

2022年 1月 27日

此文件在 收到，城市規劃委員會
只會接收所有必需的資料及文件後才正式接收
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-MP/325

This document is received on 27 JAN 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

Ⓐ Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-MP/325
	Date Received 收到日期	27 JAN 2022

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Teamset Investment Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
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)	No. 2 Palm Springs Boulevard Wo Shang Wai, Yuen Long, NT Lot 11 (Part) and 12 (Part) in DD 101, 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 800.00 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 96.38 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Mai Po & Fairview Park OZP No. SYL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Space
(f) Current use(s) 現時用途	Temporary sales office (for real estate and furniture) and furniture showrooms (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(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

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約

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

.....

.....

.....

.....

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
.....			
.....			
(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 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))	
	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) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<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 type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>		

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途發展的許可延期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-MP</u> / <u>278</u>
(b) Date of approval 獲批給許可的日期	<u>22 / 3 / 2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>9 / 4 / 2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	Temporary sales office (for real estate and furniture) and furniture showrooms
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>THREE</u></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。

The site has been used for the same purpose since 1996 under the following applications:

AYL-MP/ 4, 13, 32, 49, 63, 87, 126, 158, 210, 249 and 278

With the ongoing development of residents in the neighbouring areas of the sites,

we wish to continue the use of the land for providing sales office (for real estate and
 furniture) and furniture showrooms.

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

YEUNG, Sui Ping Stephen

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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 / ☐ HKCIS 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Teamset Investment Limited

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

Date 日期

21/12/2021

(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	No. 2 Palm Springs Boulevard, Wo Shang Wai, Yuen Long, NT 新界元朗和生園加州花園大道2號 Lot 11 (Part) and 12 (Part) in DD 101, Yuen Long 元朗第101約地段第11號(部分)及第12號(部分)
Site area 地盤面積	800.00 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Mai Po & Fairview Park OZP 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	Open Space 開放空間 <u>休憩用地</u>
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>THREE (3)</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary sales office (for real estate and furniture) and furniture showrooms 臨時銷售辦事處(物業及傢俬)和傢俬陳列室

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	96.38 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	Six (6)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.0 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		ONE (1)	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	12.05 % <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		Three / 3
	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) _____ _____		Three / 3 N/A N/A N/A N/A
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Location Plan, Site Drainage Plan and Fire Extinguishers Location Map		
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 checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Safety Assessment		
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.

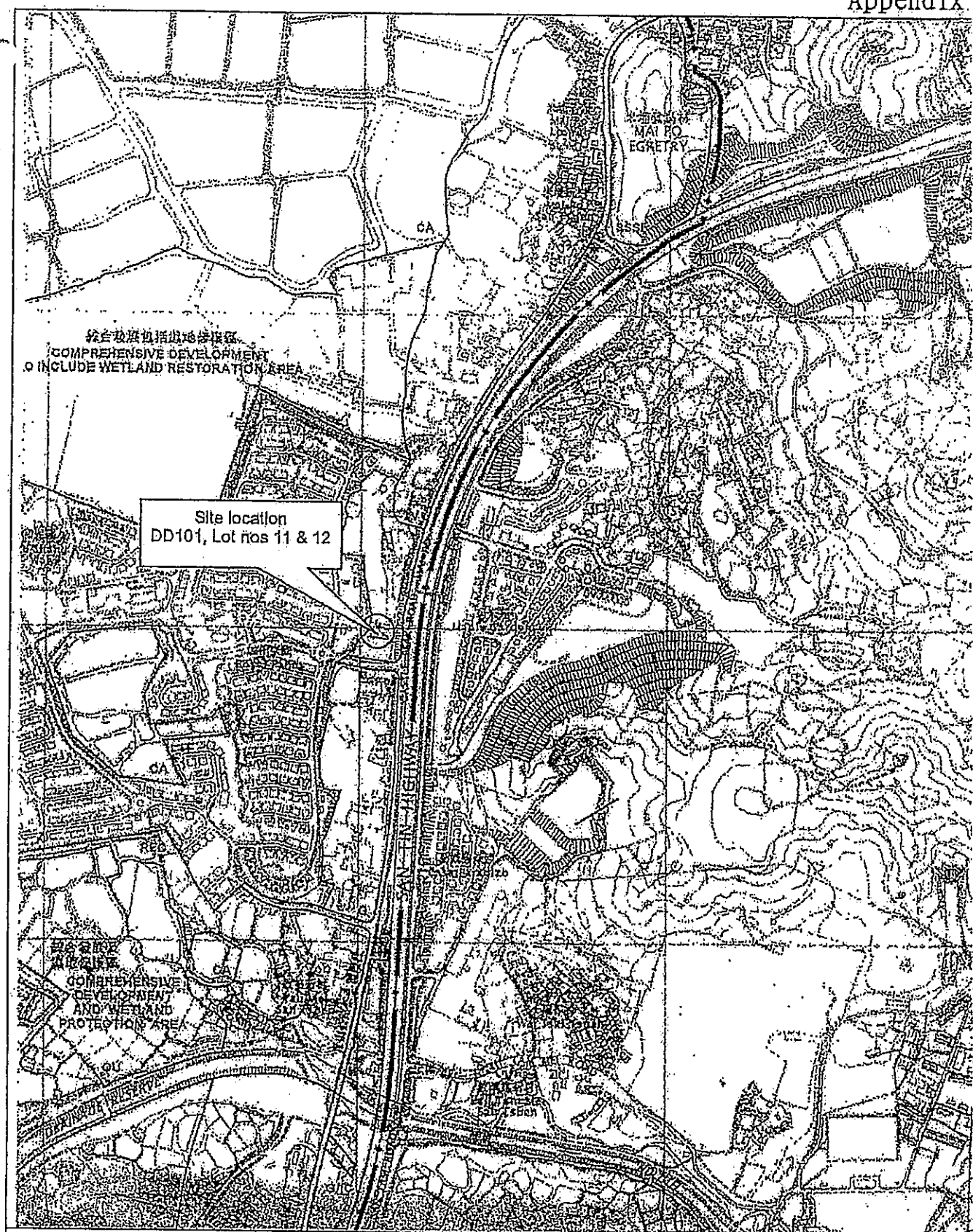
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Teamset Investment Limited

Application Checklist

Renewal Application

1. Completed Form No. S16-III
2. Appendix 1 - Site Location Map (2 pages)
3. Appendix 2 - Site Layout Plan (1 page)
4. Appendix 3 - Traffic Impact Assessment (1 page)
5. Appendix 4 - Landscape Layout Plan and Notes (2 pages)
6. Appendix 5 - Site Drainage Plan (3 pages)
7. Appendix 6 - Fire Extinguishers Location Map and Notes (4 pages)
8. Appendix 7 - Supplementary Information (2 pages)
9. Appendix 8 - Land Search Result (9 pages)



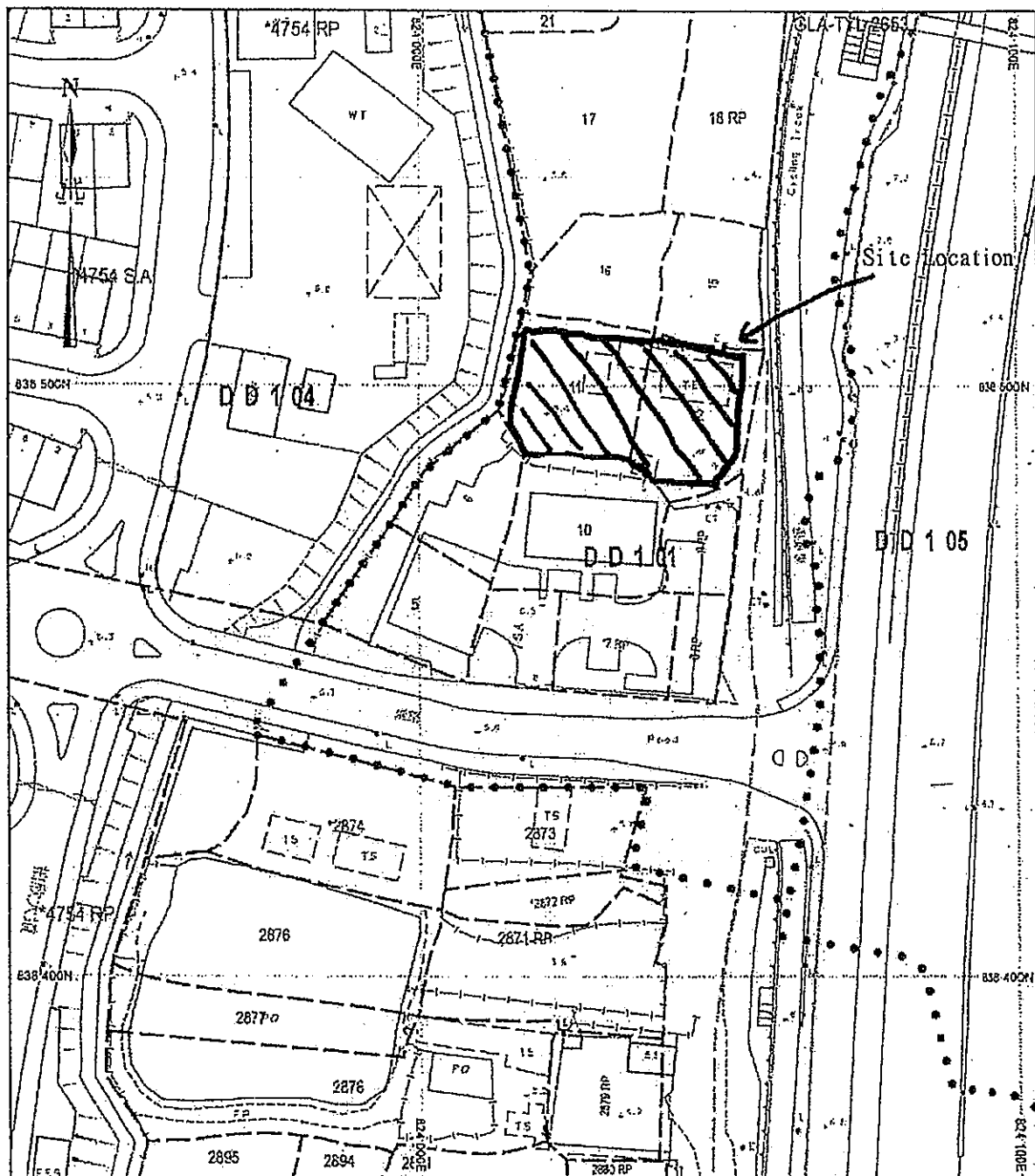
Plan extracted from
OZP no. S/YL-MP/6
(latest version 2005)

Location Plan

Scale: 1:7500

Appendix 1

Appendix 1



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres



Locality :

Lot Index Plan No. : LIP1018205P

District Survey Office : DSOYL

Date : 08-Dec-2021

Reference No. : 2-SE-11D,2-SE-12C,2-SE-16B,2-SE-17A

香港特別行政區政府 — 版權所有

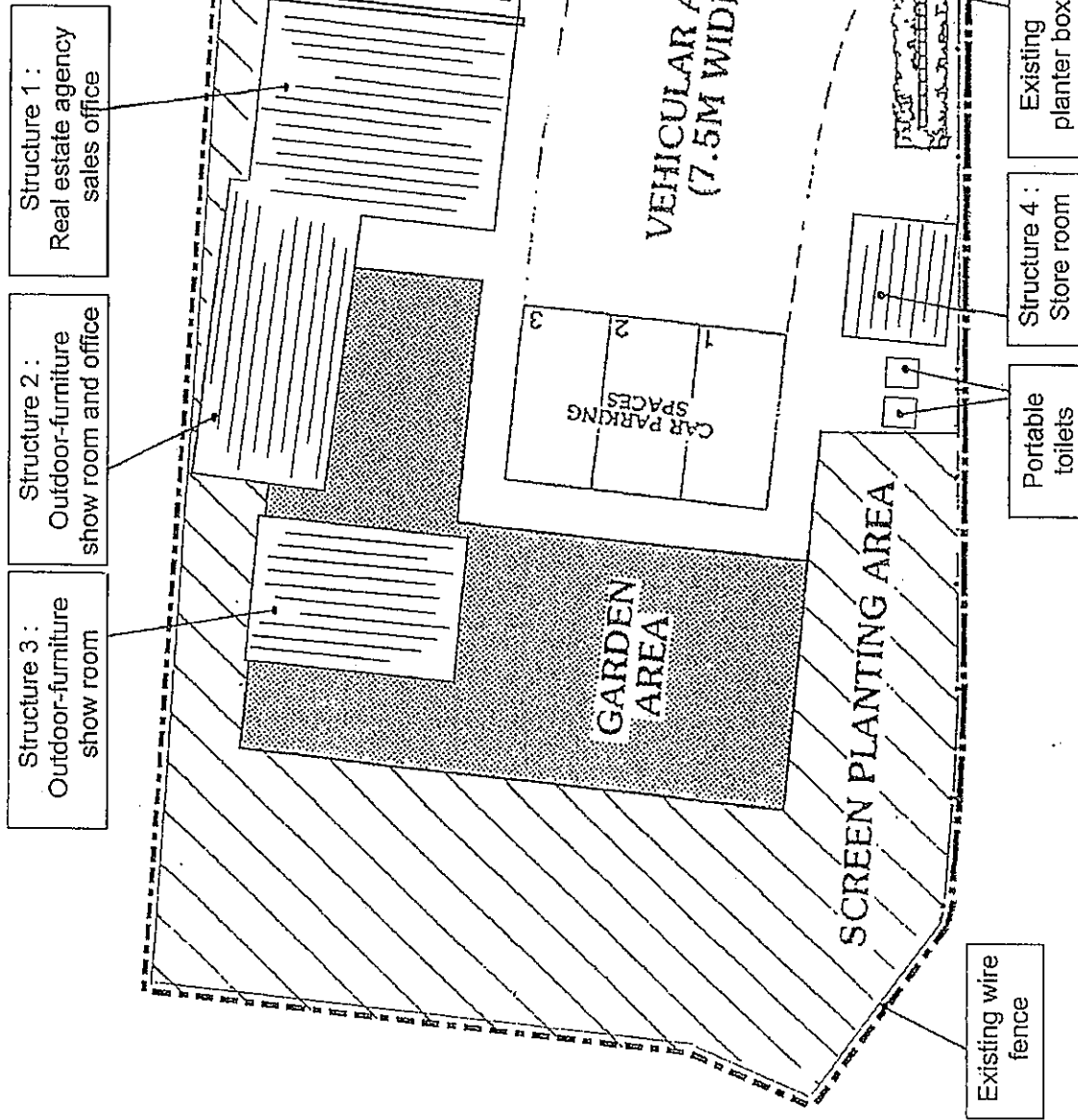
© Copyright reserved - Hong Kong SAR Government

SMO-P01 20211208101006 10

圖則說明：本圖則索引圖在其背景的地形圖上標示了各種永久和臨時持有的土地的地圖界線。這些土地包括私人地塊、政府地塊、短期租約地塊，以及其他用作核准用途的土地。請注意：(1)本索引圖上的資料會不時更新而不作事先通知；(2)索引圖的更新或會基於有關資料的準確度；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

Appendix 2



Site Layout Plan

Scale: 1:200

Teamset Investment Limited

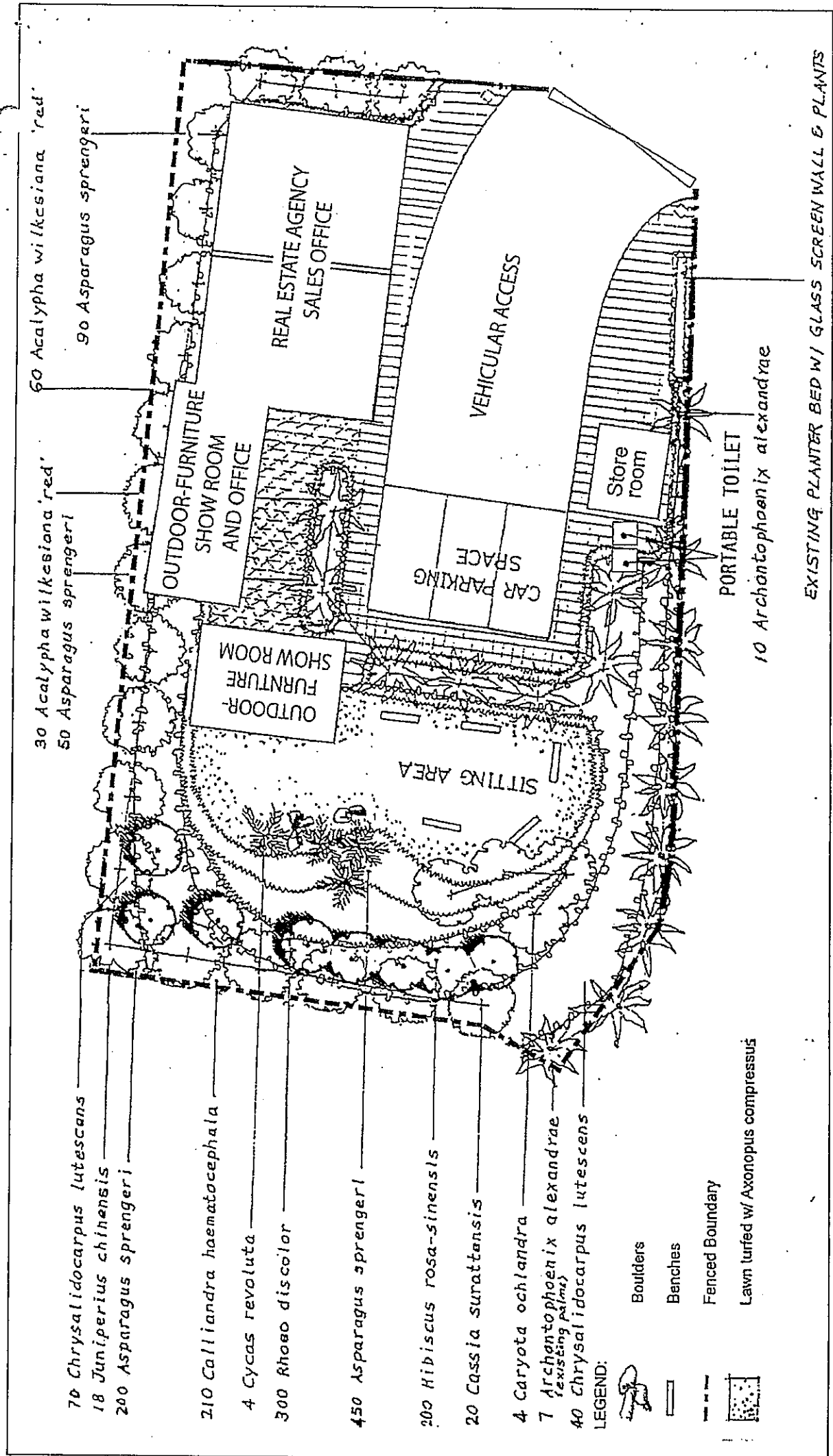
APPENDIX 3 - Traffic Impact Assessment

1. The 3 parking spaces are for private car only. No medium or heavy duty goods vehicles will be using these 3 parking spaces.
2. The 3 parking spaces are being staff's parking for them to come to work every morning, around 9:30am. When staff finished work, they will then drive their car home.
3. During the day, staff might also need to drive the car to pick up customer(s) or drive the customer(s) to respective property site(s) for inspection.

4. Working Hours

	Monday – Saturday	Sunday	Public Holiday
Sales Office (Real Estate & Properties)	9:30 am – 8:30 pm	9:30 am – 8:30 pm	9:30 am – 8:30 pm
Sales Office (Furniture)	9:30 am – 6:00 pm	Off	Off
Furniture Showroom	9:30 am – 6:00 pm	Off	Off

5. Because of only 3 parking spaces, limited working hours and private cars only, we believe the traffic impact on surrounding road is none or minimum.
6. The above private car only, parking and working hours arrangement had been ADOPTED and ACCEPTED by relevant department in our past renewal application.



Landscape Layout Plan

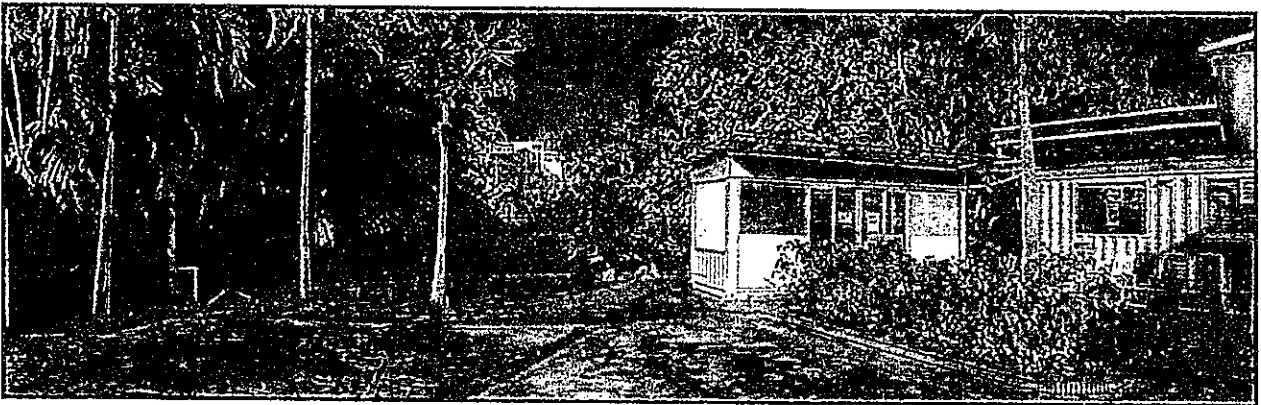
Scale: 1:200

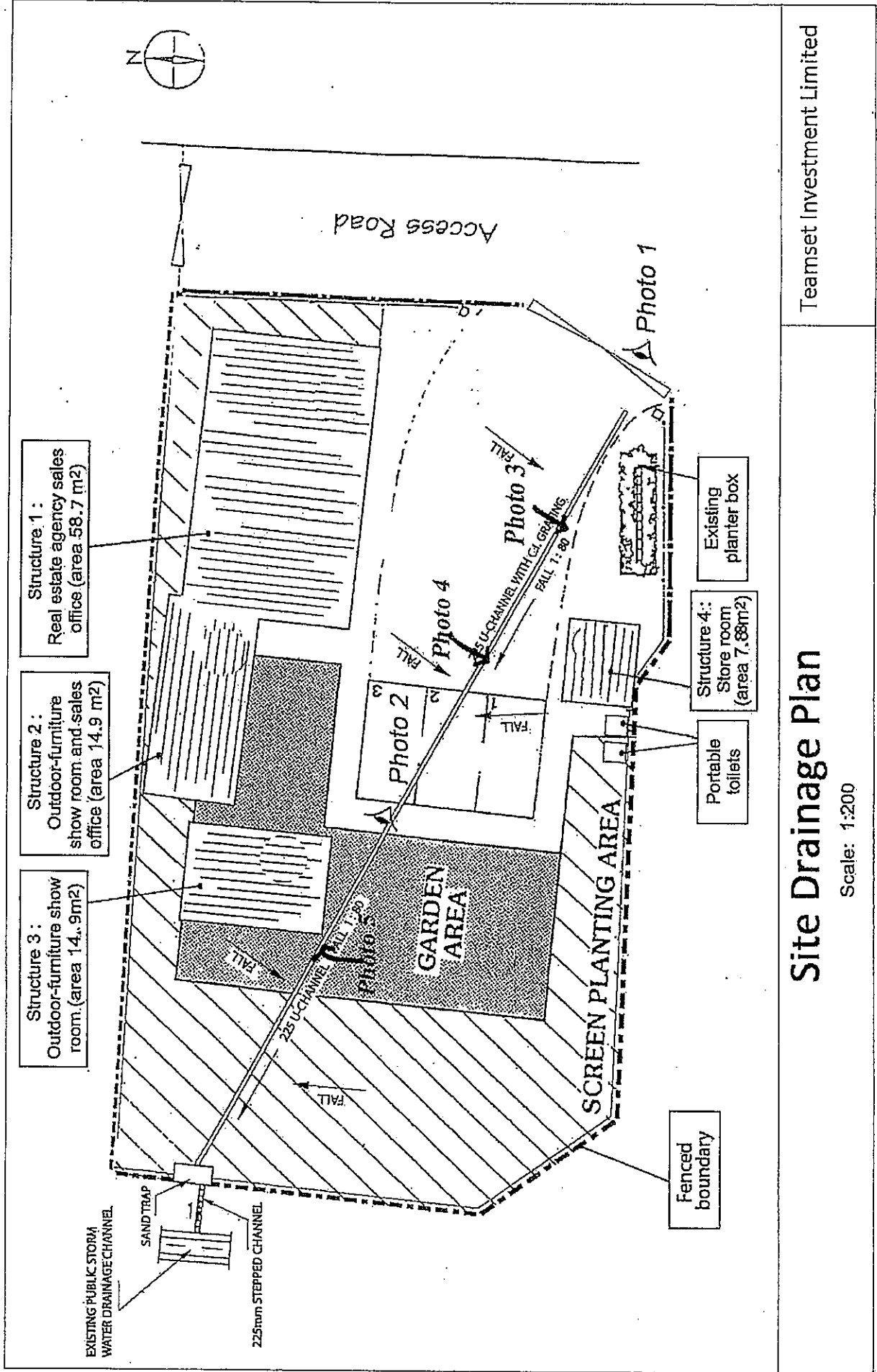
Appendix 4

Teamset Investment Limited

Appendix 4 – Notes to Landscape Layout Plan

The plant at the site had been carefully taken care of in past years. The conditions of all tree and grassland are in good condition. Please see below for photo taken in 16 December 2021





Teamset Investment Limited

Appendix 5 - Notes to Site Drainage Plan

1. The same Drainage Plan had been *ADOPTED* and *APPROVED* in all previous applications.
2. The site drainage plan is attached as Appendix 5.
3. The site is surrounded by channels and the runoff from the site discharges into these existing open channels adjoining the site via constructed U-channel built according to the approved design. Moreover, a substantial portion of the site has been grassed and vegetated thus reduces the area of surface runoff.
4. This system had been well maintained in past years. During the past months of heavy rainfall, the system has proved itself to be working effectively and efficiently. Please see below for photos of existing drainage system.

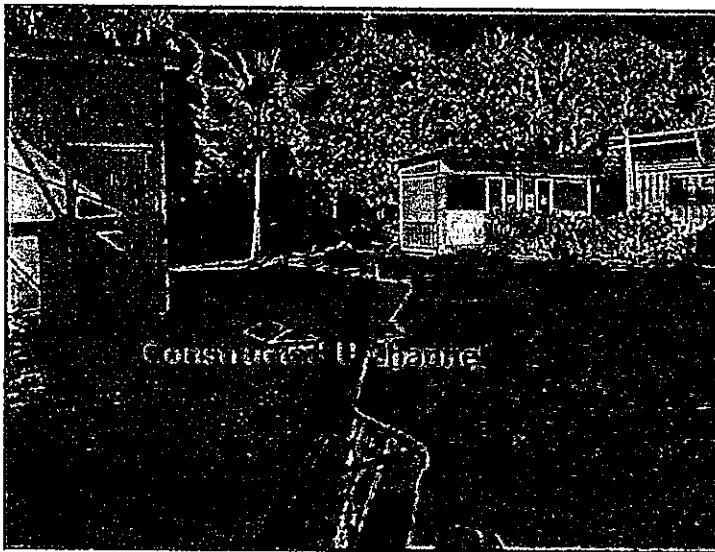


Photo 1

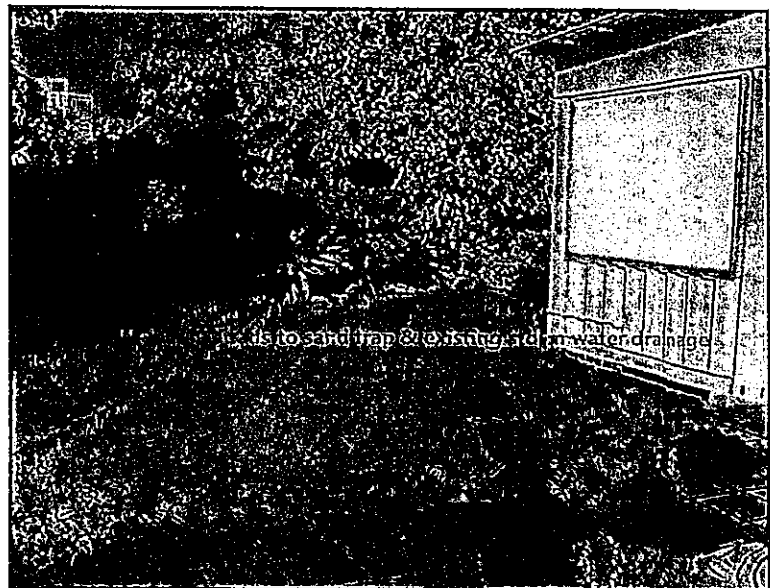


Photo 2

Teamset Investment Limited

Condition Inside U Channel

Photo 3

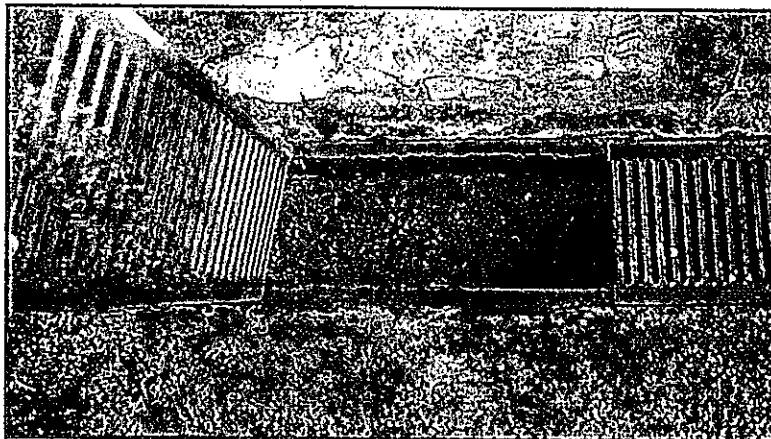
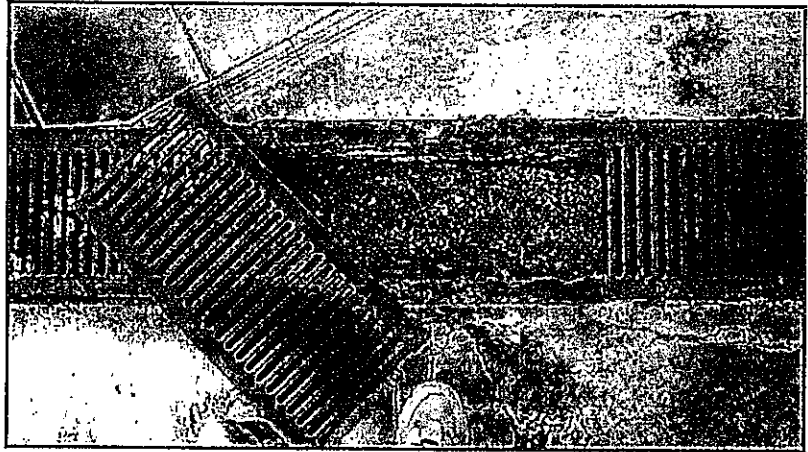
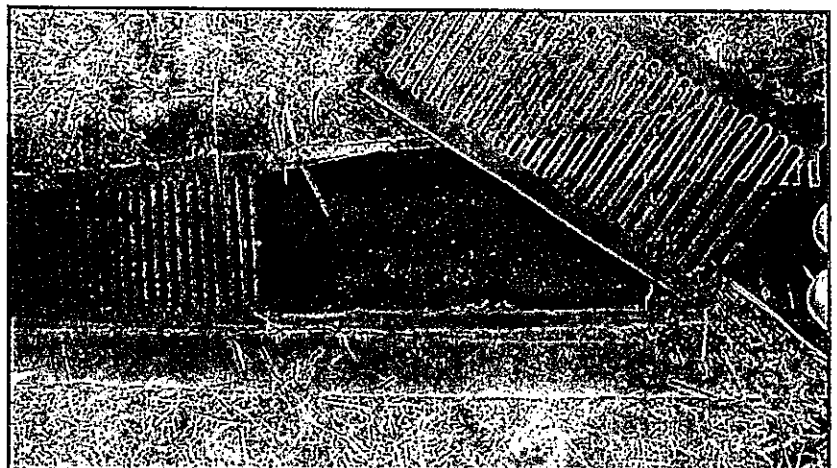


Photo 4

Photo 5



Remark: U Channel had been well maintained all the time and condition inside various parts of U-Channel is very good

The site plan shows a fenced boundary enclosing several structures and areas. Structure 1 is a large rectangular building at the top left. Structure 2 is a smaller building below it. Structure 3 is another building to the right of Structure 2. Structure 4 is a small building at the bottom right. A large hatched area labeled 'GARDEN AREA' is in the center. A 'SCREEN PLANTING AREA' is indicated by diagonal hatching along the bottom boundary. An 'Access Road' runs along the top boundary. Drainage features include a 'SAND TRAP' and 'EXISTING PUBLIC STORM WATER DRAINAGE CHANNEL' at the bottom left, and two '225mm STEPPED CHANNEL' running diagonally across the site. Slopes are marked as 'FALL'. Fire extinguishers are located at various points, marked with symbols defined in the legend.

- Structure 1:** Real estate agency sales office (area 58.7 m²)
- Structure 2:** Outdoor-furniture show room and sales office (area 14.9 m²)
- Structure 3:** Outdoor-furniture show room (area 14.9m²)
- Structure 4:** Store room (area 7.68m²)
- Existing public storm water drainage channel**
- Sand trap**
- 225mm stepped channel**
- Garden Area**
- Screen Planting Area**
- Fenced boundary**
- Access Road**
- Portable toilets**
- Existing planter box**
- Legend:**
 - # : 5 Kg CO₂ Fire Extinguisher
 - ⊙ : 2 Kg Dry Powder Fire Extinguisher
 - * : 9 Litre Water/CO₂ Fire Extinguisher

Teamset Investment Limited
Scale: 1:200

Teamset Investment Limited

Fire Extinguishers Location Map

Scale: 1:200

Teamset Investment Limited

Appendix 6 - Notes to Fire Extinguisher Location Map

- *Same fire safety approach had been ADOPTED and APPROVED for all previous application*

1. Portable hand-operated approved appliance shall be adequate for temporary structure of not exceeding 230m². In total, we have 5 pieces of fire extinguishers installed at site. For our site of only 96.38m², we consider the above fire service installation to be adequate.
2. Please see Appendix 6 for location of all 5 fire extinguishers at our site. All 4 main structures (except 2 portable toilets) had at least 1 fire extinguisher installed.
3. In addition, please see below for copy of "Certificate of Fire Service Installation and Equipment" for the 5 fire extinguishers installed at our site.

Teamset Investment Limited

Certificate of Fire Service Installation and Equipment

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.: _____
消防處核註

Name of Client: Teamset Investment Ltd.
顧客姓名

Name of Building: _____
樓宇名稱

Street No./Town Lot: No. 2 Street/Road/Estate Name: 加州花園大道
門牌號數/市地段 街道/屋苑名稱

Block: _____ District: 元朗 Area: ☐ HK ☐ K ☐ NT
座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌場所 ☐ Institutional 機構

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered competency at least once in every 12 months. 根據消防(裝置及設備)規例第八條(1)款，任何裝置在任何處所內的任何消防裝置或設備的人，須於12個月內由一名註冊承辦商或註冊消防工程師或註冊電機工程師至少一次。

Code No. (1-32)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	Fire Extinguishers 5 Kg CO2 Gas		Conforms with FSD Requirements Nos. Checked 03/12/2021	03/12/2021	02/12/2022

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code No. (1-32)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code No. (1-32)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

UW hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人特此證明以上之消防裝置及設備經檢驗，證明性能良好，符合消防處或承辦人公佈的最低限度之消防裝置及設備守則及裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核。
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual inspection work is involved.

F.S. 311 (Rev. 1/2016)

Authorized Signature: A. Chan & Brothers Co., Ltd.
受權人簽署

Name: CHAN KWOK YAT
姓名

FSD/RC No.: _____
消防處註冊號碼

Company Name: 宏利消防工程有限公司
公司名稱

Telephone: _____
聯絡電話

Date: _____
日期

For FSD use only:
 inspected _____
 Key-in _____
 Verified _____

Teamset Investment Limited

p0027 (PSG)
M210231-0515

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 8(1))
(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref: []
消防處編號

Serial Number []

Name of Client 顧客姓名
Midland Realty Int'l Ltd. (PSG)

Address 地址
新界元朗 加州花園大道2號地舖

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據第8(b)條(裝置及設備)規例, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每隔12個月由一名註冊承辦商檢查該等消防裝置及設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	1 no. x 2 kg dry powder F.E.	G/F.	Conforms with FSD requirements	19/08/2021	18/08/2022
24	1 no. x 9 litre Water/CO2 F.E.	Ditto	Ditto	19/08/2021	18/08/2022

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.
本人藉此證明以上之消防裝置及設備經測試, 確係有效良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備安裝及設備之檢查測試及保養守則的規定, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 01/2012)
6581-6718-d3e4-5b0c-ea57-511f-d5e4-450d

For and on behalf of
美利堅消防工程有限公司
AMERICAN FIRE ENGINEERS COMPANY LIMITED

Authorized Signature: [Signature]
授權人簽名
Name: 鍾炳聯
FSD/RC No.: []
消防處註冊號碼
Company Name: 鍾炳聯
公司名稱
Telephone: []
聯絡電話
Date: 20/08/2021
日期

For FSD use only
For FSD use only
Inspected
Keyed
Valid

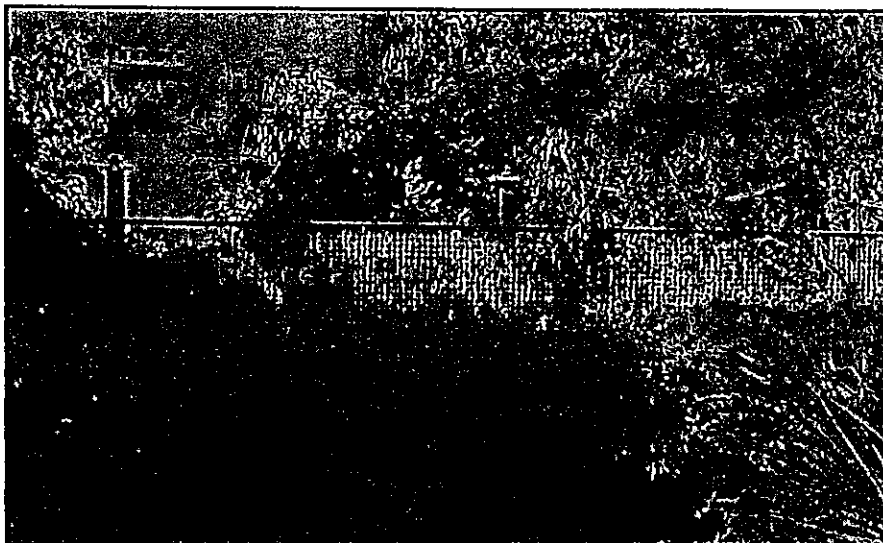
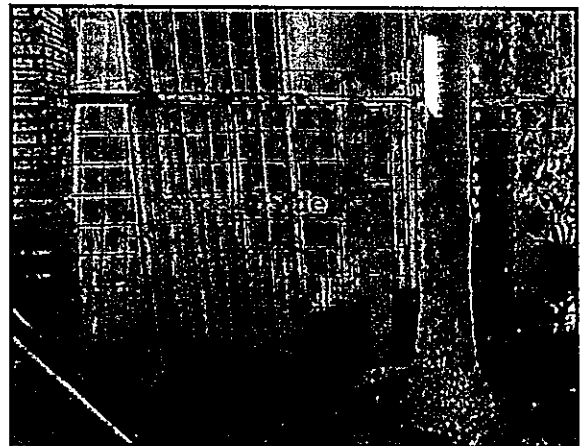
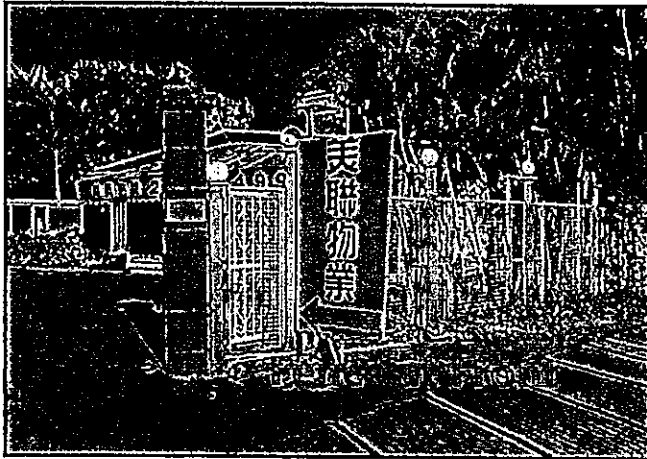
Page 1 of 2

Teamset Investment Limited

Appendix 7 – Supplementary Information

1. Fencing

Boundary fencing of the site has been well maintained throughout past years. Please see below for photos of current boundary fencing.



Teamset Investment Limited

2. Site Structures

All structures at site are one story structure with maximum height less than three metres. There has been no change since our first application in 1996.

Regular repair and maintenance had been carried out in past years. All structures inside the site are in good condition.

3. Furniture Showrooms

The showrooms (structures 2 and 3 in Appendix 2) are for displaying outdoor-furniture as well as handling administration works. This usage has been the same since 1996.

Teamset Investment Limited

Appendix 8 – Land Search Results

Please see below for land search results:

Lot 11 D.D. 101 - 4 pages

Lot 12 D.D. 101 - 4 pages

tpbpd@pland.gov.hk

寄件者: stephen@
寄件日期: 2022年03月09日星期三 17:13
收件者: tpbpd@pland.gov.hk
副本: ayycheung@pland.gov.hk; btung@pland.gov.hk
主题: Re: Departmental Comments for A/YL-MP/325
附件: 20220307 Reply - Traffic.pdf; a1.jpg; a2.jpg; a3.jpg; a4.jpg; a5.jpg; b1.jpg; b2.jpg

7 March, 2022

Dear Mr. Benjamin Tung

Referring to your email dated 1 March 2022, please see below our replies to your questions regarding traffic.

a. For the vehicular access from public road network to the site, please see attached 2 files (a1 and a2) from previous renewal document indicating clearly the entire route. In addition, I had attached 3 recent photos (a3 to a5) indicating the very good road conditions of the route.

b. The local access road, beside Castle Peak Road and the Cycling Track, is on Government Land. The management and maintenance responsibilities of the road belong to The HKSAR Government. Since our first application in 1996, numerous repair and upgrade works had been done by The Government. The current road condition is very good as you can see in our photo b1 and b2.

c. Since the vehicular access is in Government Land, no authorized right of usage is needed for vehicular access.

d. The site is for Temporary sales office (for real estate and furniture) and furniture showrooms, only a few piece outdoor furniture are displayed as samples and there are NO warehouse / storage area at site. All delivery will be from outside warehouse to customer directly. Thus, there is no need for provision of loading / unloading at site.

e. It is confirmed that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period

If further information is needed, please feel free to contact us again by email or phone.

Thanks & regards
Stephen Yeung
Teamset Investment Limited

Teamset Investment Limited

T

7 March, 2022

Dear Mr. Benjamin Tung

Referring to your email dated 1 March 2022, please see below our replies to your questions regarding traffic.

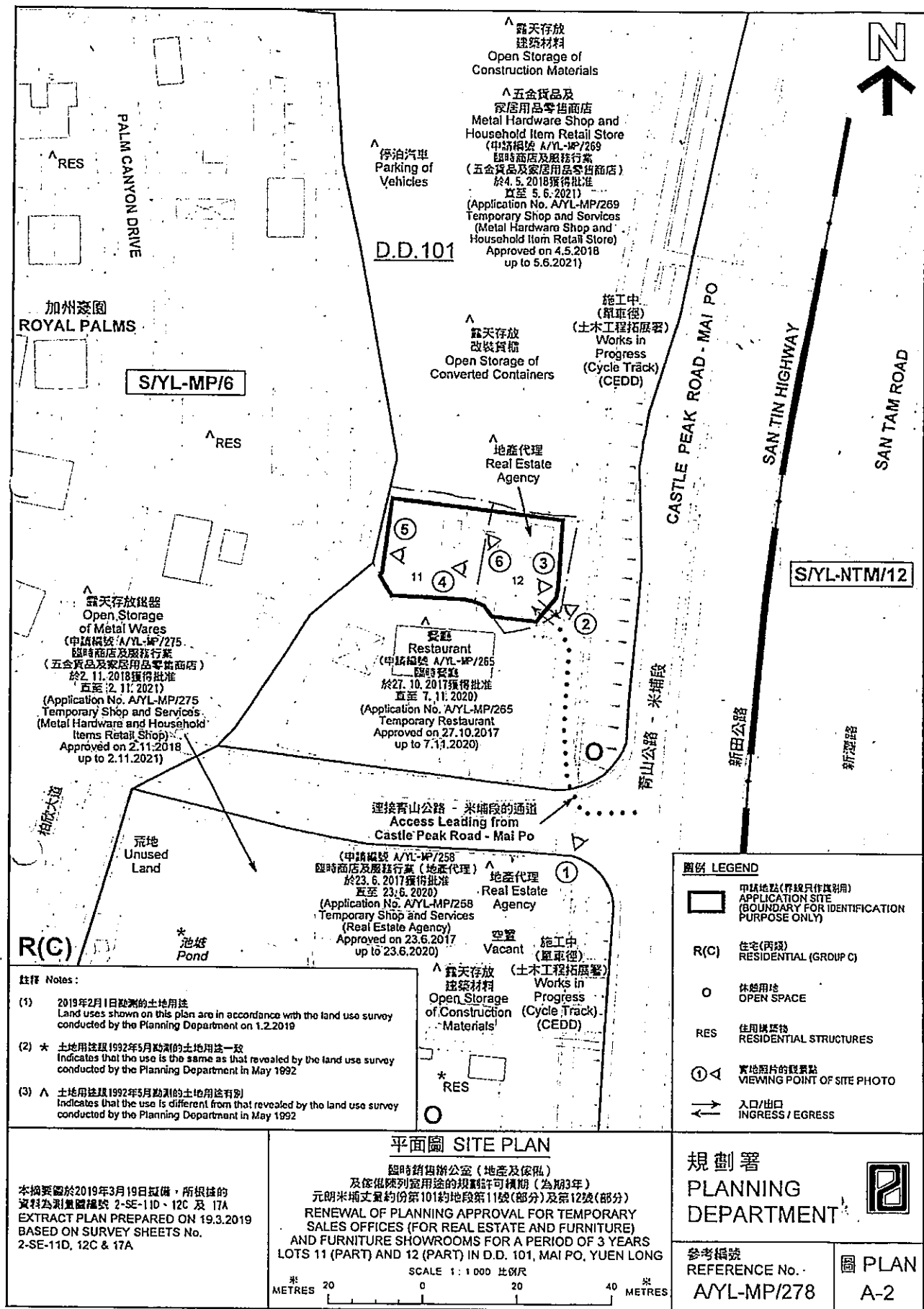
- a. For the vehicular access from public road network to the site, please see attached 2 files (a1 and a2) from previous renewal document indicating clearly the entire route. In addition, I had attached 3 recent photos (a3 to a5) indicating the very good road conditions of the route.
- b. The local access road, beside Castle Peak Road and the Cycling Track, is on Government Land. The management and maintenance responsibilities of the road belong to The HKSAR Government. Since our first application in 1996, numerous repair and upgrade works had been done by The Government. The current road condition is very good as you can see in our photo b1 and b2.
- c. Since the vehicular access is in Government Land, no authorized right of usage is needed for vehicular access.
- d. The site is for Temporary sales office (for real estate and furniture) and furniture showrooms, only a few piece outdoor furniture are displayed as samples and there are NO warehouse / storage area at site. All delivery will be from outside warehouse to customer directly. Thus, there is no need for provision of loading / unloading at site.
- e. It is confirmed that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period

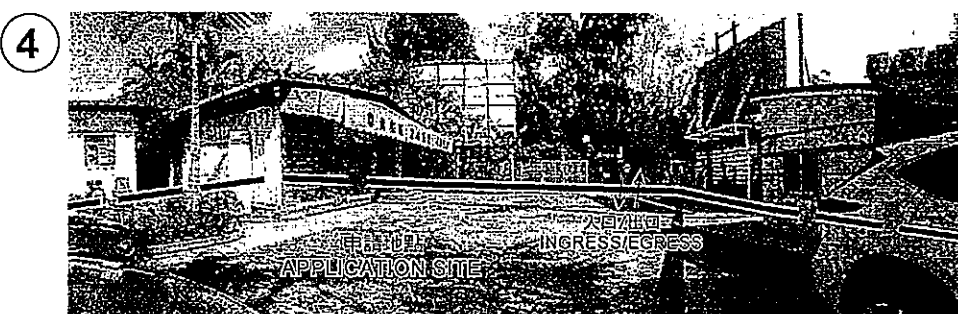
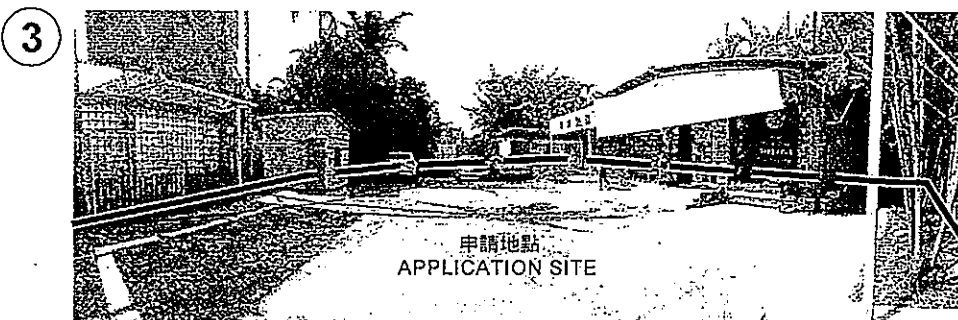
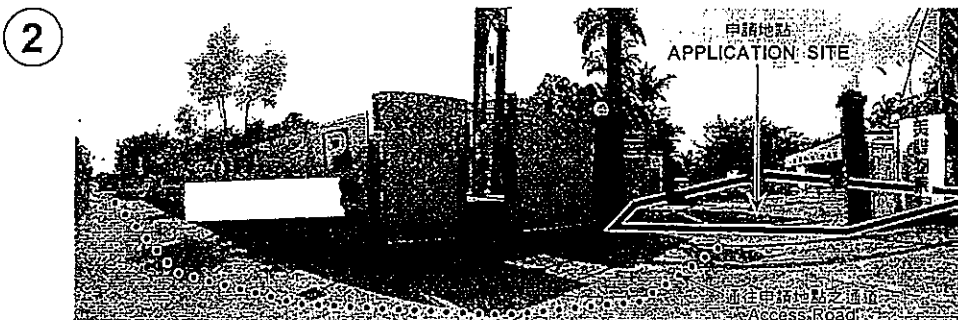
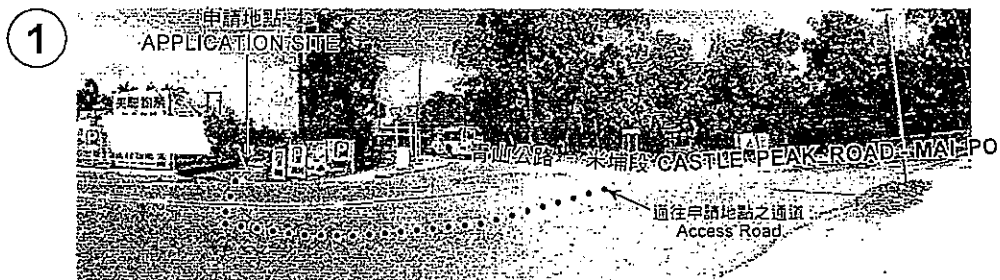
If further information is needed, please feel free to contact us again by email or phone

Thanks & regards

Stephen Yeung

Teamset Investment Limited





申請地點界線只作識別用 APPLICATION SITES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2016年3月1日擬備，所根據的資料為攝於2016年2月12日的實地照片
PLAN PREPARED ON 1.3.2016
BASED ON SITE PHOTOS
TAKEN ON 12.2.2016

實地照片 SITE PHOTOS

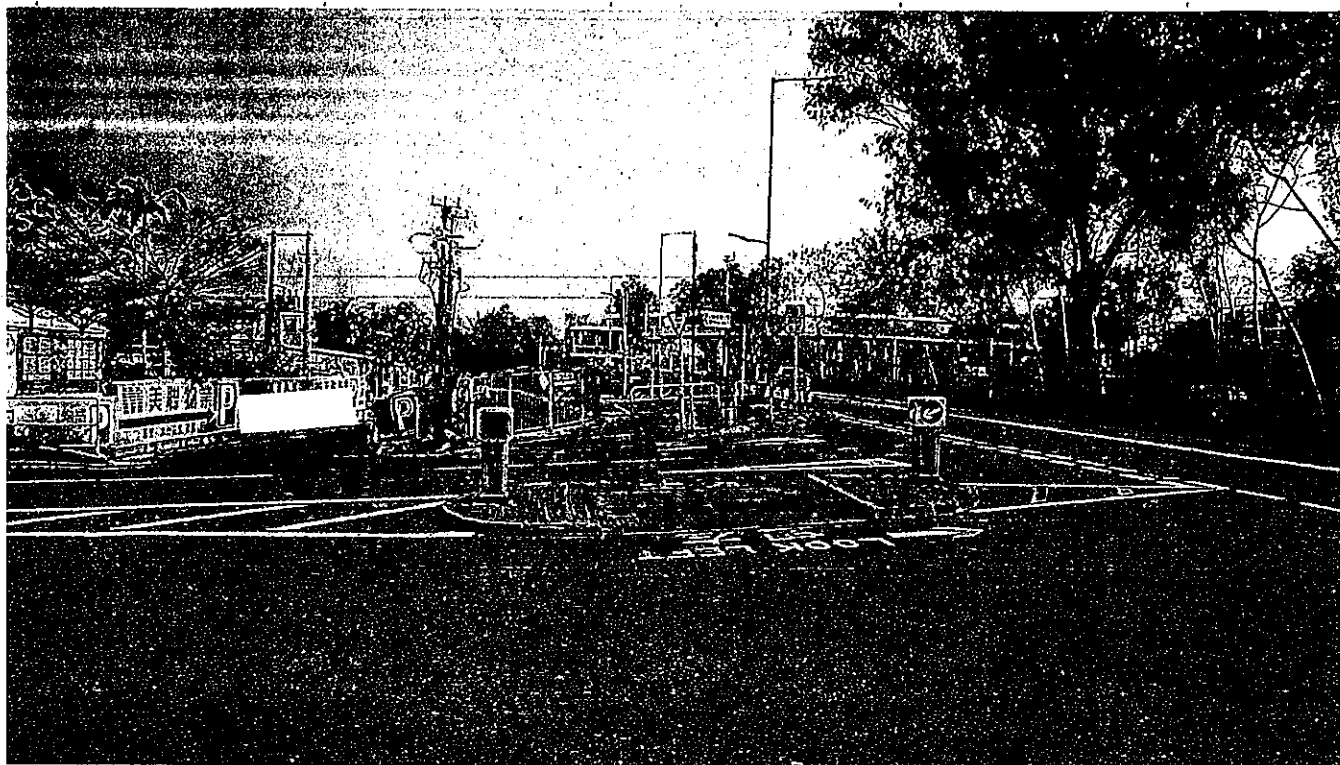
臨時銷售辦公室及傢俬陳列室用途的規劃許可續期(為期3年)
元朗米埔丈量約份第101約地段第11號(部分)及第12號(部分)
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
SALES OFFICES (FOR REAL ESTATE AND
FURNITURE) AND FURNITURE SHOWROOMS
FOR A PERIOD OF 3 YEARS
LOTS 11 (PART) AND 12 (PART)
IN D.D. 101, MAI PO, YUEN LONG

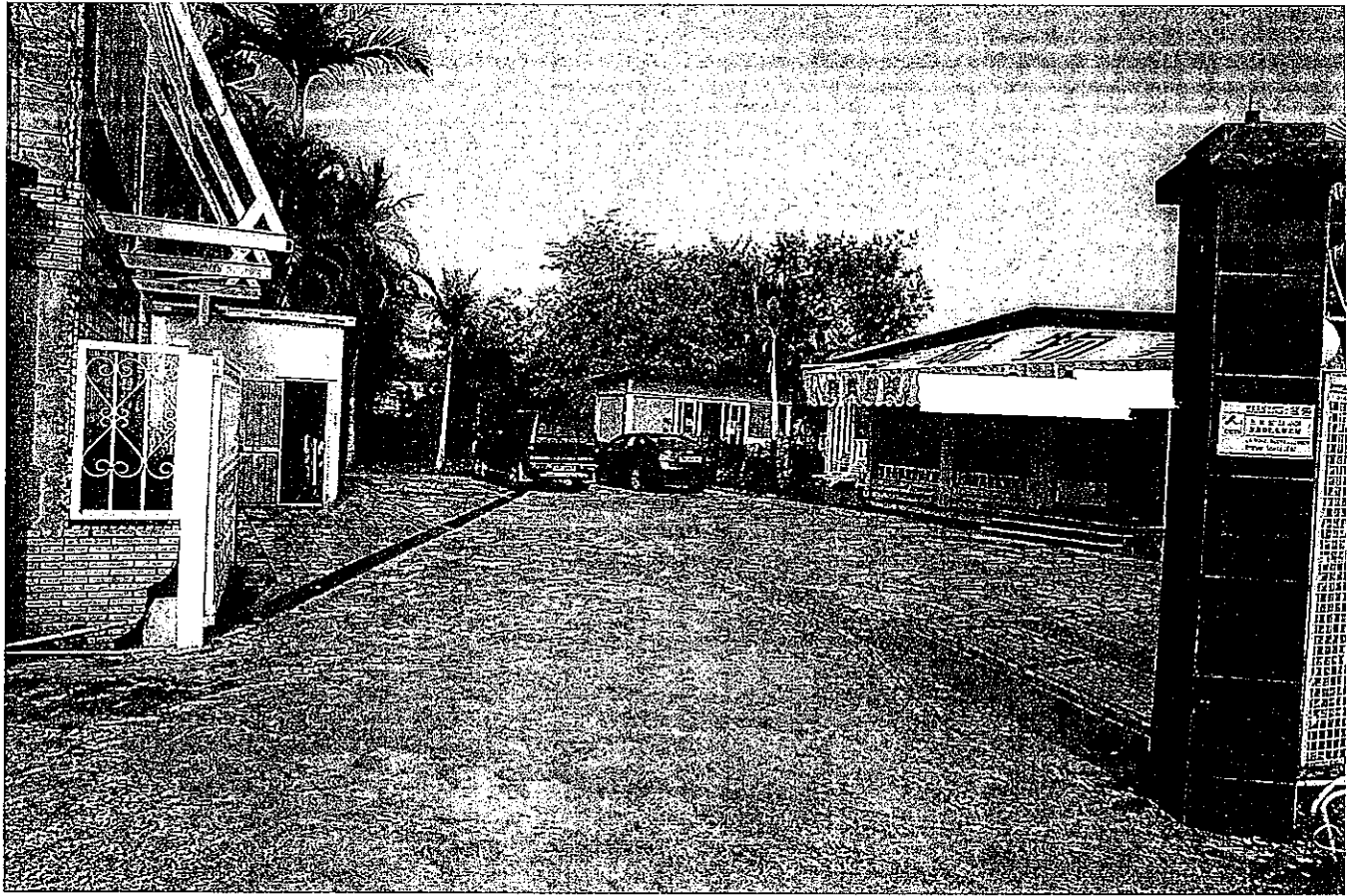
規劃署
PLANNING
DEPARTMENT

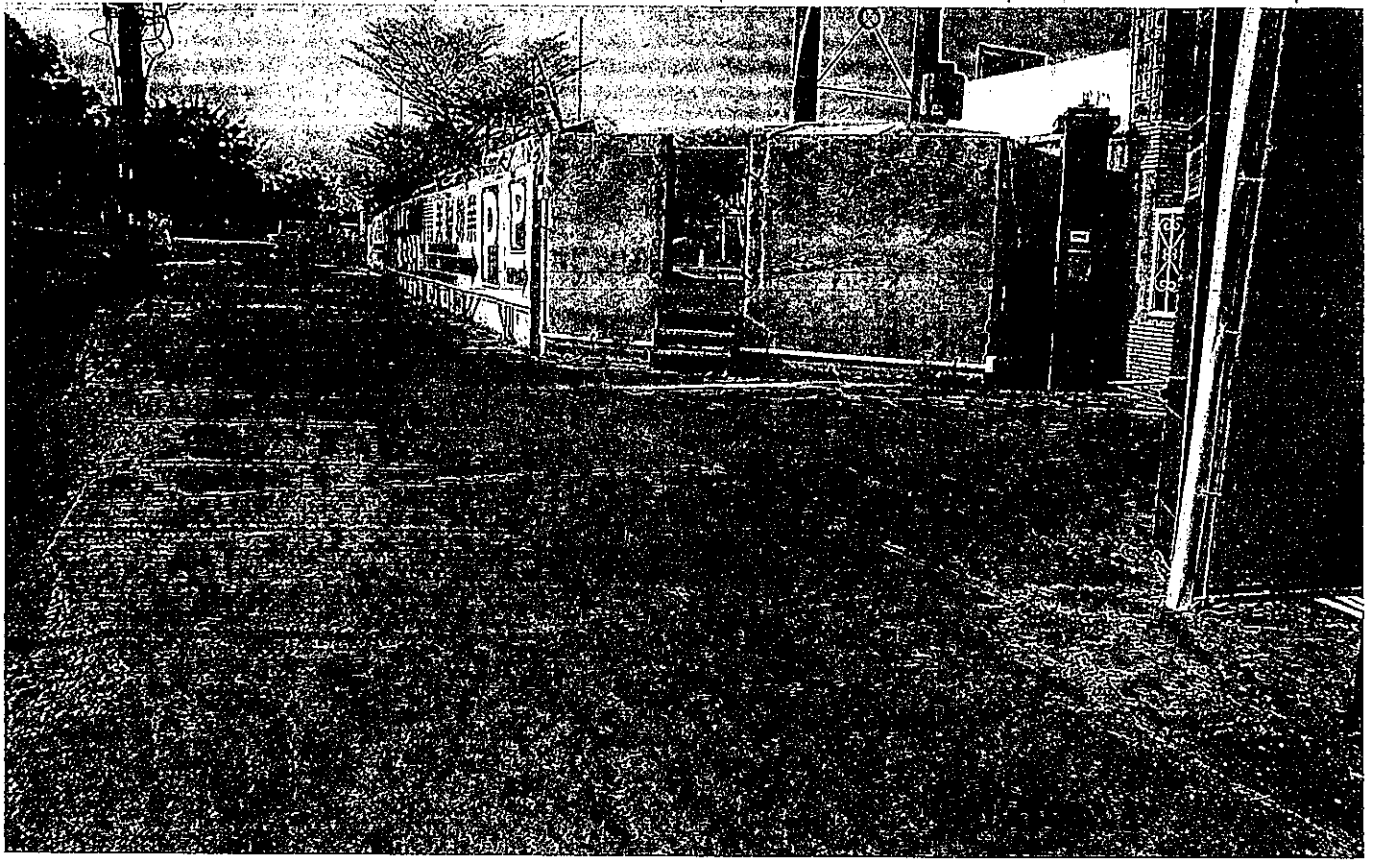


參考編號
REFERENCE No.
AYL-MP/249

圖 PLAN
A-4a







**Relevant Extracts of Town Planning Board Guidelines for Application
for Development within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No.12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are set out as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment.

**Relevant Extracts of Town Planning Board Guidelines for
Renewal of Planning Approval and
Extension of Time Limit for Compliance with Planning Conditions
under Section 16 of the Town Planning Ordinance (TPB PG-No.34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/4	Sales Office and Furniture Showrooms (Temporary for One Year)	26.1.1996 (<i>RNTPC</i>)
2.	A/YL-MP/13	Sales Office and Furniture Showrooms (Temporary for One Year)	20.12.1996 (<i>RNTPC</i>)
3.	A/YL-MP/32	Temporary Property Sales Office and Furniture Showrooms for a period of 12 Months	3.4.1998 (<i>RNTPC</i>)
4.	A/YL-MP/49	Temporary Property Sales Office and Furniture Showrooms for a period of 12 Months	26.3.1999 (<i>RNTPC</i>)
5.	A/YL-MP/63	Temporary Property Sales Office and Furniture Showrooms for a period of 12 Months	17.3.2000 (<i>RNTPC</i>)
6.	A/YL-MP/87	Temporary Property Sales Office and Furniture Showrooms for a period of 3 Years	30.3.2001 (<i>RNTPC</i>)
7.	A/YL-MP/126	Temporary Property Sales Office and Furniture Showrooms for a period of 3 Years	26.3.2004 (<i>RNTPC</i>)
8.	A/YL-MP/158	Temporary Property Sales Office and Furniture Showrooms for a period of 3 Years	27.4.2007 (<i>RNTPC</i>)
9.	A/YL-MP/180	Renewal of Planning Approval for Temporary Sales Offices (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	9.4.2010 (<i>RNTPC</i>)
10.	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 (<i>RNTPC</i>)
11.	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 (<i>RNTPC</i>)
12.	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 (<i>RNTPC</i>)

Similar s.16 Applications for Shop and Services within the “Open Space” Zone on the Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 in the Past Five Years

Approved Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/258	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.6.2017 (<i>RNTPC</i>)
2.	A/YL-MP/264	Temporary Shop and Services (Metalware Retail Shop) for a Period of 3 Years	8.12.2017 (<i>RNTPC</i>)
3.	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 (<i>RNTPC</i>) (Revoked on 6.9.2020)
4.	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 (<i>RNTPC</i>)
5.	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 (<i>RNTPC</i>)
6.	A/YL-MP/280	Proposed Temporary Shop and Services (Retail Store) for a Period of 3 Years	31.5.2019 (<i>RNTPC</i>) (Revoked on 31.10.2021)
7.	A/YL-MP/298	Temporary Shop and Services for a Period of 3 Years	21.8.2020 (<i>RNTPC</i>)
8.	A/YL-MP/300	Temporary Shop and Services with Ancillary Staff Canteen and Site Office for a Period of 3 Years	18.12.2020 (<i>RNTPC</i>)
9.	A/YL-MP/302	Proposed Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	5.2.2021 (<i>RNTPC</i>)
10.	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 (<i>RNTPC</i>)
11.	A/YL-MP/311	Proposed Temporary Shop and Services for a Period of 5 Years	27.8.2021 (<i>RNTPC</i>)
12.	A/YL-MP/319	Temporary Shop and Services with Ancillary Office for a Period of 5 Years	24.12.2021 (<i>RNTPC</i>)
13.	A/YL-MP/321	Temporary Shop and Services with Ancillary Office for a Period of 5 years	24.12.2021 (<i>RNTPC</i>)

Government Departments' General Comments

1. Land Administration

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

- advisory comments as detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- (a) having considered the applicant's FI (**Appendix Ia**), she has no adverse comment on the access arrangement to the Site;
- (b) no vehicle other than private car is allowed to access the Site at all times during the planning approval period; and
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

Comments of the Chief Highway Engineer/New Territories West, Highway Department (CE/NTW, HyD):

- advisory comments as detailed in **Appendix V**.

3. Environment

Comments of the ~~Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)~~ **Director of Environmental Protection (DEP)**:

- (a) no environmental complaint relating to the Site was recorded in the past 3 years; and
- (b) in accordance with the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites", she has no objection to the application.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no objection to the application from the landscape planning perspective;
- (b) with reference to the aerial photo, the Site is situated in an area comprising of low-rise residential buildings, village houses, temporary structures, vacant lands and scattered tree groups. The proposed use is considered not incompatible with its surrounding setting in proximity;

- (c) according to Appendix 2 and 4 of the application form (**Appendix I**), existing trees of common species in fair condition are located at the periphery within the Site and further adverse landscape impact arising from the continuous use of the development is not anticipated.;
- (d) noting that there is no prominent public frontage around the Site and the Site is surrounded by existing trees as buffer planting, it is considered not necessary to impose any landscape-related condition should the Board approve the subject application; and
- (e) advisory comments as detailed in **Appendix V**.

5. Drainage

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

- (a) no objection in principle to the application from drainage operation and maintenance point of view;
- (b) the applicant shall provide DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to a comprehensive set of photographs; and
- (c) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- (d) advisory comments as detailed in **Appendix V**.

6. Fire Safety

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

- no objection in principle to the renewal application subject to existing fire service installations implemented on the Site being maintained in efficient working order at all times.

7. Buildings Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) there is no record of approval by the Building Authority (BA) for the existing structures at the Site; and
- (b) advisory comments as detailed in **Appendix V**.

8. Leisure and Culture

Comments of the ~~Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD)~~ **Director of Leisure and Culture Services (DLCS)**:

- (a) no in-principle objection to the proposal since the application involves private lot only; and
- (b) the Site falls within an area zoned “O” on the OZP. It is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.

9. Other Departments

- (a) The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.
- (b) The following departments have no comment on the application:
 - Director of Agriculture, Fisheries and Conservation;
 - Project Manager (West), West Development Office, Civil Engineering and Development Department;
 - Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
 - District Officer (Yuen Long), Homes Affairs Department; and
 - Commissioner of Police.

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 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) The subject lots are covered by Short Term Waiver (STW) No. 1900 for the purposes of “Temporary Property Sales Office and Furniture Showrooms”.
 - (iii) Should planning approval be given to the subject planning application, the STW holders will need to apply to his office for modification of STW conditions where appropriate. 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 Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
 - (i) the proposed access arrangement of the Site from Castle Peak Road – Mai Po should be commented by the Transport Department.
 - (ii) HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Mai Po.
 - (iii) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads or exclusive road drains;
- (c) 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;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
 - (i) the applicant implemented the drainage facilities on site under the previous approved planning application No. A/YL-MP/278. The use and the site area under the current application are the same as previous application. In this aspect, the applicant shall provide DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan.

DSD will inspect the completed drainage works jointly with the applicant with reference to a comprehensive 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 the connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
 - (v) The applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future.
 - (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; and
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- (i) if the existing structures are erected on leased land without the approval of the Buildings Department (BD) (not being New Territories Exempted Houses), they are unauthorised under the Building Ordinance (BO) and should not be designated for any approved use under the captioned application.
 - (ii) Before any new building works (including open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
 - (iii) For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBM on the Site under the BO.
 - (iv) In connection with (ii) above, 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 respectively.
 - (v) If 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 Building (Planning) Regulation at the building plan submission stage.

3-1

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

參考編號

Reference Number:

220211-151112-96415

提交限期

Deadline for submission:

01/03/2022

提交日期及時間

Date and time of submission:

11/02/2022 15:11:12

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/325

「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。

5-1 附加

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

參考編號

Reference Number:

220225-155359-04572

提交限期

Deadline for submission:

01/03/2022

提交日期及時間

Date and time of submission:

25/02/2022 15:53:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/325

「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，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、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: [REDACTED]
寄件日期: 2022年02月22日星期二 2:40
收件者: tpbpd
主旨: A/YL-MP/325 Mai Po OS

Dear TPB Members,

In view of the restriction imposed by Covid and the urgent need for outdoor and active recreational spaces surely it is time that steps be taken to provide a district park to cater for the growing community?

2019 Minutes - as there was no plan to develop the Site into public open space at present and the applied use would not frustrate the long-term planning intention of the "Open Space" zone.

According to the 2005 OZP

A strip of land of about 6 hectares to the east of Royal Palms is zoned "Open Space" to provide outdoor open-air space for active and/or passive recreational uses and to serve as a buffer between San Tin Highway and the nearby residential developments.

That is two decades ago. There has been no recent OZP so there is no HKPSG to refer to.

Members have a duty to make inquiries with regard to this matter as we are talking about a whopping 6ha that is being counted as DOS but has no implementation date.

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 20 February 2019 2:03 AM CST
Subject: A/YL-MP/278 Mai Po OS

Dear TPB Members,

So you will reach under the table and pick up those rubber stamps again?

I note that on 18 March 2016

124. Members had no question on the application.

It is in fact your duty to question inappropriate land use. This site lies within the wetland buffer zone.

What is the cumulative impact of such applications on the performance of the wetlands? We are now in an era of global warning and the importance of preserving wetlands has been the subject of much research.

Inappropriate land use should not be allowed to perpetuate. If commercial use is considered most suitable then there should be a change in land use.

Mary Mulvihill

From: [REDACTED]

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

Sent: Monday, February 29, 2016 1:17:54 AM

Subject: A/YL-MP/249 Mai Po OS

A/YL-MP/249

Lots 11 (Part) and 12 (Part) in D.D. 101, Mai Po, Yuen Long

Site area : About 800 m²

Zoning : "Open Space"

Applied Use : Temp Sales Office

Dear TPB Members,

This site zoned OS has been used for other purposes for over two decades. In the meantime the local community has grown.

It is time that members question relevant government departments with regard to the amount of OS available to local residents and if recreational needs are being fulfilled.

The constant rolling over of inappropriate use of scarce land resources is at the heart of our current dilemma.

It is time that TPB members take some of the responsibility for the disaster area that is the NTS instead of reaching under the table for the ever ready rubber stamp.

Mary Mulvihill