

Urgent Return receipt Expand Group Restricted Prevent Copy

Jane Ching Kei LAU/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月23日星期一 12:18
收件者: tpbpd/PLAND
副本: Jane Ching Kei LAU/PLAND; Chloe Kit Ying LEUNG/PLAND; [REDACTED]
主旨: [FI] S.16 Application No. A/YL-NTM/486 - FI to address departmental comments
附件: FI1 for A_YL-NTM_486 (20260323).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

Our Ref. : DD104 Lot 630
Your Ref. : TPB/A/YL-NTM/486

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

By Email

23 March 2026

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services for a Period of 5 Years in "Other Specified Uses"
annotated "University Town" Zone and Area shown as 'Road',
Lot 630 (Part) in D. D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NTM/486)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Jane LAU
(Attn.: Ms. Chloe LEUNG

email: jcklau@pland.gov.hk)
email: ckyleung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services for a Period of 5 Years in “Other Specified Uses”
annotated “University Town” Zone and Area shown as ‘Road’
Lot 630 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(Application No. A/YL-NTM/486)

(i) The applicant would like to provide clarifications on the subject application. Details are as follows:

- The applied use is revised as ‘*Proposed Temporary Shop and Services for a Period of 5 Years*’ (**Annex I**).
- Revised location plan is provided (**Plan 1**).
- The applicant will follow the proposed scheme, including but not limited to the proposed site boundary and the location of ingress/egress after planning permission has been granted by the Town Planning Board (the Board).
- The applicant will make effort in complying with all relevant approval conditions after planning permission has been granted by the Board.
- As there is no parking space available for the staff, staff are required to gain access to the application site (the Site) by public transport services at Ngau Tam Mei Road (Green Minibus Route No. 37) and walk to the Site via a local access (about 80m from the Site).
- The application is only on a temporary basis, and the applicant agreed to be moved out during the land resumption stage of the development of Ngau Tam Mei New Development Area. The proposed use would be terminated if the Government resume the Site for clearance and construction or relevant works. The applicant will liaise with relevant government during the land resumption stage, if needed.

(ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Service Department (CE/MN, DSD)		
A. Comments on Submitted Drainage Proposal		
(a)	The proposal is considered acceptable from drainage point of view and the applicant is reminded to note the following comments no. (b) to (e).	Noted.

(b)	The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.	
(c)	The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.	
(d)	The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.	
(e)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD’s permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	
B. Comments on Submitted Drainage Record		
(a)	Photo 7: The existing stream and the proposed 300 mm concrete stormwater drainage pipe cannot be seen and the vegetation shown in the photo would obstruct water flow.	Noted. The applicant will submit a photographic record showing the latest condition of the Site after planning permission has been granted by the Board.
(b)	Photos 1-4, 6, 8 and 9: The applicant should provide current photos of the drainage facilities. These sites photos enclosed in the submission are same as the photos submitted on 27.2.2025 under previous application (No. A/YL-NTM/456).	
(c)	Below previous comments on the photos submitted on 27.2.2025 under previous application (No. A/YL-NTM/456) remain valid <ul style="list-style-type: none"> i. As agreed in the drainage submission dated 10.5.2024, the hoarding bottom should provide 150mm opening. There is no opening provided in the submitted photos. 	

	<p>ii. Photo 8 – The u-channel should be provided adjacent to site boundary (i.e. hoarding).</p> <p>iii. Please place a ruler to justify the u-channel size.</p>	
<p>C. Comments of the Commissioner for Transport (C for T)</p>		
(a)	<p>Based on the information provided, the ingress/egress point of the subject site is located at the private lot(s), the applicant should arrange by themselves if necessary, and should seek consent from the relevant land owner(s).</p>	<p>Noted. The applicant will seek consent from the relevant land owner(s) after planning permission has been granted by the Board.</p>

Annex I
Revised Application Form



(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 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
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 非建築用地限制 From 由m to 至
- 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

Proposed Temporary Shop and Services for a Period of 5 Years

(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 288 sq.m 平方米 About 約
- Proposed plot ratio 擬議地積比率 0.66 About 約
- Proposed site coverage 擬議上蓋面積 33 % About 約
- Proposed no. of blocks 擬議座數 2
- Proposed no. of storeys of each block 每座建築物的擬議層數 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
..... 7 m 米 About 約

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	Lot 630 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories		
Site area 地盤面積	434	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Ngau Tam Mei OZP No.: S/YL-NTM/15		
Zoning 地帶	"Other Specified Uses" annotated "University Town" Area shown as 'Road'		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	288	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
	Composite 綜合用途	N/A	

REVISED PLAN

Plan 1 Location plan

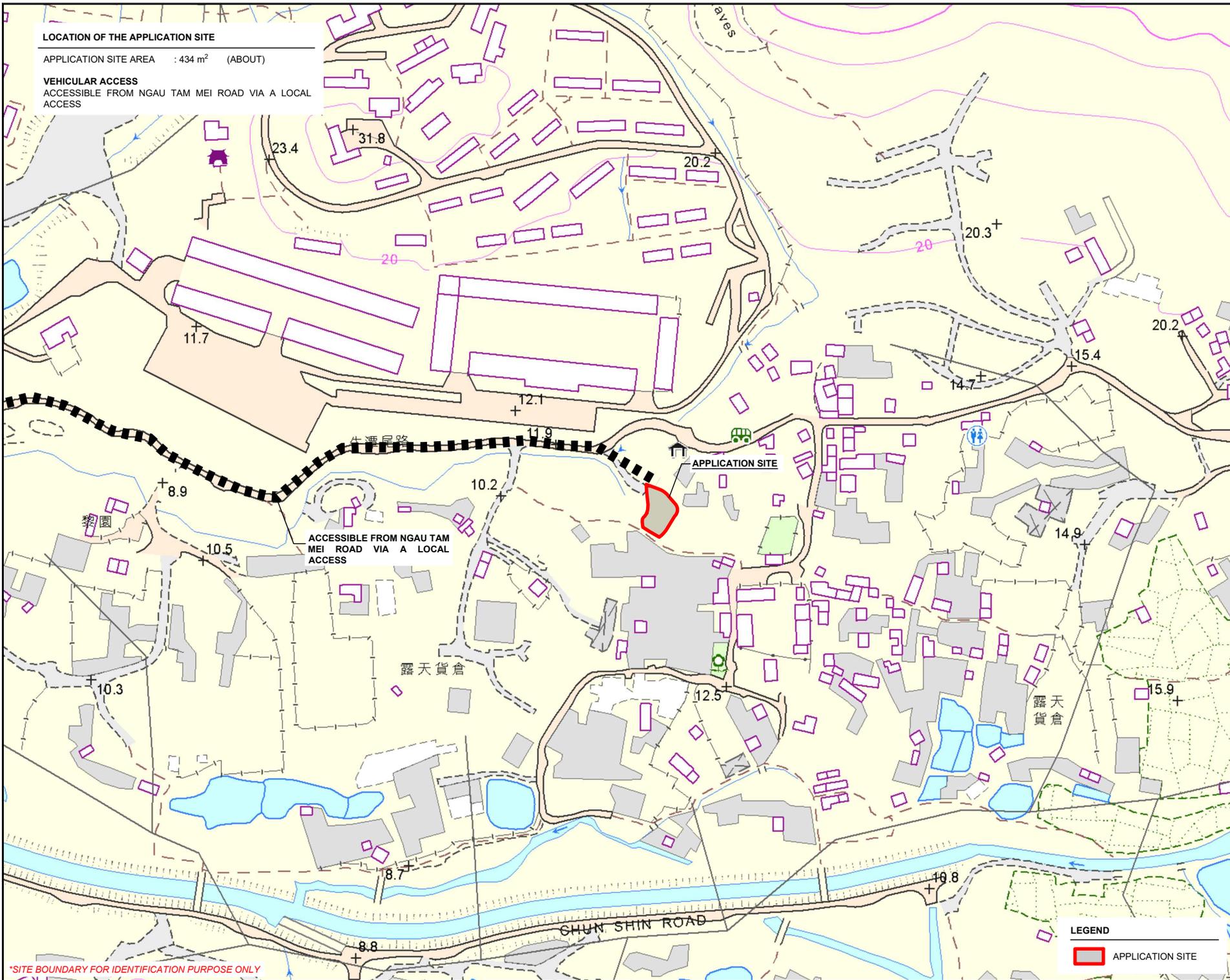
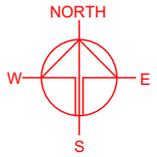


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 434 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM NGAU TAM MEI ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY
SHOP AND SERVICES FOR
A PERIOD OF 5 YEARS

SITE LOCATION
LOT 630 (PART) IN D.D. 104,
NGAU TAM MEI, YUEN LONG,
NEW TERRORIES

SCALE
1 : 3000 @ A4

DRAWN BY: MN DATE: 11.12.2025

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 001

LEGEND
[Red Outline] APPLICATION SITE