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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-PS/652
	Date Received 收到日期	13 DEC 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)

TANG CHI HOK 鄧志學

### 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)

Goldrich Planners and Surveyors Limited  
金潤規劃測量師行有限公司

### 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 No. 63 (part), 68 (part), 69, 70 (part), 71 (part), 72 (part), and 73 (part) in D. D. 126, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 6,621 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 39 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N. A. sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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  (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)"#  
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  
2 } /11/2021 (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 2 } /11/2021 (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 Public Vehicle Park (Private  
Cars, Light Goods Vehicles and Light Buses) with  
Ancillary Facilities and Filling of Land

(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	6,597	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	24	sq.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	N. A.	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	39	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	39	sq.m	<input checked="" type="checkbox"/> About 約

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

Structure 1: 2-storey (6m) for guard room and ancillary office.

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 (PC)	63 Nos. (PC)
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 (LGV)	59 Nos. (LGV)
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)	Light Bus Parking Spaces x 27 Nos.

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

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



Proposed operating hours 擬議營運時間 24 hours a day and 7 days a week 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)) a local track from Tin Wah Road <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情    	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 6,621 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.1 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>   		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to Justifications at Appendix 1.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

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

**7. Justifications 理由**

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

Please refer to Justifications at Appendix 1.



**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

Francis Lau

Director

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 ..... MRTPI, FRICS, RPS (GP)



on behalf of  
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

23 /11/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots No. 63 (part), 68 (part), 69, 70 (part), 71 (part), 72 (part), and 73 (part) in D. D. 126, Yuen Long, New Territories
Site area 地盤面積	6,621 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N. A. sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
Zoning 地帶	RECREATION ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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		149 nos.
	Private Car Parking Spaces 私家車車位 (PC) Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位(LGV) 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) <u>Light Bus Parking Spaces (LB)</u>		63 Nos. (PC) 59 Nos. (LGV) 27 Nos. (LB)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Site Plan (Plan 2), Landscape Proposal (Plan 4) and Drainage Proposal (Plan 5)</u>		
<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。

### Executive Summary

1. The application site is on Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D. D. 126, Yuen Long, New Territories.
2. The site falls within the "Recreation" ("REC") zone under the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19.
3. The applied use is 'Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities and Filling of Land' for a Period of 3 Years.
4. The area of the site is about 6,621 m<sup>2</sup>. No government land is involved.
5. 65 parking spaces for private cars, 59 parking spaces for light goods vehicles and 27 parking spaces for light buses are proposed on site.
6. One structure of 2-storey (6m) for guard room and ancillary office is proposed on site. Gross floor area is about 39m<sup>2</sup>.
7. Proposed operating hours are 24 hours a day and 7 days a week including public holidays.
8. The proposed development caters for the need of parking spaces in the area and reduces roadside illegal parking.

### 行政摘要

1. 申請地點位於新界元朗 D. D. 126 Lots 63 (部份), 68 (部份), 69, 70 (部份), 71 (部份), 72 (部份)及 73 (部份)。
2. 申請地點位處於屏山分區計劃大綱草圖編號 S/YL-PS/19 下的「康樂」用途地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車、輕型貨車及小型巴士)連附屬設施及填土工程」用途，為期三年。
4. 申請面積為大約 6,621 平方米。申請不牽涉政府土地。
5. 申請地點擬議提供 65 個私家車車位、59 個輕型貨車車位及 27 個小型巴士車位。
6. 該申請擬議提供 1 個 2 層(6 米)的構築物作附屬看更房及辦公室。建築面積為約 39 平方米。
7. 擬議營運時間為每天 24 小時及每週 7 天包括公眾假期。
8. 該申請滿足當區車位需求並減少路邊違例泊車。

## Justifications

### Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D. D. 126, Yuen Long, New Territories

#### 1. Applied Use

The applied use of the site is 'Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities and Filling of Land' for a Period of 3 Years.

#### 2. Location

Please refer to Plan 1. The site is on Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D. D. 126, Yuen Long, New Territories.

#### 3. Site Area

Please refer to Plan 2. Area of the site is about 6,621 m<sup>2</sup>. No government land is involved.

#### 4. Development Parameters

##### (a) Operation Hours

The proposed development will operate 24 hours a day and 7 days a week including public holidays.

##### (b) Mode of Operation

Please refer to Plan 3. 63 parking spaces for private cars, 59 parking spaces for light goods vehicles and 27 parking spaces for light buses are proposed on site. No vehicles exceeding 8.5 tonnes including medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site.



(c) Structure

Parameters of the temporary structures erected on site are as follows:

No.	Structure / Use	Covered Area (m <sup>2</sup> )	Floor Area (m <sup>2</sup> )	No. of Storeys	Height
1	U/F: Ancillary Office	24	24*	2	6m
	G/F: Guard Room		15		
	Total (about):	24	39		

\*Note: including 9 m<sup>2</sup> projection area

5. **Planning Context**(a) Town Planning Zoning

The site falls within the “Recreation” (“REC”) zone under the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19. Temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board.

The zone is intended “*for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.*”

The applied use is a Column 2 use under the REC zone.

(b) Wetland Buffer Area

The site is within the boundary of Wetland Buffer Area (WBA) as stipulated in the TPB Guidelines TPB PG-No. 12C - Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance. In accordance with Appendix A of the guideline, temporary uses are exempted from the requirement of ecological impact assessment as part of the submission to the TPB.

The site is accessible by vehicles via a local track from Tin Wah Road. There are vehicular trips on the local track from time to time. The proposed temporary car park, which is in REC zone, will not affect the buffer effect of the WBA.

(c) Previous Application

The site is involved in the following previous planning applications:

Application No.	Applied Use	Decision
A/DPA/YL-PS/50	Temporary Use as Container Vehicles Park for 3 Years	Appeal abandoned
A/YL-PS/398	Proposed Temporary Open Storage of Construction Materials (Concrete Precast Product) and Construction Machinery for a Period of 3 Years	Rejected on 23.11.2012
A/YL-PS/441	Temporary Open Storage of Construction machinery and Materials and Ancillary Site Office for a Period of 3 Years	Rejected on 25.4.2014
A/YL-PS/523	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Coaches) for a Period of 3 Years	Rejected on 14.10.2016
A/YL-PS/535	Proposed Temporary Public Vehicle Park for Private Car, Light Good Vehicle and Coach and Filling of Land for a Period of 3 Years	Withdrawn

(d) Similar Applications in the Vicinity

Application No.	Applied Use	Decision
A/YL-PS/566	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	Approved 17.8.2018
A/YL-PS/601	Proposed Temporary Public Vehicle Park (Private Cars and Light Buses) for a Period of 3 Years	Withdrawn

6. **No Adverse Impact**(a) Visual

The applied use is public vehicle park for private cars, light goods vehicles and light buses. The only proposed structure is 2-storey (about 6m) in height. The development intensity is in line with the rural setting of the neighbourhood. No adverse visual impact is expected.

(b) Traffic

Please refer to Layout Plan at Plan 3. A total of 151 nos. of parking spaces are proposed on site. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 8.5 tonnes will not be allowed to enter the site.

The site is accessible by vehicles from a local track from Tin Wah Road. Trip generation and attraction rates are estimated as follows:

Hours	Trip Generation			Trip Attraction			Total
	Private Cars	Light Goods Vehicles	Light Buses	Private Cars	Light Goods Vehicles	Light Buses	
0000-0700	10	2	5	0	4	2	23
0700-0900	15	10	4	5	2	0	36
0900-1300	10	8	1	10	1	1	31
1300-1500	5	4	1	5	1	1	17
1500-1700	2	2	1	5	6	1	17
1800-2000*	5	4	1	15	10	4	39*
2000-2300	<u>3</u>	<u>4</u>	<u>0</u>	<u>10</u>	<u>10</u>	<u>4</u>	<u>31</u>
Total:	<u>50</u>	<u>34</u>	<u>13</u>	<u>50</u>	<u>34</u>	<u>13</u>	<u>194</u>

\*Note: Peak hour of trips

(c) Landscape

Please refer to Landscape Proposal at Plan 4. The existing trees on the subject site will be preserved. 54 nos. of Melaleuca leucadendron (白千層) are proposed on site to enhance landscape character of the area and provide visual separation of the subject site from the public.

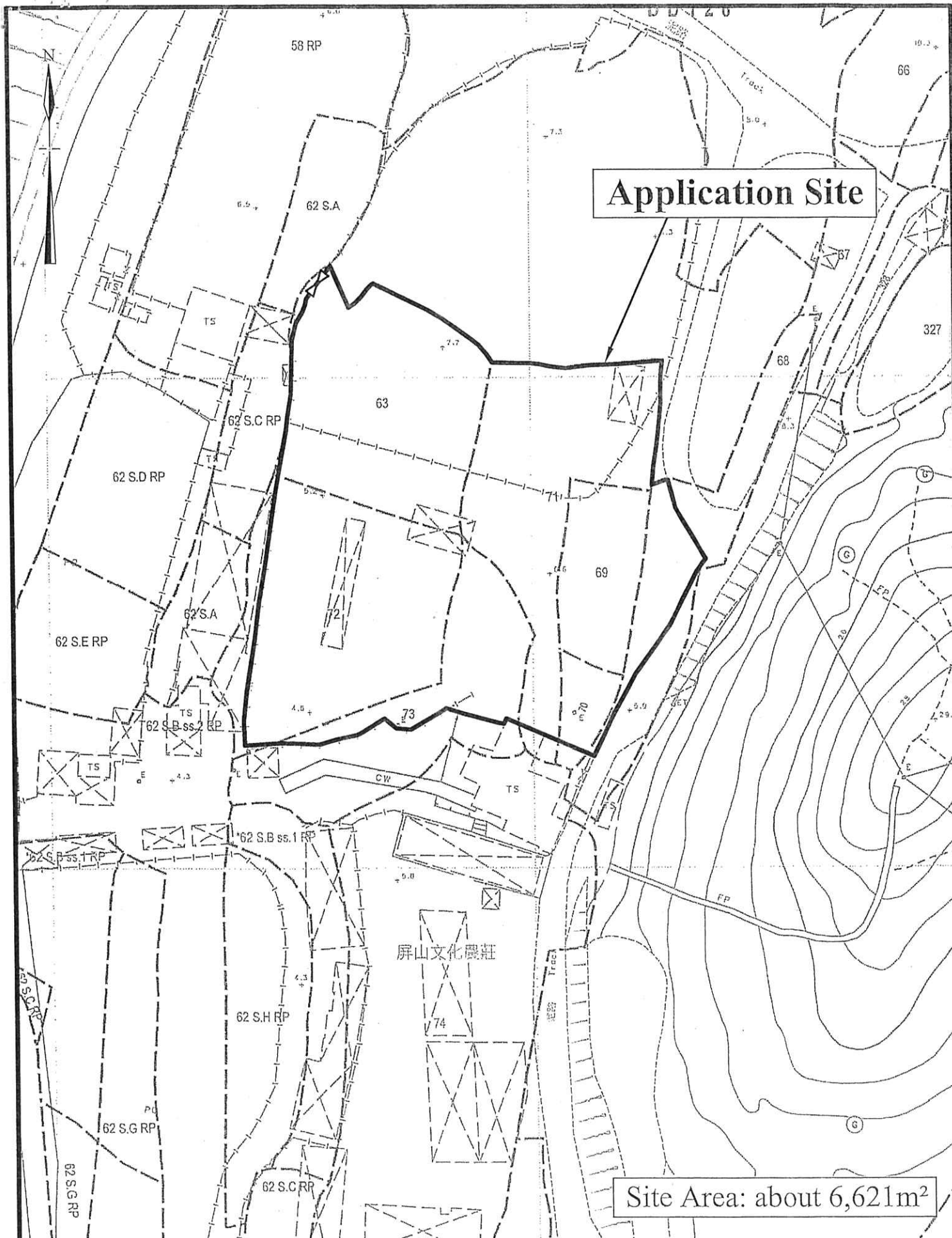
(d) Drainage

Please refer to Drainage Proposal at Plan 5. The whole subject site (area of about 6,621 m<sup>2</sup>) will be paved by concrete of about 0.1m of depth. Surface runoff will be collected by proposed channels and catch pits for discharge to the existing 600mm channel which connects to the fish pond on the west.

## 7. Planning Gain

There is currently severe shortage of car parking spaces for private cars, light goods vehicles and light buses in Tin Shui Wai area. Roadside parking on roads near the application site is common, especially at night. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.





1 : 1000

## Site Plan

Goldrich Planners &  
Surveyors Ltd.

April 2021

Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part),  
72 (Part) and 73 (Part) in D.D. 126,  
Ping Shan, Yuen Long, New Territories

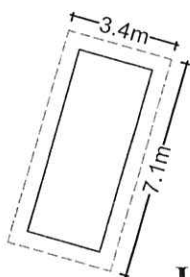
Plan 2  
( P 20049 )





①

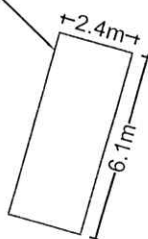
Floor Area: 15m<sup>2</sup>  
Projection Area: 9m<sup>2</sup>  
Covered Area: 24m<sup>2</sup>



(Not to scale)

U/F

Floor Area: 15m<sup>2</sup>

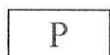


(Not to scale)

G/F



### Legend



No. of Parking space for private car: 63 (42%)  
(2.5m x 5m)



No. of Parking space for light goods vehicle: 59 (40%)  
(3.5m x 7m)



No. of Parking space for light buses: 27 (18%)  
(3m x 8m)

**Total: 149 (100%)**

Site Area: about 6,621m<sup>2</sup>

**Application Site**

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1	U/F: Ancillary Office G/F: Guard Room	24m <sup>2</sup>	24m <sup>2</sup> * 15m <sup>2</sup>	6m	2
Total		<u>24m<sup>2</sup></u>	<u>39m<sup>2</sup></u>		

\*Note: including 9m<sup>2</sup> projection area

1 : 750 (A4)

### Layout Plan

**Goldrich Planners &  
Surveyors Ltd.**

**December 2021**

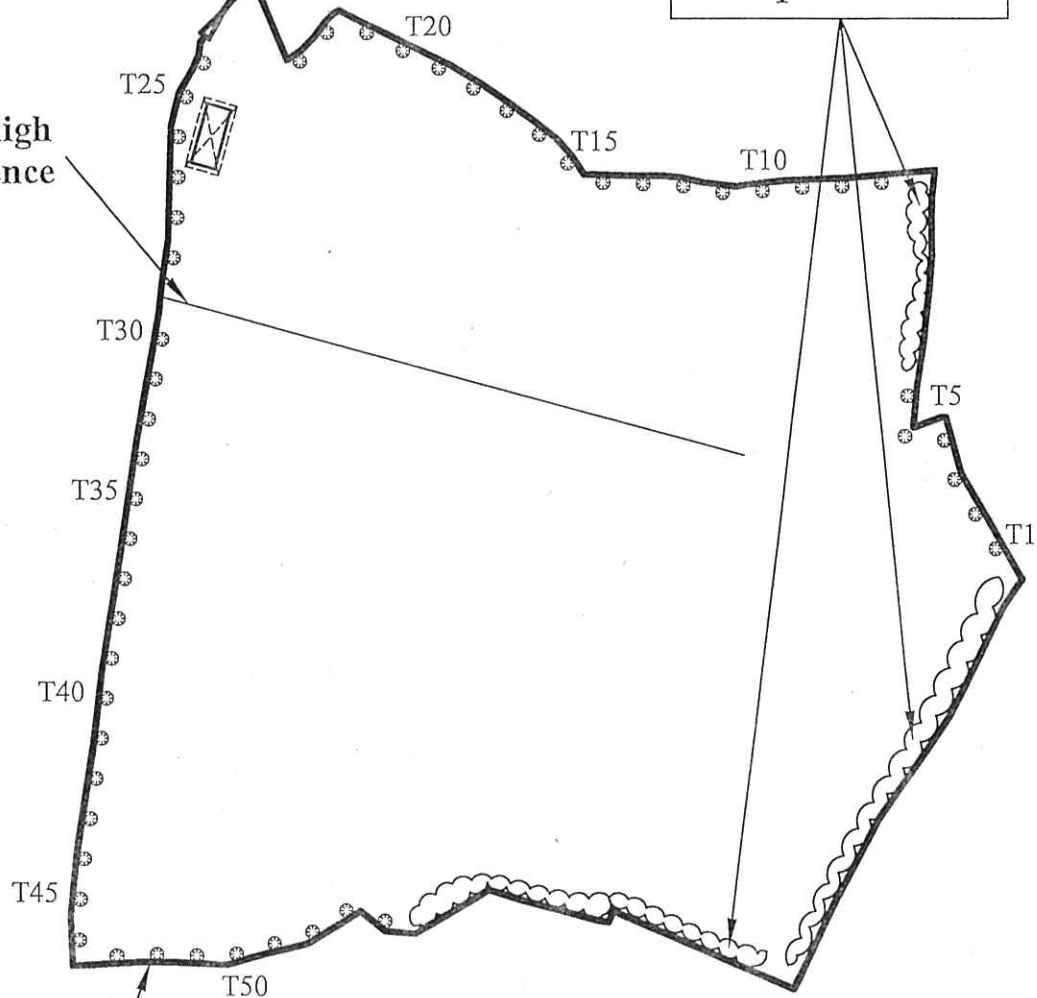
Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part),  
72 (Part) and 73 (Part) in D.D. 126,  
Ping Shan, Yuen Long, New Territories

**Plan 3  
( P 20049 )**



About 1m high level difference

Existing trees to be preserved

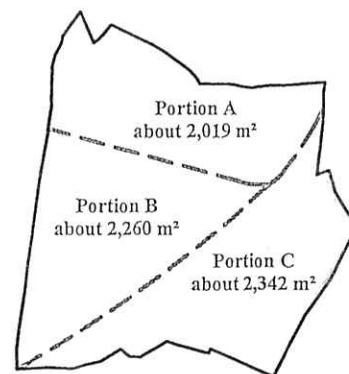


Application Site

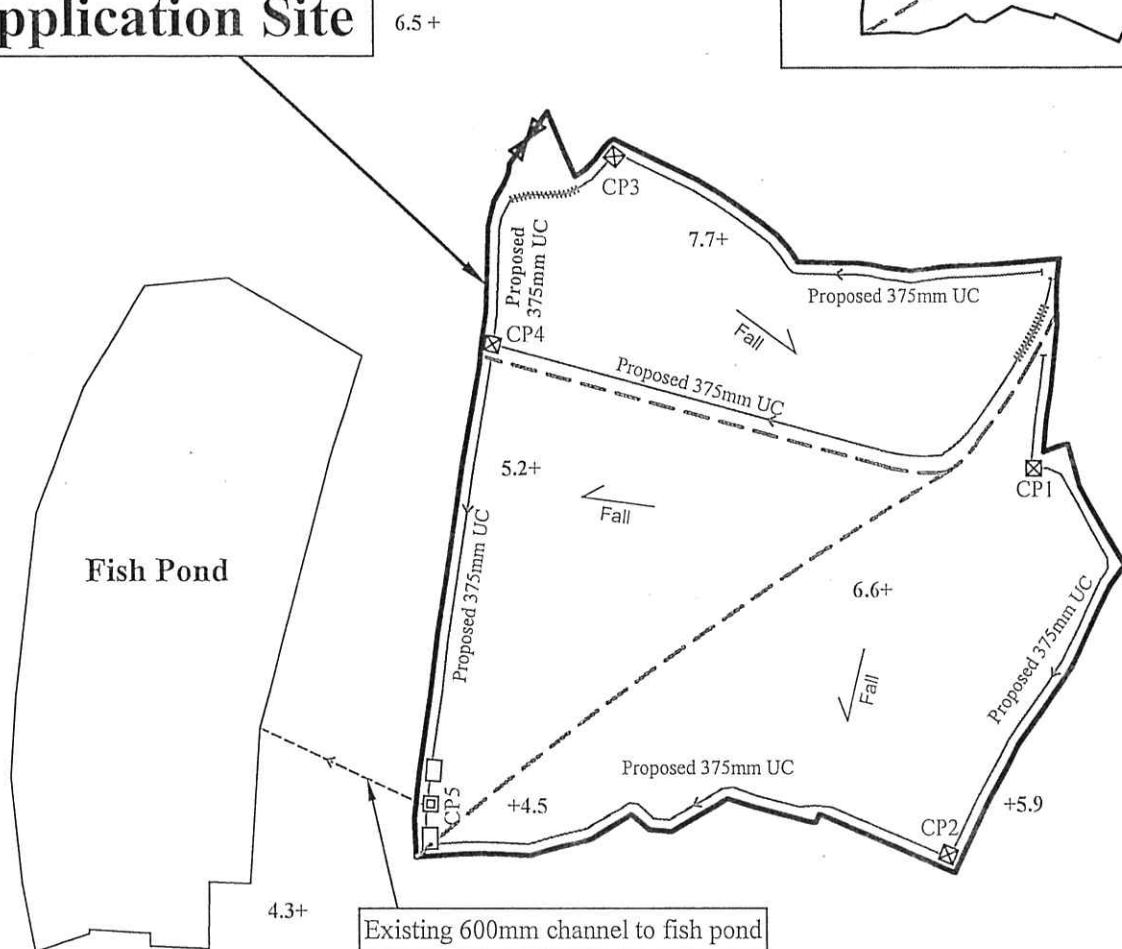
		Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Proposed Melaleuca leucadendron (白千層)		4m	2.75	54
1 : 750	<b>Tree Preservation and Landscape Proposal</b> Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories		Goldrich Planners & Surveyors Ltd.	
April 2021			Plan 4 ( P 20049 )	



## Key Plan



## Application Site



Note:

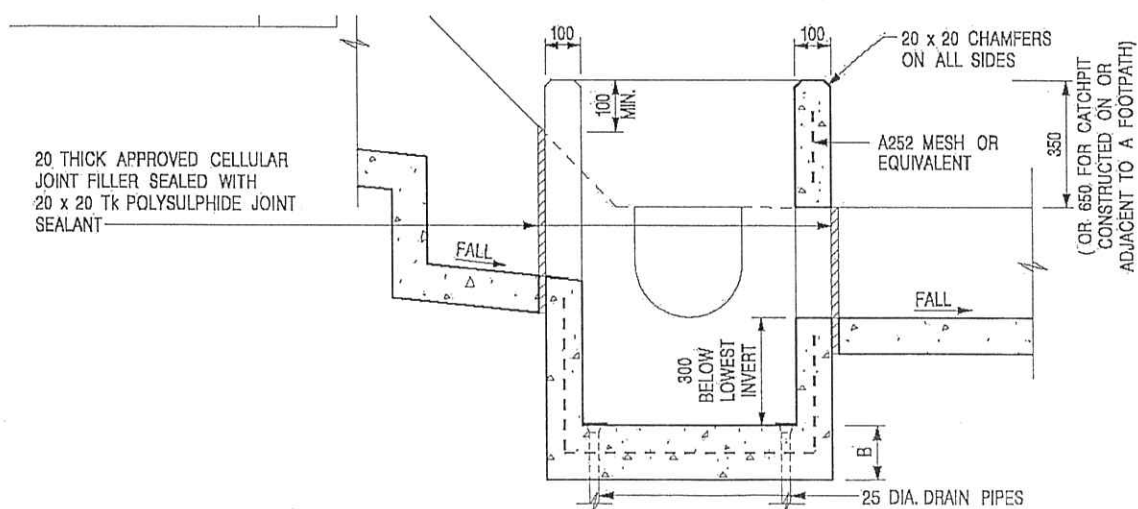
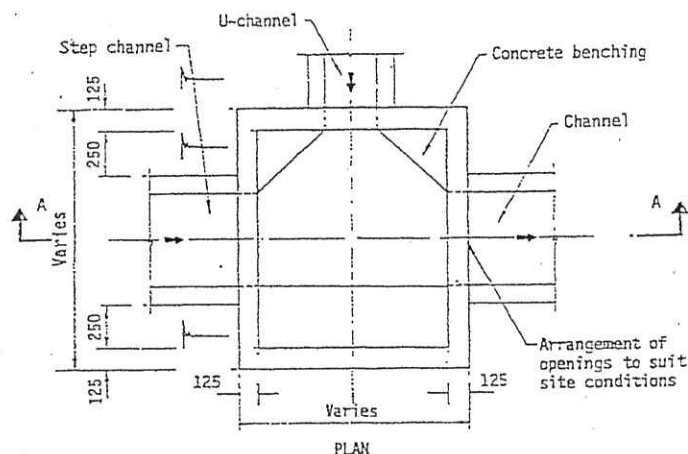
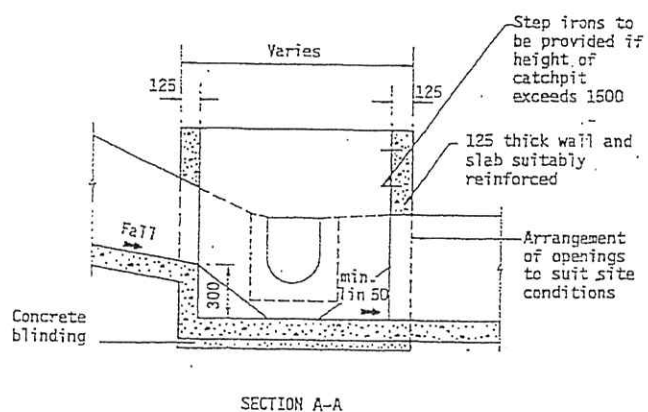
- 1) According to Technical Note to prepare a Drainage Submission by Drainage Services Department of November 2001(p.6), 375mm is acceptable for area  $< 2,400\text{m}^2$  (i.e. Portions A, B and C)

## LEGEND

- Proposed catch pit
- Proposed last catch pit
- Proposed grease traps
- Proposed 600mm U-channel
- Proposed U-channel with C. I. cover

Site Area: about  $6,621\text{m}^2$

1 : 1000 (A4)	<b>Drainage Proposal</b>	Goldrich Planners & Surveyors Ltd.
November 2021	Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories	Plan 5.1 ( P 20049 )



Not to Scale	<b>Drainage Details</b>  Lots No. 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
November 2021		Plan 5.2 ( P 20049)

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

**Rejected 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>Reasons for Rejection</u></b>
1	A/DPA/YL-PS/50	Temporary Use as Container Vehicles Park for 3 Years	Unspecified Use	16.2.1996 (on review)	1 to 5
2	A/YL-PS/398	Proposed Temporary Open Storage of Construction Materials (Concrete Precast Product) and Construction Machinery for a Period of 3 Years	“REC”	23.11.2012	1, 6
3	A/YL-PS/441	Temporary Open Storage of Construction machinery and Materials and Ancillary Site Office for a Period of 3 Years	“REC”	25.4.2014	1, 6

**Reasons for Rejection:**

- (1) Not in line with planning intention of the area/the “REC” zone.
- (2) Not compatible with surrounding land uses.
- (3) It has not been demonstrated in the submission that the proposed development will not cause adverse impacts on the ecology of the area which is needed to sustain the nearby Mai Po Nature Reserve.
- (4) The submission has not adequately addressed the potential traffic impact of the proposed development on the surrounding area.
- (5) The road improvement work proposed by the applicant will trigger off further developments in the area and this is highly undesirable in terms of traffic growth control and transport planning.
- (6) The proposed development did not comply with the Town Planning Board (TPB) Guidelines No. 13E in that no previous planning approval had been granted for the use on the site, the applicant had failed to demonstrate that the proposed development would not have adverse landscape and traffic impacts on the surrounding areas, and there were adverse departmental comments and public objections on the application. The proposed development was also not compatible with the surrounding area which was rural in character.

**Similar s.16 Applications within the same “REC” Zone**

**Approved Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-PS/634	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	14.5.2021	1 to 11

**Approval Conditions**

- (1) Only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site.
- (2) Posting of a notice at a prominent location of the site to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site.
- (3) No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site.
- (4) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity.
- (5) No vehicle is allowed to queue back to or reverse onto/from public road.
- (6) Maintenance of existing trees in good condition.
- (7) Maintenance of existing boundary fencing.
- (8) Submission and implementation of drainage proposal.
- (9) Maintenance of implemented drainage facilities.
- (10) Submission and implementation of fire service installations proposal.
- (11) Revocation clause.

**Rejected Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejecting Reasons</u></b>
1	A/YL-PS/523	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Coaches) for a Period of 3 Years	14.10.2016	1

**Reasons for Rejection:**

- (1) Undesirable precedent.



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

參考編號

Reference Number:

220110-142350-70973

提交限期

Deadline for submission:

14/01/2022

提交日期及時間

Date and time of submission:

10/01/2022 14:23:50

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/652

「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，鄉郊設停車場必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

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寄件者:  
寄件日期: 2022年01月13日星期四 2:46  
收件者: tpbpd  
主旨: A/YL-PS/652 DD 126 Tin Tsz Road, Ping Shan Recreation  
附件: Tin Tsz Rd - Google Maps.pdf

A/YL-PS/652

Lots 63(Part), 68(Part), 69, 70(Part), 71(Part), 72(Part) and 73(Part) in D.D.126, Tin Tsz Road, Ping Shan, Yuen Long

Site area : About 6,621sq.m

Zoning : "Recreation"

Applied use : Vehicle Park (63 Cars / 59 Light Goods Vehicles / 27 Light Buses) / **Filling of Land**

Dear TPB Members,

Strong objections to such a large site being utilized for at grade parking. It works out at around 40sq.m per vehicle. Ridiculous waste of land.

In 2014 the application for open storage was rejected and it is not clear at what point the site was converted into a parking. Google images show that it is a mature operation.

*The Chief Town Planner/Urban Design and Landscape, Planning Department had reservation on the application from the landscape planning perspective considering **the possible impact on the existing trees**; the inaccuracy of the proposed landscape and tree preservation plan; and that the development was not compatible with the planning intention of the "Recreation" ("REC") zone*

*The Chief Engineer/Mainland North, Drainage Services Department also had reservation on the drainage proposal and had doubt on the feasibility of discharging storm water to a private pond*

*the subject open storage yard had been in operation prior to approval was granted*

So was any action taken against the unapproved use? What about the chopping down of all trees on the site?

The lots are zoned for Recreational use in a district with a fast growing population lacking in community facilities. In addition large scale parking should utilize stacked equipment.

Approval of the illegal operation makes a mockery of the planning system and sends out a message that creating a brownfield comes with zero risk and repercussions.

Mary Mulvihill





**Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) 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. Lots 72 and 73 in D.D.126 are covered by Short Term Waivers (STW) No. 4953 and 4948 respectively for temporary place of recreation (barbecue spot) use. The STW holder(s) will need to immediately apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to immediately apply to his office for permitting the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. 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;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, 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 BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator 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. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (d) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimize potential environmental nuisance to the surrounding area;
- (e) to note the comments of the Commissioner for Transport that the applicant is reminded that sufficient width at the gate shall be allowed for the smooth manoeuvring of vehicles at the ingress/egress. No vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period. Sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under the Transport Department (TD)'s purview. The land status of the local access road should be checked



with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and 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;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the section 16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and /or felling under lease. The applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works;
- (h) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed 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 BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands. The gradients of the proposed u-channels should be shown on the drainage plan. The cover levels and invert levels of the proposed u-channels, catchpits/ sand traps should be shown on the drainage plan. The existing fish pond, to which the applicant proposed to discharge the stormwater from the Site is not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drain, District Officer/Yuen Long, Home Affairs Department should be consulted. Since there is no record of the said existing fish pond and discharge path, the applicant is required to provide site photos to demonstrate its presence and existing condition. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. Where walls or hoarding are erected 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.; and
- (j) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the eastern part of the Site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). Given the temporary nature and the proposed use of the Site, the eastern part

of the Site may be designated as a 'no-build' zone, within which no critical facilities (i.e. facilities under Group 1 to 3 under 'GEO Advice for Planning Applications under Town Planning Ordinance') should be located. With the inclusion of the 'no-build' zone, the requirement for a NTHS may be waived. The applicant is also reminded to submit the proposed building works to BD for approval as required under the provisions of the BO. The applicant is reminded that the Site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the proposed development, extensive geotechnical investigation may be required as necessary. Such investigation may require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on the Site.