

5 NOV 2021

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

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; and
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;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊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.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	A176MP/321
	Date Received 收到日期	5 NOV 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

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

Penta Circle Construction Company Limited

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

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)	Lot 28 RP in D.D. 101, Mai Po, 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 291 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 117 sq.m 平方米 <input checked="" 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 Mai Po Outline Zoning Plan No.: S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" 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
27/10/2021 (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 28/10/2021 (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 <p>(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))</p>
(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 <p>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</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)											

(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 Office
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	..... 117 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	..... 22 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 2	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 - 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

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)
☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總
 樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積/總
 樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICE ANCILLARY OFFICE	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	CANOPY FOR STAIRCASE	9m ² (ABOUT)	9m ² (ABOUT)	7m (ABOUT)
TOTAL		63m ² (ABOUT)	117m ² (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICE ANCILLARY OFFICE	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	CANOPY FOR STAIRCASE	9m ² (ABOUT)	9m ² (ABOUT)	7m (ABOUT)
TOTAL		63m ² (ABOUT)	117m ² (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Loading/unloading and circulation spaces

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)

Late 2022

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

<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>No 否</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>Accessible from Castle Peak Road - Mai Po via a local access</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><input type="checkbox"/></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>No 否</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> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<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>No 否</p>	<p><input checked="" 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> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																
	No 否	<input checked="" type="checkbox"/>																																
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。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																
	No 否	<input checked="" type="checkbox"/>																																
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>				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"/>
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"/>																																
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)																																		

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。

The applicant seeks to use Lot 28 RP in DP-101 (the Site) for 'Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years' (Plan P01). The applicant would like to use the site to operate a retail store to serve the nearby local.

The Site falls within an area zoned "Open Space" ("O") on the Approved Mai Po Outline Zoning Plan No.: S/YL-MP/6 (Plan P02). 'Shop and Services' is column two uses within the "O" zone, which requires permission from the Town Planning Board (the Board). Since the application is on a temporary basis, it will not frustrate the long term planning intention of the "O" zone.

The Site occupied an area of 291sq.m (about)(Plan P03). Two structures are proposed at the Site for shop and services, ancillary office and canopy for staircase with total GFA of 117sq.m (about)(Plan P04). The operation hours are 09:00 - 19:00 daily (including public holiday). The estimated maximum number of visitor per day are 10. The estimated number of staff working at the Site is 5.

The Site is accessible from Castle Peak Road - Mai Po via a local access (Plan P01). One loading/unloading space for light goods vehicle is provided at the Site (Plan P04). Visitor is required to make appointment in advance to access the Site, this is to regulate and prevent excessive number of visitor of the Site and affect the public. No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Professional Persons Environmental Consultative Committee Practice Notes' Issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.


In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years'.

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 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


.....
Michael WONG

☐ 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

R-riches Property Consultants Limited

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



Date 日期

28/10/2021

..... (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。

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^②

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

② 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.
在該靈灰安置所內，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 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	Lot 28 RP in D.D. 101, Mai Po, Yuen Long, New Territories		
Site area 地盤面積	291	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 Mai Po Outline Zoning Plan No.: S/YL-MP/6		
Zoning 地帶	"Open Space" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Office 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	117 <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 block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	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)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 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	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	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	22 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	1 1 (LGV)

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"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan, Plan showing the swept path analysis of the site		
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"/>
Trip generation and attraction, Swept path analysis		
Accepted drainage and fire service installations proposals under the previous S.16 application No. A/YL-MP/280		
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。

此為空白頁。
This is a blank page.

Estimated Trip Generation and Attraction

**Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years in
"Open Space" Zone, Lots 28 RP in D.D. 101, Mai Po, Yuen Long, New Territories**

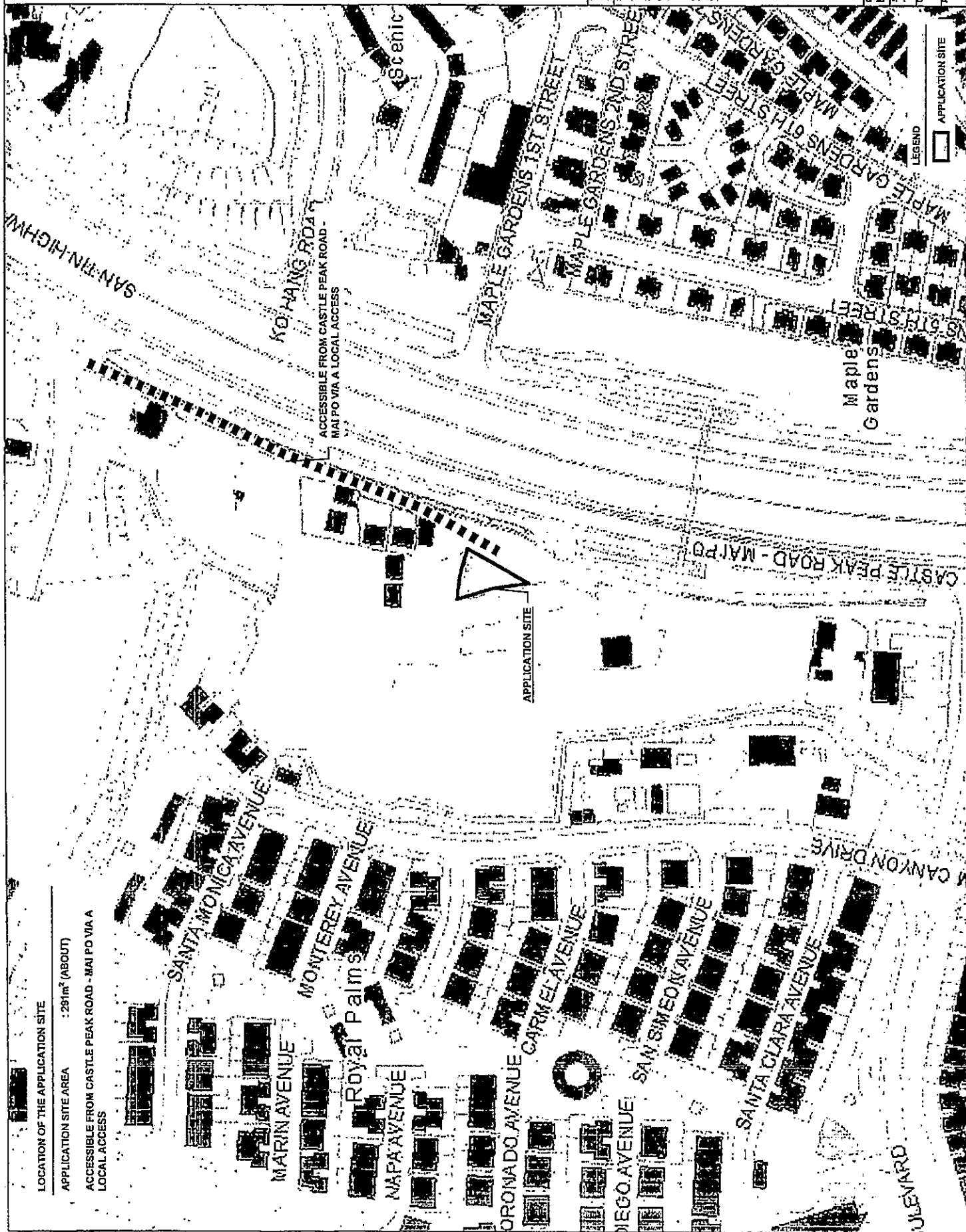
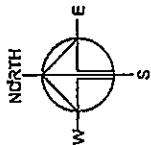
- (i) The application site (the Site) is accessible from Castle Peak Road – Mai Po via a local access. One loading/unloading (L/UL) space is provided at the Site, details are as follows:

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle	1

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P05).
- (iii) The operation hours of the proposed development are 09:00 to 19:00 daily (including Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction		
	Light Goods Vehicle		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	1	2
Trips at <u>AM peak</u> per hour (18:00 – 19:00)	1	1	2
Traffic trip per hour (average)	1	1	2

- (iv) In view of the above, the L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 291m² (ABOUT)

ACCESSIBLE FROM CASTLE PEAK ROAD - MAI PO VIA A LOCAL ACCESS

Drawing No. P01

W.P. 01

Project
TEMPORARY SHOP AND
SERVICES WITH ANCILLARY
OFFICE FOR A PERIOD OF 5
YEARS

LOT 28 RP IN D.D. 101, MAI
PO, YUEN LONG, NEW
TERRITORIES

Location Plan

Scale of Map
1:2000

Date
29.9.2021

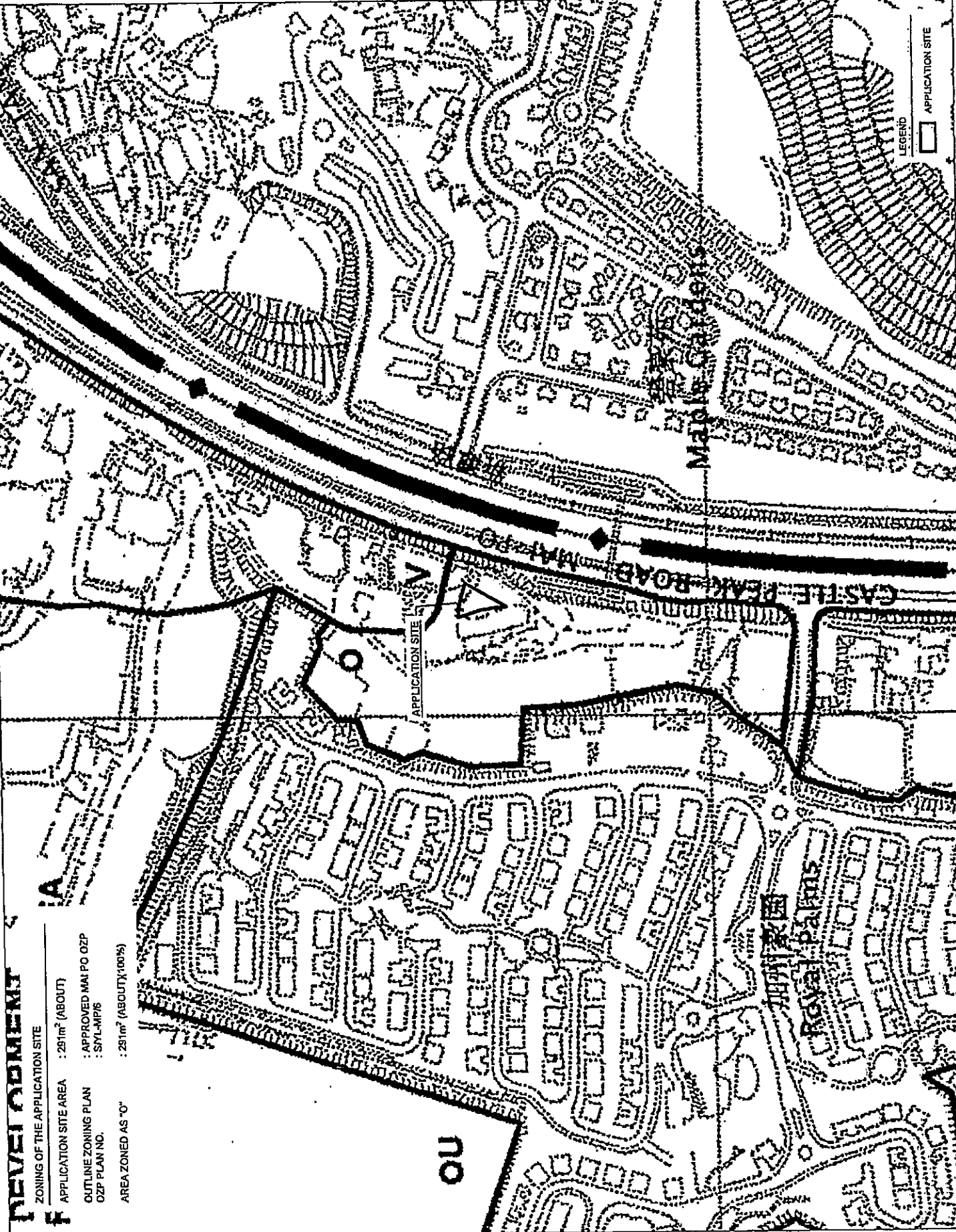
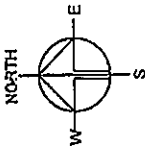
Drawn
Reviewed

LEGEND
APPLICATION SITE

DEVELOPMENT

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 251m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED MAI PO OZP
 OZP PLAN NO. : SYL-MP/6
 AREA ZONED AS "O"



Drawing No.	VL	01
Project	TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS	
Lot	LOT 28 RP IN D.D. 101 MAI PO, YUEN LONG, NEW TERRITORIES	
Scale of A4	1 : 3000	
Date	29.9.2021	
Drawn		
Checked		

Drawing No. ZONING OF THE SITE

Scale of A4

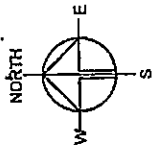
Date

Drawn

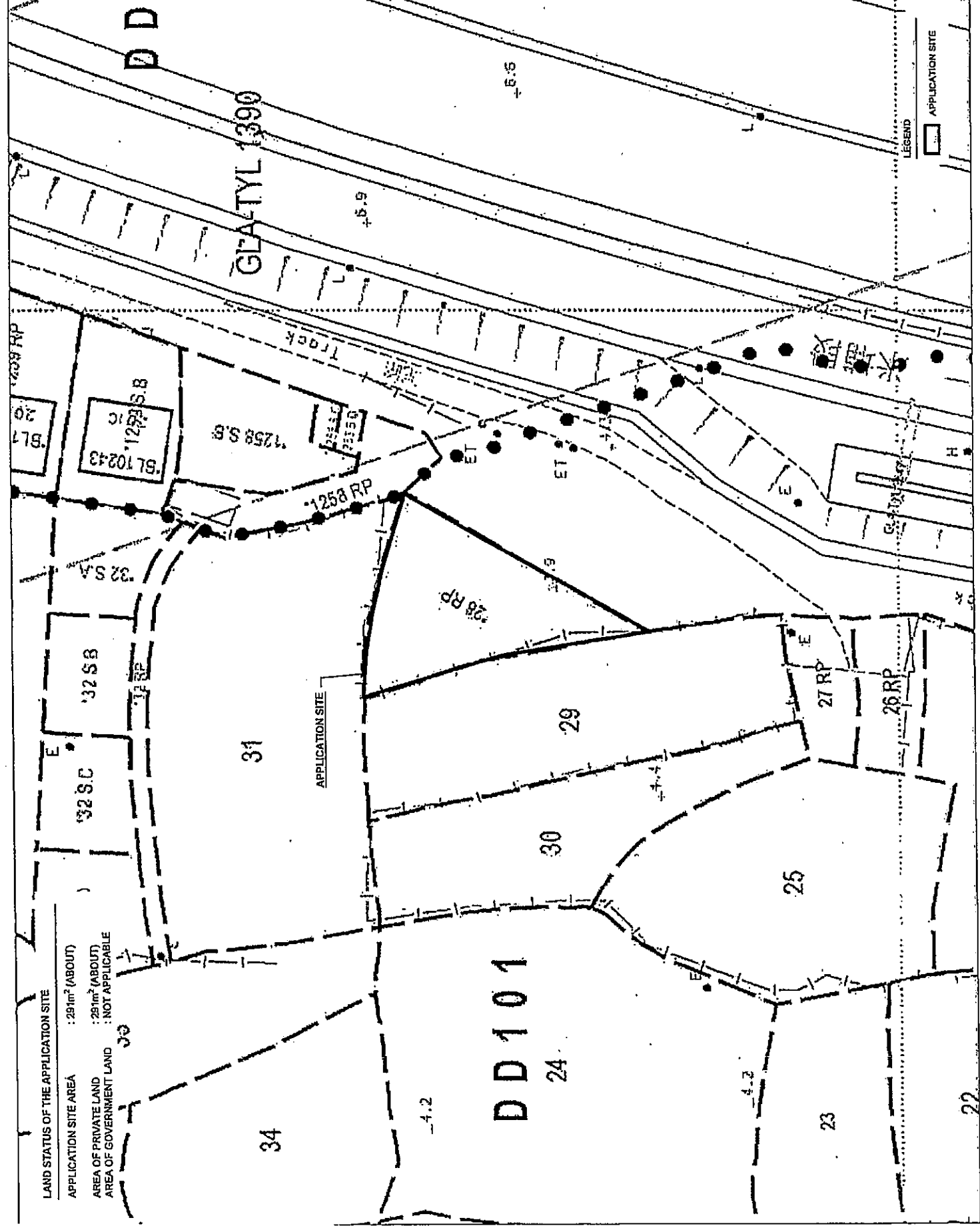
Checked

LEGEND

APPLICATION SITE



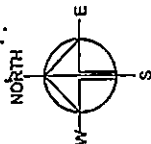
Drawing No.	PO3	Vol.	01
Project			
TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS			
LOT 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES			
Drawing Title			
LAND STATUS OF THE SITE			
Scale of Map			
1:500			
Date	29.9.2021		
Drawn			
Checked			



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 29m ² (ABOUT)
AREA OF PRIVATE LAND	: 29m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

DD101



Drawing No. VAL. 01

Project
TEMPORARY SHOP AND
SERVICES WITH ANCILLARY
OFFICE FOR A PERIOD OF 5
YEARS

LOT 28 RP IN D.D. 101, MAI
PO, YUEN LONG, NEW
TERRITORIES

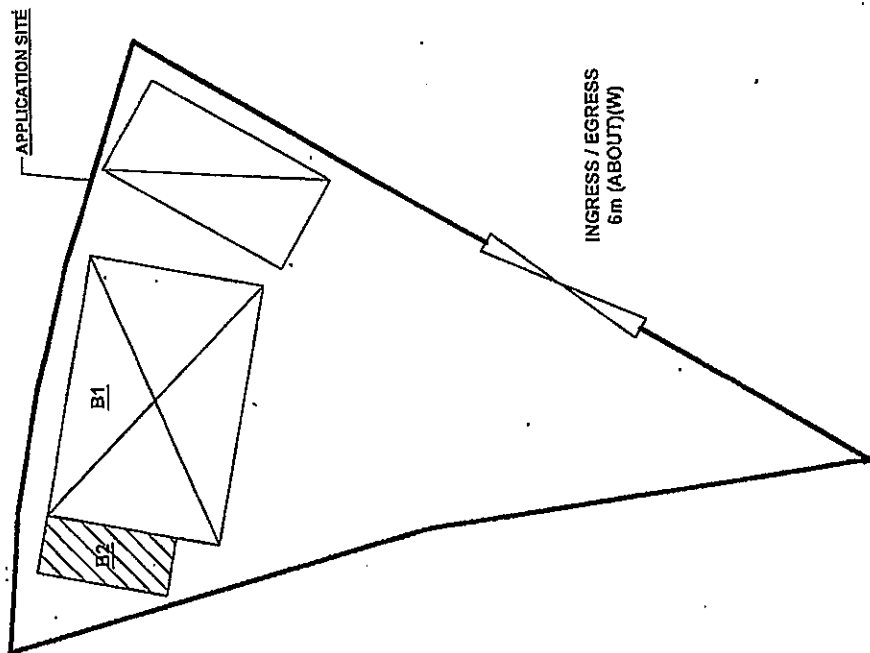
Drawing Title
LAYOUT PLAN

Scale of A4
1 : 250

Date
27.10.2021

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICE ANCILLARY OFFICE	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STORY)
B2	CANOPY FOR STAIRCASE	9m ² (ABOUT)	9m ² (ABOUT)	7m (ABOUT) (1-STORY)
TOTAL		63m ² (ABOUT)	117m ² (ABOUT)	

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 291m ² (ABOUT)
COVERED AREA	: 63m ² (ABOUT)
UNCOVERED AREA	: 228m ² (ABOUT)
PLOT RATIO	: 0.4 (ABOUT)
SITE COVERAGE	: 22% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 117m ² (ABOUT)
BUILDING HEIGHT	: 7m (ABOUT)
NO. OF STOREY	: 1-2

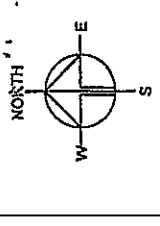
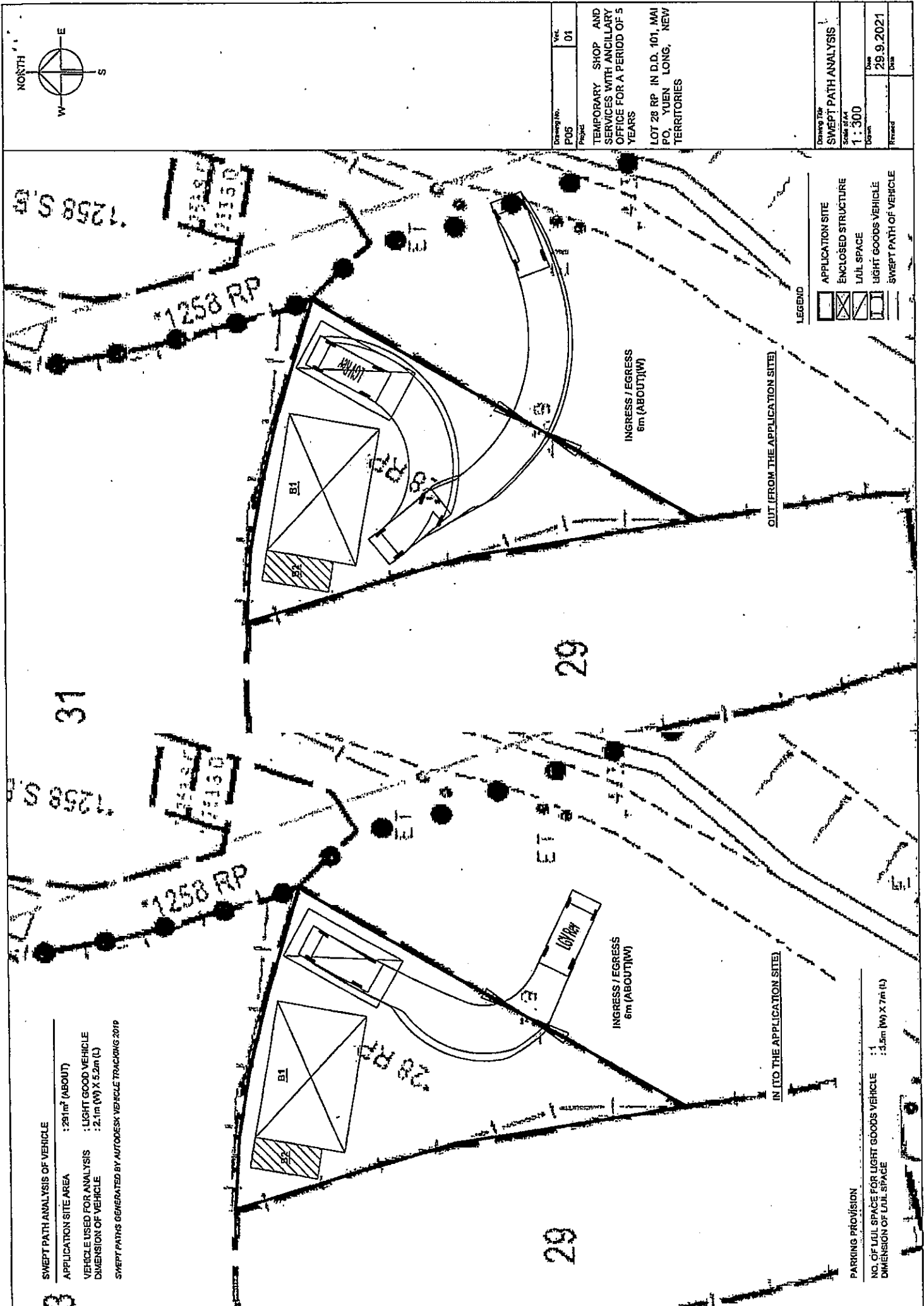


LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	LUL SPACE

PARKING PROVISION

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)



Drawing No. P05
 Project TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS
 Lot 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES

Drawing Title	
SWEEP PATH ANALYSIS	
Scale of Plan	1:300
Date	29.9.2021
Drawn	
Revised	

LEGEND	
[Symbol]	APPLICATION SITE
[Symbol]	ENCLOSED STRUCTURE
[Symbol]	LUL SPACE
[Symbol]	LIGHT GOODS VEHICLE
[Symbol]	SWEEP PATH OF VEHICLE

SWEEP PATH ANALYSIS OF VEHICLE
 APPLICATION SITE AREA : 291m² (ABOUT)
 VEHICLE USED FOR ANALYSIS : LIGHT GOOD VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)
 SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

PARKING PROVISION
 NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 1
 DIMENSION OF LUL SPACE : 3.5m (W) X 7m (L)

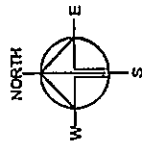
INGRESS / EGRESS 5m (ABOUT)(W)

INGRESS / EGRESS 5m (ABOUT)(W)

INGRESS / EGRESS 5m (ABOUT)(W)

IN (TO THE APPLICATION SITE)

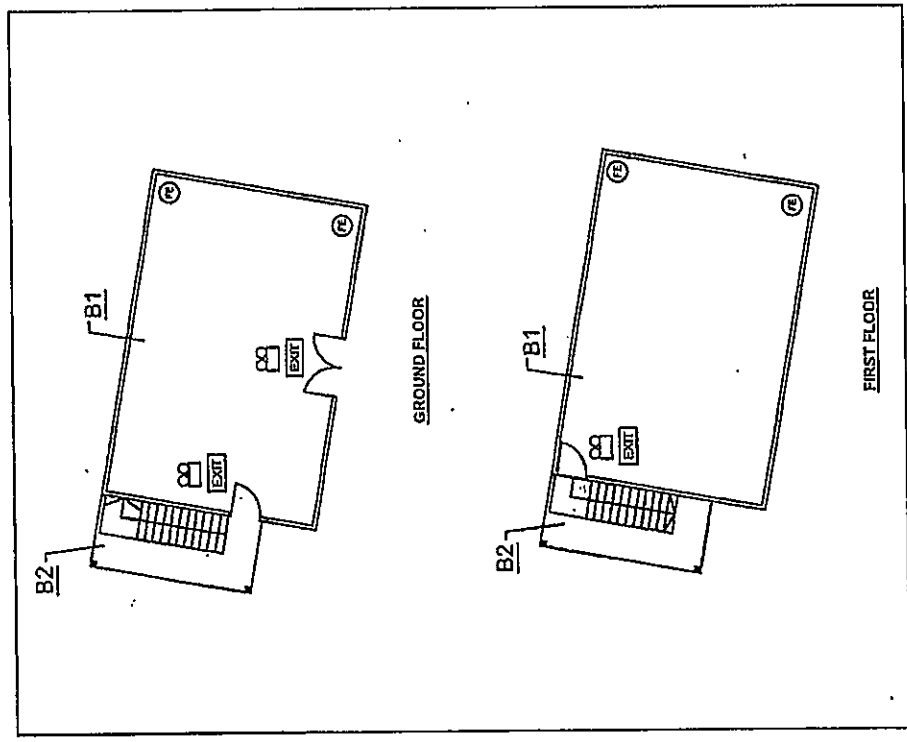
OUT (FROM THE APPLICATION SITE)



Drawing No.	APPENDIX 1	Ver.	
Project	S.16 APPLICATION NO. AVL-MP/280		
Drawing Title	FSIS PROPOSAL		
Scale of AA	1 : 300		
Date	22.4.2020		
Drawn		Checked	

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	SHOP AND SERVICE (RETAIL STORE)	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	CANOPY FOR STAIRCASE	9m ² (ABOUT)	9m ²	7m (ABOUT)
TOTAL		63m ² (ABOUT)	117m ² (ABOUT)	



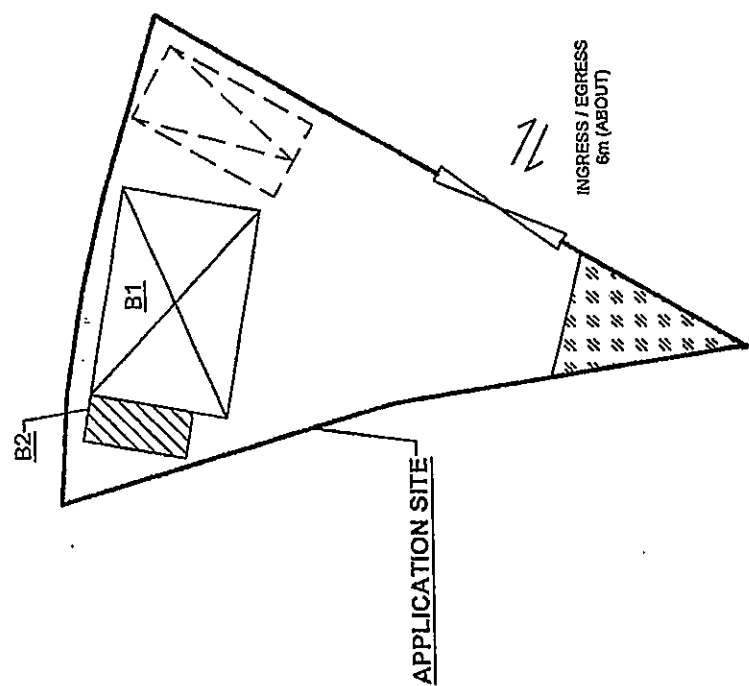
- LEGEND**
- STRUCTURE
 - LUL SPACE
 - CANOPY
 - LANDSCAPING AREA

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 291m² (ABOUT)
 COVERED AREA: 63m² (ABOUT)
 UNCOVERED AREA: 228m² (ABOUT)

NO. OF PROPOSED STRUCTURE: 2
 NON-DOMESTIC GFA: 117m² (ABOUT)
 BUILDING HEIGHT: 7m (ABOUT)
 NO. OF STOREY: 2

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE (3.5m X 7m): 1



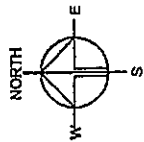
FS NOTES:

SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266:PART 1 AND BS EN 1838.

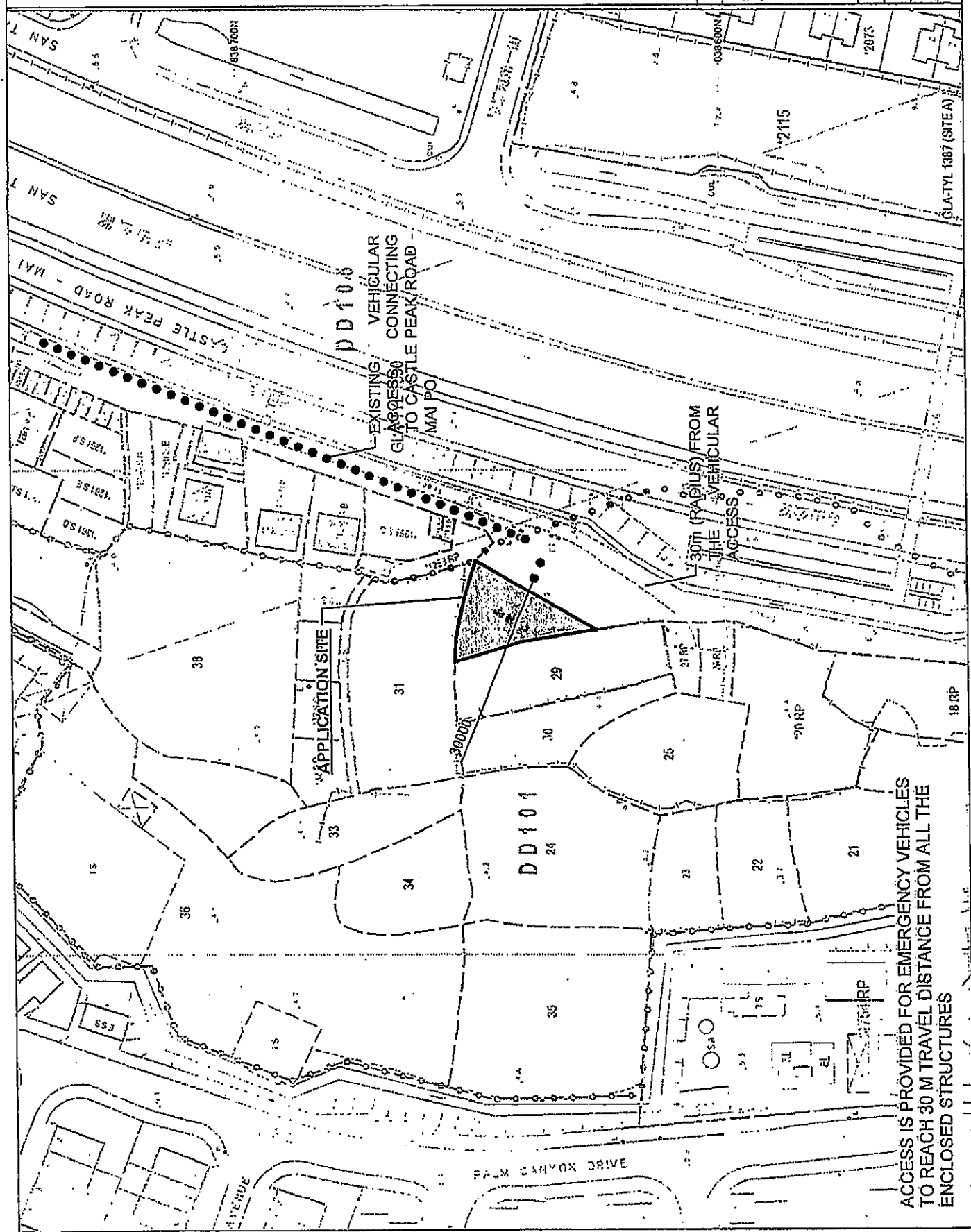
SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 52/008.

FIRE SERVICE INSTALLATIONS

- 3 X EMERGENCY LIGHTING
- 3 X EXIT SIGN
- 4 X 4.5KG GAS-TYPE FIRE EXTINGUISHER



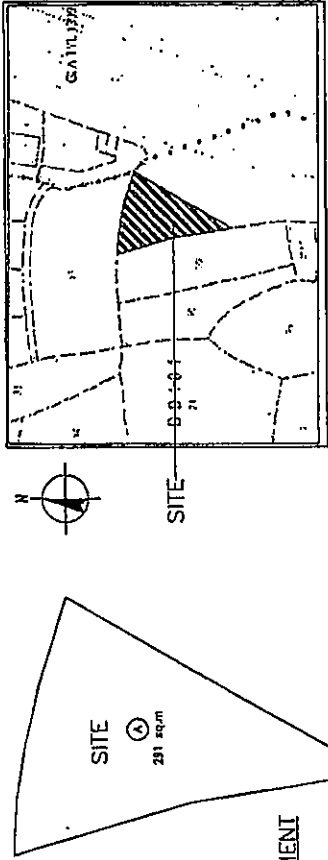
Drawing No.	APPENDIX I	Val.	
Project	S-16 APPLICATION NO. AVYL-MP7280		
Drawing Title	FSIS PROPOSAL		
Scale of All	1 : 1000		
Drawn		Check	27.5.2020
Revised		Drawn	



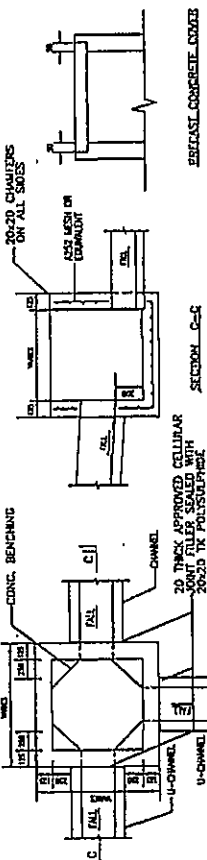
LEGEND

1. ALL UNDERGROUND DRAINAGE WORKS SHALL BE UNLESS OTHERWISE SPECIFIED, C.I.P. CONCRETE WITH 150mm (6") DIA. (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 DRAINAGE.
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 COMMENCEMENT OF EXCAVATION WORKS.

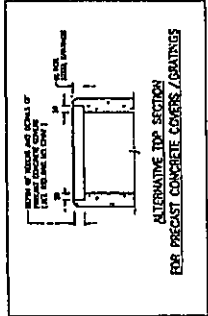
AREA OF CATCHMENT



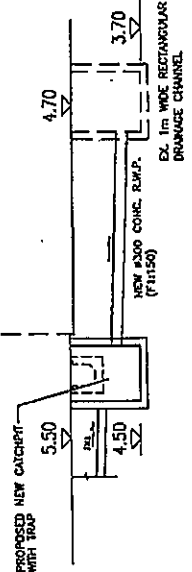
LOCATION PLAN



CATCHMENT DETAILS



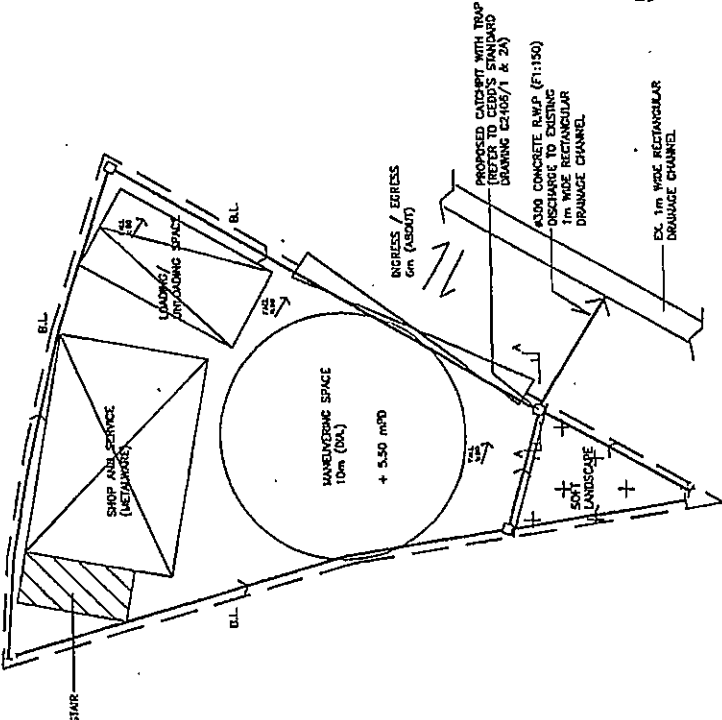
ROAD



SECTION A-A

DRAINAGE LAYOUT PLAN

SCALE 1 : 100



DETAILS OF CATCHMENT WITH TRAP

(REFER TO CDD'S STANDARD DWG. C2406/1 & 2A)

DRAINAGE LAYOUT PLAN

PROJECT : LOT 28 RP IN D.D.101, MAI PO, YUEN LONG, NT.

**Appendix Ia of RNTPC
Paper No. A/YL-MP/321****tpbpd@pland.gov.hk**

寄件者: Matthew Ng <
寄件日期: 2021年11月18日星期四 15:06
收件者: Town Planning Board
副本: Bon Tang; Grace Wong; Orpheus Lee; ayycheung@pland.gov.hk; btung@pland.gov.hk
主旨: [FI] S.16 Application No. A/YL-MP/321 - FI to provide clarifications
附件: FI1 for A_YL-MP_321 (20211118).pdf

Dear Sir,

Attached herewith the FI to provide clarifications for the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

**Matthew NG | Planning and Development Manager
R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
T: (852)**



盈卓物業
顧問有限公司

Our Ref.: DD101 Lot 28 RP
Your Ref.: TPB/A/YL-MP/321

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

By Email

18 November 2021

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years in
"Open Space" Zone, Lot 28 RP in D.D. 101, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/321)

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) The proposed development is for retail store (selling of household products such as cleaning and cooking utensils, and storage boxes etc.) serving the nearby residents. No manufacturing and workshop activity would be involved.
- (ii) Revised drainage proposal to support the application (Appendix I).

Should you require more information regarding the application, please contact our Mr. Bon TANG at 1 or the undersigned at your convenience.

Yours faithfully,

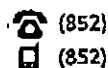
For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, Pland

(Attn.: Ms. Alice CHEUNG
(Attn.: Mr. Benjamin TUNG

email: ayycheung@pland.gov.hk)
email: btung@pland.gov.hk)



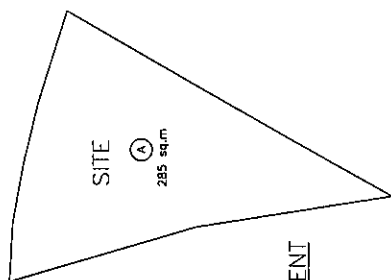
1. ALL UNDERGROUND RAINWATER PIPES SHALL BE, UNLESS OTHERWISE SPECIFIED, C.I.P. COMPLY WITH B.S.437 OR B.S. 1211 (UP TO 600mm).

1. DRAINAGE WORKS OUTSIDE LOT BOUNDARY MAY AFFECT THE ADJOINING GOVERNMENT LAND AND PRIVATE LAND, IF SO, THE OWNER / WP SHALL OBTAIN THE CONSENT FROM GOVERNMENT DEPARTMENT OR/AND THE OWNER OF ADJOINING LANDS PRIOR TO THE COMMENCEMENT OF WORKS.
2. ALL THE PROPOSED DRAINAGE FACILITIES WOULD BE CONSTRUCTED AND MAINTAINED BY THE OWNER AT HIS OWN COST.
3. PRIOR APPROVAL FROM DRAINAGE SERVICES DEPARTMENT SHOULD BE OBTAINED BEFORE DISCHARGING INTO THE GOVERNMENT DRAIN.
4. PUBLIC DRAIN CONNECTION AND ASSOCIATED DRAINAGE WORKS OUTSIDE SITE BOUNDARY SHALL BE DONE BY LOT OWNER AND TO THE SATISFACTION OF OSD.
5. EXCAVATION PERMIT ON GOVERNMENT LAND SHOULD BE OBTAINED FROM RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION WORKS.

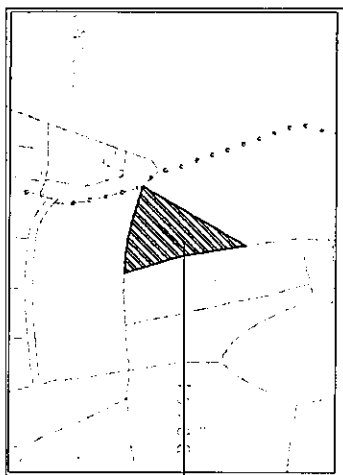
PROPOSED CATCHPIT
REFER TO CEDD'S S

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

300mm U-CHANNEL C/W
C.I. COVER (HEAVY DUTY
FOR RUN IN/OUT)
(F1:100)



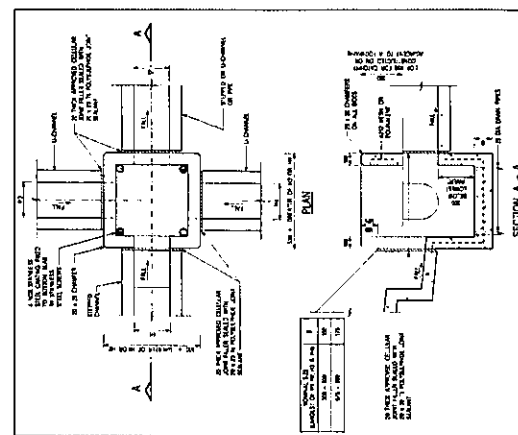
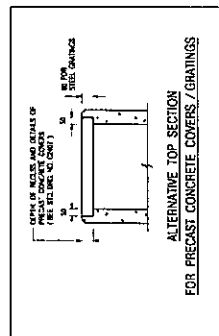
AREA OF CATCHMENT



LOCATION PLAN SCALE 1 : 500



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

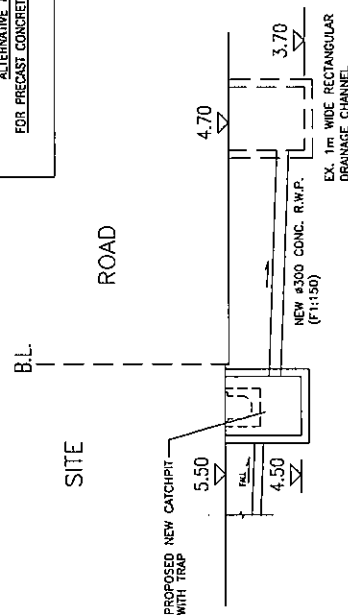


SCALE 1 : 100

DRAINAGE LAYOUT PLAN

DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDO'S STANDARD DWG. C2406/1 & 2A)

SECTION A-A



PROJECT : PROPOSED DEVELOPMENT AT
LOT 28 RP IN D.D.101, MAI PO, YUEN LONG, NT.

DRAINAGE LAYOUT PLAN

325



[FI] S.16 Application No. A/YL-MP/321 - FI to address departmental comments17/12/2021 16:19

From: Orpheus Lee <

To: "Town Planning Board (tpbpd@pland.gov.hk)" <tpbpd@pland.gov.hk>

Cc: Alice CHEUNG <aaycheung@pland.gov.hk>, Benjamin TUNG <btung@pland.gov.hk>, Bon Tang <, Matthew Ng <, Grace Wong <

1 Attachment



FI2 for A_YL-MP_321 (20211117).pdf

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Orpheus LEE | Planning and Development Consultant
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

T: (852) .

A:

Our Ref.: DD101 Lot 28 RP
Your Ref.: TPB/A/YL-MP/321

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

By Email

17 December 2021

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years in
"Open Space" Zone, Lot 28 RP in D.D. 101, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/321)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

cc DPO/FSYLE, PlanD

(Attn.: Ms. Alice CHEUNG
(Attn.: Mr. Benjamin TUNG

email: ayycheung@pland.gov.hk)
email: btung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 years
in "Open Space" Zone, Lot 28 RP in D.D. 101, Mai Po, Yuen Long, New Territories**

(Application No. A/YL-MP/321)

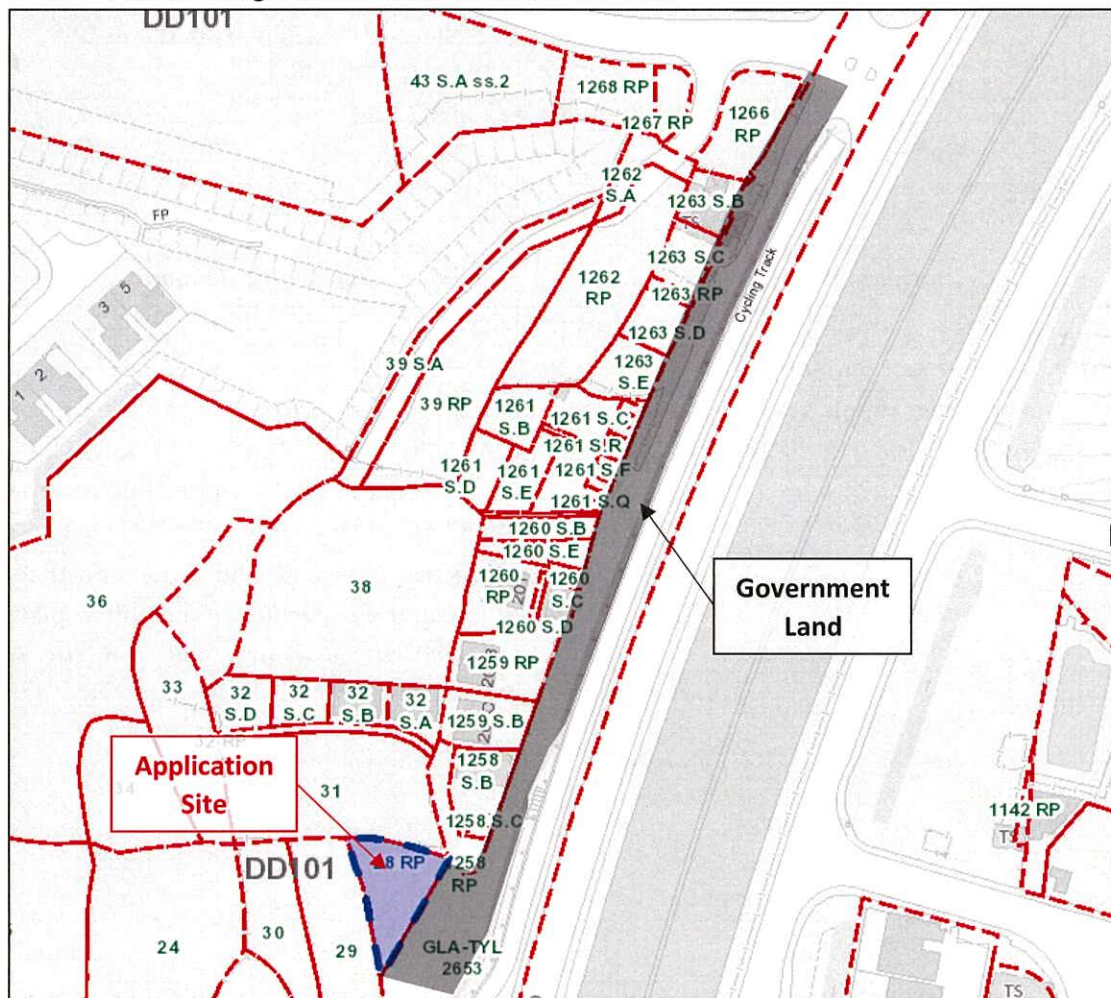
(i) A RtoC Table:

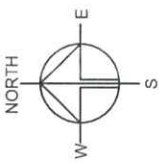
Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Kinox WONG; Tel: 2399 2727)		
(a)	The applicant should seek the relevant land owner(s) on the right of using the vehicular access.	Please be confirmed that the local access connecting the application site to Castle Peak Road – Mai Po falls wholly on Government land (Plan 1). The applicant will liaise with respective B/Ds and land owners on the right of using the vehicular access after planning approval has been obtained from the Town Planning Board, if necessary.

(ii) Revised layout plan (**Plan 2**).

The Site is accessible from Castle Peak Road – Mai Po via a local access.

Plan 1 – Plan showing the land status of the local access

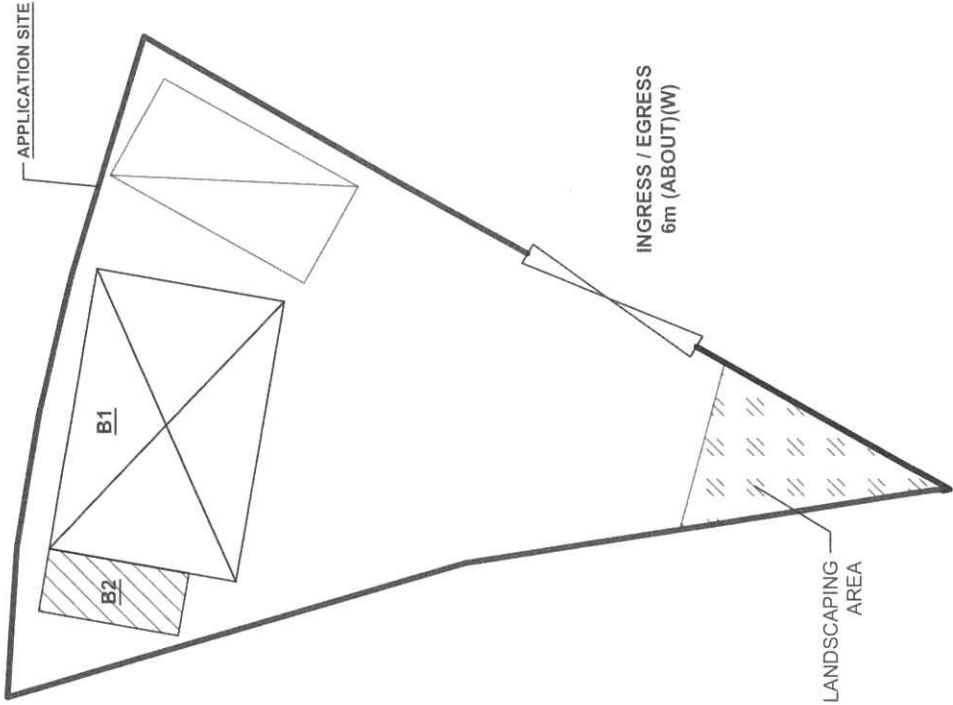




DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 291m ² (ABOUT)
COVERED AREA	: 63m ² (ABOUT)
UNCOVERED AREA	: 228m ² (ABOUT)
PLOT RATIO	: 0.4 (ABOUT)
SITE COVERAGE	: 22% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 117m ² (ABOUT)
BUILDING HEIGHT	: 7m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICE ANCILLARY OFFICE	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	CANOPY FOR STAIRCASE	9m ² (ABOUT)	9m ² (ABOUT)	7m (ABOUT) (1-STOREY)
TOTAL		63m ² (ABOUT)	117m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	LAND SPACE
	LANDSCAPING AREA

PARKING PROVISION

NO. OF LIGHT SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LAND SPACE	: 3.5m (W) X 7m (L)

Drawing No	Ver
PLAN 2	01

Project
TEMPORARY SHOP AT
SERVICES WITH ANCILLARY
OFFICE FOR A PERIOD OF
YEARS

LOT 28 RP IN D.D. 101, N
PO, YUEN LONG, NE
TERRITORIES

Drawing Title	LAYOUT PLAN
Scale of A4	1 : 250
Drawn	Date 27.10.20
Revised	Date

Previous s.16 Application at the Application Site

Approved Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-MP/280*	Proposed Temporary Shop and Services (Retail Store) for a Period of 3 Years	31.5.2019 Approved by RNTPC (3 years)	(1) to (8)

* denotes permission revoked

Approval Conditions

- (1) Restriction on operation hours.
- (2) No vehicle other than light goods vehicle is allowed to access the site.
- (3) No vehicle is allowed to queue back to or reverse onto/from the site.
- (4) Maintenance of boundary fencing.
- (5) Submission and implementation of drainage proposal/maintenance of implemented drainage facilities.
- (6) Submission and implementation of fire service installations proposal.
- (7) Revocation clause.
- (8) Reinstatement clause.

**Similar s.16 Applications within the “Open Space” Zones
on the Approved Mai Po & Fairview Park OZP No. S/YL-MP/6**

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/201*	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	15.6.2012 Approved by RNTPC (3 Years) [Revoked on 15.3.2013]
2.	A/YL-MP/210	Renewal of Planning Approval for Temporary Sales Offices (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	5.4.2013 Approved by RNTPC (3 Years)
3.	A/YL-MP/211	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	19.4.2013 Approved by RNTPC (3 Years)
4.	A/YL-MP/225	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	13.12.2013 Approved by RNTPC (3 Years)
5.	A/YL-MP/233	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	7.3.2014 Approved by RNTPC (3 Years)
6.	A/YL-MP/239*	Proposed Temporary Shop and Services (Florist and Gardening Shop) for a Period of 3 Years	13.3.2015 Approved by RNTPC (3 Years) [Revoked on 13.9.2015]
7.	A/YL-MP/244	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 3 Years	5.6.2015 Approved by RNTPC (3 Years)
8.	A/YL-MP/246*	Temporary Shop and Services (Metal Hardware Shop and Household Items Retail Store) for a Period of 3 Years	8.1.2016 Approved by RNTPC (3 Years) [Revoked on 8.6.2018]
9.	A/YL-MP/249	Renewal of Planning Approval for Temporary Sales Offices (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	18.3.2016 Approved by RNTPC (3 Years)
10.	A/YL-MP/254	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	9.12.2016 Approved by RNTPC (3 Years)
11.	A/YL-MP/258	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.6.2017 Approved by RNTPC (3 Years)
12.	A/YL-MP/264	Temporary Shop and Services (Metalware Retail Shop) for a Period of 3 Years	8.12.2017 Approved by RNTPC (3 Years)
13.	A/YL-MP/267*	Temporary Shop and Services (Real Estate Agent and Retail Store) and Ancillary Staff Canteen and Site Office for a Period of 3 Years	6.4.2018 Approved by RNTPC (3 Years)
14.	A/YL-MP/269	Renewal of Planning Approval for Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 3 Years	4.5.2018 Approved by RNTPC (3 Years)

15.	A/YL-MP/275	Proposed Temporary Shop and Services (Metal Hardware and Household Items Retail Shop) for a Period of 3 Years	2.11.2018 Approved by RNTPC (3 Years)
16.	A/YL-MP/278	Renewal of Planning Approval for Temporary Sales Offices (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	22.3.2019 Approved by RNTPC (3 Years)
17.	A/YL-MP/298	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020 Approved by RNTPC (3 Years)
18.	A/YL-MP/300	Temporary Shop and Services (Real Estate Agency and Retail Store) with Ancillary Staff Canteen and Site Office for a Period of 3 Years	18.12.2020 Approved by RNTPC (3 Years)
19.	A/YL-MP/302	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	5.2.2021 Approved by RNTPC (5 Years)
20.	A/YL-MP/306	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years	9.7.2021 Approved by RNTPC (5 Years)
21.	A/YL-MP/311	Proposed Temporary Shop and Services (Interior Design Company) for a Period of 5 Years	27.8.2021 Approved by RNTPC (5 Years)

* denotes permission revoked

5-1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number: 211112-171245-20348

提交限期

Deadline for submission: 03/12/2021

提交日期及時間

Date and time of submission: 12/11/2021 17:12:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-MP/321

「提意見人」姓名/名稱

Name of person making this comment: 先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: kachun wong [REDACTED]
寄件日期: 2021年11月21日星期日 18:16
收件者: tpbpd@pland.gov.hk
主旨: 反對 A/YL-MP/321

本人是 [REDACTED] 居民，本人強烈反對米埔村 dd101 lot 28 rp, 申請編號 A/YL-MP/321 的申請書，原因是該地方道路交通根本不能負荷多的車流量，該道路完全沒有避車處，而且附近也有很多村屋，老人家 村民出入，如果批准商店該申請會造成人車爭路，極有可能造成一定的危險，更加上該道路是單程路本來道路就狹窄，再多的車流量根本負荷不了，敬請規劃署專員反對該項申請，保障村民安全。

tpbpd@pland.gov.hk

寄件者: Ka Chun Wong [REDACTED]
寄件日期: 2021年11月21日星期日 18:40
收件者: tpbpd@pland.gov.hk
主旨: [Possible SPAM] 反對米埔 申請

本人是[REDACTED]居民，本人強烈反對米埔村 dd101 lot 28 rp, 申請編號 A/YL-MP/321 的申請書，原因是該地方道路交通根本不能負荷多的車流量，該道路完全沒有避車處，而且附近也有很多村屋，老人家 村民出入，如果批准商店該申請會造成人車爭路，極有可能造成一定的危險，更加上該道路是單程路本來道路就狹窄，再多的車流量根本負荷不了，敬請規劃署專員反對該項申請，保障村民安全。

tpbpd@pland.gov.hk

寄件者: Boss Isa [REDACTED]
寄件日期: 2021年11月21日星期日 18:38
收件者: tpbpd@pland.gov.hk
主旨: 反對信 米埔申請

本人是 [REDACTED] 居民，本人強烈反對米埔村 dd101 lot 28 ip, 申請編號 A/YL-MP/321 的申請書，原因是該地方道路交通根本不能負荷多的車流量，該道路完全沒有避車處，而且附近也有很多村屋，老人家 村民出入，如果批准商店該申請會造成人車爭路，極有可能造成一定的危險，更加上該道路是單程路本來道路就狹窄，再多的車流量根本負荷不了，敬請規劃署專員反對該項申請，保障村民安全。

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 22:31
收件者: tpbpd@pland.gov.hk
主旨: 反對規劃申請:A/YL-MP/321

反對規劃申請: A/YL-MP/321

敬啟者：

本人與屋苑眾人,反對上列檔号,在 DD101,Lot28RP 裡申請此臨時規劃。我們極担心商店帶來多方面的不妥,使此休憩用地更惡化,謹請貴處不能批准,否則損害環境。此致
城市規劃委員會

Chan F.H. 02.12.2021

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 22:52
收件者: tpbpd@pland.gov.hk
主旨: A/YL-MP/321

致城市規劃委員會:

我們反對在 DD101, Lot28RP (申請檔号 A/YL-MP/321) 處作臨時商店等申請, 多方面的不妥, 環境更差。

反對於 2021 年 11 月 30 日

M.K.K. 和 市民

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 1:16
收件者: tpbpd
主旨: A/YL-MP/321 DD 101 Mai Po OS

Dear TPB Members,

Members approved application 280 no questions asked. However they must question why conditions were not fulfilled.

Some months ago members discussed abuse of the condition process whereby multiple extensions were allowed and when all options exhausted the operator could just withdraw the approved application and apply again.

Hopefully this loophole has been closed.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 16 May 2019 3:50 AM CST
Subject: A/YL-MP/280 DD 101 Mai Po OS

A/YL-MP/280
Lot 28 RP in D.D.101, Mai Po
Site area : About 291 m²
Zoning : "Open Space"
Applied Use : Retail Store

Dear TPB Members,

No doubt this will sail through with no questions asked.

On 27 Oct 2017 you approved Application 265 close by

PlanD considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. **As there was no programme to implement the planned use** and the temporary use was not incompatible with the surrounding areas, approval of the application on a temporary basis **would not frustrate the planning intention of the "Open Space" zone.**

The site fell within the Wetland Buffer Area of the Town Planning Board Guidelines No.12C which specified that temporary uses were exempted from the requirement of Ecological Impact Assessment and the Director of Agriculture, Fisheries and Conservation had no adverse comment on the application.

You are being negligent in your duty to question these applications:

- Why has the OS not been implemented?
- When will it be implemented in line with the growing population?

- Why does AG Fish condone commercial use of wetland buffer for commercial use?

The volume of applications is no excuse for failure to question circumstances.

- As I have already suggested, an additional Rural meeting per month could be arranged, particularly as there are few OZPs unlike 2018.

Mary Mulvihill

Recommended Advisory Clauses

- (a) Should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) Lot No. 28 RP in D.D. 101 is covered by a Short Term Waiver (STW) No. 5239 for the purpose of “Temporary Shop and Services (Retail Store)”;
 - (iii) the STW holder will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fees, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Castle Peak Road – Mai Po via a section of a local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly. The applicant should seek the relevant land owner(s) on the right of using the vehicular access;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance for any access connecting the Site and Castle Peak Road – Mai Po. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the Comments of the Commissioner of Police (C of P) that obstruction to road access in the vicinity would not be tolerated;
- (f) to the comments of the Director of Environmental Protection (DEP) to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas;

- (g) to note the comments of the Director of Fire Services (D of FS) that The installation/maintenance/modification/repair work of fire service installations (FSIs) 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 (FS 251) and forward a copy of the certificate to D of FS. If any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (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 Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works (including containers and open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the co-ordinator for any proposed building works in accordance with BO;
 - (ii) For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (iii) 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;
 - (iv) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R; and
 - (vi) detailed checking under BO will be carried out at the building plan submission stage; and
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant shall provide DSD for reference a set of the latest record photographs showing the completed drainage works (including the internal condition of the drains) at the Site with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;

- (ii) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
- (iii) the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
- (iv) no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
- (v) the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
- (vi) 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 facilities on site under proper maintenance at all times.

