

2025年 2月 26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。

This document is received on 26 FEB 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時
用途/發展;及**
- (iii) **Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2500340 1 1/2 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/STT 118
	Date Received 收到日期	26 FEB 2025

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

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

FUNG Sau Yu 馮壽如

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories
(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 413 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 162 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 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	Approved San Tin Technopole OZP No.: S/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" Zone
(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，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置											
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置											
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate											
	請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度											
	<table border="1"> <thead> <tr> <th data-bbox="513 1395 791 1476">Name/type of installation 裝置名稱/種類</th> <th data-bbox="812 1395 956 1476">Number of provision 數量</th> <th data-bbox="976 1368 1458 1491">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)								
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)												

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

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

- ☐ Plot ratio restriction 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 m
☐ 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 with Ancillary Facilities 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	.....162..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.4.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....26..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....2..... storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> 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)	<input type="checkbox"/> About 約
	.....7..... m 米	<input checked="" type="checkbox"/> About 約

[illegible]

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2025

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Assessible from San Tam Road via a foot bridge</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>N/A</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Private Car Parking Spaces 私家車車位	N/A	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)	
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Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A													
Others (Please Specify) 其他 (請列明)														
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)	
Taxi Spaces 的士車位	N/A													
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Medium Goods Vehicle Spaces 中型貨車車位	N/A													
Heavy Goods Vehicle Spaces 重型貨車車位	N/A													
Others (Please Specify) 其他 (請列明)														
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>												

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的话，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。

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

10. Justifications 理由

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

Please refer to the supplementary statement.

11. Declaration 聲明

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

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

Signature
簽署

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

Michael WONG

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

13/02/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories		
Site area 地盤面積	413	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 type="checkbox"/> About 約)
Plan 圖則	Approved San Tin Technopole OZP No.: S/STT/2		
Zoning 地帶	"Government, Institution or Community" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services with Ancillary Facilities 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	162 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <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	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		26	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目		N/A	
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	N/A
	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 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	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 N/A N/A N/A N/A

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 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"/>
Location plan, Zoning plan and Land status plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accepted submission and implementation of drainage proposal and Accepted FSIs proposal under the previous application No. A/YL-NTM/438		

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。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**’ (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to continue to use the Site to operate a convenience store to serve the nearby locals. As the Site is next to several residential settlements (i.e. Scenic Heights, Maple Garden, etc.) and an existing transitional housing (i.e. The STEP), the development could provide essential services and bring convenience to nearby residents.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Government, Institution or Community” (“G/IC”) on the Approved San Tin Technopole Outline Zoning Plan (OZP) No.: S/STT/2. According to the Notes of the OZP, ‘Shop and Services’ is a column 2 use within the “G/IC” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “G/IC” zone, there is no known long-term programme to develop the Site for the provision of G/IC facilities currently. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “G/IC” zone and would better utilise deserted land in the New Territories.
- 2.3 The Site is the subject of a previous S.16 planning application (No. A/YL-NTM/438) for ‘*shop and services*’ use (i.e. submitted by the same applicant with the same use as the current application), which was approved by the Board in 2022. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/YL-NTM/438), all major development parameters (including but not limited to site area, gross floor area (GFA), layout, structures, etc.) remain the same. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-NTM/438		Date of Compliance
(b)	The submission of a drainage proposal	09.11.2022
(c)	The implementation of the drainage proposal	09.02.2023
(e)	The submission of a fire service installations (FSIs) proposal	25.07.2022
(f)	The implementation of the FSIs proposal	Not complied with

2.4 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regards to drainage and fire safety aspects. The applicant submitted a FSIs proposal for compliance with condition (e) on 07.07.2022 and was considered acceptable by the Director of Fire Services (D of FS) on 25.07.2022. Since prior approval of Short Term Waiver (STW) is required for erection of structure at the Site before implementing the FSIs proposal, the applicant submitted STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in June 2022, which was received by LandsD within the same month. Whilst the applicant has successfully obtained STW in Q4 2024, all construction works related to structure erection were temporarily put on hold during the STW application period, which has led to revocation of the previously approved application.

2.5 The applicant wishes to continue the construction works during the planning approval period of the current application. In support of the application, the applicant has submitted the accepted submission and implementation of drainage proposal, as well as the accepted FSIs proposal from the previous application to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**).

3) Development Proposal

3.1 The site area is 413 m² (about) (**Plan 3**). One 2-storey structure is provided at the Site for shop and services, washroom, storage of goods and office uses with total gross floor area (GFA) of 162 m² (about) (**Plan 4**). The operation hours of the Site are Mondays to Sundays from 09:00 to 20:00 (including public holidays). The washroom, storage of goods and office uses are intended to provide conveniences, operation needs and indoor workspaces for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 2. It is anticipated that the Site would be able to attract about 20 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	413 m ² (about)
Covered Area	108 m ² (about)
Uncovered Area	305 m ² (about)
Plot Ratio	0.4 (about)
Site Coverage	26% (about)
Number of Structure	1
Total GFA	162 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	162 m ² (about)
Building Height	7 m (about)
No. of Storey	2

- 3.2 The Site is accessible from San Tam Road via a foot bridge (**Plan 1**). No parking and loading/unloading (L/UL) space will be provided within the Site. Staff are expected to access the Site by public transport services, which are available in the vicinity of the Site. Visitors are expected to access the Site by foot, or public transport services considering the prime location within nearby residential settlements. As such, adverse traffic impact arising from the development is not anticipated.
- 3.3 No vehicle is allowed to enter/exit the Site at any time during the planning approval period. L/UL activities are arranged with a 5.5 tonnes lorry for delivering goods once a day between 10:00am to 11:00am for approximately 10 minutes. No vehicle will enter the Site and L/UL activities will be carried out at San Tam Road on the basis that it will not affect traffic flow. Same arrangements have already been adopted by the previous approved S.16 planning application (No. A/YL-NTM/438) with no L/UL provision and is workable. The applicant will ensure no vehicle would be accessing the Site at any time during the planning approval period.
- 3.4 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and

nuisance to the surrounding area.

4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of the previously approved drainage and FSIs proposals, as well as previously accepted implementation of the drainage proposal to mitigate any adverse impact arising from the development (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years**'.

R-riches Property Consultants Limited

February 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan

APPENDICES

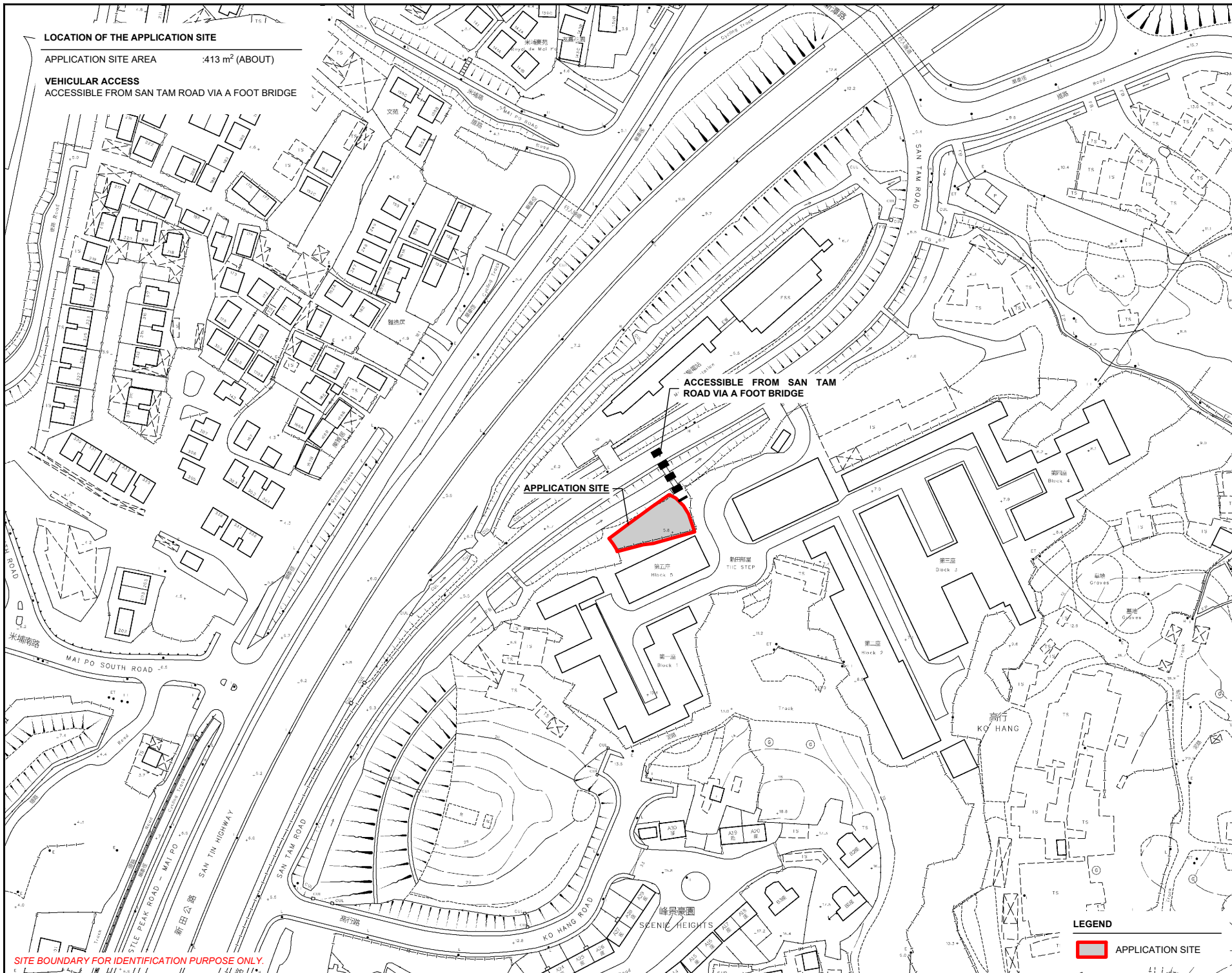
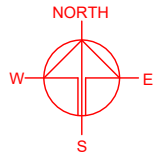
Appendix I	The Accepted Drainage Proposal under Application No. A/YL-NTM/438
Appendix II	The Accepted Implementation of Drainage Proposal under Application No. A/YL-NTM/438
Appendix III	The Accepted Fire Service Installations Proposal under Application No. A/YL-NTM/438

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA :413 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A FOOT BRIDGE



APPLICATION SITE

ACCESSIBLE FROM SAN TAM ROAD VIA A FOOT BRIDGE

Block 5

Block 1

Block 2

Block 3

Block 4

Block 5

Block 6

Block 7

Block 8

Block 9

Block 10

Block 11

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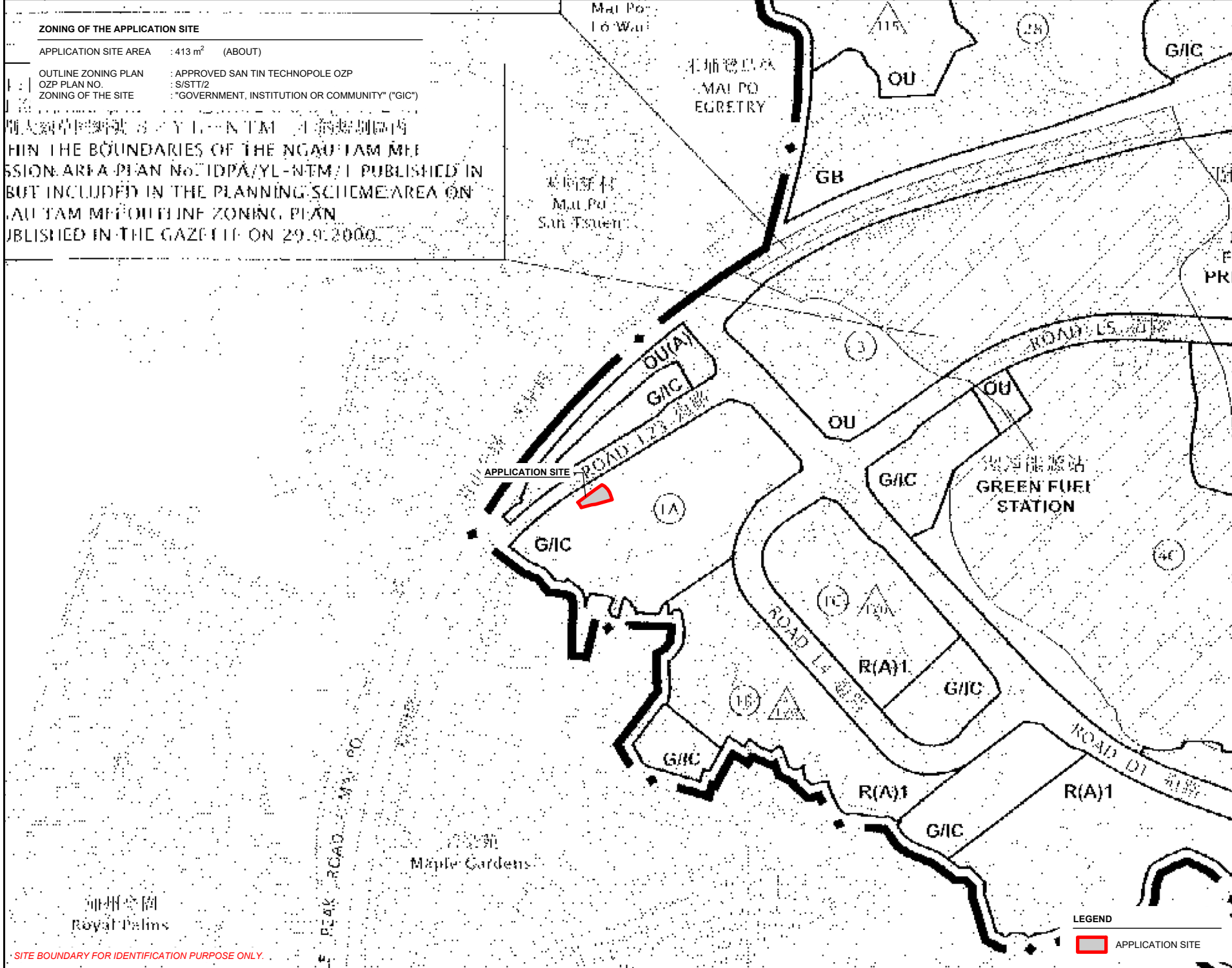
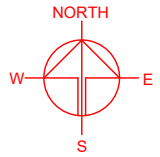
Block 269

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 413 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED SAN TIN TECHNOPOLE OZP
OZP PLAN NO. : S/STT/2
ZONING OF THE SITE : "GOVERNMENT, INSTITUTION OR COMMUNITY" ("GIC")

地圖大綱草圖編號 S/T YL-NTM/1 新規劃區內
THE BOUNDARIES OF THE NGAU TAM MEI
SSION AREA PLAN No. IDPA/YL-NTM/1 PUBLISHED IN
BUT INCLUDED IN THE PLANNING SCHEME AREA ON
AU TAM MEI OUTLINE ZONING PLAN
PUBLISHED IN THE GAZETTE ON 29.9.2000.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION

LOT 1377 RP AND 1378 RP IN
D.D. 105, NGAU TAM MEI, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

11.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

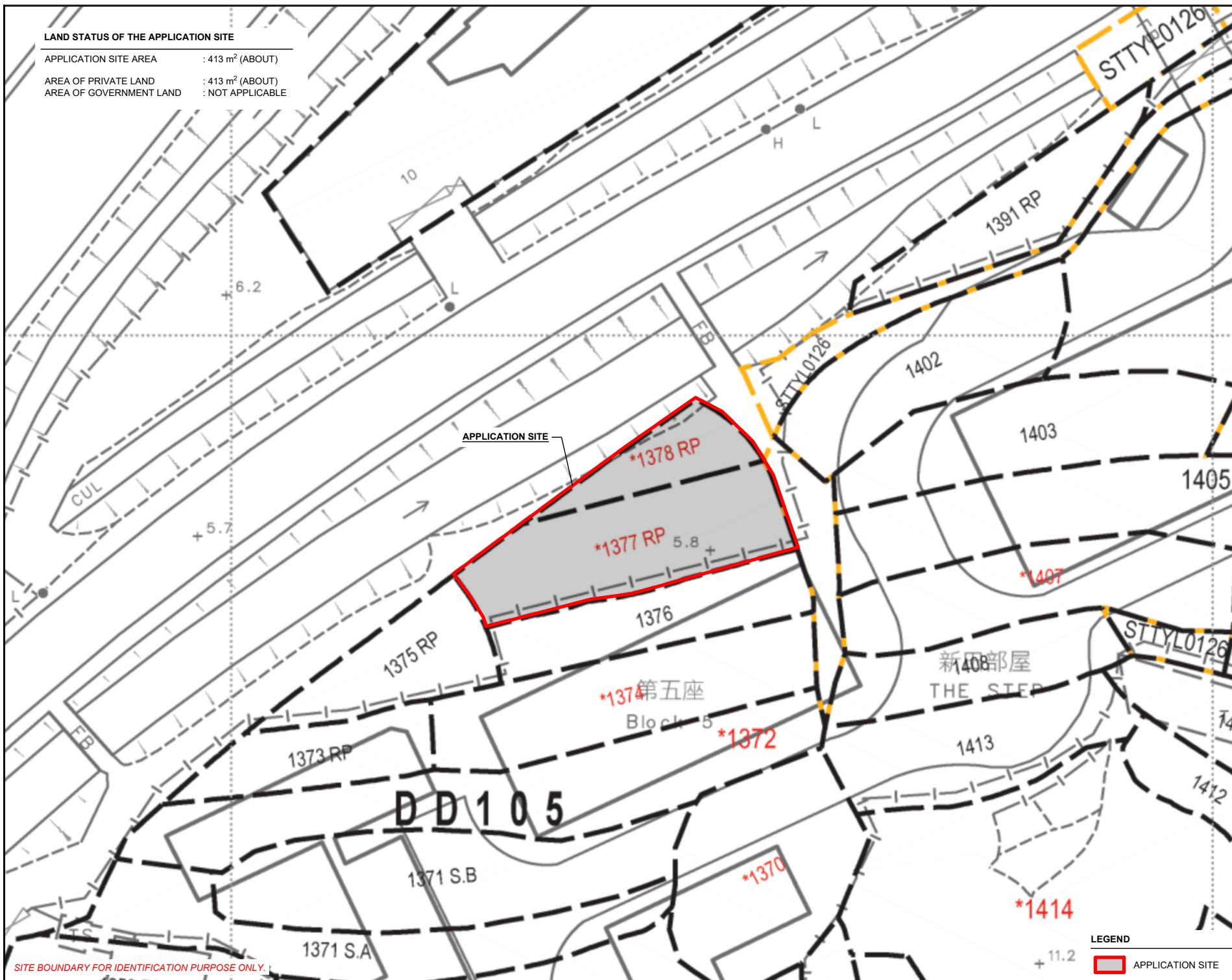
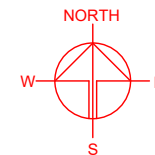
LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 413 m² (ABOUT)
 AREA OF PRIVATE LAND : 413 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1377 RP AND 1378 RP IN D.D. 105, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

11.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

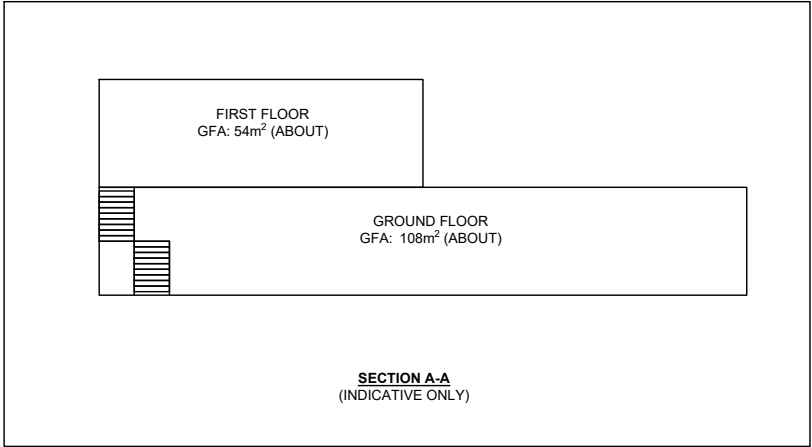
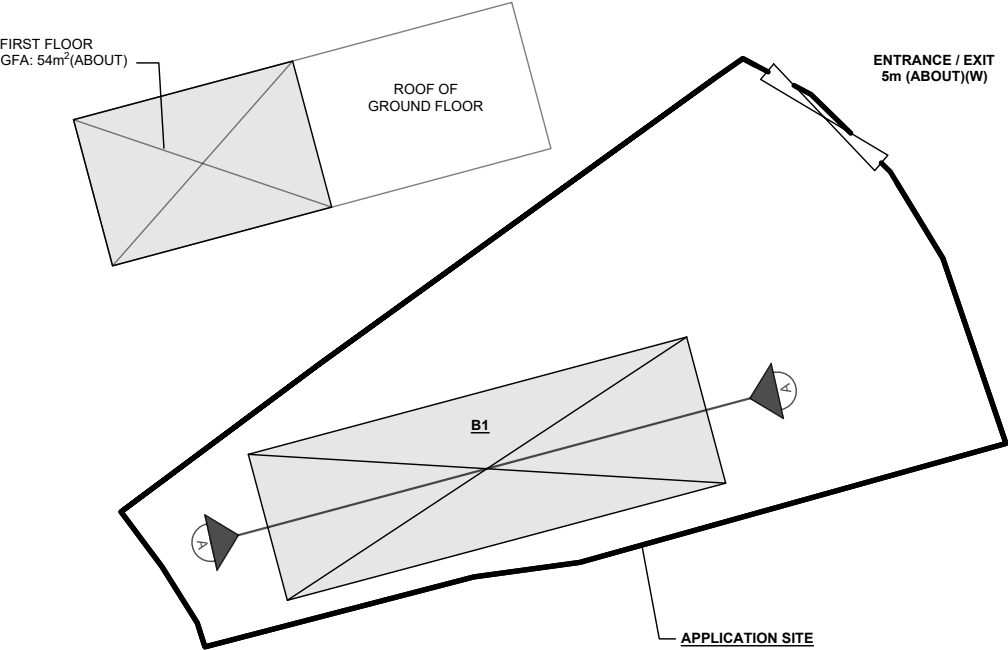
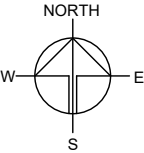
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 413 m ²	(ABOUT)
COVERED AREA	: 108 m ²	(ABOUT)
UNCOVERED AREA	: 305 m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 26%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 162 m ²	(ABOUT)
TOTAL GFA	: 162 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE SITE

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F) (1/F)	SHOP AND SERVICES, WASHROOM STORAGE OF GOODS, OFFICE	108m ² (ABOUT) 54m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		108m ² (ABOUT)	162m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	ENTRANCE / EXIT

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1377 RP AND 1378 RP IN D.D. 105, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE 1 : 300 @ A4	
DRAWN BY MN	DATE 11.2.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAYOUT PLAN	
DWG NO. PLAN 4	VER. 001

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

Appendix I

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/438
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

9 November 2022

Dear Sir,

Compliance with Approval Condition (b)
Submission of a Drainage Proposal
Proposed Temporary Shop and Services for a Period of 5 Years
in "Residential (Group C)" Zone, Lots 1377 RP and 1378 RP in D.D. 105,
Ngau Tam Mei, Yuen Long
(Section 16 Application No. A/YL-NTM/438)

I refer to your submission dated 19.10.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Ms. Stephanie FENG (Tel: 2300 1254) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CE/MN of DSD

(Attn.: Ms. Stephanie FENG)

(Fax: 2770 4761)

AL/CC/kt

Re : Proposed Development at Lot 1377 RP and 1378 RP in D.D.105, Ngau Tam Mei, Yuen Long, NT.

Hydraulic Calculation

Based on the guidelines given in the Stormwater Drainage Manual, the peak runoff is calculated by using the formula

$$Q = C i A / 3600$$

where Q = Max. run-off in l/s

C = runoff coefficient = 0.95 (for concrete paving)

A = Area of catchment = 429 m² (site area)

i = mean intensity of rainfall, mm/hr = $766 / (t_o + 4.1)^{0.4}$ (From Table 3)

t_o = Time of concentration, minutes = $0.14465 L / H^{0.2} A^{0.1}$

L = distance measured on the line of natural flow between that point of catchment from which water would take the longest time to reach the point of design = 52m

H = average fall = 0.01 (m/100m)

$$\begin{aligned} t_o &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 \times 52 / 0.01^{0.2} \times 429^{0.1} \\ &= 10.31 \text{ min.} \end{aligned}$$

$$\begin{aligned} i &= 766 / (t_o + 4.1)^{0.4} \\ &= 766 / (10.31 + 4.1)^{0.4} \\ &= 766 / 2.907 \\ &= 264 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= C i A / 3600 \\ &= 0.95 \times 264 \times 429 / 3600 \\ &= 29.9 \text{ l/s} \\ &= 0.0299 \text{ m}^3/\text{s} \end{aligned}$$

Let the max. allowable capacity of the proposed 225mm dia. pipe (D) be Q₂₂₅, where Q₂₂₅ = A₂₂₅ × V₂₂₅

By using Manning's equation, $V = \text{HMD}^{0.666} \times s^{0.5} / n$

where V = velocity of flow

HMD = hydraulic mean depth = D/4 (D=Discharge pipe=225mm)

s = gradient of flow = 0.01

n = friction coefficient = 0.013 (from Table 13)

$$\begin{aligned} V_{225} &= \text{HMD}^{0.666} \times s^{0.5} / n \\ &= (D/4)^{0.666} \times s^{0.5} / n \\ &= (0.225/4)^{0.666} \times 0.01^{0.5} / 0.013 \\ &= 1.13 \text{ m/s} \end{aligned}$$

$$\begin{aligned} Q_{225} &= \pi(D^2/4) \times 1.13 \text{ m}^3/\text{s} \\ &= \pi(0.225^2/4) \times 1.13 \text{ m}^3/\text{s} \\ &= 0.045 \text{ m}^3/\text{s} > 0.0299 \text{ m}^3/\text{s} \text{ (Max. run-off from Catchment Area)} \end{aligned}$$

Hence, 225mm dia. drain pipe is capable for the collection of surface runoff from the development.

Re : Proposed Development at Lot 1377 RP and 1378 RP in D.D.105, Ngau Tam Mei, Yuen Long, NT.

DESIGN CHECK FOR 225 U-CHANNEL FOR CATCHMENT AREA (A)

$$Q = C i A / 3600$$

where Q = Max. run-off in l/s

C = runoff coefficient = 0.95 (for concrete paving)

A = Area of catchment = 429 m² (site area)

i = mean intensity of rainfall, mm/hr = $766 / (t_o + 4.1)^{0.4}$ (From Table 3)

t_o = Time of concentration, minutes = $0.14465 L / H^{0.2} A^{0.1}$

L = distance measured on the line of natural flow between that point of catchment from which water would take the longest time to reach the point of design = 52m

H = average fall = 0.01 (m/100m)

$$\begin{aligned} t_o &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 \times 52 / 0.01^{0.2} \times 429^{0.1} \\ &= 10.31 \text{ min.} \end{aligned}$$

$$\begin{aligned} i &= 766 / (t_o + 4.1)^{0.4} \\ &= 766 / (10.31 + 4.1)^{0.4} \\ &= 766 / 2.907 \\ &= 264 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= C i A / 3600 \\ &= 0.95 \times 264 \times 429 / 3600 \\ &= 29.9 \text{ l/s} \\ &= 1794 \text{ l/min.} \end{aligned}$$

Check the Capacity of 225 U-channel

From Figure 8.7 (Geotechnical Manual for Slope)

Enter Runoff	=	1794 l/min.
Enter Gradient	=	1 in 100
Read channel required	=	225 U-channel
Read velocity	=	1.3 m/sec. (< 4m/sec. O.K.)

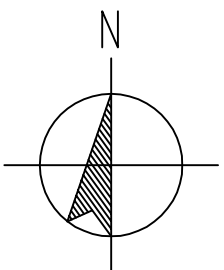
Hence, 225 U-channel is sufficient enough for Area A to collect all run-off from its development area

DRAINAGE NOTES :

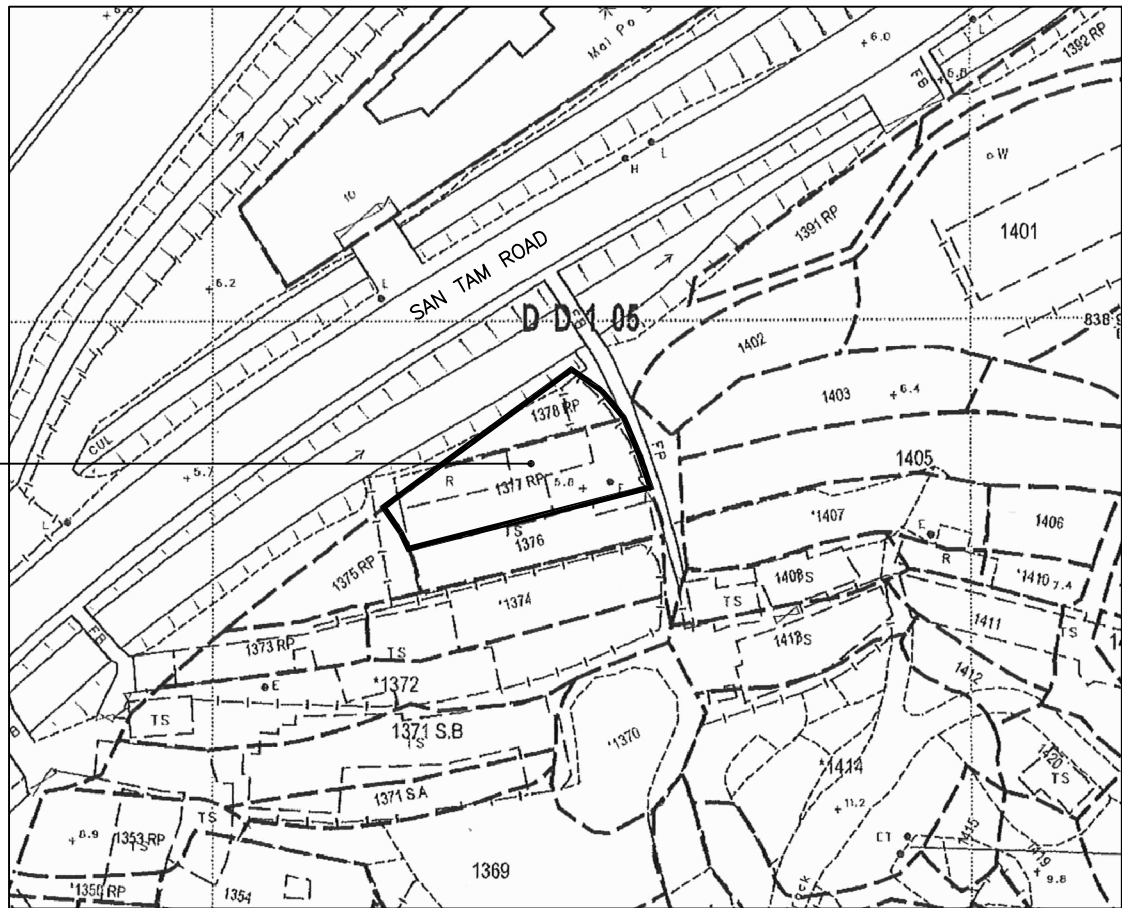
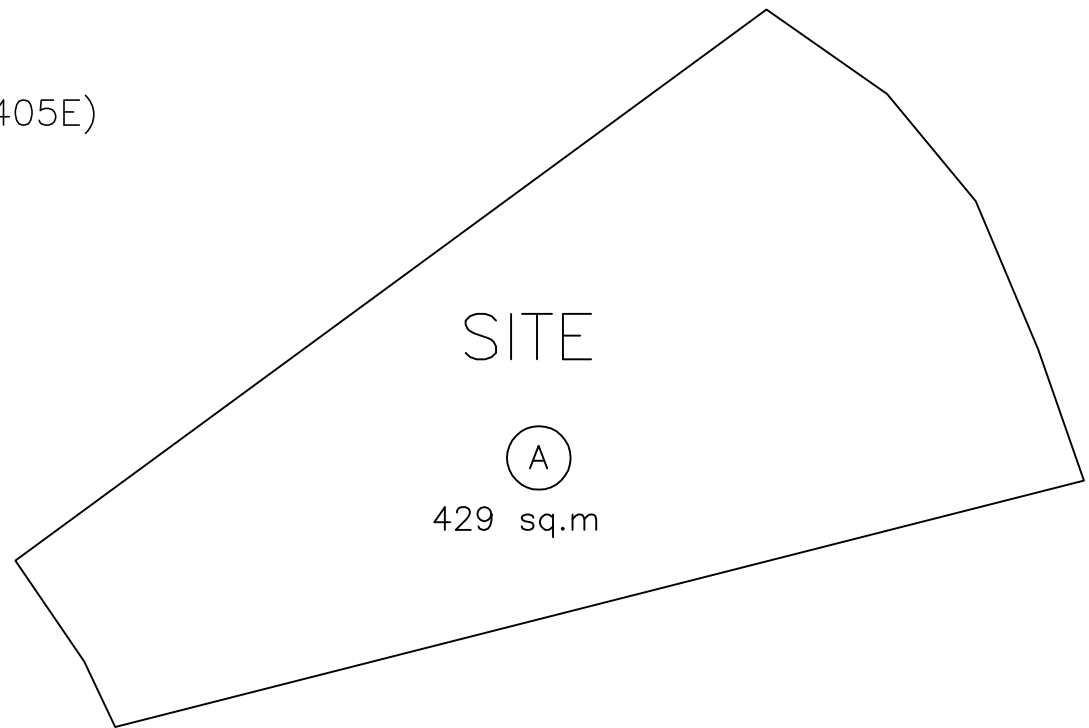
1. ALL UNDERGROUND RAINWATER PIPES SHALL BE, UNLESS OTHERWISE SPECIFIED, C.I.P. COMPLY WITH B.S.437 OR B.S. 1211 (UP TO 600mm).
2. DRAINAGE WORKS OUTSIDE LOT BOUNDARY MAY AFFECT THE ADJOINING GOVERNMENT LAND AND PRIVATE LAND, IF SO, THE OWNER / AP SHALL OBTAIN THE CONSENT FROM GOVERNMENT DEPARTMENT OR/AND THE OWNER OF ADJOINING LANDS PRIOR TO THE COMMENCEMENT OF WORKS.
3. ALL THE PROPOSED DRAINAGE FACILITIES WOULD BE CONSTRUCTED AND MAINTAINED BY THE OWNER AT HIS OWN COST.
4. PRIOR APPROVAL FROM DRAINAGE SERVICES DEPARTMENT SHOULD BE OBTAINED BEFORE DISCHARGING INTO THE GOVERNMENT DRAIN.
5. PUBLIC DRAIN CONNECTION AND ASSOCIATED DRAINAGE WORKS OUTSIDE SITE BOUNDARY SHALL BE DONE BY LOT OWNER AND TO THE SATISFACTION OF DSD.
6. EXCAVATION PERMIT ON GOVERNMENT LAND SHOULD BE OBTAINED FROM RELEVANT AUTHORITIES PRIOR TO THE COMMNECEMENT OF EXCAVATION WORKS.

LEGEND

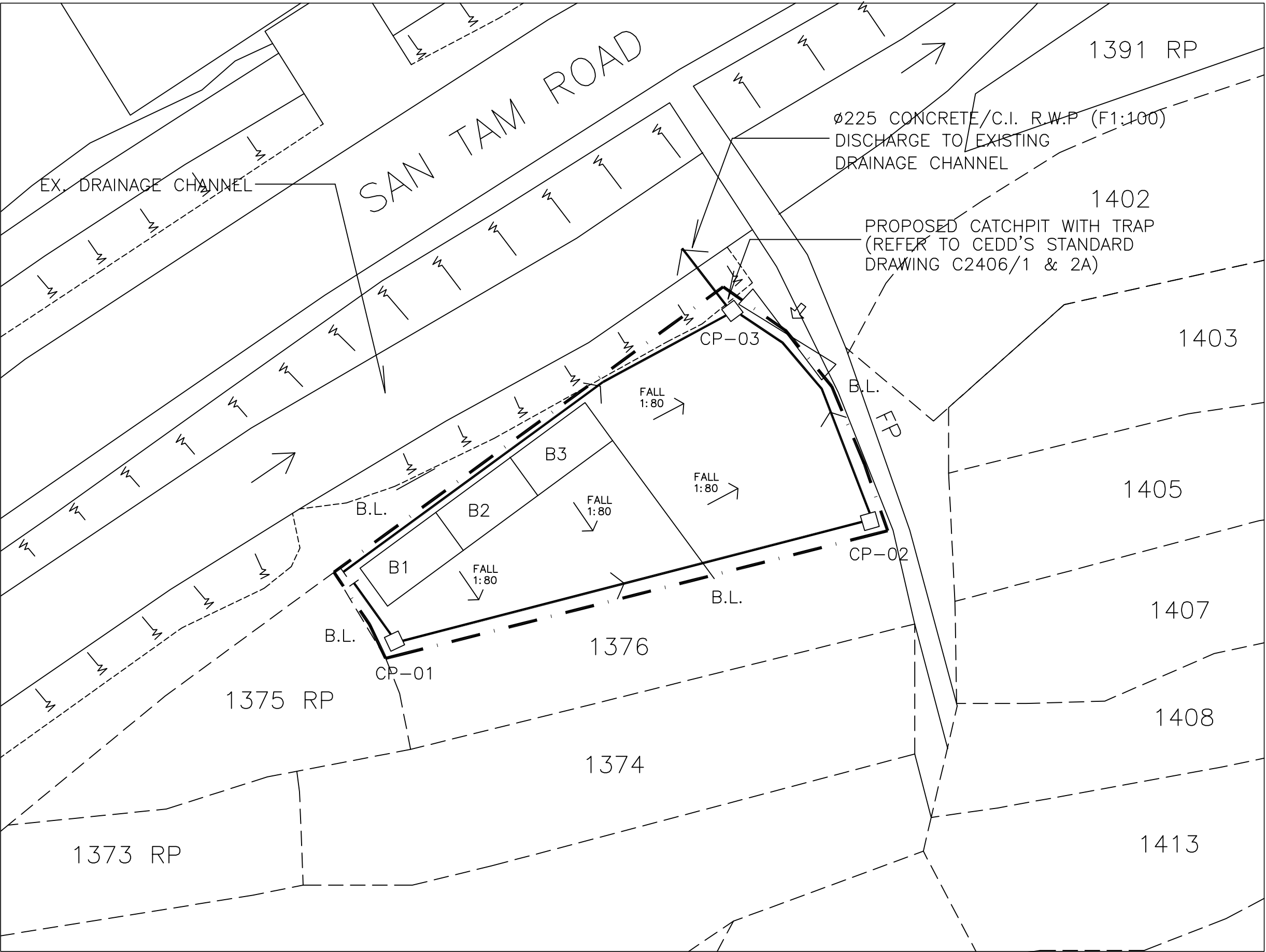
- PROPOSED CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2405E)
- 225mm U-CHANNEL C/W
C.I. COVER (HEAVY DUTY
FOR RUN IN/OUT)
(F1:100)



SITE



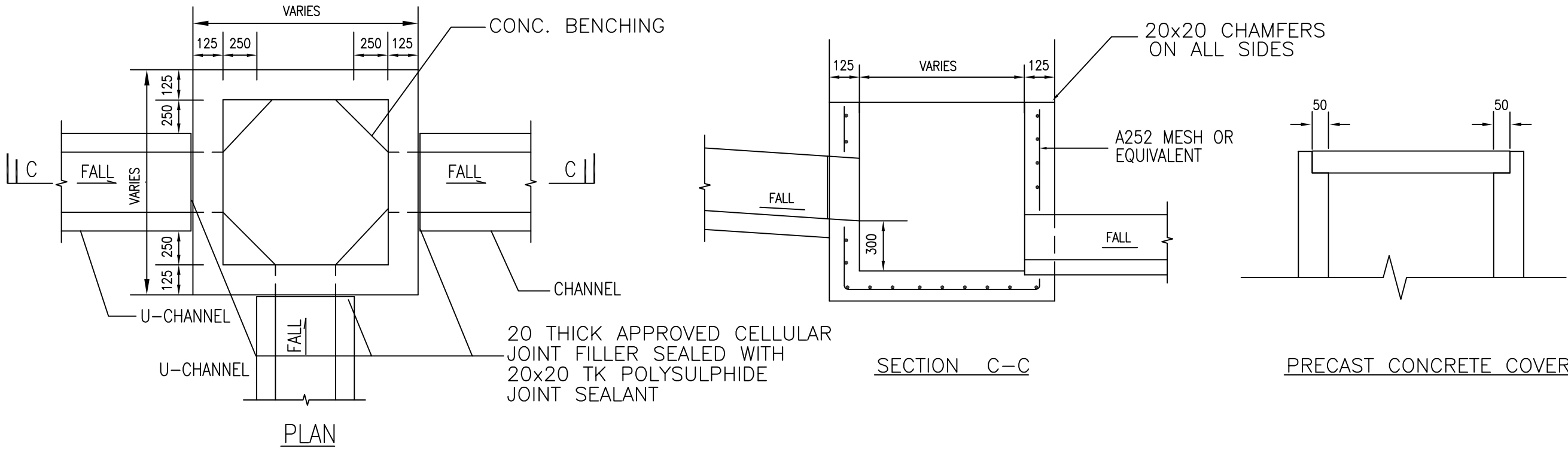
LOCATION PLAN SCALE 1 : 1000



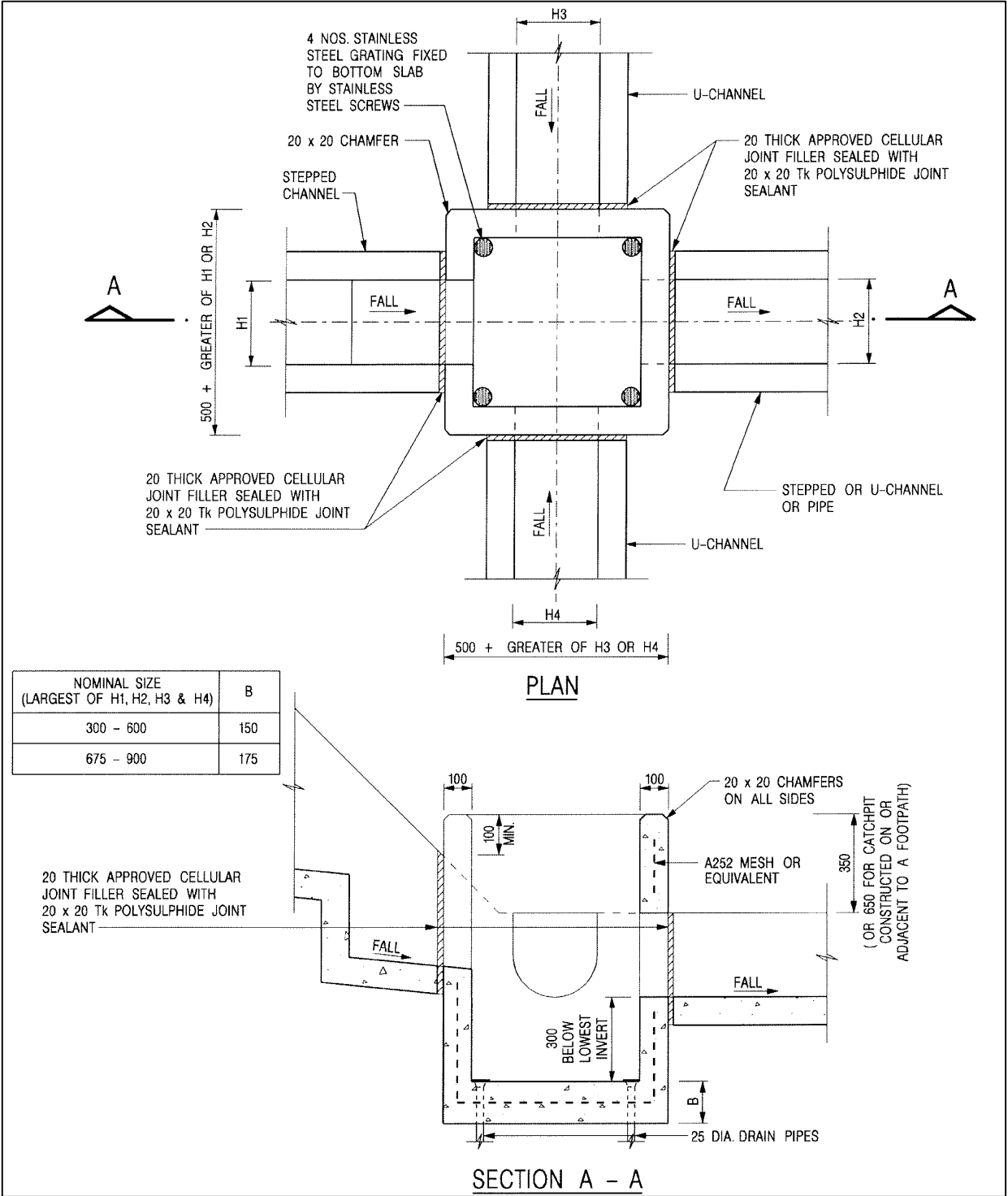
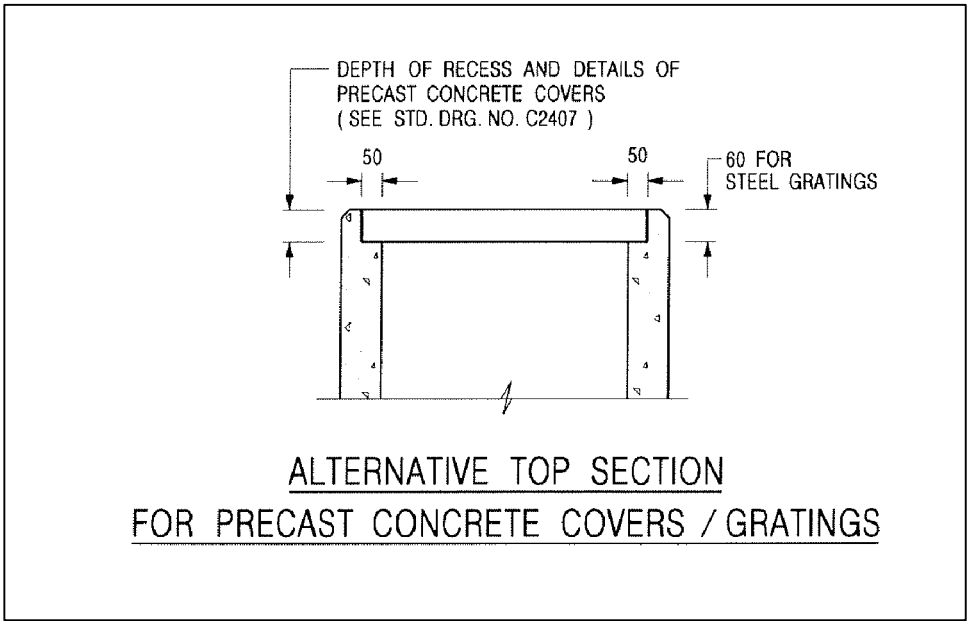
B1, B2 AND B3 = PROPOSED BUILDING STRUCTURES (2-STOREY)

DRAINAGE LAYOUT PLAN

SCALE 1 : 250



CATCHPIT DETAILS
(REFER TO CEDD'S STANDARD DWG. C2405E)



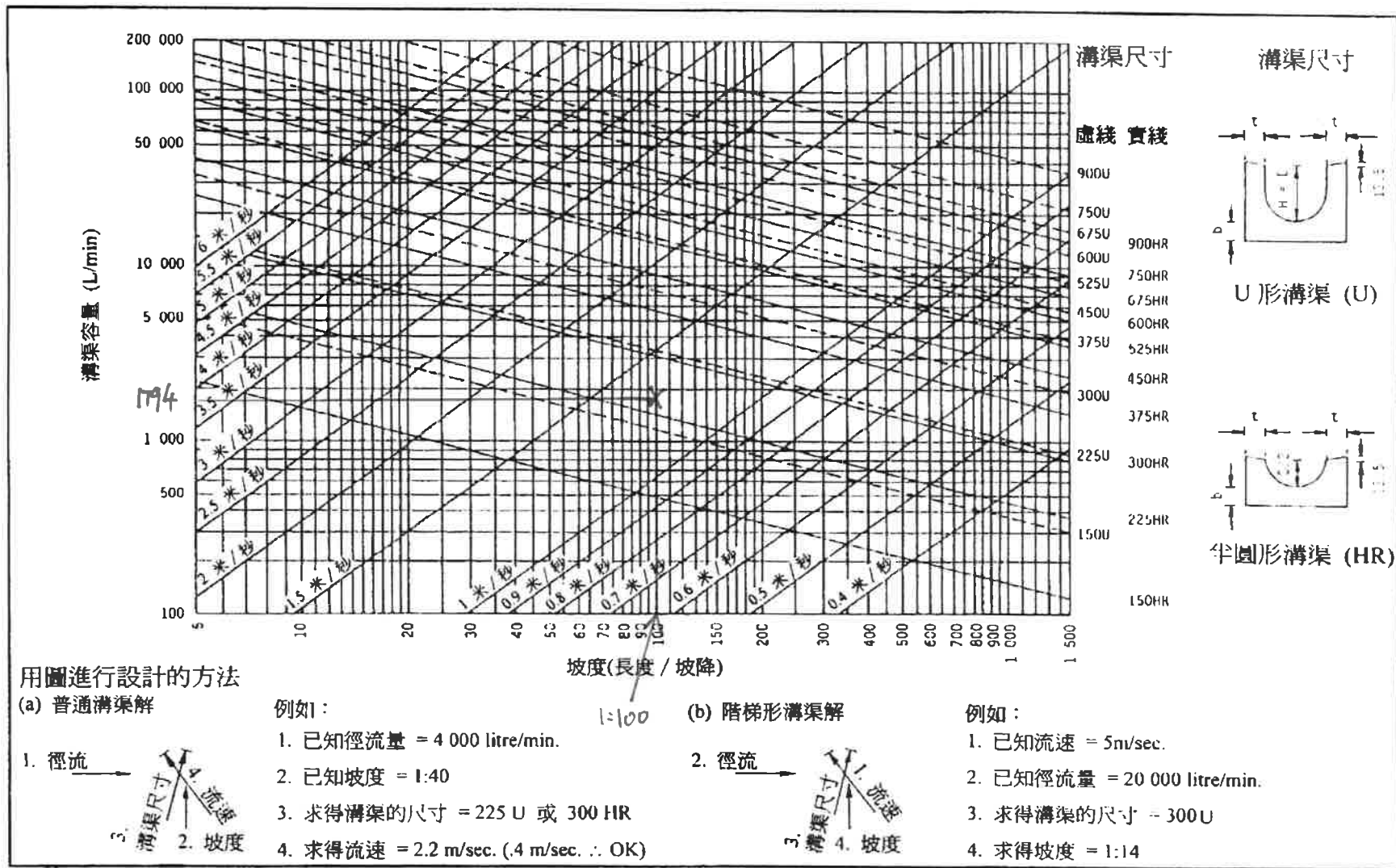


圖 8.7 - 溝渠快速設計圖

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL-NTM/438

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074

9 February 2023

Dear Sir,

**Compliance with Approval Condition (c)
Implementation of the Drainage Proposal
Proposed Temporary Shop and Services for a Period of 5 Years
in "Residential (Group C)" Zone, Lots 1377 RP and 1378 RP in D.D. 105,
Ngau Tam Mei, Yuen Long
(Planning Application No. A/YL-NTM/438)**

I refer to your submission dated 14.11.2022 regarding the submission of a photographic record of the implemented drainage facilities in an attempt to comply with approval condition (c). Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. Jacky LEONG (Tel: 2300 1432) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/

Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CE/MN of DSD
CTP/TPB(2)

(Attn.: Mr. Jacky LEONG)

(Fax: 2770 4761)

AL/GL/wm

Our Ref.: DD105 Lot 1377 RP & 1378 RP
Your ref.: TPB/A/YL-NTM/438

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

By Email

14 November 2022

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Shop and Services for a Period of 5 Years in “Residential (Group C)” Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long**

(S.16 Planning Application No. A/YL-NTM/438)

We are writing to submit a photographic record of implemented drainage facilities (**Appendix I**) for compliance with approval condition (c) of the subject application, i.e. the implementation of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



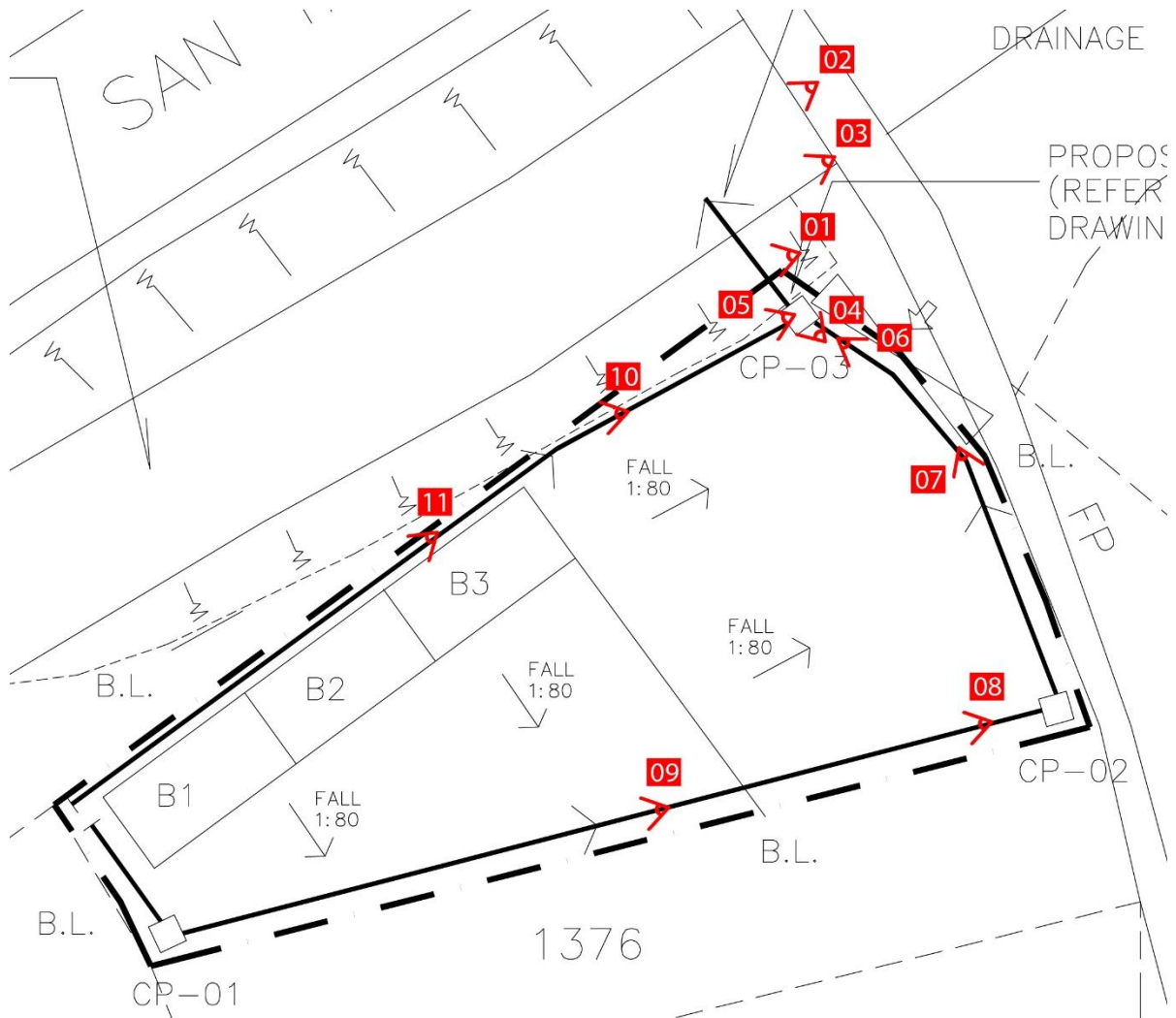
Orpheus LEE
Planning and Development Consultant

Photographic record of existing drainage facilities

Proposed Temporary Shop and Services for a Period of 5 Years in "Residential (Group C)" Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long

(S.16 Planning Application No. A/YL-NTM/438)

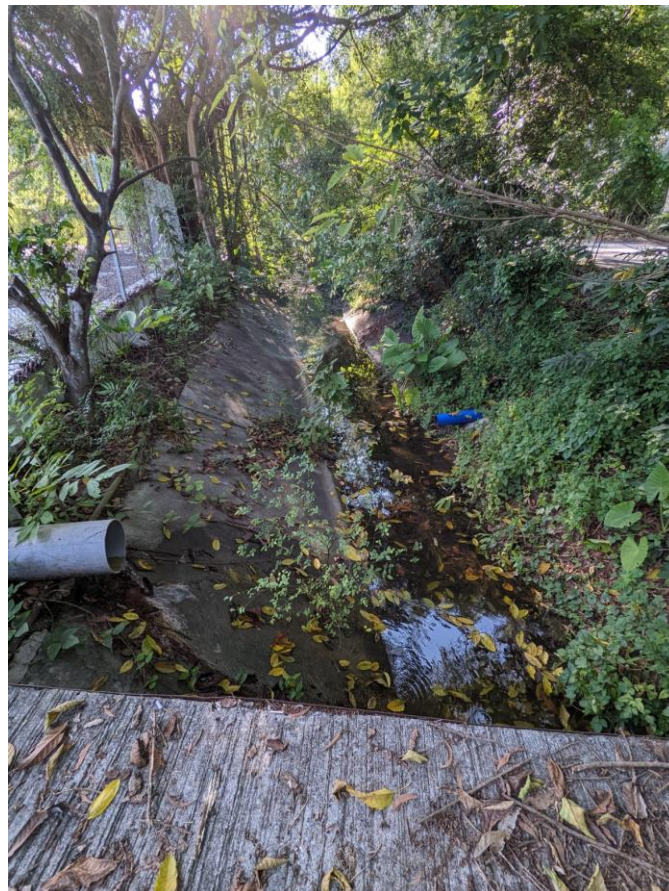
a) Accepted drainage proposal layout



01



02



03



04



05



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09



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11



規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department Appendix III

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/438
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

25 July 2022

Dear Sir,

Compliance with Approval Condition (e)
Submission of a Fire Service Installations Proposal
Proposed Temporary Shop and Services for a Period of 5 Years
in "Residential (Group C)" Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long
(Section 16 Application No. A/YL-NTM/438)

I refer to your submission dated 7.7.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the detailed comments of Director of Fire Services (D of FS) in Appendix.
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
D of FS

(Attn.: Mr. WONG Ho-yin)
(Attn.: Mr. LI Leong-kiu)

(Fax: 2739 8775)

AL/GL/kt

Appendix

Comment(s) from the Director of Fire Services:

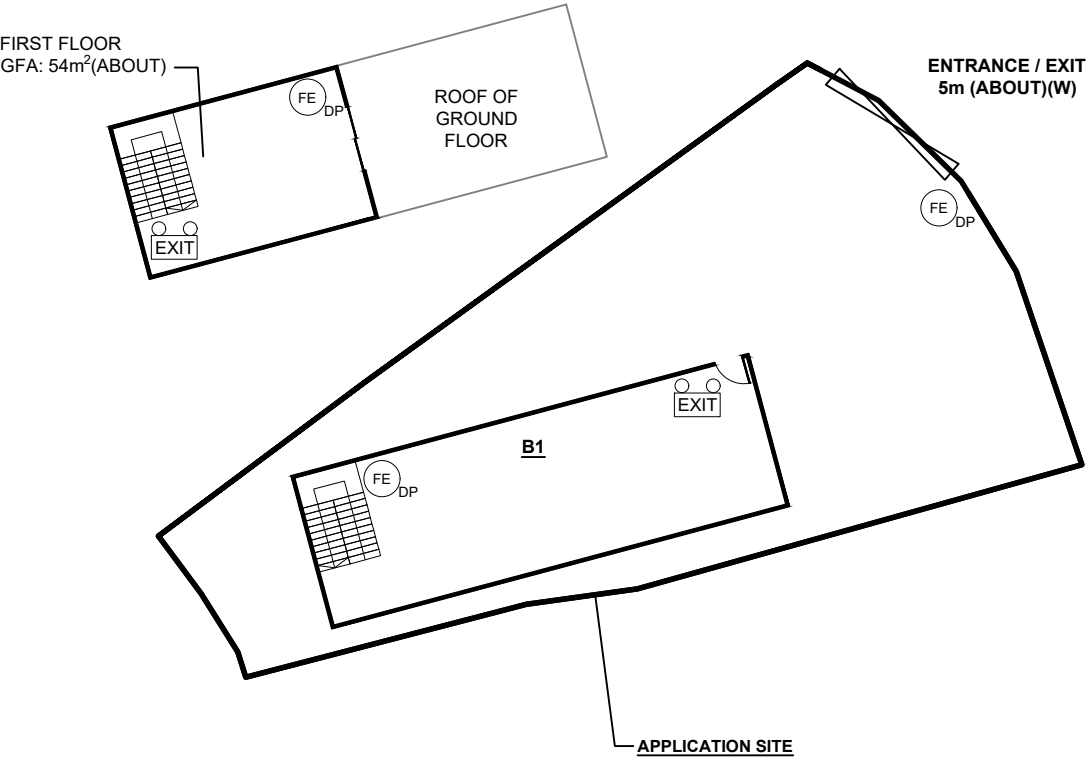
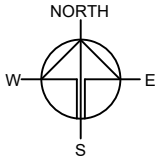
The installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 413m ²	(ABOUT)
COVERED AREA	: 108m ²	(ABOUT)
UNCOVERED AREA	: 305m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 26 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 162m ²	(ABOUT)
TOTAL GFA	: 162m ²	(ABOUT)
BUILDING HEIGHT	: 7m	(ABOUT)
NO. OF STOREY	: 2	

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE SITE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES, WASHROOM STORAGE OF GOODS, OFFICE	108m ² (ABOUT)	108m ² (ABOUT) 54m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		108m ² (ABOUT)	162m ² (ABOUT)	

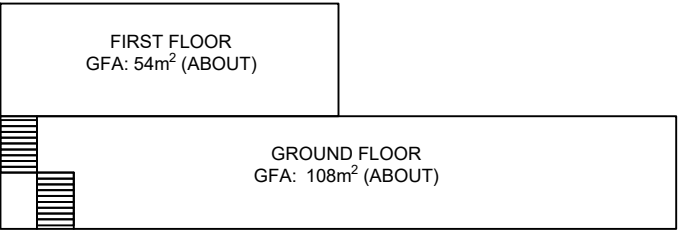


FIRE SERVICE INSTALLATIONS

- 2 x EXIT SIGN AND EMERGENCY LIGHT
- 3 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



APPLICATION SITE
STRUCTURE
INGRESS / EGRESS

PLANNING CONSULTANT

R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES FOR A PERIOD
OF 5 YEARS

SITE LOCATION

LOT 1377 RP AND 1378 RP IN
D.D. 105, NGAU TAM MEI, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

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DATE

7.7.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX I

VER.

001

Our Ref. : DD105 Lot 1377 RP & 1378 RP
Your Ref. : TPB/A/STT/18

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

By Email

27 February 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in "Government, Institution or Community" Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/STT/18)

We write to provide supplementary information for the captioned application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

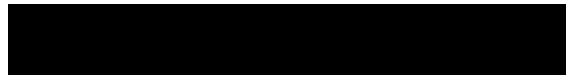


Danny NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Karen CHAN
(Attn.: Mr. Timothy CHAN

email: kkychan2@pland.gov.hk)
email: tyschan@pland.gov.hk)



Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in “Government, Institution or Community” Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories**

(Application No. A/STT/18)

- (i) The applicant provides the following supplementary information for the application:
- The applicant would like to apply for the proposed use of “Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years” at the application site (the Site). Ancillary facilities, including washroom, storage of goods and office uses, are intended to provide conveniences, operation needs and indoor workspaces for administrative staff to support the daily operation of the Site; and
 - The applicant would like to use the Site to operate a convenience store to serve the nearby locals. Goods including but not limited to food, beverages, tissues, registered pharmaceutical products, etc. would be sold at the convenience store so that essential needs of nearby residents could be satisfied.

Our Ref. : DD105 Lot 1377 RP & 1378 RP
Your Ref. : TPB/A/STT/18

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

By Email

27 March 2025

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in “Government, Institution or Community” Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/STT/18)

We write to provide further information to address departmental comments of the subject application (**Appendix I**).

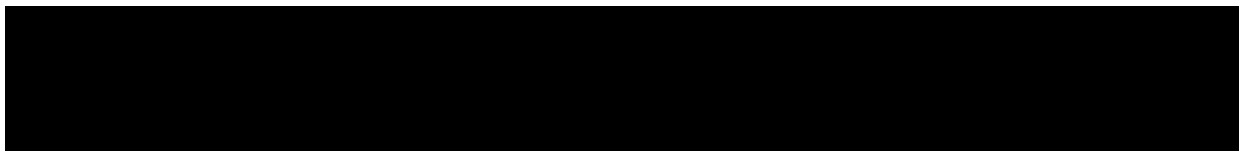
Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Town Planner



Responses-to-Comments

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in “Government, Institution or Community” Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories**

(Application No. A/STT/18)

(i) A Response-to-Comments Table:

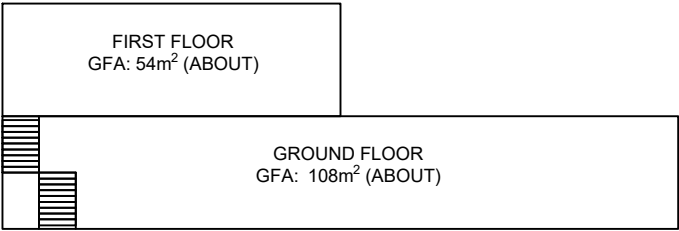
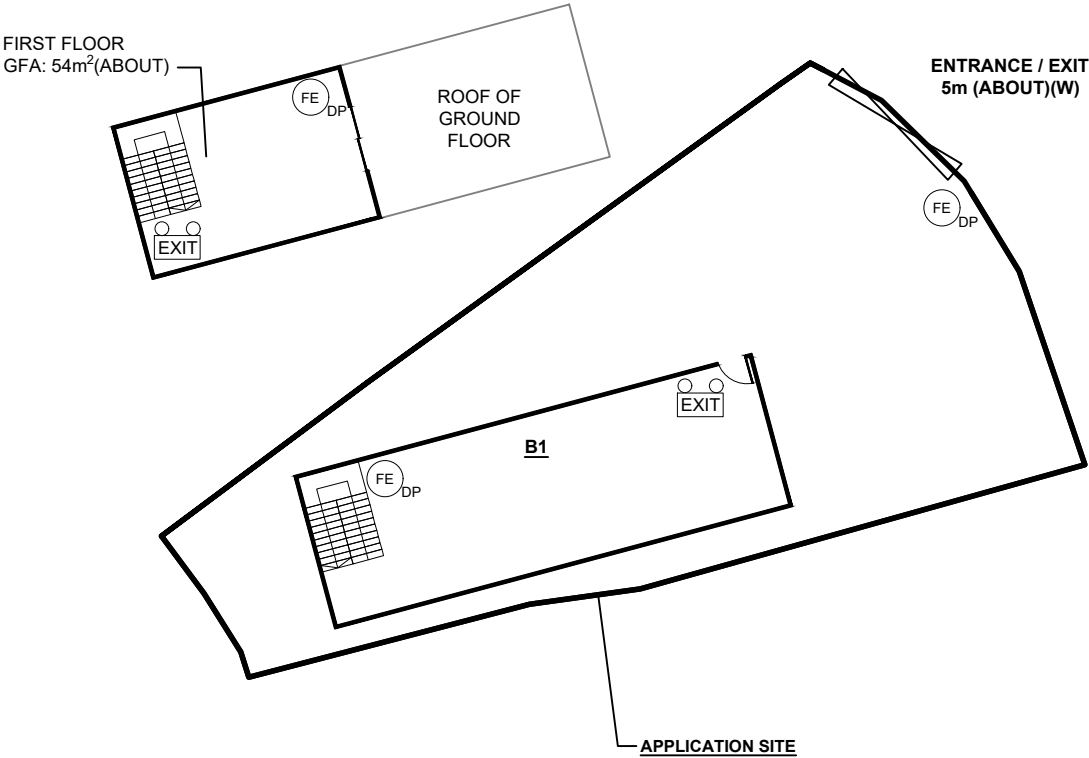
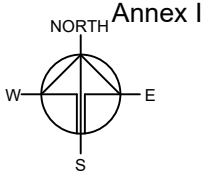
Departmental Comments		Applicant’s Responses
1. Comments from the Director of Fire Services (D of FS) Contact Person: Mr. CHEUNG Wing-hei (Tel: 2733 7737)		
(a)	<p>Regarding the FSI proposal, please be informed that the latest FSI proposal for planning application no. A/STT/18 shall be submitted with the following amendments:</p> <p>i. Emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021; and</p> <p>ii. Sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008.</p>	<p>Noted. The revised FSIs proposal is enclosed for your reference please (Annex 1).</p>

DEVELOPMENT PARAMETERS



APPLICATION SITE AREA	: 413m ²	(ABOUT)
COVERED AREA	: 108m ²	(ABOUT)
UNCOVERED AREA	: 305m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 26 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 162m ²	(ABOUT)
TOTAL GFA	: 162m ²	(ABOUT)
BUILDING HEIGHT	: 7m	(ABOUT)
NO. OF STOREY	: 2	

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE SITE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES, WASHROOM STORAGE OF GOODS, OFFICE	108m ² (ABOUT)	108m ² (ABOUT) 54m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		108m ² (ABOUT)	162m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

-  2 x EXIT SIGN AND EMERGENCY LIGHT
-  3 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER No. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER No. 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  INGRESS / EGRESS

PLANNING CONSULTANT

R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION

LOT 1377 RP AND 1378 RP IN
D.D. 105, NGAU TAM MEI, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

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DATE

27.03.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX I

VER.

001

Our Ref. : DD105 Lot 1377 RP & 1378 RP
Your Ref. : TPB/A/STT/18

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

By Email

2 April 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in "Government, Institution or Community" Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/STT/18)

We write to provide further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Town Planner



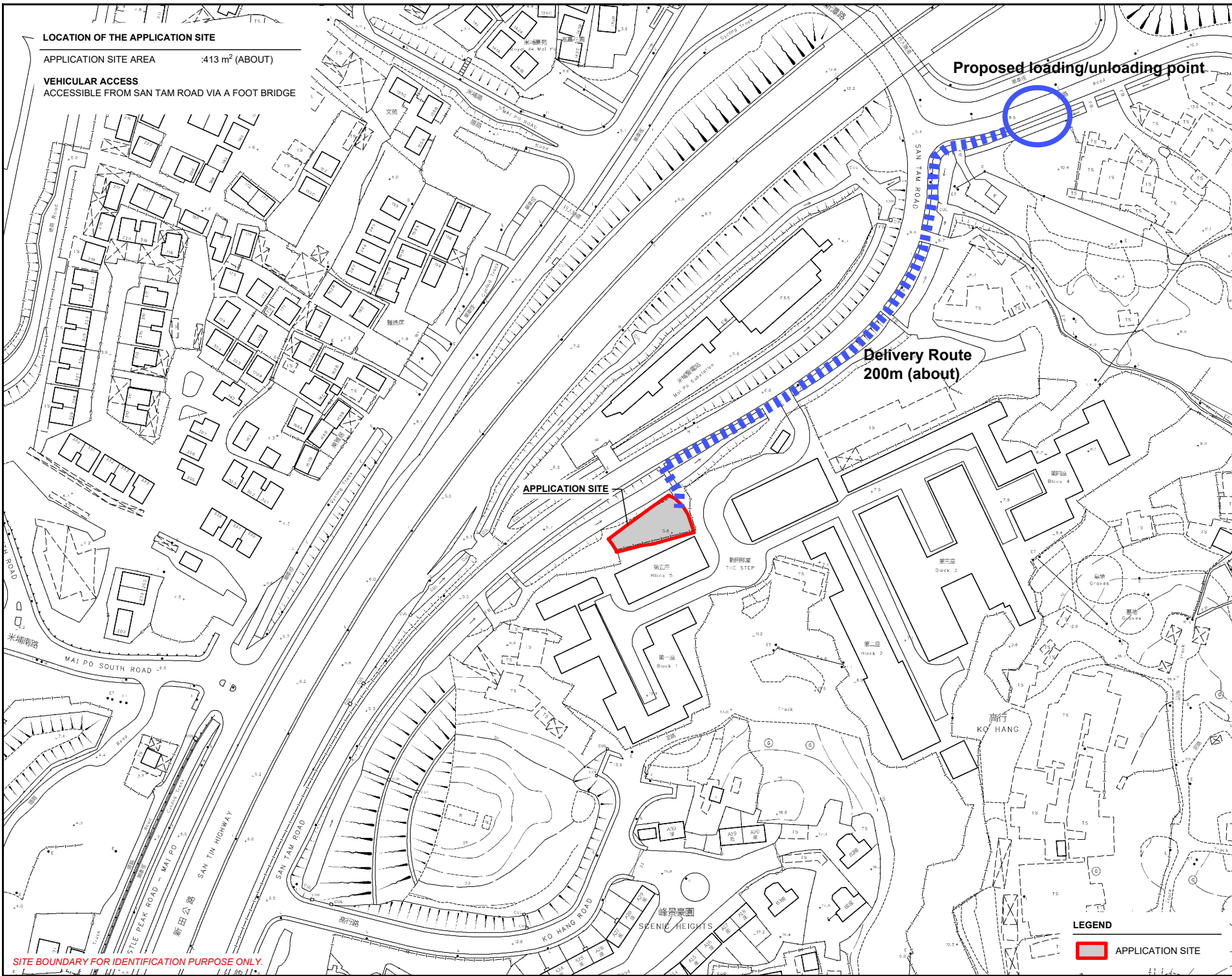
Responses-to-Comments

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in “Government, Institution or Community” Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories**

(Application No. A/STT/18)

(i) A Response-to-Comments Table:

Departmental Comments		Applicant's Responses
1. Comments from the Commissioner of Transport (C for T) Contact Person: Mr. Victor MA (Tel: 2399 2727)		
(a)	<p>It is noted that loading/unloading (L/UL) activities are expected to be carried out on Sam Tam Road during 10am to 11am for a duration of 10 minutes. We have concerns on this arrangement as San Tam Road is a single-two carriageway with increasing traffic flow. The proposed L/UL activities occupying the traffic lane at San Tam Road would unavoidably affect the traffic on Sam Tam Road.</p> <p>In view of the above, please request the applicant to review if L/UL activities could be carried out at other locations to minimize traffic impact to San Tam Road.</p>	<p>Noted. Instead of Sam Tam Road, the applicant proposes carrying out L/UL activities at an unnamed road about 200m northeast of the application site (the Site) which junctions with San Tam Road (Annex I). Goods will be loaded/unloaded from a light goods vehicle and being transported by staff with trollies or by hand from the L/UL point to the Site. A staff will be deployed at the L/UL point to direct incoming/outgoing vehicles to ensure pedestrian safety.</p> <p>The abovementioned logistics arrangement will be operated on the basis that it will not affect the traffic flow of the unnamed road and San Tam Road.</p> <p>Given the calm traffic flow at the unnamed road, and number of vehicular trip generated/attracted by the development is minimal (i.e. 1 trip per day at 10:00 am to 11:00 am daily), adverse traffic impact to pedestrian and surrounding road network is not envisaged.</p> <p>The applicant will also ensure no L/UL activities will be carried out at Sam Tam Road, thus there will be no impact on traffic on Sam Tam Road.</p>



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA :413 m² (ABOUT)

VEHICULAR ACCESS

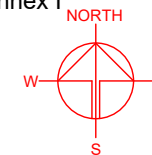
ACCESSIBLE FROM SAN TAM ROAD VIA A FOOT BRIDGE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

Annex I



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1377 RP AND 1378 RP IN D.D. 105, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

11.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

Previous s.16 Application covering the Application Site

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-NTM/438*	Proposed Temporary Shop and Services for a Period of 5 Years	20.5.2022 [revoked on 20.2.2025]

* denotes permission revoked

**Similar s.16 Applications within the same “G/IC” zone
on the San Tin Technopole OZP in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
2.	A/YL-NTM/419*	Temporary Shop and Services (Sales of Gardening and Building Materials) for a Period of 3 Years	14.5.2021 [revoked on 14.5.2022]
3.	A/YL-NTM/450*	Temporary Shop and Services (Sales of Gardening and Construction Materials) for a Period of 5 Years	23.12.2022 [revoked on 23.6.2024]

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the planning application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 1377 RP and 1378 RP in D.D.105 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the private lot 1377RP in D.D 105 is covered by Short Term Waiver No. 5702 for the purpose of “Temporary Shop and Services and Ancillary Uses as may be approved by DLO/YL”; and
- advisory comments are detailed in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering point of view; and
- advisory comments are detailed in **Appendix IV**.

3. Environment

Comments from the Director of Environmental Protection:

- it is noted that no space for vehicles will be provided at the Site. Considering the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, it is noted that the proposed temporary use would not involve traffic of heavy vehicle (i.e. medium goods vehicles or heavy goods vehicles), nor dusty operations. There are residential premises within 100m buffer area of the Site. Based on the above, he has no adverse comment on the application from environmental planning perspective;
- there was no environmental complaint related to the Site in the past three years; and
- advisory comments are detailed in **Appendix IV**.

4. Landscape

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

- the Site falls within an area zoned “Government, Institution or Community” on the approved San Tin Technopole Outline Zoning Plan No. S/STT/2. No significant landscape impact arising from the proposed use is anticipated.

5. **Drainage**

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

- no in-principle objection to the planning application from drainage operation and maintenance point of view;
- the applicant implemented the drainage facilities at the Site under previously approved planning application No. A/YL-NTM/438. The current application maintains the same use and site boundary as the previous application. In this regard, the applicant should provide with a set of reference photographs, clearly marking the corresponding locations on the approved drainage plan after the completion of drainage works. DSD will conduct a joint site inspection with the applicant;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix IV**.

6. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to Fire Service Installations (FSIs) being provided to his satisfaction;
- the revised FSIs proposal is considered acceptable to his Department;
- no specific comment on the application before the land is resumed by the Government; and
- advisory comments are detailed in **Appendix IV**.

7. **Other Departments**

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

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Chief Highway Engineer/New Territories West, Highway Department (HyD);
- (c) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (f) Head of Geotechnical Engineering Office, CEDD;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) The application site (the Site) falls within the boundary of the San Tin Technopole. The Site may be resumed by the Government and the proposed use at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within the private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - the proposed loading/unloading arrangement should be properly planned and managed to avoid negative traffic impact and public disturbance;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site to San Tam Road;
 - it is noted that no parking and loading/unloading space will be provided within the Site and no vehicle is allowed to enter/exit the Site at any time during the planning approval period. The application is approved on the understanding that there is and will be no vehicular access to/from the Site; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23. All

effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance; and

- the applicant shall follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- the applicant should adopt appropriate measures to avoid causing pollution or disturbance the adjacent watercourse;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area. As existing drains are running through the Site, the application shall ensure that the flow remains unobstructed during the period;
 - the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;
 - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary of the Site in order to ensure unobstructed discharge from the Site could be achieved in the future; and
 - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the installation/maintenance/modification/repair work of Fire Service Installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of Building Authority should be obtained, otherwise they are unauthorized building

works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2025-03-20 星期四 23:02:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/STT/18 DD 105 Ngau Tam Mei

A/STT/18

Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long

Site area: About 413sq.m

Zoning: "Res (Group C)"

Applied use: Shop and Services / 5 Years

Dear TPB Members,

A/YL-NTM/438 approved 20 May 2022. Three years later conditions still not fulfilled.

This demonstrates the folly of granting 5 years approval for new operations, unless of course the intention is to facilitate bad practices?

The Reason for the delay appears to foot dragging on the part of Lands Dept delaying the fire services implementation.

NO WONDER ASST DIRECTOR OF PLANNING IS SO LIBERAL WITH DISPENSATION OF EXTENSIONS OF TIME.

Members should take issue with delays caused by government depts that can put the community at risk.

Mary Mulvihill