

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



Proposed Temporary Planning Application to
Temporary Shop and Service (Vegetable grocery store) and Ancillary Office and Storage Use at
Lots 1386 R.P., 1387 and 1395 R.P.
in D.D. 1 TC, Lantau Island, N.T.

有關上述地段

1. 更正申請表格(S16-III)1份
2. 更正平面圖4份

由於在7月11日以郵政方式呈交之規劃申請的申請範圍及內容有所修改，因此現重新呈交修正版本，包括 S-16-III 申請表格及平面圖，而其他文件將保留，不便之處，敬請原諒。

如對上述查詢有任何查詢，請致電 3105 3466 黃先生查詢。

商祺

M&D Planning and Surveyors Consultant Ltd.



Leo Wong
Planning Consultant
2022年7月21日

2022年8月23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
申請的日期。

23 AUG 2022

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.

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15/F., North Point Government Offices ,
333 Java Road,
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Proposed Temporary Planning Application to
Temporary Shop and Service (Vegetable grocery store) and Ancillary Office and Storage Use at
Lots 1386 R.P. , 1387 and 1395 R.P.
in D.D. 1 TC , Lantau Island, N.T.

有關上述檔案

1. 申請表格(S16-III)1份
2. 平面圖 4份
3. 位置圖 4份
4. 土地註冊署文件 3份
5. 授權書 1份
6. 申請人- 商業登記副本
7. 申請人- 身份證副本

2022年 8月 23日

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商祺

M&D Planning and Surveyors Consultant Ltd.



Leo Wong
Planning Consultant
2022年7月6日

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

此文件在 2022 年 8 月 23 日收到。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。

23 AUG 2022

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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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及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.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/I-TCV/20 |
| | Date Received 收到日期 | 23 AUG 2022 |

- 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。

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)

長盛興業貿易有限公司

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)

M&D Planning and Surveyors Consultant Ltd.

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) | Lots 1386 R.P., 1387 and 1395 R.P. in D.D. 1 TC, Lantau Island, 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 695.48 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 424.4 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Tung Chung Valley OZP - S/I-TCV/2 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Village Type Development |
| (f) Current use(s) 現時用途 | Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

| | |
|--|--|
| 6. Type(s) of Application 申請類別 | |
| (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 | Temporary Shop and Services (Vegetable grocery store) and Ancillary Office and Storage use for a period of 3 Years 臨時商店及服務行業(蔬菜及雜貨店)連附屬寫字樓及貯物用途 (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 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 271.08sq.m <input type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 424.4sq.m <input type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 6 |
| Proposed domestic floor area 擬議住用樓面面積 |sq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 424.4sq.m <input type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 424.4sq.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) | |
| 構築物A 寫字樓 6.1 x 2.44 x 2.62米高 = 14.88平方米 一層高 構築物B 員工休息室 6.1 x 2.44 x 2.62米高 = 14.88平方米 一層高 構築物C 流動廁所 2.1 x 1.8 x 3米高 = 3.78平方米 一層高 構築物E 蔬菜貯存室 97.37平方米 一層高不多於5米 構築物F 蔬菜零售區 110.67平方米 一層高不多於5米 構築物G 遮陽蓬 182.82平方米 一層高不多於5米 | |
| 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 | 1 |
| Motorcycle Parking Spaces 電單車車位 | 1 |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 1 |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | 1 |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | 1 |
| Others (Please Specify) 其他 (請列明) | 1 |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | 1 |
| Coach Spaces 旅遊巴車位 | 1 |
| Light Goods Vehicle Spaces 輕型貨車車位 | 1 |
| Medium Goods Vehicle Spaces 中型貨車車位 | 1 |
| Heavy Goods Vehicle Spaces 重型貨車車位 | 1 |
| Others (Please Specify) 其他 (請列明) | 1 |

| | | | |
|--|---|---|--|
| Proposed operating hours 擬議營運時間 星期一至星期日上午8時至下午6時,公眾假期照常營業 | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物? | Yes 是 | <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)) 東涌道 | |
| | 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) | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input 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"/> _____ _____ | | |

| | |
|--|--|
| | <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> |
|--|--|

(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 | <p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought 要求的續期期間 | <p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p> |

7. Justifications 理由

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

見附頁

Justifications 理由

申請地點面積為 695.48 平方米，根據東涌谷分區計劃大綱圖核准圖編號 S/I-TCV/2，申請地點被規劃作「鄉村式發展」用途，現時空置。由於擬議用途只屬臨時性質，不會影響申請地點長遠的規劃意向。

東涌谷分區計劃大綱圖核准圖編號 S/I-TCV/2，擬議發展是屬於第二欄用途，申請臨時商店及服務行業(蔬菜及雜貨店)連附屬寫字樓及貯物用途，並沒有違背「鄉村式發展」用途規劃意向。申請人早前於同一地段已獲城市規劃委員會批准“臨時商店及服務行業(蔬菜及雜貨店)連附屬寫字樓及貯物用途”為期三年(申請編號:TPB/A/I-TCV/17)，因此不會造成不良先例。

由於地段將被收購無法繼續經營，申請人需另覓其他土地維持經營，是次申請的規模跟已往相約，但位置比較方便，靠近富東街市及停車場，方便顧客光顧。

本申請全場為一層高臨時構建物，申請面積695.48平方米，場內設施主要以臨時貨櫃，隔熱板及鐵柱等組成，用作蔬菜、乾貨零售區及臨時貯存倉一個，蔬菜零售區，寫字樓，員工休息室各1個，場內設有男女洗手間各1個，高度不多於3米及搭建遮陽簷蓬，高度不多於5米。

申請人在上述申請位置經營蔬菜直銷服務，主要服務毗鄰石榴埔村，為配合村民的日常需要，因此需要由內地進口蔬菜、日用品及乾貨食糧等，供應給本村村民及附近黃家圍及龍井頭村村民等。由於申請人無需負擔大型商場昂貴租金，因此能以成本價錢銷售日常食品給東涌居民，從而使東涌居民獲得日常所需民生用品，因此計劃開設零售店滿足他們需要。

擬議申請範圍將增設消防安全設備，因此對火警救援工作不會構成影響。

擬議申請範圍不准訪客泊車，上落貨區及不准車輛進出；

有關落貨之安排如下；

進貨車輛(蔬菜)將於滿東邨公共停車場進行落貨；

而零售的乾貨及蔬菜將由人手以手推車運送到申請位置，因此不會對鄰近交通造成影響；

場內不會設有任何揚聲器，以減少對周邊地區帶來的噪音影響。

擬議發展性質，形式及佈局與周邊的環境協調，因此不會影響附近環境原有風貌。

擬議申請範圍內將增設污水及化糞池系統處置場內廁所廢物及污水，因此擬議發展不會帶來污水的負面影響。

擬議用途的營業時間為星期一至星期日上午8時至下午6時，公眾假期照常營業。

基於上述申請的理據，我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

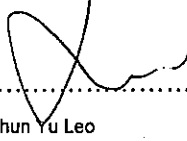
8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
Wong Chun Yu Leo

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

.....
Planning Consultant

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

M&D Planning and Surveyors Consultant Limited

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

Date 日期

25.7.2022 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

| | |
|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | Lots 1386 R.P., 1387 and 1395 R.P. in D.D. 1 TC, Lantau Island, N.T. |
| Site area 地盤面積 | 695.48 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Tung Chung Valley OZP - S/I-TCV/2 |
| Zoning 地帶 | Village Type Development |
| 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 3 <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 Planning Application to Temporary Shop and Services (Vegetable grocery store) and Ancillary Office and Storage Use |

| | | | |
|--|---|---|--|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 424.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.61 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | 6 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 61 % <input type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____ | | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____ | | |

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
|--|--------------------------|-------------------------------------|
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| 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"/> |
| <i>Lot Index Plan</i> | | |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| 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。

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

Authorized Letter

Proposed Temporary Planning Application to
Temporary Shop and Service (Vegetable grocery store) and Ancillary Office and Storage Use at
Lots 1386 R.P. , 1387 and 1395 R.P.
in D.D. 1 TC , Lantau Island, N.T.

Dear Sir / Madam,

It is authorized that M&D Planning and Surveyors Consultant Ltd. to be authorized person and apply under S-16 of Town Planning Ordinance for the proposed "Temporary Shop and Service (Vegetable grocery store) and Ancillary Office and Storage" use for a period of 3 Years at the caption address.

Should you have any queries please feel free to contact Mr. Leo Wong at 3105 3466

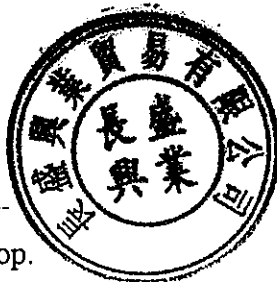
Yours Faithfully,

The Owners of:

Lot 1386RP, 1387, 1395RP in D.D.1 TC

長盛興業貿易有限公司 (B.R. No.: 73157197)

陳澤華



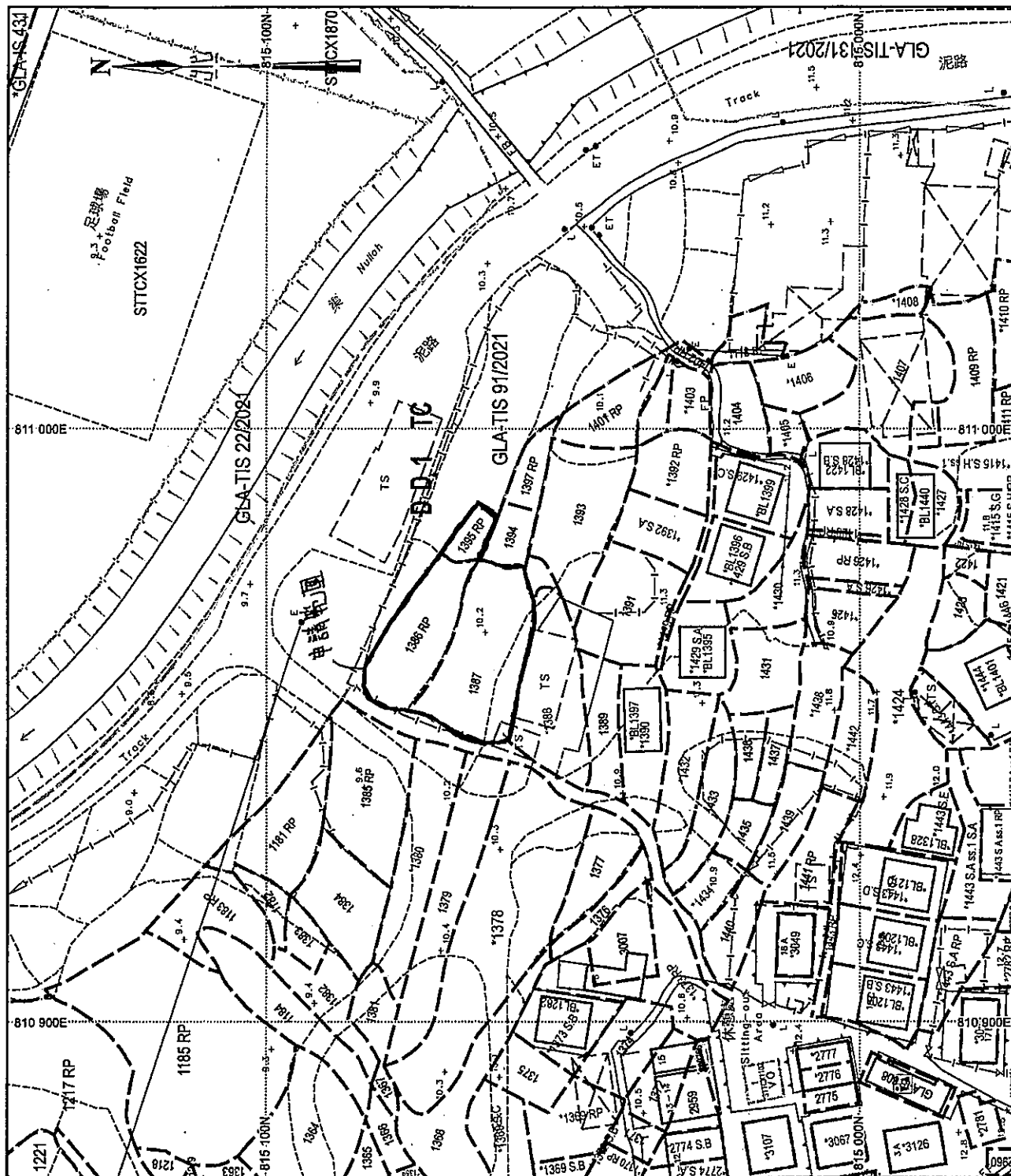
Signed and Company Crop.

Director: CHEN TZE WA

I.D. No.: [REDACTED]

Date: 23-06-2022

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 米 metres



Locality :

Lot Index Plan No. : ags_S00000093362_0001

District Survey Office : Lands Information Center

Date : 04-May-2022

Reference No. : 9-SE-13A,9-SE-13C

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SMO-P01

20220504175609 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&



**Response the Comments from Director of Environment Protection Department
(Planning Application No. A/I-TCV/20)**

19/09/2022 18:52

From: <leo@moderneng.com.hk>
To: <tpbpd@pland.gov.hk>
Cc: <sshcheung@pland.gov.hk>

1 attachment



Response the Comments from Director of Environment Protection.pdf

Town Planning Board

CC: Mr. Steve CHEUNG (TP/Is4, SKIs DPO, PlanD)

Planning Application No. A/I-TCV/20

Proposed Temporary Shop and Service at Lots 1386 RP, 1387 and 1395 RP in D.D.1 TC, Lantau Island

Response to Departmental Comments Documents and Attachments.

Leo Wong

Direct Line : +852 3105 3466

Mobile / Whatsapp : [REDACTED]

Fax : +852 3105 0810

Email : leo@mdps.com.hk

Web site : www.mdps.com.hk

Unit 09, 19/F, China Shipbuilding Tower, No. 650 Cheung Sha Wan Rd., Kowloon
九龍長沙灣道650號中國船舶大廈19樓09室



Planning Application No. A/I-TCV/20

Comments from Director of Environment Protection Department:

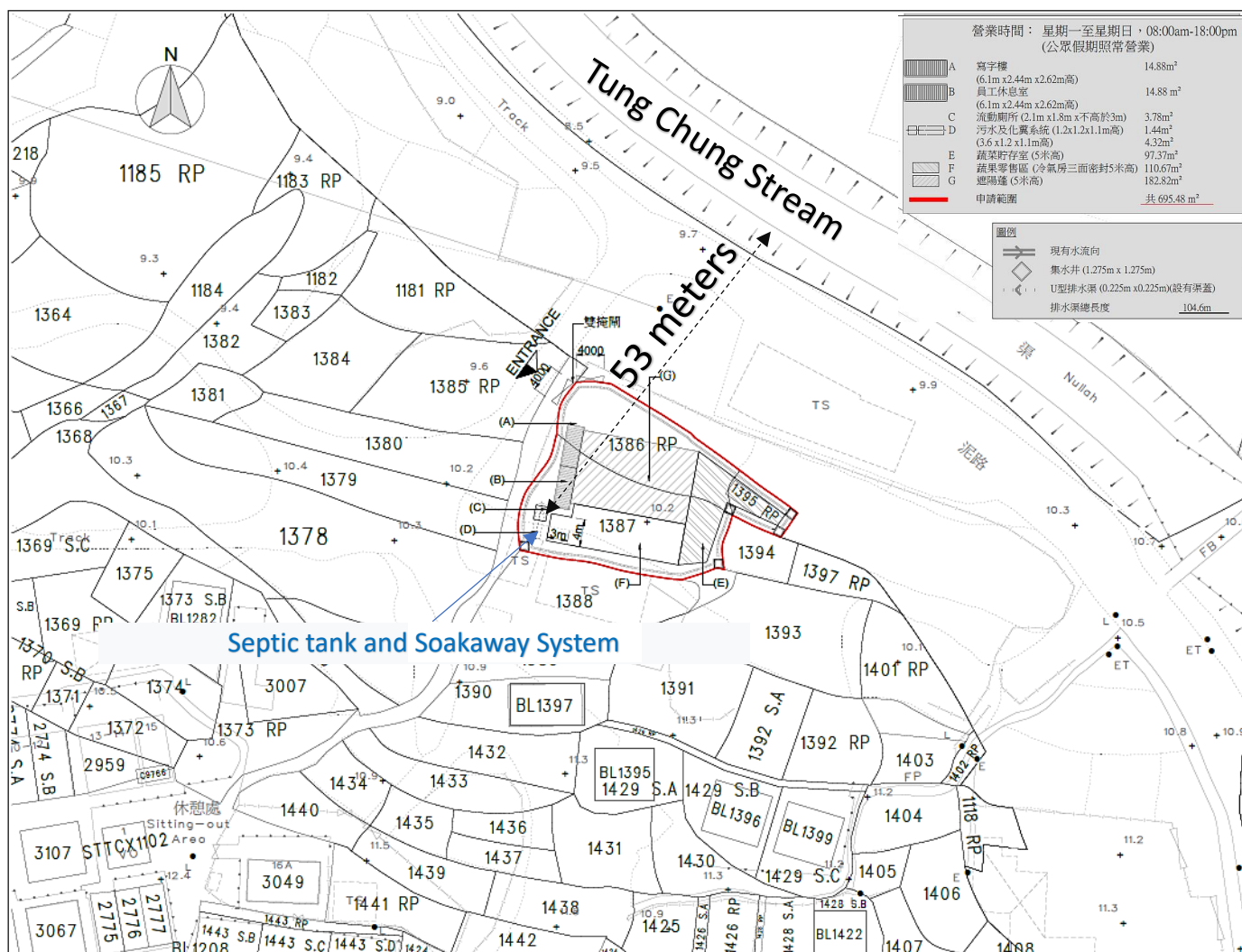
We note that the applicant proposed to use the septic tank and soakaway system to handle toilet waste and sewage generated from shop. In view of the proximity of the subject site to Tung Chung Stream, please ask the applicant to confirm the location of the soakaway system to demonstrate the compliance with the requirements for minimum clearance distance under ProPECC PN 5/93.

Response the Comments from Director of Environment Protection Department:

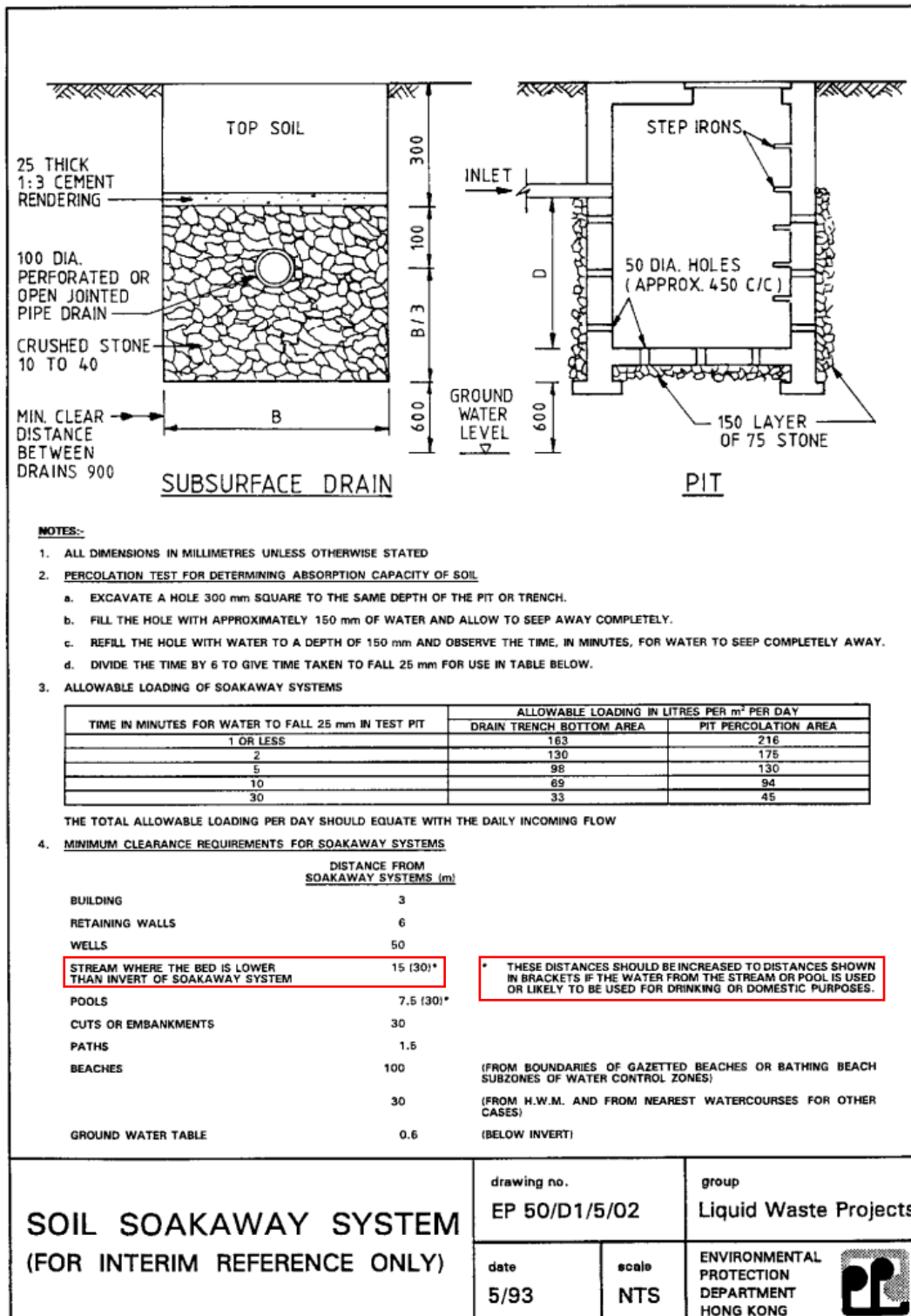
The soakaway system of the application site is about **53 meters** away from Tung Chung Stream (see Figures 1). According to item 4 (Stream where the bed is lower than invert of soakaway system) of APPENDIX D of ProPECC PN 5/93 (Drawing no. EP 50/D1/5/02 - See Figures 2), the minimum clearance distance requirements for soakaway system is 15 meters, for drinking or domestic purpose use is 30 meters, so the soakaway system is complies with the requirement for minimum clearance distance under ProPECC PN 5/93.

Figures 1

Location Plan of Soakaway System



Appendix D



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&



**Revised proposed layout plan and the supplementary document for Ref. No.
A/I-TCV/20**

27/09/2022 12:41

From: <leo@moderneng.com.hk>
To: <tpbpd@pland.gov.hk>
Cc: <sshcheung@pland.gov.hk>

2 attachments



Justifications 理由及補充資料.pdf



Revised Proposed Layout plan.pdf

Dear : Town Planning Board
CC: Mr. Steve CHEUNG (TP/Is4, SKIs DPO, PlanD)

Planning Application No. A/I-TCV/20
Proposed Temporary Shop and Service (Vegetable and Grocery Store) with Ancillary
Office and Storage Uses for a Period of 3 Years
at Lots 1386 RP, 1387 and 1395 RP in D.D.1 TC, Lantau Island

Attached the revised proposed layout plan and the supplementary document of the application site.

Regards,

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申請地點面積為 695.48 平方米，根據東涌谷分區計劃大綱圖核准圖編號 S/I-TCV/2，申請地點被規劃作「鄉村式發展」用途。由於擬議用途只屬臨時性質，不會影響申請地點長遠的規劃意向。

東涌谷分區計劃大綱圖核准圖編號 S/I-TCV/2，擬議發展是屬於第二欄用途，申請臨時商店及服務行業（蔬菜及雜貨店）連附屬寫字樓及貯物用途，並沒有違背「鄉村式發展」用途規劃意向，城市規劃委員會於區內曾批出同類申請為期三年（規劃申請編號：TPB/A/I-TCV/17），因此不會造成不良先例。

申請人長盛興業貿易有限公司為上述申請地段之現行土地擁有人，現時為空置，由於知悉趙釗倫及趙敏琴（即規劃申請編號：TPB/A/I-TCV/17 之經營者）之蔬菜及雜貨店即將面臨收購發展住宅項目，需於 2022 年底前結束營業，需另覓其他土地維持經營，因此申請人決定以特惠租金租賃予他們，希望使其業務可維持，繼續服務村內村民，為大眾出一分力。

是次規劃申請的經營模式跟以往相約，主要經營蔬菜及乾貨直銷，主要服務石榴埔村，附近黃家圍及龍井頭村等村民，為配合村民的日常需要，從內地進口蔬菜、日用品及乾貨食糧等供應給他們。由於無需負擔大型商場昂貴租金，能以低成本價錢銷售，申請位置亦靠近滿東街市及公共停車場，上落貨非常方便，因此計劃將零售店搬遷至申請位置，繼續滿足村民的需要。

申請面積 695.48 平方米，上蓋面積 424.4 平方米，主要以臨時貨櫃，隔熱板及鐵柱

等組成一層高臨時構建物，高度不多於 5 米，場內設施包括寫字樓，員工休息室，蔬

菜貯存室，乾貨及蔬菜零售區，另設有流動廁所一組及搭建遮陽簷蓬等。

擬議申請範圍將增設消防安全設備，因此對火警救援工作不會構成影響；

擬議申請範圍不准訪客泊車及不准車輛進出；

有關落貨之安排如下：

進貨車輛（蔬菜）將於滿東邨公共停車場進行落貨；

而零售的乾貨及蔬菜將由人手以手推車運送到申請位置，因此不會對鄰近交通造成影響；

場內不會設置有任何揚聲器，以減少對周邊地區帶來的噪音影響。

擬議發展性質，形式及佈局與周邊的環境協調，因此不會影響附近環境原有風貌。

擬議申請範圍內將增設污水及化糞池系統處置場內廁所廢物及污水，因此擬議發展不會帶來污水的負面影響。

擬議用途的營業時間為星期一至星期日上午 8 時至下午 6 時，公眾假期照常營業。

基於上述申請的理據，我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

**Appendix II of RNTPC
Paper No. A/I-TCV/20**

**Similar s.16 Application for Temporary Shop and Services wholly/partly within
“Village Type Development” Zone in the vicinity of the Application Site**

Approved Application

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC)</u> | <u>Approval Conditions</u> |
|---|-------------------------------|---|---|---------------------------------------|
| 1 | A/I-TCV/17 | Proposed Temporary Shop and Services (Vegetable and Grocery Store) with Ancillary Offices and Storage Use for a Period of 3 Years | 26.2.2021 | (1), (2), (3) |

Approval Conditions

- (1) Submission and implementation of septic tank and soakaway system
- (2) Submission and implementation of a drainage proposal and maintenance of implemented drainage facilities
- (3) Submission and implementation of a fire service installations and water supplies proposal for firefighting

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Islands, Lands Department (LandsD):

- (a) the lots are demised for agricultural purposes under the Block Government Lease. Under the lease conditions, no structure(s) shall be erected on the Lots without LandsD's prior approval;
- (b) there is no approved Short Term Tenancy or Short Term Waiver in connection with the lots under processing;
- (c) no outstanding/approved Small House application on the lots; and
- (d) his office has not received any complaint relating to the Lots. Besides, no enforcement action has been taken or is being contemplated by his office for the time being.

2. Traffic

Comments of the Commissioner for Transport:

she has no in-principle objection to the application from traffic engineering point of view since the applicant only seeks planning permission for proposed temporary shop and services (vegetable and grocery store) with ancillary office and storage use at the application site (the Site) for a period of three years.

3. Environment

Comments of the Director of Environmental Protection:

- (a) it is noted that the proposed septic tank and soakaway system (STS) will be 53m away from Tung Chung Stream as shown in **Figure 1 of Appendix Ia**. As the proposed STS meets the minimum clearance distance from stream as required under ProPECC 5/93, adverse environmental impact is not anticipated and thus he has no comment on the application for the proposed vegetable and grocery store and ancillary uses; and
- (b) no complaint concerning the Site has been received in the past three years.

4. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

he has no comment on the application from agriculture and nature conservation perspectives since the Site is basically a paved area in "Village Type Development" zone.

5. Drainage

Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services department:

- (a) there is no public sewer connection available in the vicinity of the proposed development; and
- (b) the following approval conditions are required:
 - (i) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board (Board);
 - (ii) in relation to (i) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of the Drainage Services or of the Board; and
 - (iii) in relation to (ii) above, the maintenance of the implemented drainage facilities at all times during the planning approval period.

6. Fire Safety

Comments of the Director of Fire Services (D of FS):

- (a) No in-principle objection to the application subject to fire service installations being provided to the satisfaction of D of FS; and
- (b) the following approval conditions in relation to fire safety are required:
 - (i) the submission of a fire service installations and water supplies proposal for firefighting; and
 - (ii) in relation to the above, the implementation of the fire service installations and water supplies proposal for firefighting.

7. Other Departments

The following government departments have no objection to/no comment on the application:

- (a) Chief Building Surveyor/New Territories East and Licensing, Buildings Department;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Highway Engineer/New Territories East, Highways Department;
- (d) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (e) Director of Electrical and Mechanical Services;

- (f) Director of Leisure and Cultural Services;
- (g) District Officer (Islands), Home Affairs Department;
- (h) Director of Food and Environmental Hygiene;
- (i) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD); and
- (j) Head of Sustainable Lantau Office, CEDD.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Islands, Lands Department (LandsD) that if any structure(s) is/are to be erected on the lots, LandsD's prior approval must be obtained by the lot owner(s). If the planning application is approved by the Town Planning Board (Board), the applicant should apply to LandsD for approval for any structures proposed to be erected on the application site (the Site). Such application will be processed by LandsD in the capacity of a landlord and approval, if granted, will be subject to such terms and conditions, including payment of fees, as may be imposed by LandsD. There is no guarantee that such application would be approved by LandsD;
- (b) to note the comments of the Director of Environmental Protection that there is no public sewer in the vicinity of the Site. The proposed septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirement of the Practice Note for Professional Person (ProPECC) PN 5/93 and are duly certified by an Authorized Person (AP);
- (c) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that the proposed temporary use shall not cause any environmental nuisance, pest infestation and obstruction or any adverse impact to the surrounding. The applicant should be advised that trade waste delivered to the refuse collection point(s) under FEHD's management shall not exceed 100 litres in capacity. For disposal of dangerous waste or trade waste exceeding 100 litres in capacity, the applicant shall arrange proper disposal at their own expenses. Under no contradiction to approved land usage, proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. A place of public entertainment licence must be obtained if a public entertainment event would take place within the lot;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application does not imply approval of tree works such as felling, transplanting or pruning under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant should ensure that no discharge from the Site is diverted to Tung Chung Stream located to the east of the Site;
- (f) to note the comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department (BD) that if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance and should not be designated for any approved use under the captioned application. Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An authorized person (AP) should be appointed

as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. If the applied use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively. As the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the BPRs at the building plan submission stage. Detailed comments under the BO on individual site for a private development such as permissible plot ratio, site coverage, means of escape, fire resisting construction, emergency vehicular access, provision of natural lighting and ventilation, sanitary fitments and drainage system, etc. will be formulated at the building plan submission stage; and

- (g) to note the comments of the Director of Fire Services that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.