

2021年 5月 4 日

Appendix I of RNTPC
Paper No. A/NE-TK/706

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

This document is received on - 4 MAY 2021.
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 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/NE-TK/706
	Date Received 收到日期	- 4 MAY 2021

- 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		
(<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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)		
YU CHI KIN 俞志堅		
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)		
(<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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)		
N.A 不適用		
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 NO. 674S.A, NO. 674S.B, NO. 674S.C AND NO. 674RP IN D.D17, TAI PO, N.T 大埔丈量約份第17約地段第 674S.A, 674S.B, 674S.C 及 674RP 號	
(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 約 556 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 約 43.8 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)	N.A 不適用 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	S/NE-TK/119 (汀角分區計劃大綱圖)
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR 農業
(f) Current use(s) 現時用途	TEMPORARY FARM, SHOP AND SERVICES (RETAIL SHOP) 臨時休閒農莊、商店及服務行業(零售商店) (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)
1	N0674A, 674R, P IN P.D. 17	09-04-2021

(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 FARM, SHOP AND SERVICES (RETAIL SHOP)
臨時休閒農莊, 商店及服務行業, (零售商店).
(連填土工程地台約十厘米厚)

(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☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

..... 556sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

..... 43.8sq.m ☒ 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

.....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

.....sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

..... 43.8sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)

構築物的擬議高度為3米, 用途為休憩及儲物空間及零售商店..

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 <u>逢星期二至日, 下午二時至六時.</u>																																	
(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 No 否	<input 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))																															
<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)																																	
<input checked="" type="checkbox"/>																																	
(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?	Yes 是 No 否	<input checked="" type="checkbox"/> Please provide details 請提供詳情 <u>請看附頁說明.</u>																															
<input 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 No 否	<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																																	
<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?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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>			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"/>																															

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

(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。

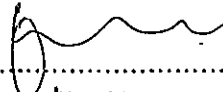
PLEASE REFER TO ATTACHMENT. 請參考附件.

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 an application to the Board 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


.....
YU CHI KIN 俞志堅

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

N.A. 不適用

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

Date 日期

01 / 04 / 2021 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 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 NO. 674S.A, NO. 674S.B, NO. 674S.C AND NO. 674RP IN D.D17, TAI PO, N.T 大埔文景邨份第17份地段第674SA, 674S.B, 674S.C 及674RP號。	
Site area 地盤面積	約556	sq. m 平方米 □ About 約
	(includes Government land of 包括政府土地	sq. m 平方米 □ About 約)
Plan 圖則	S/NE - TK/19	
Zoning 地帶	AGR	
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	TEMPORARY FARM, SHOP AND SERVICES (RETAIL SHOP) 臨時休閒農莊、商店及服務行業(零售商店). 及填土工程(地台約10cm厚).	

(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	43.8 / <input checked="" 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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	% <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) _____ _____		N.A 不適用
	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) _____ _____		N.A 不適用

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" 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 type="checkbox"/>
<hr/>		
Reports 報告書		
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"/>
<hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

申請摘要

(LOT 674A, B, C, R.P IN DD17 - A/NE-TK/640 續期申請)

申請摘要

申請說明:

- 由2015年月8月開始, 本農莊已經營接近6年, 場內構築物等設施開始老化, 變得殘舊, 考慮到安全及外觀等因素, 適逢今年2021年8月7日到期, 故本人擬議進行翻新及更換構築物, 完善農莊內的設施。
- 現時農莊內有2個主要構築物, (2.5米闊 X 6米長 X 2.6米高 - 15平方米)可移動貨櫃1個, 以及 (4米闊 X 6米長 X 3米高 - 24平方米的休憩涼棚)。
- 現希望把原有貨櫃運走, 在同一位置, 在沒有任何填土、挖土等平整工程下, 增設1個 (約5米闊X8.5米長X3米高, 總共約42.5平方米) 的大型可移動貨櫃構築物。(詳情請參考附頁平面圖)
- 現有的休憩涼棚會拆掉, 改為在大型貨櫃頂直接鋪設隔熱板。(詳情請參考附頁平面圖)
- 增設可移動戶外木地台(4.6米闊 X 6.1米長X 20厘米高)。
- 自耕地數目增加至25幅 (每幅尺寸為約1.2米x3.2米)
- 臨時廁所減至1個 (約1.03米闊X1.3米長X2.2米高, 總共約1.3平方米)

翻新及更換構築原因:

1. 增設可移動貨櫃

- 由於本農莊位於戶外地方, 長時間日曬雨淋, 原有貨櫃已經開始生鏽, 即使經過修補, 在下雨天時也會出現漏水, 滲水等情況, 造成不便。加上貨櫃內擺放了不少電器工具, 容易潮濕, 增加安全風險。
- 現有的貨櫃為本農莊唯一的室內空間, 已擺放不少必需家具及電器用品。而經過多年來的經驗, 發覺室內空間嚴重不足, 需要擺放大量耕作用工具, 例如:電動打草機、電鋸、冷風機、電風扇等...
- 在炎熱夏天和風雨季節, 室內休憩空間不足, 需要增加室內空間供農友避雨休憩, 確保安全。

2. 增設戶外木地台

- 本農莊的農友主要以一家大細為主, 每逢假日都會帶同兒童、長者等參與耕作活動, 而地面經常會有泥濘碎石, 凹凸不平, 對於行動不便, 或需要休息的農友們帶來風險, 而我們也已經豎立告示牌, 唯地面受自然天氣因素如雨水沖刷等影響, 經常令泥沙碎石再次冒出, 嚴重增加意外風險, 所以作為一個負責的農莊, 我們希望能提供一個安全、舒適、有適當配套設施的環境供農友們使用。
- 戶外木地台以支架撐起及可移動, 不會有任何填土、挖土等平整工程。

申請摘要

翻新及更換構築對環境的影響

1.發展意向

本農莊整體意向不會改變,一直以農業種植為主,而增加室內空間和戶外木地台確有實際需要,除了提升本農莊整體質素,也為農友們提供安全舒適的耕作環境。

2.環境外觀

擬議翻新及更換構築物後外觀不會有太大改變,我們會繼續保持現有植物及綠化效果,另外會增添更多觀賞性、季節性開花植物,例如銀葉金合歡、芳香萬壽菊、尤加利樹等。

3.工程影響

是次增設可移動貨櫃及戶外木地台不會涉及任何大型填土、挖土等平整工程,會以吊運型式把貨櫃擺放好再組裝,再放置在小型石壘上。

4.預計工程所需時間大概為兩個月,會在7,8月進行,9月初完成。

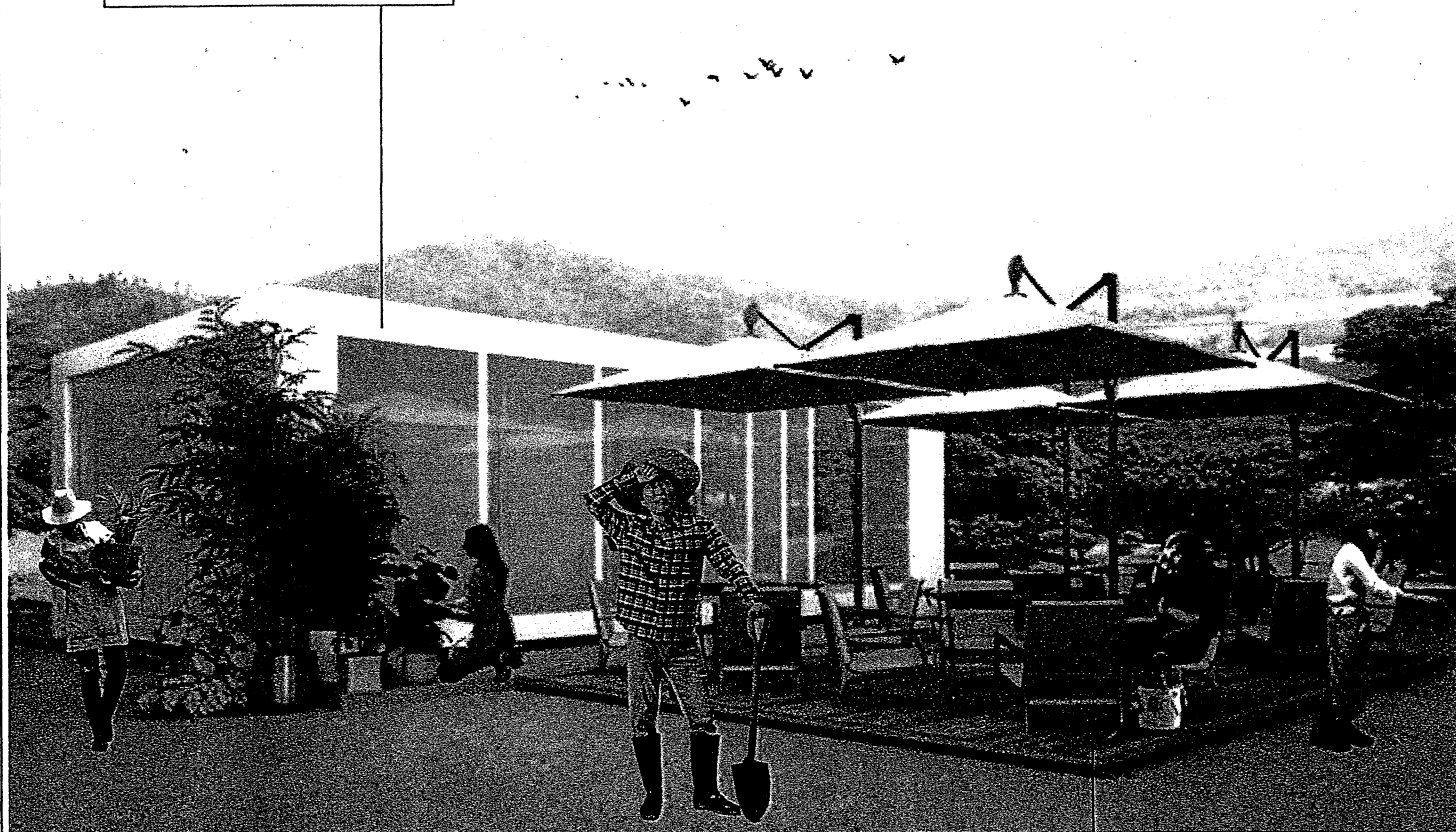
社區發展

1.近年疫情影響,令人更關心健康和環保生活,自耕農莊成為不少城市人舒展身心的好地方,我們也希望透過以農會友,藉着農友互相分享耕種心得,樂趣,令社區關係更和諧。此外,本農莊鄰近大美督旅遊康體區,綠色休閒耕種活動,非常切合整體規劃。

最後希望貴處能通過是次續期加建申請。

擬議加建模擬圖

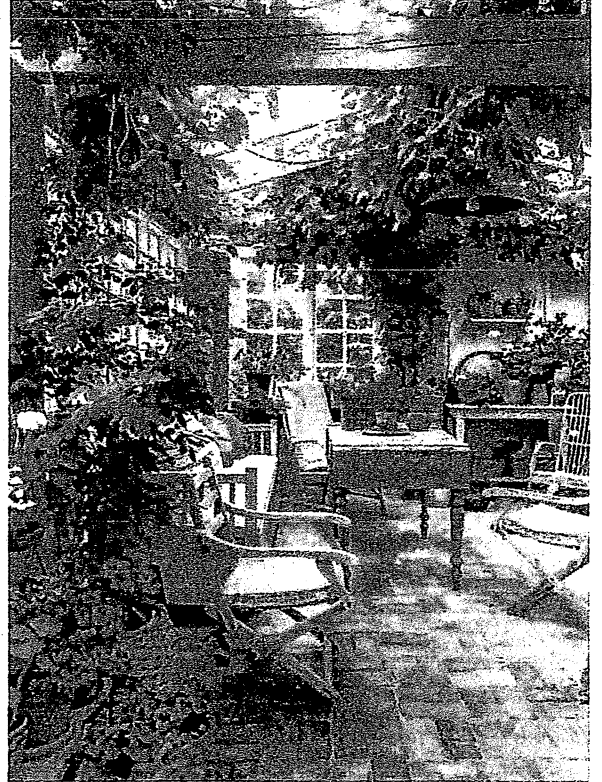
擬議擴大的可移動貨櫃



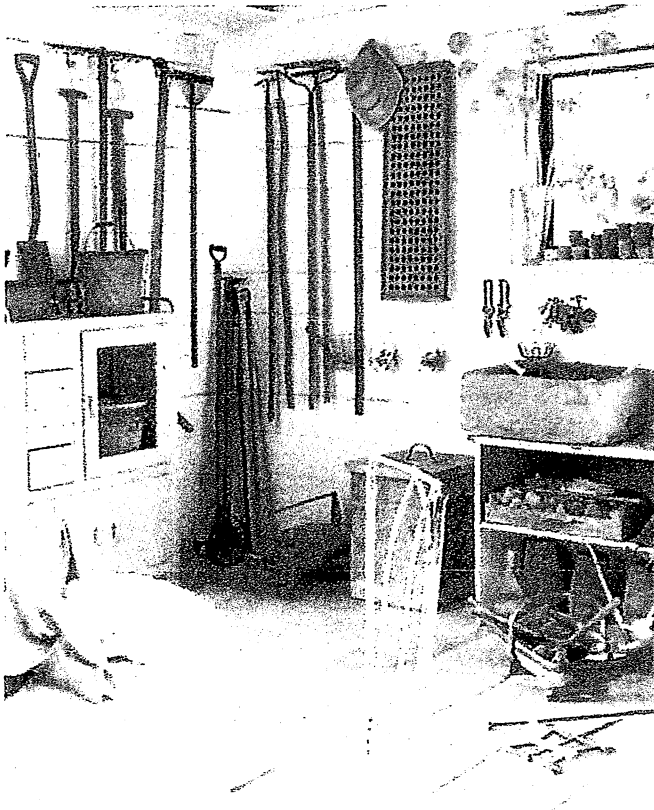
擬議增設的可移動地台

室內環境參考圖

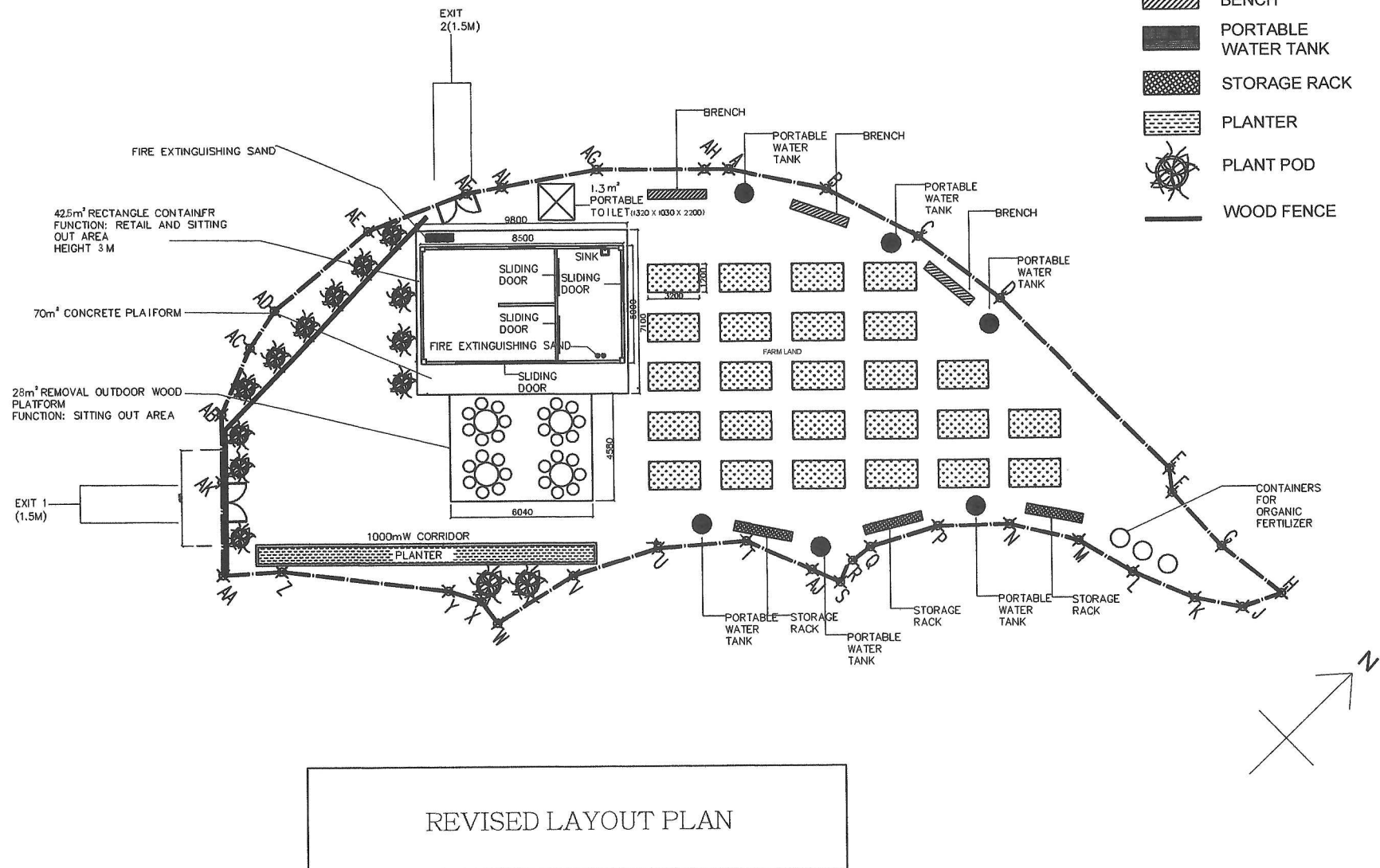
1. 貨櫃室內休憩環境參考圖



2. 貨櫃室內擺放工具參考圖



註: 此圖只作參考, 並非實景 第四頁



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



Re: 更改申請表格及圖表文件
03/06/2021 16:36

From: Frankie Yu [REDACTED]
To: [REDACTED]
File Ref:

History: This message has been forwarded.

[REDACTED]
[REDACTED]
致規劃處黃小姐,
請看附件為更改後的圖表文件,
如果任何問題, 請隨時找我, 謝謝你。
俞生
[REDACTED]

Frankie Yu [REDACTED] 於 2021年6月2日 週三 下午6:22寫道：

致規劃處黃小姐,
請看附件為更改後的圖表文件, 更改內容如下:
P.1 - 申請說明第8點 - 本人已履行.....
P.2 - 第4點 - 人流影響
P.3 - 灰色地方為自耕地農業種植範
如果任何問題, 請隨時找我, 謝謝你。
俞生
[REDACTED]

申請摘要

申請說明:

- 由2015年8月開始, 本農莊已經營接近6年, 場內構築物等設施開始老化, 變得殘舊, 考慮到安全及外觀等因素, 適逢今年2021年8月7日到期, 故本人擬議進行翻新及更換構築物, 完善農莊內的設施。
- 現時農莊內有2個主要構築物, (2.5米闊 X 6米長 X 2.6米高 - 15平方米)可移動貨櫃1個, 以及 (4米闊 X 6米長 X 3米高 - 24平方米的休憩涼棚)。
- 現希望把原有貨櫃運走, 在同一位置, 在沒有任何填土、挖土等平整工程下, 增設1個 (約5米闊X8.5米長X3米高, 總共約42.5平方米) 的大型可移動貨櫃構築物。(詳情請參考附頁平面圖)
- 現有的休憩涼棚會拆掉, 改為在大型貨櫃頂直接鋪設隔熱板。(詳情請參考附頁平面圖)
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- 自耕地數目增加至25幅 (每幅尺寸為約1.2米x3.2米)
- 臨時廁所減至1個 (約1.03米闊X1.3米長X2.2米高, 總共約1.3平方米)
- 本人已履行之前許可的全部附帶條件

翻新及更換構築原因:

1. 增設可移動貨櫃

- 由於本農莊位於戶外地方, 長時間日晒雨淋, 原有貨櫃已經開始生鏽, 即使經過修補, 在下雨天時也會出現漏水, 滲水等情況, 造成不便。加上貨櫃內擺放了許多電器工具, 容易潮濕, 增加安全風險。
- 現有的貨櫃為本農莊唯一的室內空間, 已擺放不少必需家具及電器用品。而經過多年來的經驗, 發覺室內空間嚴重不足, 需要擺放大量耕作工具, 例如: 電動打草機、電鋸、冷風機、電風扇等...
- 在炎熱夏天和風雨季節, 室內休憩空間不足, 需要增加室內空間供農友避雨休憩, 確保安全。

2. 增設戶外木地台

- 本農莊的農友主要以一家大細為主, 每逢假日都會帶同兒童、長者等參與耕作活動, 而地面經常會有泥濘碎石, 凹凸不平, 對於行動不便, 或需要休息的農友們帶來風險, 而我們也已經豎立告示牌, 唯地面受自然天氣因素如雨水沖刷等影響, 經常令泥沙碎石再次冒出, 嚴重增加意外風險, 所以作為一個負責的農莊, 我們希望能提供一個安全、舒適、有適當配套設施的環境供農友們使用。
- 戶外木地台以支架撐起及可移動, 不會有任何填土、挖土等平整工程。

申請摘要

翻新及更換構築對環境的影響

1.發展意向

本農莊整體意向不會改變,一直以農業種植為主,而增加室內空間和戶外木地台確有實際需要,除了提升本農莊整體質素,也為農友們提供安全舒適的耕作環境。

2.環境外觀

擬議翻新及更換構築物後外觀不會有太大改變,我們會繼續保持現有植物及綠化效果,另外會增添更多觀賞性、季節性開花植物,例如銀葉金合歡、芳香萬壽菊、尤加利樹等。

3.工程影響

是次增設可移動貨櫃及戶外木地台不會涉及任何大型填土、挖土等平整工程,會以吊運型式把貨櫃擺放好再組裝,再放置在小型石壘上。

預計工程所需時間大概為兩個月,會在7,8月進行,9月初完成。

4.人流影響

本農莊為小型農莊,跟據過往經驗及數據,他們到訪情況如下:

- 約80%客人為固定客人,已租用4-5年,另外約20%約流動性客人,而現在總共有17戶客人。(當中有4戶位客人都是租用2塊或以上自耕地)

- 17戶客人當中,有約60%集中在平日星期二至五到訪,他們大部份是居住在附近或大埔區,主要是以步行、騎單車和乘搭公共交通工具到訪。在平日,由於他們平均地到訪,在這四日內,當中有2-3日,每日到訪人數為約3-5人,逗留時間約1小時內。

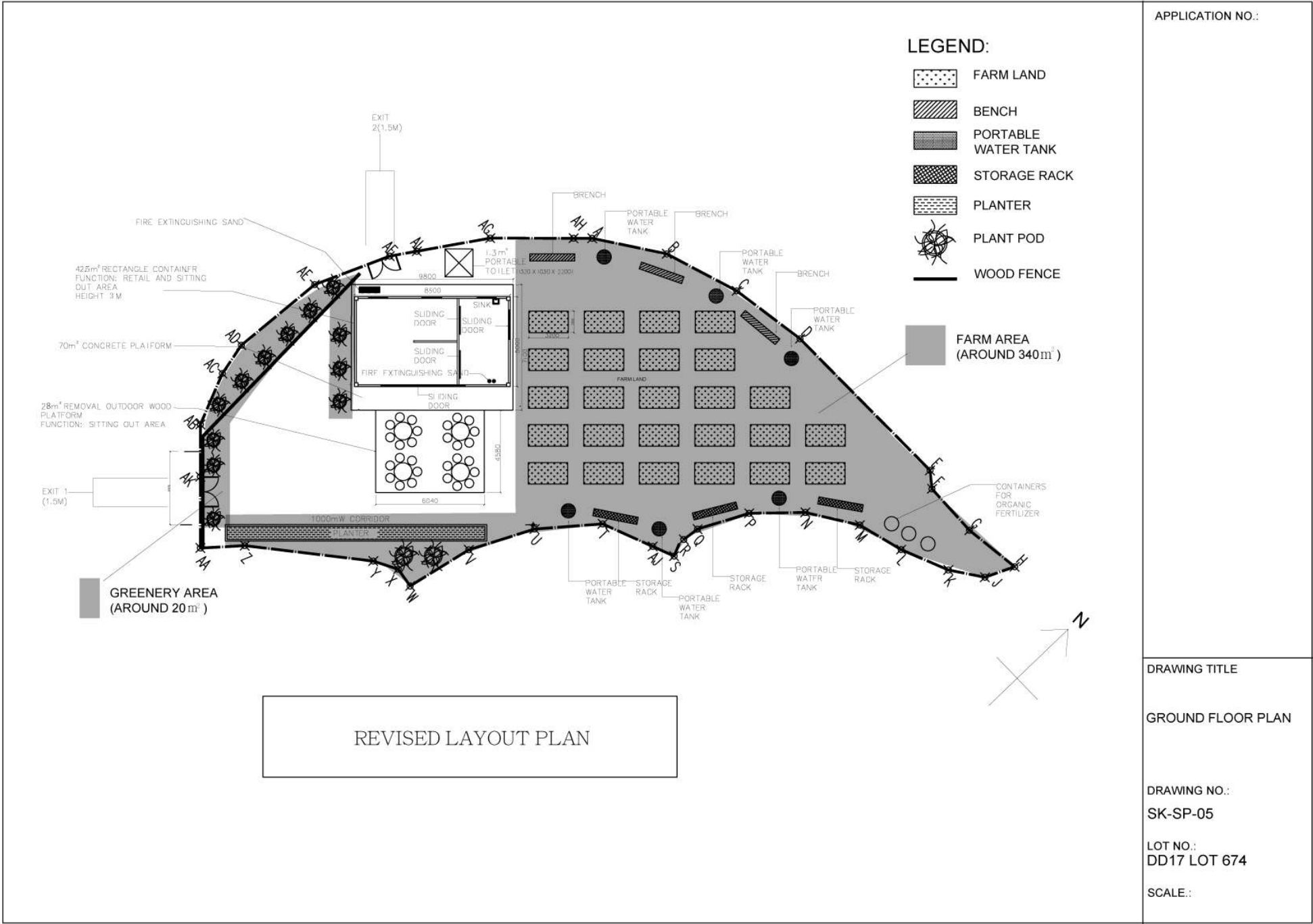
而另外40%集中在週末到訪,他們主要是跨區客人,主要是乘搭公共交通工具到訪。在週六、日,他們會帶同家人或親朋好友到訪,在這兩天內,每日到訪人數為約6-12人,逗留時間約2小時。

總括而言,本農莊一星期平均到訪人數不多,而且到訪時間分佈平均,沒有對附近環境、交通、噪音等造成影響。

社區發展

1.近年疫情影響,令人更關心健康和環保生活,自耕農莊成為不少城市人舒展身心的好地方,我們也希望透過以農會友,藉着農友互相分享耕種心得,樂趣,令社區關係更和諧。此外,本農莊鄰近大美督旅遊康體區,綠色休閒耕種活動,非常切合整體規劃。

最後希望貴處能通過是次續期加建申請。



APPLICATION NO.:

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NO.:

SK-SP-05

LOT NO.:

DD17 LOT 674

SCALE.:

Previous Applications covering the Application Site

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-TK/553	Proposed Temporary Hobby Farm, Shop and Services (Retail Shop) for a Period of 3 Years and Land Filling (Podium of 10 cm in Depth)	7.8.2015	A1-A7, A10
A/NE-TK/640	Renewal of Planning Approval for Temporary Hobby Farm, Shop and Services (Retail Shop) for a Period of 3 Years and Filling of Land (Podium of 10 cm in Depth)	15.6.2018	A1-A2, A5, A7-A10

Approval Conditions

- A1. No night-time operation between 7:00 p.m. and 11:00 a.m., as proposed by the applicant, was allowed on the site during the planning approval period.
- A2. No operation on Mondays, as proposed by the applicant, was allowed on the site during the planning approval period.
- A3. The submission and implementation of landscape proposal within specified periods from the date of the planning approval.
- A4. The submission and implementation of drainage proposal within specified periods from the date of the planning approval.
- A5. The submission and implementation/provision of fire service installations and water supplies for fire-fighting proposal within specified periods from the date of the planning approval.

- A6. The submission and implementation of the revised layout plan with a reduced paved area within specified periods from the date of the planning approval.
- A7. Upon expiry of the planning permission, reinstatement of the application site to an amenity area.
- A8. The existing trees and vegetation on the site should be maintained at all times during the planning approval period.
- A9. The existing drainage facilities on the site should be maintained at all times during the planning approval period.
- A10. Revocation of planning approval for non-compliance with conditions by a specified date/during the planning approval period.

Similar Applications in the “AGR” Zone in the vicinity of the Site

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-TK/321	Proposed Temporary Hobby Farm for a Period of 5 Years	29.10.2010 (Approved for 3 years up to 29.10.2013)	A1 – A5
A/NE-TK/678	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	20.11.2020 (Approved for 5 years up to 20.11.2025)	A1 – A9
A/NE-TK/687	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021 (Approved for 5 years up to 12.3.2026)	A2 – A9

Approval Conditions

- A1. No operation between the specified time was allowed on the site during the planning approval period.
- A2. The submission of drainage proposal and provision/implementation of drainage facilities/a revised drainage proposal within specified periods from the date of planning approval.
- A3. The submission and provision of fire service installations (FSIs)/and water supplies for fire fighting proposals within specified periods from the date of planning approval.
- A4. Revocation of planning approval for non-compliance with conditions by a specified date/during the planning approval period.

- A5. Upon the expiry of the planning permission, the reinstatement of the application site to an amenity area.
- A6. Part of the site, as proposed by the applicant, should only be filled up to a depth not exceeding 0.2m.
- A7. No public announcement system, portable loudspeaker or any form of audio amplification system was allowed to be used on the site at any time during the planning approval period.
- A8. The submission and implementation of a run-in/out proposal within specified periods from the date of planning approval.
- A9. The submission and implementation of a pedestrian crossing proposal within specified periods from the date of planning approval.

貴署檔號：TPB/A/NE-TK/706

規劃署/ 沙田、大埔及北區規劃處
新界沙田上禾輦路一號

沙田政府合署 13 樓 1301-1314 室

傳真致函：2691 2806

(共 1 頁)

敬啟者：

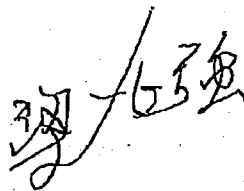
新界大埔丈量約份第 17 約地段第 674S.A, 674S.B, 674S.C, 674RP 號
臨時休閒農莊、商店及服務行業(零售商店)(為期 3 年)連填土工程
(地台約十厘米厚)

(申請編號：A/NE-TK/706)

謝謝 貴署透過大埔鄉事委員會諮詢大埔山寮村村代表的意見。因為大埔山寮路任何事務均與大埔山寮村的福祉息息相關，所以 貴署及相關部門必須與山寮村(可以講最大持份者)商討任何山寮路的事務。本村也藉著機會感謝 貴署按照數拾年傳統諮詢山寮村村代表的意見！

本人現代表大埔山寮村全力支持相關申請【貴署檔號：TPB/A/NE-TK/706】，原因是對山寮路持份者及使用者的福祉有好處！

另外，本人及本村大原則是全力支持！但要求申請人妥善有序安排來賓車輛停泊問題。自從申請人開業以來，令到山寮路路口出現較多車輛(觀察所得，山寮路路口停泊車輛很大部份為申請地點的客人)，使致經常堵塞山寮路阻礙整條山寮路的居民出入，懇請 貴署提示申請人解決來賓車輛停泊問題。謝謝垂注。



大埔山寮村原居民代表
梁 北 強 謹上

二零二一年六月一日

聯絡地址：

RECEIVED

- 1 JUN 2021

Town Planning
Board

Recommended Advisory Clauses

- (a) to note the public comment and undertake necessary measures to avoid illegal parking by the visitors at public road;
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) no structure shall be erected without prior approval from LandsD;
 - (ii) the built-over area (BOA) of the shade with the area of 42.5m² exceeds that of 37.61m² permitted under the STW. The STW holder is required to rectify such irregularity at once. Otherwise, enforcement action in this regard will be taken;
 - (iii) should the application be approved, the lots' owners are required to submit fresh STW applications to LandsD should they wish to erect any new structures on the Site. However, there is no guarantee at this stage that the STW applications would be approved. If the STW applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fees as considered appropriate;
 - (iv) the two proposed exits of the Site lead to unallocated Government Land. No tress thereon shall be interfered with unless prior approval is obtained from LandsD. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the relevant Government departments, prior to making use of them for access purpose. Further, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD; and
 - (v) there is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:
 - (i) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" to minimize any potential environmental nuisance;
 - (ii) to provide adequate supporting infrastructures/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. Noted the use of portable toilet has been proposed by the applicant, the applicant is reminded to employ licensed contractor to regularly collect, treat and dispose sewage form the portable toilet; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Commissioner for Transport (C for T) that:

- (i) the land status, management and maintenance responsibilities of the road and footpath leading to the Site should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid any potential dispute;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) while there are DSD's public stormwater drains in this area, the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
 - (ii) there are existing public sewers in the vicinity of the Site; and
 - (iii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application;
 - (ii) before any new building works are to be carried out on the application site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA 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 constructed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (iv) any temporary shelter or converted containers for storage or other uses are considered as temporary buildings subject to the control of Part VII of the Building (Planning) Regulations;

- (v) the site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulations 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;
 - (vi) if the site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority under Building (Planning) Regulation 19(3) at building plan submission stage;
 - (vii) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application 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; and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval, of which:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH):
- (i) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own/at their expenses; and
 - (ii) proper licence/permit issued by this Department 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. The operation of any business should not cause any obstruction.