

2021年 7月 27日

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

Appendix I of RNTPC  
Paper No. A/YL-KTS/900

This document is received on 27 JUL 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的  
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

2021 391 8/6 by hand.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14-LKTS/900
	Date Received 收到日期	27 JUL 2021

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

## 1. Name of Applicant 申請人姓名/名稱

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

TRANS-CONCEPT LIMITED

## 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)

R-riches Property Consultants Limited

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1165 (Part) in D.D.106, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 775 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 297 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South OZP No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant  (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>1/2</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1/2</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>1/2</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>1/2</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>1/2</sup>.  
並不是「現行土地擁有人」<sup>1/2</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>1/2</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>1/2</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>1/2</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>1/2</sup> 的同意。

Details of consent of "current land owner(s)" <sup>1/2</sup> obtained 取得「現行土地擁有人」 <sup>1/2</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)"  
已通知 ..... 名「現行土地擁有人」。

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

(Please use separate sheets if the space of any box above is insufficient. 如上述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」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  
28/05/21 (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 19/07/21 (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

## 6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
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## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	622	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	153	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3	.....	
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	297	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	297	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	REAL ESTATE AGENCY	90m <sup>2</sup> (ABOUT)	180m <sup>2</sup> (ABOUT)	6m (ABOUT) (2-STOREY)	.....
B2	REAL ESTATE AGENCY	54m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	6m (ABOUT) (2-STOREY)	.....
B3	FS WATER TANK & PUMP ROOM	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3m (ABOUT) (1-STOREY)	.....
TOTAL		153m <sup>2</sup> (ABOUT)	297m <sup>2</sup> (ABOUT)		.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	4
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 Monday to Sunday 09:00 - 20:00 including public holiday			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Sheung Road via a local access	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 775 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 0.2 ..... 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 type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) 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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

The applicant seeks to use Lot 1165 (Part) in D.D.106, Pat Heung, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling' (Plan P01). The applicant would like use the Site to operate a real estate agency to serve nearby local.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (Plan P02). According to the Notes of the OZP, 'shop and services' is not a column 1 nor 2 use within "AGR" zone, which requires permission from the Town Planning Board (the Board). Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone. The Site involves of one previous S.16 planning application for the same use by the same applicant, which was approved by the Board on 4.1.2019.

The Site occupied an area of 775 sq.m (about)(Plan P03). Three structures are proposed at the site for real estate agency and fire service water tank and pump room with total GFA of 297sq.m (about)(Plan P04). The operation hours of the proposed development are 09:00 - 20:00 daily (including public holidays). The estimated number of visitor per day are 15 (about). The estimated number of staff working at the Site are 10.

The Site is accessible from Kam Sheung Road via a local access (Plan P01). Four private car parking spaces are provided at the Site and adverse traffic impact will not be anticipated (Appendix I). Advanced booking is required to access the Site, this could help to regulate the number of visitor and vehicle to the Site. Land filling of 775 sq.m (about) of not more than 0.2m in depth (concrete) will be carried out for site formation and circulation purposes (Plan P05). The applicant will reinstate the Site to an amenity area after the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Site.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development. Existing trees within the site will be maintained at all times during the planning approval period;

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling'.

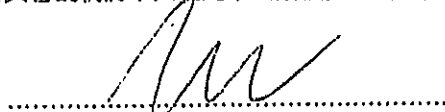


**8. Declaration 聲明**

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

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

Signature  
簽署



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

Michael WONG

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  
代表

R-riches Property Consultants Limited

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



Date 日期

25/05/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lot 1165 (Part) in D.D.106, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	775 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South OZP No. S/YL-KTS/15
Zoning 地帶	"Agriculture" Zone
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 3 <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 Shop and Services for a Period of 3 Years and Land Filling

(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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	297 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 6 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20 % <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		4
	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) _____ _____		4 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	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) _____ _____		

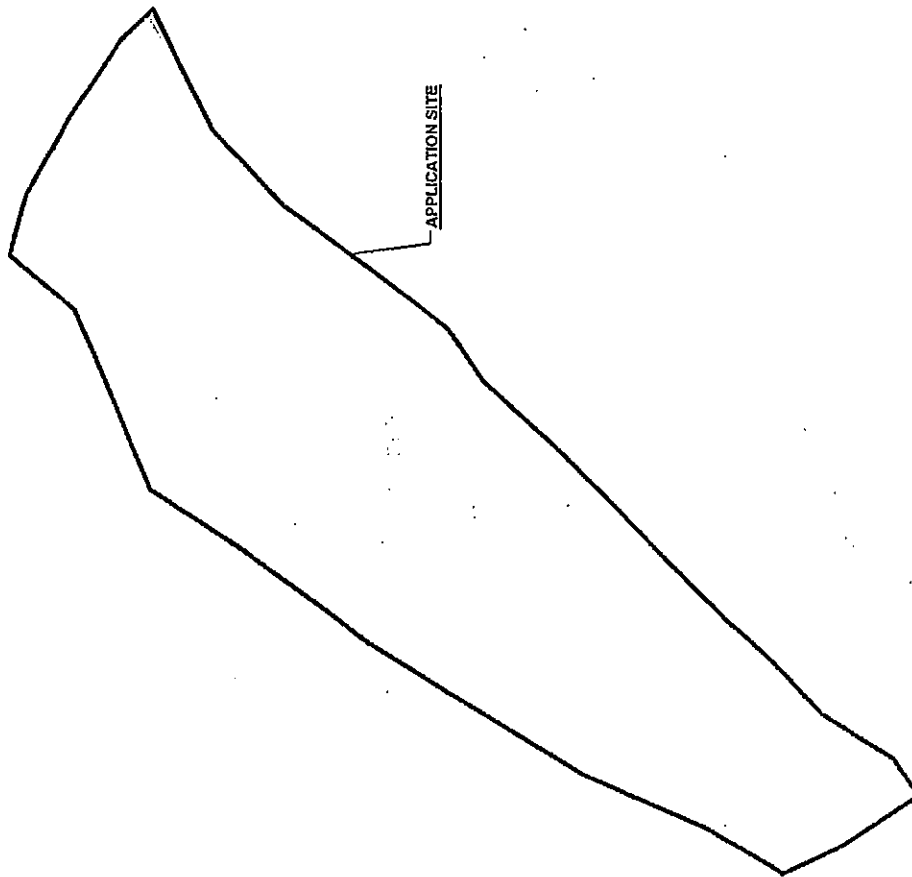
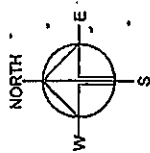
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site, Plan showing the land filling area		
<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 type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 775m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 775m<sup>2</sup> (ABOUT)(100%)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



Drawing No. P103  
 Ver. 01

Project

PROPOSED TEMPORARY  
 SHOP AND SERVICES FOR A  
 PERIOD OF 3 YEARS AND  
 LAND FILLING

LOT 1185 (PART) IN D.D.106,  
 PAT HEUNG, YUEN LONG,  
 NEW TERRITORIES

Drawing Title

LAND STATUS OF THE SITE

Scale of A4

1 : 500

Version

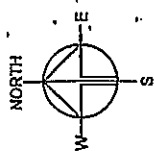
Date 25.5.2021

Remarks

LEGEND



APPLICATION SITE



Drawing No.	PD1	Ver.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING		
Lot	LOT 1165 (PART) IN D.D.105, PAT HEUNG, YUEN LONG, NEW TERRITORIES		
Drawing Title	LOCATION PLAN		
Scale of Map	1 : 1800		
Drawn	25.5.2021	Check	
Revised		Drawn	

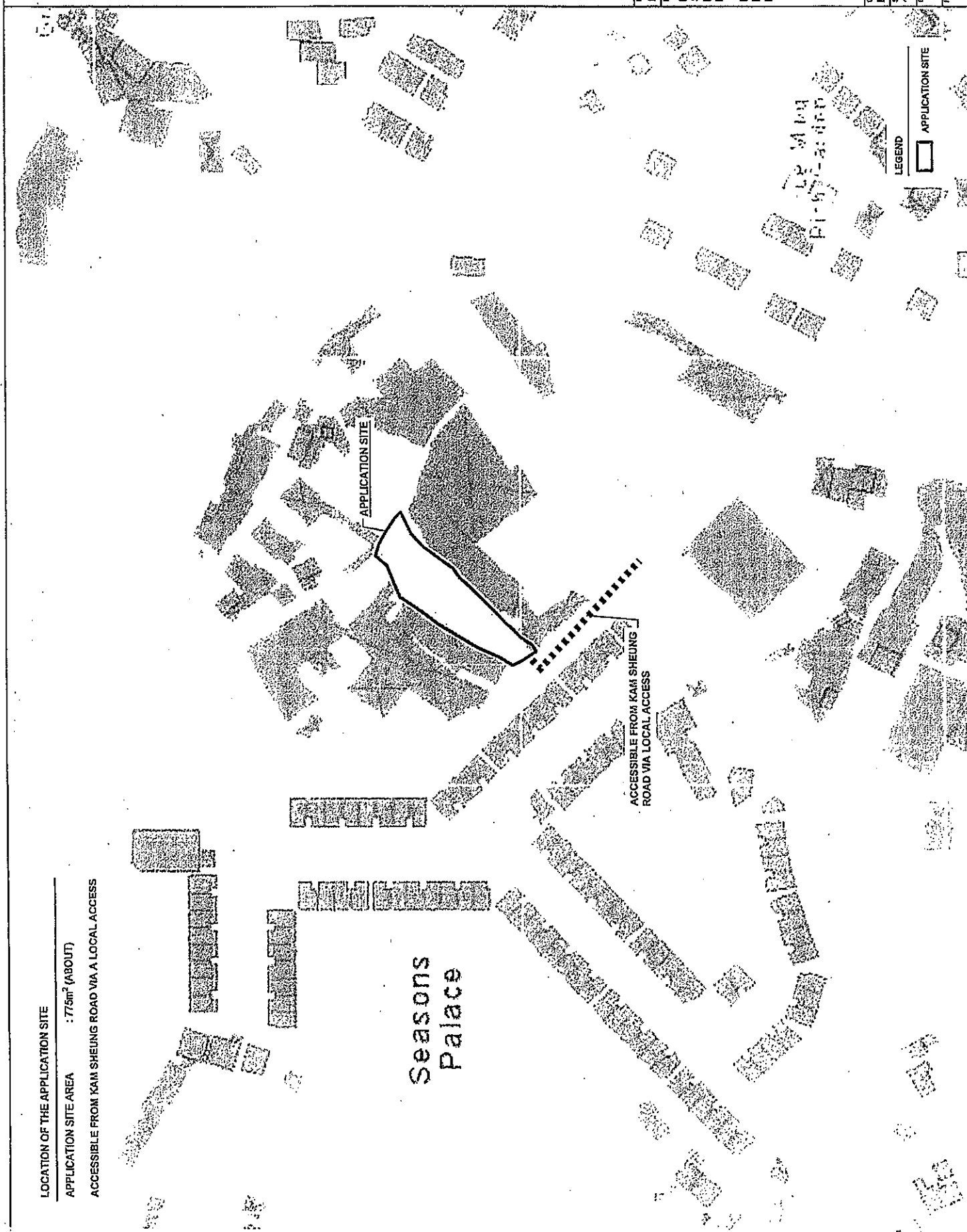
LEGEND  
☐ APPLICATION SITE

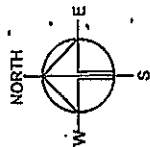
LOCATION OF THE APPLICATION SITE  
APPLICATION SITE AREA : 775m<sup>2</sup> (ABOUT)  
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

Seasons  
Palace

ACCESSIBLE FROM KAM SHEUNG  
ROAD VIA LOCAL ACCESS

APPLICATION SITE





# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 775m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP  
OZP PLAN NO. : SYL-KTS1/15  
AREA ZONED AS "AGR" : 775m<sup>2</sup> (100% (ABOUT))  
AREA ZONED AS "R(C)" : NOT APPLICABLE  
AREA ZONED AS "OS(1)" : NOT APPLICABLE

AGR

Seasons  
Palace

APPLICATION SITE

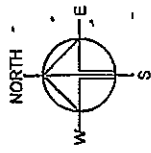
R(C)

USE ZONING  
R(C) - R(C)

LEGEND

APPLICATION SITE

Drawing No.	Ver.	01
P02		
Project	PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING	
Lot	LOT 1165 (PART) IN D.D.106, PAT HEUNG, YUEN LONG, NEW TERRORIES	
Drawing Title	ZONING OF THE SITE	
Scale of As	1 : 1500	
Date	25.5.2021	
Drawn		
Checked		



Drawing No. P04  
Ver. 01

Project  
PROPOSED TEMPORARY  
SHOP AND SERVICES FOR A  
PERIOD OF 3 YEARS AND  
LAND FILLING

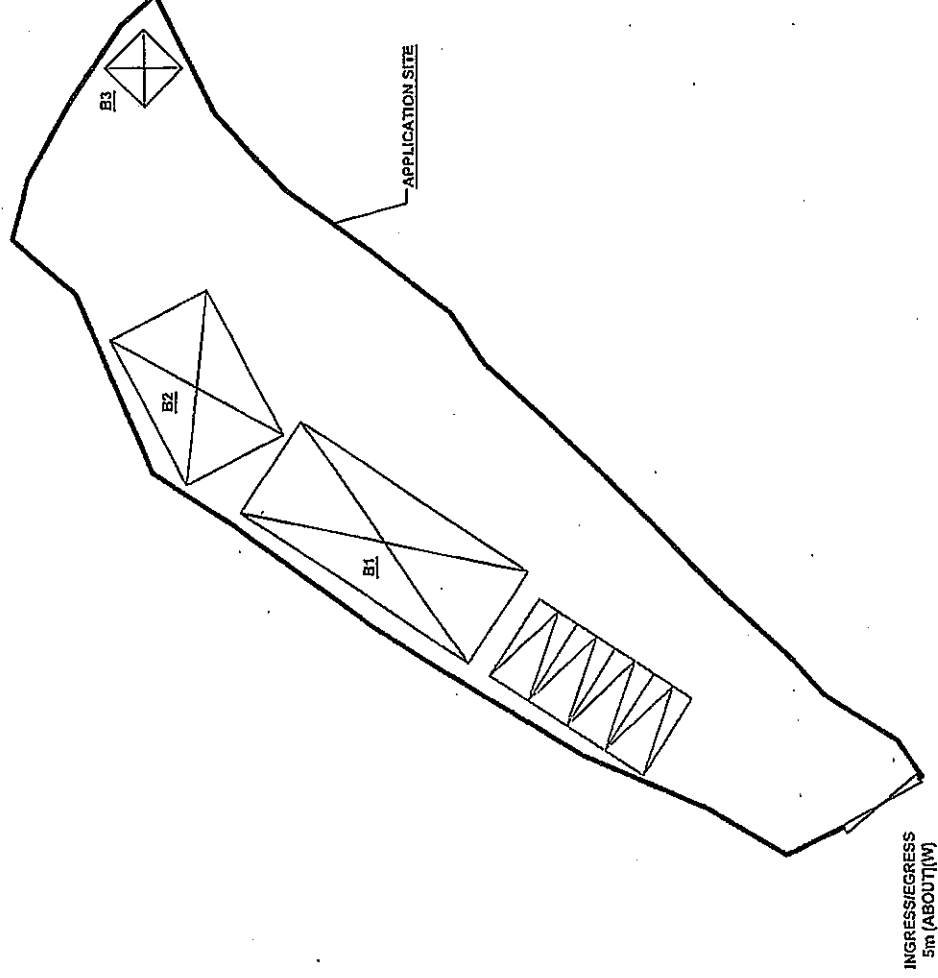
LOT 1165 (PART) IN D.D.106,  
PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

Drawing Title  
LAYOUT PLAN  
Scale of A4  
1 : 400

Date  
25.5.2021  
Drawn  
Checked

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	REAL ESTATE AGENCY	90m <sup>2</sup> (ABOUT)	180m <sup>2</sup> (ABOUT)	6m (ABOUT) [2-STORY]
B2	REAL ESTATE AGENCY	54m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	6m (ABOUT) [2-STORY]
B3	FS WATER TANK & PUMP ROOM	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3m (ABOUT) [1-STORY]
TOTAL		153m <sup>2</sup> (ABOUT)	297m <sup>2</sup> (ABOUT)	

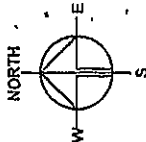
DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 775m <sup>2</sup> (ABOUT)
COVERED AREA	: 153m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 622m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.4 (ABOUT)
SITE COVERAGE	: 20% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 297m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m - 6m (ABOUT)
NO. OF STOREY	: 1 - 2



LEGEND	
[Hatched Box]	APPLICATION SITE
[Cross-hatched Box]	STRUCTURE
[Diagonal-hatched Box]	INGRESS / EGRESS
[Empty Box]	PARKING SPACE

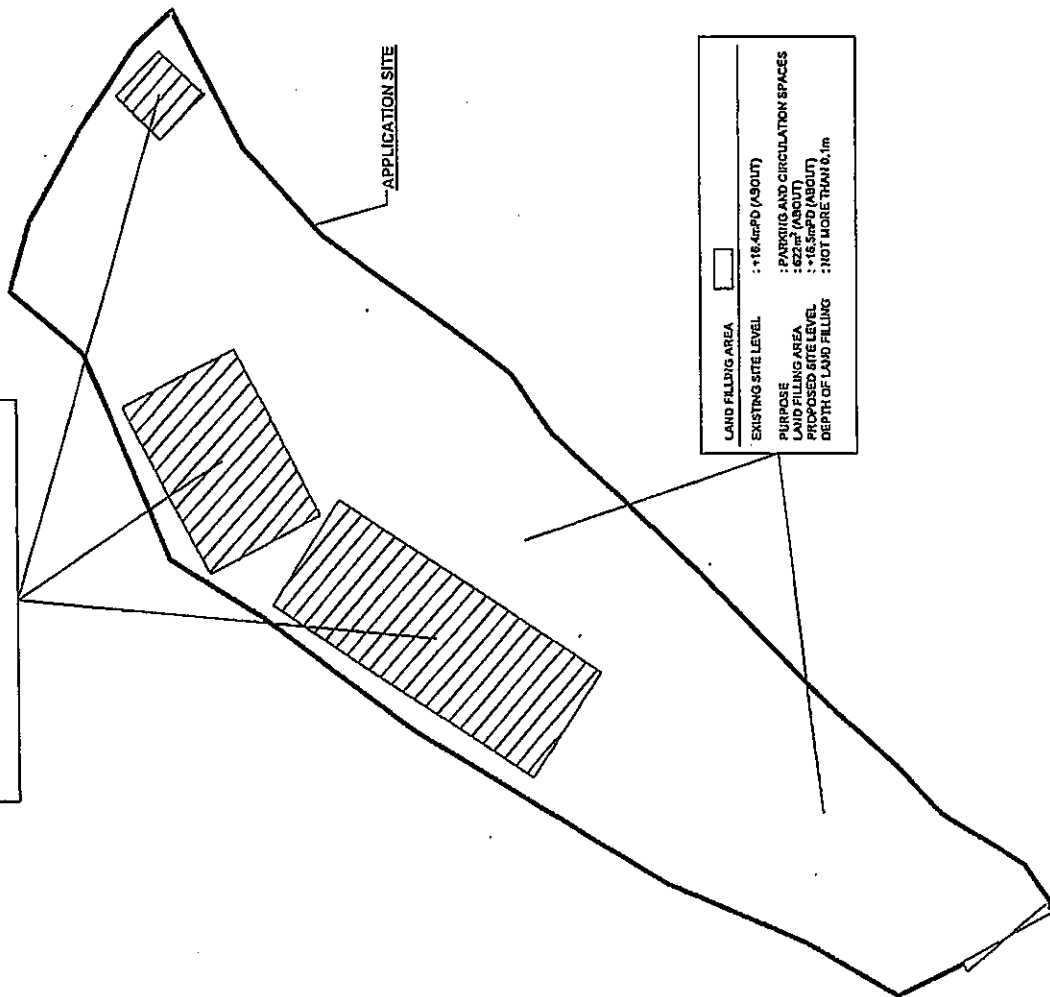
PARKING AND LOADING / UNLOADING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) x 5m (L)
NO. OF LUL SPACE FOR LGV	: NOT APPLICABLE
DIMENSION OF LUL SPACE	: 3.5m (W) x 7m (L)





PAVED RATIO OF THE APPLICATION SITE  
APPLICATION SITE AREA : 775m<sup>2</sup> (ABOUT)  
LAND FILLING AREA : 775m<sup>2</sup> (ABOUT)(100%)  
EXISTING SITE LEVEL : +18.4mPD (ABOUT)  
PROPOSED SITE LEVEL : +18.5mPD - +18.6mPD (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.2m  
MATERIAL OF LAND FILLING : CONCRETE

LAND FILLING AREA	
EXISTING SITE LEVEL	: +18.4mPD (ABOUT)
PURPOSE	: SITE FORMATION OF STRUCTURE
LAND FILLING AREA	: 153m <sup>2</sup> (ABOUT)
PROPOSED SITE LEVEL	: +18.6mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m



APPLICATION SITE

LAND FILLING AREA	
EXISTING SITE LEVEL	: +18.4mPD (ABOUT)
PURPOSE	: PARKING AND CIRCULATION SPACES
LAND FILLING AREA	: 46.5m <sup>2</sup> (ABOUT)
PROPOSED SITE LEVEL	: +18.5mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1m

Drawing No. P05  
Ver. 01  
Project  
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING  
LOT 1165 (PART) IN D.D.106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

Drawing Title  
PAVED RATIO  
Scale 1:100  
1:350  
Date  
25.5.2021  
Page  
1/1

LEGEND  
APPLICATION SITE

## Estimated Traffic Generation and Attraction

**'Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling  
In "Agriculture" Zone, Lot 1165 (Part) in D.D.106, Pat Heung, Yuen Long, New Territories**

- (i) The application site (the Site) is accessible from Kam Sheung Road via a local access. A total of 4 private car parking spaces are provided at the Site, details are as follows:

Type of Parking Space	No. of Space
Private car (staff)	2
Private car (visitor)	2

- (ii) The operation hours of the proposed development are Monday to Sunday 09:00 to 20:00, including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction				
		Private Car (staff)		Private Car (visitor)		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	2	0	0	0	2
	10:00 – 11:00	0	0	2	2	4
PM Peak	18:00 – 19:00	0	0	2	2	4
	19:00 – 20:00	0	2	0	0	2

- (iii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period
- (iv) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period.
- (v) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

Our Ref.: DD106 Lot 1165 (Pt)  
Your Ref: TPB/A/YL-KTS/900

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

By Email

30 July 2021

Dear Sir,

**Supplementary Information**

**Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling in  
"Agriculture" Zone, Lot 1165 (Part) in D.D.106, Pat Heung, Yuen Long**

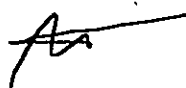
**(S.16 Planning Application No. A/YL-KTS/900)**

We are writing to submit supplementary information to provide clarifications for the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Town Planner

**Clarifications for the Proposed Development****Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling in  
"Agriculture" Zone, Lot 1165 (Part) in D.D.106, Pat Heung, Yuen Long****(Application No. A/YL-KTS/900)**

We are writing to provide clarifications for the subject application, details are as follow:

**Non compliance with approval conditions of the previous application No. A/YL-KTS/809**

- (i) The application site (the Site) involves of a previous approved S.16 planning application (No. A/YL-KTS/809), which was submitted by the same applicant for the same use (shop and services). The application was approved with conditions on a temporary basis by the Town Planning Board (the Board) on 4.1.2019.
- (ii) However, the applicant failed to comply with approval condition (i) by the designated time period which led to revocation of the application, i.e. 4.6.2021, details are as follows:

**Drainage facilities at the Site**

- (a) Regarding planning approval condition (e) of the previous approved application No. A/YL-KTS/809, i.e. the submission of drainage proposal, the applicant made submission on 27.5.2019 and the submission was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), hence, complied with on 3.1.2020.
- (b) Regarding planning approval condition (f) of the previous approved application No. A/YL-KTS/809, i.e. the implementation of drainage proposal, the applicant submitted photographic records of the implemented drainage facilities on 22.12.2020 and the submission was accepted by CE/MN, DSD, hence, complied with on 1.2.2021.

**Fire service installations at the Site**

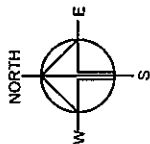
- (a) Regarding planning approval condition (h) of the previous approved application No. A/YL-KTS/809, i.e. submission of a fire service installations (FSIs) proposal, the applicant made submissions on 25.6.2019, the submission was accepted by Director of Fire Service (D of FS), hence, complied with on 31.12.2019.
- (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit STW application for erection of structures at the Site. The applicant submitted STW application to LandsD on 26.5.2020.

- (c) As of 30.7.2021, LandsD's approval for STW application is pending. As FSIs are proposed at structures, the applicant could not implement the accepted FSIs proposal before structures are erected, hence, condition (i) of the previous approved application No. /YL-KTS/809, i.e. the implementation of FSIs proposal was not complied with within the compliance period, which led to revocation of the application.
- (iii) The applicant submitted the accepted fire service installations (FSIs) proposal and drainage proposal under the previous planning application No. A/YL-KTS/809 to support the current application (**Annexes I and II**). The applicant will made submissions for compliance with approval conditions within the designated time period after planning approval has been granted from the Town Planning Board.

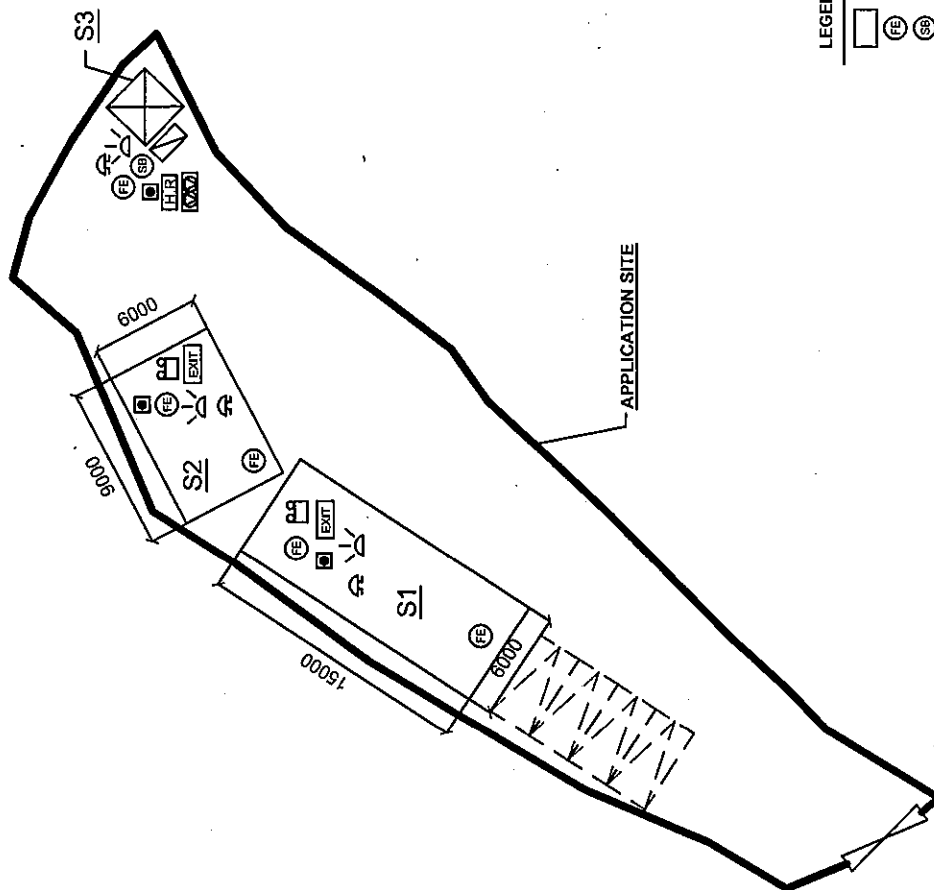
Filling of land at the application site

- (iv) Portion of the Site, i.e. 153m<sup>2</sup> (20%)(about) will be filled with concrete of 0.2m high for site formation of structures, while the remaining area, i.e. 622m<sup>2</sup> (80%)(about) will be filled with concrete of 0.1m high for circulation purpose. The 0.1m difference of filling between site formation and the remaining area is to prevent surface run-off from flowing into structures.
- (v) As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off.
- (vi) The land filling area has been kept to minimal for the operation of the proposed development.

# Annex I



STRUCTURE	PROPOSED USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
S1	REAL ESTATE AGENCY	90m <sup>2</sup> (ABOUT)	180m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
S2	REAL ESTATE AGENCY	54m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
S3	FS WATER TANK & PUMP ROOM	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		153m <sup>2</sup> (ABOUT)	297m <sup>2</sup> (ABOUT)	



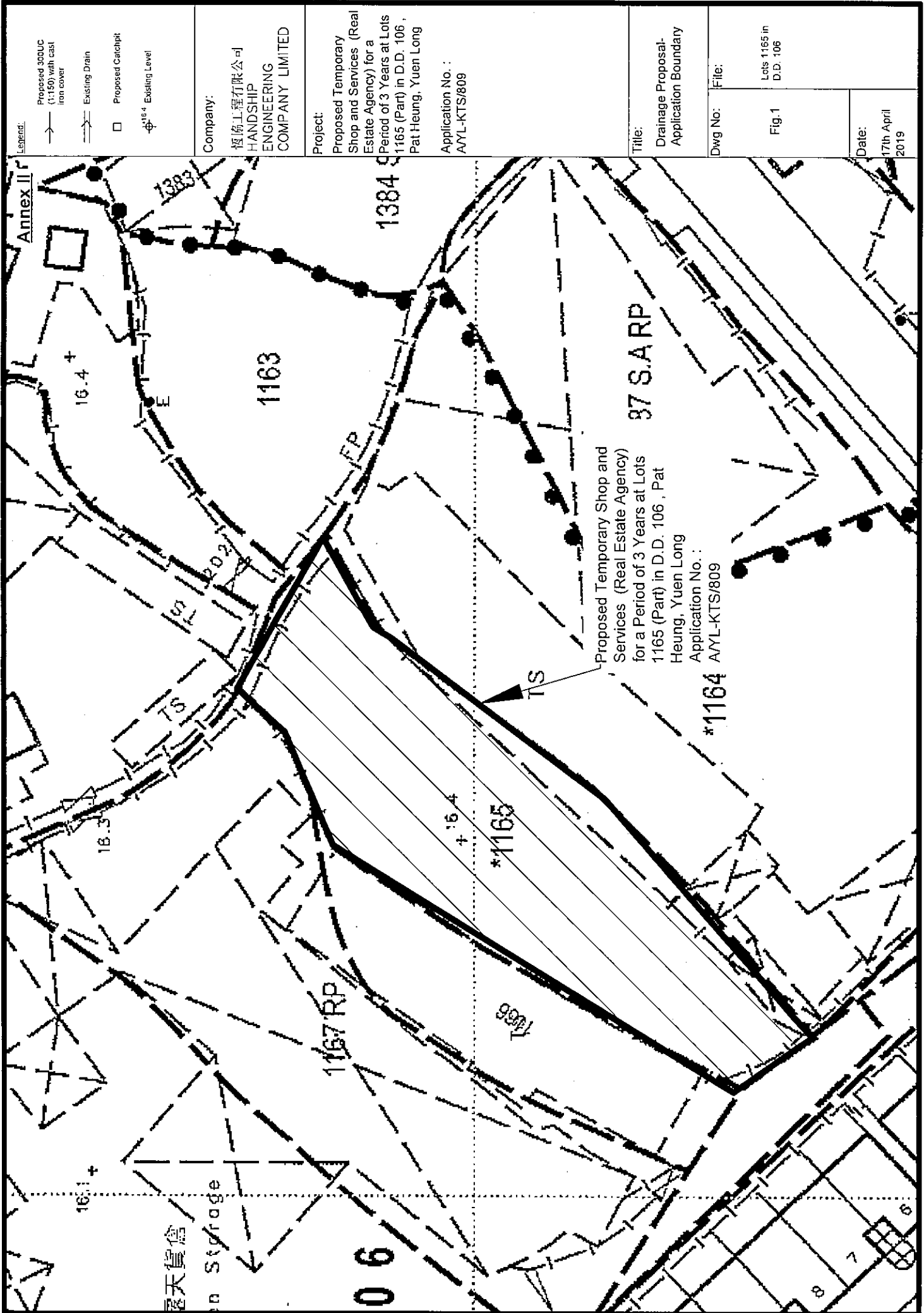
## LEGEND

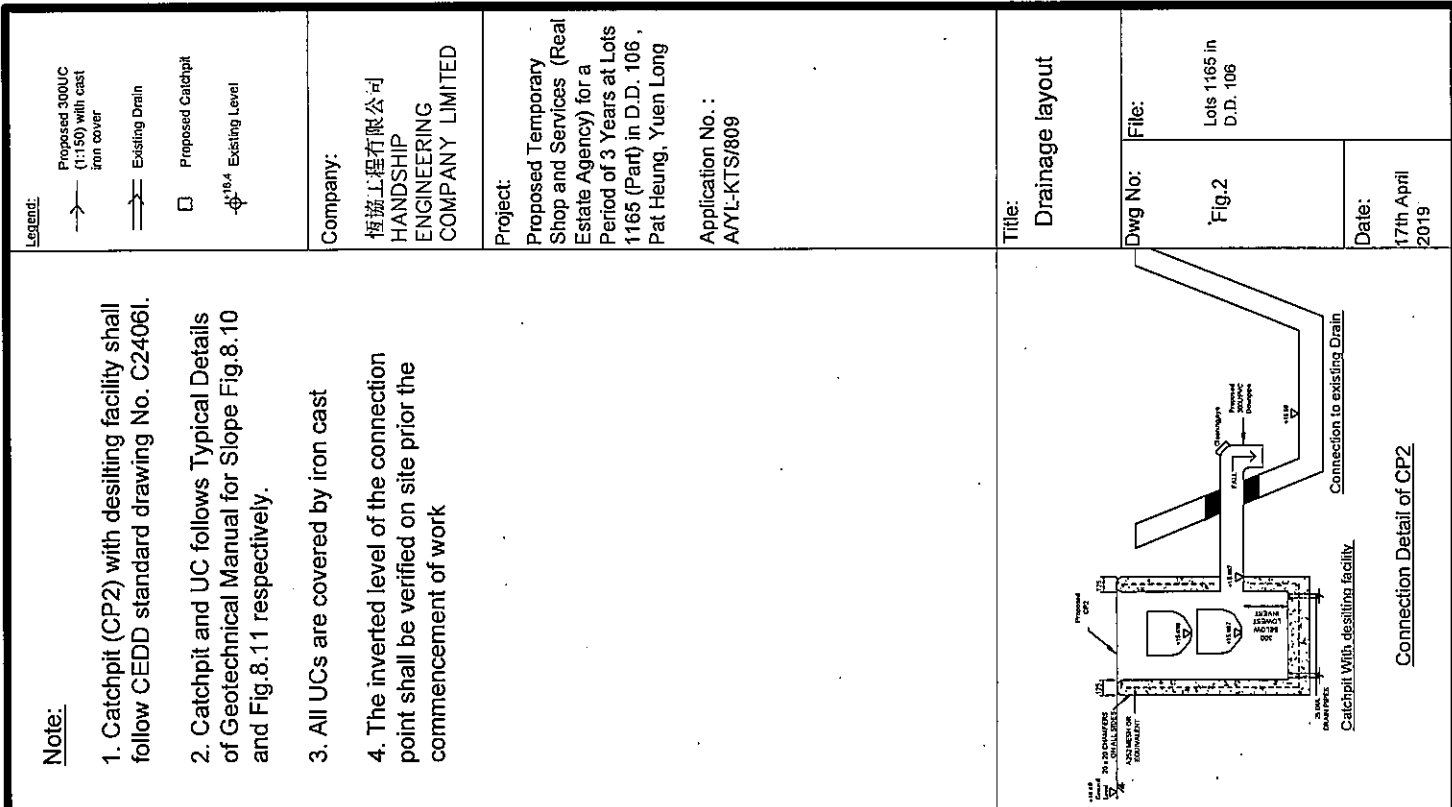
STRUCTURE	4.5KG GAS TYPE FIRE EXTINGUISHER
FE	SAND BUCKET
SB	EMERGENCY LIGHT
EL	EXIT SIGN
EXIT	VISUAL FIRE ALARM
VA	FIRE ALARM BELL
FA	MANUAL FIRE ALARM CALL POINT
MFACP	FIRE HOSE REEL
HR	FIRE HOSE REEL PUMP WITH ENCLOSURE
HRPE	FIRE ALARM / HOSE REEL CONTROL PANEL
FAHRC	2m <sup>3</sup> FS WATER TANK

## FS NOTE:

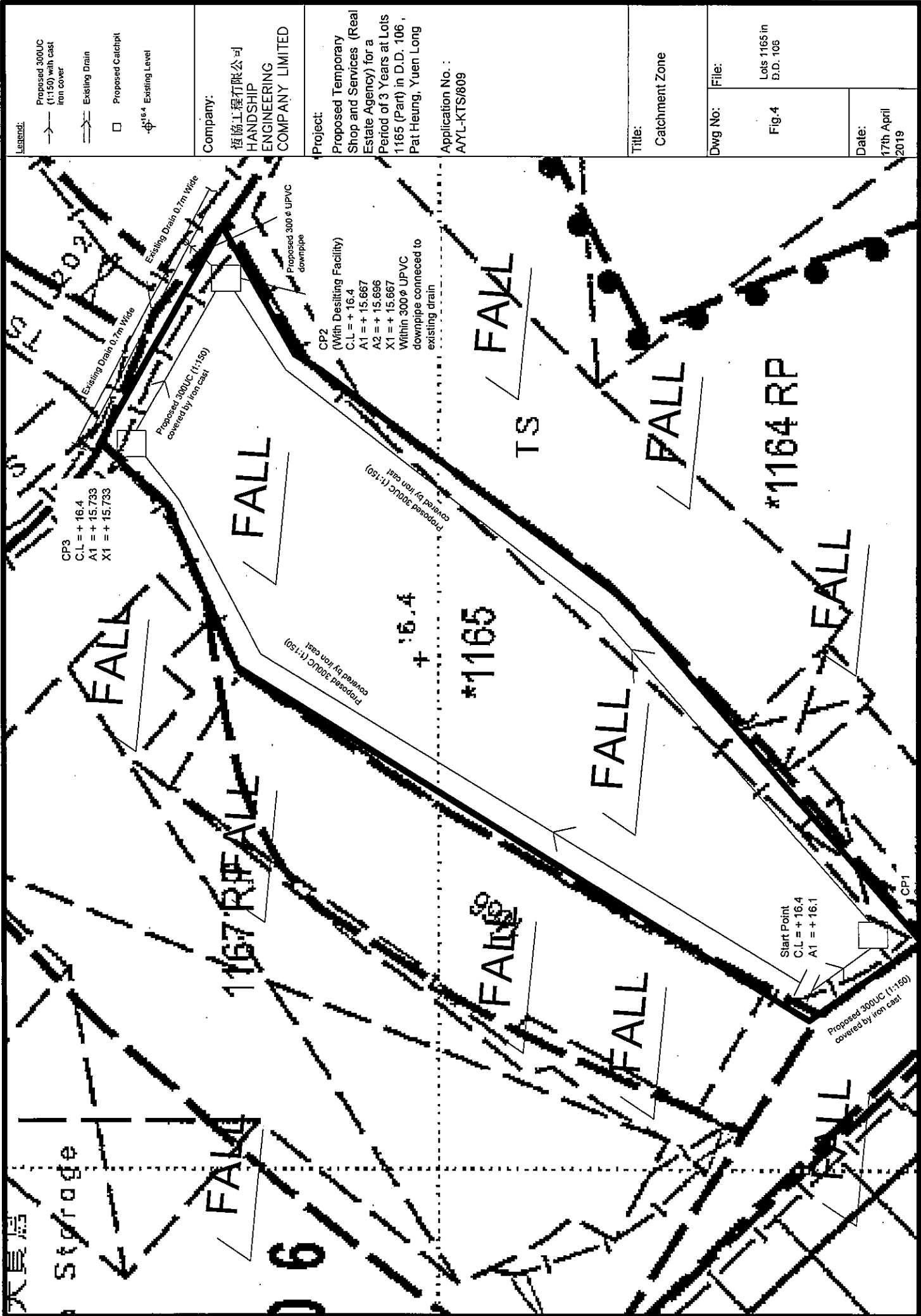
- 1) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266: Part1 and BS EN1838.
- 2) Sufficient directional and exit sign shall be provided in accordance with BS5266: Part 1 and FSD Circular Letter 5/2008.
- 3) Fire Alarm System provided throughout the entire building in accordance with BS+5839-1:2002A 2:2008 and FSD Circular Letter. 1/2009 One actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- 4) A modified hose reel system supplied by 2m<sup>3</sup> FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- 5) Potable hand-operated approved application shall be provided as required by occupancy.

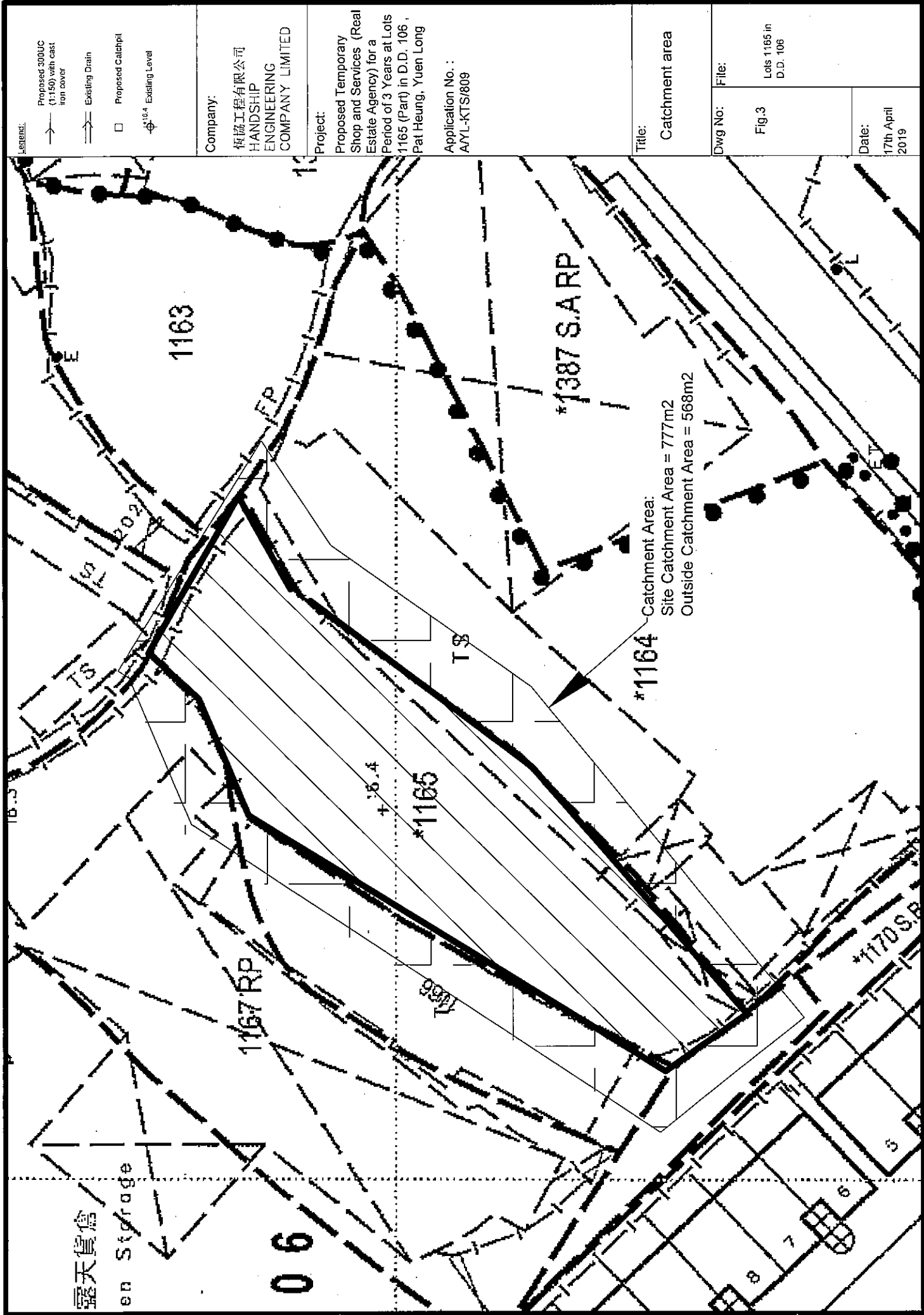
Drawing No.	Ver
P05	01
Project	
S.16 APPLICATION NO.	
AYL-KTS/809	
Drawing Title	
FSIS PROPOSAL	
Scale of A4	
1 : 400	
Drawn	Date
	25.6.2019
Revised	Date











**Company:** 恆協工程有限公司 HANDSHIP ENGINEERING LIMITED  
**Project :** Proposed Temporary Shop and Services (Real Estate Agency)  
 at Lots 1165 (Part) in D.D. 106 , Pat Heung, Yuen Long  
**Date:** 2019/4/17

**Calculation for channels:**

**Catchment Area of site**

Site Catchment Area = 777 m<sup>2</sup>  
 = 0.000777 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.000777 km<sup>2</sup>  
 = 0.051301 m<sup>3</sup>/s  
 = 3078 liter/min

**Outside Catchment Area**

Area = 568 m<sup>2</sup>  
 = 0.000568 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.25 x 250 mm/hr x 0.000568 km<sup>2</sup>  
 = 0.009869 m<sup>3</sup>/s  
 = 592 liter/min

Total Peak Runoff for site = 0.06117 m<sup>3</sup>/s  
 = 3670 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:150, 300UC will be suitable.

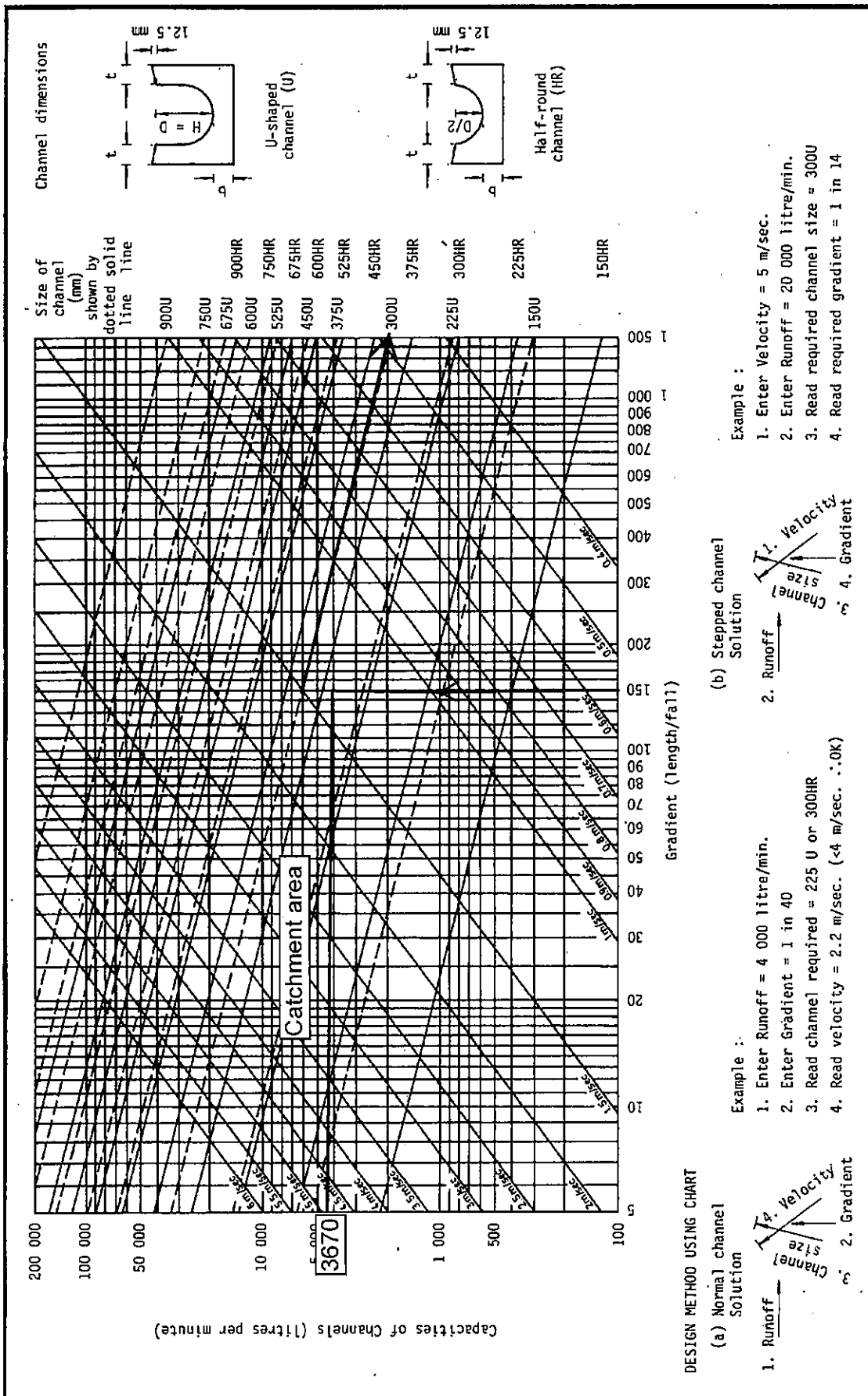
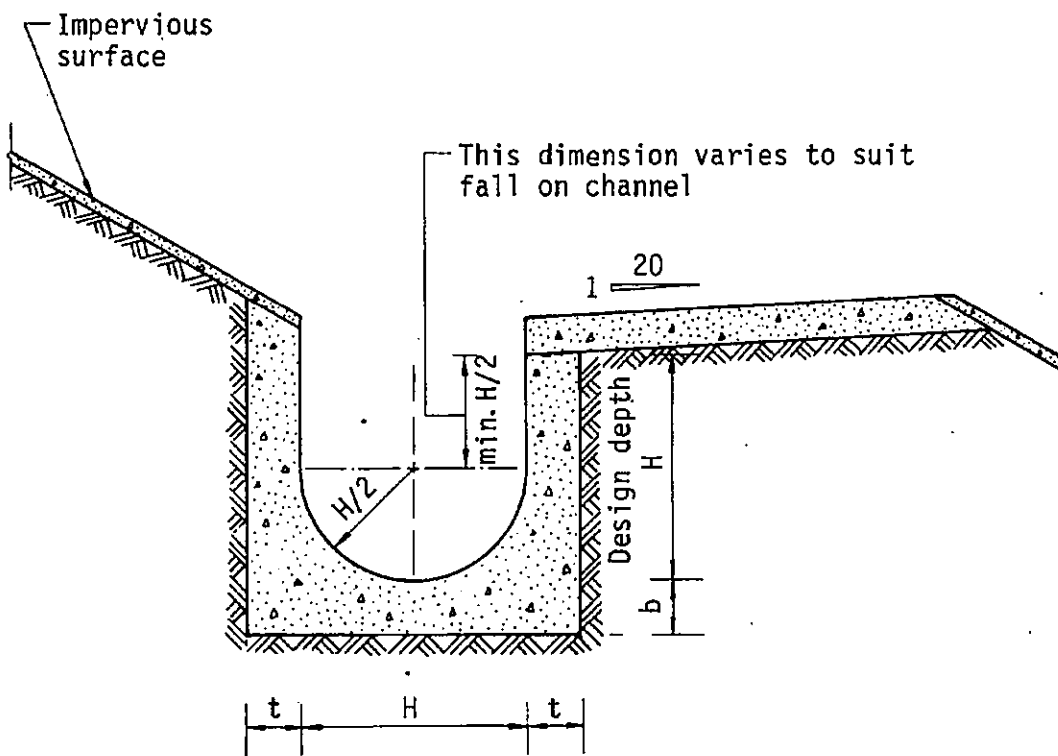


Figure 8.7 - Chart for the Rapid Design of Channels



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

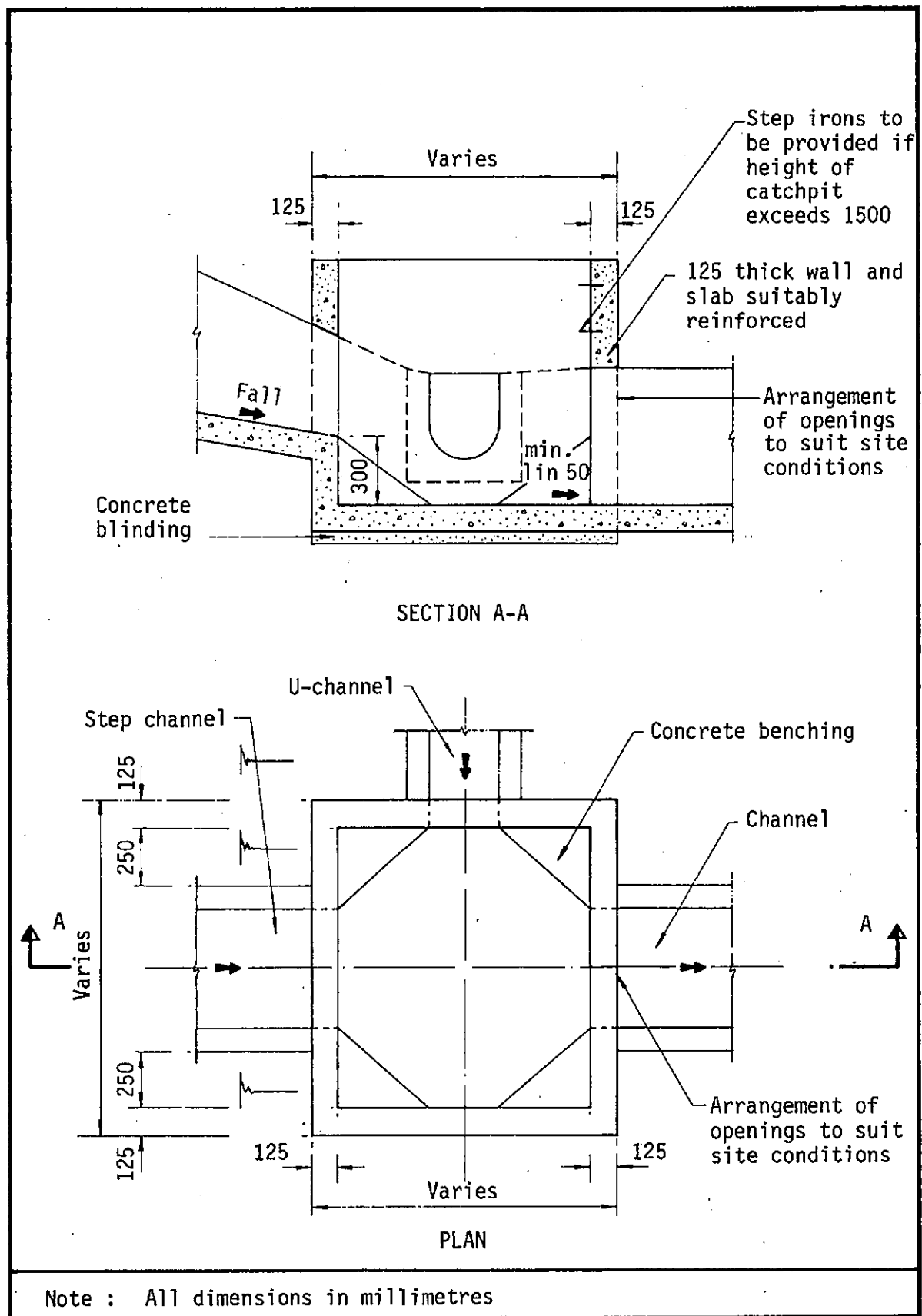
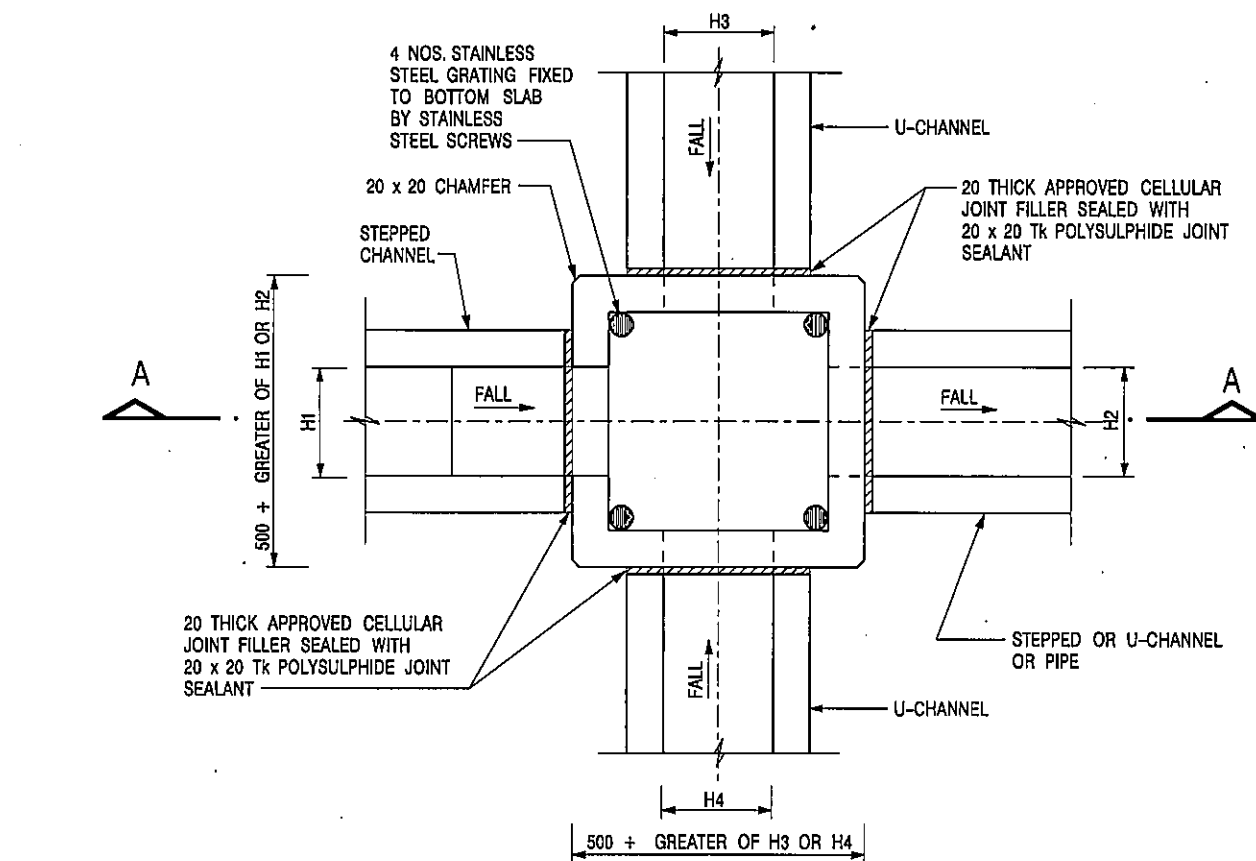
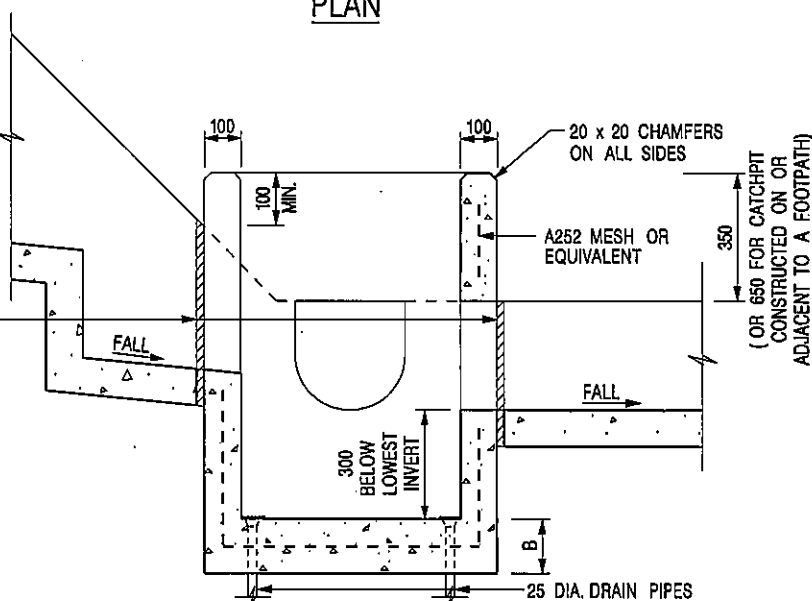


Figure 8.10 - Typical Details of Catchpits



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 TK POLYSULPHIDE JOINT SEALANT



SECTION A - A

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)



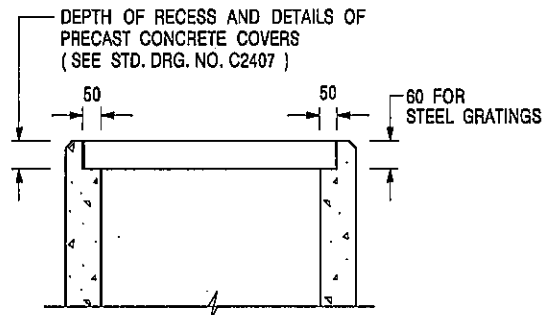
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /1**




### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

**CATCHPIT WITH TRAP**  
**(SHEET 2 OF 2)**

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div><div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div>			
SCALE 1 : 20		DRAWING NO. C2406 / 2	
DATE JAN 1991			

卓越工程 建設香港

We Engineer Hong Kong's Development



Our Ref.: DD106 Lot 1165  
Your Ref.: TPB/A/YL-KTS/900

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

By Email

21 September 2021

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Shop and Services for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

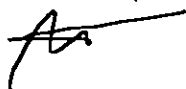
**(S.16 Planning Application No. A/YL-KTS/900)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at . or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

## Responses-to-Comments

Temporary Shop and Services for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

(Application No. A/YL-KTS/900)

- (i) The applicant revised the layout to preserve existing trees at the application site (Plans 1 to 3).
- (ii) A RtoC Table:

Departmental Comments	Applicant's Responses
<p><b>1. Comments of Commissioner for Transport (C for T)</b>  <b>(Contact Person: Mr. Wilson LEE; Tel: 2399 2421)</b></p> <p>(a) The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;</p>	<p>The 'shop and services (real estate agency)' is proposed to serve the nearby locals. The estimated number of staff and visitor are 10 and 15 respectively. A total of four private car parking spaces are provided at the application site (the Site) for staff and visitor. Advanced booking is required for visitors to access the Site and the use of car parking spaces, which could help to regulate the use of the car parking spaces and prevent excessive number of vehicles to the Site and affect the public. Majority of staff and visitor are required to make good use of public transport at Kam Sheung Road then walk to the Site (<b>Annex I</b>). No light, medium and heavy goods vehicle is allowed to access the Site at any time during the planning approval period. Same arrangement has been adopted by the previous approved S.16 planning application No. A/YL-KTS/809 for the same use and is workable. In view of the above, the parking provision of Site is considered <u>adequate</u> for the Site operation.</p>

**S.16 Planning Application No. A/YL-KTS/900**

(b)	The applicant should provide the trip generation and attraction due to the development and access the traffic impact to Kam Sheung Road and the local access;	Estimated trip generation and attraction are provided for your consideration (Annex II). As minimal trips are generated and attracted by the proposed development, adverse traffic impact to the surrounding road network should not be anticipated.
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from the Kam Sheung Road, along the local access and within the Site (Annex III and Plan 4).
(d)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Plan showing the nearest public transport services is provided for your consideration (Annex I).
<b>2. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&amp;L, PlanD)</b> <b>(Contact Person: Ms. Isabella TSUI; Tel: 2231 4846)</b>		
(a)	With reference to our site inspection on 13.8.2021, the proposed Structure B2 and B3 and filling of the whole site area with concrete would be in direct conflict with the existing trees within site. The Applicant should review and revise the proposed layout of the structures and the extent of land filling to retain all existing trees on site.	The applicant proposed to relocate structures B2 and B3 to avoid clashing with existing trees within the application site (the Site) (Plan 1). The land filling area of the Site is reduced from 775m <sup>2</sup> (about) to 624m <sup>2</sup> (about) to retain all existing trees and for healthy tree growth (Plan 2).

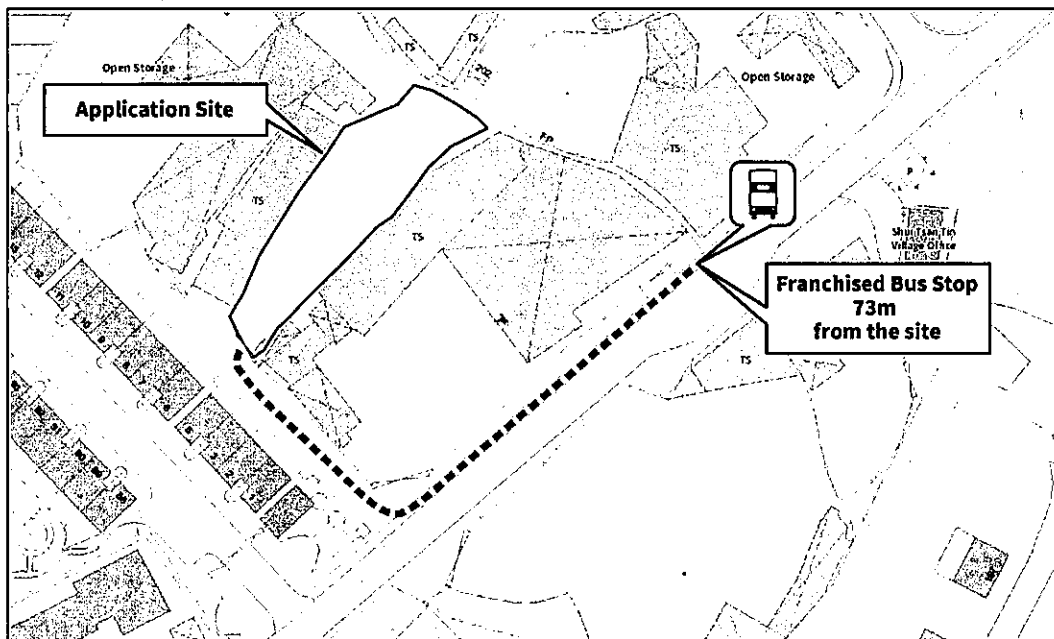
## Public Transport Services

Temporary Shop and Services for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

(Application No. A/YL-KTS/900)

- (i) The Site is located 45m northwest of Kam Sheung Road, which is served with public transport services. Majority of staff and visitor are required to commute to the Site by taking public transport to Kam Sheung Road then walk to the Site.
- (ii) The nearest public transport services are provided at Kam Sheung Road, details are as follows:

Route No.	Termination Points	
	Franchised Bus	
64K	Yuen Long (west)	Tai Po Market Station
251A	Kam Sheung Road	Sheung Tsuen



## Estimated Traffic Generation and Attraction

**Temporary Shop and Services for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

**(Application No. A/YL-KTS/900)**

- (i) The Site is accessible from Kam Sheung Road via a local access. A total of 4 private car parking spaces are provided at the Site, details are as follows:

Type of Parking Space	No. of Space
Private car parking space (staff)	2
Private car parking space (visitor)	2

- (ii) The operation hours of the proposed development are Monday to Sunday 09:00 to 22:00, including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction				
		Private Car (staff)		Private Car (visitor)		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	2	0	0	0	2
PM Peak	18:00 – 19:00	0	1	2	2	5
Average (per hour)	10:00 – 22:00	0	1	2	2	5

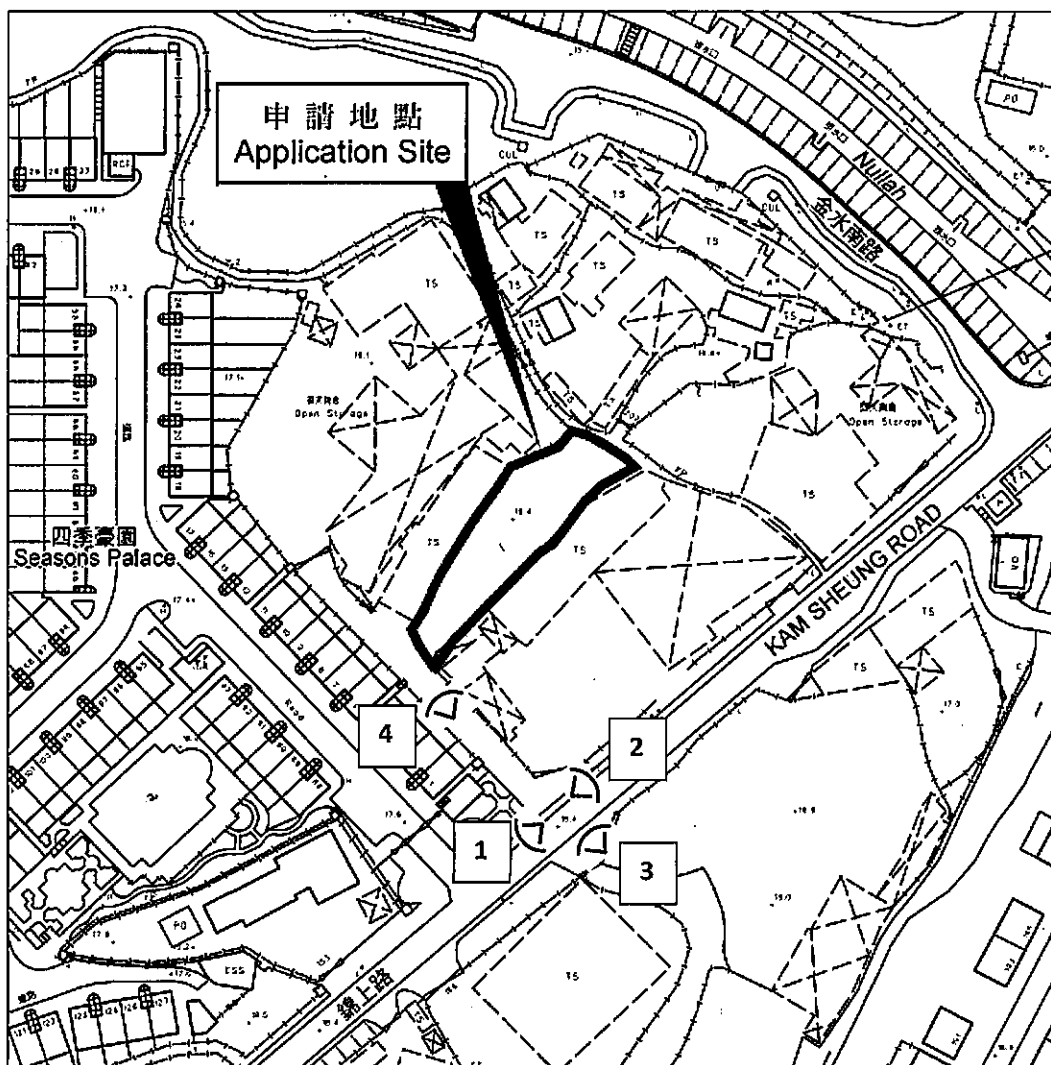
- (iii) No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period.
- (iv) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

### Manoeuvring of Vehicles to / from Kam Sheung Road

Temporary Shop and Services for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

(Application No. A/YL-KTS/900)

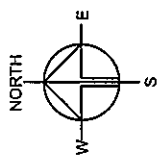
- (i) The Site is accessible from Fan Kam Road via a local access.
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Sheung Road and along the local access, details are as follows:







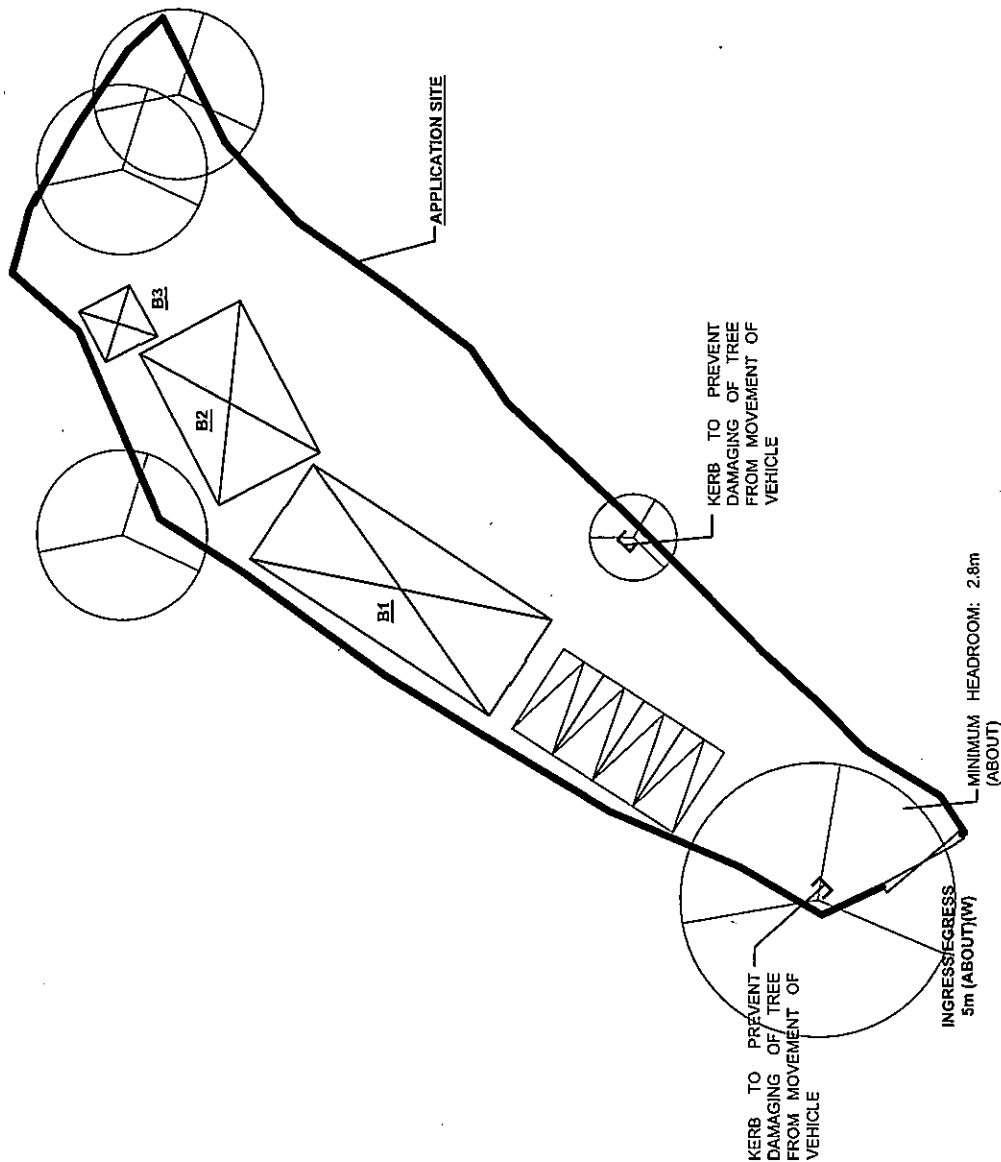




#### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 775m <sup>2</sup> (ABOUT)
COVERED AREA	: 153m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 622m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.4 (ABOUT)
SITE COVERAGE	: 20% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 297m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m - 6m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	REAL ESTATE AGENCY	90m <sup>2</sup> (ABOUT)	180m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
B2	REAL ESTATE AGENCY	54m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
B3	FS WATER TANK & PUMP ROOM	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		153m <sup>2</sup> (ABOUT)	297m <sup>2</sup> (ABOUT)	



#### LEGEND

	APPLICATION SITE
	STRUCTURE
	INGRESS / EGRESS
	PARKING SPACE
	EXISTING TREE

#### PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) x 5m (L)
NO. OF LUL SPACE FOR LGV	: NOT APPLICABLE
DIMENSION OF LUL SPACE	: 3.5m (W) x 7m (L)

Drawing No. PLAN 1

Ver. 01

Project  
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1165 (PART) IN D.D.106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

Drawing Title  
LAYOUT PLAN

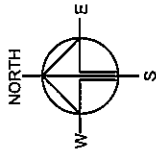
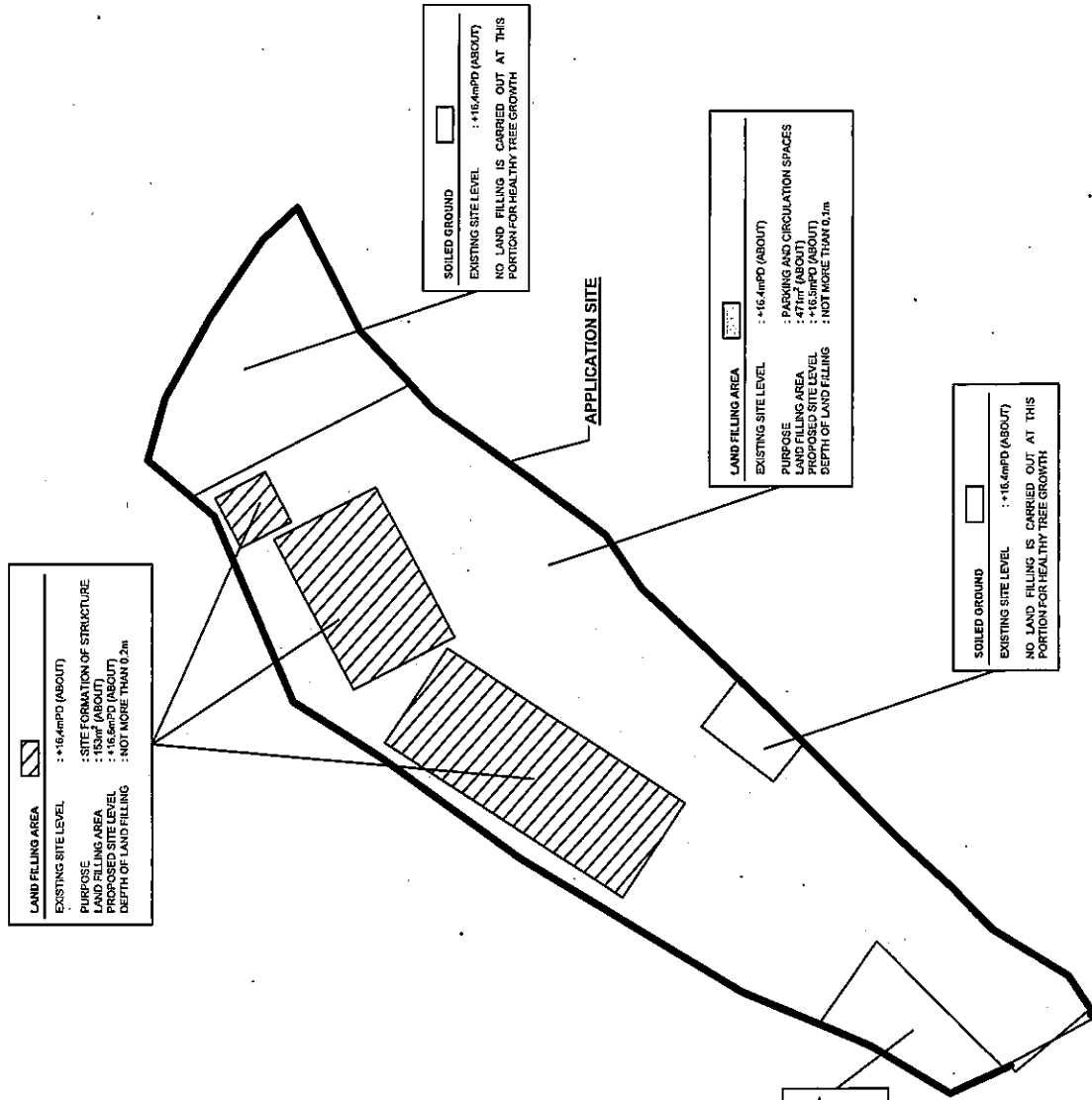
Scale of A4  
1 : 400

Date  
25.5.2021


Date  
8.9.2021

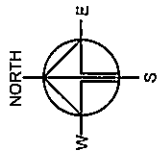
# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 775m<sup>2</sup> (ABOUT)  
 LAND FILLING AREA : 624m<sup>2</sup> (ABOUT)(81%)  
 EXISTING SITE LEVEL : +16.4mPD (ABOUT)  
 PROPOSED SITE LEVEL : +16.5mPD ~ +16.6mPD (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2m  
 MATERIAL OF LAND FILLING : CONCRETE



Drawing No.	PLAN 2	Vol.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING		
Lot	LOT 1165 (PART) IN D.D.106, PAT HEUNG, YUEN LONG, NEW TERRITORIES		
Drawn By	PAVED RATIO		
Scale of A4	1:400		
Date	25.5.2021		
Revised	8.9.2021		

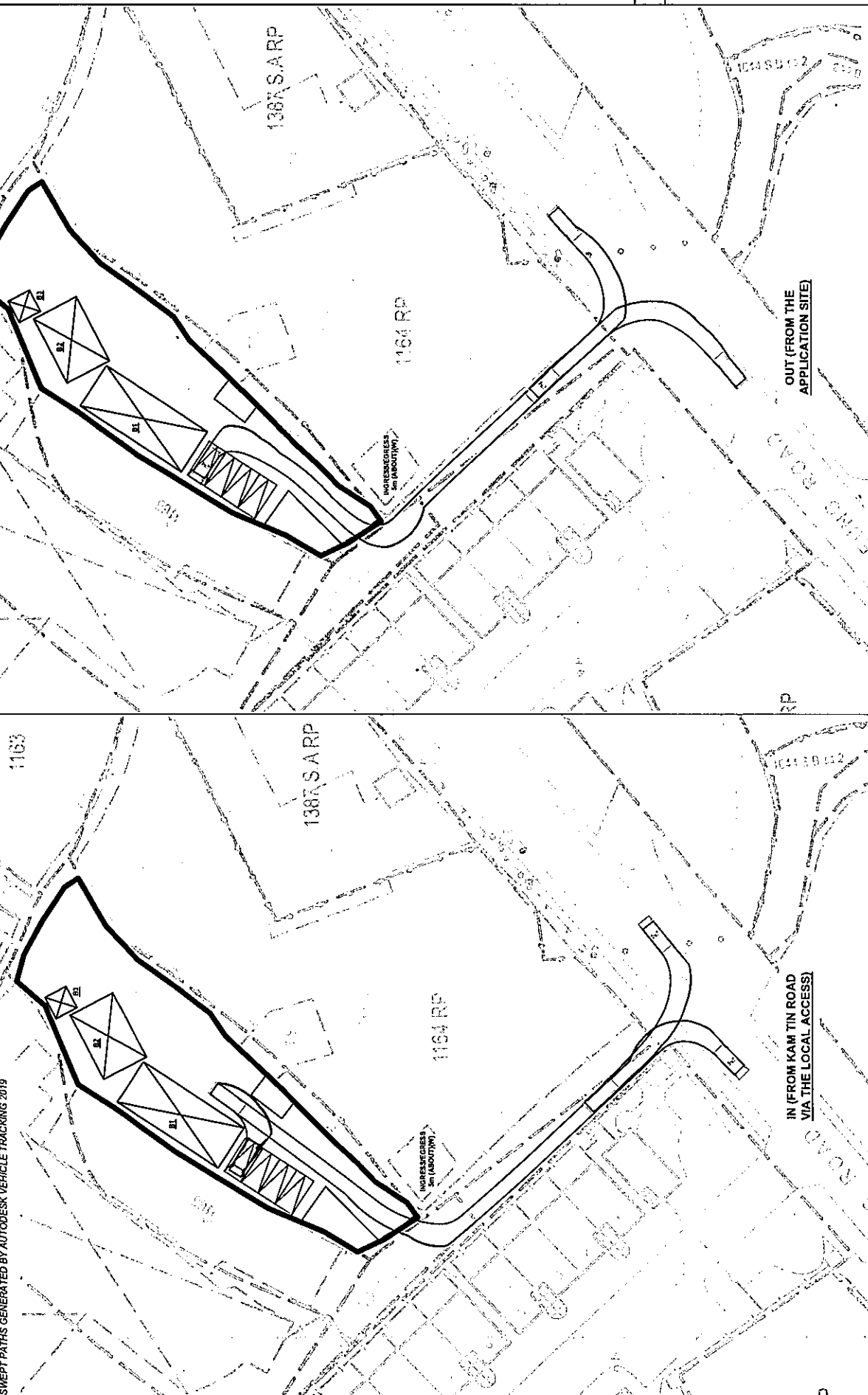
LEGEND  
 APPLICATION SITE



**SWEPT PATH ANALYSIS OF VEHICLE**

VEHICLE USED FOR ANALYSIS : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7m (W) X 4.5m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



IN (FROM KAM TIN ROAD  
VIA THE LOCAL ACCESS)

OUT (FROM THE  
APPLICATION SITE)

**LEGEND**

- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING SPACE
- LOUL SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE : 4  
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

Drawing No.	PLAN 4	Ver.	01
Project			
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING			
LOT 1165 (PART) IN D.D.106, PAT. HEUNG, YUEN LONG, NEW TERRITORIES			
Drawing Title	SWEPT PATH AYS (PC)		
Scale of A4	1:700		
Drawn	Date		
Revised	Date		
	21.9.2021		



Previous Application Covering the Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-KTS/809	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	4.1.2019 [revoked on 4.6.2021]	(1), (2), (3), (4), (5), (6), (7), (8), (9)

Approval Conditions:

- (1) The submission and implementation of drainage proposal/ maintenance of the drainage facilities
- (2) The submission and implementation of fire services installation proposal
- (3) Restriction on operation hour
- (4) No public announcement system, portable loudspeaker or audio amplification system is allowed to be used on the site at any time during the planning approval period
- (5) No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period
- (6) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period
- (7) Existing trees within the site shall be maintained at all times during the planning approval period
- (8) If any of the planning condition is not complied with during the planning approval period or by the specified date, the planning approval shall be revoked immediately without further notice
- (9) Reinstatement of the site upon the expiry of the planning permission



**Similar Applications within the same “AGR” zone on the  
Kam Tin South Outline Zoning Plan**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1.	A/YL-KTS/495	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	16.7.2010 [revoked on 16.8.2012]
2.	A/YL-KTS/497*	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	30.7.2010
3.	A/YL-KTS/513#	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	10.12.2010
4.	A/YL-KTS/608*	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	11.10.2013 [revoked on 11.4.2014]
5.	A/YL-KTS/619#	Renewal of Planning Approval for Temporary "Shop and Services (Real Estate Agency)" for a Period of 3 Years	22.11.2013
6.	A/YL-KTS/649*	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	17.10.2014 [revoked on 17.4.2015]
7.	A/YL-KTS/704*	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	27.5.2016 [revoked on 27.8.2016]
8.	A/YL-KTS/729*	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	17.2.2017
9.	A/YL-KTS/742#	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.6.2017
10.	A/YL-KTS/845*	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	24.4.2020
11.	A/YL-KTS/846#	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	12.6.2020

\*The site straddled “AGR” and “R(C)1” zones.

#The site straddled “AGR” and “V” zones.





tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年08月23日星期一 3:55  
收件者: tpbpd  
主旨: A/YL-KTS/900 DD 106 Pat Heung

Dear TPB Members,

Despite objections from local residents PlanD recommended approval of 809 and members asked no questions.

After NINE extensions of time approval was revoked for non compliance with FIRE conditions. As there are many people living close by and there was recently been a number of fires on brownfield sites causing environmental and health issues this should be taken seriously.

Our Chief Secretary John Lee insists that we are to be a law abiding community, so failure to comply with conditions should not be tolerated.

Mary Mulvihill

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From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Thursday, December 6, 2018 2:48:17 AM  
Subject: A/YL-KTS/809 DD 106 Pat Heung

A/YL-KTS/809  
Lot 1165 (Part) in D.D.106, Pat Heung  
Site area : About 777m<sup>2</sup>  
Zoning : "Agriculture"  
Applied Development: Real Estate Agency / 4 Vehicle Parking

Dear TPB Members,

A quick check on Google Map shows that the site has long been used for illegal operations, probably since the 1998 application for Open Storage was rejected.

The question is why no action was ever taken with regard to the unapproved land use.

Approval would reward the operator for long term abuse of the lax system.

Mary Mulvihill



**Appendix V of RNTPC**  
**Paper No. A/YL-KTS/900**

**Advisory Clauses**

- (a) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic condition may not be given to any further applications;
- (b) note DLO/YL, LandsD's comments that the Site comprises 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. The lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which may not be managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) note DEP's comments that the applicant is advised (i) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" to minimize any potential environmental nuisance; (ii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test; and (iii) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (f) note CTP/UD&L, PlanD's comments that with reference to site photos taken by his office on 13.8.2021, seven existing trees of common species, including *Mangifera indica* (杧果), *Celtis sinensis* (朴樹), *Dimocarpus longan* (龍眼), *Melia azedarach* (楝) and *Carica papaya* (番木瓜) are found within the site. Three of them are in large mature size (i.e. Two *Mangifera indica* (杧果) with DBM of 0.9m and 0.6m and a *Celtis sinensis* (朴樹) with DBM of 0.7m). The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory proposal, where appropriate;
- (g) note D of FS's comments 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. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is advised to update the project details, i.e. project name and date as stated in the submitted layout plan. If the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) note CBS/NTW, BD's comments that before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. 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. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.