

2026年 1月 07日

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。

This document is received on 2026-01-07  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or 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](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](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

2502962

29/12

By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1209
	Date Received 收到日期	2026-01-07

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Ka Shun Metal Company Limited (嘉信五金有限公司)	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1831 (Part) & 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.
(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 ..... 880 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 250 ..... 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)	..... Nil ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15 Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Comprehensive Development Area' ("CDA") & 'Village Type Development' ("V")
(f) Current use(s) 現時用途	Vacant site with converted containers  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- has notified ..... “current land owner(s)”<sup>#</sup>  
 已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
 於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- published notices in local newspapers on 23/12/2025 (DD/MM/YYYY)<sup>&</sup>  
 於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
 於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 19/12/2025 (DD/MM/YYYY)<sup>&</sup>  
 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<sup>&</sup>

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	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services & Associated Excavation of Land for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	630 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	250 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2 .....
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not exceeding 250 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not exceeding 250 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure 1: Shop and services (Not exceeding 4m, 1 storey).....	
Structure 2: Toilet (Not exceeding 3m, 1 storey).....	
.....	
.....	
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	2 spaces of 5m x 2.5m .....
Motorcycle Parking Spaces 電單車車位	Nil .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil .....
Others (Please Specify) 其他 (請列明)	NA .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil .....
Coach Spaces 旅遊巴士車位	Nil .....
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m .....
Medium Goods Vehicle Spaces 中型貨車車位	Nil .....
Heavy Goods Vehicle Spaces 重型貨車車位	Nil .....
Others (Please Specify) 其他 (請列明)	NA .....

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Vehicular access leading from Ngau Tam Mei Road</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 61.95 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 0.525 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) 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 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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

## 位於鄉郊地區臨時用途/發展的許可續期

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

**7. Justifications 理由**

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

1. The proposed development is a shop & service which will sell building materials to the nearby residents.
2. The application site is vacant at the moment. The applicant will demolish the existing structures at the application site and erect the proposed structures according to the proposed layout plan.
3. The proposed development would benefit the residents in the vicinity by catering their demand for building materials especially that most of the residents in the adjoining area is low density housing.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including residential developments.
6. Similar shop and services in "CDA" zone such as A/YL-KTN/832, 1009 & 1102 in adjacent "CDA" zone with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel will be provided at the application site.
11. The proposed development is a column 2 use in the "CDA" zone and "V" zone.
12. The building materials to be available at the application site includes metal ware and hand tools for home fitting purpose.
13. No workshop activity will be carried out at the application site at all times.

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....  
Patrick Tsui



Applicant 申請人 /  Authorised Agent 獲授權代理人

Name in Block Letters  
姓名 (請以正楷填寫)

Consultant  
.....  
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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表 .....

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

Date 日期 24/12/2025 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

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

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

**Gist of Application 申請摘要**

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

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

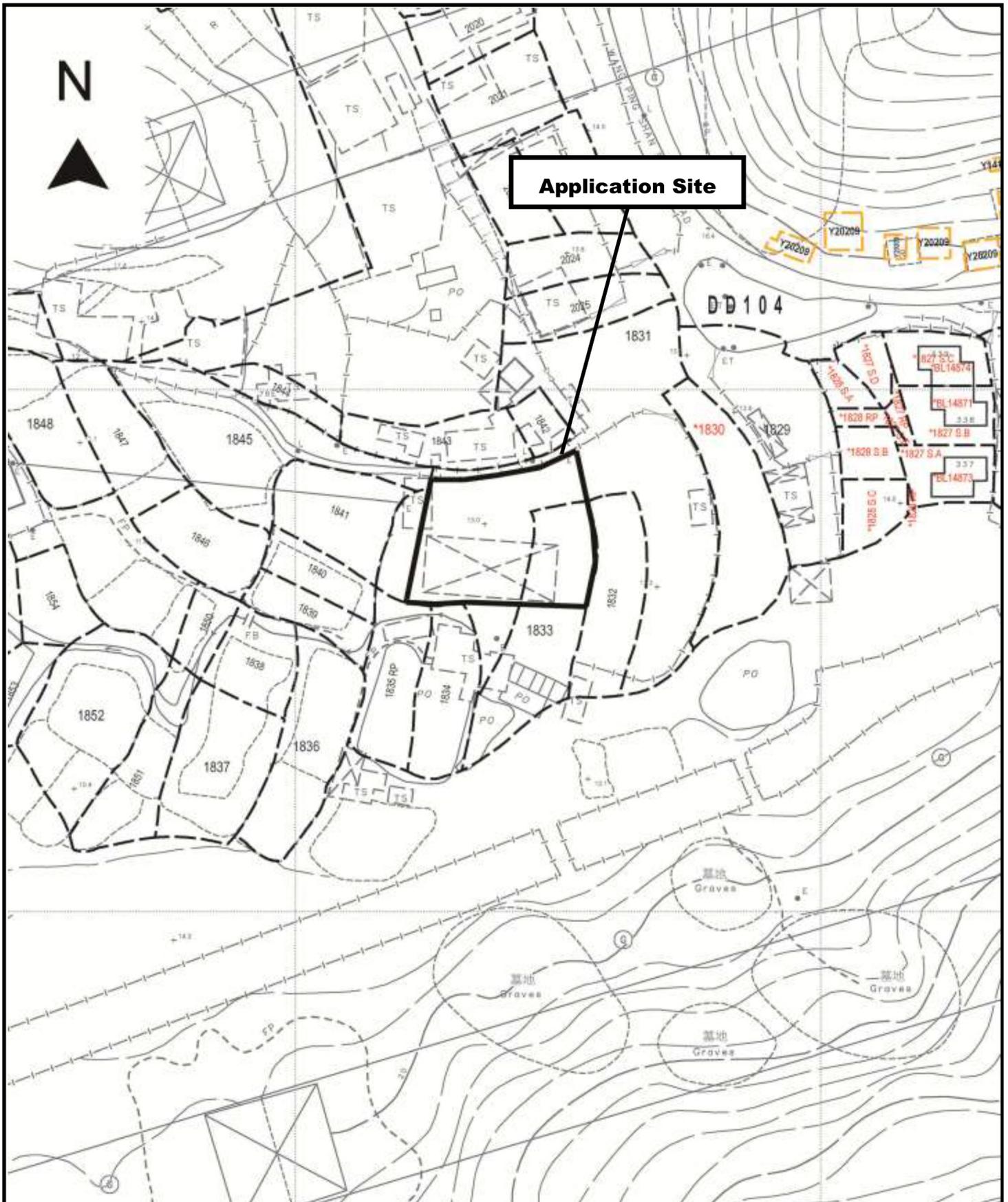
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1831 (Part) & 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.
Site area 地盤面積	880 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15 Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
Zoning 地帶	'Comprehensive Development Area' ("CDA") & 'Village Type Development' ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services & Associated Excavation of Land for a Period of 3 Years

		sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	250 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.284 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3-4	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	28.41 % <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	2	
	Private Car Parking Spaces 私家車車位	2	
	Motorcycle Parking Spaces 電單車車位	0	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
	Others (Please Specify) 其他 (請列明)		
	NA		
	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	0	
	Coach Spaces 旅遊巴車位	0	
	Light Goods Vehicle Spaces 輕型貨車車位	1	
	Medium Goods Vehicle Spaces 中型貨車車位	0	
	Heavy Goods Vehicle Spaces 重型貨車車位	0	
	Others (Please Specify) 其他 (請列明)		
	NA		

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan, vehicular access plan and catchment plan		
Proposed land excavation plan		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

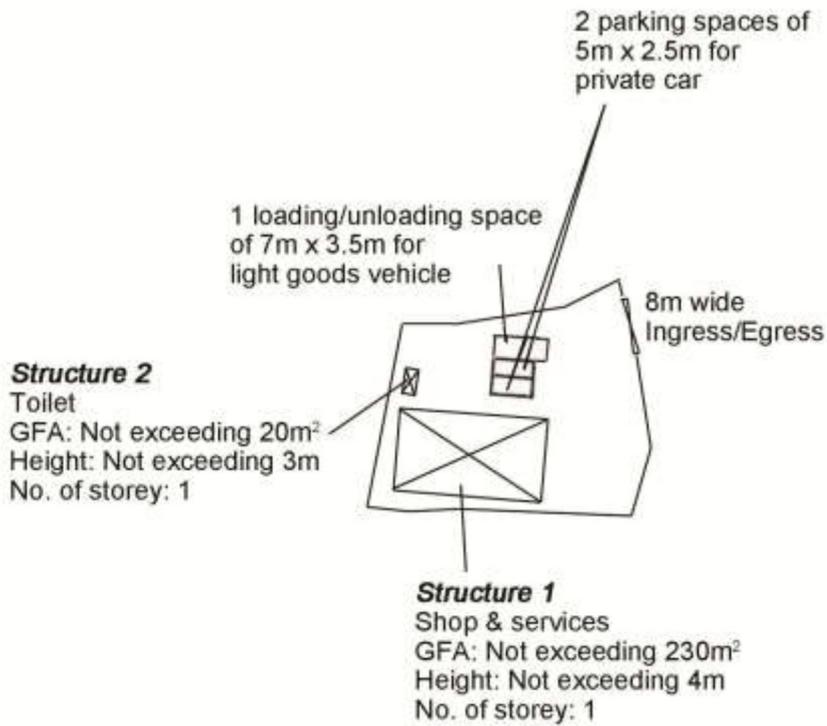


<p>Project 項目名稱:          Proposed Temporary Shop and Services &amp; Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) &amp; 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:          Application Site</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號:          Figure 1</p>	<p>Scale 比例:          1:1000</p>

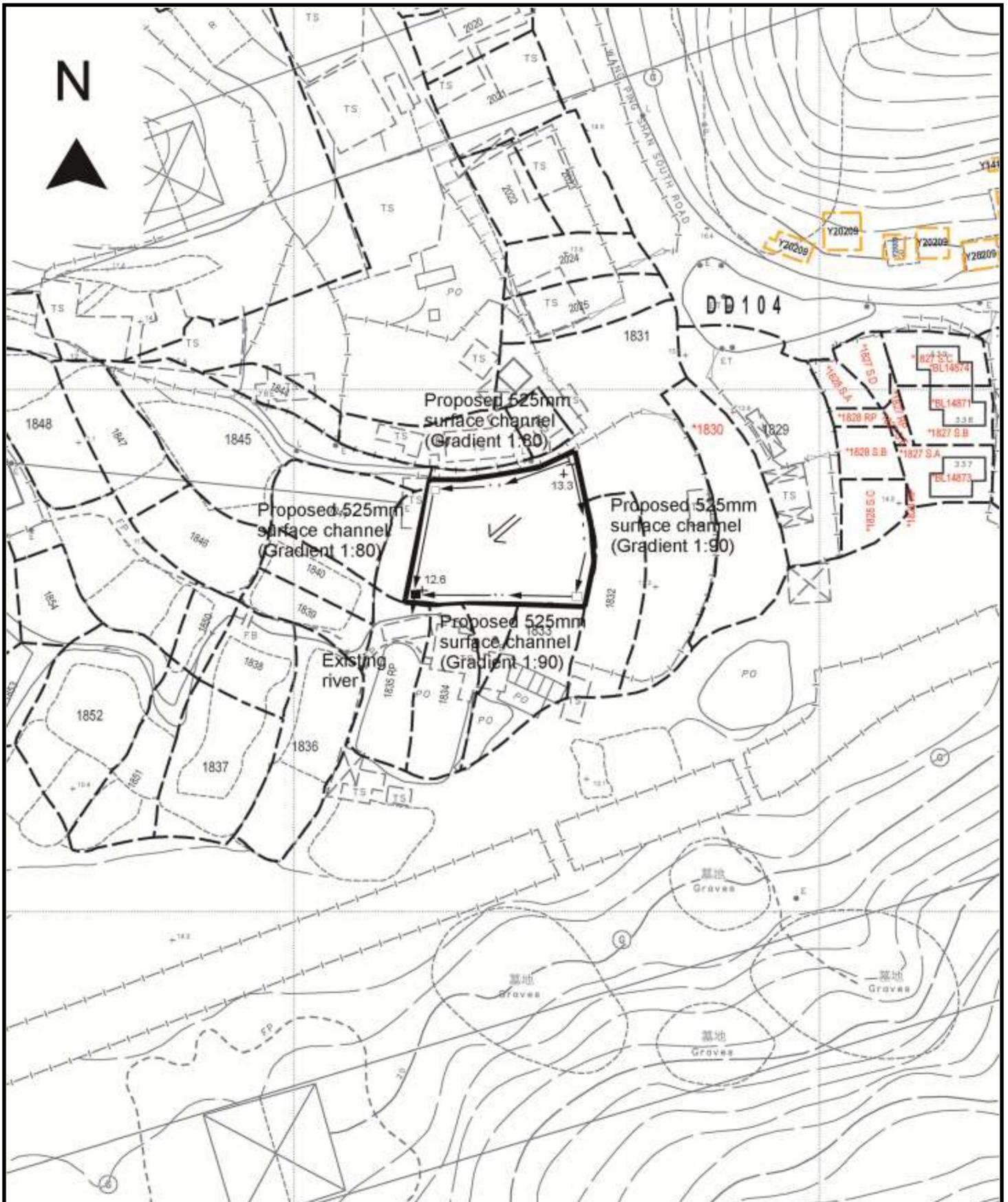


**Application Site**

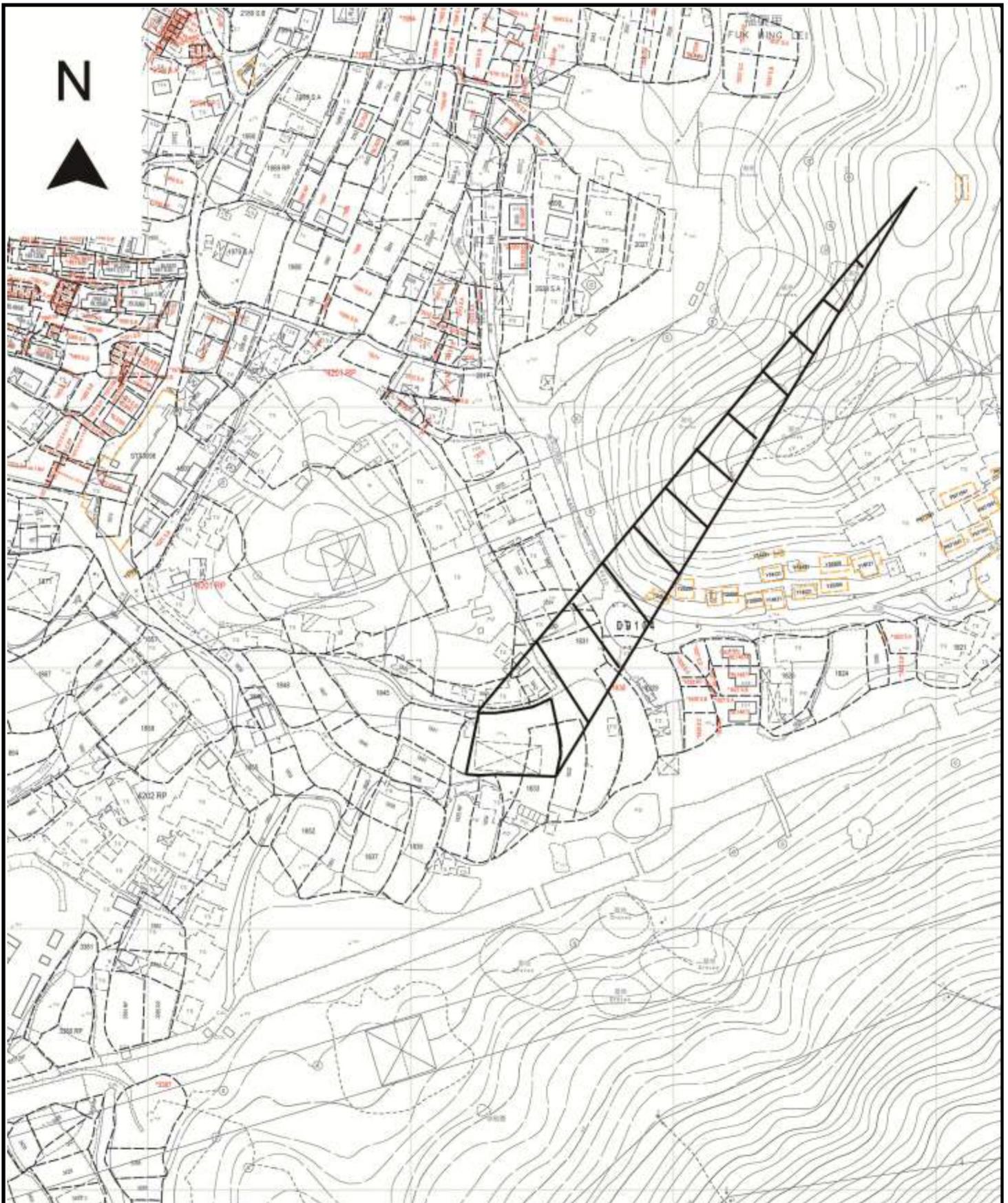
<p>Project 項目名稱:          Proposed Temporary Shop and Services &amp; Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) &amp; 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:          Vehicular Access Plan</p>	<p>Remarks 備註:          → Vehicular Access leading from Wang Ping Shan South Road</p>
	<p>Drawing No. 圖號:          Figure 2</p>	<p>Scale 比例:          As shown</p>



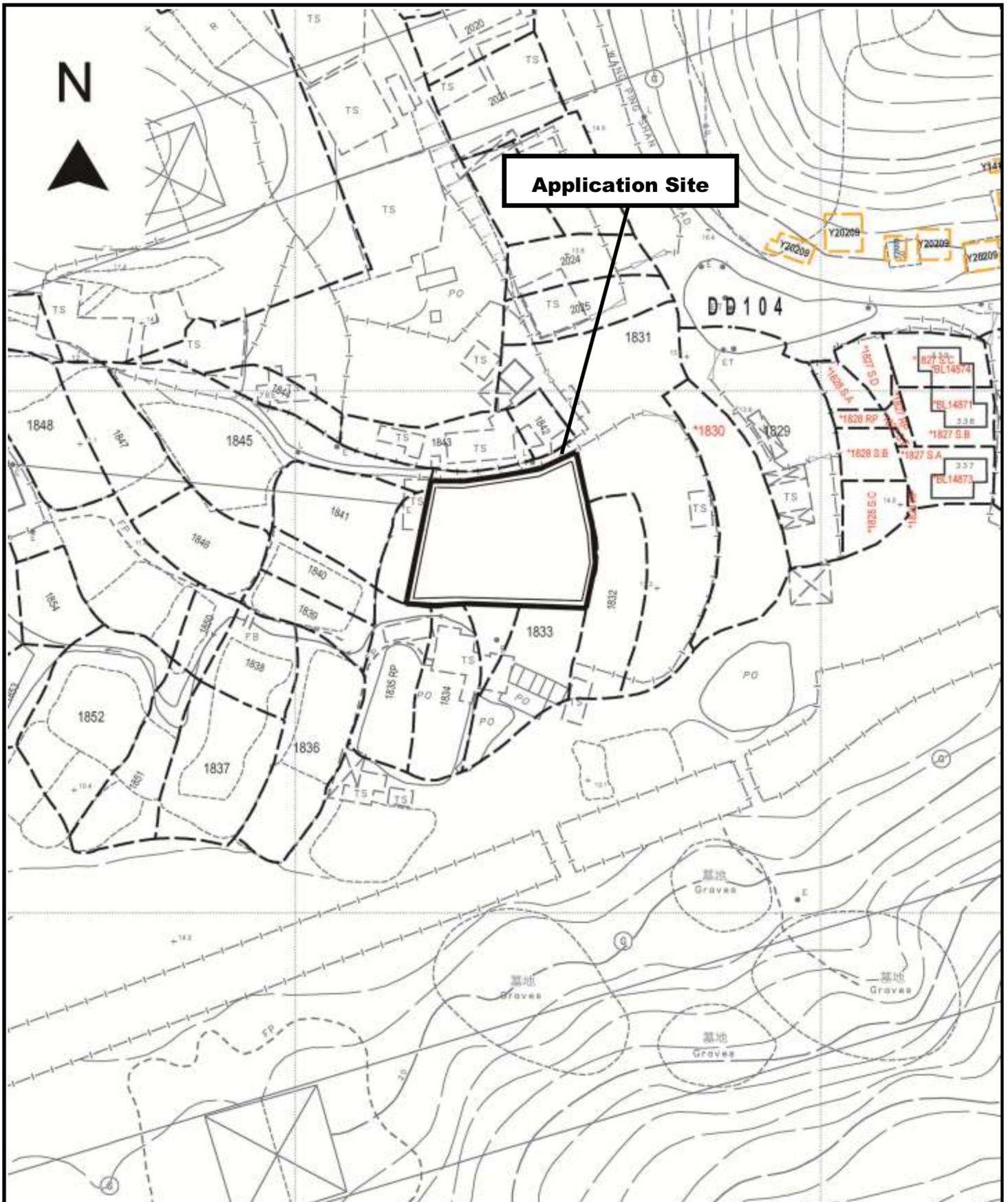
Project 項目名稱: Proposed Temporary Shop and Services & Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) & 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000



<p>Project 項目名稱:          Proposed Temporary Shop and Services &amp; Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) &amp; 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:          Proposed Drainage Plan</p>	<p>Remarks 備註:  <input type="checkbox"/> Proposed catchpit          +13.3 Level (in mPD)   Flow of surface runoff   Catchpit with sand trap</p>
	<p>Drawing No. 圖號:          Figure 4</p>	<p>Scale 比例:          1:1000</p>



<p>Project 項目名稱:          Proposed Temporary Shop and Services &amp; Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) &amp; 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:  <b>External Catchment Plan</b></p>	<p>Remarks 備註:  <input type="checkbox"/> Application Site  <input checked="" type="checkbox"/> External catchment</p>
	<p>Drawing No. 圖號:  <b>Figure 5</b></p>	<p>Scale 比例:  <b>1:2000</b></p>



<p>Project 項目名稱: Proposed Temporary Shop and Services &amp; Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) &amp; 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: Proposed Land Excavation Plan</p> <p>Drawing No. 圖號: Figure 6</p>	<p>Remarks 備註: —— Proposed excavation of land for the provision of 525mm surface channel</p> <p>Scale 比例: 1:1000</p>
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**Proposed Temporary Shop and Services & Associated Excavation of Land for a Period of 3 Years**  
**at**  
**Lots 1831 (Part) & 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.**

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**Annex 1 Estimated Traffic Generation**

- 1.1 The application site is served by a vehicular track leading from Wang Ping Shan South Road.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.2	0.2	1	1
Light Goods Vehicle	0.15	0.15	1.5	0
Total	0.35	0.35	2.5	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Wang Ping Shan South Road especially that the application site is actually limited in size (i.e. about 880m<sup>2</sup>). The negligible increase in traffic would not aggravate the traffic condition of Wang Ping Shan South Road and nearby road networks.

## Annex 2 Drainage Assessment

### 2. Existing Situation

#### A. Site particulars

2.1.1 The subject site possesses an area of about 880m<sup>2</sup>.

2.1.2 Some village houses were found to the north and east of the site. Vacant land and ponds were found to the west and south of the site. A river is found to the southwest of the application site.

2.1.3 The application site has been hard paved with sand and gravel and no land filling is proposed.

#### B. Level and gradient of the subject site & proposed surface channel

2.1.4 The application site is lowest at the southeastern part of the site whereas the highest part of the site is situated at the northwestern part of the application site.

2.1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 525mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

#### C. Catchment area of the proposed drainage provision at the subject site

2.1.6 A knoll was found to the northeast of the application site. As such, an external catchment has been identified in **Figure 5**.

#### D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

2.1.7 According to recent site inspection, there is a river to the southwest of the application site (**Figure 4**). Due to the topography of the site and surrounding land, this river receives the stormwater flowing from the application site and the higher land to the northeast (i.e. knoll).

## 2.2 Runoff Estimation for the Proposed 375mm Surface Channel Catchment

2.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment including the external catchment is approximately 5,680m<sup>2</sup>; (**Figure 5**)
- ii. The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 47.7\text{m} - 12.6\text{m} = 35.1\text{m}$$

$$L = 280\text{m}$$

$$\therefore \text{Average fall} = 35.1\text{m in } 280\text{m} \text{ or } 1\text{m in } 7.98\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 280 / (12.54^{0.2} \times 5,680^{0.1}) ]$$

$$t_c = 10.28 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 225 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 225 \times 5,680 / 3,600$$

$$\therefore Q_1 = 355 \text{ l/s} = 21,300 \text{ l/min}$$

2.2.2 In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of 1:80 and 1:90, the proposed 525mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site.

## 2.3 Proposed Drainage Facilities

- 2.3.1 Subject to the above calculations, it is determined that 525mm surface U-channel along the inner site periphery is adequate to intercept stormwater passing through and generate at the subject site (**Figure 4**).
- 2.3.2 The intercepted stormwater will be discharged to the existing river to the southwest of the subject site. (**Figure 4**)
- 2.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 2.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 2.3.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) Neither leveling work nor site formation works will be carried at the subject site. As such, the proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.
  - (d) 100mm gap will be provided at the toe of the site hoarding to be provided at the application site.

Urgent Return receipt Expand Group Restricted Prevent Copy

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寄件者: king king <[REDACTED]>  
寄件日期: 2026年01月14日星期三 20:44  
收件者: tpbpd/PLAND  
副本: Athena Pui Yin LAI/PLAND  
主旨: A/YL-KTN/1204  
附件: KTN1204-ltr-01.pdf  
類別: Internet Email

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 1 page

Date: 14 January 2026

TPB Ref.: A/YL-KTN/1204

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop and Services & Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) & 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.**

We write to confirm that no warehouse or open storage use would be carried out at the application site.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

Patrick Tsui

c.c. Fanling, Sheung Shui & Yuen Long East District Planning Office (Attn: Ms. Athena LAI) – By Email

寄件者: king king <[REDACTED]>  
寄件日期: 2026年01月22日星期四 13:03  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Athena Pui Yin LAI/PLAND  
主旨: A/YL-KTN/1204  
附件: KTN1204-ltr-02.pdf  
類別: Internet Email

Dear Sir,

Please see attached response to the comments of the DEP. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 1 page  
Date: 22 January 2026  
TPB Ref.: A/YL-KTN/1204

By Email

Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop and Services & Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) & 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.**

Our response to the comments of the DEP is as follows:

DEP's comments	Applicant's response
<p>It is noted that the proposed use would involve sale of building materials. In this regard, the applicant should advise:</p> <p>i. what types of building materials would be sold at the site; and</p> <p>ii. whether materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips) would be involved under the proposed use. If affirmative, whether those materials are packaged. Thanks.</p>	<p>Building materials such as sanitary ware, pvc pipe, corrugated metal sheets, screws and hand held tools and alike will be available for sale at the application site.</p> <p>No dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips) would be involved under the proposed use.</p>

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui & Yuen Long East District Planning Office (Attn: Ms. Athena LAI) – By Email

寄件者: king king <[REDACTED]>  
寄件日期: 2026年02月11日星期三 21:35  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Athena Pui Yin LAI/PLAND; Yen PY LEUNG/PLAND  
主旨: A/YL-KTN/1204  
附件: KTN1204-ltr-04.pdf  
類別: Internet Email

Dear Sir,

Please see attached letter to replace our letter dated 10.2.2026 at 08:02 pm. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 6 pages  
Date: 11 February 2026  
TPB Ref.: A/YL-KTN/1204

By Email

Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop and Services & Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) & 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.**

This letter intends to supersede our letter dated 10.2.2026 at 08:02 p.m. Our response to the comments of the Planning Department is as follows:

Planning Department's comments	Applicant's response
<ul style="list-style-type: none"><li>• it is noted a structure of not exceeding 230m<sup>2</sup> is proposed for shop and services use. The applicant shall provide a detailed internal layout plan for the said structure.</li><li>• the applicant shall advise on the details of the metal ware and hand tools (e.g. quantity and type) and provide relevant photos for reference.</li></ul>	<p>The internal layout plan is shown in the attachment. The photo of the rack is attached below.</p> <p>Part of the metal ware and hand tools including PPE (Personal Protective Equipment) to be available on the site is shown in the attached photos. The quantity is unknown at the moment but they would be sold within the proposed temporary structure and no open storage would be allowed.</p>

Our response to the comments of the Highways Department is shown below:

Highways Department's comments	Applicant's response
<p>As indicated in Figure 2 of the application submission, the proposed vehicular access leads from Wang Ping Shan South Road, instead of Ngau Tam Mei Road. Please clarify if otherwise.</p>	<p>The proposed vehicular access leading to the site should be Wang Ping Shan South Road.</p>

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



The stamp is circular with a purple border. The outer ring contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED'. The inner circle contains the Chinese characters '都市規劃及發展顧問有限公司'.

Patrick Tsui

c.c. Fanling, Sheung Shui & Yuen Long East District Planning Office (Attn: Mr. David CHENG) – By Email

Photo 1



Photo 2



Photo 3

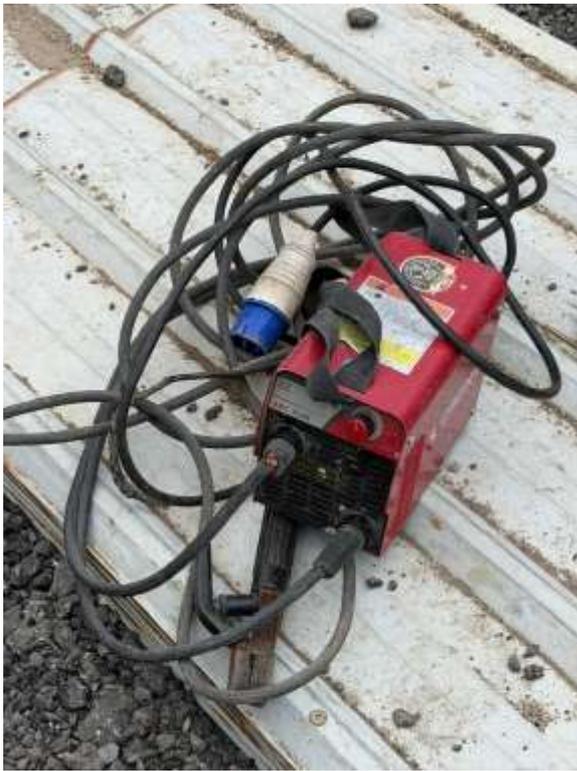


Photo 4

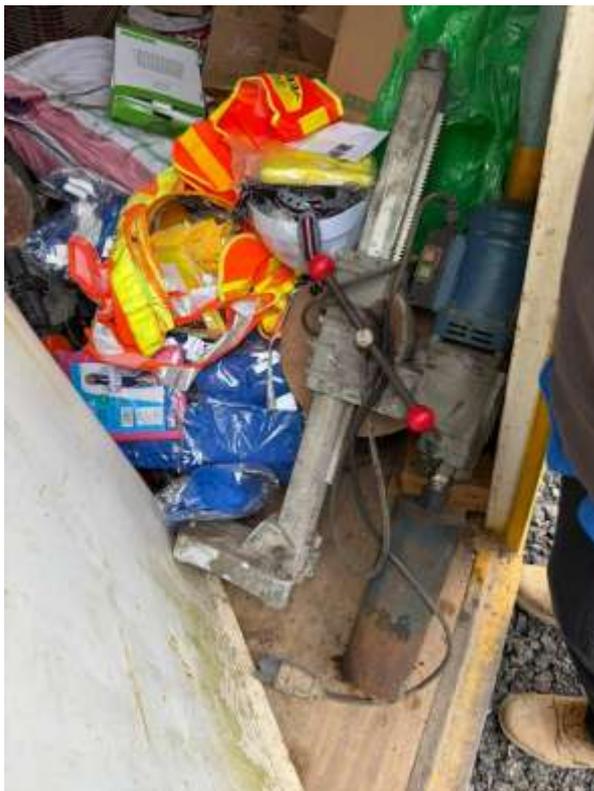
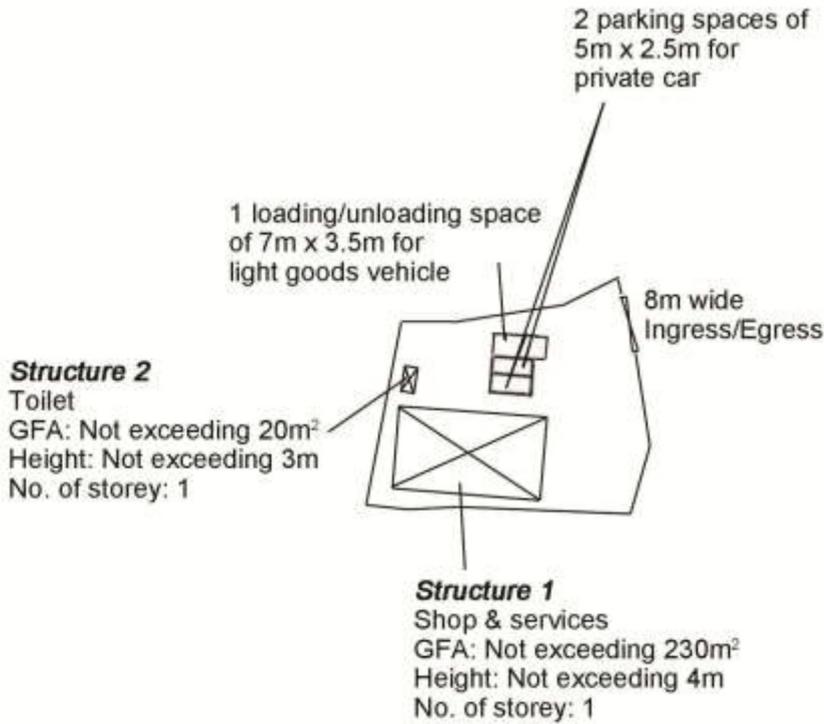


Photo 5

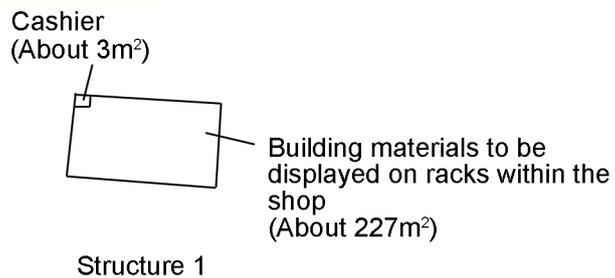


Photo 6 (Photo of the rack to be installed within the shop)





Internal Layout of Structure 1



Project 項目名稱: Proposed Temporary Shop and Services & Associated Excavation of Land for a Period of 3 Years at Lots 1831 (Part) & 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000

**Similar s.16 Applications within the same “CDA” Zone on the Kam Tin North OZP in the Vicinity of the Application Site in the Past Five Years**

Approved Applications

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/788	Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of Three Years	6.5.2022 [revoked on 6.8.2023]
2.	A/YL-KTN/832	Proposed Temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials for a Period of Three Years	23.9.2022 [revoked on 23.3.2024]
3.	A/YL-KTN/874	Proposed Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities for a Period of Three Years	31.3.2023 [revoked on 31.3.2024]
4.	A/YL-KTN/1009	Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of Five Years	24.5.2024
5.	A/YL-KTN/1102	Proposed Temporary Shop and Services (Vehicle Showroom and Sales of Second-hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities for a Period of Three Years	18.7.2025
6.	A/YL-KTN/1133	Proposed Temporary Shop and Services (Vehicle Showrooms, Sales of Second-hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities for a Period of Three Years	15.8.2025

**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 Lots No. 1831 and 1833 in D.D. 104 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;
- there is no approved or on-going Small House application within the Site; and
- advisory comments are at **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

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

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

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

**3. Drainage**

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

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

**4. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

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

## 5. **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 at **Appendix IV**.

## 6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in an area of settled valley landscape character comprising farmland, vacant land, temporary structures and scattered tree groups. The proposed use is not incompatible with the landscape setting in the proximity; and
- according to the site photos, the Site is largely formed and some structures are found. No distinctive landscape resources are observed. Significant adverse landscape impact arising from the proposed use is not anticipated.

## 7. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix IV**.

## 8. **District Officer's Comments**

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

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

## 9. **Other Departments**

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

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

**Recommended Advisory Clauses**

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that 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 covered by the application. 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 application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - (ii) sufficient manoeuvring space shall be provided within the Site; and
  - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) Wang Ping Shan South Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, i.e. Wang Ping Shan South Road and the local access road if any; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;

- (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the applicant shall be liable for any adverse drainage impact due to the proposed use;
  - (ii) the current drainage proposal still requires refinement to meet the necessary requirements; and
  - (iii) to encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant shall complete the checklist previously provided as part of preparing the revised drainage proposal and include it in the submission. Otherwise, a longer processing time may be required;
- (h) to note the comments of the Director of Fire Services that:
- (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures and associated excavation of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
  - (iv) if the existing structures are erected on leased land without the approval of BA, they

are UBW under BO and should not be designated for any proposed use under the captioned application;

- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- (vii) detailed checking under BO will be carried out at building plan submission stage.

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月05日星期四 3:11  
收件者: tpbpd/PLAND  
主旨: A/YL-KTN/1204 DD 104 Ngau Tam Mei  
類別: Internet Email

A/YL-KTN/1204

Lots 1831 (Part) and 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long

Site area: About 880sq.

Zoning: "CDA" and "VTD"

Applied use: Shop and Services / 3 Vehicle Parking / **Excavation of Land**

Dear TPB Members,

*"We write to confirm that no warehouse or open storage use would be carried out at the application site"*

Ha Ha Ha, the site has already been filled in and has in fact an existing warehouse structure on the site, it depends on how one defines it. No record of approval.

Strong Objections as approval would encourage further encroachment of brownfield use into the buffer of the 'CA' zoning. The 'CA' in Ngau Tam Mei will be under significant pressure re the planned Northern Metropolis developments.

"Shop' should be accommodated within the 'V' zone.

Mary Mulvihill