

Form No. S16-III
表格第 S16-III 號

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期, 應使用表格第 S16-I 號。

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

填寫表格的一般指引及註解

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-MP/1324
	Date Received 收到日期	30 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)

信宇發展有限公司 UNIVERSAL FAITH DEVELOPMENT 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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) 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)	元朗米埔丈量約份第104約地段第3250號B分段第48小分段、第3250號B分段第49小分段(部份)和毗連政府土地 Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
(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 521 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 275 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) 137 sq.m 平方米 <input checked="" 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 & Fairview Park Outline Zoning Plan No. S/YL-MP/6 米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)" 「住宅(丙類)」
(f) Current use(s) 現時用途	臨時商店 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"¹ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹ (請夾附業權證明文件)。
- ☐ is not a "current land owner"¹.
並不是「現行土地擁有人」¹。

- ☐ 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)"¹.
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」¹。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"¹.
已取得 名「現行土地擁有人」¹的同意。

Details of consent of "current land owner(s)" ¹ obtained 取得「現行土地擁有人」 ¹ 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. 如上述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 08/11/2021 (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 17/11/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services 臨時商店及服務行業 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	383.5sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	137.5sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	275sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	275sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
構築物1: 臨時商店, 每層面積不多於45.75平方米, 2層高, 高度不多於5.5米, 總面積不多於91.5平方米。	
構築物2: 臨時商店, 每層面積不多於91.75平方米, 2層高, 高度不多於7.5米, 總面積不多於183.5平方米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
星期一至日上午9時至下午8時 (包括公眾假期)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從錦繡花園大道經地區小路前往	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>在申請地點做好排水工程</p> <p>.....</p> <p>不需要砍伐樹木</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

請參考附件的申請報告書

8. Declaration 聲明

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

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

Signature
簽署

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

Ms Hermose Chong

Manager

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

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

08/11/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗米埔丈量約份第104約地段第3250號B分段第48小分段、 第3250號B分段第49小分段(部份)和毗連政府土地 Lots 3250 S.B ss. 48, 3250 S.Bss. 49(part) in D.D. 104 a nd Adjoining Government Land, Mai Po, Yuen Long
Site area 地盤面積	521 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 137 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6
Zoning 地帶	"Residential (Group C)" 「住宅(丙類)」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services 臨時商店及服務行業

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	275 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.528 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	26.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		1 0 0 0 0 0
	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)		0 0 0 0 0 0

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"/>
位置圖 Location Plan, 地盤平面圖 Site Plan, 行車路線圖 Vehicular Access Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分

段、第 3250 號 B 分段第 49 小分段(部份)和毗連政府土地

擬議臨時商店及服務行業 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2-3
3. 擬議發展計劃的各方面影響-----P.4-6

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分段、第 3250 號 B 分段第 49 小分段(部份)和毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於元朗錦繡花園大道附近，在《米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6》上劃為「住宅(丙類)」用途。
3. 申請地盤面積為約 521 平方米，上蓋總面積 137.5 平方米，露天地方面積為 383.5 平方米，上蓋覆蓋率為 26.4%。
4. 申請地點將設有兩個構築物，總樓面面積不多於 275 平方米，用途如下：
構築物 1：臨時商店，每層面積不多於 45.75 平方米，2 層高，高度不多於 5.5 米，總面積不多於 91.5 平方米。
構築物 2：臨時商店，每層面積不多於 91.75 平方米，2 層高，高度不多於 7.5 米，總面積不多於 183.5 平方米。
5. 申請地點涉及 1 個私家車的停車位，每個停車位的呎吋為 2.5 米 x 5 米，不設任何貨車車位。
6. 申請地點可從錦繡花園大道經地區小路前往，擬議發展的營運時間為星期一至日上午 9 時至下午 8 時 (包括公眾假期)。

申請原因

1. 申請地點涉及一個先前的規劃許可編號 A/YL-MP/295 批准作為期三年的臨時商店及服務行業用途，由於之前因為社會疫情關係未能如期履行規劃許可附帶的規劃條件，這個規劃許可已被撤銷，因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可，申請人承諾今次一定會履行所有附帶條件。
2. 申請地點的面積約為 521 平方米，根據《米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6》上，申請地點現時被規劃為「住宅(丙類)」。
3. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
4. 城市規劃委員會曾批准申請地點作相同用途(請參考城規會編號:A/YL-MP/295)，因此申請人懇請城市規劃委員會對本申請作出相同的對待，申請人承諾定會履行所有相關的附帶條件。
5. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
 - * 符合「住宅(丙類)」地帶的規劃意向（屬第 2 欄用途）；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 附近亦有大量商店，與附近的環境協調；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分段、第 3250 號 B 分段第 49 小分段(部份)和毗連政府土地作為期三年的臨時商店及服務行業。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及兩個私家地段和部份政府土地，擬議發展涉及兩個上蓋構築物，申請人已就之前 A/YL-MP/295 的開會結果向地政處申請短期豁免書和短期租約。

2. 擬議發展的入口

申請地點有行車通道連接錦繡花園大道。

3. 擬議發展的交通安排

申請用途涉及 1 個私家車停車位，而申請地點內有足夠的調頭位置；該停車位主要給職員使用，不會開放給顧客使用。由於申請地點交通方便，顧客只需靠步行前往商店即可。擬議發展不會對附近交通造成不良影響，不會構成道路安全問題，申請人亦保證不會有私家車以外的車輛進入申請地點。

4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時商店，只是顧問來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

7. 排污方面

申請用途如涉及洗手間，將會按照指引興建化糞池。

8. 渠務方面

申請人已按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准元
朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分段、第 3250 號
B 分段第 49 小分段(部份)和毗連政府土地作為期不超過三年的臨時商店及
服務行業。

有關第 16 條規劃申請編號

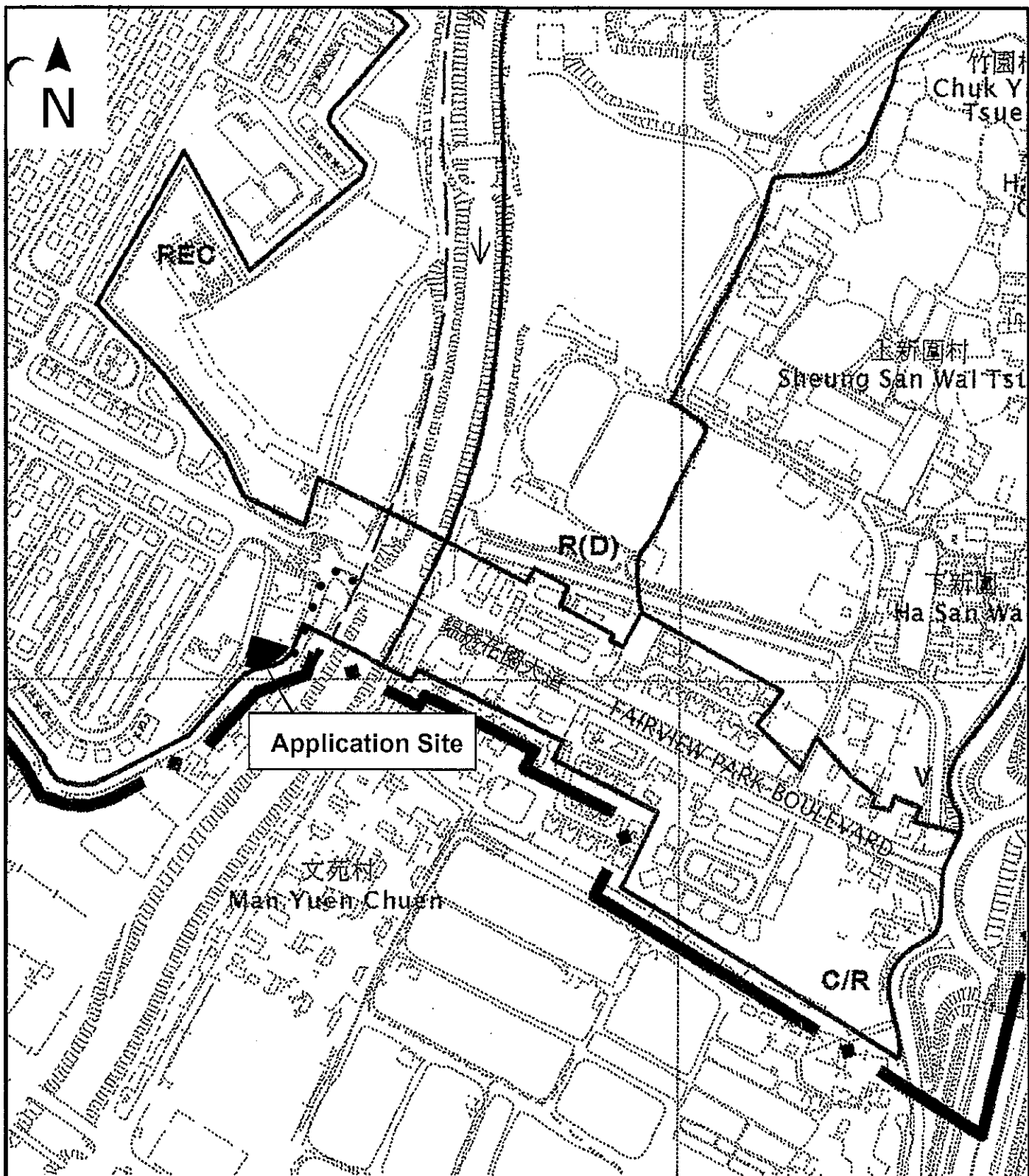
擬議申請用途：臨時商店及服務行業


丈量和地段編號：元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分段、
第 3250 號 B 分段第 49 小分段(部份)和毗連政府土地

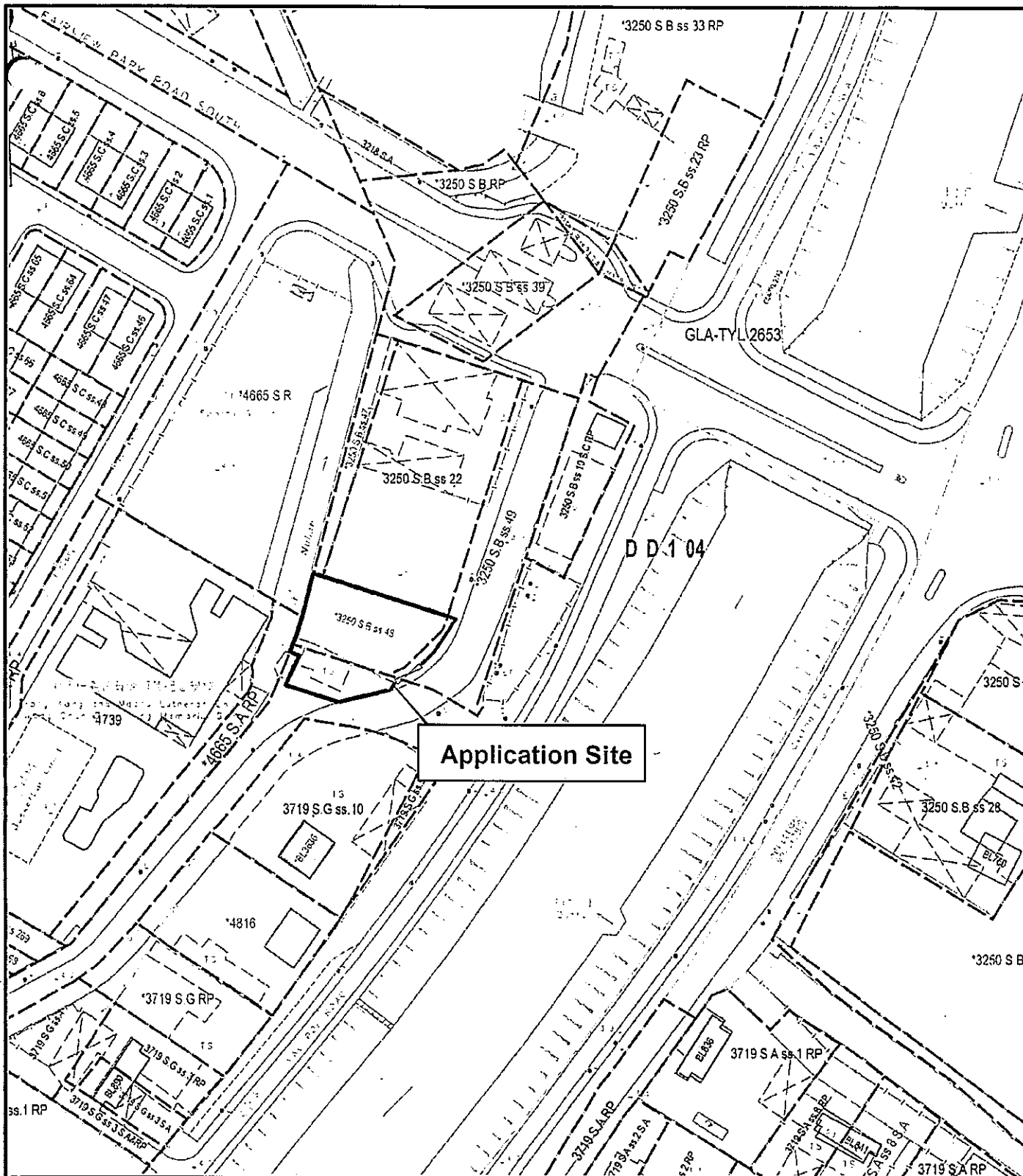
預計 私家車 進出流量報告
(星期一至星期日)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



<p>Project 項目名稱:</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, N.T.</p>	<p>Drawing Title 圖紙標題:</p> <p>Location Plan</p>		<p>Remarks 備註:</p> <p>●●● Vehicular access leading from Fairview Park Boulevard</p> <p>Scale 比例:</p>
<p>Drawing No. 圖號:</p> <p>Figure 1</p>			



Application Site

Project 项目名称:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, N.T.

Drawing Title 图纸标题:

Site Plan



Drawing No 图号:

Figure 2

Remarks 备注:

Scale 比例:

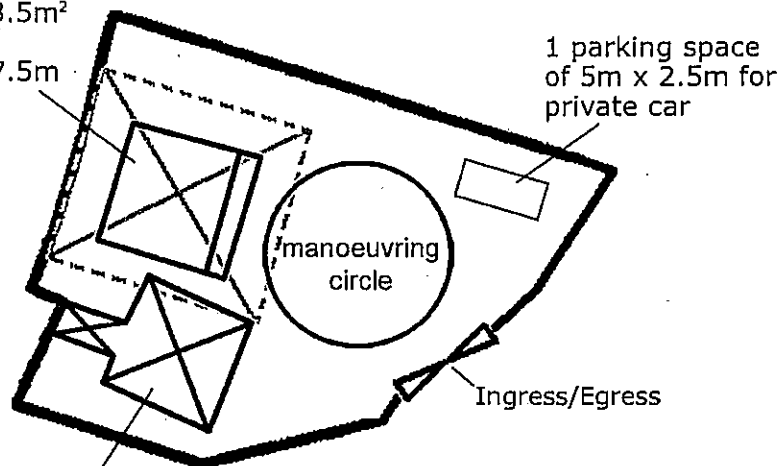
Structure 2 (Existing)

Shop

GFA: Not exceeding 183.5m²

No. of storey: 2

Height: Not exceeding 7.5m

**Structure 1 (Existing)**

Shop

GFA: Not exceeding 91.5m²

No. of Storey: 2

Height: Not exceeding 5.5m

Project 项目名称:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan



Drawing No 圖號:

Figure 3

Remarks 備註:



Metal Heat Shelter

Scale 比例:

 tpbpd@pland.gov.hk

寄件者: Chong Hermose
寄件日期: 2021年12月07日星期二 17:36
收件者: btung@pland.gov.hk; tpbpd@pland.gov.hk
主题: A/YL-MP/324 Declaration

Dear TPB/Mr. Tung,

For the planning application A/YL-MP/324, the applicant declares:

1. The proposed use of the application is Temporary Shop and Services
2. The shop is a Real Estate Agency.

Thanks!!

Ms Chong



回覆: Departmental Comments for A/YL-MP/32412/01/2022 12:02

From: Chong Hermose <

To: "btung@pland.gov.hk" <btung@pland.gov.hk>

Cc: "ayycheung@pland.gov.hk" <ayycheung@pland.gov.hk>, "ccmcheung@pland.gov.hk" <ccmcheung@pland.gov.hk>, "pyleung@pland.gov.hk" <pyleung@pland.gov.hk>

File Ref:

2 Attachments



寄信_.jpeg Dd_104_Lot_3250_Sb_Ss48規劃錦繡花園物業管理有限公司信件_20211117.pdf

Dear Mr. Tung,

就運輸處的意見，申請人現作出以下回覆：

(a) and (b) 連接申請地點的道路為錦綉花園大道，根據相關網站資料顯示：

錦綉花園大道（英語：Fairview Park Boulevard，簡稱錦綉大道）是香港新界元朗區的一條行車道路，於1970年代中建成，為錦綉花園所持有的私家路，由錦綉花園業主私人物業管理及獨力出資維修。道路東南與新田公路交匯，西北則在錦壘路交界連接錦綉大道南。

長久以來，**業主將錦綉花園大道的行使權售予錦綉花園物業管理公司**，並開放給公眾及村民使用。

錦綉花園大道現時是開放給公眾使用的，在進入該道路時沒有任何困難或障礙。

而申請人在遞交申請時，已在2021年11月17日寄掛號信給錦綉花園物業管理公司告知他們是次申請內容（相關文件已交給城規會秘書處）。

直到現在這一刻都沒有收到該管理公司的意見，而管理公司亦知悉是次申請。

現附上信件內容及郵寄記錄。

(c) 申請地點的出入口（ingress/egress）為8米左右闊。

(d) 申請人知悉並會嚴格遵守。

如有什麼問題，請隨時聯絡我。

謝謝！

Ms Chong

寄件者: btung@pland.gov.hk <btung@pland.gov.hk>

寄件日期: 2022年1月11日 17:30

收件者:

副本: ayycheung@pland.gov.hk <ayycheung@pland.gov.hk>; ccmcheung@pland.gov.hk
<ccmcheung@pland.gov.hk>; pyleung@pland.gov.hk <pyleung@pland.gov.hk>

主旨: Departmental Comments for A/YL-MP/324

Dear Ms. CHONG,

I refer to the captioned s.16 application. Please see the attached departmental comments received for your response:

*Comments from Traffic Engineering (NTW) Division, Transport Department
(Contact Person: Mr. K C Wong; Tel:*

- (a) The subject site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.*
- (b) As there is no information about the vehicular access at the private lot(s) (i.e. Fairview Park Boulevard) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.*
- (c) The applicant should specify the clear width of the ingress/egress point.*
- (d) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.*

For enquires on the departmental comment, please directly contact the relevant officer. For other enquiries, please contact the undersigned or Ms. Alice CHEUNG (Tel: 3168 4041) of this office.

Kind regards,
Benjamin TUNG
TPG/YLE1,
DPO/FS&YLE, PlanD
Tel: 3168 4049

有關規劃許可申請的通知

致錦繡花園物業管理有限公司

現特通知（新界元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分段、第 3250 號 B 分段第 49 小分段和毗連政府土地）的擁有人，我們計劃根據城市規劃條例第 16 條，申請規劃許可，為期不超過三年的臨時用途許可用作臨時商店及服務行業。

請將本通知貼於貴大廈/辦事處的告示板或你認為合適的當眼處，以告知擁有人這宗申請。



信宇發展有限公司

日期：2021 年 11 月 8 日

中國香港 HONG KONG, CHINA

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17/11/2021

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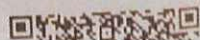
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新界
聯興花園物業管理有限公司

Local Registered Packet Delivery Receipt

本港特快郵件送達收條
(Please present original valid identity document for record purpose upon request.)
收件人簽名 (公司專用)
and company stamp (for business only)
Signature of recipient

Item No.



Previous Applications covering the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/ Development(s)	Decision of the RNTPC/TPB	Approval Conditions
1.	A/YL-MP/273	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 years	21.9.2018 Approved by RNTPC (3 years)	1 to 8
2.	A/YL-MP/295	Temporary Shop and Services for a Period of 3 years	15.9.2020 Approved by RNTPC (3 years) [Revoked on 15.9.2021]	1 to 7

Approval Condition(s):

- (1) No operation for certain time limit specified in the approved conditions of respective applications.
- (2) No vehicle (excluding private car)/ Only private cars, as defined in the Road Traffic Ordinance are allowed to access/enter/park at the site.
- (3) No vehicle is allowed to queue back to or reverse onto/from the site.
- (4) The provision of boundary fencing/ The maintenance of paving and boundary fencing on the site.
- (5) The submission and implementation of drainage proposal/ The existing drainage facilities on the site should be maintained.
- (6) The submission and implementation of fire service installations proposal.
- (7) Revocation clause.
- (8) Reinstatement clause.

**Similar s.16 Application for Temporary Shop and Services
within the “Residential (Group C)” Zone
on the Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6**

Approved Application

No	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-MP/270	Renewal of Planning Approval for Temporary Shop and Services (Hardware Grocery Shop and Real Estate Agency) for a period of 3 years	18.5.2018 Approved by RNTPC	1 to 8

Approval Condition(s):

- (1) No operation for certain time limit specified in the approved conditions of respective applications.
- (2) No cutting, dismantling, cleansing, repairing, compaction and workshop activity is allowed on the site.
- (3) The paving and boundary fencing on the site shall be maintained
- (4) The submission of as-built drainage plans and photographic records of the existing drainage facilities.
- (5) The submission and implementation of fire service installations proposal.
- (6) The submission and implementation of tree preservation proposal.
- (7) Revocation clause.
- (8) Reinstatement clause.

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

參考編號

Reference Number:

211222-143846-00408

提交限期

Deadline for submission:

31/12/2021

提交日期及時間

Date and time of submission:

22/12/2021 14:38:46

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/324

「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

5-2

寄件者: _____
寄件日期: 2021年12月31日星期五 1:49
收件者: tpbpd
主旨: A/YL-MP/324 DD 104 Mai Po RE Agency

Dear TPB Members,

Unfortunately no questions were raised re the dodgy location, but as expected, conditions were not fulfilled.

As I have pointed out many times, there is a need to review the Rural meeting schedule as there are far too many applications going through so inevitably the finer details are overlooked.

Members must questions PlanDs gung ho approach to every application.

Mary Mulvihill

From: _____
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 13 July 2020 3:54 AM CST
Subject: A/YL-MP/295 DD 104 Mai Po RE Agency

A/YL-MP/295
Lot 3250 S.B ss.48 in D.D. 104 and Adjoining Government Land, Mai Po
Site area : About 498sq.m Includes Government Land of about 137sq.m
Zoning : "Res (Group C)"
Applied use : Real Estate agency / 1 Vehicle Parking

Dear TPB Members,

Another application less than 2 years into approved 3 year term?

Some members during the discussion had reservations as there had been a number of applications for RE agencies where it turned out that sites were used for other purposes.

84. A Member considered that justifications should be provided by applicants to substantiate the genuine need of the applied use, and information such as the number of real estate agencies and whether they were in operation in the surrounding areas of application sites/premises would be useful for the Committee's consideration of the application.

So has this operation been checked out, is it in fact a functioning RE agency? It is not a location one would pick for such an activity as it is some distance from residences and accessible 'via a track'. Not exactly High Street!

Questions please.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
 - (i) the Site comprises Old Scheduled Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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) No permission is given for occupation of GL included in the Site (about 137m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed.
 - (iii) The lot owner(s) will need to immediately apply to this office to permit the structures to be erected or regularise any irregularity on Site, if any. Also, the applicant has to either exclude GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) 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 fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed access arrangement of the Site from Fairview Park Boulevard should be commented and approved by the Transport Department. HyD shall not be responsible for the maintenance of any access connecting the Site and Fairview Park Boulevard. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to 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" (COP) issued by DEP;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant is reminded to seek comment and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works;

- (f) to note the comments of the Chief Engineer/Construction, Water Supply Department (CE/C, WSD) that
 - (i) existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.
 - (ii) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.
 - (iii) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main.
 - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (g) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the 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; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the captioned application.
 - (ii) For UBW erected on leased land, enforcement action may be taken by the 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.
 - (iii) Before any new building works (including containers/open sheds as temporary buildings and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

- (iv) 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.
- (v) The Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
- (vi) 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.
- (vii) Detailed checking under the BO will be carried out at building plan submission stage.

