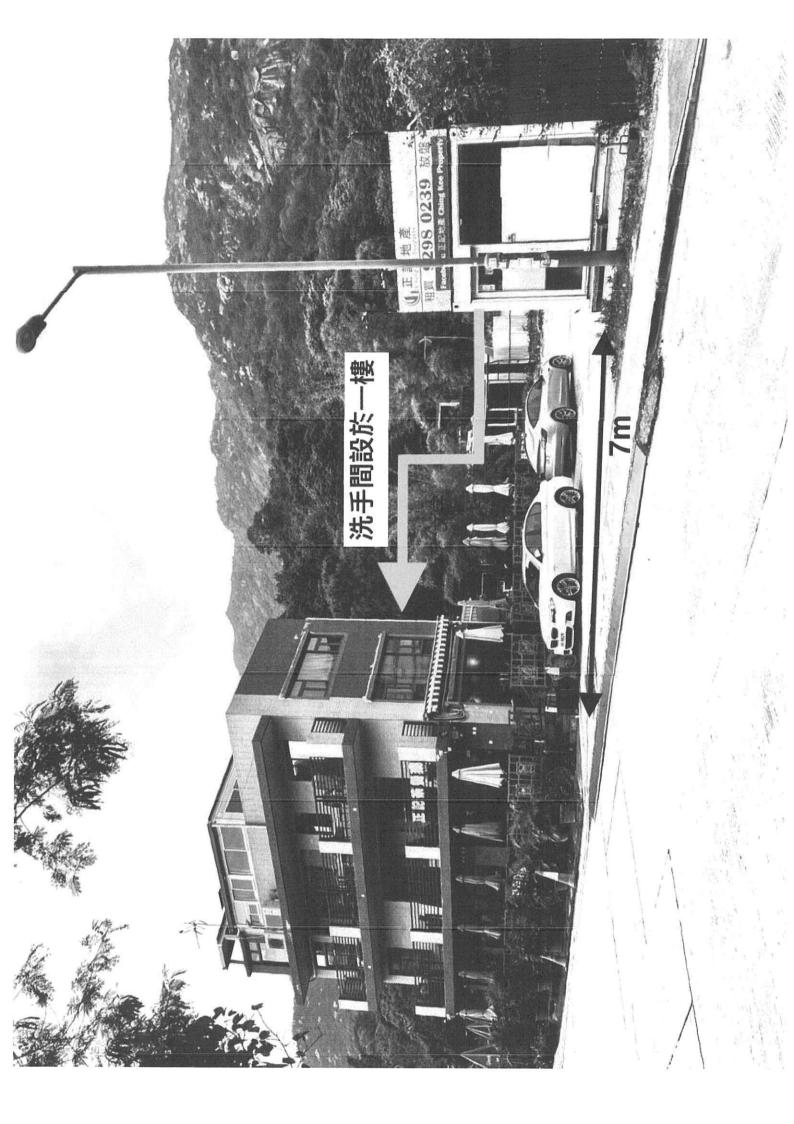
- 少比圖則與之前申請的圖則一樣,沒有任何改動。
- 2) 中語臨時商店及服務行業(地產代理). 用途和之前申請一樣,沒有改變。

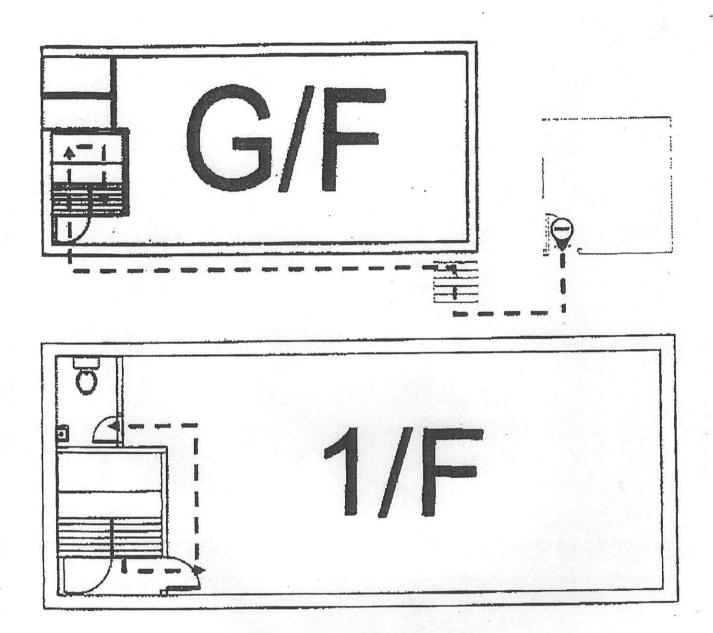
ATM-SKW/108 規劃申請續期申請用途: 既時高於及服務行業(地產化理) 圖則與之前申請一樣沒有改動。

室內平面圖



Scale 1:50





☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g
Fw: Application No. A/TM-SKW/119 - Renewal of Planning Approval under Application No. A/TM-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years 29/03/2023 12:15
From: tmylwdpo_pd/PLAND/HKSARG To: Billy WK FONG/PLAND/HKSARG@PLAND Cc: Janet Ka Kei CHEUNG/PLAND/HKSARG@PLAND, Samantha Wai Sam CHUANG/PLAND/HKSARG@PLAND
File Ref:
Forwarded by tmylwdpo_pd/PLAND/HKSARG on 29/03/2023 12:13
From: <tpbpd@pland.gov.hk> To: <tmylwdpo@pland.gov.hk> Cc: <kkfyiu@pland.gov.hk> Date: 29/03/2023 11:38 Subject: FW: Application No. A/TM-SKW/119 - Renewal of Planning Approval under Application No. A/TM-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years</kkfyiu@pland.gov.hk></tmylwdpo@pland.gov.hk></tpbpd@pland.gov.hk>
From: Ping Ping Chan < > Sent: Wednesday, March 29, 2023 11:17 AM
To: tpbpd@pland.gov.hk
Subject: Application No. A/TM-SKW/119 - Renewal of Planning Approval under Application No. A/TM-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
Ay TWI-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period of Si Tears
Dear sir/ madam,
Please find the attached file for the existing fire services installation at the application site of Application No. A/TM-SKW/108.
Photo taken date: 28/3/2023
Please feel free to contact if you have any questions. Thank you.
Kind regards,
Chan Yun Ping Danny jpg2pdf.pdf 未命名的附件 00032.htm

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

FSD Ref.: 消防處檔號

A 9169369

(Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書

			用的农品	以以開起		
Name of 顧客姓	Client: 上記地產					
ame of 婁宇名科	Building :	T T				7
treet N	o./Town Lot:	5, LOT 638 RP		/Estate Name : 屋苑名稱	SO KWUN WAT SO KWUN WAT	TSUEN ROAD,
lock: 座		District 分區	TUEN MU	IN	Area: HK 地區 香港	K 九龍 NT 新界
pe of l	Building 樓宇類型:□I	Industrial工業	nercial商業 Do	mestic住宅 □Comp	oosite綜合	ses持牌處所 Institution
	rt 1 Annual Inspection 一部 只適用於年	倫里頂 once	ment which is installed in a in every 12 months. 根社	my premises shall have such fir	ons and Equipment) Regulations, the ower service installation or equipment insper 第八條(b)款·擁有裝置在任何處所 ·備至少一次。	ted by a registered contractor at least
ode編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on C	Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY
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	1-		* a	*		I have been
						1 1 1
art 2 第			r / Inspection w	ork 裝置/改裝/	修理/檢查工作	Completion Date
ode編碼 (1-35)	Type of FSI 裝置類型	! Location(s) 位置	Nature of Work	Carried out 完成之工作	内容 Comment on Condition	完成日期(DD/MM/
24	1 x 9 litres	G/F.,	То	replace	Conforms with PS	25-03-23
0.4	Co2/Water type F.E	и -			requirements	
24	1 x 5 kg Co2 gas type F.E.	1	es		to the transfer of the	
	71					
	第三部 Defects 損壞事	事項				
Code編碼 (1-35)	Type of FSI 裝置類型	U Location(s) 位置	Outstanding	g Defects 未修缺點	Comment on	Defects 缺點評述
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	_	_				ENG
					= 1	TO ENGINE
		×				是(工程公司)
	(a (* 6
				A. dhada		\
orking ord quipment a	certify that the above installations fer in accordance with the Codes and Inspection, Testing and Mainter	of Practice for Minimum Fir nance of Installations and Equ	re Service Installations	and Signatu	re:	l For l
	e Director of Fire Services. Defects 證明以上之消防裝置及		性能良好。符	Nar (±	me: Wong Yat	Chor
消防质	虚是不時公佈的最低月	1度之消防裝置及設	備守則與裝置	FSD/RC N 消防處註冊號	lo.: DC2/16	inspe
	檢查測試及保養守則的			Company Nar	Bright Wo	
如	證書涉及年檢	手具,應張貼	於大廈	公司名		g Co. Key
4	区区所富眼底り This certificate should be displayed at	一円 PD 區 人 prominent location of the building	貝 道 校 ng or premises	Telepho聯絡電		68
201.17	for FSD's inspection if any a	nnual maintenance work is invol	ved.	Da	ate: 25-03-20)23 Veri

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS A 8795448 消防(裝置及設備)規例 FSD Ref.: (Regulation 9(1)) 消防虚構號 (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書 Name of Client: 正記地產 顧客姓名 Name of Building: 樓宇名稱 SO KWUN WAT TSUEN ROAD, Street No./Town Lot: Street/Road/Estate Name: SO KWUN WAT DD375, LOT 638 RP 門牌號數/市地段 街道/屋苑名稱 Block: HK District: Area: TUEN MUN 九龍 座 分區 香港 地區 Type of Building 樓字類型: Industrial工業 Commercial商業 Domestic住宅 Composite (公) Licensed premises持牌處所 Institutional社團 In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or Part 1 Annual Inspection ONLY equipment which is installed in any premises shall have such fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at leas once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款,擁有裝置在任何處所內的任何消防裝置或設備的大。 須利12個月由一名註冊承都向檢查故等消防裝置或設備至少一次。 一部 只適用於年檢事項 Code編碼 (1-35) Completion Date Next Due Date Type of FSI 裝置類型 Location(s) 位置 Comment on Condition 狀況評述 完成日期(DD/MM/YY 下次到期日(DD/MM/YY) 24-03-24 Conforms with FSD 25-03-23 1 No. "A&B G/F. 11 TS-EL2053" Auto. requirements Emergency Light * 1 No. Exit Sign 12 Part 2第 部 Installation / Modification / Repair / Inspection work 装置/改装/修理/檢查工作 Code編碼 (1-35) Completion Date Nature of Work Carried out 完成之工作內容 Type of FSI 裝置類型 Location(s) 位置 Comment on Condition 默況評述 成日期(DD/MM/YY Part 3 第 三部 Defects 損壞事項 Code編碼 Type of FSI 裝置類型 Location(s) 位置 Outstanding Defects 未修缺點 Comment on Defects 缺點評述 (1-35)I/We hereby certify that the above installations/equipment have been tested and found to be in efficient Authorized For FSD working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Signature Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time 受權人簽署 to time by the Director of Fire Services. Defects are listed in Part 3, Name : 本人藉此證明以上之消防裝置及設備超試驗,證明性能良好,符 Fan Hong Fu 姓名 Inspected 合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置 FSD/RC No. 消防處註冊號碼 RC1/137, RC2/96 及設備之檢查測試及保養守則的規格,損壞事項到於第三部。 Bright Wong Company Name 如證書涉及年檢事項,應張貼於大廈 公司名稱 Engineering Co. Key-in 或處所當眼處以供消防處人員查核 Telephone: ficate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved. 聯絡電話 23480168 Date

25-03-2023

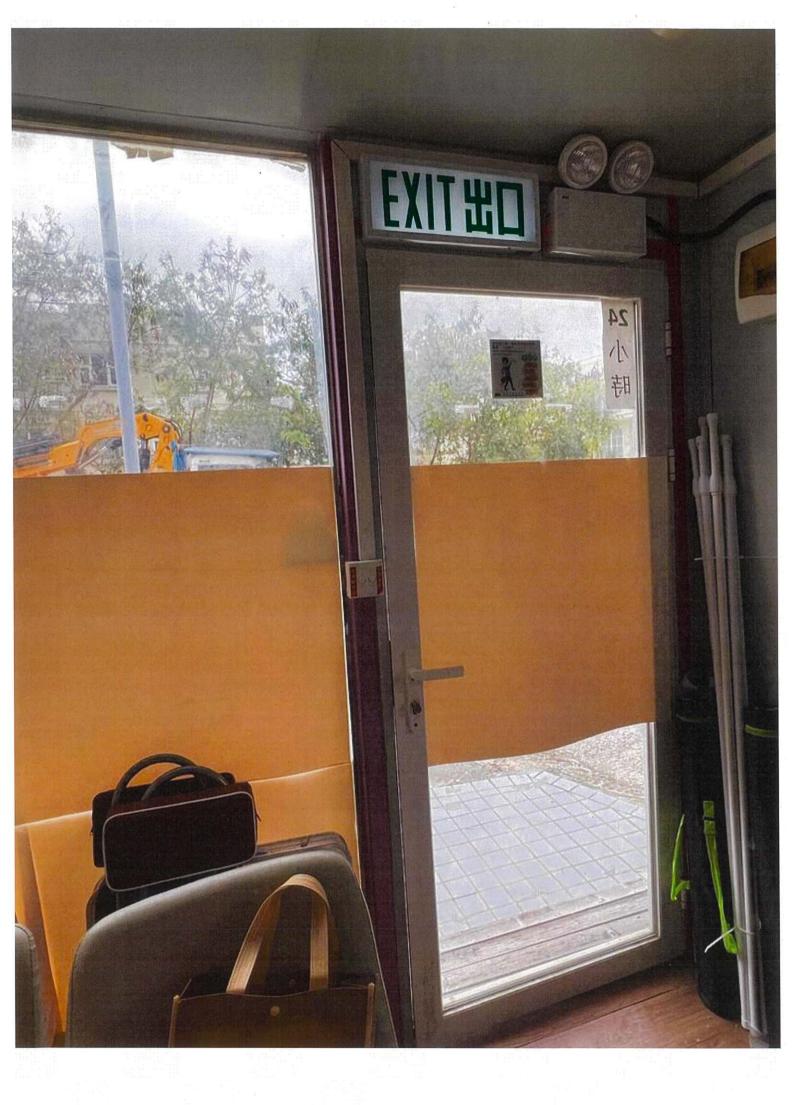
日期

Verified

F.S. 251 (Rev. 1/2016)









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Fw: Application No. A/TM-SKW/119 - Renewal of Planning Approval under Application No. A/TM-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years 29/03/2023 16:13
From: tmylwdpo_pd/PLAND/HKSARG To: Billy WK FONG/PLAND/HKSARG@PLAND Cc: Janet Ka Kei CHEUNG/PLAND/HKSARG@PLAND, Samantha Wai Sam CHUANG/PLAND/HKSARG@PLAND File Ref:
Forwarded by tmylwdpo_pd/PLAND/HKSARG on 29/03/2023 16:13
From: <tpbpd@pland.gov.hk> To: <tmylwdpo@pland.gov.hk> Cc: <kkfyiu@pland.gov.hk> Date: 29/03/2023 15:22 Subject: FW: Application No. A/TM-SKW/119 - Renewal of Planning Approval under Application No. A/TM-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years</kkfyiu@pland.gov.hk></tmylwdpo@pland.gov.hk></tpbpd@pland.gov.hk>
From: Ping Ping Chan < Sent: Wednesday, March 29, 2023 2:31 PM To: tpbpd@pland.gov.hk Subject: Application No. A/TM-SKW/119 - Renewal of Planning Approval under Application No. A/TM-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
Dear sir/ madam,
Please find the attached file of the previously approved fire services installation proposal and the discharge letter of Application No. A/TM-SKW/108.
Please feel free to contact if you have any questions. Thank you.
Kind regards, Chan Yun Ping Danny
FSI proposal and discharge letters.pdf 未命名的附件 00125.htm

規劃署

屯門及元朗西規劃處 香港新界沙田上禾崙路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, 1 Sheung Wo Che Road, Sha Tin, N.T. Hong Kong

來函檔號

Your Reference

本署檔號

Our Reference () in TPB/A/TM-SKW/98

電話號碼

Tel. No.:

2158 6292

傳真機號碼 Fax No.: 2489 9711

陳潤平

先生:

履行規劃許可附帶條件(d)項 <u> 規劃申請編號: A/TM-SKW/98</u>

本處於二零一八年四月二十三日收到你落實消防裝置建議的資料以履 行上述規劃許可附帶條件。就你提交的資料,本處已諮詢有關部門,有關意見 如下:

- ★ 接受。因此,你<u>已經履行</u>上述附帶條件。
 - 接受。由於上述附帶條件要求提交及落實建議,因此,你未有完全履 行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條 件。
- 不接受。因此,上述附帶條件未能被視作已履行。

如你對部門意見有疑問,請直接聯絡消防處陳先生(電話: 2733 7737)。

規劃署屯門及元朗西規劃專員

(胡可璣



代行)

一零一八年五月二十五日

副本送呈

消防處處長 (經辦人:陳銘冲先生)

內部傳閱

總城市規劃師/城市規劃委員會 2

我們的理想 - 「透過規劃工作、使香港成為世界知名的國際都市。」 Our Vision - "We plan to make Hong Kong an international city of world prominence."





屯門及元朗西規劃處 新界沙田上禾輋路 1 號 沙田政府合署 14 樓



By Post and Fax (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.

本函檔號

Your Reference

本署檔號

Our Reference

TPB/A/TM-SKW/98

電話號碼

Tel. No.:

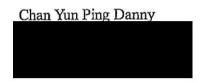
2158 6292

傳真機號碼

Fax No.:

2489 9711

30 January 2018



Dear Sir,

Application for Temporary 'Shop and Services' (Real Estate Agency) for a Period of 3 Years at Lot 638 RP in D.D. 375, So Kwun Wat, Tuen Mun, N.T (Application No. A/TM-SKW/98 under s.16 of the Town Planning Ordinance)

Compliance with Approval Condition (c)

The submission of fire service installations proposal to the satisfaction of Director of Fire Services or of the Town Planning Board

I refer to your submission enclosing drawing of the fire service installations proposal for compliance with approval condition (c) of the captioned application. The Director of Fire Services has been consulted on your submission. The submission part of the approval condition 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 <u>not</u> been complied with. Please find detailed departmental comments at Appendix.

It is advised 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.



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



申請編號: A/TM-SKW/98, 履行規劃許可條件(c) 04/01/2018 22:22

From:

Ping Ping Chan

To:

FileRef:

csyho@pland.gov.hk,

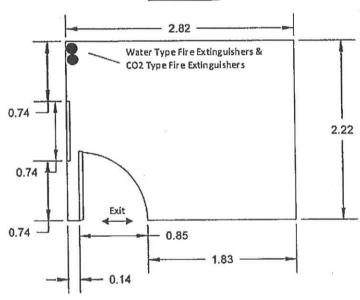
致 規劃委員會秘書處 何小姐

申請編號: A/TM-SKW/98, 履行規劃許可條件(c)

申請編號: A/TM-SKW/98 申請地點: DD375 Lot 638 RP

申請用途: 臨時商店及服務行業(物業代理)

室內平面圖



Scale 1:50

申請人 陳潤平

☐ Urgent	☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g		
	Fw: Reply Comments of Application No. A/TM-SKW/119 - Renewal of Planning Approval under Application No. A/TM-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years 24/04/2023 16:11		
From: To: Cc: File Ref:	tmylwdpo_pd/PLAND/HKSARG Billy WK FONG/PLAND/HKSARG@PLAND Janet Ka Kei CHEUNG/PLAND/HKSARG@PLAND, Samantha Wai Sam CHUANG/PLAND/HKSARG@PLAND		
Forwarde	d by tmylwdpo_pd/PLAND/HKSARG on 24/04/2023 16:10		
From: To: Cc: Date: Subject:	<tpbpd@pland.gov.hk> <tmylwdpo@pland.gov.hk> <tkfyiu@pland.gov.hk> 24/04/2023 16:07 FW: Reply Comments of Application No. A/TM-SKW/119 - Renewal of Planning Approval under Application No. A/TM-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years</tkfyiu@pland.gov.hk></tmylwdpo@pland.gov.hk></tpbpd@pland.gov.hk>		

From: Ping Ping Chan <

Sent: Monday, April 24, 2023 4:04 PM

To: tpbpd@pland.gov.hk **Cc:** bwkfong@pland.gov.hk

Subject: Reply Comments of Application No. A/TM-SKW/119 - Renewal of Planning Approval under Application No. A/TM-SKW/108 for Temporary Shop and Services (Real Estate Agency) for a Period

of 3 Years

To Town Planning Board,

Here would like to reply the comments given by Transport Department:

For the trip generation, we have no vehicle pass by the application site as our only one employee has no car, meanwhile, in terms of customer, only maximum 2-3 trips per week will cause no effect to the nearby road. The extent and condition remain unchanged from previous application.

Thank you for your attention.

Kind Regards, Chan Yun Ping Danny

Application No.: A/TM-SKW/119

Date: 24April2023

<u>bwkfong@pland.gov.hk於2023</u>年4月20日 下午2:19寫道: Dear Mr. Chan,

I append below the comments from Transport Department for your responses.

Comments from Transport Department

- (a) The applicant is required to advise trip generation and attraction due to the proposed application and the impact on the nearby road network.
- (b) The application site is connected to the public road via So Kwun Wat Tsuen Road which is not managed by Transport Department. The land stans of that local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (c) No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.

Should you have any queries on the above comments, please contact Ms. Li Ping of Transport Department at 2399 2427 direct.

Should you want to response to the comments, please send to the Secretary of the Town Planning Board in person or by post and copy by email to me for reference.

Regards

Billy Fong
Planning Department
2158 6292

Email of Town Planning Board: tpbpd@pland.gov.hk

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

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

Previous Applications covering the Application Site

Approved Applications

Application	Proposed Uses	Date of Consideration
		(RNTPC/TPB)
A/TM-SKW/98	A/TM-SKW/98 Proposed Temporary Shop and Services	
	(Real Estate Agency) for a Period of 3	Approved by RNTPC
	Years	(3 years)
A/TM-SKW/108	Renewal of Planning Approval for	1.9.2020
	Temporary Shop and Services (Real	Approved by RNTPC
	Estate Agency) for a Period of 3 Years	(3 years)

Rejected Application

Application	Proposed Uses	Date of Consideration	Main Reasons for
		(RNTPC/TPB)	Rejection
A/TM-SKW/7	Temporary Open	6.3.1998	(1) to (4)
	Storage of Containers	Rejected by RNTPC	
	for a Period of 12		
	Months		

Main Reasons for Rejection

- (1) Not in line with the planning intention of the "Village Type Development" ("V") zone for the area.
- (2) Insufficient information to demonstrate that the development will not have adverse traffic impact.
- (3) Insufficient information to demonstrate that the development will not have adverse noise impact.
- (4) Setting undesirable precedent.

Similar Applications within the same "V" zone on the OZP

Approved Applications

Application	Proposed Uses	Date of Consideration
		(RNTPC/TPB)
A/TM-SKW/79	Proposed Temporary Shop and Services	7.9.2012
	(Construction Consultancy Services)	Approved by RNTPC
	with Ancillary Private Vehicle Park for	(3 years)
	a Period of 3 Years	[revoked on 7.3.2013]
A/TM-SKW/84	Proposed Temporary Shop and Services	7.3.2014
	(Construction Consultancy Services)	Approved by RNTPC
	with Ancillary Private Vehicle Park for	(3 years)
	a Period of 3 Years	[revoked on 7.6.2014]
A/TM-SKW/107	Proposed Temporary Shop and Services	10.7.2020
	for a Period of 3 Years	Approved by RNTPC
		(3 years)
		[revoked on 10.7.2021]

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department:

- No adverse comment.
- There is no Small House application related to the Site.

2. Traffic

(a) Comments of the Commissioner for Transport:

No comment on the renewal application subject to the approval condition that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.

(b) Comments of the Commissioner of Police:

No objection to the application.

(c) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No comment on the application from highways maintenance point of view.

3. Fire Safety

Comments of the Director of Fire Services:

No objection in principle to the renewal application subject to the existing fire services installations implemented on the Site being maintained in efficient working order at all times.

4. Environment

Comments of the Director of Environmental Protection:

No objection to the application.

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

No comment on the application from nature conservation perspective as the Site is already paved.

6. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

No objection in principle to the application from public drainage viewpoint.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- No objection to the application.
- As there is no record of approval granted by the Building Authority (BA) for the structures existing at the Site, he is not in a position to offer comments on their suitability for the use related to the application.

8. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Project Manager (West), West Development Office, Civil Engineering and Development Department; and
- (c) District Officer (Tuen Mun), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site is an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the Site is covered by a Short Term Waiver (STW) for the erection of a single storey structure with built-over area not exceeding 7.5m² and height not exceeding 2.59m for the purpose of Temporary Shop and Services (Real Estate Agency). Ancillary facilities may be installed on top of the structure provided that the aggregate height of the structure and installations there on shall not exceed 4.3m;
 - (iii) the Site is accessible via a strip of Government land adjoining So Kwun Wat Tsuen Road. His office does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement; and
 - (iv) his office reserves the right to take lease enforcement actions as considered appropriate regarding any unauthorised erection/extension/alternations of the structures erected or to be erected within the Site or any unauthorised occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structures or structures be found erected without prior approval given by his office or be in breach of the approval given;
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road via So Kwun Wat Tsuen Road which is not managed by Transport Department (TD). The land status of that local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that So Kwun Wat Tsuen Road from So Kwun Wat Road to the Site is not and will not be maintained by his office;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnity claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) if the existing structures are erected on leased land without approval of the Building Authority (BA) (not being a NTEH), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
- (ii) before any new building works (including containers/open shed as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iii) for UBW erected on 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 not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iv) 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 respectively;
- (v) formal submission under the BO is required for any proposed new works, including any temporary structures; and
- (vi) detailed comments will be made at the building plan submission stage.