

此文件在 收到 城市規劃委員會
已正式登記及文件後才正式登記收到

This document is received on 8 AUG 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-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2202032

3/8

By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7C-MP/331
	Date Received 收到日期	8 AUG 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 checked="" type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
AU Ming Ming mimi	
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)	DD101 Lot 24
(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 1161 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 196.45 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL - MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	休憩用地
(f) Current use(s) 現時用途	空置

(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 2-8-2022 (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 2-8-2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[#]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one "✓".
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註1: 可在多於一個方格內加上「✓」號

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

註2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

(ii) For Type (ii) application 供第(ii)類申請			
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	..... sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	..... m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	..... 80 sq.m 平方米	<input checked="" type="checkbox"/> About 約
(b) Intended use/development 有意進行的用途/發展	Depth of filling 填土厚度	..... 0.3 m 米	<input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	..... 12 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of excavation 挖土深度	..... 0.4 m 米	<input checked="" type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)			
臨時康體文娛場所 (休閒農場)			

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

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

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

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

- (a) Proposed use(s)/development 擬議用途/發展

臨時康體文娛場所 (休閒農場)
為期五年和相關的挖土和填土工程

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 196.45 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.169 ☒ About 約
- Proposed site coverage 擬議上蓋面積 16.9 % ☒ About 約
- Proposed no. of blocks 擬議座數 12:
- Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
Not More than 3. m 米 ☐ About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約	
number of Units 單位數目		
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約	
estimated number of residents 估計住客數目		
<input type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約	
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services 商店及服務行業 sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)	
.....		
.....		
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積) 查看布局設計圖	
.....		
.....		
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地 sq. m 平方米	<input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米	<input type="checkbox"/> Not less than 不少於	
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	查看布局設計圖
.....
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
查看布局設計圖		
.....		
.....		
.....		

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2022 年 12 月

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由米埔南路 經小路 到達</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 亦輕型貨車使用 4</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p><input checked="" type="checkbox"/></p>

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>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)</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <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>	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"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			

10. Justifications 理由

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

附件提供

11. Declaration 聲明

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

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

Signature
簽署

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

Au Ming Ming

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

2 - 8 - 2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	DD101 LOT24		
Site area 地盤面積	1161	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	S/YL - MP/6		
Zoning 地帶	休憩用地		
Applied use/ development 申請用途/發展	臨時康體文娛場所(休閒農場) 為期五年相關的挖土和填土工程		
(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	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 196.45	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.169
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	12	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	16.9		% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 和輕型貨車共用 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) _____	4 4
	Total no. of vehicle loading/unloading bays/lays 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) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>申請場地位置圖及行車路線圖</u>		
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"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

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

申請理由

地段：DD101 LOT 24

申請用途：臨時康體文娛場所(休閒農場)

為期五年和相關的挖土和填土工程

本人家族經營園藝公司三十多年，經常物識一些休憩用途的空地作植物園林發展，留意到此地段的土地空置出來，向此土地擁有人租用 10 年以上作戶外休憩及康樂用途。

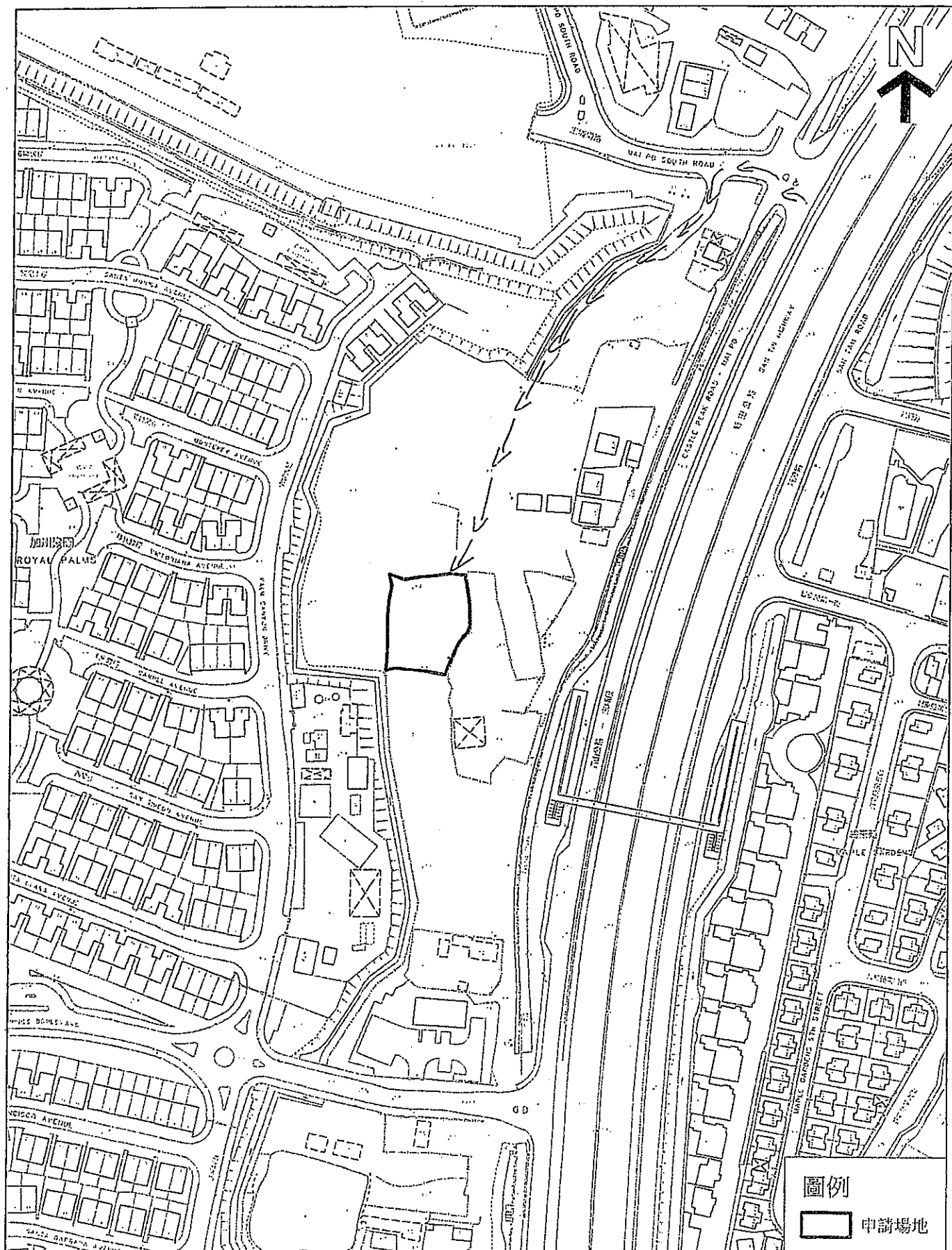
在這個人多地少的香港，加上疫情影響，大部份香港人未能離開本土，外出走走。因此想用此地發展為期五年的臨時康體文娛場所(休閒農場) 和相關的挖土和填土工程，提供休憩、野餐、參觀及拍攝之用，此地大概 1161 平方米，總樓面面積約為 196.45 平方米。計劃場地分半，一半是辦公室、戶外種植區及植物配件工具放置區，另一半是休憩區。

辦公室是一個 9.1 米 x 3.9 米的貨櫃，上蓋加上一幅斜鐵棚，作防日曬及積水之用。還有一個 10 米 x 8 米的斜頂鐵棚作植物配件工具放置區。而其餘戶外地方作種植區及泊車區域。

而休憩區大部份土地重新鋪上真草地及大量各式植物園景，在一部份土地上用石塊疊高 0.3 米作小平台，平台上放置 3-4 個大型帳篷，作有蓋野餐位置，內裡會提供冷風機或風扇作通風配備，每個可容納 4-6 人。而空曠草地部份亦會放置 4-5 套戶外組合(太陽傘、桌子及椅子) 作短暫野餐及休憩之用，草地上亦可給進場人仕自備野餐配備，自由選擇位置。另外有意挖土建造一個水池(1.5 米闊 x 8 米長 x 0.4 米深)作收集淺水區用作灌溉及降溫。

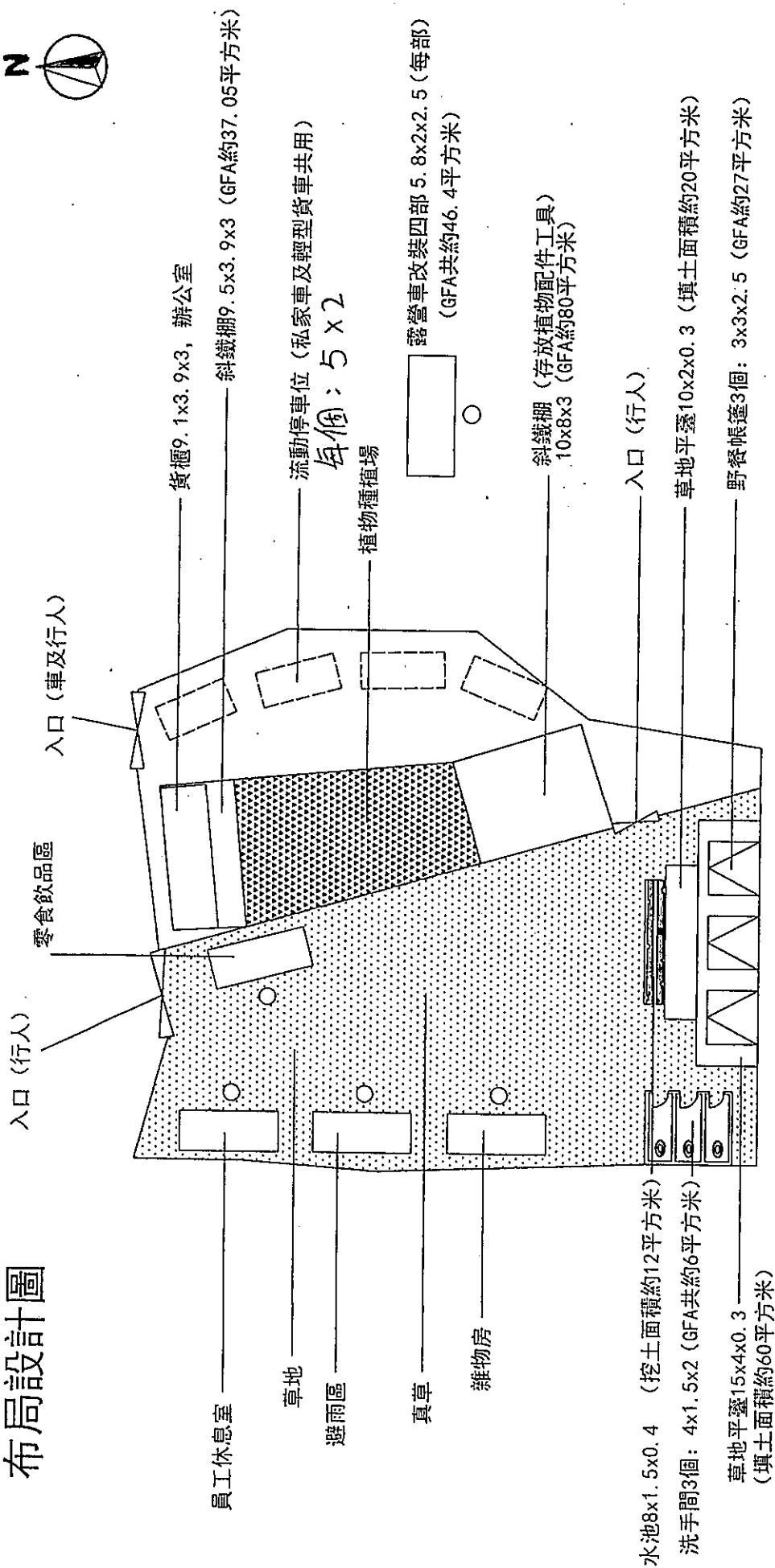
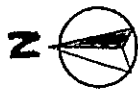
另外收集了 4 部廢置的露營車(5.8 米 x 2 米)，外面會用植物裝飾作擺設，內部則改裝後使用，作員工休息室、避雨區、雜物房及零食飲品區，不提供住宿服務。另外，提供 3 個洗手間及廢物環保回收分類區供入場人仕使用，場邊安裝 3 個洗水盆作洗手及清潔用具。剩餘的土地上種植真草地，會安排專人打理保養及滅蟲。

農場預計開放每星期二至日及公眾假期，三至十一月份時間：0900-2200，十二月至二份每日開放時間：1000-2300，每星期一休息作保養和滅蟲。此計劃意念是提供一個環境清幽的戶外空間，空曠的大草地空間供遊人活動。希望為周邊居民提供多一個新穎的休憩空間。



行車路線圖

布局設計圖



備註: 填土面積 (草地平壘) 約80平方米, 挖土面積 (水池) 約12平方米
合共GFA約196.45平方米。

所有構造物尺寸: 長x寬x高 (以米作單位)

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



FW: 澄清申請(A/YL-MP/331)
11/08/2022 14:24

From: <tpbpd@pland.gov.hk>
To: <fsyledpo@pland.gov.hk>
File Ref:

History: This message has been forwarded.

From: Mimi Au <
Sent: Thursday, August 11, 2022 12:52 PM
To: tpbpd@pland.gov.hk
Cc: btung@pland.gov.hk
Subject: 澄清申請(A/YL-MP/331)

致城規會秘書：

本人澄清是此申請(A/YL-MP/331)不涉及露天儲物及工場活動。
謝謝。

Thanks,
Au Ming Ming



Re: Application No. A/YL-MP/331 - Departmental comments (Transport Department) 2022/09/12 18:38

From: Mimi Au <

To: ayycheung@pland.gov.hk

History:

This message has been forwarded.

2 Attachments



附件二：行車路線圖.pdf 附件一：high light.pdf

致規劃署張小姐及運輸署黃先生，

就我的規劃申請A/YL-MP/331 回覆相關問題：

附件一：規劃署的地段顯示圖，橙色部分屬我們和土地擁有人租用十年的地段包括：DD101 Lot 24,25,30,33,34，而我的規劃申請用途地段是DD101 Lot 24。

附件二：行車路線圖

1, 關於公眾道路連接私人道路的疑問，在行車路線圖(附件二)上顯示由青山公路米埔段轉入米埔南路再轉入小路穿過閘口後，會經過相關地段DD101 Lot 38(附件一黃色部分)，就此我們早前已和該地段的土地擁有及管理人商討，因該地段現時是一幅空置地，沒有任何用途，協商後同意我們可用作交通出入道路。另外，沿路線圖繼續前進，到達DD101 Lot 33地段，此地段亦是我們租用部分，暫時沒有用途，均可作車輛出入使用。

2, 關於布局設計圖上的流動停車位安排，顯示車位有四個，其實都是靠邊停泊，該閘口有大約6米的寬，場內道路亦有大於6米寬度，同時周邊的地段均為我們的租用地，沒有用牆或障礙物分隔，絕對有足夠地方給予車輛出入和調頭。而我們會安排相關車輛停泊要求，例如租用場內的帳篷使用只提供一個車位，亦有時間限制，需提早預約。如車位已滿，會建議使用者使用其他交通工具進內或使用附近的停車場。

希望以上回覆可解答貴署的疑問，如有問題，可與我聯絡

謝謝

Thanks,
Au Ming Ming

<ayycheung@pland.gov.hk> 於 2022年9月5日 週一 下午5:18寫道：

Dear Ms AU

Please see the comments from Transport Department (Contact Officer : Mr. K.C. WONG, Tel. below regarding the captioned application for your onward action.

- (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) 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 provide details of trip generation with breakdown to justify the provision of parking and loading/unloading within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on the public road network.
- (d) The applicant should indicate clear width of the ingress and egress point and demonstrate sufficient space for manoeuvring of the types of vehicle within the subject site.
- (e) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

If you intend to make response to the comments or provide further information to supplement the s.16 application, please let me have the information as soon as possible. In making the submission for the further information, you may wish to make reference to the Town Planning Board Guidelines (TPB PG-No. 32A) which is available for public inspection at the website of the Town Planning Board (www.info.gov.hk/tpb).

You may also note that the public comments on the application are now available for viewing at the Public Enquiry Counter of Planning Department. Should you wish to make response to the public comment, please also make reference to TPB PG-No.32A as above mentioned.

Should you have any queries, please feel free to contact the undersigned and/or Mr. Benjamin TUNG (Tel. 3168 4049).

Kind regards

Alice Y.Y. CHEUNG
TP/YLE2, DPO/FSYLE
PlanD
(Tel: 3168 4041
Fax: 3168 4074)

----- Forwarded by Alice Yuk Yi CHEUNG/PLAND/HKSARG on 2022/09/05 16:57 -----

From: <tpbpd@pland.gov.hk>
To: <fsyledpo@pland.gov.hk>
Date: 11/08/2022 14:24
Subject: FW: 澄清申請(A/YL-MP/331)

From: Mimi Au <
Sent: Thursday, August 11, 2022 12:52 PM
To: tpbpd@pland.gov.hk

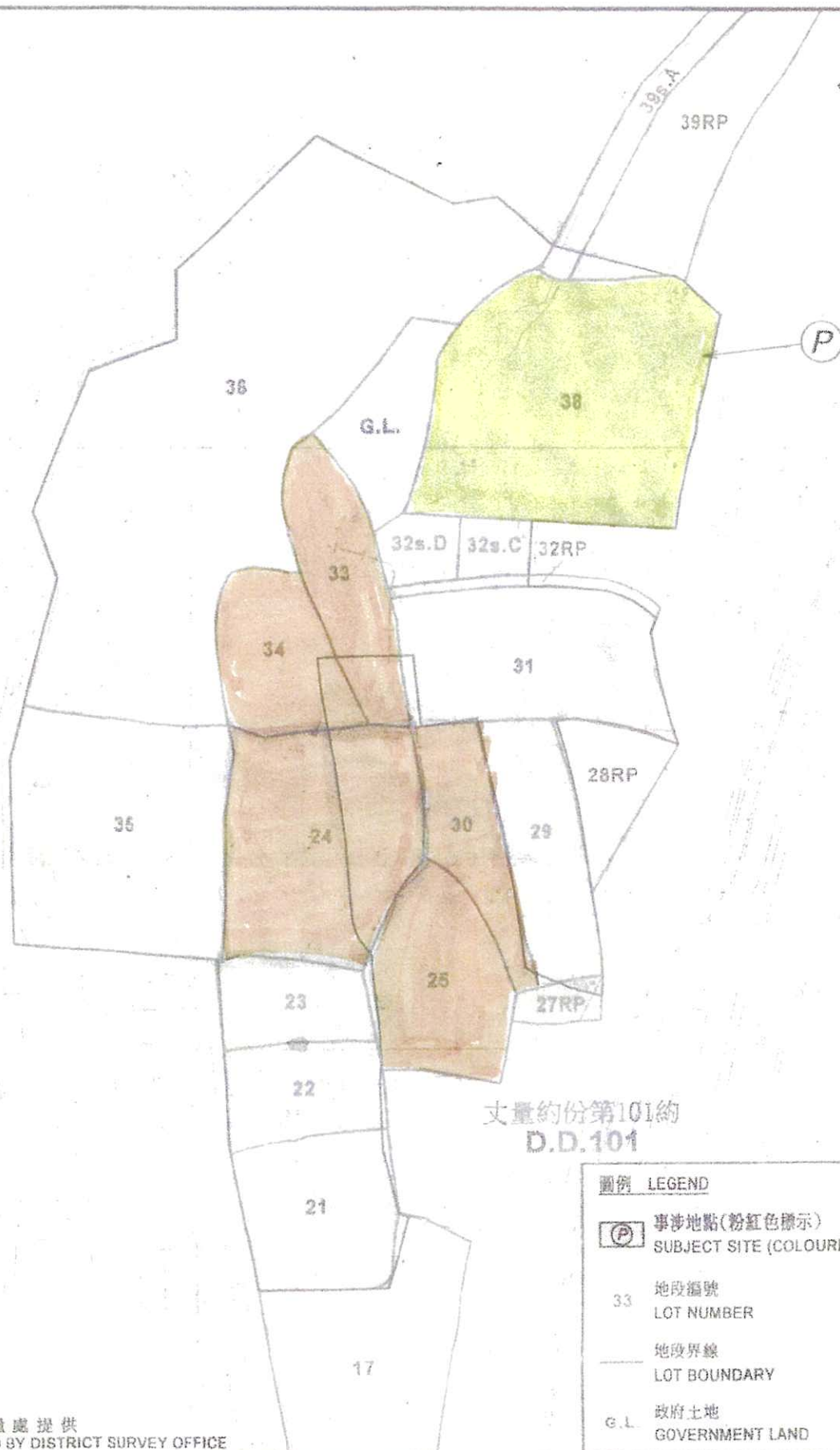
Cc: btung@pland.gov.hk

Subject: 澄清申請(A/YL-MP/331)

致城規會秘書：

本人澄清是此申請(A/YL-MP/331)不涉及露天儲物及工場活動。
謝謝。

Thanks,
Au Ming Ming



丈量約份第101約
D.D.101

地段界線由地區測量處提供
LOT BOUNDARY PROVIDED BY DISTRICT SURVEY OFFICE

二零二一年十月七日根據測量圖編號
2-SE-11D/12C製備的摘要圖
EXTRACT PLAN PREPARED ON 7.10.2021
BASED ON SURVEY SHEET No(s).
2-SE-11D/12C

違例發展場地圖
SITE PLAN OF UNAUTHORIZED DEVELOPMENT

丈量約份第101約
的地段及毗鄰政府土地
LOT(S) IN D.D.101
AND ADJOINING GOVERNMENT LAND
SCALE 1 : 1 000 比例尺

m 20 0 20 40

圖例 LEGEND

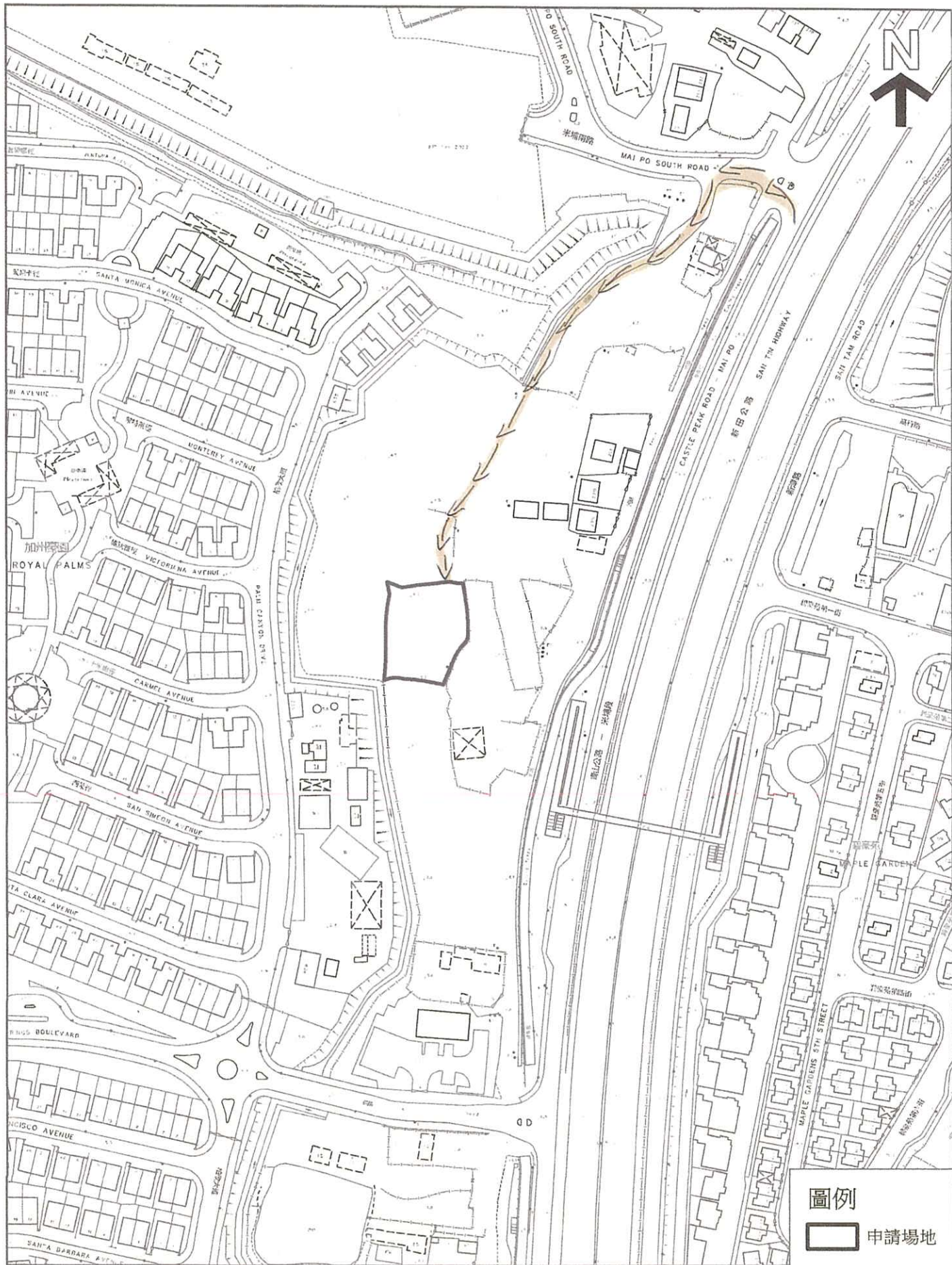
- 事涉地點(粉紅色標示)
SUBJECT SITE (COLOURED PINK)
- 33 地段編號
LOT NUMBER
- 地段界線
LOT BOUNDARY
- G.L. 政府土地
GOVERNMENT LAND

規劃署
中央執行管制及檢控組
PLANNING DEPARTMENT
CENTRAL ENFORCEMENT &
PROSECUTION SECTION



檔案編號 CASE No.
E/YL-MP/236

圖則 PLAN
2



行車路線圖



Re: Fw: Application No. A/YL-MP/331 - Departmental comments (Transport Department) on FI-
12022/09/15 17:51
From: Mimi Au <
To: ayycheung@pland.gov.hk, tpbpd@pland.gov.hk

1 Attachment



AYL-MP331 場地車輛出入數量預算表 20220915.xlsx

致城市規劃委員會秘書處,

早前15/9/2022 下午15:00發出的電郵, 現撤回。以這份電郵為準。謝謝

就我的規劃申請A/YL-MP/331 回覆運輸署相關問題。

附上一份車輛流量預算表。

及補充申請內容: 此申請場地在營業期間同時間最多只容納60人。

另外, 本人澄清是此申請(A/YL-MP/331), 計劃書及布局設計圖上顯示的四部廢置露營車(5.8米x 2米), 不會提供住宿及渡假用途。只作內部改裝後使用。

謝謝。

如有問題, 可與我聯絡

謝謝

Thanks,
Au Ming Ming

Mimi Au <

> 於 2022年9月15日 週四 下午3:00寫道:

致城市規劃委員會秘書處,

就我的規劃申請A/YL-MP/331 回覆運輸署相關問題。

附上一份車輛流量預算表。

另外, 本人澄清是此申請(A/YL-MP/331), 計劃書及布局設計圖上顯示的四部廢置露營車(5.8米x 2米), 不會提供住宿及渡假用途。只作內部改裝後使用。

謝謝。

如有問題, 可與我聯絡

謝謝

Thanks,
Au Ming Ming

<ayycheung@pland.gov.hk> 於 2022年9月14日 週三 上午10:20寫道:

Dear Ms AU

Please see further comments from Transport Department on FI-1 below for your necessary action.

Comments from Transport Department (Contact Officer : Mr. K.C. WONG, Tel. 2399 2727)

- Please provide (i) average trip generation and attraction rate (in pcu/hr) and (ii) trip generation and attraction rate at peak hours (in pcu/hr) of the types of vehicle due to the subject site.

If you intend to make response to the comments or provide further information to supplement the s.16 application, please let me have the information as soon as possible. In making the submission for the further information, you may wish to make reference to the Town Planning Board Guidelines (TPB PG-No. 32A) which is available for public inspection at the website of the Town Planning Board (www.info.gov.hk/tpb).

You may also note that the public comments on the application are now available for viewing at the Public Enquiry Counter of Planning Department. Should you wish to make response to the public comment, please also make reference to TPB PG-No.32A as above mentioned.

Should you have any queries, please feel free to contact the undersigned and/or Mr. Benjamin TUNG (Tel. 3168 4049).

Kind regards

Alice Y.Y. CHEUNG
TP/YLE2, DPO/FSYLE
PlanD
(Tel: 3168 4041
Fax: 3168 4074)

----- Forwarded by Alice Yuk Yi CHEUNG/PLAND/HKSARG on 2022/09/14 10:16 -----

From: Alice Yuk Yi CHEUNG/PLAND/HKSARG
To: Mimi Au < >
Cc: Benjamin TUNG/PLAND/HKSARG@PLAND, Yen PY LEUNG/PLAND/HKSARG@PLAND
Date: 2022/09/05 17:18
Subject: Application No. AYL-MP/331 - Departmental comments (Transport Department)

Dear Ms AU

Please see the comments from Transport Department (Contact Officer : Mr. K.C. WONG, Tel. 2399 2727) below regarding the captioned application for your onward action.

- (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) 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 provide details of trip generation with breakdown to justify the provision of parking and loading/unloading within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on the public road network.
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- (e) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

If you intend to make response to the comments or provide further information to supplement the s.16 application, please let me have the information as soon as possible. In making the submission for the further information, you may wish to make reference to the Town Planning Board Guidelines (TPB PG-No. 32A) which is available for public

inspection at the website of the Town Planning Board (www.info.gov.hk/tpb).

You may also note that the public comments on the application are now available for viewing at the Public Enquiry Counter of Planning Department. Should you wish to make response to the public comment, please also make reference to TPB PG-No.32A as above mentioned.

Should you have any queries, please feel free to contact the undersigned and/or Mr. Benjamin TUNG (Tel. 3168 4049).

Kind regards

Alice Y.Y. CHEUNG
TP/YLE2, DPO/FSYLE
PlanD
(Tel: 3168 4041
Fax: 3168 4074)

----- Forwarded by Alice Yuk Yi CHEUNG/PLAND/HKSARG on 2022/09/05 16:57 -----

From: <tpbpd@pland.gov.hk>
To: <fsyledpo@pland.gov.hk>
Date: 11/08/2022 14:24
Subject: FW: 澄清申請(A/YL-MP/331)

From: Mimi Au <tpbpd@pland.gov.hk>
Sent: Thursday, August 11, 2022 12:52 PM
To: tpbpd@pland.gov.hk
Cc: btung@pland.gov.hk
Subject: 澄清申請(A/YL-MP/331)

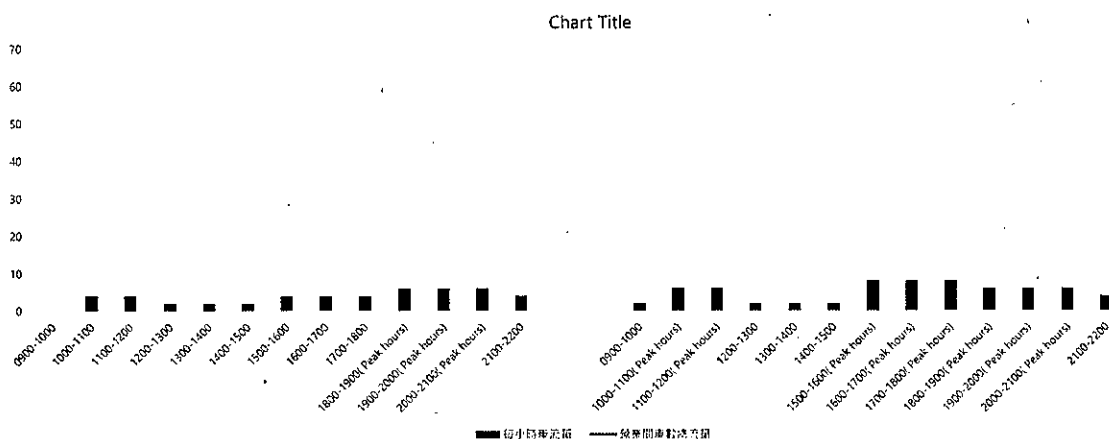
致城規會秘書：

本人澄清是此申請(A/YL-MP/331)不涉及露天儲物及工場活動。
謝謝。

Thanks,
Au Ming Ming

申請編號：A/YL-MP/331 場地車輛出入數量預算表

Day	營業時間(0900-2200)	車類別	每小時車流量	營業間車數總流量	備註
Weekday (星期一至五)	0900-1000	停泊車輛及上落客車輛	0	48	
	1000-1100	停泊車輛及上落客車輛	4		
	1100-1200	停泊車輛及上落客車輛	4		
	1200-1300	停泊車輛及上落客車輛	2		
	1300-1400	停泊車輛及上落客車輛	2		
	1400-1500	停泊車輛及上落客車輛	2		
	1500-1600	停泊車輛及上落客車輛	4		
	1600-1700	停泊車輛及上落客車輛	4		
	1700-1800	停泊車輛及上落客車輛	4		
	1800-1900(Peak hours)	停泊車輛及上落客車輛	6		
	1900-2000(Peak hours)	停泊車輛及上落客車輛	6		
	2000-2100(Peak hours)	停泊車輛及上落客車輛	6		
	2100-2200	停泊車輛及上落客車輛	4		
Weekend (星期六及公眾假期)	0900-1000	停泊車輛及上落客車輛	2	66	
	1000-1100(Peak hours)	停泊車輛及上落客車輛	6		
	1100-1200(Peak hours)	停泊車輛及上落客車輛	6		
	1200-1300	停泊車輛及上落客車輛	2		
	1300-1400	停泊車輛及上落客車輛	2		
	1400-1500	停泊車輛及上落客車輛	2		
	1500-1600(Peak hours)	停泊車輛及上落客車輛	8		
	1600-1700(Peak hours)	停泊車輛及上落客車輛	8		
	1700-1800(Peak hours)	停泊車輛及上落客車輛	8		
	1800-1900(Peak hours)	停泊車輛及上落客車輛	6		
	1900-2000(Peak hours)	停泊車輛及上落客車輛	6		
	2000-2100(Peak hours)	停泊車輛及上落客車輛	6		
	2100-2200	停泊車輛及上落客車輛	4		



備註： 1) Peak hours 均有車輛停泊限制，需提前預約，亦設有逗留時限，停泊亦有限制。
2) 場內地點空曠，有足夠的位置給予車輛調頭及出入。

**Appendix Ic of RNTPC
Paper No. A/YL-MP/331A**



Re: Fw: Application No. A/YL-MP/331 - Departmental comments (Transport Department) on FI-12022/10/21
16:13
From: Mimi Au <
To: ayycheung@pland.gov.hk, tpbpd@pland.gov.hk

3 Attachments



AYL-MP331資料補充 20221021.docx 布局設計圖 update 20221021.pdf 更新申請表中的替代頁page 7.pdf

致城市規劃委員會秘書處,

就我的規劃申請A/YL-MP/331 補充以下資料。

附件: 1)資料補充、2)布局設計圖更新、3)更新申請表中的替代頁page 7

謝謝。

如有問題, 可與我聯絡

謝謝

Thanks,
Au Ming Ming

Mimi Au < 於 2022年9月19日 週一 下午3:21寫道:

致城市規劃委員會秘書處,

就我的規劃申請A/YL-MP/331 需時補充資料, 現申請延期一個月。

謝謝。

如有問題, 可與我聯絡

謝謝

Thanks,
Au Ming Ming

Mimi Au < 於 2022年9月15日 週四 下午5:51寫道:

致城市規劃委員會秘書處,

早前15/9/2022 下午15:00發出的電郵, 現撤回。以這份電郵為準。謝謝

就我的規劃申請A/YL-MP/331 回覆運輸署相關問題。

附上一份車輛流量預算表。

及補充申請內容: 此申請場地在營業期間同時間最多只容納60人。

另外, 本人澄清是此申請(A/YL-MP/331), 計劃書及布局設計圖上顯示的四部廢置露營車(5.8米x 2米), 不會提供住宿及渡假用途。只作內部改裝後使用。

謝謝。

如有問題, 可與我聯絡

謝謝

Thanks,
Au Ming Ming

Mimi Au < > 於 2022年9月15日 週四 下午3:00寫道:

致城市規劃委員會秘書處,

就我的規劃申請A/YL-MP/331 回覆運輸署相關問題。

附上一份車輛流量預算表。

另外, 本人澄清是此申請(A/YL-MP/331), 計劃書及布局設計圖上顯示的四部廢置露營車(5.8米x 2米), 不會提供住宿及渡假用途。只作內部改裝後使用。

謝謝。

如有問題, 可與我聯絡

謝謝

Thanks,

Au Ming Ming

<ayycheung@pland.gov.hk> 於 2022年9月14日 週三 上午10:20寫道:

Dear Ms AU

Please see further comments from Transport Department on FI-1 below for your necessary action.

Comments from Transport Department (Contact Officer : Mr. K.C. WONG, Tel. 2399 2727)

- Please provide (i) average trip generation and attraction rate (in pcu/hr) and (ii) trip generation and attraction rate at peak hours (in pcu/hr) of the types of vehicle due to the subject site.

If you intend to make response to the comments or provide further information to supplement the s.16 application, please let me have the information as soon as possible. In making the submission for the further information, you may wish to make reference to the Town Planning Board Guidelines (TPB PG-No. 32A) which is available for public inspection at the website of the Town Planning Board (www.info.gov.hk/tpb).

You may also note that the public comments on the application are now available for viewing at the Public Enquiry Counter of Planning Department. Should you wish to make response to the public comment, please also make reference to TPB PG-No.32A as above mentioned.

Should you have any queries, please feel free to contact the undersigned and/or Mr. Benjamin TUNG (Tel. 3168 4049).

Kind regards

Alice Y.Y. CHEUNG
TP/YLE2, DPO/FSYLE
PlanD
(Tel: 3168 4041
Fax: 3168 4074)

----- Forwarded by Alice Yuk Yi CHEUNG/PLAND/HKSARG on 2022/09/14 10:16 -----

From: Alice Yuk Yi CHEUNG/PLAND/HKSARG
To: Mimi Au <mimi.au@pland.gov.hk>
Cc: Benjamin TUNG/PLAND/HKSARG@PLAND, Yen PY LEUNG/PLAND/HKSARG@PLAND
Date: 2022/09/05 17:18
Subject: Application No. A/YL-MP/331 - Departmental comments (Transport Department)

Dear Ms AU

Please see the comments from Transport Department (Contact Officer : Mr. K.C. WONG, Tel. 2399 2727) below regarding the captioned application for your onward action.

- (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) 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 provide details of trip generation with breakdown to justify the provision of parking and loading/unloading within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on the public road network.
- (d) The applicant should indicate clear width of the ingress and egress point and demonstrate sufficient space for manoeuvring of the types of vehicle within the subject site.
- (e) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

If you intend to make response to the comments or provide further information to supplement the s.16 application, please let me have the information as soon as possible. In making the submission for the further information, you may wish to make reference to the Town Planning Board Guidelines (TPB PG-No. 32A) which is available for public inspection at the website of the Town Planning Board (www.info.gov.hk/tpb).

You may also note that the public comments on the application are now available for viewing at the Public Enquiry Counter of Planning Department. Should you wish to make response to the public comment, please also make reference to TPB PG-No.32A as above mentioned.

Should you have any queries, please feel free to contact the undersigned and/or Mr. Benjamin TUNG (Tel. 3168 4049).

Kind regards

Alice Y.Y. CHEUNG
TP/YLE2, DPO/FSYLE
PlanD
(Tel: 3168 4041
Fax: 3168 4074)

----- Forwarded by Alice Yuk Yi CHEUNG/PLAND/HKSARG on 2022/09/05 16:57 -----

From: <tpbpd@pland.gov.hk>
To: <fsyledpo@pland.gov.hk>
Date: 11/08/2022 14:24
Subject: FW: 澄清申請(A/YL-MP/331)

From: Mimi Au <tpbpd@pland.gov.hk>
Sent: Thursday, August 11, 2022 12:52 PM
To: tpbpd@pland.gov.hk
Cc: btung@pland.gov.hk
Subject: 澄清申請(A/YL-MP/331)

致城規會秘書：

本人澄清是此申請(A/YL-MP/331)不涉及露天儲物及工場活動。
謝謝。

Thanks,
Au Ming Ming

規劃申請 A/YL-MP/331

補充資料：

總面積為：1161 平方米

總樓面面積約為 196.45 平方米。

計劃場地分半，一半是辦公室、戶外種植區及植物配件工具放置區屬東面區域，另一半是休憩區屬西面區域。

1) 辦公室貨櫃及斜鐵棚(GFA37.05)

+斜鐵棚(GFA80)

+改裝露營車(GFA 46.4)

+野餐帳篷(GFA 27)

+流動洗手間(GFA 6)

=GFA 196.45 平方米

全場地盤共 1161 平方米，

2) 辦公室貨櫃及斜鐵棚(GFA37.05)

+斜鐵棚(GFA80)

+改裝露營車(GFA 46.4)

+流動洗手間(GFA 6)

+大草地平臺及野餐帳篷(GFA60)

+小草地平臺(GFA20)

+水池(GFA12)

=覆蓋率為 22.5%。

布局設計圖

開口(車及行人)闊6米

零食飲品區

開口(車及行人)闊6米



西面區域總面積約：683.72平方米

東面區域總面積約：477.28平方米

(此土地已鋪平面積約218.9平方米)

貨櫃9.1x3.9x3, 辦公室

員工休息室

斜鐵棚9.5x3.9x3

(辦公室及斜鐵棚合共約GFA37.05平方米)

草地總面積約539.32平方米

流動停車位5 x 2(私家車及輕型貨車共用)

避雨區

植物種植場約141.33平方米

真草

雜物房

露營車改裝四部5.8x2x2.5(每部)
(GFA共約46.4平方米)

斜鐵棚(存放植物配件工具)
10x8x3 (GFA約80平方米)

入口(行人)闊2米

水池8x1.5x0.4 (挖土面積約12平方米)

草地平臺10x2x0.3 (填土面積約20平方米)

流動洗手間3個:4x1.5x2(GFA共約6平方米)

野餐帳篷3個: 3x3x2.5 (GFA約27平方米)

草地平臺15x4x0.3
(填土面積約60平方米)

備註：填土面積(草地平臺)約80平方米，挖土面積(水池)約12平方米
合共GFA約196.45平方米。

所有構造物尺寸：長x寬x高(以米作單位)

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

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

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

臨時康體文娛場所 (休閒農場)
為期五年和相關的挖土和填土工程

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 196.45 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.169 ☒ About 約
- Proposed site coverage 擬議上蓋面積 22.5 % ☒ About 約
- Proposed no. of blocks 擬議座數 12 ☒ About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米 (主水平基準上) ☐ About 約
Not More than 3 m 米 ☐ About 約

**Relevant Extract 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). The relevant assessment criteria are summarized as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

Previous s.16 Applications covering the Application Site

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-MP/52	Temporary godown & open storage uses with loading/unloading areas for 12 months	11.6.1999 (RNTPC)	1, 2, 3, 4
2.	A/YL-MP/268	Proposed temporary open storage of construction machinery and equipment with ancillary converted container office and staff common room for a period of 3 years	27.7.2018 (on review) (TPB)	1, 3, 4

Rejection Reasons

1. Not in line with the planning intention of the area which were for open space and village developments / Not in line with the planning intention of "Open Space" ("O") and "Village Type Development" ("V") zones. No strong justification for a departure from the planning intention, even on a temporary basis.
2. Not compatible with the land uses of the surrounding area which included the residential developments of Royal Palms and Palm Springs, fish pond and residential structures.
3. Not comply with the Town Planning Board (TPB) Guidelines for "Application for Developments within Deep Bay Area" in that there was insufficient information to demonstrate that the development would not have adverse disturbance impact on the ecological integrity and ecological value of the fish ponds within the Deep Bay Area / Not in line with the TPB Guidelines for Application for Temporary Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that no previous approval had been granted for the site, there were adverse department comments on environmental and landscape aspects and local objection.
4. Setting of an undesirable precedent for other similar applications / within the "O" and "V" zones, the cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Land Administration

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

- (a) the application site (the Site) comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- (b) his advisory comments are at **Appendix V**.

2. Traffic

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

- (i) the Site is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (ii) having considered the access and traffic arrangement and site trip generation in the submission, he has no adverse comment on the application from traffic engineering perspective; and
- (iii) should the application be approved, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

- (b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (i) the proposed access arrangement of the Site should be approved by TD;
- (ii) HyD does not and will not maintain any access connecting the Site and Mai Po South Road; and
- (iii) adequate drainage measures should be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains.

- (c) Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD):

he has no comment on the application from railway development perspective. As the Site is close to the railway protection zone of existing Express Rail Link, the railway protection team of MTRCL should be consulted with respect to operation, maintenance and safety of the existing railway network.

3. Open Space Provision

Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) the Site falls within the “Open Space” (“O”) zone on the Outline Zoning Plan. It is not on the priority list for development agreed by the Yuen Long District Council. There is no plan to develop the Site into public open space at present; and
- (b) he has no in-principle objection to the application.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) she has no objection to the application. Based on the submitted information, it is not expected that the application will cause major environmental problems;
- (b) no environmental-related complaint related to the Site was recorded in the past three years; and
- (c) her advisory comments are at **Appendix V**.

5. Landscape

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

- (a) based on the aerial photo of 2021, the Site is situated in an area of rural landscape character comprising low-rise residential developments, village houses, temporary structures, carparks, vacant land and clusters of trees. The applied use within the Site is considered not incompatible with the landscape setting in proximity;
- (b) with reference to the site photos taken in August 2022, the Site is hard-paved with some temporary structures and potted plants. Significant adverse landscape impact within the Site arising from the development is not anticipated. Hence, she has no objection to the application from the landscape planning perspective; and
- (c) since the Site is not adjacent to major public frontage and significant landscape impact within the Site is not anticipated, it is considered not necessary to impose a landscape condition in the planning permission should the application be approved by the Town Planning Board.

6. Fire Safety

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

- (a) he has no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- (b) his advisory comments are at **Appendix V**.

7. Drainage

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

- (a) he has no objection in principle to the application from drainage operation and maintenance point of view;
- (b) the applicant shall submit a drainage proposal for approval by CE/MN, DSD prior to implementation of the drainage works on site; and
- (c) his advisory comments are at **Appendix V**.

8. Building Matters

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

- (a) he has no objection in-principle to the application; and
- (b) his advisory comments are at **Appendix V**.

9. Licensing

Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) he has no adverse comment on the application; and
- (b) his advisory comments are at **Appendix V**.

10. Other Departments

The following government departments have no objection to or no comment on the application:

- (a) Commissioner of Police;
- (b) Director of Agriculture, Fisheries and Conservation;
- (c) Project Manager (West), Civil Engineering and Development Department;
- (d) Chief Engineer/Construction, Water Supplies Department; and
- (e) District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied development/use at the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the application site (the Site) comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner will need to immediately apply to LandsD to permit the structures to be erected or regularise any irregularity on the Site, if any. Besides, given the applied 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the 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 LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
 - (ii) the applicant should seek the relevant land owner(s) on the right of using the vehicular access;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD does not and will not maintain any access connecting the Site and Mai Po South Road; and adequate drainage measures should be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD) to consult the railway protection team of MTRCL with respect to operation, maintenance and safety of the existing railway network as the Site is close to the railway protection zone of existing Express Rail Link;

(f) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) as the development includes recreational uses and is located within Deep Bay Zone 2, it is a designated project under Item P.1, Part 1 of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (i.e. "a residential or recreational development, other than New Territories Exempted House, within Deep Bay Buffer Zone 1 or 2") and an environmental permit under EIAO is required for construction and operation of the development;
- (ii) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
- (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design should follow the requirements of Environmental Protection Department (EPD)'s Practice Note for Professional Note (ProPECC) PN 5/93 "Drainage Plans subject to Comment by Environmental Protection Department" including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93;
- (iv) to minimise any noise from the applied use, the use of public announcement systems, audio amplifier and loudspeaker shall be prohibited;
- (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances; and
- (vi) to follow the Recommended Pollution Control Clauses for Construction Contracts(https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html) to minimise the environmental impacts during the construction stage.

(g) to note the comments of the Director of Fire Services (D of FS) that:

- (i) fire service installations (FSIs) are anticipated to be required in consideration of the design/nature of the proposal. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the proposed FSIs should be clearly marked on the layout plans; and
- (ii) if the structure(s) on site 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 or referral from relevant licensing authority respectively;

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) the drainage proposal should demonstrate how the applicant will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations and charts should be included. For preparation of the proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at:

http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf

(ii) approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;

(iii) after completion of the required drainage works, the applicant shall provide DSD sets of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plans for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;

(iv) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;

(v) 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;

(vi) the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works to be carried out outside the site boundary in order to ensure the unobstructed discharge from the Site in future;

(vii) no public sewerage maintained by CE/MN, DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained; and

(viii) 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 during occupancy of the Site;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) 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 B(P)R at the building plan submission stage;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by 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 construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R; and
 - (vi) detailed checking under BO will be carried out at the building plans submission stage; and
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no facilities of Food and Environmental Hygiene Department (FEHD) facilities will be affected;
 - (ii) proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (FBR), Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, FSD and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (iii) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a store/refreshment kiosk may apply for under FBR:
 - (a) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (b) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (c) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - (d) if milk, frozen confections, non-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;
- (iv) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (v) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities / operation, the applicant should arrange disposal properly at their own expenses.

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



A/YL-MP/331 DD 101 Mai Po OS
30/08/2022 02:05

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-MP/331

Lot 24 in D.D. 101, Mai Po

Site area: About 1,161sq.m

Zoning: "Open Space"

Applied use : Hobby Farm / 5 Years / Filling of Land / 4 Vehicle Parking

Dear TPB Members,

Application 268 for a large open storage including this lot was rejected on review in April 2018 but the operation went ahead regardless as the district is a large brownfield.

Has any enforcement action been taken?

With so many appropriately zoned lots available and in view of the location in the middle of a brownfield with large vehicles coming and going, one has to question the motive of the application.

The proposed development involves excavation of land with area of 12 m² and a depth of 0.4m, and filling of land with an area of 80 m² and a depth of 0.3m.

This site does not appear to be suitable for farming.

Mary Mulvihill

