

2021年 3月 3日

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

Appendix I of RNTPC
Paper No. A/YL-LFS/390

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

5 MAR 2021

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-LFS/390 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

S1P/YLW2
TP/YLW4
TP64
ST0/TM
SS0/YLW1

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/390
	Date Received 收到日期	5 MAR 2011

- 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)

Mok Kwai Leung (莫貴良)

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)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,670 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30 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) 40 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ('V')
(f) Current use(s) 現時用途	Public vehicle park (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[#]
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on:
8/2/2021 (DD/MM/YYYY)[#]
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on: 16/2/2021 (DD/MM/YYYY)[#]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one "✓".
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地及/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	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,640sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	30sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	30sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	30sq.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 1: Site office (Not exceeding 3m, 1 storey)	
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	51 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input 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)) Vehicular access leading from Man Tak Road	
	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)	
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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


1. The proposed development is in line with the planning intention of the 'Village Type Development' ("V") zone which is primarily for the convenience of the villagers.
2. Insufficient supply to meet exigent parking demand in Sha Kong Wai.
3. The proposed development is primarily intended to resolve the parking demand of villagers in the vicinity and it will not bring new traffic to Sha Kong Wai.
4. Public vehicle park (excluding container trailer) is a column two use in "V" zone.
5. The proposed development is subject to a previous planning permission (TPB Ref.: A/YL-LFS/319). In view of that the actual occupation of the site is bigger than the approved boundary of previous planning permission, a fresh planning application is submitted for the consideration of the Town Planning Board.
6. The proposed development is compatible with the surrounding environment.
7. Similar planning applications have been approved by the Town Planning Board in the same 'Village Type Development' zone such as A/YL-LFS/345.
8. Minimal traffic impact.
9. Insignificant noise and environmental impacts.
10. The applicant has provided trees at the application site. The applicant has submitted drainage proposal and provided surface U-channel according to the submitted drainage proposal to support his application.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private cars are allowed to park at the application site. No light goods vehicle, medium goods vehicle, heavy goods vehicle and container tractor/trailer will allow to access/park at the application site.
13. No car beauty, car repairing, spraying, dismantling or other workshop activity will be carried out at the application site.

8. Declaration 聲明

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

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

Signature
簽署


.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

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

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

Date 日期

18/2/2021

(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。

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years
at
Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Annex 1 Drainage Assessment

1.1 Introduction

A. Site particulars

- 1.1.1 The application site is situated at Sha Kong Wai. (Figure 1) It possesses an area of approximately 1,670m².
- 1.1.2 The application site has been hard paved. It is intended for public parking of private cars.
- 1.1.3 Sha Kong Wai is an indigenous village. It is noted that village houses were found to the north, west and south of the application site. Vacant land was found to the east of the application site. A similar public vehicle park was found to the further north of the application site.

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

- 1.1.4 The subject site has been hard paved and occupied an area of approximately 1,670m². It has a very gentle gradient sloping from east to west from about +5.2mPD to +4.6mPD.
- 1.1.5 As demonstrated in the calculation in Annex 1.3 hereunder, 450mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 The level of the land to the north is progressively higher. The land to the north of the application site till the pond and the houses have been identified as the external catchment of the application site for drainage calculation. The level of the land to the east, south and west is lower than the application site.
- 1.1.7 Although the land to the further north is found higher, there are some rows of house to the north so that they block significant amount of surface runoff from the north.
- 1.1.8 As such, an external catchment has been identified in Figure 5.

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

- 1.1.9 According to recent site inspection, there is a public drain to the south of the application site (**Figure 5**). The surface runoff collected at the application site will be dissipated to the said public drain via the existing 450mm diameter underground pipe. The alignment of the existing 450mm underground pipe is shown in **Figure 5**.

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the calculations below, it is determined that 450mm surface U-channel which is made of concrete is required along the site periphery to intercept storm water passing through and generated at the application site. (**Figure 5**)
- 1.2.2 The collected surface runoff will be conveyed to public drain to the south of the application site via the existing 450mm underground pipe. (**Figure 5**)
- 1.2.3 The calculations in **Annex 1.3** shows that the proposed 450mm surface U-channel has adequate capacity to cater for the surface runoff generated at the subject site.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
- (b) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff

from adjacent areas.

- (c) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Application Site

1. Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment (including the external catchment) is approximately 5,200m²;
- ii. The value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 6.6\text{m} - 4.6\text{m} = 2\text{m}$$

$$L = 130\text{m}$$

$$\therefore \text{Average fall} = 2\text{m in } 130\text{m} \text{ or } 1\text{m in } 65\text{m}$$

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

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

$$t_c = 0.14465 [130 / (1.54^{0.2} \times 5,200^{0.1})]$$

$$t_c = 7.33 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 250 mm/hr

$$\text{By Rational Method, } Q = 1 \times 250 \times 5,200 / 3,600$$

$$\therefore Q = 361.11 \text{ l/s} = 21,666.67 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 450mm surface U-channel at gradient 1:100 is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the public drain to the south of the application site via the existing 450mm diameter underground pipe.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is served by a paved vehicular access leading from Man Tak Road. (Figure 2)
- 2.2 The application site will be opened for parking of private cars only. No vehicle exceeding other than private car will be allowed to enter the site. Also, vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to park at the application site. The proposed parking spaces is intended to accommodate the parking demand of the indigenous villagers.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

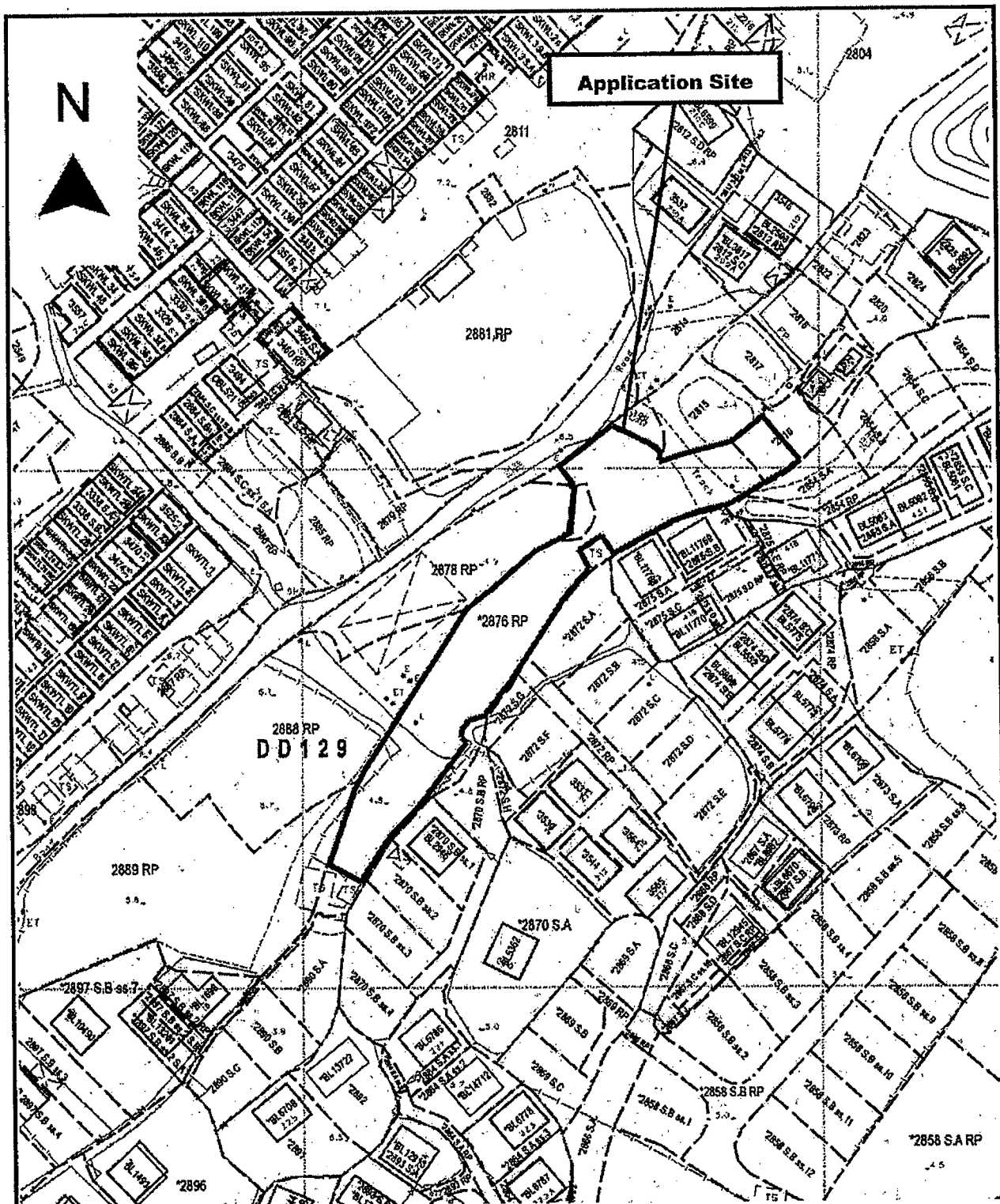
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	3.44	3.44	24	18

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. daily including Sundays and public holidays

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

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

- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the area especially that the proposed development would provide only 51 parking spaces. More, the carpark at the application site has been existed for a long time to serve the residents of Sha Kong Wai.



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years at Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

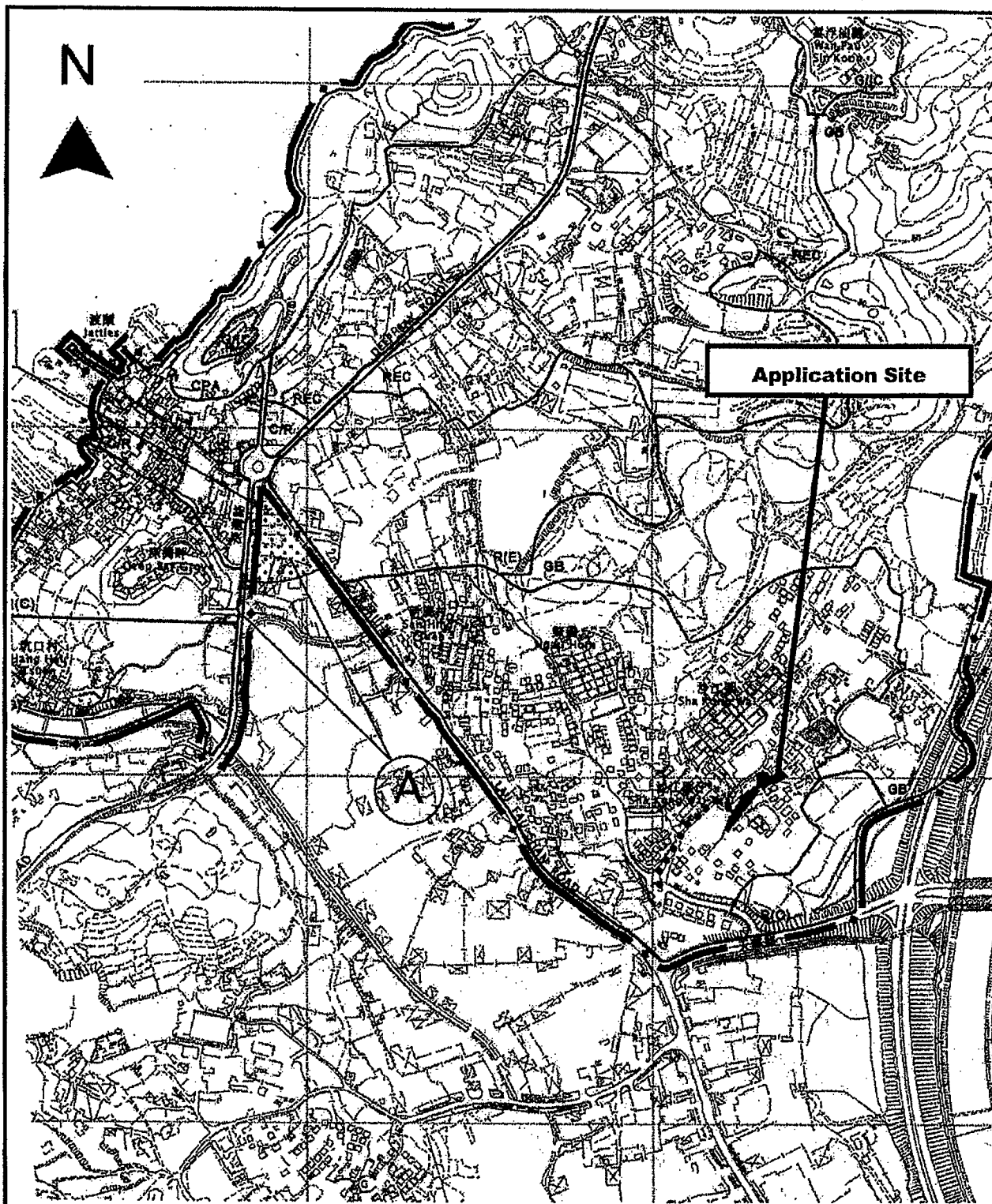
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years at Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

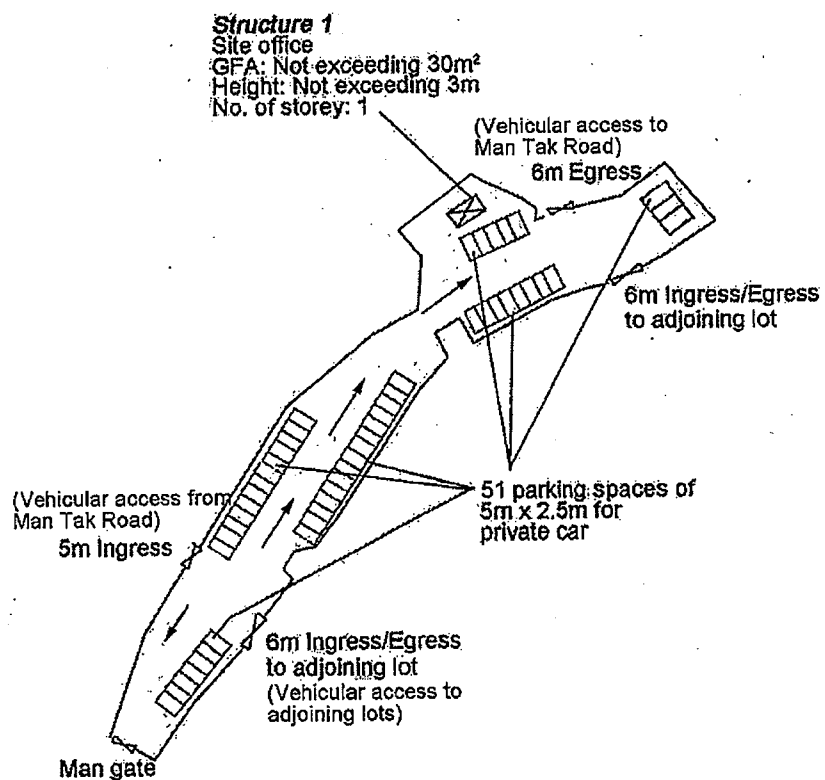
Figure 2

Remarks 備註:

●●● Vehicular access leading from Man Tak Road

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years at Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

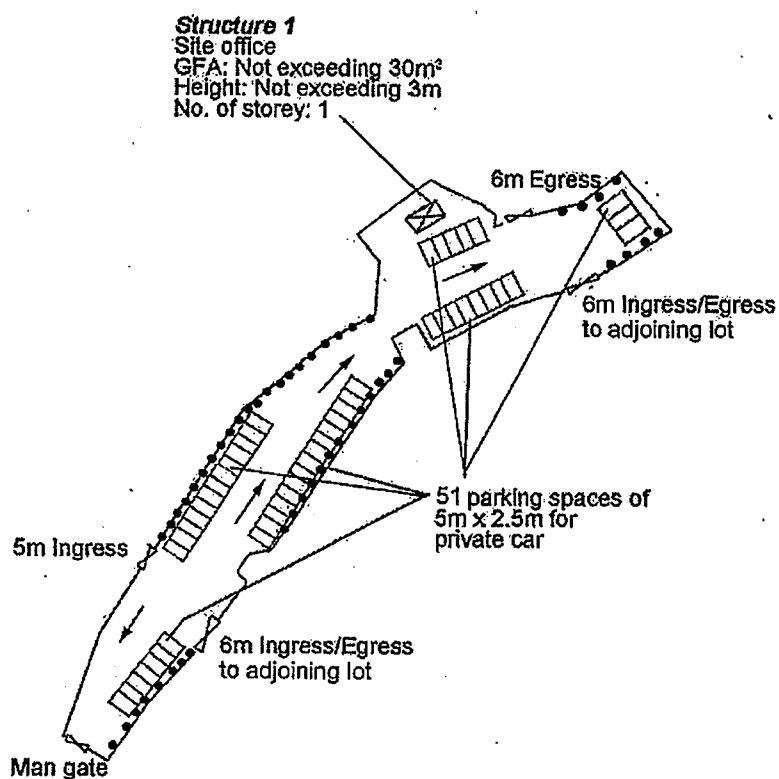
→ Vehicle direction

Scale 比例:

1:1000



Tree	Approximate Height	Spacing
• Existing <i>Melaleuca leucadendron</i>	2.75m	4m



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years at Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

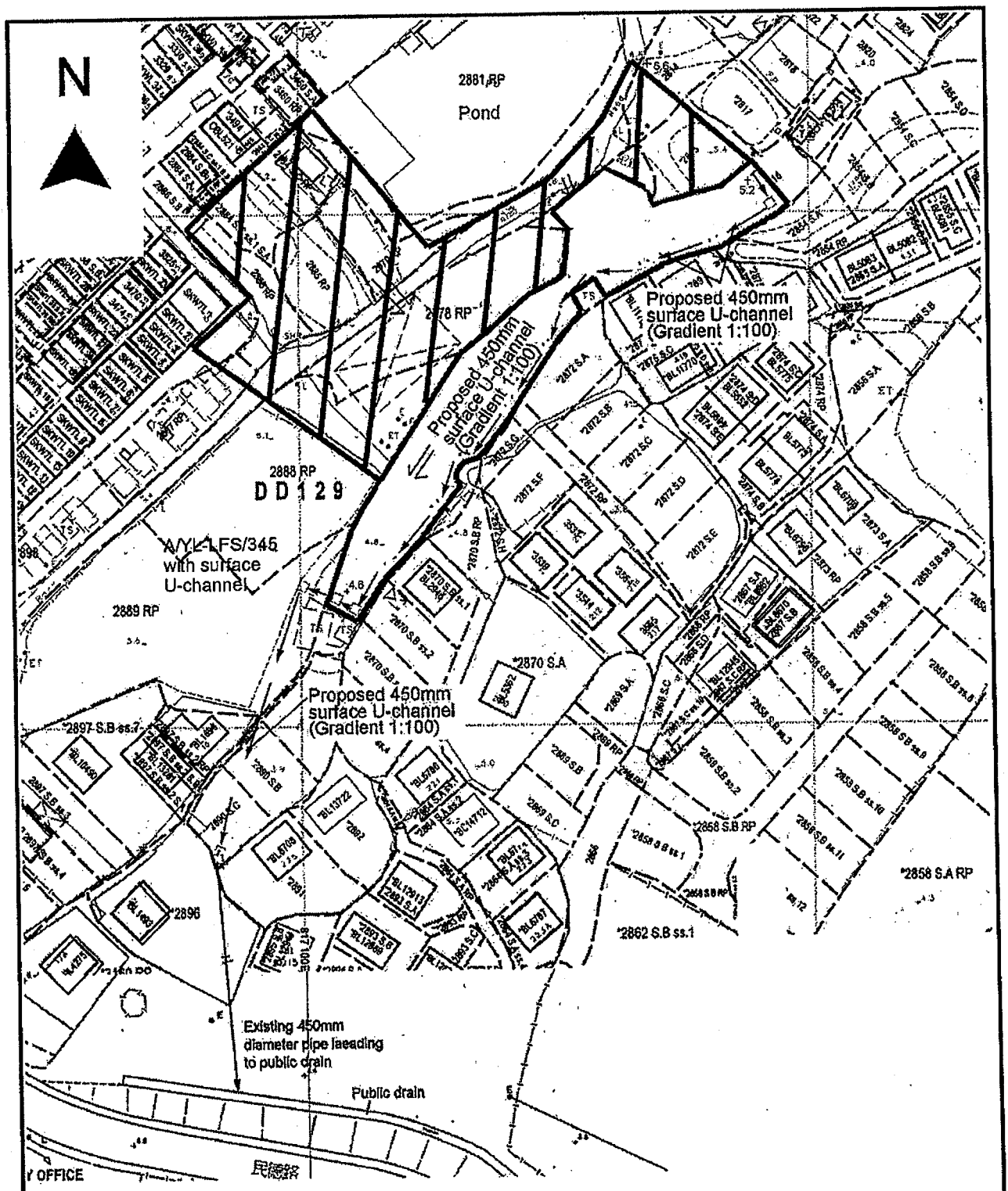
Figure 4

Remarks 備註:

→ Vehicle direction

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years at Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:


Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

☐ Proposed catchpit

 Flow of surface runoff

+6.6 Level (in mPD)

 External catchment

Scale 比例:

1:1000

Total: 1 page

Date: 9 March 2021

TPB Ref.: A/YL-LFS/390

By Email

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

Dear Sir,

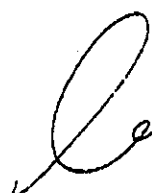
**Proposed Temporary Public Vehicle Park for Private Cars for a
Period of 3 Years at Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 &
Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.**

This letter intends to supersede our letter dated 5.3.2021.

We write to confirm that there will be no site filling and site formation works to be carried out at the application site because the entire application site has been hard paved. Also, site fencing is provided at the application site to differentiate the application site from adjacent land.

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

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Amy KWONG) – By Email

Date: 16 April 2021

TPB Ref.: A/YL-LFS/390

By Email

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

Dear Sir,

**Proposed Temporary Public Vehicle Park for Private Cars for a
Period of 3 Years at Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 &
Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.**

We are glad to submit the FSI proposal for the consideration of the Director of Fire Services (D of FS).

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

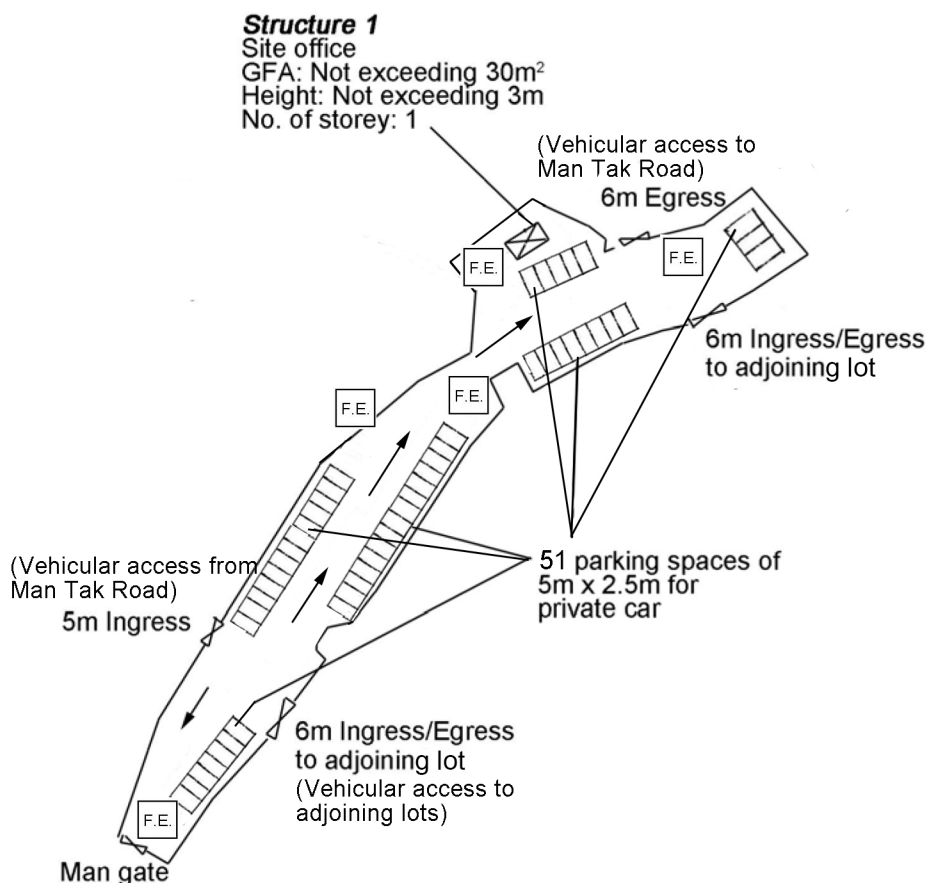
Yours faithfully,



Patrick Tsui

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

N



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years at Lots 2816 (Part) & 2876 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

→ Vehicle direction
F.E. 5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000

Previous s.16 Application Covering the Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-LFS/268	Proposed Filling of Land (by about 1.5m) for Permitted Agricultural Use	V	27.3.2015 (Revoked on 20.8.2015)	1, 2, 3
2	A/YL-LFS/319	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	V	6.7.2018 (Revoked on 6.12.2020)	4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

Approval Conditions

1. No part of the site shall be filled to a depth exceeding 1.5m.
2. No contaminated soil and waste as defined under the Waste Disposal Ordinance Cao. 354, including construction and demolition material, shall be used to fill the site.
3. The submission and implementation of a drainage proposal.
4. No operation from 11:00 p.m. to 7:00 a.m. is allowed on the site.
5. No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site.
6. Except private car, no light, medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site.
7. A notice shall be posted at a prominent location of the site to indicate that except private car, no light, medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to parked/stored on or enter/exit the site.
8. A notice shall be posted at a prominent location of the site to remind drivers on pedestrian safety on the access road to the site.
9. No vehicle is allowed to queue back to or reverse onto/from public road.
10. The provision of fencing.
11. The submission of a revised drainage proposal.
12. The implementation of a revised drainage proposal.
13. The implemented/ existing drainage facilities shall be maintained at all times.
14. The submission of fire service installations proposal.
15. The implementation of fire service installations proposal.
16. The submission of a tree preservation and landscape proposal.
17. The implementation of a tree preservation and landscape proposal.
18. Revocation clause.
19. Reinstatement clause.

Similar s.16 Applications for Vehicle Park Use
Within the same “V” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-LFS/281	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	22.1.2016	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15
2	A/YL-LFS/309	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	V	6.4.2018 (Revoked on 6.9.2020)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
3	A/YL-LFS/310	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	6.4.2018 (Revoked on 6.9.2020)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19
4	A/YL-LFS/327	Temporary Private Vehicle Park for Private Cars for a Period of 3 Years	V	5.10.2018 (Revoked on 5.1.2021)	1, 2, 4, 7, 8, 9, 10, 13, 14, 15, 18, 19
5	A/YL-LFS/345	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	V	16.8.2019	1, 2, 3, 4, 6, 7, 10, 13, 14, 18, 19, 20, 21
6	A/YL-LFS/388	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	V	16.4.2021	1, 2, 3, 7, 8, 9, 10, 14, 18, 19

Approval Conditions

1. No night time operation.
2. Only private cars and light goods vehicle under 5.5 tonnes/ no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/be parked.
3. A notice shall be posted at a prominent location of the site to indicate that only private cars and light goods vehicle under 5.5 tonnes/ no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/be parked.
4. No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored.
5. A notice shall be posted at a prominent location of the site to remind drivers on pedestrian safety on the access road to the site.
6. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity.
7. No vehicle is allowed to queue back to or reverse onto/from public road.
8. The submission of drainage proposal.

9. The implementation of drainage proposal.
10. The implemented/ existing drainage facilities shall be maintained at all times.
11. The submission of (tree preservation and) landscape proposal.
12. The implementation of (tree preservation and) landscape proposal.
13. Provision of fencing/ the existing fencing of the site shall be maintained at all times.
14. Revocation clause.
15. Reinstatement clause.
16. The submission of run-in/out proposal.
17. The implementation of run-in/out proposal.
18. The submission of fire service installations proposal.
19. The implementation of fire service installations proposal.
20. The existing trees and landscape planting within the site shall be maintained in good condition at all times.
21. The submission of a condition record of the existing drainage facilities.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210325-153802-68191

提交限期

Deadline for submission:

07/04/2021

提交日期及時間

Date and time of submission:

25/03/2021 15:38:02

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/390

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka HING

意見詳情

Details of the Comment :

反對，鄉郊設停車場將會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月06日星期二 3:03
收件者: tpbpd
主旨: A/YL-LFS/390 DD 129 Lau Fau Shan
附件: Sha Kong Wai - Google Maps.pdf

A/YL-LFS/390

Lots 2816 (Part) and 2876 RP (Part) in D.D. 129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan

Site area : About 1,670m² Includes Government Land of about 40m²

Zoning : "VTD"

Applied Use : 51 Vehicle Parking

Dear TPB Members,

Application 369 was withdrawn and on 6 Dec 319 was revoked for failure to comply with a number of conditions. This after a NINE extensions of time.

But mo man tai, the operation is ongoing and all applicant needs to do is submit another application and keep the train on the tracks for another 3 years.

If these episodes are because of lack of manpower, then it is time for serious discussion because there is no point in having a system that is so open to exploitation.

Also members should question why this village should have so much land devoted to parking, including container trucks.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Saturday, September 12, 2020 1:00:41 AM
Subject: A/YL-LFS/369 DD 129 Lau Fau Shan

My apologies, I forgot to amend the heading.

This objection refers to A/YL-LFS/369

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, September 2, 2020 3:22:17 AM
Subject: A/YL-LFS/319 DD 129 Lau Fau Shan

Dear TPB Members,

This is the same site as 319 with an additional 100sq.m and an increase in the number of vehicles to 55.

In 2018 members rolled over the application without asking any questions. However in view of recent JR ruling this is no longer an option.

PlanD should provide an up to date image of the area and questions should be asked as to why 50% of the area is devoted to parking.

This cannot be the best use of scarce land resources. Why no stacked parking facilities? The cementing over of so much land is certainly contributing to our growing number of very hot days and nights. Members are obliged to judge how their decisions impact the 'health' of the community.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, June 12, 2018 2:28:50 AM
Subject: A/YL-LFS/319 dd 129 Lau Fau Shan

A/YL-LFS/319

Lots 2816 (Part) and 2876 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan

Site area : About 1,550m² Includes Government Land of about 40m²

Zoning : "VTD"

Applied Use : 38 Vehicle Parking

Dear TPB Members,

Although part of the site had been subject to illegal activities, and there were strong objections:

"during the first three weeks of the statutory publication period and the publication of the further information, 13 public comments from 5 local villagers objecting to the application were received. They objected to the application mainly on grounds that the land was originally agricultural land, no filling was required; the proposed development would generate hygiene and mosquito problems to the vicinity; the site was the subject of illegal filling of land; and the site and the nearby area were lower in level, permission to the application to fill the site would generate flooding to nearby land lots;"

"In this regard, the applicant clarified that the site was lower than the surrounding land level and subject to severe flooding. **The proposed filling of land could help utilize the site for farming purpose**"

A/YL-LFS/268 was approved on 27 March 2015

Well it is now obvious that that the real intention was to create brownfield parking facilities.

It is unacceptable that 40sqmts, the size of an average family unit for sale these days, is being devoted to parking a single vehicle.

Moreover the site is zoned for residential use so the long term use as parking facilities will have a cumulative and negative impact on the quality of the land and environs.

Parking facilities should be accommodated underground or in purpose built high rise facilities. Village residents with their 2,100sqft homes can use part of the ground floor as a car port.

Will TPB again reward the applicant for blatant misrepresentation?

Mary Mulvihill



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the development on the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the planning permission is given to the development/uses under application. It does not condone any other development/use which currently exists on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/use not covered by the permission;
- (d) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of the GL included in the Site (about 40m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed. The lot owner(s) of the lots will need to immediately apply to his office for permitting the structures to be erected or to regularise any irregularities on site, if any. The applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites';
- (g) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the subject site;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access

connecting the Site and Man Tak Road;

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that with reference to his site inspection on 29.03.2021, it is noted that most of the existing trees are planted within very narrow planting strip or tree pit. The applicant is reminded that planting strip of not less than 1m wide should be provided for healthy tree growth. As such, relocation and re-provision of planting strip parallel to the southeastern site boundary is necessary to avoid conflict with the existing U-channel. Any concrete paving within the 1m wide planting strip parallel to the northwestern boundary should be carefully removed. Piling of construction materials and/or objects are observed within tree planting area. The applicant is reminded to maintain proper and regular housekeeping for the planting area. No materials should be stacked within 1 m from tree trunks to avoid damage to trees. Broken central leader was observed on a *Melaleuca quinquenervia* (白千層) at the southeast of the Site. Appropriate mitigation measure/tree works shall be carried out. 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.
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other use 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;
- (k) to note the comments of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) that peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands. Since there is no record of the said discharge path, evidence (e.g. site photos) to demonstrate its presence/existing condition should be provided. Consideration should be given to provide grating for the surface channels. The cover levels and invert levels of the proposed u-channels, catchpits/sand traps

should be shown on the drainage plan. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap. Where walls or hoarding are erected land laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and

- (l) to note the comments of the Director of Fire Services (D of FS) that the installation /maintenance/ modification/ repair work of fire service installations 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 D of FS. The applicant is reminded that 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.