

2025年 5月 2 日

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

This document is received on 22 MAY 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC
Paper No. A/YL-KTN/1121

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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

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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-KTN/1121
	Date Received 收到日期	22 MAY 2025

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

PO YUET MEI

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)

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)	新界元朗錦田大江埔丈量約份第109約地段第926號S.A ss.1 S.D ss.4, 第926號S.A ss.1 S.D ss.7, 第926號S.A ss.2 S.A 及第926號S.A ss.2 RP
(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 310 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 190 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)	<div style="text-align: center;">/</div> 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	S1/L - KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	空置

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 _____ (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 or Regulated Areas

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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

擬作臨時商店及服務行業
及相關填土工程 (為期三年)

(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

☒ 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 120 sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 190 sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 N/A sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 190 sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 190 sq.m ☒ About 約

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

構築物① 擬作臨時商店及服務行業 (食品及日用品) 面積約 130m² 高度約 5 米 (一層高)
構築物② 擬作儲物室，面積約 60m² 高度約 5 米 (一層高)

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 N/A

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

Others (Please Specify) 其他 (請列明) N/A

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

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) N/A

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	<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> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

- ①申請地點為元朗錦田大江埔丈量約份第109約地段第926號 S.A. ss.1 S.D. ss.4, 第926號 S.A. ss.1 S.D. ss.7, 第926號 S.A. ss.2 S.A. 及第926號 S.A. ss.2 RP, 面積約310m², 屬於錦田北大綱圖 S/KL-KTN/11 的「農業」地帶內, 發展臨時性質, 不會影響該地點長遠規劃意向。
- ②申請地點隔離有一個私人屋苑, 但周圍卻沒有商店存在, 居民需要購買食品及日用品均需乘坐小巴到市中心, 極不方便, 浪費時間, 有見及此, 申請人希望為附近居民及街坊提供方便快捷優質服務, 將申請地點用作臨時商店及服務行業(食品及日用品)以滿足附近居民對食品及日用品的需求。
- ③申請用途、布局、形式與周圍環境均協調
- ④商店及服務行業營業時間為星期一至星期六早上9:00至下午7:00 星期日及公眾假期休息
- ⑤申請人明白及了解申請地點內不曾有構築物存在, 若申請通過後, 申請人會向地政總處申請短期豁免書(STW)以履行相關條約。
- ⑥申請人明白及了解連接申請地點的道路屬於私人地段, 道路管理及維修責任不是由運輸處負責。申請人已事先得到該地段業權人同意及允許, 可以使用該地段道路進出申請地點。
- ⑦基於以上各原因, 申請人懇請城規會批准這宗申請。

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

PO YUET MEI

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

28 - 4 - 2021

(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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

Gist of Application 申請摘要

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

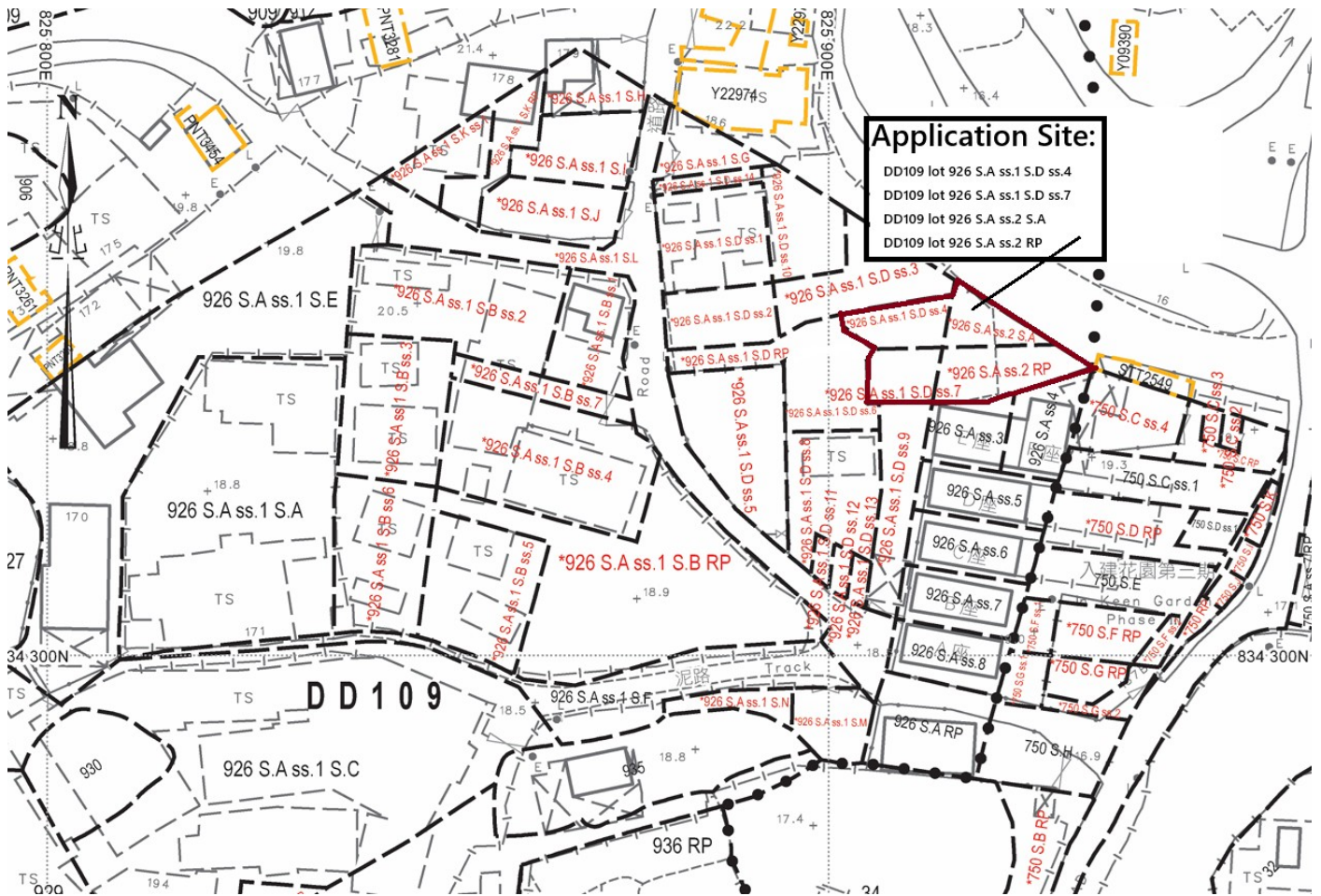
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗錦田大江埔丈量約份第109約地段 第926號SA ss.1 S.D ss.4, 第926號SA ss.1 S.D ss.7, 第926號SA ss.2 S.A 及第926號SA ss.2 RP
Site area 地盤面積	310 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/KL-KTN/11
Zoning 地帶	AGR
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	擬作臨時商店及服務行業 及相關填土工程(為期三年)

(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
	Non-domestic 非住用	190 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.61 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(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	5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	61 % <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		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		0 0 1 LGV 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
①位置圖 ②行車路線圖 ③填土圖		
Reports 報告書		
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"/>
<hr/> <hr/>		
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。




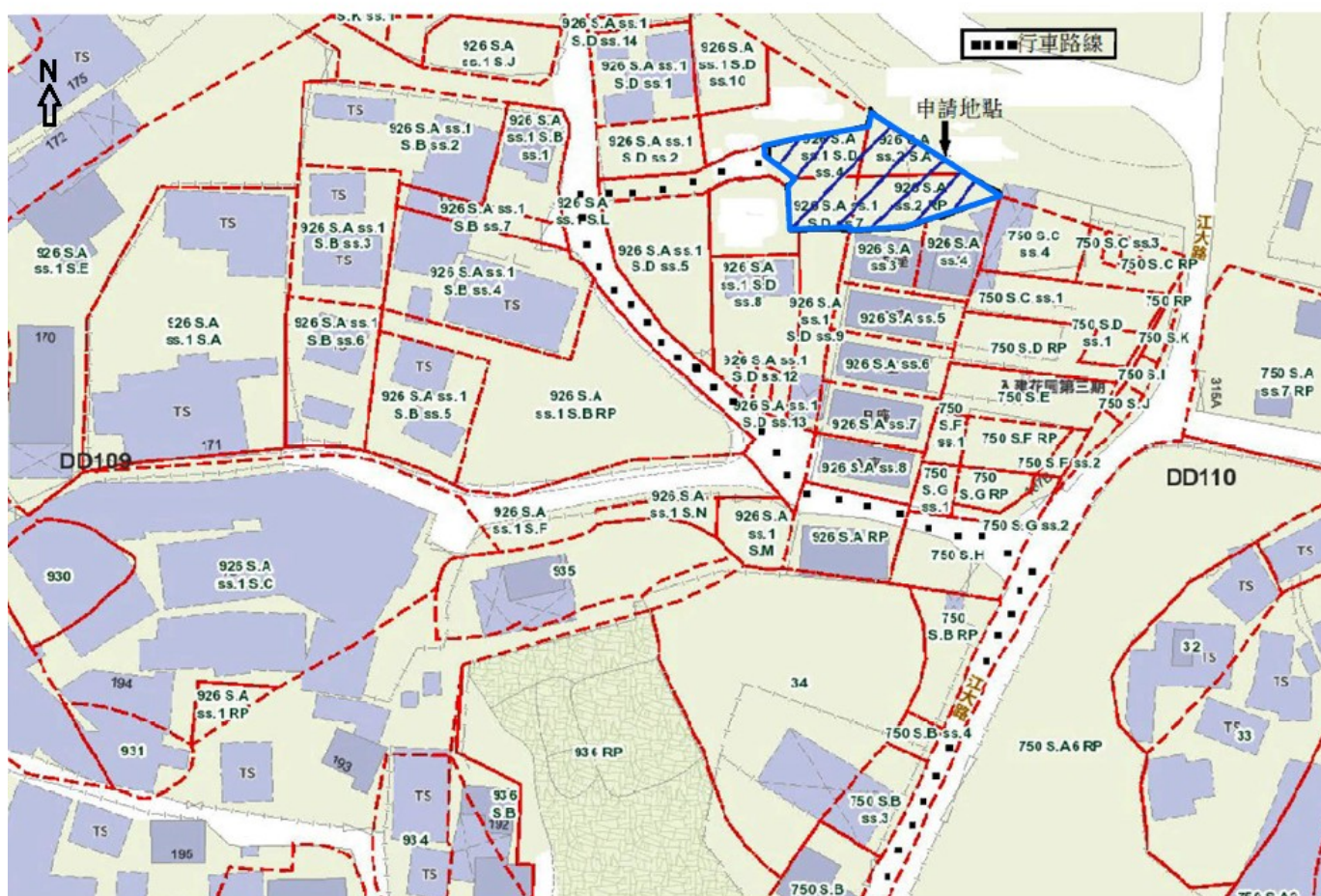


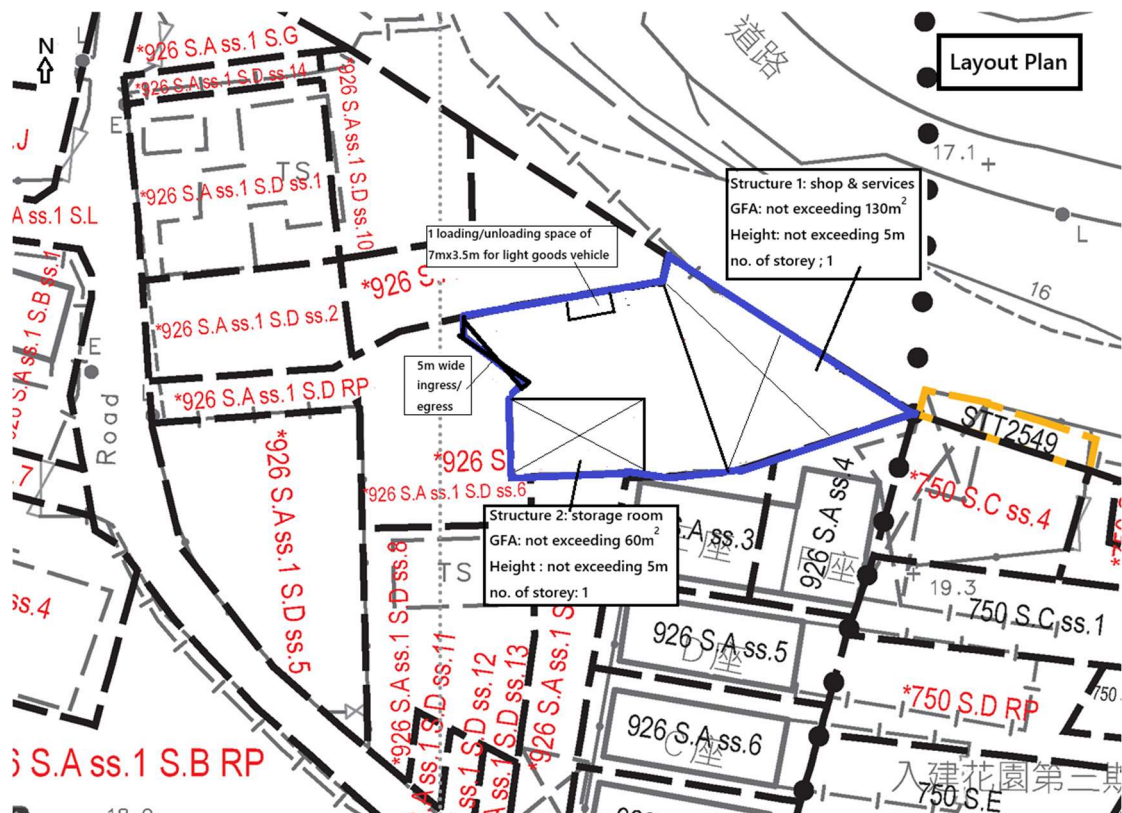
Application site:
 dd109 lot 926 S.A ss.1 S.D ss.4
 dd109 lot 926 S.A ss.1 S.D ss.7
 dd109 lot 926 S.A ss.2 S.A
 dd109 lot 926 S.A ss.2 RP


There are 5m high tree

The site will paved with concrete at a depth about of 0.15m to 19.3mPD to provide a suitable level and waterproof surface for erection of structures

 Paved Area(regularisation of filling of land)
 Total paved area : 310 m² (about)
 Depth of filling:about 0.15m(with concrete)
 Paved area= Site area





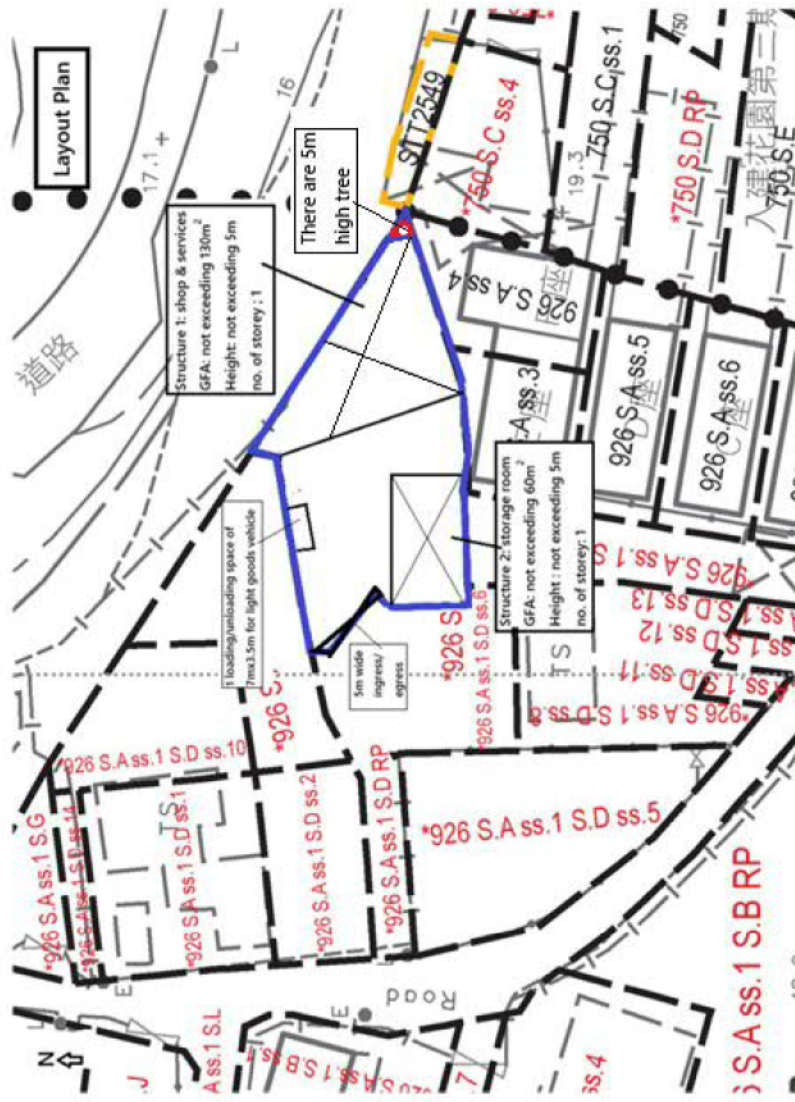
<p>Proposed Temporary Shop & Services for a Period of 3 years and Associated Filling of Land in "AGR" Zone ,</p> <p>Lots 926 S.A ss.1 S.D ss.4, 926 S.A ss.1 S.D ss.7, 926 S.A ss.2 S.A, 926 S.A ss.2 RP in D.D.109, Tai Kong Po, Kam Tin ,Yuen Long</p>	<p>Proposed layout Plan</p>	<p>Remark :</p> <p> Structure</p>
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Appendix Ia of RNTPC
Paper No. A/YL-KTN/1121

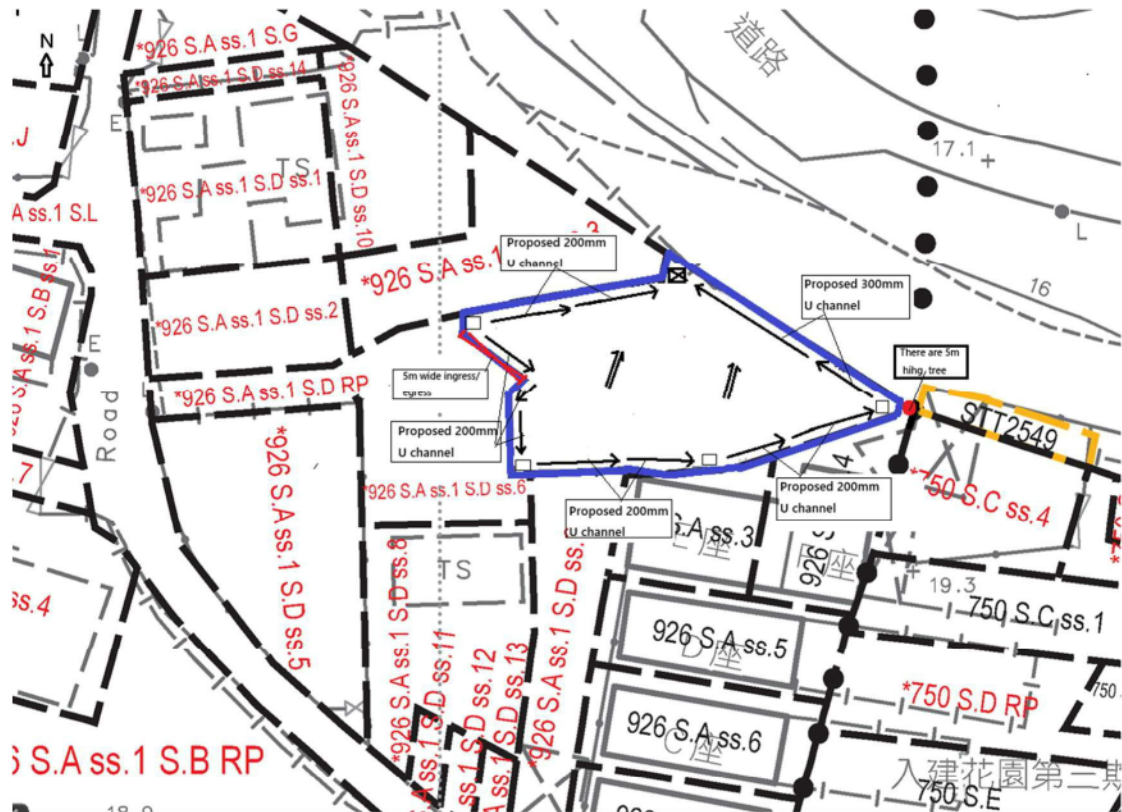
寄件者:
寄件日期: 2025年06月03日星期二 17:20
收件者: tpbpd/PLAND
副本:
主旨: Fw: KTN 1121 supplementary info
附件: KTN1121layout plan.pdf; KTN-1121 PAVED AREA.pdf; KTN1121 fire service installations plan-1.pdf; KTN1121 Proposed Drainage plan.pdf; 附件6-1.pdf; 附件6-2.pdf; 附件6-3.pdf; 附件6-4.pdf; 附件6-5.pdf; 附件6-6.pdf; 附件6-7.pdf


- 1) 更新申請編號 :A/YL/KTN-1121 布局圖 & 填土圖
- 2) 提交排水建議 & 消防裝置建議
- 3) 申請人可使用DD109 lot 926 S.A ss.1 S.D RP 道路文件,見附件6-1至6-7 ,謝謝

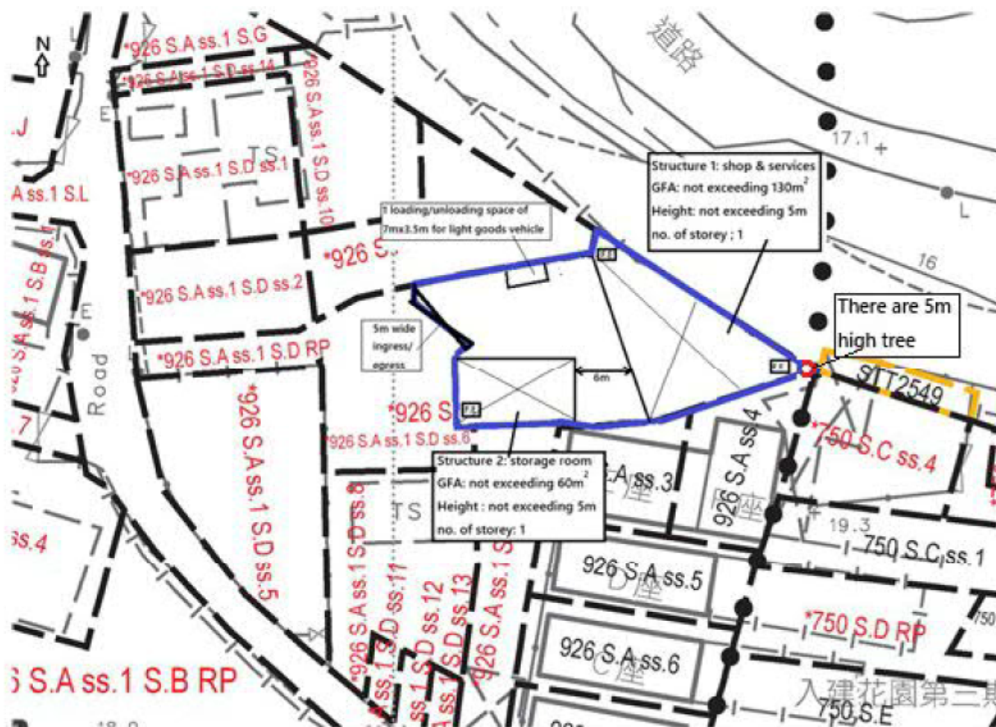




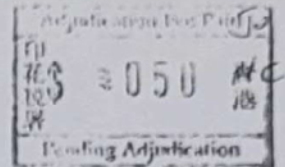
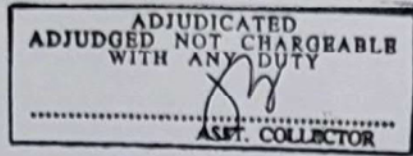
Proposed Temporary Shop & Services for a Period of 3 years and Associated Filling of Land in "AGR" Zone , Lots 926 S.A ss.1 S.D ss.4, 926 S.A ss.1 S.D ss.7,926 S.A ss.2 S.A, 926 S.A ss.2 RP in D.D.109,Tai Kong Po, Kam Tin ,Yuen Long	Proposed layout Plan	Remark :  Structure
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<p>Proposed Temporary Shop & Services for a Period of 3 years and Associated Filling of Land in "AGR" Zone , Lots 926 S.A ss.1 S.D ss.4, 926 S.A ss.1 S.D ss.7,926 S.A ss.2 S.A, 926 S.A ss.2 RP in D.D.109,Tai Kong Po, Kam Tin ,Yuen Long</p>	<p>Proposed Drainage Plan</p>	<p>Remark :</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposed Catchpit <input checked="" type="checkbox"/> Proposed Catchpit with Sand trap  Flow of surface runoff + 19.3 Level (in mPD)
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Application site: dd109 lot 926 S.A ss.1 S.D ss.4 dd109 lot 926 S.A ss.1 S.D ss.7 dd109 lot 926 S.A ss.2 S.A dd109 lot 926 S.A ss.2 RP	Proposed Fire Service Installations Plan	Remark: F.E 5KG Carbon Dioxide Fire Extinguisher
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THIS DEED is made the 3rd day of March
Two Thousand and Twenty-one

BETWEEN

- (1) the Grantors described in Schedule 1 and
- (2) the Grantees described in Schedule 2.

WHEREAS the Grantors are the registered owner of the property known and registered in the Land Registry as THE REMAINING PORTION OF SECTION D OF SUBSECTION 1 OF SECTION A OF LOT NO.926 IN DEMARCATION DISTRICT NO.109 ("the said land").

WHEREAS the Grantees are the registered owners of the properties set forth opposite their respective names under the second column of Schedule 2 ("the said properties").

AND WHEREAS the Grantors had agreed with the Grantees to dedicate the said land for such right of way as hereinafter appearing.

NOW THIS DEED WITNESSES as follows :-

1. In pursuance of the said agreement and subject to the conditions hereinafter contained, the Grantors as beneficial owner hereby grant unto the Grantees full right and liberty for the Grantees and their respective successors in title and assigns, the owners and occupiers for the time being of the respective properties of the Grantees or any part thereof and their respective servants agents and licensees (in common with the Grantors and all others having the like right) at all times hereafter by day or by night to pass and repass along over and upon the said land with or without vehicles with or without animals or things for all purposes connected with the use and enjoyment of the respective properties of the Grantees but not for any other purpose whatsoever SUBJECT nevertheless and reserving to the Grantors and his successors in title the owner or owners of the said land or any part thereof the right at all times hereafter or at any time or time :-

- (a) to erect renew and maintain a gate or gates at any entrance to the said land.

PROVIDED THAT suitable entrance shall be opened to the portion of said land so that the free use and enjoyment of the right of way hereby granted in accordance with the tenor hereof shall not be impeded or obstructed TO HOLD the said right of way (subject as aforesaid) unto the Grantees for the residue of the renewed term of 24 years less the last 3 days thereof from the 1st day of July 1973 deemed to have been granted upon the right of renewal contained in the Block Government Lease relating to the said land being deemed to have been exercised by virtue of the New Territories (Renewable Government Leases) Ordinance, Cap.152) of the Laws of Hong Kong and as extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150). It is specifically provided that the term of this Deed shall be automatically extended and/or renewed for as long as and for as many times as the Block Government Lease shall be extended and/or renewed after its expiry on 30th day of June 2047.

2. For the avoidance of doubt, it is hereby expressly declared and agreed by the parties hereto that :-

(a) The grant of the aforesaid right of way over the said land shall not give the Grantees exclusive right to use the said land.

(b) The Grantors reserves the right from time to time to grant such further right of way over the said land or any part or parts thereof to any other owner of the adjoining or neighbouring property Provided always that such grant shall not adversely affect the grant herein.

3. In case of the resumption of the said land or part thereof by the government the Grantors shall be entitled to receive the full amount of the compensation money or ex-gratia payment from the government for the said resumption for his own use and benefit absolutely and the Grantees shall not have any right to claim and demand any compensation from the Grantors for the loss of the right of way on the said land or part thereof as a result of the said resumption.

4. The Grantees shall at their own costs and expenses to build and construct an access road upon the portion of said land and to keep the said access roads properly repaired and maintained.

5. The Grantors shall not be required to pay for the repair and maintenance of the said access road and the Grantors shall have the right to determine when the repair and maintenance works of the access road shall be carried out and the amount of contribution for the repair and maintenance works payable by the Grantees.

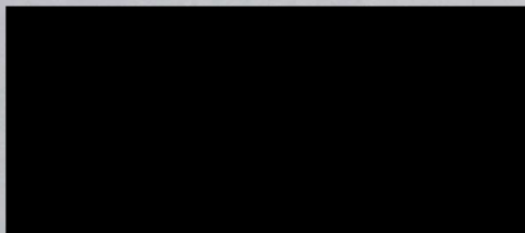
6. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds HK\$2,000,000.00.

SCHEDULE 1

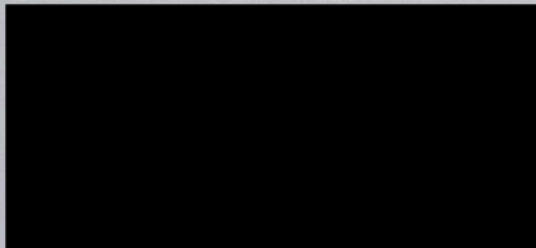
The Grantors : CHONG PO TUEN (莊寶端) of [REDACTED]
[REDACTED] and ZHANG ANHUA
(張安華) of [REDACTED]
[REDACTED]

SCHEDULE 2The Grantees

1. CHING YEE TING (程旖婷) of



2. CHENG TING FUNG (鄭霆風) of



Lot owned
(in Demarcation
District No.109)

SUBSECTION 4 OF SECTION D
OF SUBSECTION 1 OF SECTION
A OF LOT NO.926 AND SECTION
A OF SUBSECTION 2 OF SECTION
A OF LOT NO.926

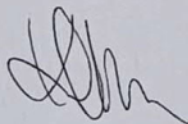
SUBSECTION 7 OF SECTION D OF
SUBSECTION 1 OF SECTION A OF
LOT NO.926 AND THE REMAINING
PORTION OF SUBSECTION 2 OF
SECTION A OF LOT NO.926

SIGNED SEALED and DELIVERED by the
Grantors [REDACTED]
[REDACTED] and
[REDACTED] in the presence of :-



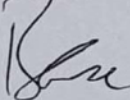
NG KA YIN
Clerk to Messrs. Leung Kin & Co.,
Solicitors, Hong Kong. SAR

INTERPRETED by : -



NG KA YIN
Clerk to Messrs. Leung Kin & Co.,
Solicitors, Hong Kong. SAR

I hereby verify the signature of
NG KA YIN



LEE BEATRICE ANN
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

)

)

)

)

the said Zhang Anhua signed
by Chong Po Tuen (Holder of
[REDACTED]
[REDACTED] his lawful
attorney



Dated the 3rd day of March 2021

DEED OF GRANT OF RIGHT OF WAY



註冊摘要編號 Memorial No.:
21031001410017

本文書於2021年3月10日在土地註冊處
以上述註冊摘要編號註冊。

This instrument was registered in the
Land Registry by the above Memorial
No. on 10 March 2021.

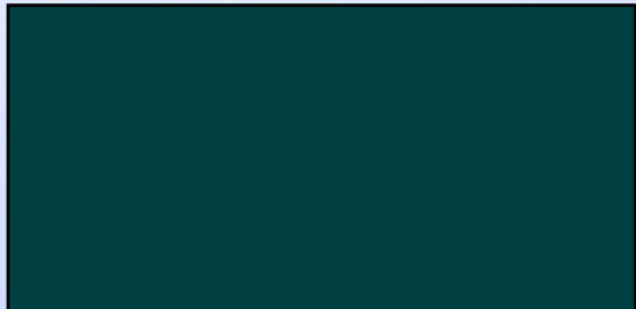
土地註冊處處長
Land Registrar

I hereby certify that this copy is a true
and complete copy of the original

Dated
23 APR 2021

LEE BEATRICE ANN
Solicitor, Hong Kong SAR
Messrs, Leung Kin & Co.

MESSRS. LEUNG KIN & CO.,
SOLICITORS,



834360N

834360N

TOTAL AREA	1536.1m ² (About)
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Dated this 6th day of May 2013

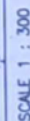
Authorized Land Surveyor

FOR OFFICIAL USE

Land Boundary Plan No. : LBP/YL/058/3184/D1



Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY
'L' Prefixes light shades of above	



825930E

PLAN OF LOT Nos. 926 S.A ss.1 S.D ss.1 TO ss.14 & RP
BEING SUBDIVISION OF
LOT No. 926 S.A ss.1 S.D IN D.D.109

Survey District : Yuen Long
Date of survey : March, 2012
Survey Sheet No. : 6-NE-8A
Survey Record Plan No.: SRP/YL/058/3184/D1

寄件者: [REDACTED]
寄件日期: 2025年07月07日星期一 9:49
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1121 - Departmental Comments
附件: 1121回應地政專員意見.pdf; 1121回應運輸處意見.pdf; 1121回應規劃處意見1.pdf; 1121回應規劃處意見2 -更新填土圖.pdf

回應各部門意見:
1) 回應地政專員意見
2) 回應運輸處意見
3) 回應規劃處意見-1
4) 回應規劃處意見-2更新填土圖

Comments from LandsD Department

(Contact Person: Ms. S.L. CHENG; Tel.: 2443 1072)

1. The application site comprises Old New Grant Lot Nos. 926 S.A ss.1 S.D ss.4, 926 S.A ss.1 S.D ss.7, 926 S.A ss.2 S.A and 926 S.A ss.2 RP all in D.D. 109 for the purpose of agriculture and no structures shall be erected on the lots.
2. I must point out that the following irregularities covered by the subject planning application have been detected by this office:

Unauthorised structure(s) within the said private lot(s) covered by the planning application

LandsD has reservation on the planning application since there are unauthorized structures and uses on the private lots which are already subject to lease enforcement actions according to case priority. The lots owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.

If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

回應地政專員:

- 1) 本人明白申請地點本身沒有任何構築物,若本人在規劃申請中需要搭建任何構築物,必須事先向城規會申請
- 2) 若城規會批准本計劃申請,本人應向貴署申請短期豁免,以允許在私人地段中搭建構築物,相關批准受條件約束

Comments from Transport Department

(Contact Person: Mr. Louis HON; Tel.: 2399 2427)

Please provide the estimated hourly traffic trips (inbound and outbound) of the subject site.

回應運輸處意見,提供車輛流量評估

申請編號:A/YL/KTN-1121

車輛流量評估

本場地只提供 1 個輕型貨車上落車位,

我等預計經常出入場地車輛流量

進入&離開場地車輛架次:

星期	時間 9am 至 12pm	2pm 至 7pm	每日車輛出入架次
1 至 6	預計 1 架	預計 1 架	2 架次

註:星期日&公眾假期休息

以上是我等場地車輛進出預計流量評估,

我等上述行車安排絕對不會影響江大路的交通

流量,懇請貴處批准

Comments from Planning Department

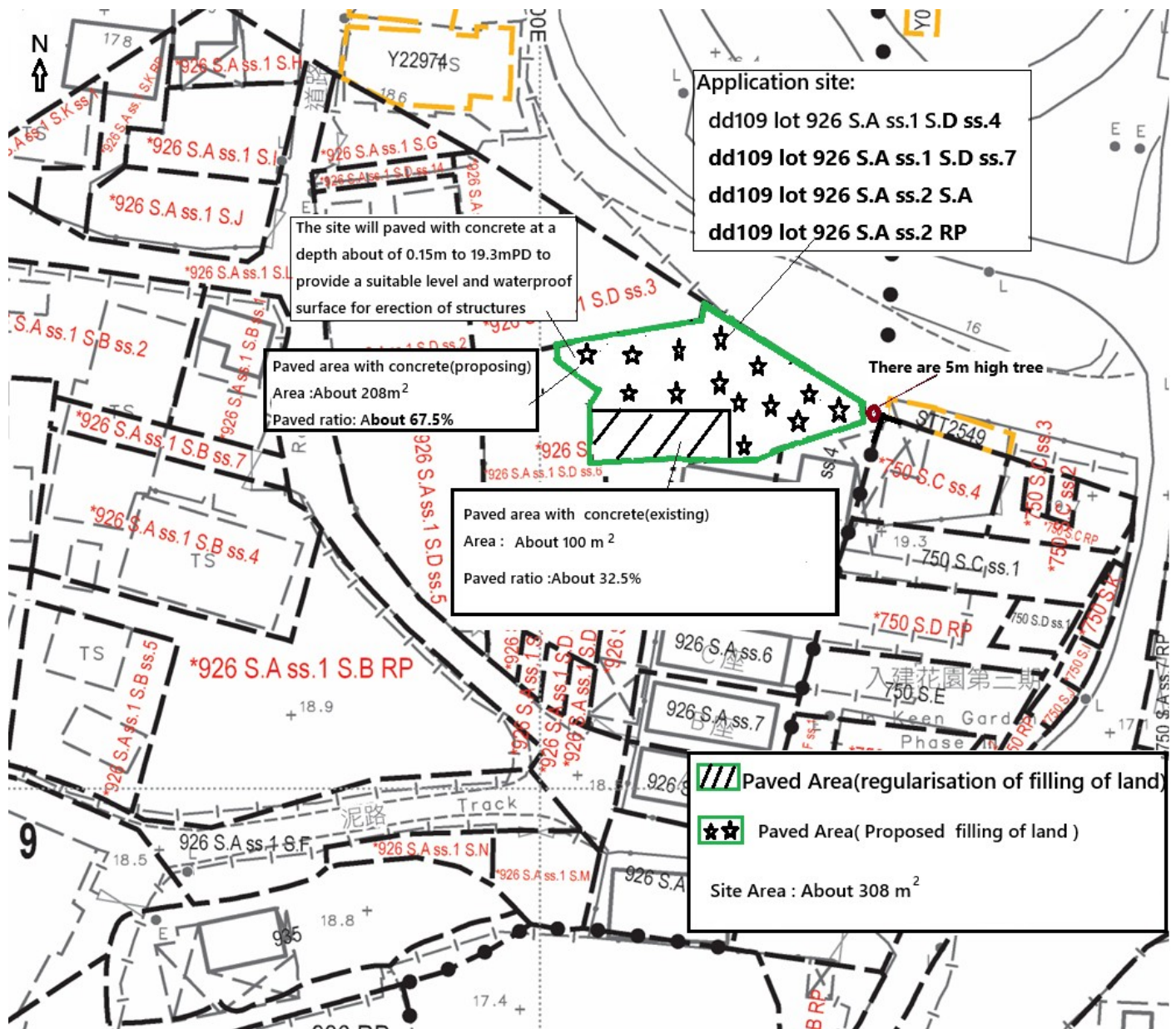
(Contact Person: Mr. David CHENG; Tel.: 3168 4046)

Please advise whether the existing tree within the application site will be retained in situ.

回應規劃處意見:

申請地點有一棵5米高樹木,

申請人會保留樹木在原位



Similar s.16 Application within the same “AGR” Zone on the OZP in the Vicinity of the Application Site in the Past Five Years

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/882	Proposed Temporary Shop and Services (Retail Shop for Auto Glass) with Ancillary Office and Service Centre for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not involve use of heavy vehicle and dusty operation. There are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

5. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a rural inland plains landscape character comprising village houses, open storage, temporary structures and scattered tree groups. The proposed use is not incompatible with the landscape character in the proximity;
- based on the site photos of 2025, the Site is vacant. An existing tree of common species is observed within the Site. According to the applicant's submission, no tree felling is involved. Significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

7. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application; and
- advisory comments are at **Appendix IV**.

8. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

9. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there are unauthorized structure(s) and use(s) on the private lot(s) of the Site which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
 - (ii) warning letter has been registered in the Land Registry against the lot(s) concerned. If the unauthorized structure(s) was/were removed, the applicant should take appropriate action deemed necessary, including but not limited to applying to his office for the issuance of a Cancellation Letter; and
 - (iii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s) of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the adjoining section of Kong Tai Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, including the adjoining section of Kong Tai Road and local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (iii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD’s permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that tree pit with adequate space should be reserved for the healthy growth of the tree not affected by the land filling works. The application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from relevant department prior to the commencement of the works;

- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected;
 - (ii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (iii) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iv) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of shop/store may apply for under the Food Business Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
 - (v) when choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by his department, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority (BA);
 - (vi) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation,

such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (vii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- (i) it is noted that two structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年06月24日星期二 2:32
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1121 DD 109 Tai Kong Po
類別: Internet Email

Dear TPB Members,

So ABE faced some issues and 1071 was withdrawn. Back with a more innocuous shop application.

Strong objections. According to the plans the site would be filled up to 19.3mPD with concrete.

That the site would never again be suitable for agricultural activity is clear and therefore not in compliance with the 'temporary' nature of the application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 3 January 2025 2:00 AM HKT
Subject: A/YL-KTN/1071 DD 109 Tai Kong Po

A/YL-KTN/1071

Lots 926 S.A ss.1 S.D ss.4, 926 S.A ss.1 S.D ss.7, 926 S.A ss.2 S.A and 926 S.A ss.2 RP in D.D. 109, Tai Kong Po, Kam Tin

Site area: About 310sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / ?? Vehicle Park / **Filling of Land / 5 Years**

Dear TPB Members,

There is some issue with the OZP website because no info provided with regard to the outcome of 1029 for parking lot. However, internet this evening has been erratic so that might be the issue.

Animal boarding next to homes is obviously not acceptable as there would be noise pollution issues so the real intention is to continue the parking. With 5 years approval then good to go for 3 years.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy
Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 18 July 2024 4:25 AM HKT
Subject: A/YL-KTN/1029 DD 109 Tai Kong Po

A/YL-KTN/1029

Lots 926 S.A ss.1 S.D ss.4, 926 S.A ss.1 S.D ss.7, 926 S.A ss.2 S.A and 926 S.A ss.2 RP in D.D. 109, Tai Kong Po, Kam Tin

Site area: About 300sq.m

Zoning: "Agriculture"

Applied use: 10 Public Vehicle Park / **Filling of Land**

Dear TPB Members,

Strong Objections, first build the villas and then encroach further onto Agriculture zoning to provide additional parking.

Google Maps indicates that the only residences close by have sufficient space to park vehicles on their own properties. All villa developments should come with car ports.

No mention of how many trees to be felled.

Application should be rejected as there is no justification for a public parking lot at this location.

Mary Mulvihill