

2025年 5月 3 日

此文件在 收到。城市規劃委員會
只會在收到此表格及文件後才正式確認收到
申請的項目。

The document is received on 2025-05-30
The Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-MP/381
	Date Received 收到日期	2025-05-30

- 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

許燭榮 (HUI Kwing Wing) (Mr. 先生)

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 29 in D.D. 101, Mai Po, Yuen Long
(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 574 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 264 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)	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	Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Space
(f) Current use(s) 現時用途	Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities (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)
(g) Additional Information (if applicable) 附加資料（如適用）	

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 06/05/2025 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)".

根據土地註冊處截至 06/05/2025 (日/月/年) 的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

- (b) The applicant 申請人 –

- ☒ has obtained consent(s) of 1 "current land owner(s)".

已取得 1 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)
1	Lot 29 in D.D. 101, Mai Po, Yuen Long	21/05/2025

(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」^{##}遞送要求同意書^{*}

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)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input type="checkbox"/> year(s) 年 _____</p> <p><input type="checkbox"/> month(s) 個月 _____</p>

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 _____ sq.m ☐ About 約

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

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

Proposed domestic floor area 擬議住用樓面面積 _____ sq.in □About 約

Proposed non-domestic floor area 擬議非住用樓面面積 _____ sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 _____ 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)

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

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)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☐ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否



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

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <hr/>
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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/YL-MP /329
(b) Date of approval 獲批給許可的日期	<u>29/07/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>29/07/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years

<p>(e) Approval conditions 附帶條件</p>	<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 checked="" 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>Reason(s) for non-compliance: 仍未履行的原因：</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>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input checked="" type="checkbox"/> year(s) 年 3 _____</p> <p><input type="checkbox"/> month(s) 個月 _____</p>

7. Justifications 理由

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

Please refer to Justifications (Appendix I) for details.

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 Signed with recognised ☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人
簽署 e-signature
Signer: POON Chi Him Alan

Signature Signed with recognised
簽署 e-signature
Signer: POON Chi Him Alan

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

Signer: POON Chi Him Alan

Survivor

Name
姓名

Position (if applicable)
職位 (如適用)

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

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

Goldrich Planners and Surveyors Limited (金澤規劃測量師行有限公司)

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。

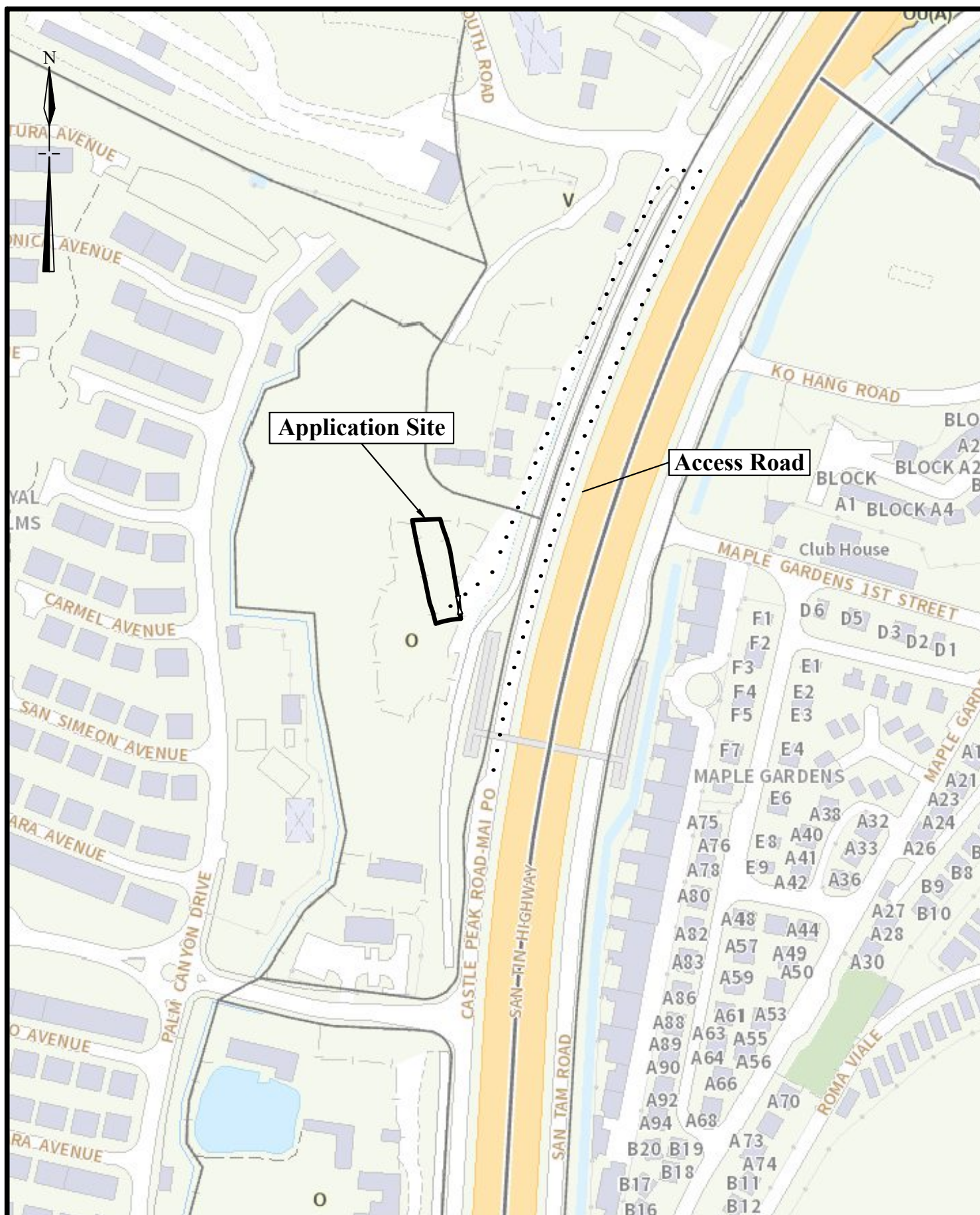
Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the 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	Lot 29 in D.D. 101, Mai Po, Yuen Long		
Site area 地盤面積	574 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	Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8		
Zoning 地帶	Open Space		
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	264 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.46 <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	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	30.3 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 <u>1</u> 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 <u>1</u> 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) _____ _____	
	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		
	<u>Chinese</u> 中文	<u>English</u> 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan (Plan 1)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan (Plan 2)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal (Plan 4)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Fire Service Installations Proposal (Plan 6)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Compliance Letter of Previous Application</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

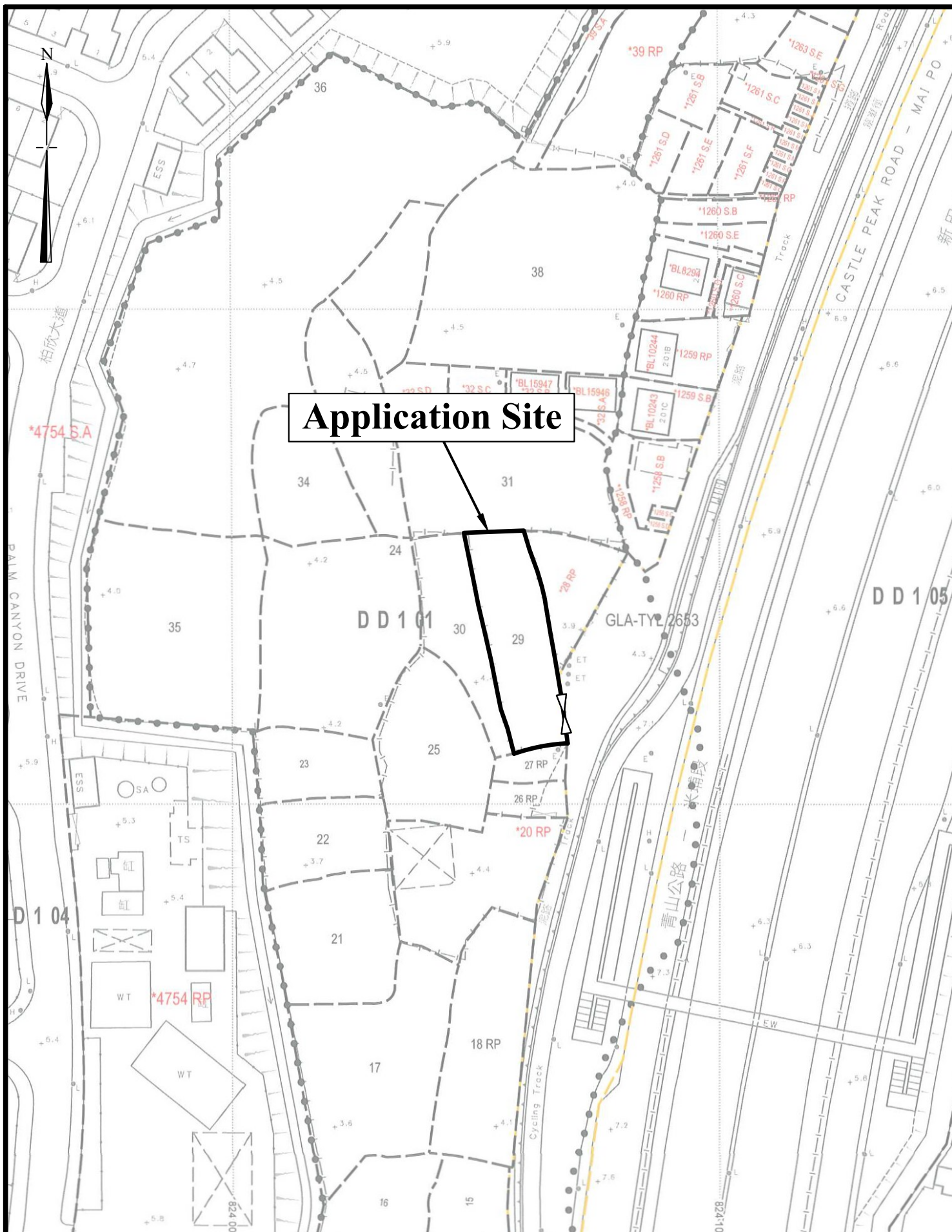
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

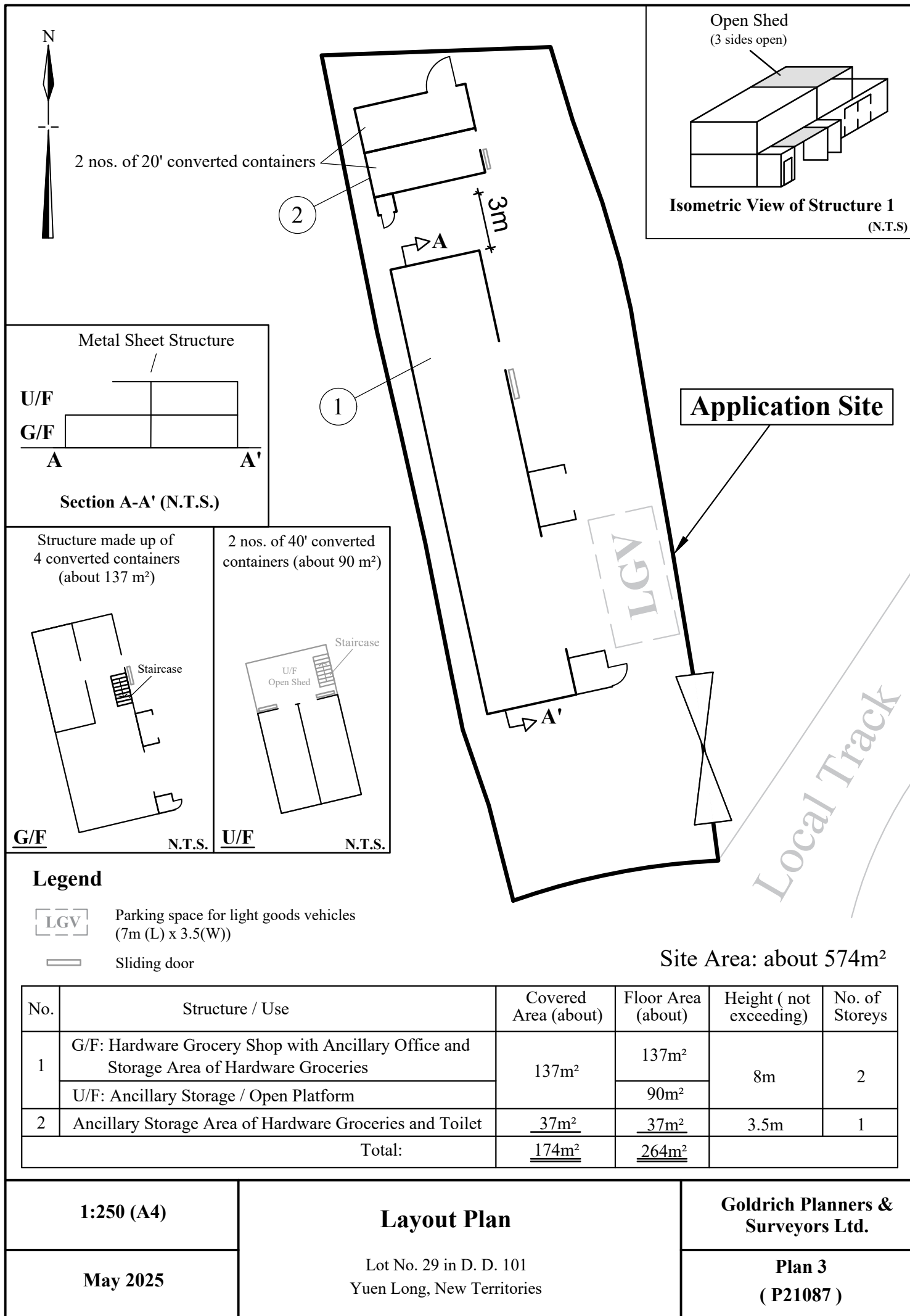


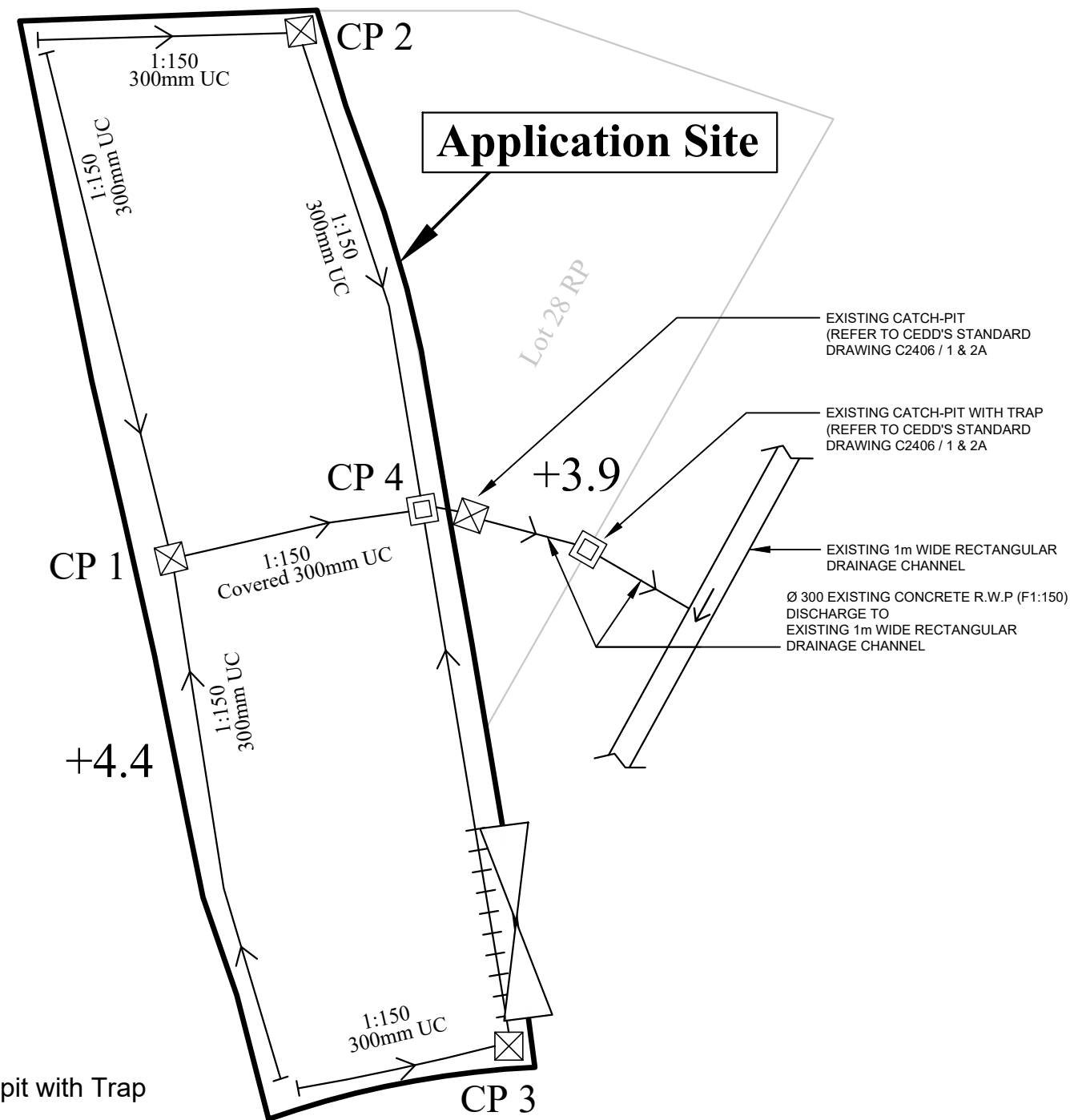
Extracted from Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8

Not to Scale	Location Plan Lot No. 29 in D. D. 101 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
May 2025		Plan 1 (P 21087)



<p>Not to Scale</p>	<p>Lot Index Plan</p>	<p>Goldrich Planners & Surveyors Ltd.</p>
<p>May 2025</p>	<p>Lot No. 29 RP in D. D. 101 Yuen Long, New Territories</p>	<p>Plan 2 (P 21087)</p>





Application Site

Lot 28 RP

CP 4

CP 1

CP 2

CP 3

+4.4

+3.9

LEGEND



Existing Catch-pit with Trap



Existing Catch-pit



Existing 300mm U-Channel

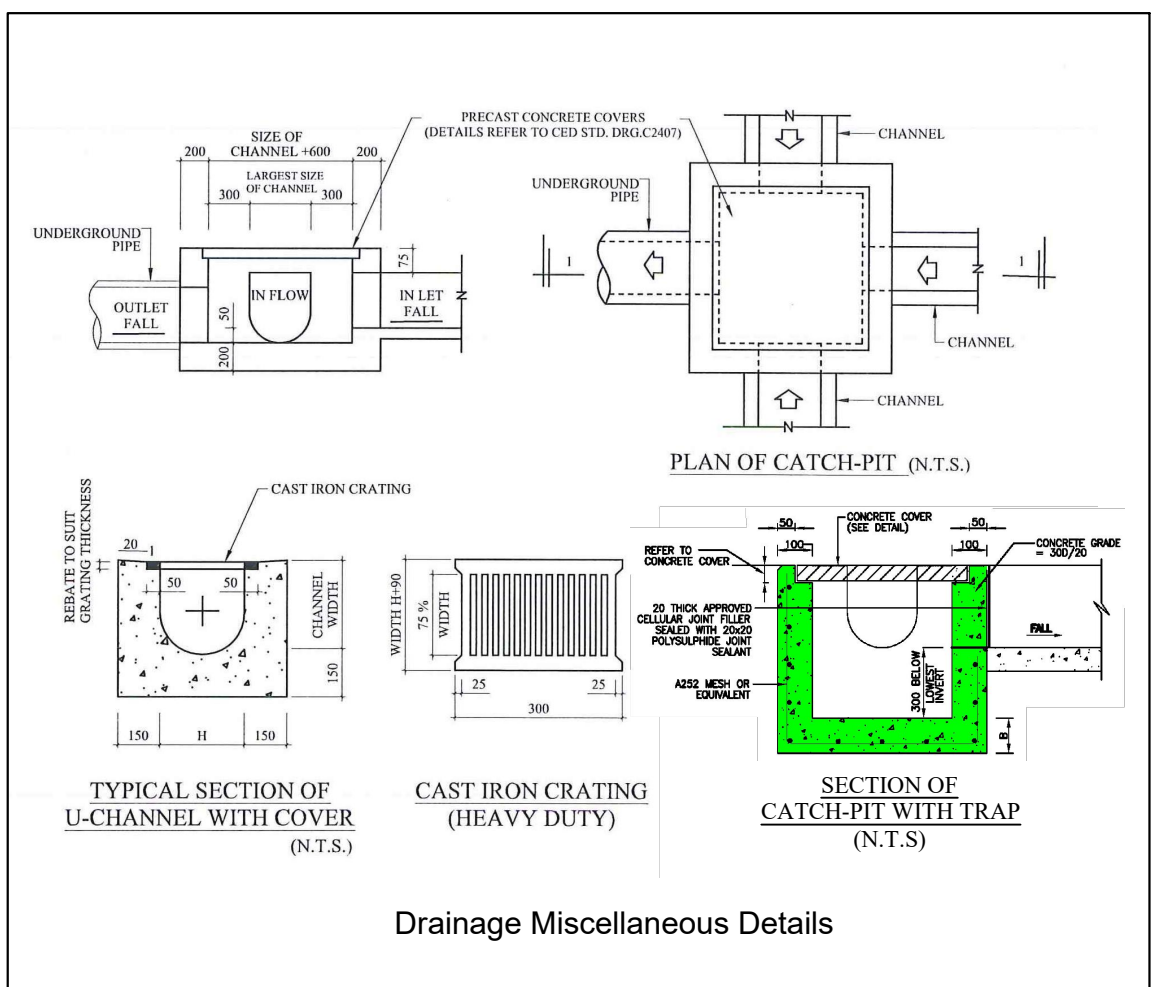


Existing 300mm U-Channel with C.I. Cover

Note: According to Technical Note to Prepare a Drainage Submission by Drainage Services Department of November 2001 (P.6), 300mm U-channel is acceptable for area < 1,200 m²

Site Area: about 574m²

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	4.4	3.96
CP 2	4.4	4.03
CP 3	4.4	4.04
CP 4	4.4	3.90



Drainage Miscellaneous Details

1:250 (A3)

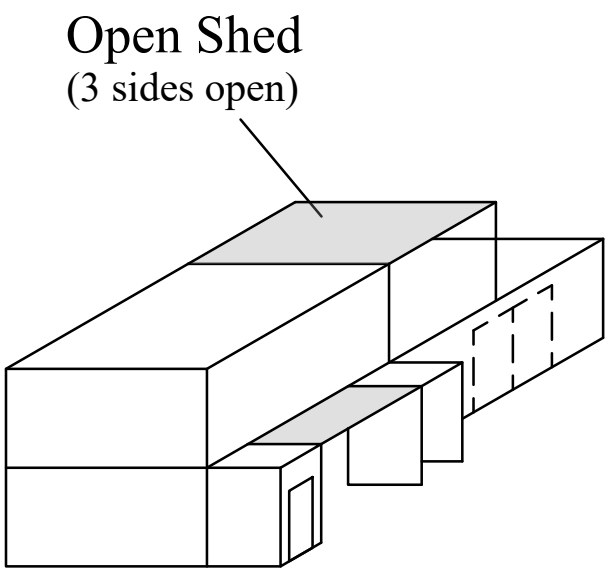
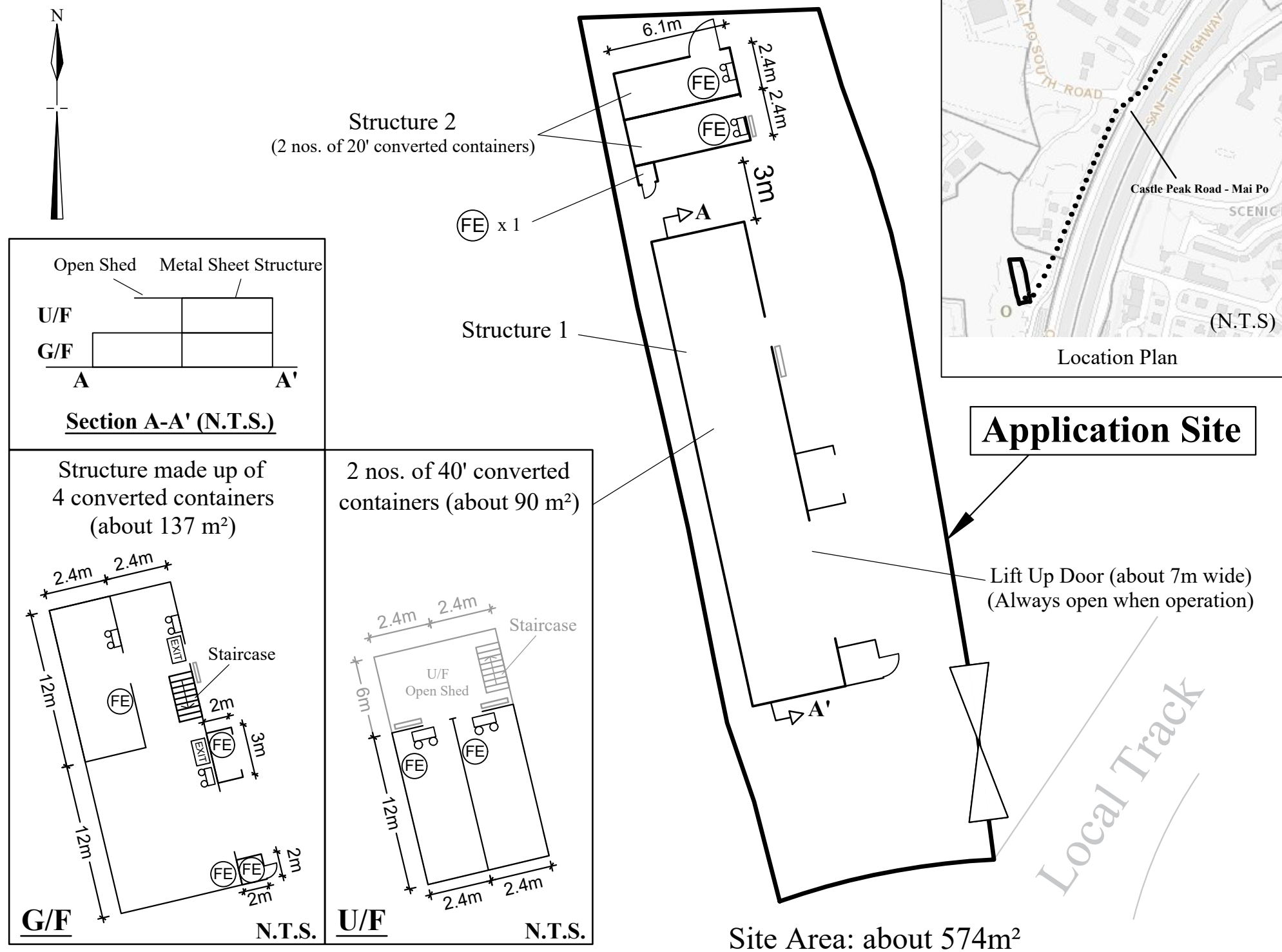
May 2025

Drainage Proposal

Lot No. 29 in D. D. 101
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 4
(P21087)



Isometric View of Structure 1

(N.T.S)

1:250 (A3)

May 2025

Fire Service Installations Proposal

Lot No. 29 in D. D. 101
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 5
(P21087)

Executive Summary

1. The application site (the site) is on Lot 29 in D.D. 101, Mai Po, Yuen Long.
2. The applied use is “Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities” for a Period of 3 Years. The previous approved application no. is A/YL-MP/329.
3. The site area is about 574 m². No government land is involved.
4. The site falls within the “Open Space (“O”) zone under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8 “Shop and Services” is a Column 2 use under the OZP which requires planning permission.
5. Two one to two-storey structures (not exceeding 8m) with a total floor area of about 264 m² is proposed on site for retail hardware grocery shop and ancillary uses.
6. Operation hours are 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. There are 20 similar applications of shop and services approved in the vicinity in the last decade.
8. The applied use satisfies local residents’ needs for hardware groceries.

行政摘要

1. 申請地點位於元朗米埔丈量約份第 101 約地段第 29 號。
2. 申請用途為「臨時商店及服務行業（五金雜貨零售店）連附屬設施的規劃許可續期」（為期 3 年）。前申請批准編號為 A/YL-MP/329。
3. 申請面積為大約 574 平方米，不牽涉政府土地。
4. 申請地點位於米埔及錦繡花園分區大綱核准圖編號 S/YL-MP/8 下的「休憩用地」用途地帶。「商店及服務行業」屬第二欄用途，需得規劃批准。
5. 申請地點擬議提供 2 個一至兩層（不多於 8 米）高的構築物，總樓面面積約 264 平方米作臨時五金雜貨零售店連附屬用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分（星期日及公眾假期照常營業）。
7. 過去十年附近共有 20 個類似的商店及服務行業用途的規劃申請獲得批准。
8. 申請用途可以滿足當地居民對五金雜貨的需求。

Justifications

1. The Applied Use

- 1.1. The applied use is “Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities” for a Period of 3 Years. The previous approved application no. is A/YL-MP/329.

2. Location

- 2.1. The application site is on Lot 29 in D.D. 101, Mai Po, Yuen Long. The site is accessible via a local track from Castle Peak Road - Mai Po.

3. Site Area

- 3.1. The site area is about 574 m². No government land is involved.

4. Town Planning Zoning

- 4.1. The application site falls within the Open Space ("O") zone under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8.
- 4.2. The “O” zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 4.3. “Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

5. Similar Applications in the Vicinity

- 5.1. There are over 20 similar planning applications in the vicinity in the last decade.

6. Development Parameters

- 6.1. Two structures of one to two storeys are proposed on site. The structures are composed of two 20’ converted containers and four 40’ converted containers under open sheds. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1	G/F: Hardware Grocery Shop and ancillary Storage Area of Hardware Groceries	137m ²	137m ²	8m	2
	U/F: Ancillary Storage / Open Platform		90m ²		
2	Ancillary Storage Area of Hardware Groceries and Toilet	<u>37m²</u>	<u>37m²</u>	3.5m	1
	Total:	<u>174m²</u>	<u>264m²</u>		

- 6.2. The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
- 6.3. The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.
- 6.4. There is a parking space for light goods vehicles provided within the site for logistics of the proposed development. No heavy goods vehicle is used for the proposed use.
- 6.5. Surface runoff from the site is collected by existing U-channels and catch pits and discharged to the existing public channel at the east of the site. No drainage impact is expected. Please refer to the drainage proposal (Plan 4) for details.

7. Planning Gain

The proposed use satisfies the needs of local residents for hardware groceries. Nearby residents do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



By fax (2762 1783) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-MP/329
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

21 December 2023

Goldrich Planners & Surveyors Ltd.



(Attn: Francis LAU)

Dear Sir/Madam,

**Compliance with Approval Condition (d) -
Submission of Fire Services Installations Proposal**

**Proposed Temporary Shop and Services (Retail Shop for
Hardware Groceries) with Ancillary Facilities for a Period of 3 Years
in "Open Space" Zone, Lot 29 in D.D. 101, Mai Po, Yuen Long**

(Planning Application No. A/YL-MP/329)

I refer to your submission received on 14.12.2023 regarding the submission of fire service installations proposal in an attempt to comply with condition (d). The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.** Please find detail comments of the Director of Fire Services, Fire Services Department (D of FS) at **Appendix.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find detail comments of the Director of Fire Services, Fire Services Department (D of FS) at **Appendix.**

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : TL24172 / P21087
本署檔號 Our Reference : () in TPB/A/YL-MP/329
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4045

15 August 2024

GoldRich Planners & Surveyors Ltd.

(Attn.: Mr. Francis LAU)

Dear Sir/Madam,

**Compliance with Approval Condition (e)
The Implementation of the Fire Service Installations Proposal**

**Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries)
with Ancillary Facilities for a Period of 3 Years in "Open Space" Zone,
Lot 29 in D.D. 101, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/329)**

I refer to your letter dated 9.4.2024 regarding the implementation of the fire service installations proposal in an attempt to comply with the approval condition (e). Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.**
- ☐ Not acceptable. The captioned condition **has not been complied with.**

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CTP/TPB(3)

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



By Fax (2762 1783) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

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電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

20 July 2023

Goldrich Planners & Surveyors Ltd.

(Attn.: Francis LAU)

Dear Sir/Madam,

Compliance with Approval Condition (f) Submission of Drainage Proposal

Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Office for a Period of 3 Years in "Open Space" Zone, Lot 29 in D.D. 101, Mai Po, Yuen Long (Planning Application No. A/YL-MP/329)

I refer to your letter dated 26.6.2023 regarding the submission of the revised drainage proposal for compliance with approval condition (f) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find the detailed comments.

Should you have any queries, please contact Mr. LEONG Cheung Ching (Tel: 2300 1432) of the Drainage Services Department directly.

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



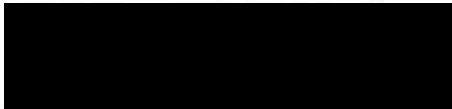
By Fax (2762 1783) and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference TL23376/P21087
本署檔號 Our Reference () in TPB/A/YL-MP/329
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

29 August 2023

Goldrich Planners & Surveyors Ltd.



(Attn.: Francis LAU)

Dear Sir/Madam,

Compliance with Approval Condition (g) Implementation of Drainage Proposal

Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Office for a Period of 3 Years in "Open Space" Zone, Lot 29 in D.D. 101, Mai Po, Yuen Long (Planning Application No. A/YL-MP/329)

I refer to your letter dated 14.8.2023 regarding the submission of photographic record of drainage facilities for compliance with approval condition (g) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find the detailed comments.

Should you have any queries, please contact Mr. LEONG Cheung Ching (Tel: 2300 1432) of the Drainage Services Department directly.

Your Ref.: A/YL-MP/391

Our Ref.: TL25175 / P21087

9 June 2025

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

By E-mail:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Supplementary Information

**S.16 Application for
“Proposed Temporary Shop and Services
(Retail Shop for Hardware Groceries)
with Ancillary Facilities” for a Period of 3 Years
Lot No. 29 in D. D. 101, Yuen Long, New Territories**


We would like to submit an updated Layout Plan (Plan 3), Justifications (Appendix I), Plan showing Viewpoints of Drainage Photographs (Plan 6), 17 viewpoints photographs taken on 14.8.2023 and 2 pages of FS251 certificates for the captioned application.

We would like to clarify that no open storage activity will be conducted on site. The open space within the site is for manoeuvring of vehicles.

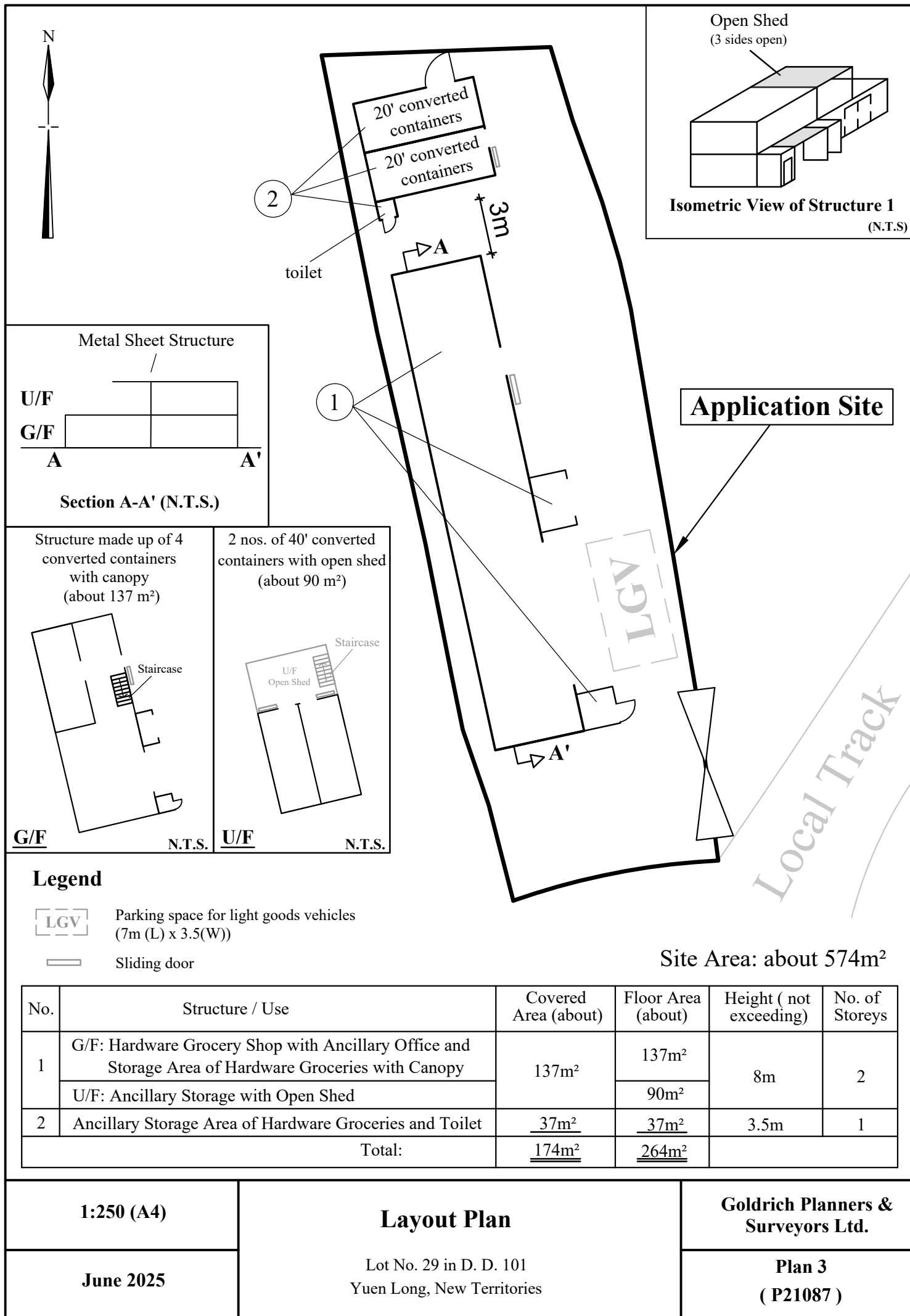
The Layout Plan for this renewal application is generally the same as the previous application.

The layout has been addressed when submitting the previous approved FSI proposal which only involved slight reduction in covered area of the two structures and corresponding site coverage and could be regarded as Class A Amendments.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.


Francis Lau

Encl.



Justifications

1. The Applied Use

- 1.1. The applied use is “Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities” for a Period of 3 Years. The previous approved application no. is A/YL-MP/329.

2. Location

- 2.1. The application site is on Lot 29 in D.D. 101, Mai Po, Yuen Long. The site is accessible via a local track from Castle Peak Road - Mai Po.

3. Site Area

- 3.1. The site area is about 574 m². No government land is involved.

4. Town Planning Zoning

- 4.1. The application site falls within the Open Space ("O") zone under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8.
- 4.2. The “O” zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 4.3. “Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

5. Similar Applications in the Vicinity

- 5.1. There are over 20 similar planning applications in the vicinity in the last decade.

6. Development Parameters

- 6.1. Two structures of one to two storeys are proposed on site. The structures are mainly converted containers. Please refer to the Layout Plan (Plan 3) and the following table for details:

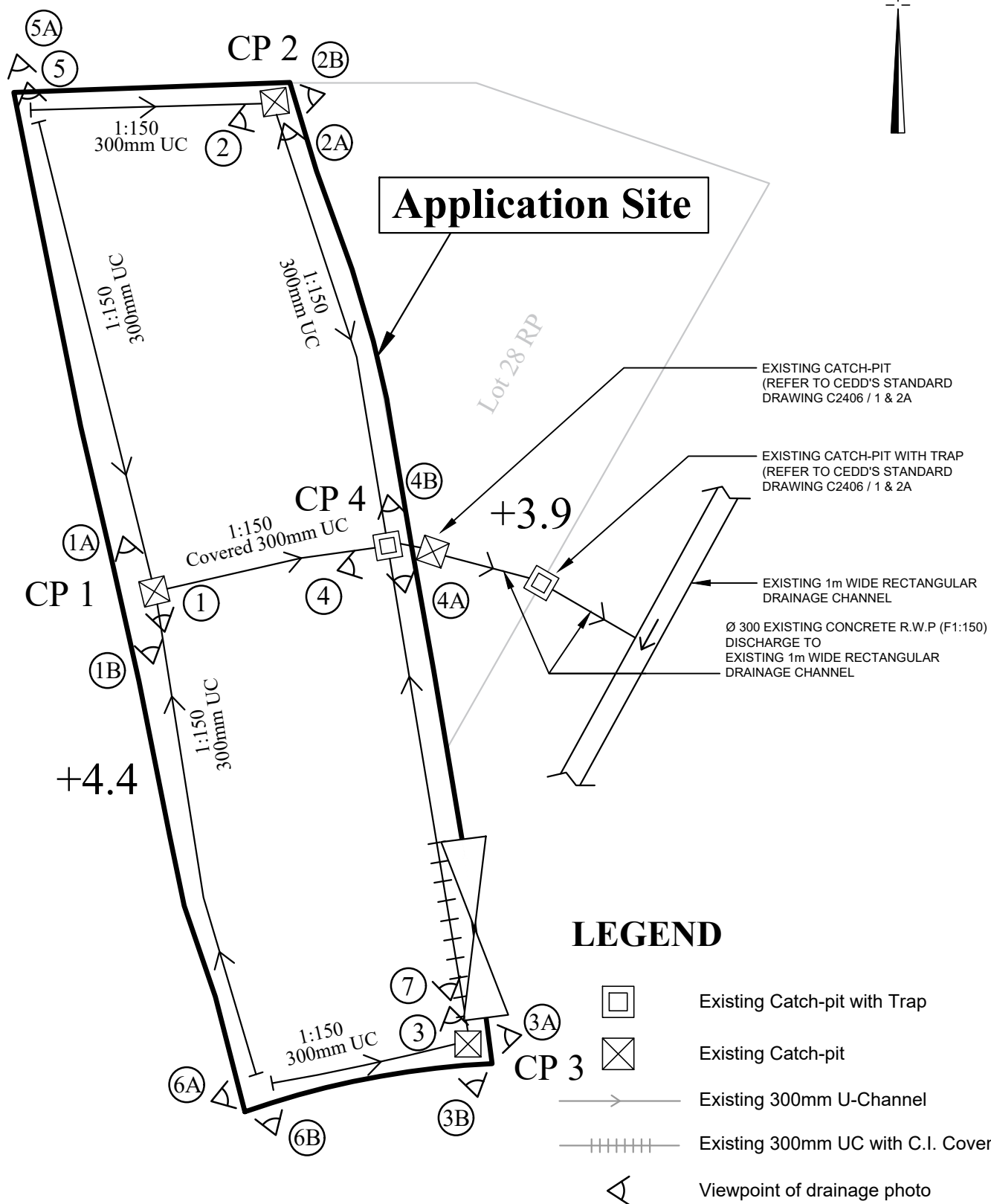
No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1	G/F: Hardware Grocery Shop and ancillary Storage Area of Hardware Groceries with canopy	137m ²	137m ²	8m	2
	U/F: Ancillary Storage with Open Shed		90m ²		
2	Ancillary Storage Area of Hardware Groceries and Toilet	<u>37m²</u>	<u>37m²</u>	3.5m	1
	Total:	<u>174m²</u>	<u>264m²</u>		

- 6.2. The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
- 6.3. The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.
- 6.4. There is a parking space for light goods vehicles provided within the site for logistics of the proposed development. No heavy goods vehicle is used for the proposed use.
- 6.5. Surface runoff from the site is collected by existing U-channels and catch pits and discharged to the existing public channel at the east of the site. No drainage impact is expected. Please refer to the drainage proposal (Plan 4) for details.

7. Planning Gain

The proposed use satisfies the needs of local residents for hardware groceries. Nearby residents do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-



1:250 (A4)

May 2025

Viewpoints of Drainage Photographs

Lot No. 29 in D. D. 101
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 6
(P21087)

Viewpoint 1



Viewpoint 1A



Viewpoint 1B



Viewpoint 2



Viewpoint 2A



Viewpoint 2B



Viewpoint 3



Viewpoint 3A



Viewpoint 3B



Viewpoint 4



Viewpoint 4A



Viewpoint 4B



Viewpoint 5



Viewpoint 5A



Viewpoint 6A



Viewpoint 6B



Viewpoint 7



(第九條(1)款)

消防處檔號

A 9290619

消防裝置及設備證書

顧客姓名

擁有人

樓宇名稱

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

座

分區

Yuen Long

地區

☐ 香滑

7

☒ 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have that fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)條例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

[illegible]

Code 編碼	Type of ESI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on C
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Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)
11	7 x 應急照明燈	As above	全新安裝緊急照明燈 ("a & b" Model : TS-EL 2053)	Conforms with FSD requirements	3-4-2024
12	2 x 出口指示燈箱	"	全新安裝消防出路燈箱 ("Apollo")	"	"

Code 編碼	Time of ESI 裝墨類型
---------	------------------

[illegible]

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

受權人簽署

姓名

商處註冊號碼

Telephone :

聯絡電話

Date _____

Inspected

11/11/2016

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 1/2016)

RC 2/163 RC 1/60

Intercept Fire & Security

Tech.Ltd

6-4-2024



(第九條(1)款)

消防處檔號

A 9271714

消防裝置及設備證書

顧客姓名

樓宇名稱

門牌號數/市地段

Lot No.29 in D.D.101

街道/屋苑名稱

座

分區

Yuen Long

地區

☐ 香港

☐ 九龍

新界

☐ Industrial工業☐ Commercial

業 ☐ Domestic

posite綜合

☐ Licensed

emises持牌

□ Instit

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

[illegible]

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

Signature

Name _____

Name

姓名

FSD/RC No.
車行牌照號碼

公司名稱

Test

Telephone
聯綫電託

Date

For FSD
use only:

Inspected

RC 3/185

Intercept Fire & Security

Tech.Ltd

6-4-2024

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-MP/391

Our Ref.: TL25214 / P21087

4 July 2025

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

By E-mail:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S.16 Application for
“Renewal of Planning Approval for
Temporary Shop and Services (Retail Shop for Hardware Groceries)
with Ancillary Facilities” for a Period of 3 Years
Lot 29 in D. D. 101, Yuen Long, New Territories**

We refer to the comments from the Fire Services Department dated 27.6.2025 and Transport Department dated 3.7.2025.

We would like to submit two pages of FS251 certificates for the captioned application.

The traffic trip generation/attraction rates are expected as follows:

	Attractions	Generations
08:30 – 09:30	0	0
09:30 – 10:30	1	0
10:30 – 11:30	0	1
11:30 – 12:30	0	0
12:30 – 13:30	0	0
13:30 – 14:30	0	0
14:30 – 15:30	1	0
15:30 – 16:30	0	1
16:30 – 17:30	0	0
17:30 – 18:30	<u>0</u>	<u>0</u>
Total Trips	<u>2</u>	<u>2</u>

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Alan Poon p.p.
Francis Lau

Encl.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:

消防處檔號

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

A 9256412

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

擁有人

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot No.29 in D.D.101

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防 (裝置及設備) 規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	7 x 應急照明燈 ("a & b" Model: TS-EL 2053)	As above	Conforms with FSD requirements	2-7-2025	1-7-2026
12	2 x 出口指示燈箱 ("Apollo")	"	Conforms with FSD requirements	"	"

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD use only:

Inspected

Verified

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

**Relevant Extracts of Town Planning Board Guidelines on
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

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

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Relevant Extracts of Town Planning Board Guidelines on
Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-MP/329	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years	29.7.2022

Rejected Application

Application No.	Use(s)/Development(s)	Date of Consideration (Town Planning Board)	Rejection Reasons
A/YL-MP/268	Proposed Temporary Open Storage of Construction Machinery and Equipment with Ancillary Converted Container Office and Staff Common Room for a Period of 3 Years	27.7.2018	(1) – (3)

Rejection Reasons:

- (1) The proposed development is not in line with the planning intention of “Open Space” (“O”) and “Village Type Development” (“V”) zones. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- (2) The proposed development is not in line with the Town Planning Board Guidelines for Application for Temporary Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that no previous approval has been granted for the site, there are adverse department comments on environmental and landscape aspects and local objection.
- (3) The approval of the application would set an undesirable precedent for similar applications within the “O” and “V” zones. The cumulative effect of approving such application would result in general degradation of the environment of the area.

**Similar s.16 Applications within the same “O” Zone
on the Mai Po and Fairview Park Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-MP/298	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020
A/YL-MP/300*	Temporary Shop and Services (Real Estate Agency and Retail Store) with Ancillary Staff Canteen and Site Office for a Period of 3 Years	18.12.2020 [Revoked on 18.5.2023]
A/YL-MP/302*	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	5.2.2021 [Revoked on 5.11.2024]
A/YL-MP/306	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years	9.7.2021
A/YL-MP/311*	Proposed Temporary Shop and Services (Interior Design Company) for a Period of 5 Years	27.8.2021 [Revoked on 27.2.2024]
A/YL-MP/319*	Temporary Shop and Services (Interior Services Company) with Ancillary Office for a Period of 5 Years	24.12.2021 [Revoked on 24.6.2024]
A/YL-MP/321*	Temporary Shop and Services (Retail Shop) with Ancillary Office for a Period of 5 years	24.12.2021 [Revoked on 24.9.2024]
A/YL-MP/325	Renewal of Planning Approval for Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	22.4.2022
A/YL-MP/348*	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years	11.9.2023 [Revoked on 11.6.2024]
A/YL-MP/351	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.8.2023
A/YL-MP/364	Proposed Temporary Shop and Services (Foot Massage Parlour), Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities and Office for a Period of 3 Years	7.6.2024
A/YL-MP/383	Proposed Temporary Shop and Services for a Period of 3 Years	2.5.2025
A/YL-MP/385	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	28.2.2025

*denotes permission revoked

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 29 in D.D. 101 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; and
- advisory comments are detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix V**.

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

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

3. Drainage

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

- no objection in-principle to the application from drainage operation and maintenance point of view;
- the Site is the subject of a previous planning application No. A/YL-MP/329 for the same use with the same site area and setting. A joint inspection with the applicant was conducted and the drainage facilities were constructed in accordance with the drainage proposal and the drainage condition is found normal. Therefore, the implementation of drainage facilities is considered satisfactory.; and
- advisory comments are detailed in **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

5. **Landscape**

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 late 2024, the Site is situated in an area of comprehensive residential development landscapes character composing of low-rise residential buildings, village houses, temporary structures, vacant lands and scattered tree groups. Comparing the aerial photo of late 2024 and 2022, there is no significant change to the landscape character of the surrounding area since the last application (No. A/YL-MP/329) was approved. According to the layout plan provided, there is no significant change in the proposed layout. Further adverse landscape impact on landscape resources within the Site and landscape character arising from the continuous use is not anticipated; and
- advisory comments are detailed in **Appendix V**.

6. **Building Matters**

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

- no in-principle objection under the Building Ordinance to the applied use on the Site; and
- advisory comments are detailed in **Appendix V**.

7. **District Officer's Comments**

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

- local consultations were conducted by his office and no comments were received.

8. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Commissioner of Police; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport that:
- sufficient maneuvering spaces shall be provided within the subject site (the Site) or its adjacent area;
 - no vehicles are allowed to queue back to public roads or reverse onto/from public roads;
 - the pavement and the local track near the vehicular ingress/egress of the Site are not under Transport Department (TD)'s purview; and
 - the applicant shall obtain consent of the owners/managing department of the pavement and the local track for using them as the vehicular access to the Site.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- the proposed access arrangement of the Site should be commented and approved by TD;
 - HyD shall not be responsible for the maintenance of the proposed access connecting between the Site and Castle Peak Road - Mai Po; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Railway Development 1-1, HyD that:
- the Site is in the vicinity of the railway protection boundary of the existing railway line; and
 - the applicant is advised to consult MTR Corporation Limited with respect to the operation, maintenance, safety and any future works required for the existing railway network with reference to Development Bureau Technical Circular (Works) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. It is noted that existing drains are running through the Site and the applicant shall ensure that the flow will remain unobstructed during the period;
 - the proposed drainage proposal / works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from the Director of Environmental Protection (DEP) shall be obtained;
 - DLO/YL, LandsD should be consulted regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (f) to note the comments of DEP that sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, the applicant is reminded that proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes No. 1/23. All effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- 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 Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by the 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;

- 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
- detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號
Reference Number: 250626-114303-13282

提交限期
Deadline for submission: 02/07/2025

提交日期及時間
Date and time of submission: 26/06/2025 11:43:03

有關的規劃申請編號
The application no. to which the comment relates: A/YL-MP/391

「提意見人」姓名/名稱
Name of person making this comment: 加州豪園B期業主委員會

意見詳情
Details of the Comment :

就有關擬在元朗米埔丈量約份第101約地段第29號，闢設臨時商店及服務行業(五金雜貨零售店)連附屬設施之申請，如若有關申請的出入口在本邨及鄰近屋邨之主要出入通道(一號通道)，即加州大道與青山公路(米埔段)接壤路口，本會代表本邨居民提出強烈反對，謹請 貴會細閱我會方提出的下列反對意見：

1) 由於鄰近加州大道與青山公路(米埔段)接壤路口，即本邨及鄰近屋邨之主要出入通道(一號通道)，交通繁忙。惟本會發現現時進出該申請地段前面的銷售辦公室(即美聯物業)之車輛經常違規停泊於本邨向落馬洲方向之路口，造成擠塞。擔心有關申請獲批後，有更多車輛經由上述出入口進入，令本邨及鄰近屋苑居民更為不便。

2) 本會亦不時接獲多名業戶反映，表示不時有駕駛人士為方便，罔顧安全，由青山公路進入加州大道時直接橫跨對面線，進入前面的銷售辦公室及陳列室(近美聯物業)，更經常有重型貨櫃車出入，且不依照交通規則違規橫過美聯出入青山公路，並經常撞毀附近燈箱或欄杆，或會因看不清路面狀況而產生危險情況。本邨管理公司亦就事件去信運輸署及路政署反映，要求跟進，惟有關部門仍未有效跟進。若有關申請獲批後，本會擔心問題再加劇。

3) 而是次申請亦未就車輛和行人的交通影響作評估，則對本苑住戶車輛出入構成危險。

4) 政府若盲目批准上述申請，定會增加使用本邨一號通道的車輛數目，加速有關道路的損耗，引致維修成本增加。懇請 貴署考慮批出此許可證之長遠影響，此等事如政府請客要本邨及加州花園的業主結帳，是極不公平的。

謹請 貴會細閱我方提出的反對意見，切勿再漠視市民意見，盲目批准申請。

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

參考編號

Reference Number:

250626-113118-05155

提交限期

Deadline for submission:

02/07/2025

提交日期及時間

Date and time of submission:

26/06/2025 11:31:18

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/391

「提意見人」姓名/名稱

Name of person making this comment:

加州豪園A期業主委員會

意見詳情

Details of the Comment :

就有關擬在元朗米埔丈量約份第101約地段第29號，闢設臨時商店及服務行業(五金雜貨零售店)連附屬設施之申請，如若有關申請的出入口在本邨及鄰近屋邨之主要出入通道(一號通道)，即加州大道與青山公路(米埔段)接壤路口，本會代表本邨居民提出強烈反對，謹請 貴會細閱我會方提出的下列反對意見：

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謹請 貴會細閱我方提出的反對意見，切勿再漠視市民意見，盲目批准申請。