

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C-PS/648
	Date Received 收到日期	11 OCT 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

OTG OnTheGo Limited (創動樂有限公司)

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Lawson David and Sung Surveyors 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)	Lots 284(Part), 285(Part), 286(Part), 320(Part), 321, 323RP(Part) in D.D.126 and Adjoining Government Land, Fung Ka Wai, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 4,225 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 518 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 289 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" ("REC")
(f) Current use(s) 現時用途	Vacant Land  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
06/10/2021 (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 06/10/2021 (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）

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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 Drone Training Centre

(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☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 3,766 .....sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 459 .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 6 .....

Proposed domestic floor area 擬議住用樓面面積 ..... NA .....sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 518 .....sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 ..... 518 .....sq.m ☒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)

2 x 1-storey storerooms (Height: about 2.5 - 3m) .....

2 x 1-storey open-sided shelters for parking / rest area (Height: about 3m) .....

1 x 1-storey washroom (Height: about 3m) .....

1 x 2-storey training room / ancillary office (Height: 5m) .....

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

Private Car Parking Spaces 私家車車位 ..... 5 .....

Motorcycle Parking Spaces 電單車車位 ..... NA .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... NA .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... NA .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... NA .....

Others (Please Specify) 其他 (請列明) ..... NA .....

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

Taxi Spaces 的士車位 ..... NA .....

Coach Spaces 旅遊巴車位 ..... NA .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... NA .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... NA .....

Heavy Goods Vehicle Spaces 重型貨車車位 ..... NA .....

Others (Please Specify) 其他 (請列明) ..... NA .....

Proposed operating hours 擬議營運時間 9am - 6pm daily (including public holiday)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The Application Site is connected via a local track to the junction of Tin Tsz Road and Tin Wah Road.																															
	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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

Please refer to the planning statement attached.

**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

Cannis Lee

Associate Director (Planning)

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

☒ 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

☒ RPP 註冊專業規劃師

Others 其他 .....MPIA.....

on behalf of  
代表

Lawson David and Sung Surveyors Limited

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

Date 日期

8/10/2021

(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**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，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。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就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。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 284(Part), 285(Part), 286(Part), 320(Part), 321, 323RP(Part) in D.D.126 and Adjoining Government Land, Fung Ka Wai, Yuen Long, N.T.
Site area 地盤面積	4,225 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 289 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
Zoning 地帶	Recreation
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Drone Training Centre for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	518 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than m 米 不多於)
		NA	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	2.5 - 5	<input checked="" type="checkbox"/> (Not more than m 米 不多於)
		1 - 2	<input checked="" type="checkbox"/> (Not more than Storeys(s) 層 不多於)
(iv) Site coverage 上蓋面積	10.9 % <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		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		5 NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NA

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

Ref: LDS/PLAN/6125



## **Section 16 Planning Application**

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

## **Planning Statement**

Applicant  
**OTG OnTheGo Limited**

Prepared by  
**Lawson David and Sung Surveyors Limited**

October 2021

## **Executive Summary**

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

The Application Site, covering an area of about 4,225 sq.m. (including about 289 sq.m. of Government land), falls within "Recreation" ("REC") zone on the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19 exhibited on 07.05.2021. According to the Notes of the OZP, the proposed development is not under either "Column 1" or "Column 2" use of "REC" zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the "Board").

The proposed drone training centre will be mainly used for training and education purposes of drone classes organized by the Applicant. The proposed development will reuse the existing converted containers at the southwestern part of the Application Site as a storeroom, as well as the existing open-sided shelters for parking and rest areas. Three additional temporary structures will be proposed to erect on the Application Site as storeroom, washroom, ancillary office and training room. The open area will be the drone training ground. The proposed development will also provide 5 parking spaces (2.5m x 5m) for staff and visitors. The Application Site has been fenced off with corrugated metal sheets of about 2.5m high. The surface of the Application Site will not be hard-paved. The proposed hours of operation at the Application Site are based on appointments and scheduled classes, normally 9am to 6pm daily from Mondays to Sundays (including public holidays).

The justifications of this application are:

1. The proposed development is similar in nature with uses under "Place of Recreation, Sports or Culture";
2. The proposed development is in line with the planning intention of "REC" zone;
3. The proposed development will become a desirable precedent;
4. The Application Site is a suitable venue for drone training;
5. No adverse drainage, traffic and environmental impacts on the surrounding areas;
6. The proposed development will maximize land utilization; and
7. The proposed development will complement the surrounding environment.

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



## 行政摘要

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

申請地點的面積約 4,225 平方米(包括 289 平方米的政府土地), 座落在 2021 年 5 月 7 日展示的屏山分區計劃大綱草圖(圖則編號: S/YL-PS/19)上的「康樂」地帶。根據該大綱圖的註釋, 擬議發展不屬於「康樂」地帶的第一及第二欄用途。然而, 不超過三年土地或建築物的臨時用途或發展, 需先向城市規劃委員會(“城規會”)提出申請。

擬議無人機訓練中心將主要用作申請人舉辦的無人機訓練及教學課程用途。申請地點西南面的現有改裝貨櫃將改用為儲物室, 而現有的開放式棚架會用作停泊車輛及休息區。申請地點會加設三個構築物, 分別用作儲物室、洗手間、附屬辦公室及訓練室, 其餘露天地方將用作無人機訓練場地。擬議發展將會提供 5 個停車位(2.5 米 x 5 米)供職員及訪客使用。申請地點已設有 2.5 米高的圍欄圍封, 地面不會硬鋪。申請地點的營運時間是基於預約及已編排的課程, 一般為星期一至日(包括公眾假期)上午九時至下午六時。

本規劃申請的理據為:

1. 擬議發展跟「康體文娛場所」用途的定義相近;
2. 擬議發展符合「康樂」地帶的規劃意向;
3. 擬議發展會成為相關發展的可取性先例;
4. 申請地點適合用作無人機訓練場地;
5. 擬議發展不會對附近的排水、交通及環境構成不良的影響;
6. 擬議發展可容許更有效利用土地; 及
7. 擬議發展將會配合附近環境及發展。

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

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## 1. Introduction

### 1.1 Purpose

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

The Application Site, covering an area of about 4,225 sq.m. (including about 289 sq.m. of Government land), falls within "Recreation" ("REC") zone on the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19 exhibited on 07.05.2021. According to the Notes of the OZP, the proposed development is not under either "Column 1" or "Column 2" use of "REC" zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 10 previous applications. The last application (No. A/YL-PS/544) was approved for a temporary war game centre on 22.9.2017 for a period of 3 years. All approval conditions of the last application have been complied with. Owing to the outbreak of the COVID-19 pandemic since early 2020, social gathering in general was discouraged and the former war game operator moved out at the end of June 2020. The Application Site is currently vacant and the Applicant intends to use the Application Site for a temporary drone training centre to meet the operational needs for training and education purposes.

### 1.2 Background of the Application

The usage of Small Unmanned Aircraft (SUA), or commonly known as Drone, has been gaining popularity over the past few years both locally and worldwide. In addition to aerial photography, drones are being employed for various uses ranging from recreation and education to professional deployment for powerline inspection, surveying, 3D mapping, search and rescue operations, filming, drone shows, etc. It is expected that drone applications will continue to grow and expand, in terms of both popularity and diversity as innovation and technology progress.

The Applicant, OTG OnTheGo Limited, is the current tenant of the Application Site. The Applicant, which was established in 2013, is the distributor of drone and an educational institution. The certificate courses offered by the Applicant are the combination of instructors with years of practical experience, professional and suitable equipment, and learning materials designed by DJI, the worldwide leading training institution of SUA. As the Hong Kong branch of DJI Academy, the Applicant combines the official Unmanned Aerial Systems Training Center (UTC) curriculum designed by DJI, together with Hong Kong law and regulations, to form a comprehensive set of courses. The Applicant has also partnered with Hong Kong Productivity Council to provide certified courses. In addition, the Applicant also provides a wide range of tailored courses to their customers, including FPV Australia's Remote Pilot course, the Australian certified course for SUA, as well as DJI Enterprises courses, "New flyer camps" for youths, basic lectures for beginners, etc. The Applicant strives to provide superior training standards on a global scale by offering professional drone license courses that will take people from classroom to operations.



The courses organized by the Applicant consist of 2 parts: Part 1 is the classroom lectures which are conducted in education centres in urban areas. Part 2 is the operation course which is proposed to be conducted at the Application Site. To meet the operational needs for training and education purpose, the Applicant seeks the Board's approval for using the Application Site as a drone training centre.

### 1.3 Organization of the Planning Statement

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

## 2. Site Context

### 2.1 Site Location

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

### 2.2 Existing Site Condition

The Application Site is a piece of flat land and currently vacant as the previous occupier has moved out. It accounts for a total area of about 4,225 sq.m. and has been fenced off with corrugated metal sheets. Temporary structures, in the form of converted containers and open-sided shelters, currently erected at the southwestern part of the Application Site will be re-used as ancillary storerooms, parking and rest areas for the current application (see **Site Photos**).

### 2.3 Surrounding Land Uses

The surrounding areas are mixed with residential dwellings, open storage yards and places of recreation. To the north and east of the Application Site within the "Conservation Area" zone is a piece of farmland and the hilly area of Kai Shan. To the east is the hillslope of Kai Shan with a piece of woodland scattered with graves. To the immediate south is a temporary public vehicle park (Application No. A/YL-PS/634) approved by the Board on 14.5.2021. To the further south are the residential settlements of Fung Ka Wai within the "V" zone. To the west, southwest and southeast are open storage yards of new vehicles (private cars, taxis, light goods vehicles and light buses only), building materials and machinery/construction materials and/or construction equipment with planning permissions under approved Application Nos. A/YL-PS/579, 602, 603, 612 and 616. To the further north and northwest, several recreational uses can be found such as, the Hong Kong Archery Association Lam Sim Fook Archery Range and a barbecue spot, respectively.

### 2.4 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by an existing local track leading to the junction of Tin Tsz Road and Tin Wah Road, which connect to other parts of the New Territories. The proposed development would share the access road with

the surrounding villagers, open storage and recreational facilities. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

## 2.5 Land Status

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

Should this application be approved, the Applicant will apply for a Short Term Waiver (STW) for the erection of proposed temporary structures on the Application Site and a Short Term Tenancy (STT) for the use of Government land.

## 3. Planning Context

### 3.1 Outline Zoning Plan

The Application Site falls within "Recreation" ("REC") zone on the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19 exhibited on 07.05.2021 (see **Figure 1**).

As stipulated in the Notes attached to the OZP, the planning intention of "REC" zone is primarily for "recreational developments for the use of the general public." Development of active and/or passive recreation and tourism/eco-tourism are encouraged in this zone.

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

### 3.2 Previous Applications

The Application Site, or part of it, is involved in 10 previous planning applications. Three applications (Nos. A/DPA/YL-PS/30, A/YL-PS/14 and 40) for temporary open storage of new vehicles were approved by the Board for a period of 12 months on 21.10.1994, 3.10.1997 and 16.10.1998 respectively.

Application No. A/YL-PS/49 for temporary golf driving range was approved on 26.3.1999 for a period of 3 years.

Four applications (Nos. A/YL-PS/295, 369, 470 and 544) for temporary war game centre were approved by the Board for a period of 3 years on 13.2.2009, 24.2.2012, 6.2.2015 and 22.9.2017 respectively.

All approval conditions in respect of the last application (No. A/YL-PS/544) have been complied with, including submission of the condition record of the existing drainage facilities; submission and implementation of landscape and tree preservation proposal and fire service installations proposal.

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

According to TPB PG-No. 12C, the Application Site falls within the Wetland Buffer Area (WBA). The



relevant assessment criteria are as follows:

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) An ecological impact assessment (EcoIA) would need to be submitted for application for planning permission within the WBA. However, some local and minor uses and temporary uses are exempted from the requirement of EcoIA.

## 4. Development Proposal

### 4.1 Site Configuration and Layout

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

The proposed drone training centre will reuse the existing converted containers at the southwestern part of the Application Site as a storeroom, as well as the existing open-sided shelters for parking and rest areas. Three additional temporary structures will be proposed to erect on the Application Site as storeroom, washroom, ancillary office and training room (see Layout Plan at **Figure 4**). The open area will be the drone training ground. The proposed development will also provide 5 parking spaces (2.5m x 5m) for staff and visitors. The Application Site has been fenced off with corrugated metal sheets of about 2.5m high. The surface of the Application Site will not be hard-paved.

### 4.2 Site Operations

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

The site operation of the proposed development will adhere to the regulations stipulated by the Civil Aviation Department, as well as the recently gazetted Small Unmanned Aircraft Order (SUA Order) L.N.116 of 2021. The usage of drone will be restricted to a maximum altitude of 30m above ground level and within the site area of the Application Site.

### 4.3 Landscape and Tree Preservation Proposal

The former applicant has complied with the approval conditions (e) and (f) of the last application (No. A/YL-PS/544) on the submission and implementation of landscape and tree preservation proposal. The Application Site have been provided with about 38 peripheral screen plantings (see **Figure 5**) along the northern and western boundaries to improve the existing amenity of the Application Site and to minimize visual intrusion to the surrounding areas. The tree species are mainly Ficus Microcarpa, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The Applicant will maintain all the existing trees within the Application Site and manual irrigation will be used.

#### 4.4 Traffic Arrangement

The Application Site can be accessed via a local road diverging from the junction of Tin Tsz Road and Tin Wah Road (see **Figure 3**). The ingress/egress point of the Application Site is about 5m wide and located at the southern boundary. The Application Site will provide 5 parking spaces for staff/visitors. Visitor parking will be provided on appointment basis. As most students / customers will head to the Application Site via public transport, the number of generated trips from the proposed drone training ground will not be more than 5 trips during peak hours, which could be absorbed by the existing road.

#### 4.5 Drainage Proposal

Drainage facilities had been provided at the Application Site and the record of the existing drainage facilities of the last application (No. A/YL-PS/544) have been approved by the Drainage Services Department. Surface runoff is collected and diverted from the Application Site to the existing stream to the west. The Applicant will maintain the existing drainage facilities on site.

### 5. Planning Justifications

#### 5.1 Similar in Nature with Uses under “Place of Recreation, Sports or Culture”

While the proposed development of drone training centre is not included in the Board’s definitions of terms in interpreting proposed planning uses in statutory plans, it should be noted that the nature of drone training centre should be considered compatible with the definition of “Place of Recreation, Sports or Culture” – *“any place or premises intended to be used for a place of recreation, sports or culture.”*. For instance, radio control model aircraft flying field, which highly assembles with the proposed development in terms of use of nature as a place for education and practice for aircraft model, is also included in the list of “Place of Recreation, Sports or Culture” and is a “Column 1” use of “REC” zone under the prevailing Draft Ping Shan OZP No. S/YL-PS/19. In consequence, it is a logical conclusion to consider the proposed development as a “Column 1” use to be included in the list of “Place of Recreation, Sports or Culture” and thus this planning application should be in consideration for approval by the Board.

#### 5.2 In Line with the Planning Intention of “REC” Zone

The Application Site falls within “REC” on the Draft Ping Shan OZP No. S/YL-PS/19 while the previous war game use on the Application Site is not sustainable due to the health concern of the public and social distancing after the outbreak of COVID-19. The Application Site has been left vacant since the removal of the former war game operator.

As elaborated, the nature of the proposed development should be considered compatible with the definition of “Place of Recreation, Sports or Culture”, which is a “Column 1” use of “REC” zone under the Ping Shan OZP. Therefore, the proposed development is in line with the planning intention of “REC” zone and actually advocate the long term recreational development of the Application Site as “REC” zone with the recreational and educational nature of the proposed development.



### 5.3 Desirable Precedent

In consideration of the recent introduction of the Small Unmanned Aircraft Order (SUA Order) to regulate drone operation and usage in Hong Kong, the approval of the proposed development will actually assist in coordination and execution of this SUA Order. Since the Applicant has already had the experience collaborating with Hong Kong Productivity Council to provide certified courses, the provision of certified courses from the Applicant can facilitate the Government in regulating the registered users of drones as a trustworthy and experienced provider of SUA certified courses. With the increasing popularity of drone, the approval of the proposed development will act as a desirable precedent for training centres for regulated use of drone as an emerging recreational and professional use in Hong Kong.

### 5.4 A Suitable Venue for Drone Training

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

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

### 5.5 No Adverse Impacts on the Surrounding Areas

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

#### Drainage

The submission of condition record of the drainage facilities of the last application (No. A/YL-PS/544) was considered satisfactory by Drainage Services Department. The Applicant will maintain the existing drainage facilities on the Application Site. In addition, the Application Site will not be hard-paved. In this regard, no adverse drainage impact is anticipated.

#### Traffic

As most visitors will use public transport to travel to the Application Site, the increase in traffic volume on the existing track should be minimal and no adverse traffic impact is anticipated. Sufficient parking and manoeuvring spaces are provided within the Application Site, therefore, no vehicles will be allowed to queue back or reverse onto/from public road at any time.

#### Environment

The Application Site is located at the fringe of the WBA and away from the fish ponds 550m to the further north. As the proposed drone training centre will restrict the usage of drone within the Application Site and the flying altitude will not exceed 30m above ground level, it would not generate off-site disturbance to the environment. Additionally, the Applicant proposes to reuse the existing temporary structures at the Application Site, as well as maintain and upkeep the existing trees within the site. A septic tank has been provided to treat the sewage from the washroom of the Application Site. Therefore, the Proposed Development will not generate any pollution or adverse environmental impacts on the surrounding areas.



## 5.6 Maximizing Land Utilization

The Application Site has been abandoned since the relocation of the former war game operator. The proposed development would actually allow the Application Site to be rejuvenated as recreational and educational uses that adhere with the planning intention of "REC" zone. The proposed drone training centre can offer an interim solution to maximize land utilization that is compatible with the surrounding recreational uses.

On the other hand, the proposed use can encourage better management of the quality of the Application Site, and therefore avoid the potential outcome of land degradation from ongoing abandonment and lack of maintenance.

## 5.7 Complement Surrounding Environment and Future Development

With the recent rezoning of the open storage area at southwestern direction of the Application Site into "R(A)6" and "G/IC" zones for future public housing development, the proposed development could in fact provide the recreational and educational facilities much needed in the locality, instead of the existing incompatible surroundings of open storages and warehouses. The proposed development could also offer a visual and landscaping upgrade of the Application Site and its surroundings, which would complement the surrounding environment and provide a compatible venue for drone training in Hong Kong.

## 6. Conclusion

The Application Site falls within "REC" zone on the Ping Shan OZP and the Applicant is proposing to develop a temporary drone training centre on the Application Site. While the proposed development is not under either "Column 1" or "Column 2" use of "REC" zone, the proposed development resembles to the uses under "Place of Recreation, Sports or Culture", which is under the "Column 1" use of "REC" zone under Ping Shan OZP. In view of the site location, the existing site conditions and surrounding land uses, the proposed development is in line with the planning intention of "REC" zone and actually complements the surrounding environment as a cluster of recreational uses.

Since the proposed use would not generate adverse impacts and the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions, the proposed development is considered acceptable in maximizing the interim land use.

In addition, the approval of this Application will actually support the implementation of the newly introduced SUA order from the Government to regulate the usage of drone in Hong Kong by provision of certified courses from the Applicant. Therefore, this application could be considered a desirable precedent. Taking into consideration of the site characteristic, the Application Site is a suitable venue for drone training.

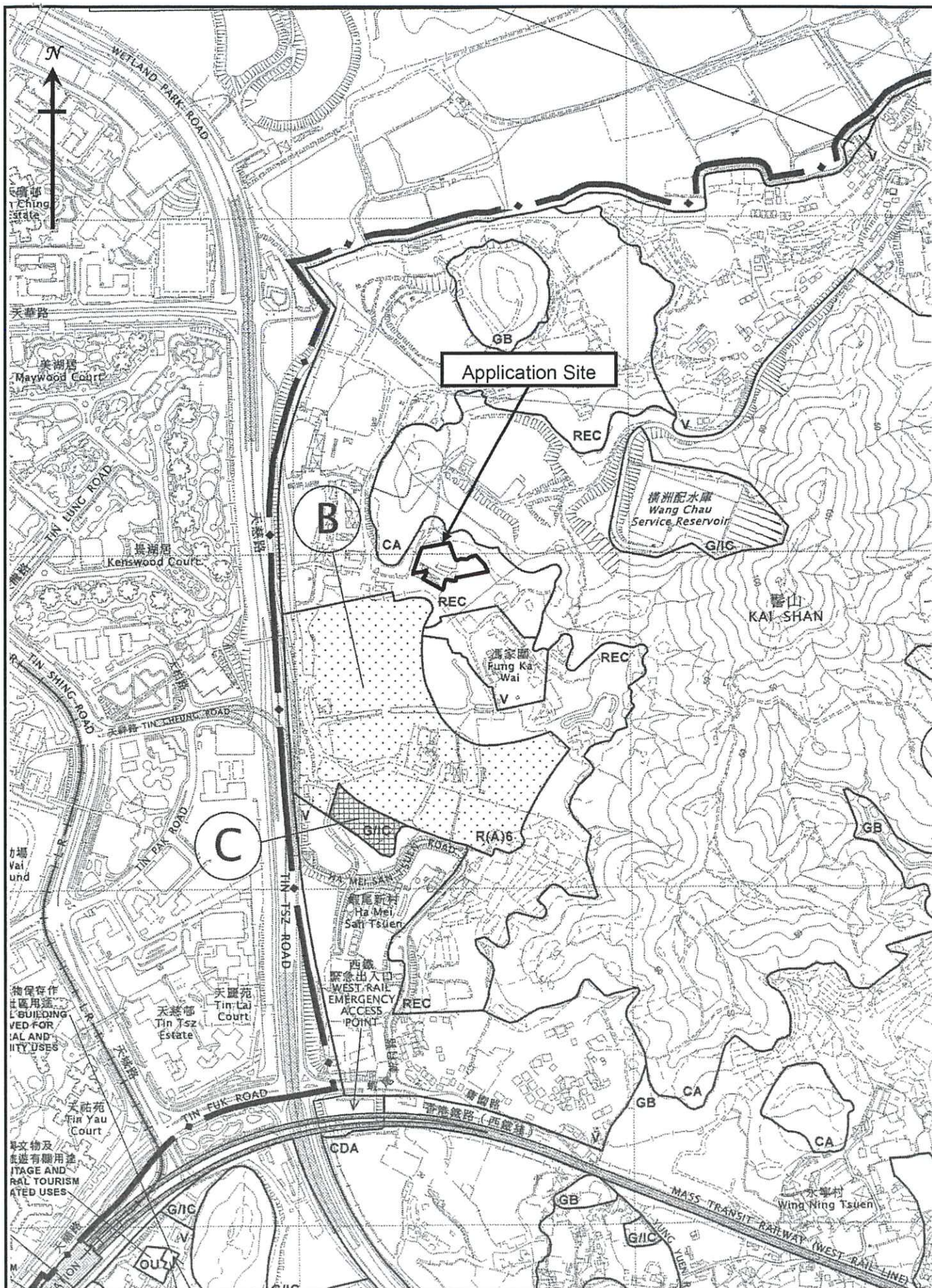
In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

## Figures

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- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape and Tree Preservation Proposal





Location Plan  
(Extracted from the Draft Ping Shan Outline Zoning Plan  
No. S/YL-PS/19)

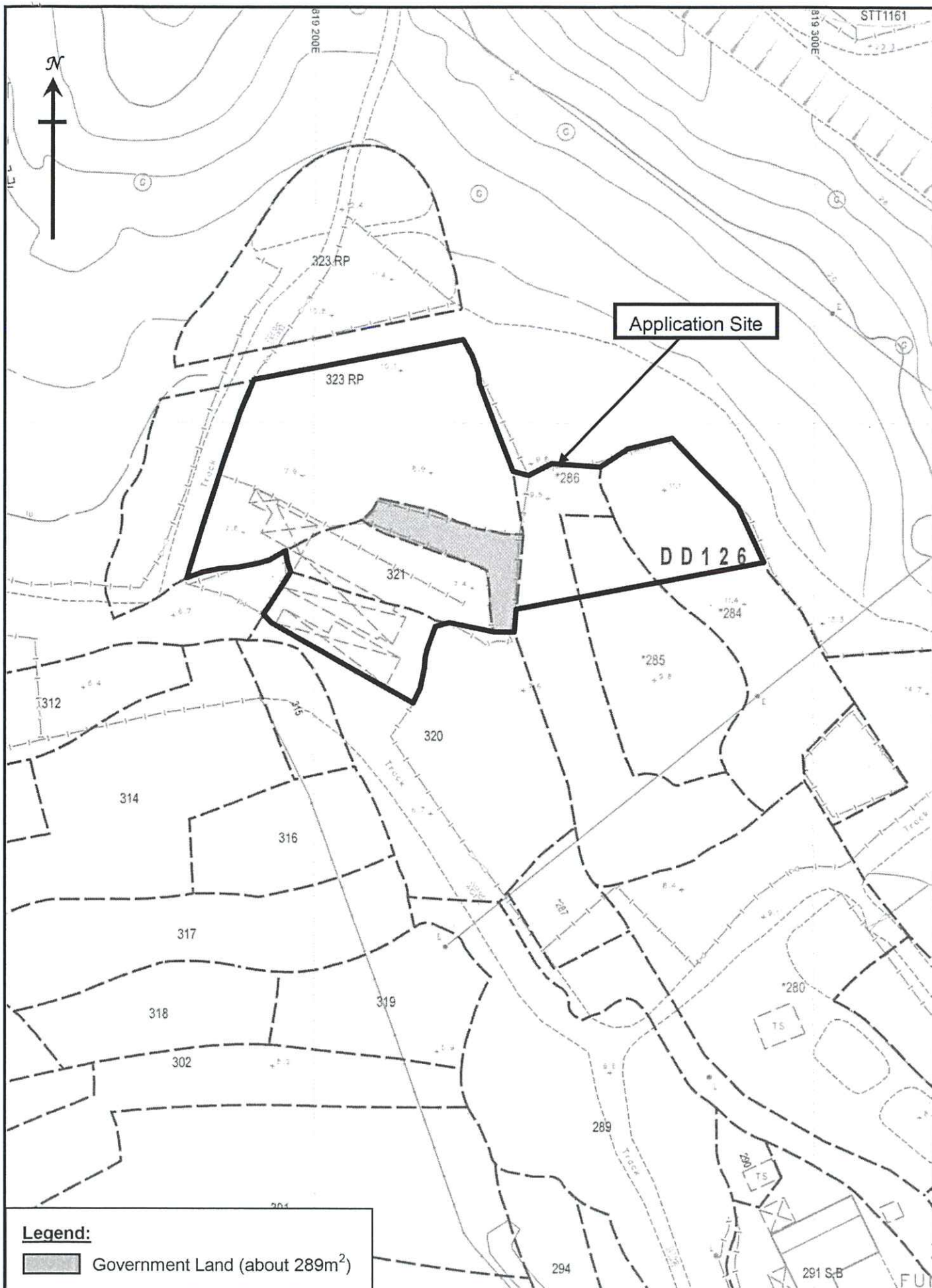
Figure 1

1:7500



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Lawson David & Sung  
SURVEYORS LIMITED  
Property Consultancy • Planning • Valuers • Architects  
Licence No. C-004725





**Legend:**

 Government Land (about 289m<sup>2</sup>)

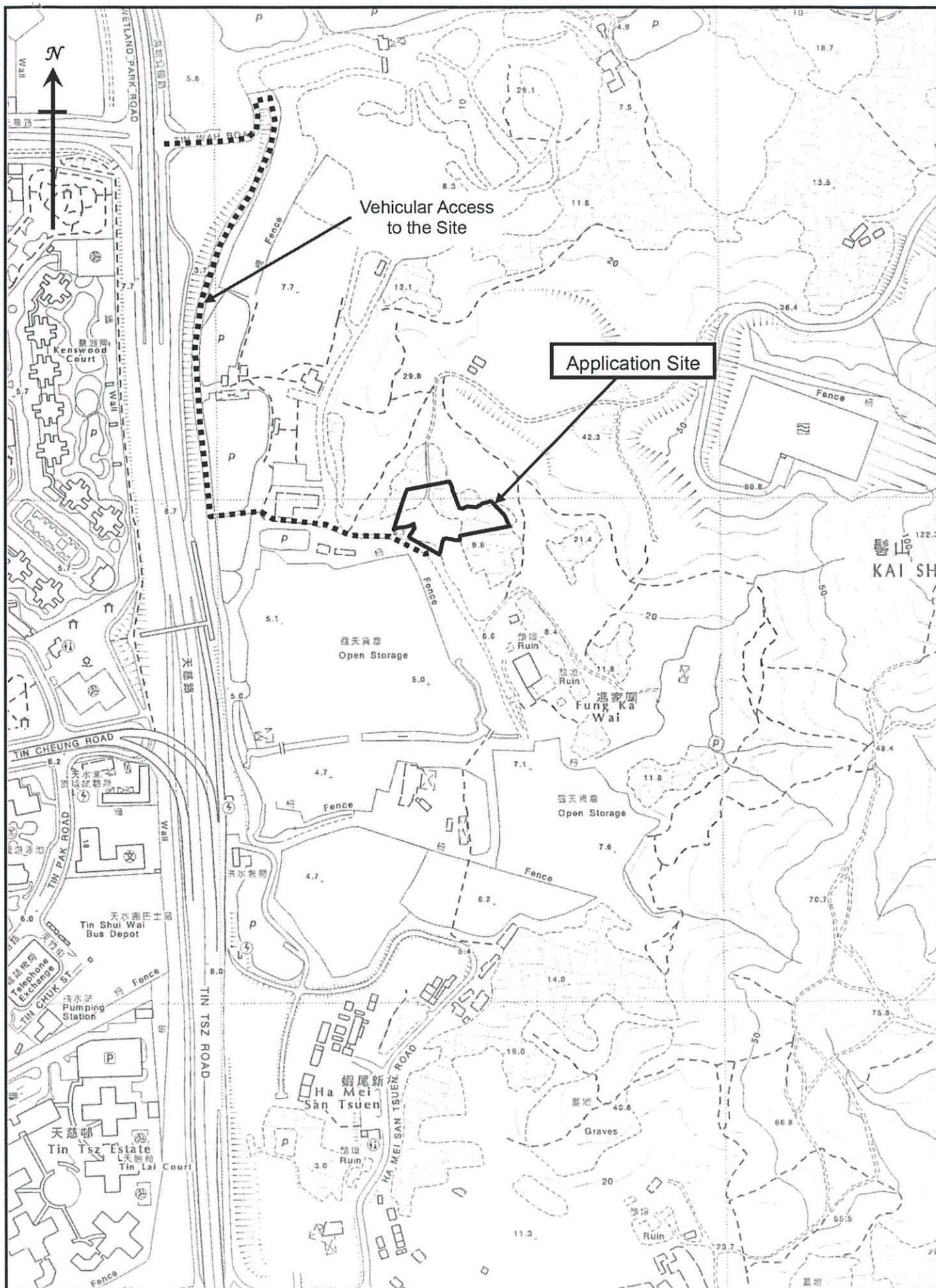
Lot Index Plan

Figure 2

1:1000



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Sales Agency License No. C-000120



Vehicular Access to the Site

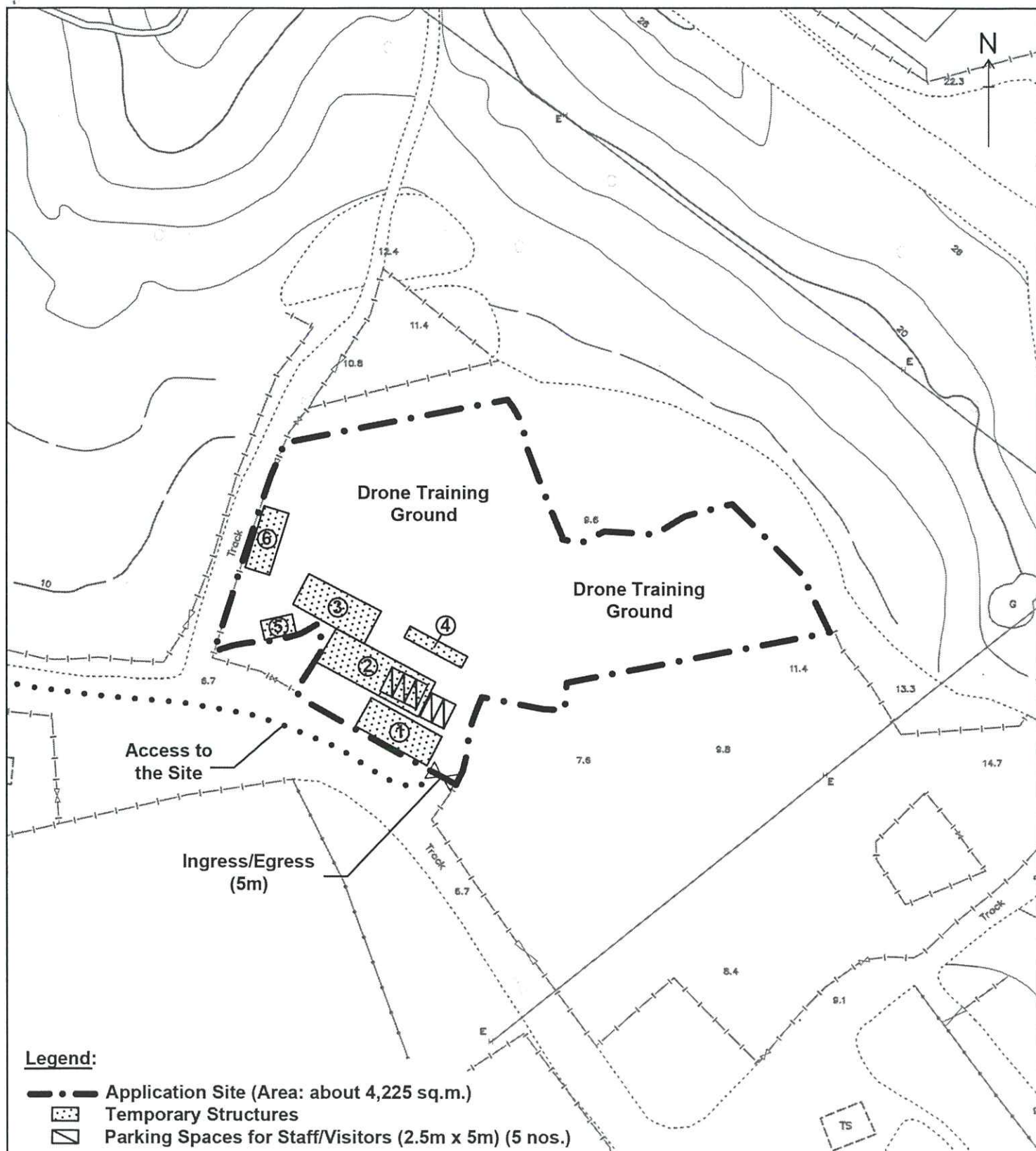
Figure 3

1:5000



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Survey Agency Licence No. C-096325





Structure No.	Uses	No. of Storey	Covered Area (m <sup>2</sup> )	Floor Area (m <sup>2</sup> )	Height (m)
1	Storeroom	1	92	92	3.0
2	Open-sided Shelter for Parking/Rest Area	1	156	156	3.0
3	Open-sided Shelter/Rest Area	1	101	101	3.0
4	Storeroom	1	29	29	2.5
5	Washroom	1	22	22	3.0
6	G/F: Training Room; 1/F: Ancillary Office	2	59	118	5.0

Layout Plan

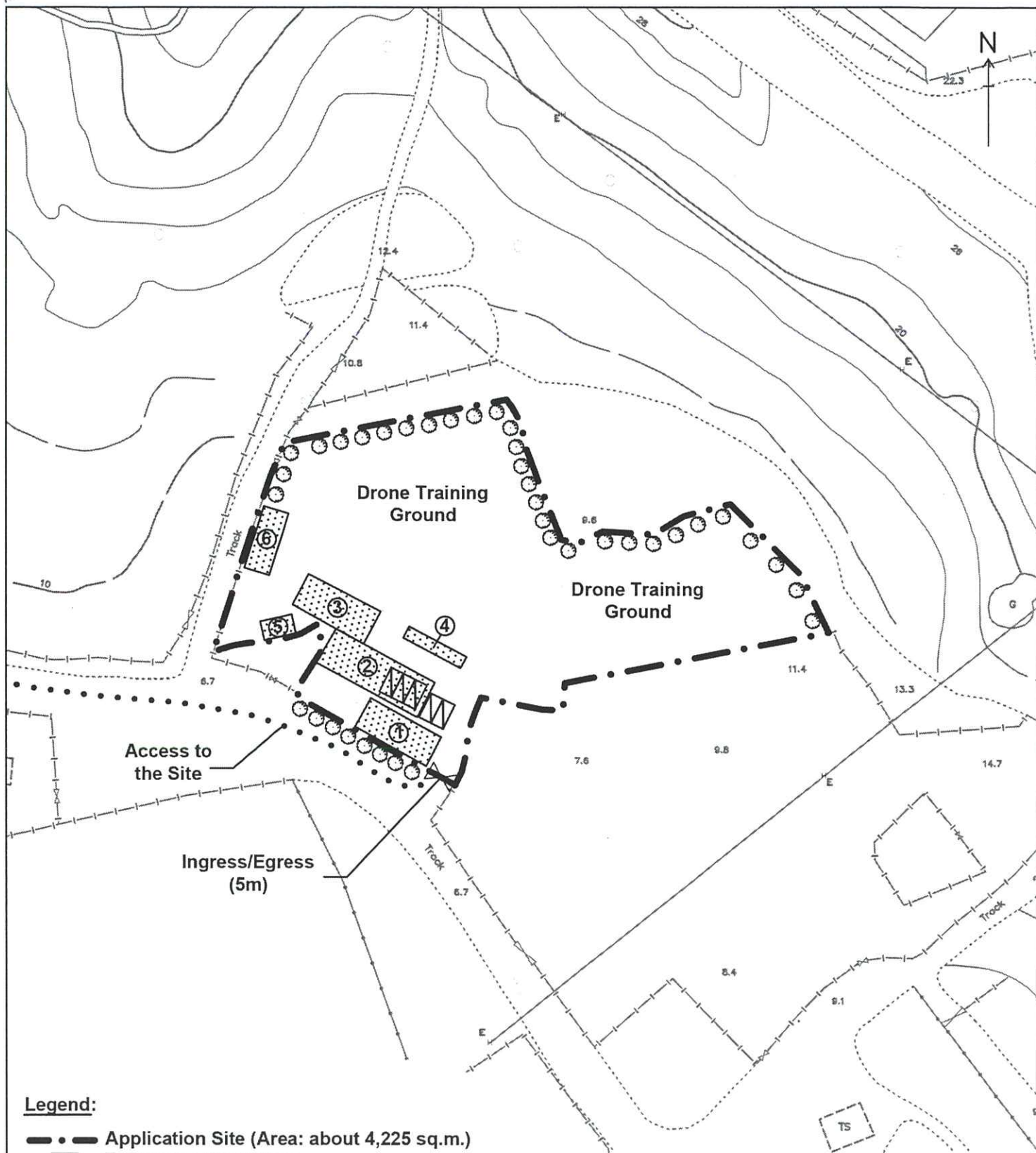
Figure 4

Scale 1:1000



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Estate Agency Licence No. C-006328





# **Legend:**

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

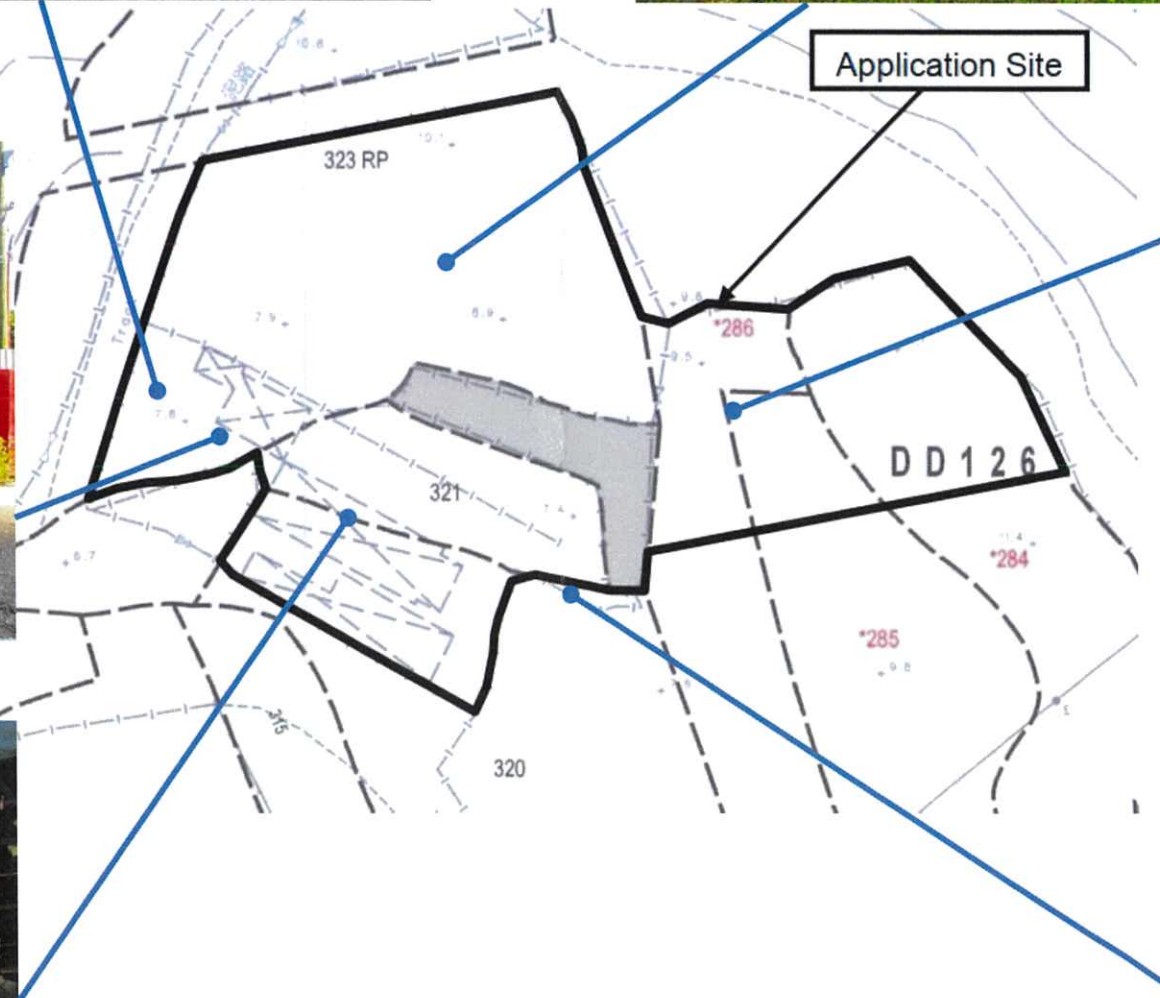
Existing Trees to be Preserved:	Spacing (centre to centre)	Size (height / span)	Quantity
*Ficus Microcarpa (細葉榕) 	4000mm	2750-3750mm	38

\* Landscaping already implemented since previous planning approval (No. A/YL-PS/544)

## Site Photos

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Existing Condition of the Application Site

Site Photos



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Estate Agency Licence No. C-006128



**Previous s.16 Applications Covering the Site**

**Approved Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
1	A/DPA/YL-PS/30	Temporary Use of Open Storage of New Vehicles	“Unspecified” (“U”)	21.10.1994 (Approved for 3 Years)	1-9, 16
2	A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	“REC”	3.10.1997	2, 3, 5, 8, 9, 16
3	A/YL-PS/40	Temporary Open Storage of New Vehicles for a Period of 12 Months	“REC”	16.10.1998	3, 8, 9, 16
4	A/YL-PS/49	Golf Driving Range	“REC”	26.3.1999 (Approved for 3 Years)	5, 8-10, 16
5	A/YL-PS/295	Temporary War Game Centre for a Period of 3 Years	“REC”, “V”	13.2.2009	5, 7-10, 13, 15, 16
6	A/YL-PS/369	Temporary War Game Centre for a Period of 3 Years	“REC”, “V”	24.2.2012	5, 7, 8, 10-13, 15, 16
7	A/YL-PS/470	Renewal of Planning Approval for Temporary War Game Centre for a Period of 3 Years	“REC”, “V”	6.2.2015 (Revoked on 16.6.2017)	5, 7, 8, 10-16
8	A/YL-PS/544	Temporary War Game Centre for a Period of 3 Years	“REC”, “V”	22.9.2017	7, 8, 9-16

**Approval Conditions**

- (1) Submission of traffic impact assessment
- (2) Provision of vehicular access to the site
- (3) Provision of noise mitigation measures
- (4) Carrying out of proposed works in the vicinity of existing waterworks installations
- (5) Provision of a water works reserve from the affected water mains
- (6) Setting back of the site to avoid encroachment onto the proposed work limit of roadworks to Ha Mei San Tsuen for Village Flood Protection Phase IV
- (7) No night time operation
- (8) Submission and implementation of landscape/tree planting/preservation proposal
- (9) Submission and implementation of drainage proposal
- (10) Submission and implementation of fire service installations proposal
- (11) Submission of drainage record
- (12) Maintain existing drainage facilities
- (13) Provision/maintenance of peripheral fencing
- (14) No vehicle is allowed to queue back to or reverse onto/from public road
- (15) Revocation Clause
- (16) Reinstatement Clause.

**Rejected Application**

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

**Reasons for Rejection:**

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding land uses.
- (3) Impact of stormwater discharge on the existing stormwater drain along Tin Tze Road has not been adequately addressed.
- (4) Information on the existing access road such as land status, road surface condition and footpath provision are incomplete and the applicant have not demonstrated that the number of vehicles received/despached in future will be maintained at the present level.
- (5) Visual and noise impacts caused by proposed development have not been adequately addressed.
- (6) No information was submitted to demonstrate that the proposed development would not generate adverse drainage, sewerage, environmental, traffic and landscape impacts on the surrounding areas.
- (7) Setting an undesirable precedent.



Your Ref. : TPB/A/YL-PS/648

02 November 2021

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

Dear Sirs,

**Temporary Drone Training Centre for a Period of 3 Years at Lots 284(Part),  
285(Part), 286(Part), 320(Part), 321 and 323RP (Part) in D.D. 126 and  
Adjoining Government Land, Fung Ka Wai, Ping Shan, Yuen Long, N.T.  
(Application No. A/YL-PS/648)**

We are writing in support of the mentioned application in Fung Ka Wai, Yuen Long.

We are Hong Kong Productivity Council, and it is our goal to promote the use of unmanned vehicle in Hong Kong, as it is a part of re-industrialisation and advocated by the HKSAR Government.

As Cap.448G Small Unmanned Aircraft Order will come into operation in June 2022, we support to establish a drone training centre which is reasonably distanced from highly populated areas.

We have visited and found that the mentioned site is reasonably located, and the proposed operation would have minimal impact of peripheral establishments. We sincerely hope that proposed change can be passed by your esteemed board.

Raymond SHAN Ming Yin  
Small Unmanned Aircraft Training Organisation - Training (STO) Manager,  
HKCAD Accredited STO  
Principal Consultant  
Hong Kong Productivity Council

02 November 2021





Your Ref. : TPB/A/YL-PS/648

8 November 2021

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

Dear Sirs,

**Temporary Drone Training Centre for a Period of 3 Years at Lots 284(Part),  
285(Part), 286(Part), 320(Part), 321 and 323RP (Part) in D.D. 126 and  
Adjoining Government Land, Fung Ka Wai, Ping Shan, Yuen Long, N.T.  
(Application No. A/YL-PS/648)**

We are writing in support to the mentioned application in Fung Ka Wai, Yuen Long.

We are Hong Kong Science and Technology Parks Corporation, and it is one of our goals to promote the use of unmanned vehicle in Hong Kong, as it is a part of re-industrialisation and advocated by the HKSAR Government. Besides, the use of unmanned vehicle would further enhance our daily operation by improving safety and efficiency.

As Cap.448G Small Unmanned Aircraft Order will come into operation in June 2022, we are in support to establish a drone training centre which is at reasonable distance from highly populated areas.

We found that the mentioned site is reasonably located, and the proposed operation would have minimal impact of peripheral establishments. We sincerely hope that the proposal can be approved by your esteemed board.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Natalie Chiu".

Natalie Chiu  
Associate Director, Community Services  
Hong Kong Science and Technology Parks Corporation

貴會檔號：TPB/A/YL-PS/648

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會



敬啟者：

新界元朗屏山馮家圍丈量約份第 126 約地段第 284 號(部分)，  
第 285 號(部分)，第 286 號(部分)，第 320 號(部分)，  
第 321 號，第 323 號餘段(部分)及毗連政府土地  
臨時無人機訓練中心(為期三年)的規劃申請  
申請編號 A/YL-PS/648

本人為屏山鄉鄉事委員會主席，知悉標題申請規劃許可，用作臨時無人機訓練中心，現特致函反映該區規劃問題，供 貴會考慮。

申請地點座落屏山馮家圍，距離鄰近兩條鄉村(包括馮家圍村及蝦尾新村)，以至天慈路以西一帶的住宅區均有一定距離。申請地點鄰近之露天貯物場、康樂設施、停車場等亦屬於低密度項目。申請者亦曾提出，除非另行知會，否則飛行不會超出申請地點範圍，不會對鄰近地方構成影響，本人因而認為無人機訓練場對附近的滋擾、及安全影響將可以減至最低。

有見 2022 年將會有新法令「小型無人機令」生效，我們樂見有合法合規的無人機訓練基地在本區成立。故此，本人支持是項規劃申請。

屏山鄉鄉事委員會

鄧志強  
主席 鄧志強 啟



2021 年 11 月 3 日

tpbpd@pland.gov.hk

---

寄件者:  
寄件日期: 2021年11月08日星期一 3:31  
收件者: tpbpd  
主旨: A/YL-PS/648 DD 126 Fung Ka Wai ex War Game Centre - Drone

A/YL-PS/648

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

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

Zoning : "Recreation"

Applied use : Drone Training Centre / 5 Vehicle Parking

Dear TPB Members,

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

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

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

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

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

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

Mary Mulvihill

---

**From:**

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

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

**Subject:** A/YL-PS/615 DD 126 Fung Ka Wai ex War Game Centre

A/YL-PS/615

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

Site area : About 9,545m<sup>2</sup>

Zoning : "Recreation" and "VTD"

Applied Use : Open Storage / 3 Vehicle Parking

Dear TPB Members,

Minutes 22 Sept 2017:

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

*The District Lands Officer/Yuen Long, Lands Department advised that there was no Small House application received or under processing at and in the vicinity of the site. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention for the "V"*

zone. The site was mainly surrounded by vegetated hill slopes to the north and east, fallow agricultural land to the south and **an open storage yard of new vehicles to the west** and the development was not incompatible with the surrounding land uses. While the northern portion (**about 41%**) of the site fell within the **Wetland Buffer Area**, the application was for temporary approval and there was no fish pond within or in close proximity.

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

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

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

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

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

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

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

Mary Mulvihill

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**From:**

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

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

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

A/YL-PS/544

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

Site area : About 9,619m<sup>2</sup>

Zoning : "Recreation" and "VTD"

Applied Use : War Game Centre

Dear TPB Members,

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

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

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

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

Mary Mulvihill



Advisory clauses

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots 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 289m<sup>2</sup> subject to verification). The act of occupation of GL without Government's prior approval is not allowed. The private land of Lots 320, 321 and 323RP in D.D.126 are currently covered by Short Term Waivers (STW) No. 3645, 3646 and 3647 respectively for the purpose of 'Temporary War Game Centre'. The private land of Lots 285 and 286 both in D.D.126 is currently covered by STW No. 3648 for the purpose of 'Temporary War Game Centre'. The STW holders will need to apply to his office for modification of the STW conditions where appropriate. The lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Also, the applicant has to either exclude the GL from the Site or immediately 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 regularization or erection of temporary structure(s) will be considered. Application(s) of 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/are approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that the applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. In addition, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period. The Site is connected to the public road network via a local access which is not managed by Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with relevant lands and maintenance authorities accordingly;
- (e) 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 nearby public footpaths/drains. The access road connecting the Site with Tin Wah Road/Tin Tsz Road is not and will not be maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Wah Road/Tin Tsz Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by the Environmental Protection Department to minimize the potential environmental nuisance to the surrounding areas;
- (g) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs).

The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that *Ficus microcarpa* is proposed within the Site. The applicant may wish to consider other tree species with small mature size in lieu of *Ficus microcarpa* which has the characteristics of vigorous root system and large tree canopy in mature size. 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 is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works;
- (i) to note the comments of the Director General of Civil Aviation (DGCA) that the operator should observe the CAD requirements and general safety guidelines for SUA operations. The SUA Order, a piece of subsidiary legislation made under the Civil Aviation Ordinance (Cap. 448), was gazetted on 16 July 2021. Under the new regulatory regime, SUA operations will be regulated under a risk-based approach. Based on the weight of the SUA and the operational risk level, SUA operations of different risk levels will be subject to the corresponding regulatory requirements. These requirements may include registration and labelling of SUA, registration of remote pilots, training and assessment, equipment, operating requirements and insurance. The SUA Order will commence on 1 June 2022;
- (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 unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with 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 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 under the BO. An Authorized 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, 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 uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations. If the proposed use under application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licencing authority. Detailed checking under the BO will be carried out at building plan submission stage.