

2025年 3月 3日

Appendix I for RNTPC
Paper No. A/YL-MP/388B

此文件在 收到・城市規劃委員會
只會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。

- 3 MAR 2025

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

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

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

2403058

19/12

by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-MP/388
	Date Received 收到日期	- 3 MAR 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)

Au Ming Ming Mimi

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)	DD101 23, 24, 25, 27RP, 30, 33, 34, 35
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 5135.97 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 1395.69 sq.m 平方米 ☐ 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 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL - MP/8
(e) Land use zone(s) involved 涉及的土地用途地帶	休憩用地
(f) Current use(s) 現時用途	有部份是申請的康體文娛場所， 有部份是使用中 有部份是空置用地 (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 27/1/2025 - 10/2/2025 (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 6/2/2025 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☒ Filling of land 填土		
	Area of filling 填土面積	3515.97 sq.m 平方米	☒ About 約
	Depth of filling 填土厚度	0.05-0.3 m 米	☒ About 約
	☒ Excavation of land 挖土		
	Area of excavation 挖土面積	10 sq.m 平方米	☒ About 約
	Depth of excavation 挖土深度	0.4 m 米	☒ About 約
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展	臨時商店及服務行業(寵物及園藝), 和相關的挖土及填土工程, 為期五年		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置													
	☐ Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

- (a) Proposed use(s)/development
擬議用途/發展

臨時商店及服務行業(寵物及園藝), 和相關的挖土及填土工程, 為期五年

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- | | | |
|---|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 |1395.69..... sq.m 平方米 | ☒ About 約 |
| Proposed plot ratio 擬議地積比率 |0.271..... | ☒ About 約 |
| Proposed site coverage 擬議上蓋面積 |22.7..... % | ☐ About 約 |
| Proposed no. of blocks 擬議座數 |16..... | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 |1-2..... storeys 層 | |
| | ☐ include 包括.....storeys of basements 層地庫 | |
| | ☐ exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) ☐ About 約
no more than 6 m 米 ☐ About 約 | |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities
 政府、機構或社區設施

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

查看布局設計圖

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....		查看布局設計圖
.....		
.....		
.....		
.....		

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

查看布局設計圖

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2024年4月

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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)) 由米埔南路經小路到達 ☐ 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)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 (和輕型貨車共用) 10 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) ☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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 1 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) ☐

9. 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。

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 No 否	☐ Please provide details 請提供詳情 ☒																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 ☐																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> 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) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
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Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

10. 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。

附件提供。

11. 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

Au Ming Ming mimi

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

18-12-2024

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	DD101 23, 24, 25, 27RP, 30, 33, 34, 35		
Site area 地盤面積	5135.97	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	S/YL - MP/8		
Zoning 地帶	休憩用地		
Applied use/ development 申請用途／發展	臨時商店及服務行業(寵物及園藝), 和相關的挖土及填土工程, 為期五年		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1395.69 ☒ About 約 ☐ Not more than 不多於	0.271 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	16	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	6	m 米 ☒ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	22.7		% ☒ About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

(vii) 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	10
	Private Car Parking Spaces 私家車車位(和輕型貨車共用) 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) _____ _____	10
	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) _____ _____	1

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	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☒	☐
申請場地位置圖、行車路線圖、填土及挖土位置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

申請理由

地段：DD101 LOT 23, LOT 24, LOT 25, LOT 27RP, LOT 30, LOT 33, LOT 34, LOT 35

申請用途：臨時商店及服務行業(寵物及園藝)，
和相關的挖土和填土工程，為期五年。

本人家族經營園藝公司三十多年，經常物識一些土地作植物園林發展，留意到此地段的土地空置出來，向此土地擁有人租用 5 年以上作商店及服務用途。

本人想用此地發展為期五年的商店及服務和相關的挖土和填土工程，提供寵物及園藝用品服務之用。疫情後近年多了人飼養寵物，對寵物用品，服務及戶外人寵共融場地需求甚殷。此外元朗區及週邊居民一直對花草種植，園藝服務，及花園設計需求較多。有見及此，本人想用此地發展為期五年的園藝及寵物混合商店及服務行業和相關的挖土和填土工程，提供環境清幽空曠的大型空間，滿足周邊居民動植物需要，一方面提供寵物的日常物資所需、寵物美容、人寵共融的戶外空間，另一方面提供園藝服務、植物買賣及園景設計。這是一個融合綠色及寵物的大自然概念空間，旨在打造一個擁抱大自然及提倡動物福利的混合一站式動植物用品及服務商店。

之前曾經入紙申請過一次規劃申請(申請編號：A/YL-MP/331 及 A/YL-MP/374)，是申請此地發展為期五年的臨時康體文娛場所(休閒農場)，經過一段時間了解所需後，現重新更改此申請的地域及用途為(商店及服務行業)。

此 8 個地域大約 5,135.97 平方米，總樓面面積約為 1,395.69 平方米。27.2%為寵物及園藝用品服務的辦公室、戶外植物辦公室、植物配件工具放置區、員工休息室、寵物及訪客休息區、廁所、寵物美容及活動室。另外 72.8%的戶外地方作休憩區、種植區，草地區及泊車區域。

寵物服務方面，1 個兩層 6 米 x 6 米的寵物辦公室貨櫃，內裡會作商店及辦公用途、1 個 12 米 x 3 米的寵物美容休息室貨櫃、1 個 6 米 x 3 米的儲物貨櫃連斜鐵棚、1 個 3.6 米 x 1.7 的廁所、1 個 10 米 x 4 米的廁所(4x1.5x2 米)及連儲物室(6x3x2 米)斜鐵棚、1 個 10 米 x 4 米的自助寵物美容區、一個 6 米 x 6 米的貨櫃作活動室之用。西南面有一個 12 米 x 12 米的帳篷作寵物及訪客休息避暑區，提供充氣小水池、桌子椅子及寵物玩樂區。會定期提供場地與各動物收容所合作舉辦動物領養活動，助緩和各動物收容所的空間飽和情況。

園藝服務方面，1 個辦公室是一個兩層 16 米 x 12 米的貨櫃連斜鐵棚，作防日曬及積水之用、1 個 10 米 x 8 米的斜鐵棚作植物配件工具放置區、1 個 15 米 x 12 米的斜鐵棚作植物放置區、1 個 9.1 米 x 4.9 米園藝員工休息室貨櫃連斜鐵棚。

西面設有 1 個 20 米 x 9 米的貨櫃作大型植物展示及室內種植區。
北面設有 1 個兩層 6 米 x 9 米的貨櫃作戶外植物辦公室。

其餘戶外地方用作休息區，種植區，草地區，及泊車區域。

休息區的一部份土地上用石塊疊高 0.3 米作小平台，平台上放置 3 個 3 米 x 3 米的遮陽擋雨涼亭，作有蓋休憩位置，內裡會提供風扇作通風配備，每個可容納 6 人。在涼亭前方建造一個 10 米 x 1 米的水池 (10 平方米 x 0.4 米深) 以收集雨水區用作灌溉及降溫，還作園藝設計作品展示之用。

而空曠部份亦會放置 20 套戶外組合(太陽傘、桌子及椅子) 作休憩之用。在北面有一個大約 500 平方米的種植區用作放置戶外植物區及園景物料之用。

草地區有 3 個分別是約 380 平方米、460 平方米及 270 平方米的真草地及大量各式植物園景，草地上可給進場人仕及寵物休憩和參觀園藝植物。

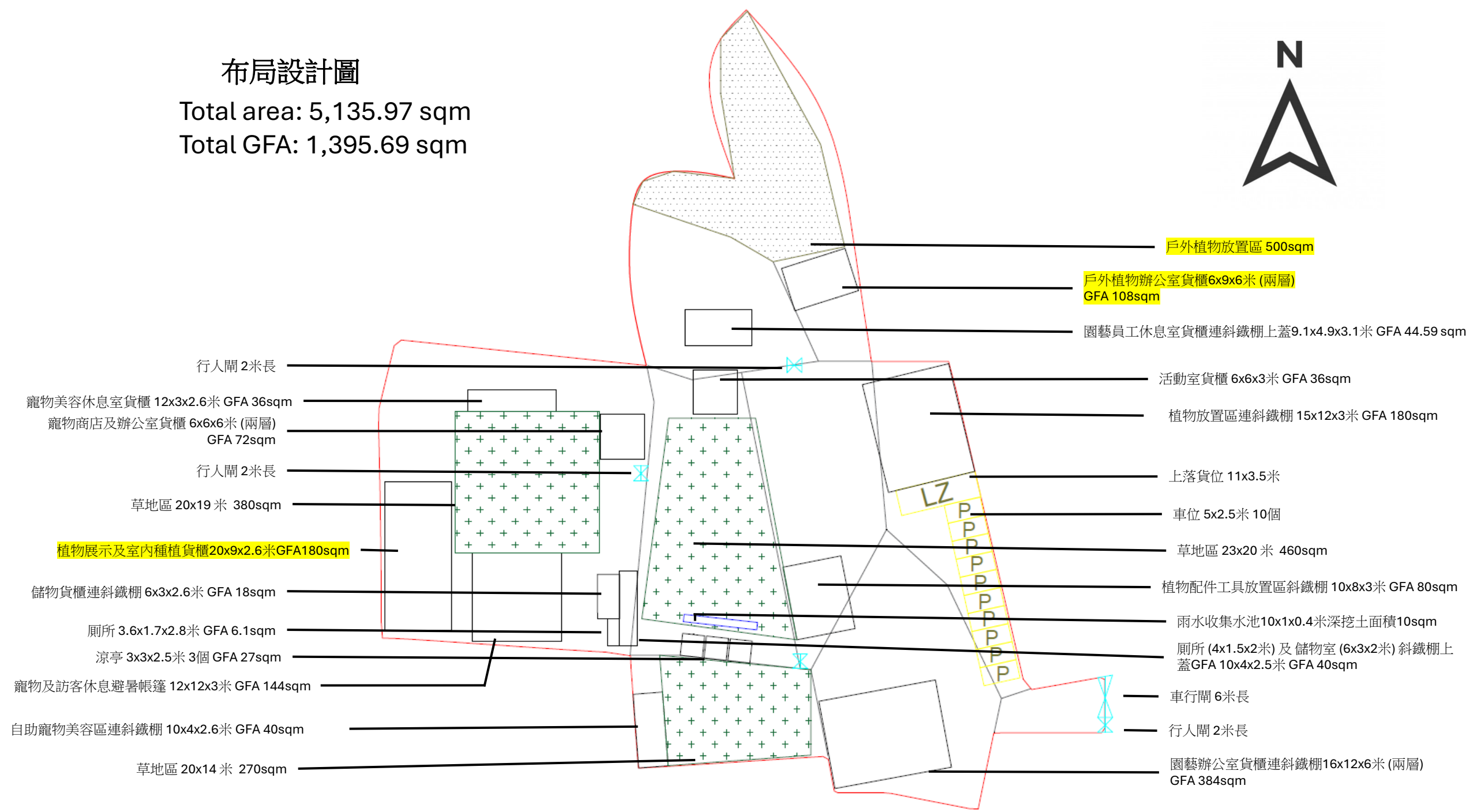
在場內不同位置提供 6 個流動洗手間及廢物環保回收分類區供入場人仕使用，種植草地上，定期有園藝打理保養及滅蟲。

預計開放每星期二至日及公眾假期，四至十月份開放時間： 1000-1800，十一月至三月份開放時間： 1100-2200，每星期一休息作保養和滅蟲。此計劃意念是提供一個多元化混合戶外空間，提供環境清幽空曠地方，滿足周邊居民動植物需要，給予寵物服務，園藝服務，打造更多綠色環保人寵共融空間。

布局設計圖

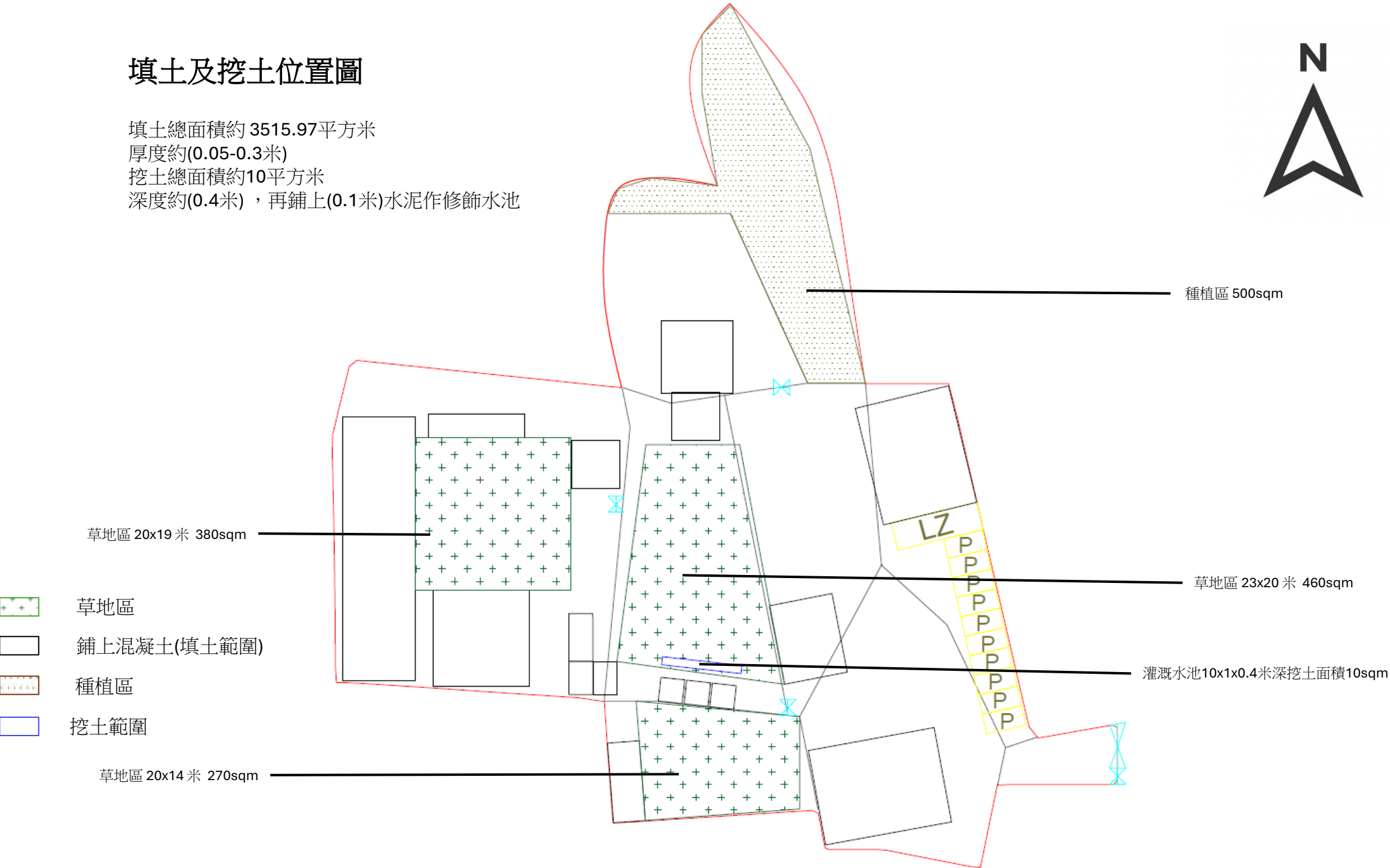
Total area: 5,135.97 sqm

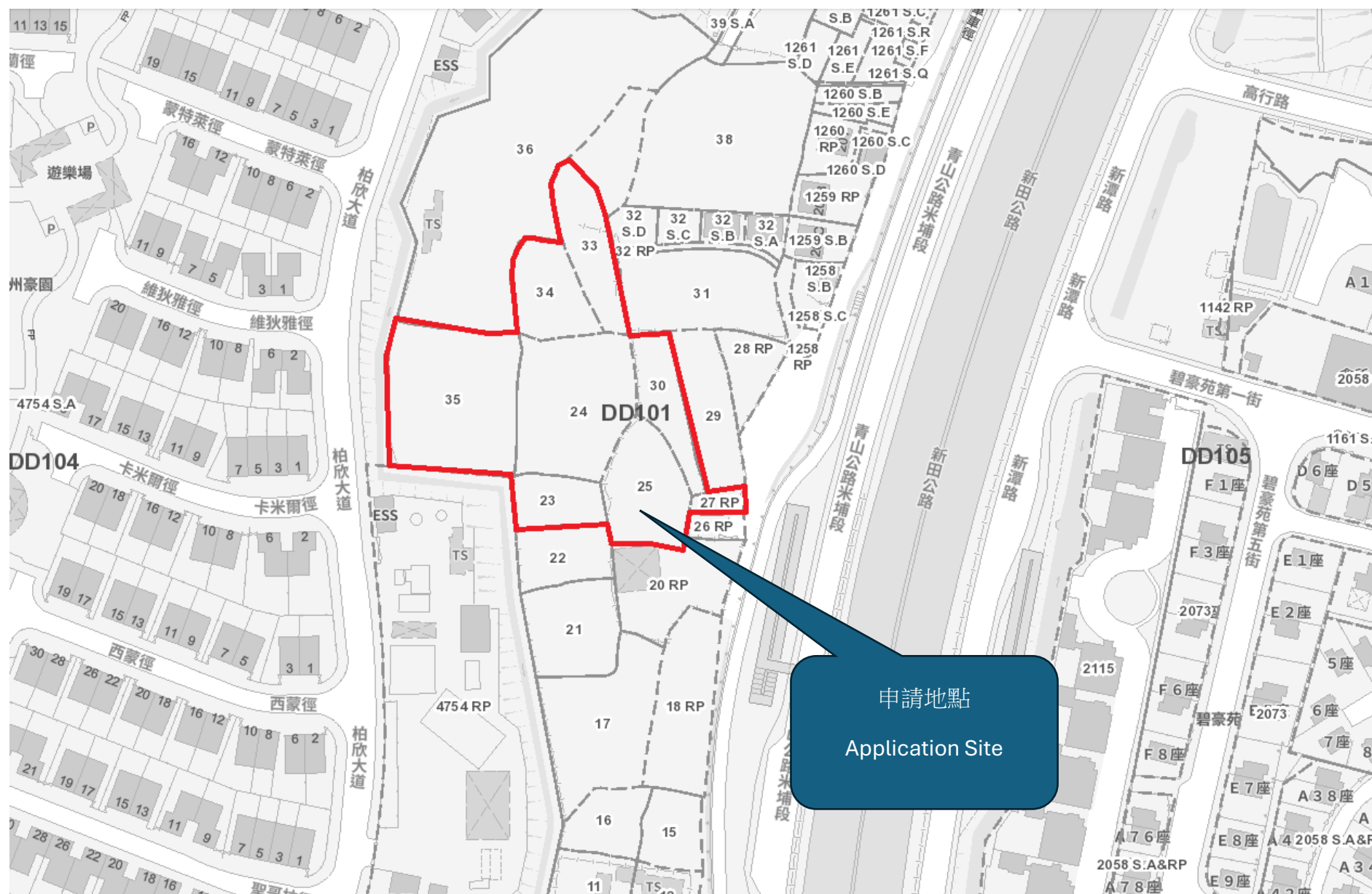
Total GFA: 1,395.69 sqm



填土及挖土位置圖

填土總面積約 3515.97平方米
厚度約(0.05-0.3米)
挖土總面積約10平方米
深度約(0.4米) ，再鋪上(0.1米)水泥作修飾水池







由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

臨時商店及服務行業(寵物美容、寵物用品及園藝用品), 和相關的挖填土工程, 為期五年

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積1395.69 sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率0.271 ☒About 約
- Proposed site coverage 擬議上蓋面積21.68 % ☐About 約
- Proposed no. of blocks 擬議座數17.....
- Proposed no. of storeys of each block 每座建築物的擬議層數1-2..... storeys 層
☐ include 包括.....storeys of basements 層地庫
☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐About 約
no more than 6 m 米 ☐About 約

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	DD101 23, 24, 25, 27RP, 30, 33, 34, 35		
Site area 地盤面積	5135.97 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	S/YL - MP/8		
Zoning 地帶	休憩用地		
Applied use/ development 申請用途／發展	臨時商店及服務行業(寵物美容、寵物用品及園藝用品), 和相關的挖填土工程, 為期五年		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1395.69 ☒ About 約 ☐ Not more than 不多於	0.271 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	17	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	6	m 米 ☒ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	21.68 % ☒ About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

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

----- Forwarded message -----

寄件者： **scene garden** <[REDACTED]>

Date: 2025 年 6 月 17 日 週二 下午 2:39

Subject: Re: A/YL-MP/388 - 補充資料

To: <tpbpd@pland.gov.hk>

致城規會,

關於第 16 條規劃申請編號 A/YL-MP/388，現補上相關更新資料。

- 1) 布局設計圖上有部份構築物移動了，但不影響 Total GFA。
 - 2) 澄清餘下的露天範圍用作車輛流動空間，不涉及露天存放用途。
 - 3) 地盤範圍內只用作零售及寵物美容用途，不涉及工場活動及康體文娛場所用途。
- 請查收，謝謝。

如有問題可隨時聯絡 Ms Au [REDACTED]

Best regards,
Au ming ming mimi

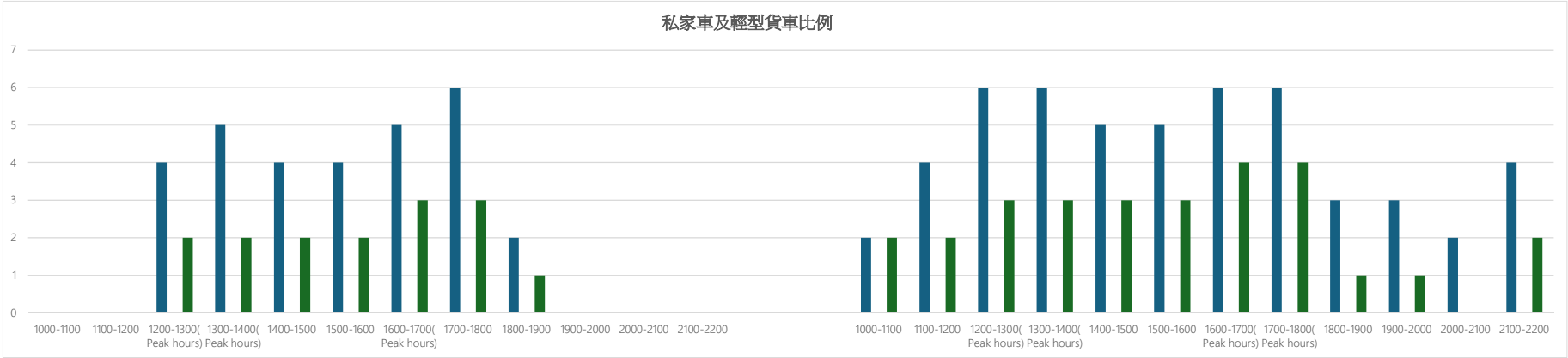
scene garden <[REDACTED]> 於 2025 年 6 月 12 日 週四 下午 2:20 寫道：
致城規會,

規劃申請 A/YL-MP/388，現補上相關更新資料。
請查收，謝謝。
如有問題可隨時聯絡 Ms Au [REDACTED]

Best regards,
Au ming ming mimi

申請編號：A/YL-MP/388 場地車輛出入數量預算表

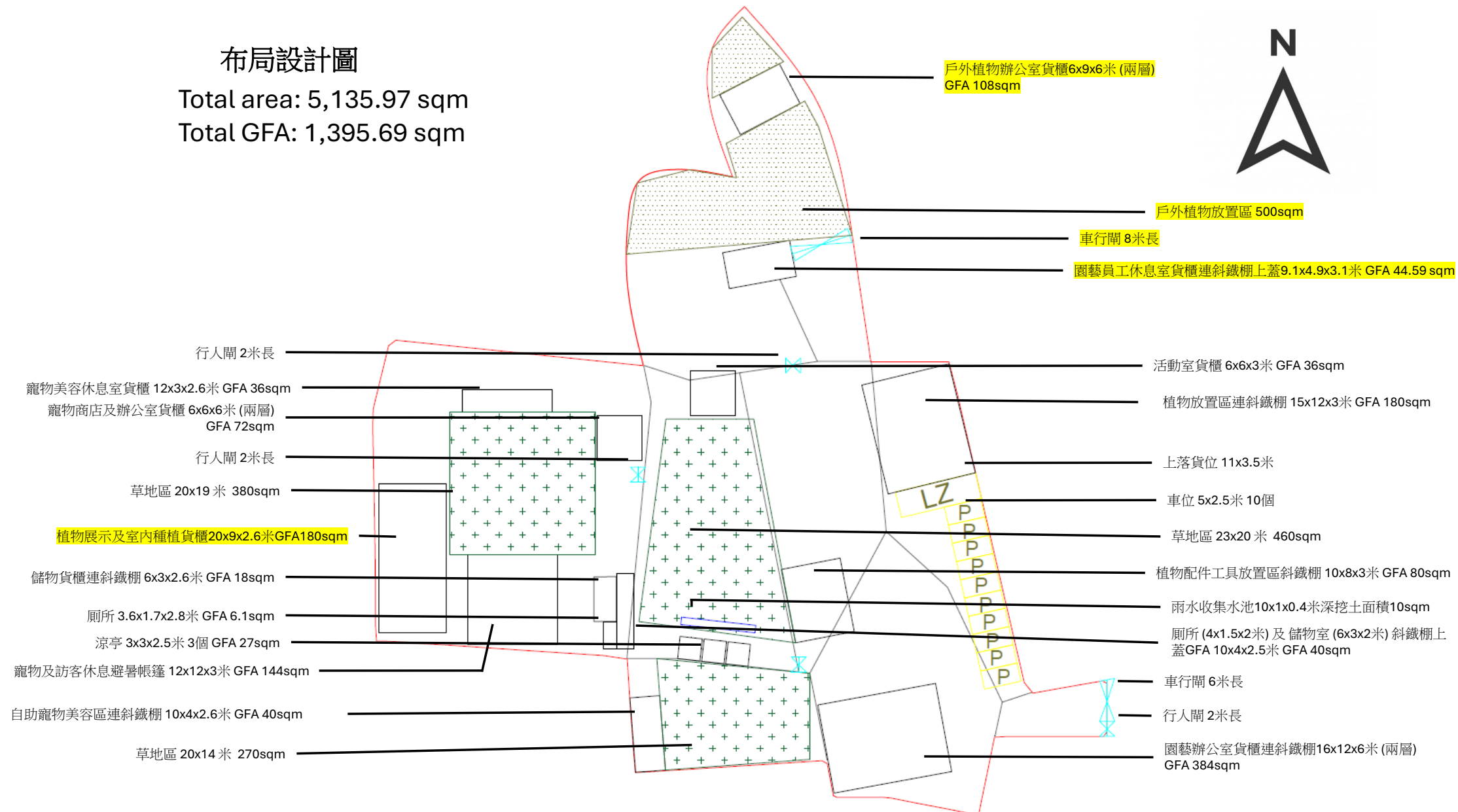
Day	營業時間	車類別	每小時車流量	車類別	每小時車流	營業間車數總流	備註
Weekday (星期一至五)	1000-1100	私家車停泊車輛或上落客	0	輕型貨車停泊車輛或上落客	0		
	1100-1200	私家車停泊車輛或上落客	0	輕型貨車停泊車輛或上落客	0		
	1200-1300(Peak hours)	私家車停泊車輛或上落客	4	輕型貨車停泊車輛或上落客	2		
	1300-1400(Peak hours)	私家車停泊車輛或上落客	5	輕型貨車停泊車輛或上落客	2		
	1400-1500	私家車停泊車輛或上落客	4	輕型貨車停泊車輛或上落客	2		
	1500-1600	私家車停泊車輛或上落客	4	輕型貨車停泊車輛或上落客	2		
	1600-1700(Peak hours)	私家車停泊車輛或上落客	5	輕型貨車停泊車輛或上落客	3		
	1700-1800	私家車停泊車輛或上落客	6	輕型貨車停泊車輛或上落客	3		
	1800-1900	私家車停泊車輛或上落客	2	輕型貨車停泊車輛或上落客	1		
	1900-2000	私家車停泊車輛或上落客	0	輕型貨車停泊車輛或上落客	0		
	2000-2100	私家車停泊車輛或上落客	0	輕型貨車停泊車輛或上落客	0		
	2100-2200	私家車停泊車輛或上落客	0	輕型貨車停泊車輛或上落客	0		
Weekend (星期六日及公眾假期)	1000-1100	私家車停泊車輛或上落客	2	輕型貨車停泊車輛或上落客	2		
	1100-1200	私家車停泊車輛或上落客	4	輕型貨車停泊車輛或上落客	2		
	1200-1300(Peak hours)	私家車停泊車輛或上落客	6	輕型貨車停泊車輛或上落客	3		
	1300-1400(Peak hours)	私家車停泊車輛或上落客	6	輕型貨車停泊車輛或上落客	3		
	1400-1500	私家車停泊車輛或上落客	5	輕型貨車停泊車輛或上落客	3		
	1500-1600	私家車停泊車輛或上落客	5	輕型貨車停泊車輛或上落客	3		
	1600-1700(Peak hours)	私家車停泊車輛或上落客	6	輕型貨車停泊車輛或上落客	4		
	1700-1800(Peak hours)	私家車停泊車輛或上落客	6	輕型貨車停泊車輛或上落客	4		
	1800-1900	私家車停泊車輛或上落客	3	輕型貨車停泊車輛或上落客	1		
	1900-2000	私家車停泊車輛或上落客	3	輕型貨車停泊車輛或上落客	1		
	2000-2100	私家車停泊車輛或上落客	2	輕型貨車停泊車輛或上落客	0		
	2100-2200	私家車停泊車輛或上落客	4	輕型貨車停泊車輛或上落客	2		



備註：

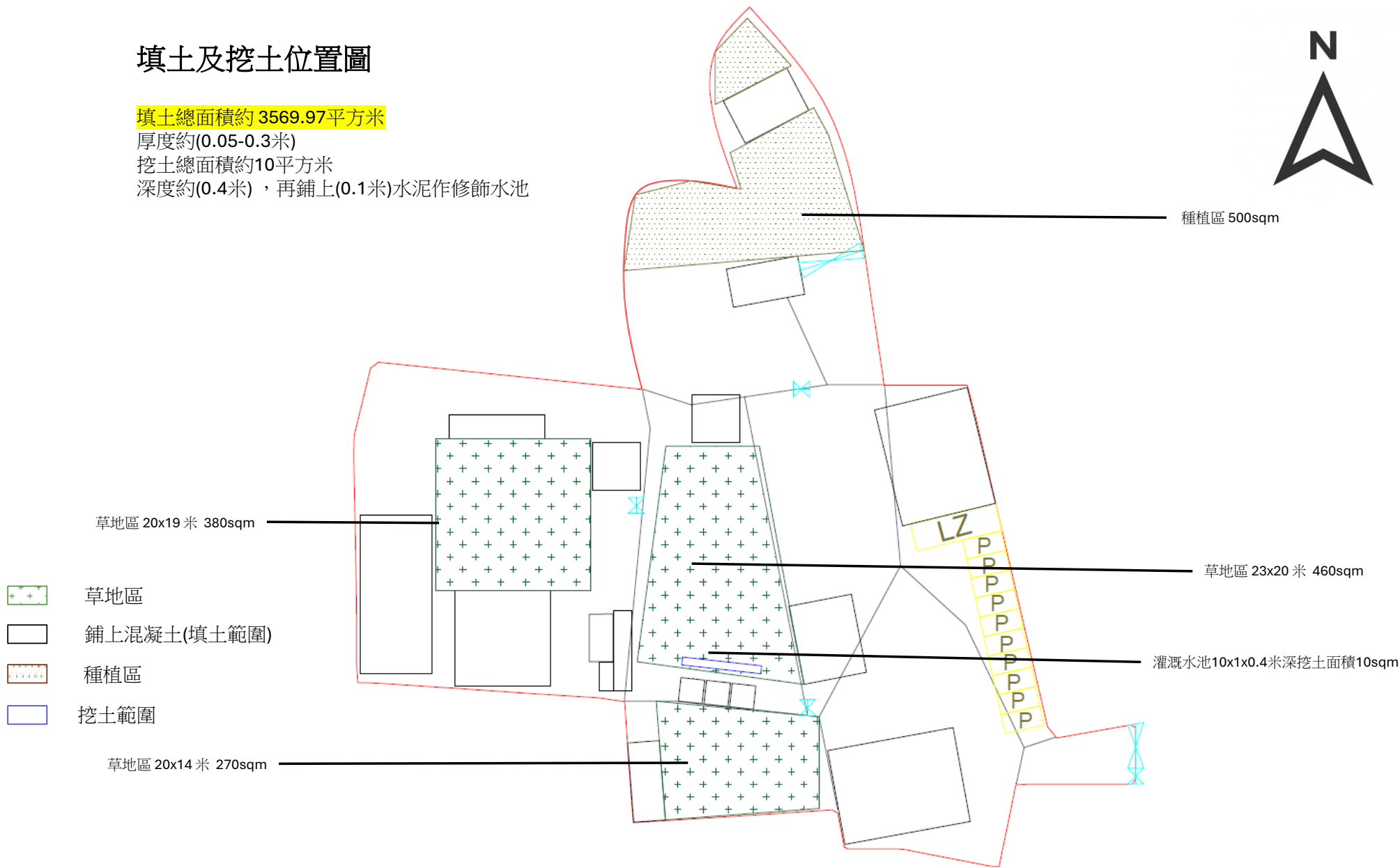
- 1) Peak hours 均有車輛停泊限制，需提前預約，亦設有逗留時限，停泊亦有限制。
- 2) 場內地點空曠，有足夠的位置給予車輛調頭及出入。

Total GFA: 1,395.69 sqm



填土及挖土位置圖

填土總面積約 3569.97平方米
厚度約(0.05-0.3米)
挖土總面積約10平方米
深度約(0.4米) ，再鋪上(0.1米)水泥作修飾水池



(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 3569.97 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.05-0.3 m 米 ☒ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 10 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 0.4 m 米 ☒ About 約 (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) (請用圖則顯示有關土地／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))
(b) Intended use/development 有意進行的用途／發展	臨時商店及服務行業(寵物及園藝), 和相關的挖土及填土工程, 為期五年

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

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

寄件者: scene garden <[REDACTED]>
寄件日期: 2025年09月10日星期三 15:25
收件者: tpbpd/PLAND
副本: Anna Ka Yan TONG/PLAND
主旨: 申請編號 A/YL-MP/388 - 資料更新
附件: Layout plan 3 -20250904.pdf; 填土及挖土位置圖- 20250910.pdf

類別: Internet Email

致城規會，

關於規劃申請 A/YL-MP/388，現補上更新資料及澄清內容，

內容如下：

- 1) 戶外種植展示區用於展示植物商品供顧客選購，不涉及公眾種植。
- 2) 帳篷及涼亭位置作顧客等候區域。

更新附件：布局設計圖及填土及挖土位置圖

同時這資料想取代 3 月 6 日 5:19pm 的電郵內容。謝謝

Best regards,
Au ming ming

布局設計圖

Total area: 5,135.97 sqm

Total GFA: 1,395.69 sqm



戶外植物辦公室貨櫃6x9x6米 (兩層)
GFA 108sqm

戶外植物展示區500sqm

車行閘 8米長

園藝員工休息室貨櫃連斜鐵棚上蓋9.1x4.9x3.1米 GFA 44.59 sqm

行人閘 2米長

寵物美容休息室貨櫃 12x3x2.6米 GFA 36sqm

寵物商店及辦公室貨櫃 6x6x6米 (兩層)
GFA 72sqm

行人閘 2米長

戶外植物展示區(草地) 20x19 米 380sqm

植物展示及室內種植貨櫃20x9x2.6米GFA180sqm

儲物貨櫃連斜鐵棚 6x3x2.6米 GFA 18sqm

廁所 3.6x1.7x2.8米 GFA 6.1sqm

涼亭 3x3x2.5米 3個 GFA 27sqm

寵物及訪客休息避暑帳篷 12x12x3米 GFA 144sqm

自助寵物美容區連斜鐵棚 10x4x2.6米 GFA 40sqm

戶外植物展示區(草地) 20x14 米 270sqm

活動室貨櫃 6x6x3米 GFA 36sqm

植物放置區連斜鐵棚 15x12x3米 GFA 180sqm

上落貨位 11x3.5米

車位 5x2.5米 10個

戶外植物展示區(草地) 23x20 米 460sqm

植物配件工具放置區斜鐵棚 10x8x3米 GFA 80sqm

雨水收集水池10x1x0.4米深挖土面積10sqm

廁所 (4x1.5x2米) 及 儲物室 (6x3x2米) 斜鐵棚上蓋
GFA 10x4x2.5米 GFA 40sqm

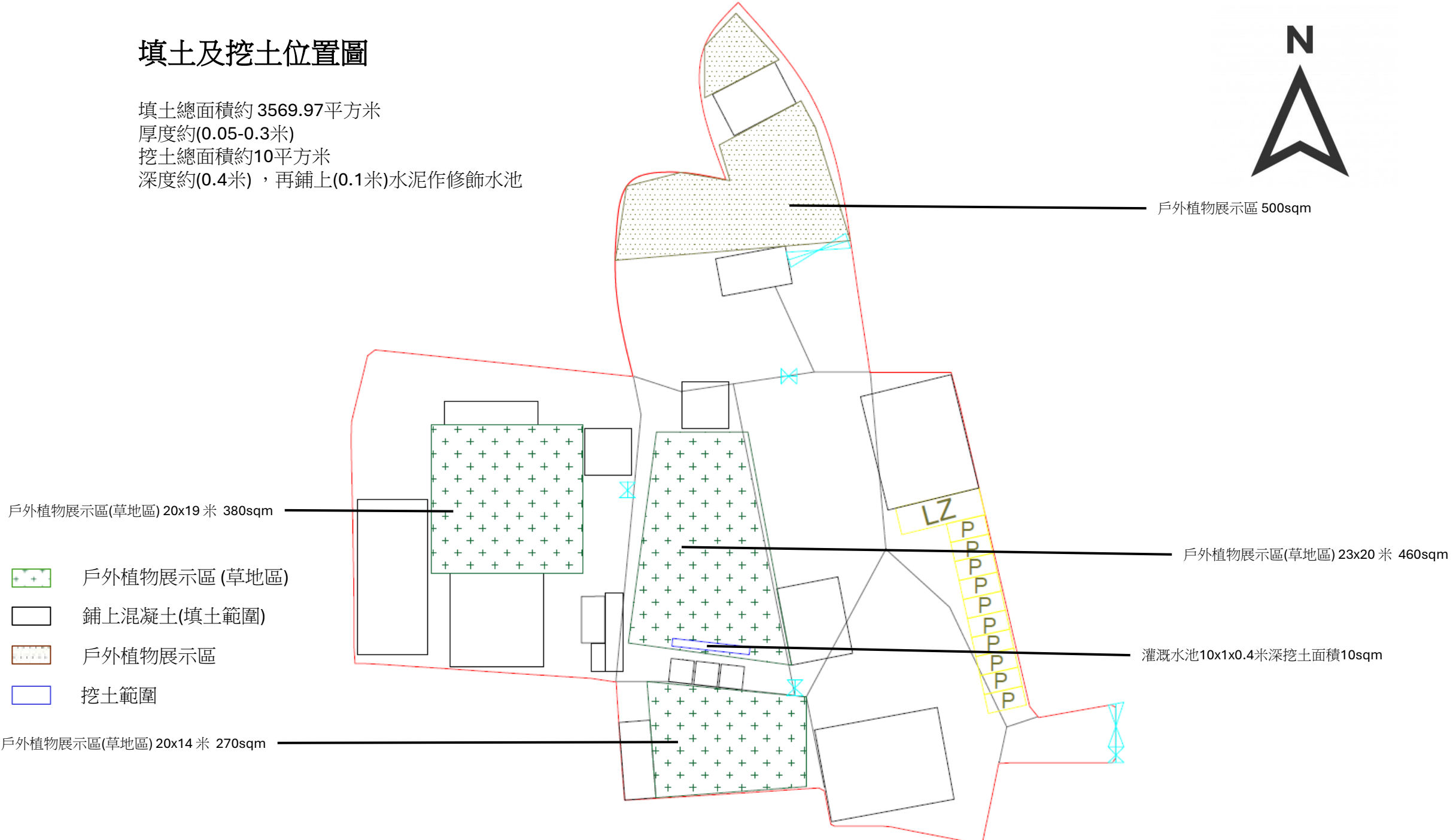
車行閘 6米長

行人閘 2米長

園藝辦公室貨櫃連斜鐵棚16x12x6米 (兩層)
GFA 384sqm

填土及挖土位置圖

填土總面積約 3569.97平方米
厚度約(0.05-0.3米)
挖土總面積約10平方米
深度約(0.4米) ，再鋪上(0.1米)水泥作修飾水池



**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

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/331	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Associated Excavation and Filling of Land	9.12.2022 [revoked on 9.6.2024]

Rejected Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/ Town Planning Board (TPB))	Rejection Reasons
A/YL-MP/52	Temporary Godown & Open Storage Uses with Loading/Unloading Areas for 12 Months	11.6.1999 (RNTPC)	(1) – (5)
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 (TPB)	(2), (6) – (8)

Rejection Reasons:

- (1) The development is not in line with the planning intention of the area which is for open space and village developments.
- (2) There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.
- (3) The development is not compatible with the land uses of the surrounding area which includes the residential developments of Royal Palms and Palm Springs to its west and south-west, the fish pond to its immediate south-east and the residential structures to its east.
- (4) The development does not comply with the revised Town Planning Board Guidelines for ‘Application for Developments within Deep Bay Area’ in that there is insufficient information in the submission to demonstrate that the development would not have adverse disturbance impact on the ecological integrity and ecological value of the fish ponds within the Deep Bay Area.
- (5) The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

- (6) 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.
- (7) The proposed development is not in line with the Town Planning Board Guidelines for ‘Application for Temporary Open Storage and Port Back-up Uses’ in that no previous approval has been granted for the site, there are adverse department comments on environmental and landscape aspects and local objection
- (8) 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 “O” zones in the vicinity of the Site 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/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/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 [Lapsed on 23.4.2025]
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 [Lapsed on 30.7.2025]
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/382	Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years	18.7.2025
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
A/YL-MP/386	Renewal of Planning Approval for Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	28.2.2025
A/YL-MP/389	Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	20.6.2025

A/YL-MP/391	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years	18.7.2025
A/YL-MP/393	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	5.9.2025

*denotes permission revoked

^denotes permission lapsed

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 detailed in **Appendix V**.

2. Drainage

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

- no objection in-principle to the application from drainage point of view;
- should the application be approved, approval conditions requiring the applicant's submission of a drainage proposal, and implementation and maintenance of the drainage facilities under the proposal for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be imposed; and
- advisory comments are detailed in **Appendix V**.

3. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are detailed in **Appendix V**.

4. 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 2024, the application site (the Site) is situated in an area of comprehensive residential development landscape character composing vacant land, temporary structures and low-rise residential blocks within the "Residential (Group C)" zone to the west. The proposed use is not incompatible with surrounding landscape setting in the proximity;
- based on the site photos taken in March 2025, some temporary structures, pot plants and existing trees are observed within Site. Given that the existing trees are common species, significant adverse landscape impact within the Site arising from the proposed use is not anticipated; and
- advisory comments are detailed in **Appendix V**.

5. **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;
- Director of Food and Environmental Hygiene Department;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Highway Engineer/New Territories West, Highways Department (HyD)
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned land owner(s) and/or occupant(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots of the application site (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 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;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring spaces shall be provided within the Site or its adjacent area;
 - (ii) no vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (iii) local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing department of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access, including the local track that connects the Site with Mai Po South Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP), Environmental Protection Department that:
 - (i) no public announcement systems, whistle blowing or portable loudspeaker will be used within the Site;
 - (ii) dogs shall wear masks at the outdoor area within the Site;
 - (iii) sewage discharge from the Site should be directed to nearby public sewer;
 - (iv) in case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note (ProPECCPN) 1/23;
 - (v) all effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance; and

- (vi) with regard to the proposed filling of land, the applicant shall strictly observe all relevant pollution control ordinances, particularly on waste management and disposal, and put in place necessary precautionary/pollution control measures to prevent any pollution and disturbance to the nearby sensitive receivers as a result of the construction activities and operation of the project;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- (i) the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. (For preparation of the drainage proposal, the Guidelines on preparation of the drainage proposal is available from DSD's homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf for reference). Approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
 - (ii) the applicant shall also assess the drainage impact arising from filling of land;
 - (iii) 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. The applicant shall ensure the flow remains unobstructed during the approval period;
 - (iv) the proposed drainage proposal/ works as well as the site boundary shall not cause encroachment upon areas outside his jurisdiction;
 - (v) 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 DEP shall be obtained; and
 - (vi) all the proposed drainage facilities shall be constructed and maintained by the applicant at his own cost. The applicant shall ensure and keep all drainage works on site under proper maintenance at all times;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. Layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (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;

- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from relevant department(s) prior to the commencement of the works;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that 17 structures and associated filling and excavation of land are proposed under the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised 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 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;
 - (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 at the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at the building plan submission stage; and
- (j) to note the comments of the Director of Food and Environmental Hygiene Department (DFEH) that:
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities should 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. 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 (e.g. a restaurant, a fresh provision shop, etc). A Fresh Provision Shop Licence will be required in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry)(including wholesale and retail) is involved. In case that the farm product

sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as 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;

- (iii) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop (shop & service) may apply for under the Food Business Regulation;
- (iv) 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 (PPE) 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
- (v) the operation must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.

Date 18 3 2025

敬啟者：

本人是新界元朗米埔村居民就申請編號 A/YL-MP388B
元朗米埔丈量約份第101地段第23、24、25、27、30、33、34
35號，擬議臨時商店及服務行業和相關填土工程作
出反對，原因是就申請的作出填土工程會影響
本村的安定，該申請地段鄰近村屋，就填土泥起塵土
會影響正常生活及安居環境，空氣污染及噪音污染。
以及，該申請地段位於需經過不少村屋方可進入，
該道路是單線雙程，平日已不少村民，公公婆婆、小朋友，
在該道路步行出入，現在約果批出該項申請，該道路
根本難以負荷，及工程車輛和更多來往該地段之車輛
很可能引致發生意外和本村村民。基於安全及環境
影響等理由，對本村產生之影響，本人作出強烈反對，
希望委員會接納。



祝安康

米埔村居民
敬上

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

250326-091943-74377

提交限期**Deadline for submission:**

01/04/2025

提交日期及時間**Date and time of submission:**

26/03/2025 09:19:43

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-MP/388

「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 :**

本會為新界元朗和生圍加州豪園A期業主委員會，現代表加州豪園A期住戶就有關Y/YL-MP/388之申請提出強烈反對，謹請 貴會細閱我方下列反對意見：

1. 由於有關申請緊貼本苑，有關建築物設計如沒有設置緩衝區或防盜設施，會造成A期嚴重的治安隱患。
2. 有關工程涉及填土及挖土項目，工程期間必定會為A期鄰近住戶造成噪音及沙塵滋擾，有關申請沒有提供環境評估。
3. 另外，申請人申請興建17幢幢不超過2M的建築物，並沒有交待排污細節，本會擔心申請人胡亂排放污水，造成區內的排污負擔，引致環境衛生問題。
4. 有關用地原為「休憩用地」，申請人申請17幢建築物，大大超出申請用途需興建的用地數目，過往類似的申請只是巧立名目，本會留意到鄰近一帶申請，多次被有關人士嘗試非法改變原本的土地用途，本會擔心上述申請人藉以合法的申請，建出無監管的違規搭建物。如申請與原意不同，亦難以監管。

因而本會強烈反對有關申請，亦懇請 貴會切勿輕易批准有關申請，鼓勵違規發展，令大眾小市民嚴重懷疑城規會的角色。

From:
Sent: 2025-03-30 星期日 03:32:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-MP/388 DD 101 Mai Po OS

A/YL-MP/388

Lots 23, 24, 25, 27 RP, 30, 33, 34 and 35 in D.D. 101, Mai Po

Site area: About 5,136sq.m

Zoning: "Open Space"

Applied use: Pet Shop / Gardening Goods / **5 Years** // 11 Vehicle Parking / **Filling of Land**

Dear TPB Members,

374 withdrawn and back with an even more ambitious plan that involves additional filling of land.

Much of the site has been paved over. No reference to the remaining trees that provide a buffer between what is in essence brownfield and Royal Palms residences.

Previous objections relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 9 September 2024 2:59 AM HKT
Subject: Re: A/YL-MP/374 DD 101 Mai Po OS

Dear TPB Members,

Object also to application for 5 Years. It is unacceptable that sites with a history of non compliance be allowed to apply for 5 years instead of the 3 years stipulated in the boards own Guidelines.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 15 August 2024 2:56 AM HKT
Subject: A/YL-MP/374 DD 101 Mai Po OS

A/YL-MP/331 CORRECTION SHOULD READ 374

Lot 23, 24 and 35 in D.D. 101, Mai Po

Site area: About 2,883sq.m

Zoning: "Open Space"

Applied use: Hobby Farm / 5 Years / 10 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Part of the site has been approved for the same use under 331.

HOWEVER CONDITONS HAVE NOT BEEN FULFILLED

As the facility is a gathering place for recreational use, it is essential that conditions be fully complied with in order to ensure the safety of visitors.

Members have a duty to reject the application if the operation is not in compliance with measures put in place to ENSURE THE SECURITY OF THE COMMUNITY.

In addition I would remind members that land zoned OS has restrictions with regard to the percentage that can be filled in and built over. While no figures have been provided, the images indicate that the filled in area exceeds permitted limits.

Mary Mulvihill

From:

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

Date: Tuesday, 30 August 2022 2:05 AM HKT

Subject: A/YL-MP/331 DD 101 Mai Po OS

A/YL-MP/331

Lot 24 in D.D. 101, Mai Po

Site area: About 1,161sq.m

Zoning: "Open Space"

Applied use : Hobby Farm / 5 Years / Filling of Land / 4 Vehicle Parking

Dear TPB Members,

Application 268 for a large open storage including this lot was rejected on review in April 2018 but the operation went ahead regardless as the district is a large brownfield.

Has any enforcement action been taken?

With so many appropriately zoned lots available and in view of the location in the middle of a brownfield with large vehicles coming and going, one has to question the motive of the application.

The proposed development involves excavation of land with area of 12 m² and a depth of 0.4m, and filling of land with an area of 80 m² and a depth of 0.3m.

This site does not appear to be suitable for farming.

Mary Mulvihill