

2023年 5月 23日  
此文件在收到所有必要的資料及文件後才正式確認收到  
收到。城市規劃委員會  
申請的日期。

This document is received on 23 MAY 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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

2301294

10.5.2023

By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/188
	Date Received 收到日期	23 MAY 2023

- 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)

鄧志學

Tang chi hok

## 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)

黃新和

Wong sun wo william

## 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)	元朗屏山丈量約份第126約地段 第 63號(部分) · 68號(部分) · 69號 · 70號(部分) · 71號(部分) · 72號(部分)及73號(部分)
(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 ..... 6621 ..... 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 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	屏山分區計劃大綱核准圖編號 S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	REC
(f) Current use(s) 現時用途	臨時公眾停車場 (私家車, 輕型貨車, 小巴)  (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 \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 08-05-2023 (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 \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 08-05-2023 (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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	擬議臨時公眾停車場 (私家車，輕型貨車，小巴及旅遊巴士) 連附屬設施(為期3年)。  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	6597 .....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	.....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)	
1 構築物高6米 (2層) G/F (收費處)高3米	
.....	
1/F(辦公室)高3米	
.....	
.....	
.....	
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	63
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	38
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) 小型巴士	27
..... 旅遊巴士	10
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 旅遊巴士車位	.....
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)	.....



	<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)                  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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**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。

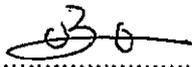
我等場地早前獲得城市規劃委員會批准在上址開設公眾停車場 (私家車、輕型貨車及小型巴士) 停泊，而剛好香港已重新開放旅遊禁令，而我等場地鄰近大型燒烤場，與我等商議，希望我等停車場能增加停泊旅遊巴士，以便他們能夠接待學校及各屋村社團租場的要求，因我等場地為康樂用途，但不能給與旅遊巴士停泊，這樣只會減底康樂用途的作用，而燒烤場希望我等能向城市規劃委員會申請增加10個旅遊巴士停車位便足夠其的運作和接待能力，因此我等希望貴會能批准我等是次申請，以便帶動上址和鄰近地點增設多1點康樂場所給與香港市民旅遊及打咭點

**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 this application 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

Wong sun wo William

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 .....

on behalf of  
代表

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

Date 日期

08-05-2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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 available 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗屏山丈量約份第126約地段 第 63號(部分) · 68號(部分) 69號 · 70號(部分) · 71號(部分) · 72號(部分)及73號(部分)
Site area 地盤面積	6621 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	屏山分區計劃大綱核准圖編號 S/YL-PS/20
Zoning 地帶	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 <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	擬議臨時公眾停車場 (私家車 · 輕型貨車 · 小巴及旅遊巴士) 連附屬設施(為期3年)。

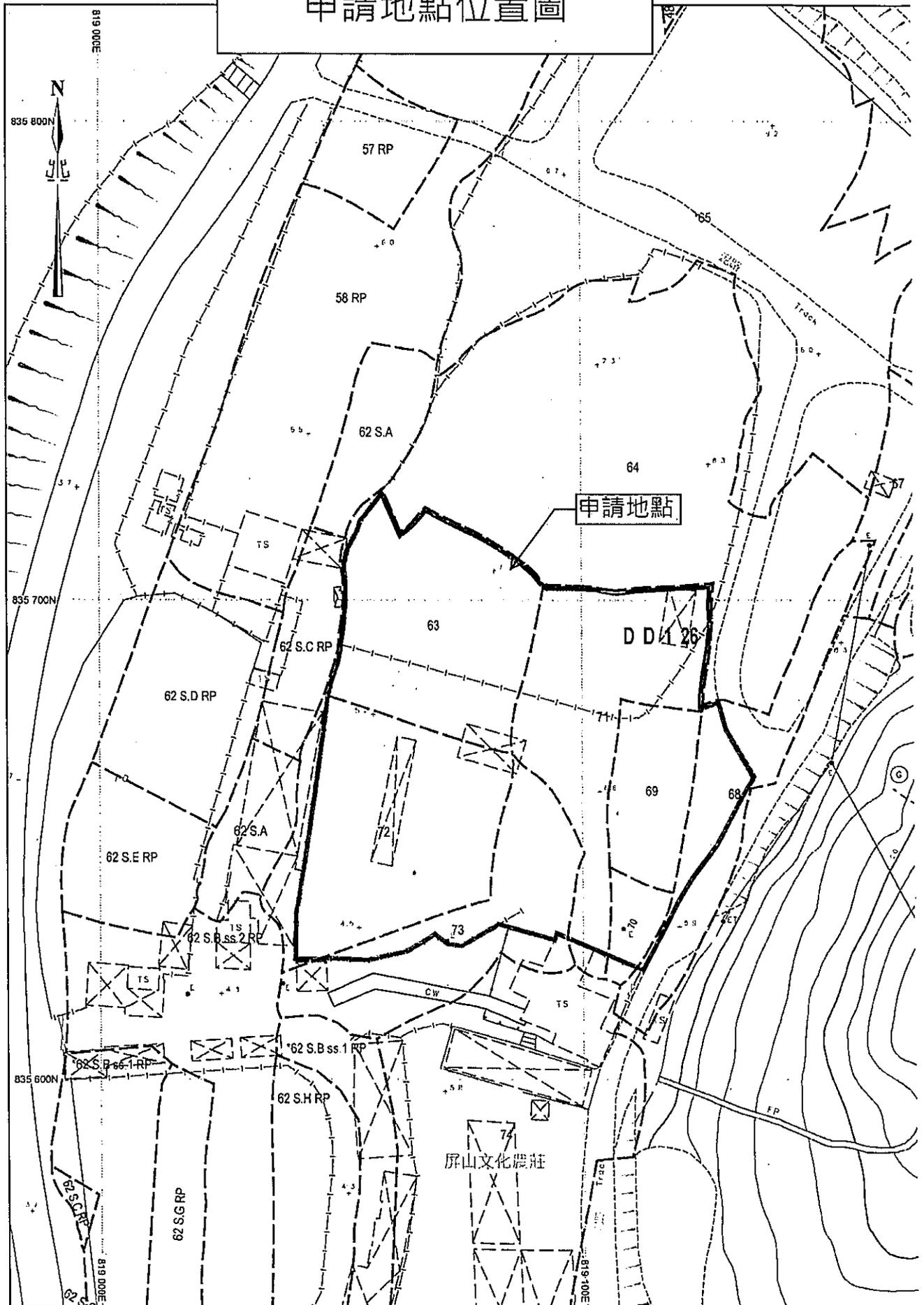
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> (Not more than) m 米 不多於
			<input type="checkbox"/> (Not more than) Storeys(s) 層 不多於
	Non-domestic 非住用		<input type="checkbox"/> (Not more than) 6 m 米 不多於
			<input type="checkbox"/> (Not more than) 2 Storeys(s) 層 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		138
	Private Car Parking Spaces 私家車車位		63
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		38
	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) 小型巴士		27
	_____ 旅遊巴士		10
	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 checked="" type="checkbox"/>	<input 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) 雨水排放建議圖·申請地點位置圖·行車路線圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

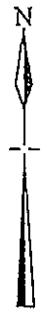
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

# 申請地點位置圖

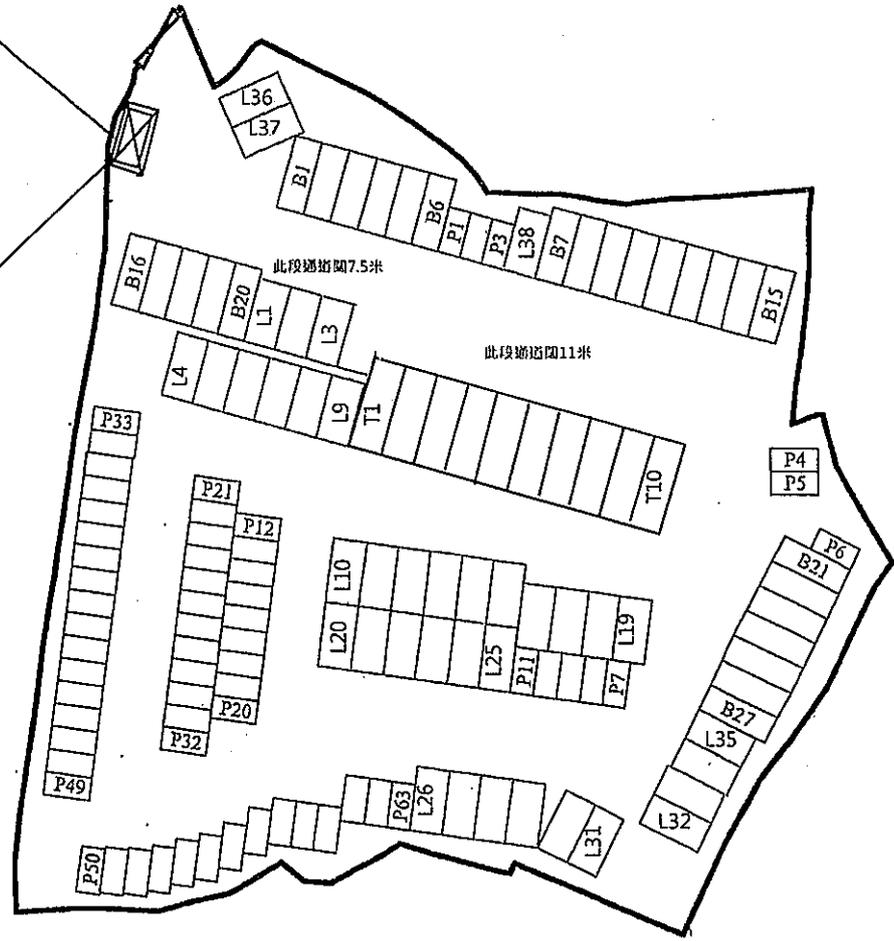
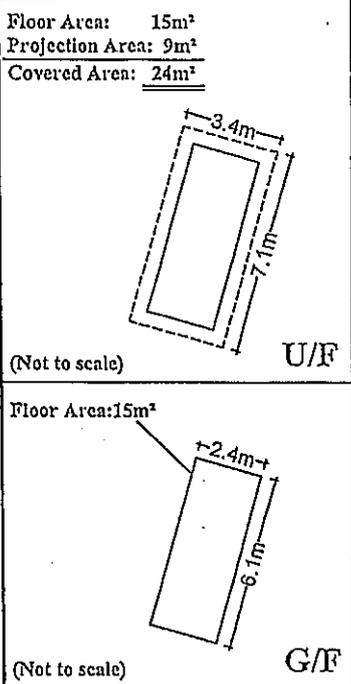


擬議臨時公眾停車場 (私家車, 輕型貨車, 小巴及旅遊巴士)

布局圖



①



Legend

- P 私家車** No of Parking space for private car: 63  
(2.5mX5m)
- L 輕型貨車** No of Parking space for light goods vehicle : 38  
(3.5mX7m)
- B 小型巴士** No of Parking space for light buses : 27
- T 旅遊巴士** No of Parking space for tour bus : 10  
(3.5mX12m)

Total: 138

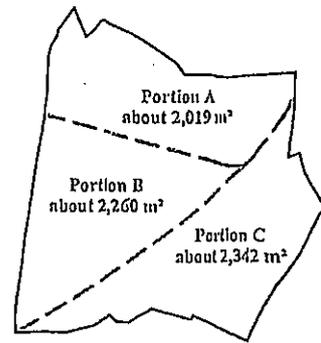
1: 750 (A4)

04-2023

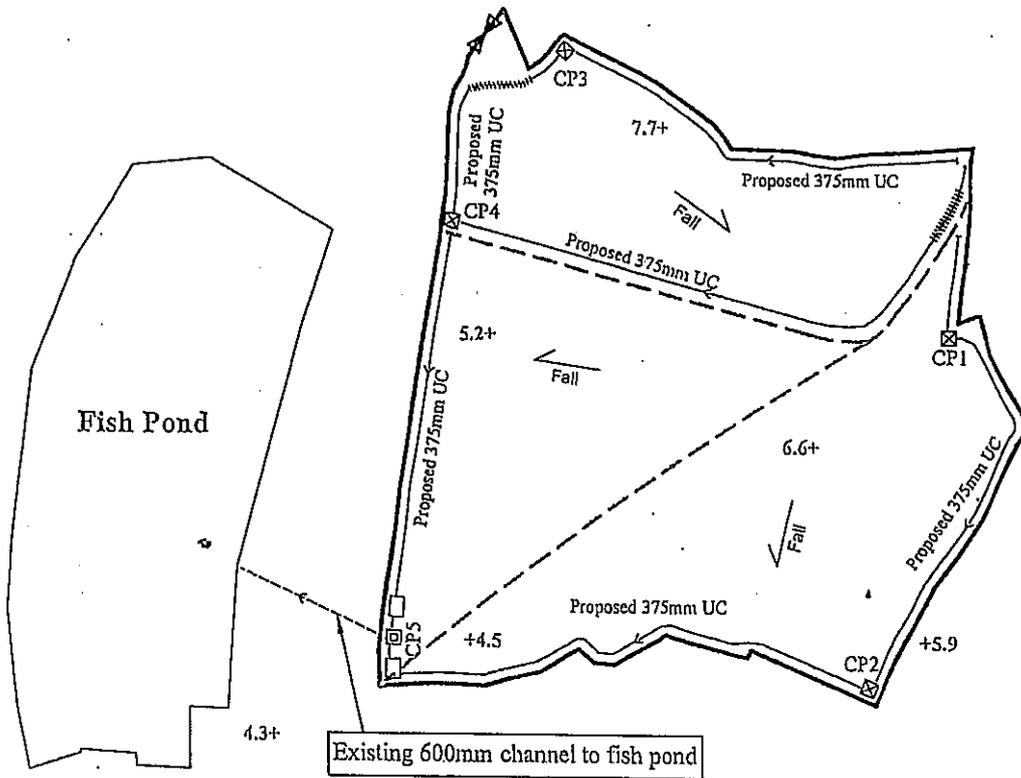
# 雨水排放建議圖



## Key Plan



6.5+



**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 < 2,400m<sup>2</sup> (i.e. Portions A, B and C)

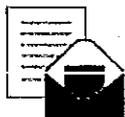
**LEGEND**

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

1 : 1000 (A4)

11-04-2023

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**Fw: A/YL-PS/688**  
29/05/2023 12:29

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Max Yuet Lun WONG/PLAND/HKSARG@PLAND  
Cc: Alexander Weng Yip MAK/PLAND/HKSARG@PLAND, Joyce Hiu Lam TAM/PLAND/HKSARG@PLAND  
File Ref:

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 29/05/2023 12:29 -----

From: tpbpd/PLAND/HKSARG  
To: tmylwdpo@pland.gov.hk  
Cc: Kiff Kit Fu YIU/PLAND/HKSARG@PLAND  
Date: 29/05/2023 11:12  
Subject: Fw: A/YL-PS/688

----- Forwarded by tpbpd/PLAND/HKSARG on 29/05/2023 11:12 -----

From: [REDACTED]  
To: jmhwok@pland.gov.hk, 城規會秘書處 <tpbpd@pland.gov.hk>  
Date: 29/05/2023 10:53  
Subject: A/YL-PS/688



cc : [jmhwok@pland.gov.hk](mailto:jmhwok@pland.gov.hk) P5,8,11.pdf 布局圖 25-05-2023.pdf 車輛流量評估.pdf 行車路線圖.pdf



雨水排放建議圖.pdf

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</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	擬議臨時公眾停車場 (私家車, 輕型貨車, 小巴及旅遊巴士) 連附屬設施(為期3年)。  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 6597 .....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	.....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)	
1 構築物高6米 (2層) G/F (收費處)高3米	
..... 1/F(辦公室)高3米 .....	
.....	
.....	
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	..... 60 .....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 34 .....
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) 小型巴士	..... 20 .....
..... 旅遊巴士	..... 10 .....
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)	.....
.....	.....

**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。

我等場地早前獲得城市規劃委員會批准在上址開設公眾停車場 (私家車、輕型貨車及小型巴士) 停泊，而剛好香港已重新開放旅遊禁令，而我等場地鄰近大型燒烤場，與我等商議，希望我等停車場能增加停泊旅遊巴士，以便他們能夠接待學校及各屋村社團租場的要求，因我等場地為康樂用途，但不能給與旅遊巴士停泊，這樣只會減底康樂用途的作用，而燒烤場希望我等能向城市規劃委員會申請增加10個旅遊巴士停車位便足夠其的運作和接待能力，因此我等希望貴會能批准我等是次申請，以便帶動上址和鄰近地點增設多1點康樂場所給與香港市民旅遊及打咭點申請地點絕對禁止中型貨車、重型貨車、貨櫃拖頭進入停車場內停泊。而小型巴士為19座位以下的小型巴士，巴士為45座位以下的旅遊巴士。

(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 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 type="checkbox"/> (Not more than 不多於)
			2 Storeys(s) 層 <input 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		124
	Private Car Parking Spaces 私家車車位		60
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		34
	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) 小型巴士		20
	_____ 旅遊巴士		10
	_____		
	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)		
	_____		
	_____		

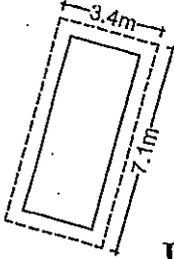
擬議臨時公眾停車場 (私家車·輕型貨車·小巴及旅遊巴士)

布局圖



①

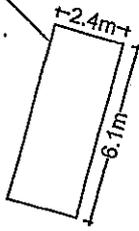
Floor Area: 15m<sup>2</sup>  
 Projection Area: 9m<sup>2</sup>  
 Covered Area: 24m<sup>2</sup>



(Not to scale)

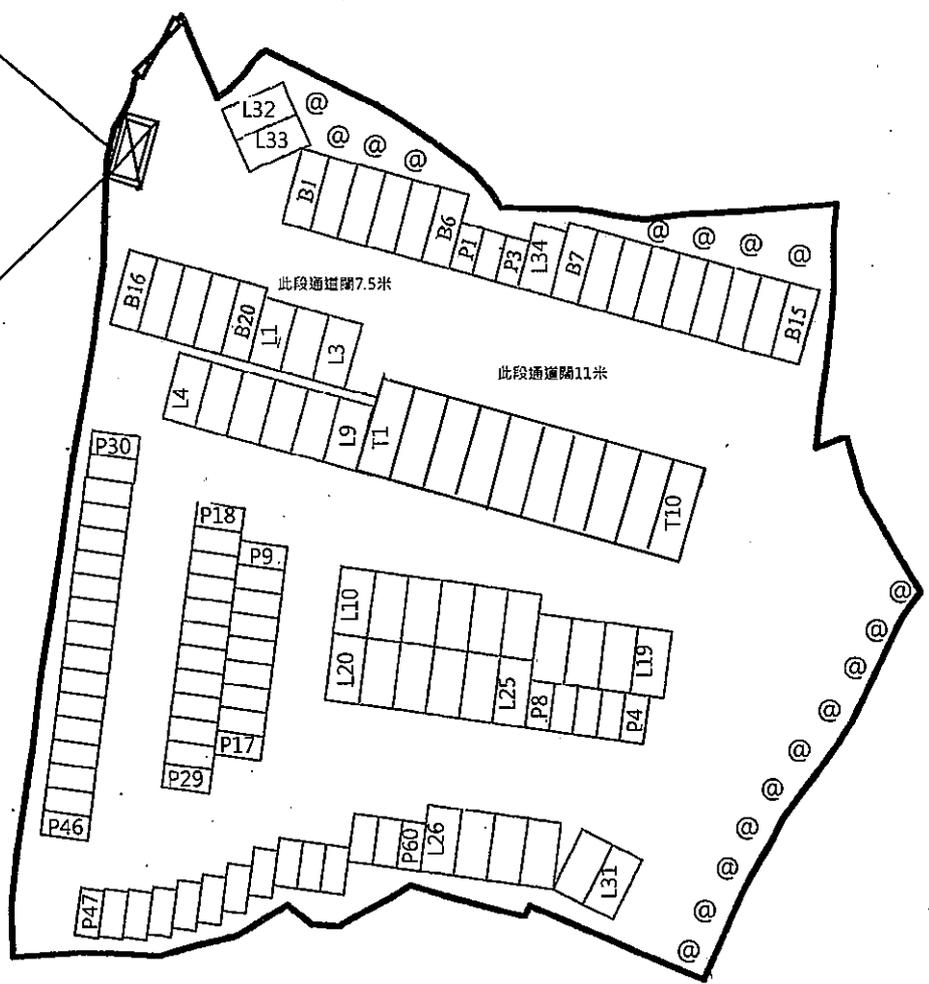
U/F

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



(Not to scale)

G/F



Lerend

**P 私家車** No of Parking space for private car : 60  
 (2.5mX5m)

**L 輕型貨車** No of Parking space for light goods vehicle : 34  
 (3.5mX7m)

**B 小型巴士** No of Parking space for light buses : 20  
 (3mX8m)

**T 旅遊巴士** No of Parking space for tour bus : 10  
 (3.5mX12m)

Total : 124

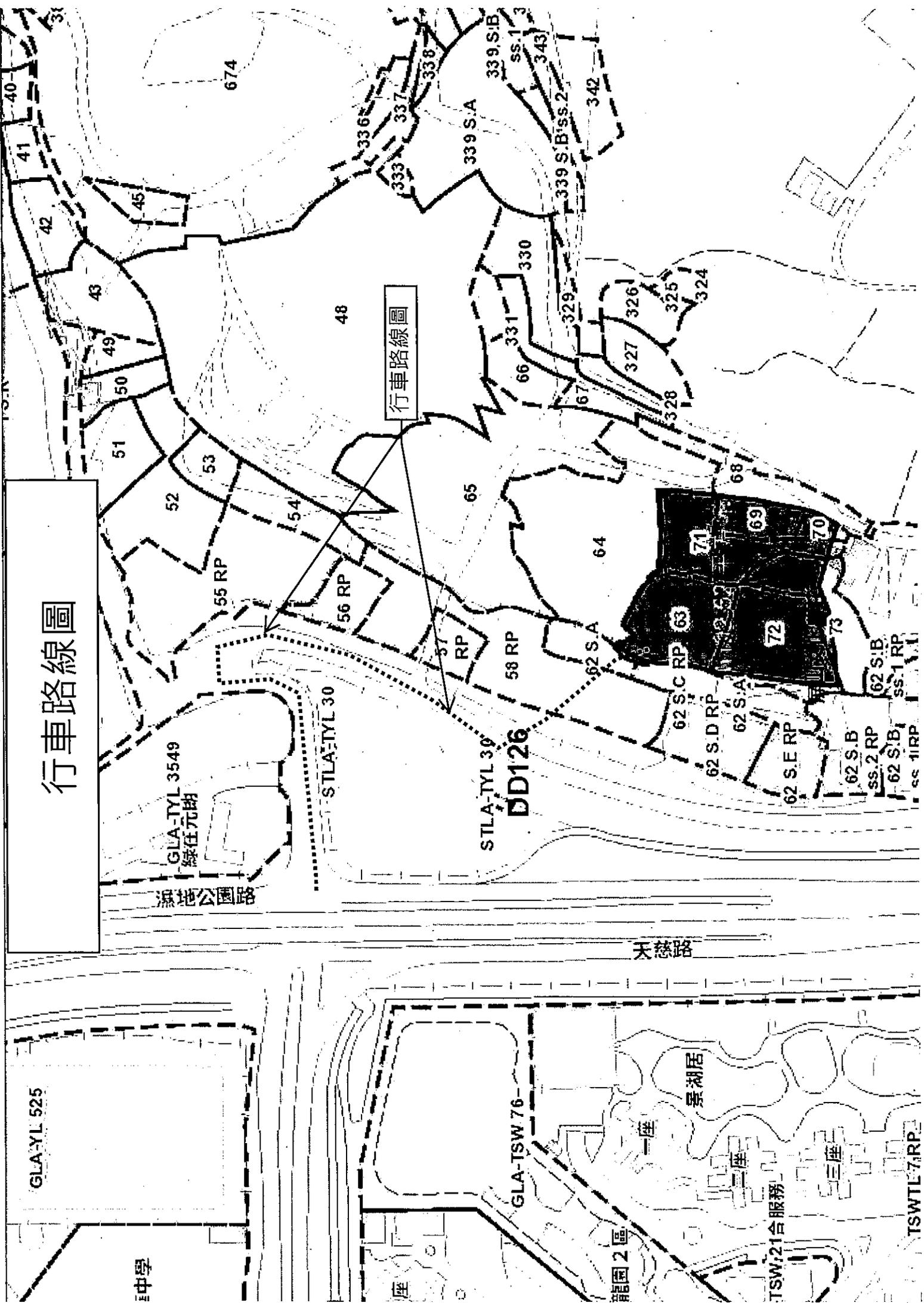
( @ 楊紫荊樹 ) 預算種植18棵楊紫荊樹作為美化環境用途

1: 750 (A4)

04-2023



# 行車路線圖



行車路線圖

GLA-TYL 525  
中學校

GLA-TYL 3549  
綠仔元棚

STLA-TYL 30

STLA-TYL 30  
DD126

天慈路

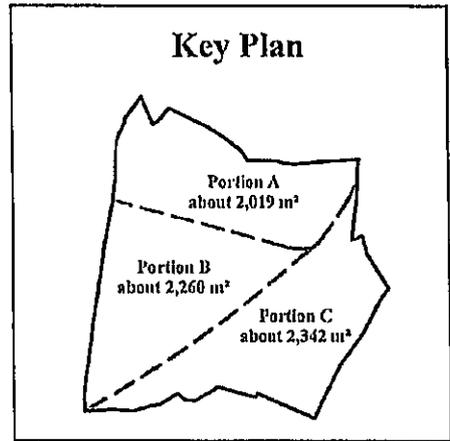
GLA-TSW 76

景湖居

龍園2區

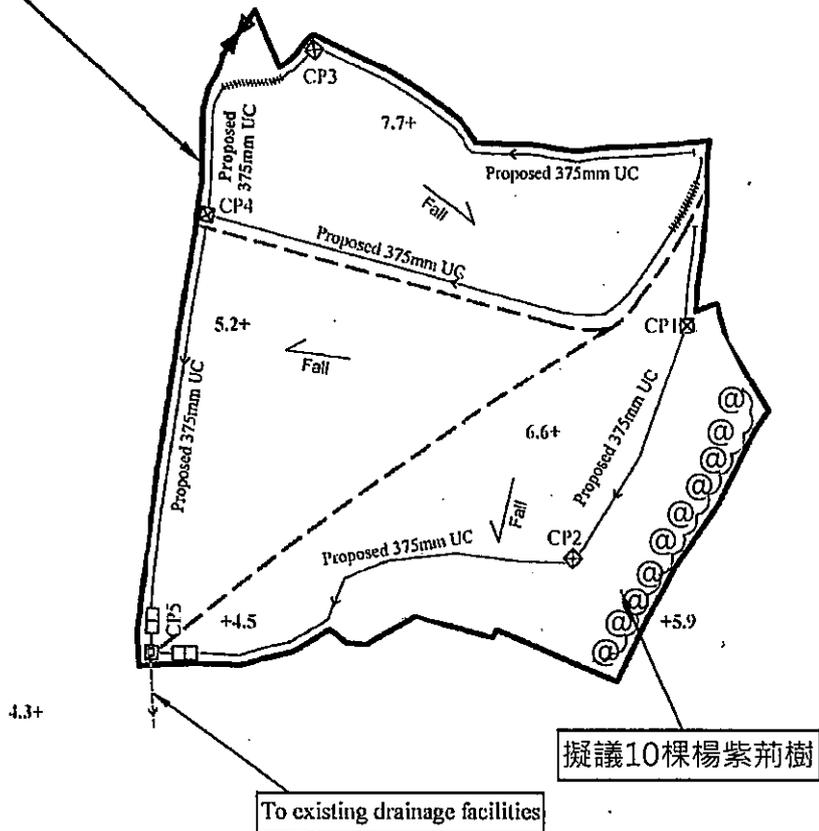
TSW 21 合服務

TSWT 7.RP



申請地點

6.5+



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 < 2,400m<sup>2</sup> (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 6,621m<sup>2</sup>

1:1000 (A4)	<b>Drainage Proposal</b>	
June 2022	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	

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**Fw: A/YL-PS/688**

06/07/2023 15:50

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Max Yuet Lun WONG/PLAND/HKSARG@PLAND  
Cc: Alexander Weng Yip MAK/PLAND/HKSARG@PLAND, Joyce Hiu Lam TAM/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 06/07/2023 15:50 -----

From: <tpbpd@pland.gov.hk>  
To: <tmylwdpo@pland.gov.hk>  
Cc: <kkfyiu@pland.gov.hk>  
Date: 06/07/2023 14:34  
Subject: FW: A/YL-PS/688

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From: [REDACTED] <[REDACTED]>  
Sent: Thursday, July 6, 2023 1:08 PM  
To: mylwong@pland.gov.hk; 城規會秘書處 <tpbpd@pland.gov.hk>  
Subject: A/YL-PS/688



回應地政處的提問解答地政處的擬問.pdf

Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles, Light Buses and Coaches) with Ancillary Facilities for a Period of 3 Years in &quot;Recreation&quot; zone at Lots 63(Part), 68(Part), 69, 70(Part), 71(Part), 72(Part) and 73(Part) in D.D.126,

Ping Shan, Yuen Long, New Territories

(Application No. A/YL-PS/688)

(As at 5.7.2023)

有關貴會轉交地政處的擬問我等解答如下

1. Comments of District Lands Officer/Yuen Long, Lands Department

(a) 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;

有關來函提及的構築物因設施所須而臨時存放在申請地點，早前亦已向貴處遞交，豁免書個案申請表。希望貴處能給與規範的機會。

(b) Lot Nos. 72 and 73 in D.D. 126 are covered by Short Term Waiver (STW) Nos. 4953 and 4948 respectively for the purpose of “Temporary Place of Recreation (Barbecue Spot)”;

上述提及的構築物須然在 LOTS72 及 73 但並不在我等申請範圍內。

(c) LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot Nos. 63, 69, 70 and 71 in D.D.126 which area already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD; and

而位於 LOT 63 為停車場收費處因營運所須而設置，而 LOT 69,70 及 71 只是電力裝置設施，希望貴處能給與我等規範許可，不便之處敬請見諒。

代理人 黃新和

06-07-2023

**Previous Applications Covering the Site**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/661	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities for a Period of 3 Years	24.6.2022

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b> (at the time of consideration)	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reasons</u></b>
A/DPA/YL-PS/50	Unspecified Use	Temporary Use as Container Vehicles Park for 3 Years	16.2.1996 (TPB)	(1), (2), (3), (4) & (5)
A/YL-PS/398	“REC”	Proposed Temporary Open Storage of Construction Materials (Concrete Precast Product) and Construction Machinery for a Period of 3 Years	23.11.2012	(1) & (6)
A/YL-PS/441	“REC”	Temporary Open Storage of Construction machinery and Materials and Ancillary Site Office for a Period of 3 Years	25.4.2014	(1) & (6)

**Rejection Reasons**

- (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 Applications**

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

**Government Departments' General Comments**

**1. Traffic**

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

- He has no adverse comment on the application.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- He has no in-principle objection to the proposed application from a drainage point of view; and
- Should the Town Planning Board consider that the application is acceptable from planning point of view, he would suggest that a condition requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of DSD should be stipulated.

**3. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposal FSIs to his department for approval.

**4. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- He has no objection to the application; and
- As there is no record of approval granted by the Building Authority for the existing structures at the application site, he is not in a position to offer comment on their suitability for the use proposed in the application.

**5. Environment**

Comments of the Director of Environmental Protection (DEP):

- He has no objection to the application.

**6. Long Term Development**

Comments of the Project Team Leader/Housing, Civil Engineering and Development Department (PTL/HP1, CEDD):

- He has no adverse comment on the application.

**7. Heritage**

Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO):

- He has no adverse comment on the application.

**8. District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- His office has not received any comment from locals.

**9. Other Departments**

The following departments has no comment on the application:

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Commissioner of Police (C of P);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to apply to LandsD for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor as it sole discretion and there is no guarantee that such application will be approved. If such application 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 Commissioner for Transport (C for T) that:
- the applicant is reminded that sufficient space within the Site should be provided for maneuvering of vehicles; and
  - the Site is connected to the public road network via a local access road which is not managed by his department. The land status of that local access road should be checked with LandsD. The management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) 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; and
  - the access road connecting the Site with Tin Wah Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Long Ping Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (f) 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) to his department for approval;

- the applicant should be advised on the following:
    - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
    - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the ground to the northeast side of the Site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered;
  - cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
  - please demonstrate with hydraulic calculation that the proposed drainage facilities (i.e. 375mm u-channels) are adequate to collect, convey and discharge the surface runoff accrued on the Site and especially the overland flow intercepted from the adjacent lands;
  - the existing 600mm channel, to which the applicant proposed to discharge the stormwater from the Site was not maintained by DSD. 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 drains, District Officer/Yuen Long should be consulted;
  - furthermore, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition. Connection of the channel to the existing pond shall also be demonstrated;
  - the gradient of the proposed u-channels and cover levels and invert levels of the proposed catchpit should be shown on the drainage plan;
  - sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
  - please provide details for the proposed grease trap;
  - standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
  - where walls or hoarding are erected and laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing

through the Site;

- the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent area, etc; and
- the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage to be carried out outside his lot boundary before commencement of the drainage works;

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
- if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under BO and should not be designated for any proposed use under the captioned application;
- for UBWs erected on lease land, enforcement may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBWs. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- 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 B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage; and

(i) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO) that the applicant should inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.