

2023年 5月 24日

此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 24 MAY 2023  
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](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](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

2301263 5/5 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/76-MP/347
	Date Received 收到日期	24 MAY 2023

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

## 1. Name of Applicant 申請人姓名/名稱

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

LAM Tung Man 林東文

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

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

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 2972 in D.D. 104, Yau Mei San Tsuen, Mai Po, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 223 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 162 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 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 and Fairview Park Outline Zoning Plan No.: S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" Zone
(f) Current use(s) 現時用途	Occupied by a vacant structure  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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之同意或向該人發給通知。詳情如下：

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
04/05/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 04/05/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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用途, 請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土            Area of filling 填土面積 ..... 223 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約            Depth of filling 填土厚度 ..... not more than 0.2 ..... m 米 <input type="checkbox"/> About 約 </div> <div> <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 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land

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

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

**(v) For Type (v) application 供第(v)類申請**

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

Proposed Temporary Shop and Service for a Period of 5 Years and Associated Filling of Land

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	162 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.73 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	65 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	2 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	7 ..... m 米	<input checked="" type="checkbox"/> About 約



☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

..... sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☒ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☒ office 辦公室

..... 18 ..... sq. m 平方米

☒ About 約☒ shop and services 商店及服務行業

..... 144 ..... sq. m 平方米

☒ About 約☐ 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)

.....

.....

.....

☐ 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)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]			
....	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
....	B1 (G/F)	SHOP AND SERVICES, OFFICE AND WASHROOM	144 m <sup>2</sup> (ABOUT)	144 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
....	(1/F)	OFFICE		18 m <sup>2</sup> (ABOUT)	
....	TOTAL		144 m <sup>2</sup> (ABOUT)	162 m <sup>2</sup> (ABOUT)	

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

.....

.....

.....

.....

.....

**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)

Dec 2023

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<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)) Accessible from Castle Peak Road - Tam Mi via a local access <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<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 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) _____ _____ _____
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?	Yes 是          No 否	<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 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) _____ _____ _____



### 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>	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"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>..... ..... ..... ..... .....</p>																																					



## 10. Justifications 理由

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

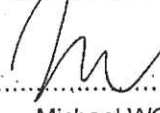
Please refer to supplementary statement.

**11. Declaration 聲明**

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

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

Signature  
簽署



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-Riches Property Consultants Limited



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

Date 日期

05/05/2023

(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**

- 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。
- 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。
- 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<sup>@</sup>

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

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 2972 in D.D.104, Yau Mei San Tsuen, Mai Po, Yuen Long, New Territories		
Site area 地盤面積	223	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Mai Po and Fairview Park Outline Zoning Plan No. : S/YL-MP/6		
Zoning 地帶	"Recreation" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land		
(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
	Non-domestic 非住用	162	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" 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	65 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	/
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing the land status of the application site, Paved ratio of the application site, FSI's proposal		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The accepted drainage proposal of A/YL-MP/290		

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



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

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

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### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lot 2972 in D.D. 104, Yau Mei San Tsuen, Mai Po, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land' (Plan 1)**. The applicant would like to use the Site for a 'smart home system' showroom to serve the nearby locals, i.e. residents of Royal Palms, Fairview Park, The Vineyard etc..
- 1.2 A large variety of smart electronic household goods, i.e. smart doorbell, smart switch, smart vacuum cleaner, smart air purifier etc. will be displayed at the Site. Due to the limited outdoor space at the Site, a large balcony is provided at 1/F of structure B1 for displaying of outdoor 'smart' devices, such as smart lawnmowers, smart outdoor lighting systems, smart air conditioning system etc..
- 1.3 The showroom allows customers to get a feel of the products before purchasing them online. Orders can be placed but there will be no physical products for direct purchase at the Site. Customers will have to collect their purchases at other locations or opt for delivery service.

#### **2) Planning Context**

- 2.1 The Site falls within area zoned as "Recreation" ("REC") on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6 (Plan 2). According to the Notes of the OZP, 'Shop and Services' is a column two use within the "REC" zone, which requires permission from the Board.
- 2.2 The Site is subject of two previously approved S.16 planning applications (Nos. A/YL-MP/279 and A/YL-MP/290) for the same use submitted by the same applicant, within which, the latest application No. A/YL-MP/290 was approved with conditions on a temporary basis of 3 years in 2020. As previous applications for the same use were approved by the Board, the approval of the current application would not set undesirable precedent within the "REC" zone. When compared with the previous application, the development parameters, i.e. GFA, covered area are slightly increased to meet the operation needs, while the operation mode is the same as the previous application.



- 2.3 The applicant has complied with approval conditions of the previous application (No. A/YL-MP/290) in relations to fire service installations (FSIs) and drainage, details are as follows:

Approval Conditions of Application No. A/YL-MP/290		Date of Compliance
(c)	The submission of FSIs proposal	7/9/2020
(d)	The implementation of FSIs proposal	Not complied
(e)	The submission of drainage proposal	18/3/2021
(f)	The implementation of drainage proposal	Not complied

- 2.4 Regarding approval conditions (d) and (f), the applicant did not have sufficient time to implement the proposed FSIs and drainage facilities immediately after the STW approval in early 2023, as prior approval of LandsD is required for erection of structure at the Site. Since FSIs and drainage facilities are constructed on the proposed structure, the applicant could not comply with approval conditions (d) and (f) within the designated time period, which led to revocation of the application.

- 2.5 In support of the application, the applicant has submitted FSIs proposal and the accepted drainage proposal of the previously application No. A/YL-MP/290 to mitigate adverse impact arise from the proposed development (**Appendices I to II**).

### 3) Development Proposal

- 3.1 The Site occupied an area of 223 m<sup>2</sup> (about) of private land (**Plan 3**). 1 structure is proposed at the Site for shop and services, office and washroom with total GFA of 162 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are 09:00 - 21:00 daily including public holidays. The estimated number of staff working at the Site are 5. The proposed development would attract not more than 15 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1 - Major Development Parameters**

Application Site Area	223 m <sup>2</sup> (about)
Covered Area	144 m <sup>2</sup> (about)
Uncovered Area	79 m <sup>2</sup> (about)
Plot Ratio	0.73 (about)
Site Coverage	65% (about)

<b>Number of Structure</b>	1
<b>Total GFA</b>	162 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	162 m <sup>2</sup> (about)
<b>Building Height</b>	7 m (about)
<b>No. of Storey</b>	2

- 3.2 The Site is accessible from Castle Peak Road – Tam Mi via a local access (Plan 1). Goods to support the daily operation of the Site are hand-carried to the Site by staff, hence, no parking and loading/unloading space is provided at the Site. Since the shop and services is proposed to serve the nearby locals, visitor is required to access the Site by walking. The operation mode is the same as the previously approved application No. A/YL-MP/290.
- 3.3 The Site was uneven and has been hard-paved to site level of +4.1 mPD (about) and no further filling is required to facilitate the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements stipulated in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.
- 4) Conclusion**
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the FSIs proposal and the accepted drainage proposal (of the previous application No. A/YL-MP/290) to mitigate any adverse impact arising from the proposed development (Appendices I and II).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Shop and Services for a Period of 5 Years and Associated

**Filling of Land'.**

**R-riches Property Consultants Limited**

**May 2023**



## **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	The Accepted Drainage Proposal of Application No. A/YL-MP/290

## **LIST OF PLANS**

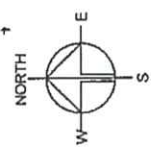
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Paved Ratio of the Application Site

## **APPENDICES**

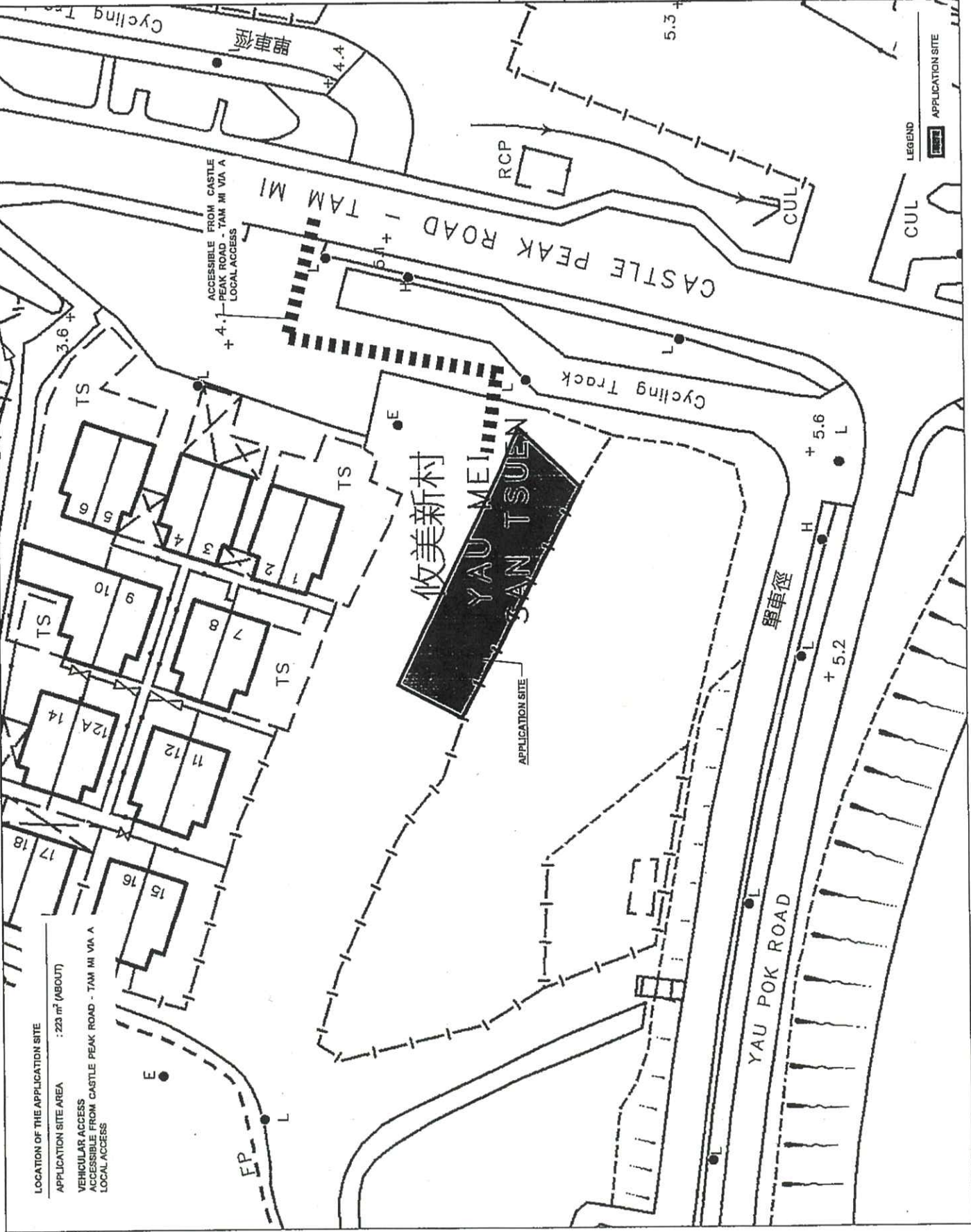
<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	The Accepted Drainage Proposal of Application No. A/YL-MP/290

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Paved Ratio of the Application Site



LOCATION OF THE APPLICATION SITE  
APPLICATION SITE AREA : 223 m<sup>2</sup> (ABOUT)  
VEHICULAR ACCESS  
ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI VIA A  
LOCAL ACCESS



PLANNED CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES FOR A PERIOD  
OF 5 YEARS AND ASSOCIATED  
FILLING OF LAND

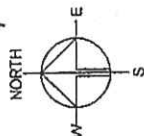
SITE LOCATION  
LOT 2872 (PART) IN D.D. 104,  
YAU MEI SAN TSUEN, MAI PO,  
YUEN LONG, NEW TERRITORIES

SCALE	1:2000 @ A4
DESIGNED BY	DATE
MIN	2.5.2023
REVISION BY	DATE
APPROVED BY	DATE

DWG TITLE	LOCATION PLAN
DWG NO.	PLAN 1
WORK	001

LEGEND  
APPLICATION SITE





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 223 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED MAI PO AND FAIRVIEW PARK OZP  
OZP PLAN NO. : SYL-MP/6  
AREA ZONED AS "REC"  
"REC" - "RECREATION"

CA

收美新村

Yau Mei

San Tsuen

REC

APPLICATION SITE

**R-Riches**  
Property Consultants Ltd.

PROPOSED TEMPORARY SHOP  
AND SERVICES FOR A PERIOD  
OF 5 YEARS AND ASSOCIATED  
FILLING OF LAND

LOT 2072 (PART) IN D.D. 104,  
YAU MEI SAN TSUEN MAI PO,  
YUEN LONG, NEW TERRITORIES

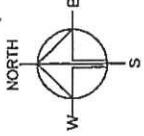
SCALE 1:2000 @ A4  
DATE 2.5.2023  
MIN  
REVISION  
DATE  
APPROVED BY  
DATE

OWN TITLE  
ZONING OF THE SITE  
DRAWN  
PLAN 2  
VSL  
001

LEGEND  
APPLICATION SITE





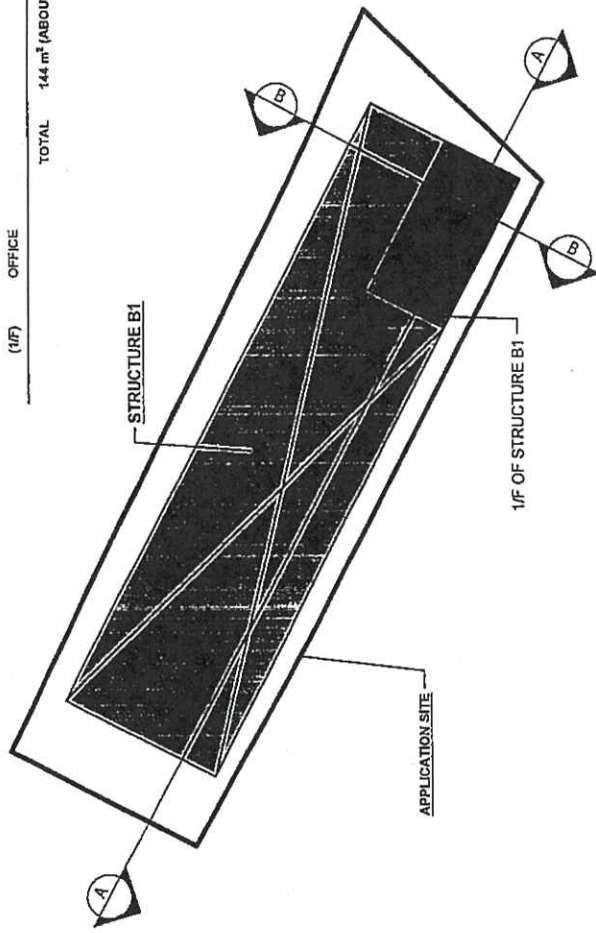


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 223 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 144 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 79 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.73	(ABOUT)
SITE COVERAGE	: 65%	(ABOUT)
NO. OF STRUCTURE	: 1	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 162 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	(ABOUT)

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
81 (GF)	SHOP AND SERVICES, OFFICE AND WASHROOM	144 m <sup>2</sup> (ABOUT)	144 m <sup>2</sup> (ABOUT)	7 m (ABOUT) (2-STOREY)
(1/F)	OFFICE		18 m <sup>2</sup> (ABOUT)	
TOTAL		144 m <sup>2</sup> (ABOUT)	162 m <sup>2</sup> (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE

**R-Riches**  
Property Consultants Ltd.

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 2872 IN D.D. 194, YAU MEI SAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE  
1: 200 / 250 @ A4

DRAWN BY  
MIN  
DATE  
3.5.2023

REVIEWED BY  
DATE

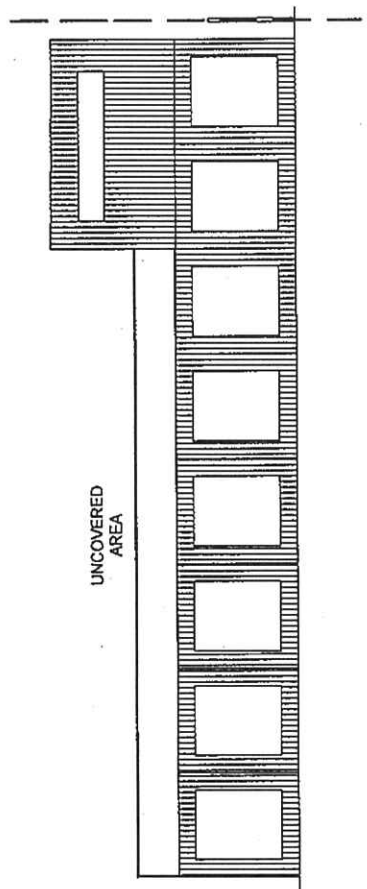
DATE

DWA TITLE  
LAYOUT PLAN

DWG NO.  
PLAN 4

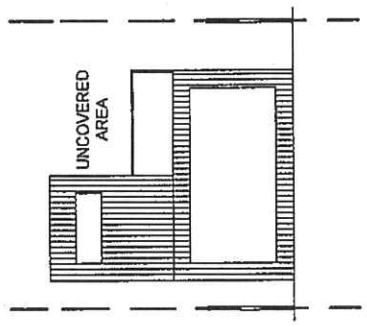
VOL.  
001

APPLICATION SITE



SECTION A-A  
(INDICATIVE ONLY)

APPLICATION SITE

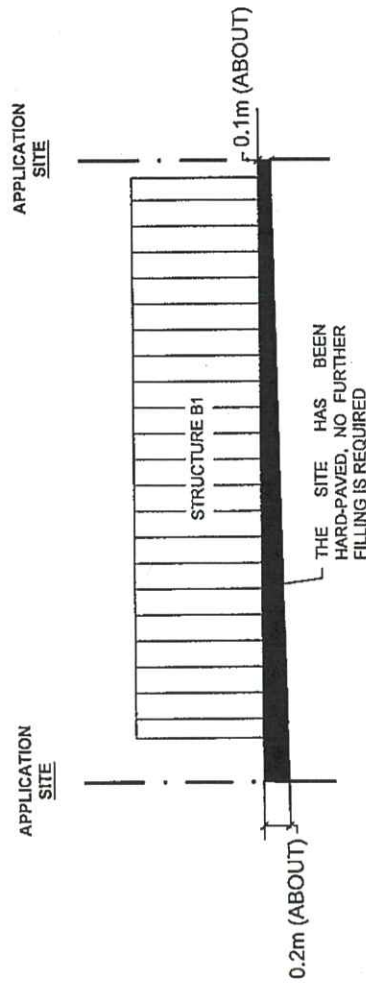
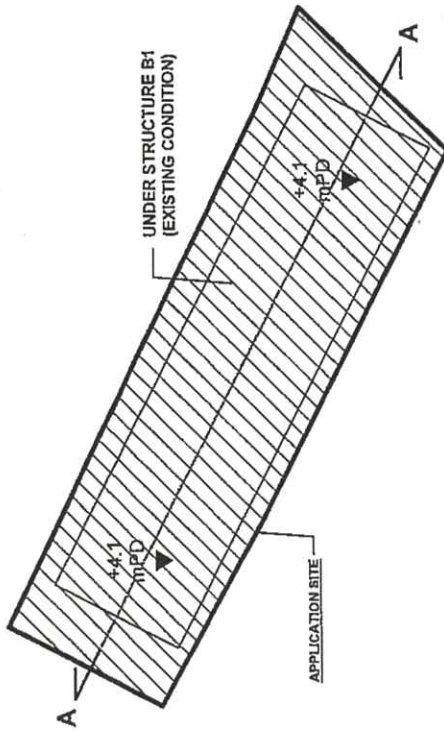


SECTION B-B  
(INDICATIVE ONLY)



PROPOSED PAVED RATIO OF THE SITE

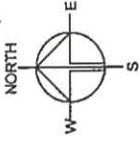
- APPLICATION SITE AREA : 223 m<sup>2</sup> (ABOUT)  
 LAND FILLING AREA\* : 223 m<sup>2</sup> (ABOUT)
- THE SITE HAS ALREADY BEEN PAVED WITH CONCRETE OF NOT MORE THAN 0.2m FOR SITE FORMATION OF STRUCTURE B1
  - NO FURTHER FILLING OF LAND IS REQUIRED FOR THE APPLICATION



SECTION A-A

LEGEND

☐ APPLICATION SITE



PLANNING CONSULTANT



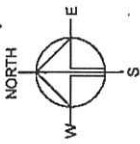
PROJECT  
 PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
 LOT 2872 (PART) IN D.D. 104, YAU MEI BAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE  
 1:300 @ A4

DATE	2.5.2023
DESIGNED BY	
CHECKED BY	
APPROVED BY	

DRAWN TITLE	PAVED RATIO
DRAWN NO.	PLAN 5
REV.	001



#### DEVELOPMENT PARAMETERS

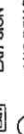
APPLICATION SITE AREA	: 223 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 144 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 79 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.73	(ABOUT)
SITE COVERAGE	: 65%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NONDOMESTIC GFA	: 182 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

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

#### FIRE SERVICE INSTALLATIONS



EMERGENCY LIGHT



EXIT SIGN

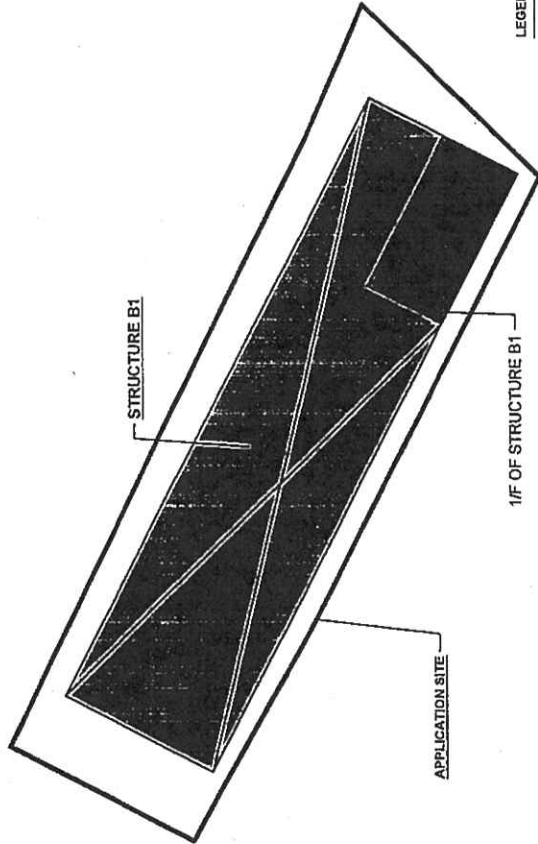


4 KG DRY POWDER TYPE FIRE EXTINGUISHER

#### FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 6/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (GF)	SHOP AND SERVICES, OFFICE AND WASHROOM	144 m <sup>2</sup> (ABOUT)	144 m <sup>2</sup> (ABOUT)	7 m (ABOUT) (2-STOREY)
(1/F)	OFFICE		18 m <sup>2</sup> (ABOUT)	
TOTAL		144 m <sup>2</sup> (ABOUT)	162 m <sup>2</sup> (ABOUT)	



#### LEGEND



APPLICATION SITE

STRUCTURE

**R-Riches**  
Property Consultants Ltd.

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

LOT 2072 IN O.D. 104, YAU MEI SAN TSIUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1:250 @ A4

DATE

5.5.2023

DATE

DATE

DATE

DATE

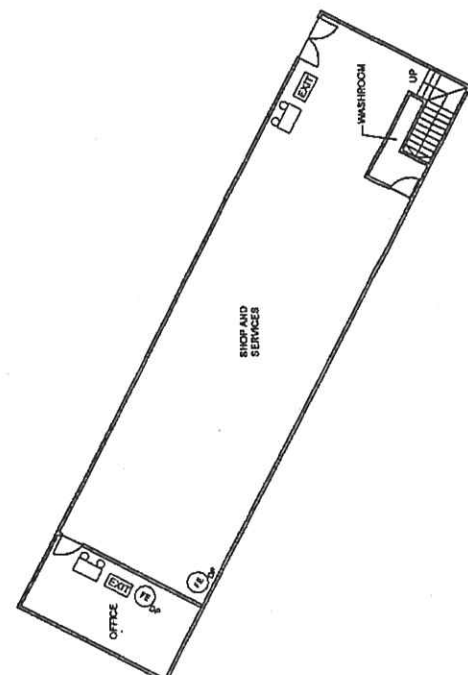
DATE

DATE

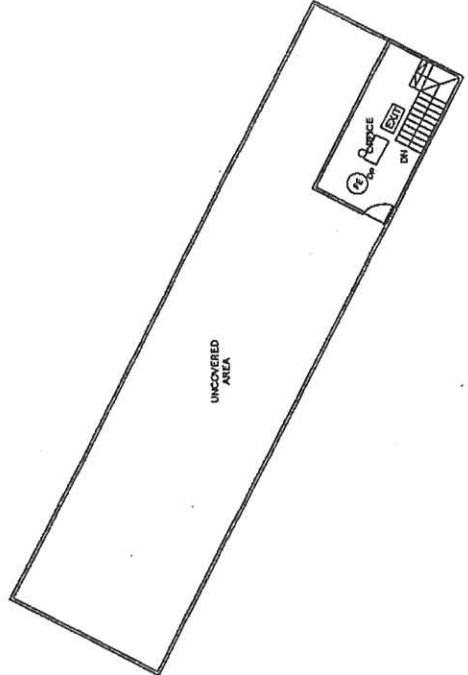
DATE

DATE

DATE



GROUND FLOOR OF STRUCTURE B1  
(INDICATIVE ONLY)



FIRST FLOOR OF STRUCTURE B1  
(INDICATIVE ONLY)

## 規 劃 署

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



By Fax ( ) and Post  
Planning Department

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

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-MP/290  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074

18 March 2021

R-Riches Property Consultants Ltd.

(Attn: Miss Grace WONG/Mr. Matthew NG)

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Electronic Goods Showroom)  
for a Period of 3 Years and Filling of Land  
in "Recreation" Zone, Lot 2972 (Part) in D.D. 104, Mai Po, Yuen Long  
(Planning Application No. A/YL-MP/290)  
Compliance with Approval Condition (e)**

I refer to your submission dated 10.2.2021 regarding the submission of a drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

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

Please implement the drainage proposal and maintain the implemented drainage facilities as soon as possible. Should you have any queries on the above, please contact the Chief Engineer/Mainland North of the Drainage Services Department (Contact Person: Mr. Joshua YUEN at Tel: 2300 1235).

Yours sincerely,

(Anthony LUK)

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



Our Ref.: DD104 Lot 2972 (Part)  
Your ref.: TPB/A/YL-MP/290

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

By Email

10 February 2021

Dear Sir,

**Compliance with Approval Condition (e)**

**Proposed Temporary Shop and Services (Electronic Goods Showroom)  
for a Period of 3 Years and Filling of Land  
in "Recreation" Zone, Lot 2972 (Part) in D.D. 104, Mai Po, Yuen Long**

**(S.16 Planning Application No. A/YL-MP/290)**

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

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

Grace WONG

**Proposed Temporary Shop and Services (Electrical Goods Showroom) for a Period of 3  
Years and Filling of Land, 2972 (Part) in D.D. 104, Mai Po, Yuen Long  
(Planning Application No. A/YL-MP/290)**

**Stormwater Drainage Proposal Report**

**September 2020**



**LI KOK KEUNG**  
MEng MICE MStructE  
MHKIE CEng RPE

## **Contents**

- 1. Introduction**
- 2. The Existing Site**
- 3. Existing Drainage Facilities**
- 4. Proposed Drainage Facilities**
- 5. Conclusion**

**Appendix A – Proposed Site Location Plan**

**Appendix B – Drainage Plans D01 and D02**

**Appendix C – Design Checking of Capacities of Existing Drainage Facilities**

**Appendix D – Site Photos**



## **1. Introduction**

The owner of the captioned lot submitted a town planning application to the Town Planning Board (TPB) in May 2019 seeking planning permission for an application for Temporary Shop and Services (Electrical Goods Showroom) and Filling of Land at Lot 2972 (Part) in D.D. 104, Mai Po, Yuen Long for a period of 3 years under the captioned Application Number. The above mentioned application was approved by the Town Planning Board in 2020.

One of the approval conditions mentioned in the approval letter is to submit and provision of the drainage facilities to the satisfaction of the Director of Drainage Services or of the TPB. The implemented drainage facilities on the site shall be maintained at all times during the planning approval period.

This report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period.

## **2. The Existing Site**

The proposed site is generally flat with site area of about 144m<sup>2</sup> and is presently a grass-covered land located south west of Yau Mei San Tsuen as shown in the location plan attached in **Appendix A**. A reinforced concrete ground slab of 200mm thick will be constructed on the proposed site to facilitate the construction of a single storey structure of maximum height of 3.5m.

## **3. Existing Drainage Facilities**

The existing drainage provisions were shown in the drainage plan D01 enclosed in **Appendix B**.

As shown in drainage plan D01, there is an existing natural stream course of general dimensions of 1000mm (wide) x 350 mm (deep) located between Yau Mei San Tsuen and the proposed site (Photo No. 1). All existing stormwater from within the proposed site and its adjacent areas is now discharging to and conveying by this natural stream. An existing 600mm UC from Yau Mei San Tsuen is also presently discharging rainwater into this natural streamcourse as indicated in Photo No. 1. The said natural stream course convey water westward to join an existing 600UC (Photo Nos. 3 & 4) coming from western portion of Yau Mei San Tsuen. The said 600UC finally discharge into an existing 2m wide reinforced concrete nullah (Photo No. 2).

Also shown in the drainage plan is an existing 375UC located south of the proposed site (Photo No. 5). The 375UC is built next to the adjacent newly constructed cycle track and runs southward and westward along Yau Pok Road and discharge to an underground 450 dia. pipe. The invert level of the 375UC is about 0.8 – 1.0m higher than the general level of the proposed site. For this reason, all existing storm water collected from within the site will not go to this 375UC.

#### **4. Proposed Drainage Facilities**

The proposed drainage facilities for the proposed site were shown in the drainage plans **D02** enclosed in **Appendix B**. Since the rainwater collected from within the site presently flows mainly to the existing natural stream course without records of flooding during rainstorms, it was proposed to keep the existing drainage path unchanged and keep using the existing stream course adjacent to the proposed site to discharge rainwater into the existing large concrete nullah via the existing 600 UC.

Stormwater falling onto the roof of the proposed structure will first be collected to the roof gutter and convey down to the ground by downpipe into small gully and then discharged into an proposed 225 UC by underground 150 diameter uPVC pipe. All other water collected from the lot will fall toward the proposed 225UC to be constructed at the northern boundary of the site as indicated in the proposed drainage plan. All collected stormwater will finally discharge into the existing stream through a proposed 300 UC.

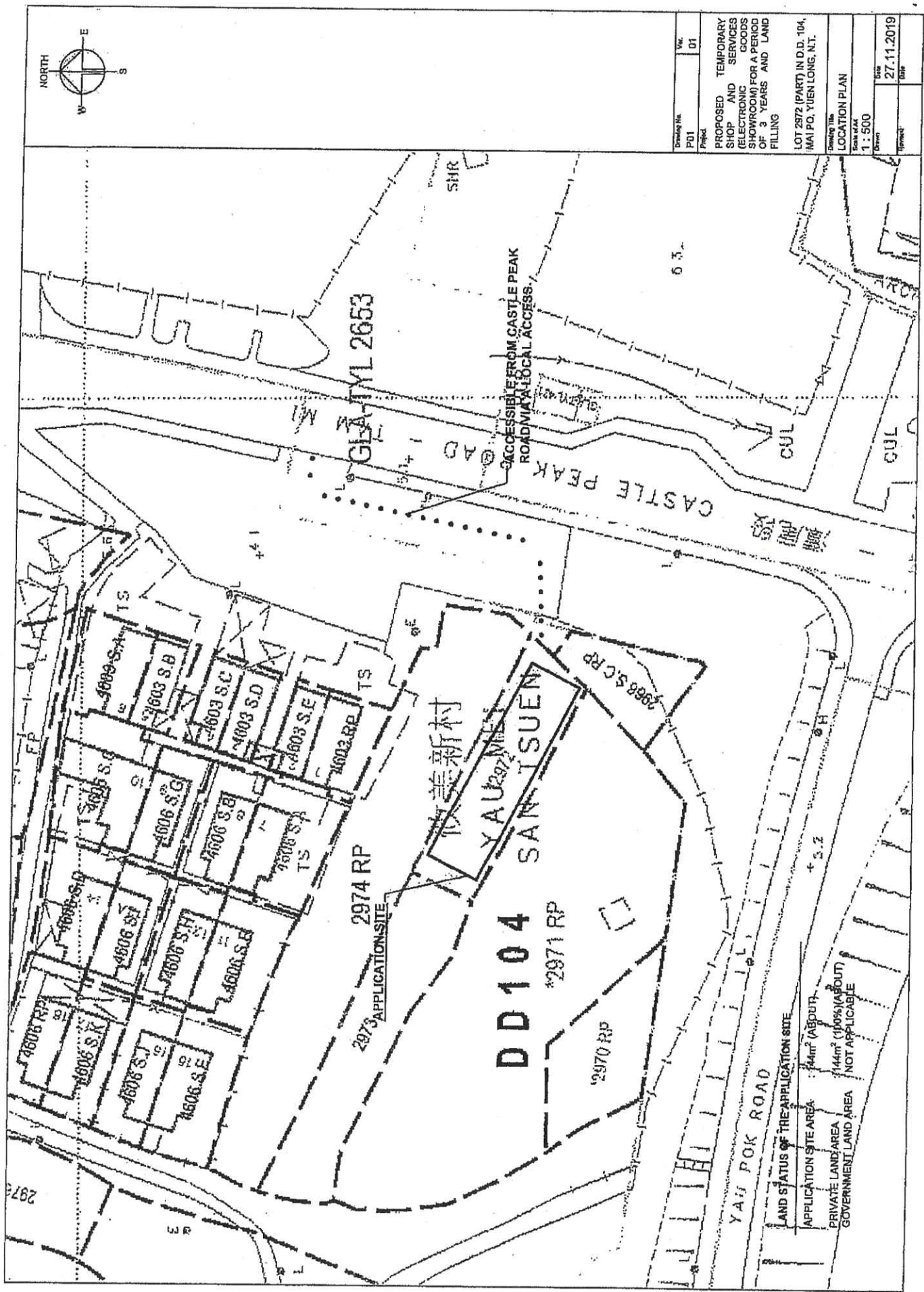
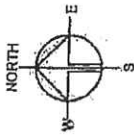
The calculation showing that the proposed 225UC and the existing natural stream were adequate to discharge the rainwater from the proposed site was enclosed in **Appendix C** of this report.

#### **5. Conclusions**

The proposed site is small and has been well draining through the existing natural streamcourse located close to the site. It is proposed to keep the existing drainage paths unchanged. Since the proposed site will only be of temporary use with a period of about three years, the proposed drainage facilities were considered sufficient and safe.

**APPENDIX A**  
**Proposed Site Location Plan**



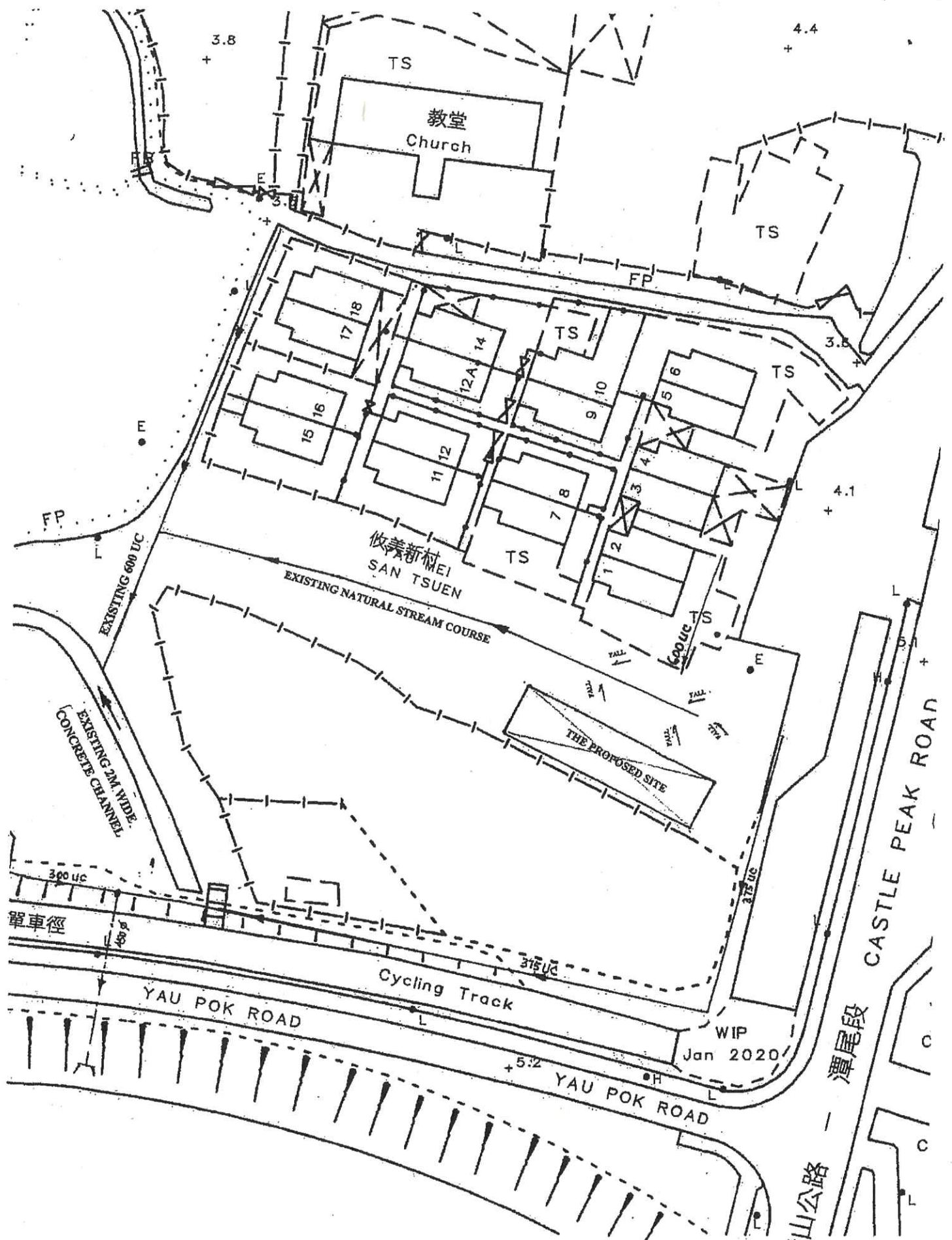


Drawing No.	Vol.	01
P01		
Project	PROPOSED TEMPORARY SHOP AND SERVICES (ELECTRONIC GOODS SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING	
LOT 2572 (PART) IN D.D. 104, MAI PO, YUEN LONG, N.T.		
Drawing Title	LOCATION PLAN	
Scale of Map	1:500	
Drawn	Date	27.11.2019
Checked	Issue	

LAND STATUS OF THE APPLICATION SITE	
APPLICATION SITE AREA	144m <sup>2</sup> (ABOUT)
PRIVATE LAND AREA	144m <sup>2</sup> (100% (ABOUT)
GOVERNMENT LAND AREA	NOT APPLICABLE

## **APPENDIX B**

### **Drainage Plans D01 and D02**



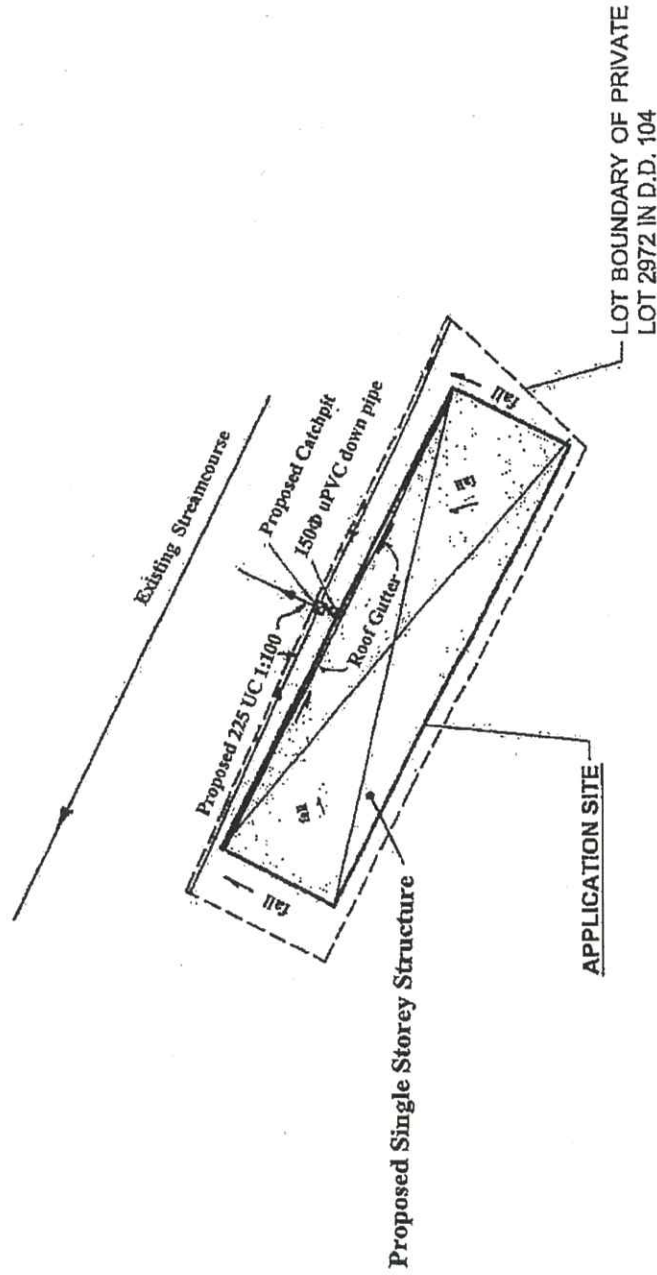
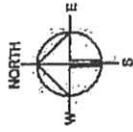
Drainage Plans D01 - Existing Drainage Facilities



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 144m<sup>2</sup> (ABOUT)  
 COVERED AREA : 144m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : NOT APPLICABLE

NO. OF STRUCTURE : 1  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 144m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 3.5m (ABOUT)  
 NO. OF STOREY : 1



LEGEND

— APPLICATION SITE

▨ STRUCTURE

申請編號 Application No. : A/YL-MP/290

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Drawing No. P02  
 Scale 1:300  
 Date 27.11.2019  
 Project PROPOSED TEMPORARY SHOP AND SERVICES (ELECTRONIC GOODS SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING  
 LOT 2972 (PART) IN D.D. 104, MAI PO, YUEN LONG, N.T.

Drawing Title LAYOUT PLAN  
 Scale of A4 1:300  
 Date 27.11.2019  
 Project PROPOSED TEMPORARY SHOP AND SERVICES (ELECTRONIC GOODS SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING  
 LOT 2972 (PART) IN D.D. 104, MAI PO, YUEN LONG, N.T.

## DRAINAGE PLAN D02 - PROPOSED DRAINAGE ARRANGEMENT

## **APPENDIX C**

### **Design Checking of Capacities of Existing and Proposed Drainage Facilities**

### Drainage Design Calculation

The proposed site was generally flat with site area of about 144m<sup>2</sup>.

Catchment Area = 144m<sup>2</sup>

Runoff coefficient  $k = 1.0$

Rainstorm return period = 1 in 50 year

Assume time of concentration = 3 minute,

### **Checking of Capacity of Proposed 225mm UC:-**

From Figure 8.2,  $I = 295 \text{ mm/hr}$

$$Q = kAi/3600 = 1 \times 144 \times 295 / 3600 = 11.8 \text{ l/s} = 708 \text{ l/min.}$$

For 225 UC of gradient of 1 : 100,

From Figure 8.7,

$$Q = 3,200 \text{ l/min.} > 708 \text{ l/min.} \quad \text{O.K.}$$

$$\text{Flow velocity} = 1.50 \text{ m/s} > 1.3 \text{ m/s} \quad \text{O.K.}$$

### **Checking of Capacity of Existing Streamcourse:-**

The existing streamcourse is trapezoidal in shape with top and bottom widths of about 1.2m and 0.3m respectively. The stream is about 0.4m deep and with gradient of about 1: 150

$$\text{Gradient of pipe} = 1/150 = 0.007$$

$$\text{Roughness factor, } n = 0.04$$

$$R = A/P = 0.5 \times (1.2+0.3) \times 0.40 / (2 \times 0.602 + 0.3) = 0.1984$$

$$\begin{aligned} Q &= (1/n)AR^{0.67} S^{0.5} = (1/0.04) \times 0.30 \times (0.1984)^{0.67} \times (0.007)^{0.5} \\ &= 0.056 \text{ m}^3/\text{s} \\ &= 56/\text{s} = 3,360 \text{ l/min} >> 708 \text{ l/min} \quad \text{O.K.} \end{aligned}$$



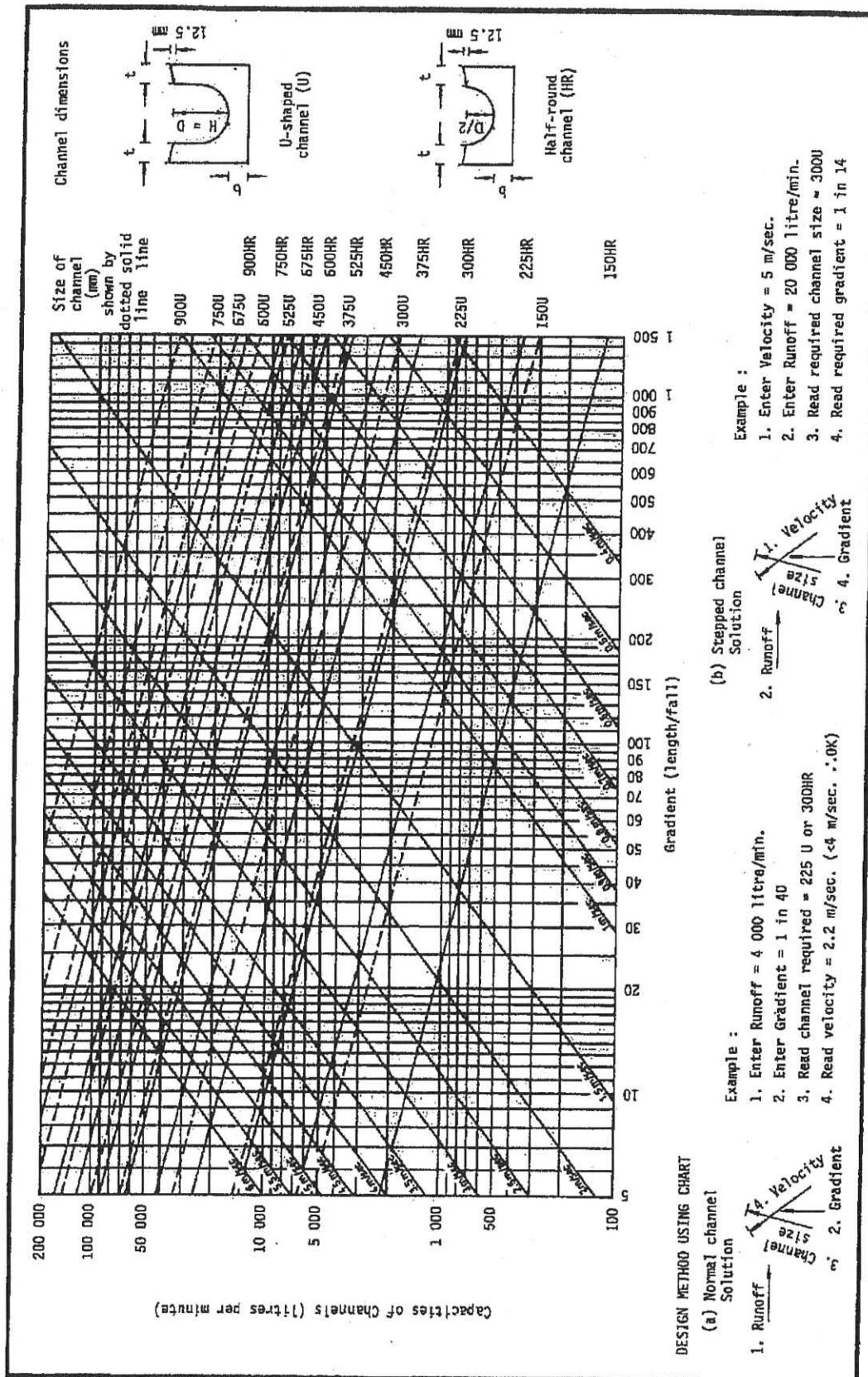


Figure 8.7 - Chart for the Rapid Design of Channels

## **APPENDIX D**

### **Site Photos**



PHOTO NO. 1 - EXISTING DRAINAGE

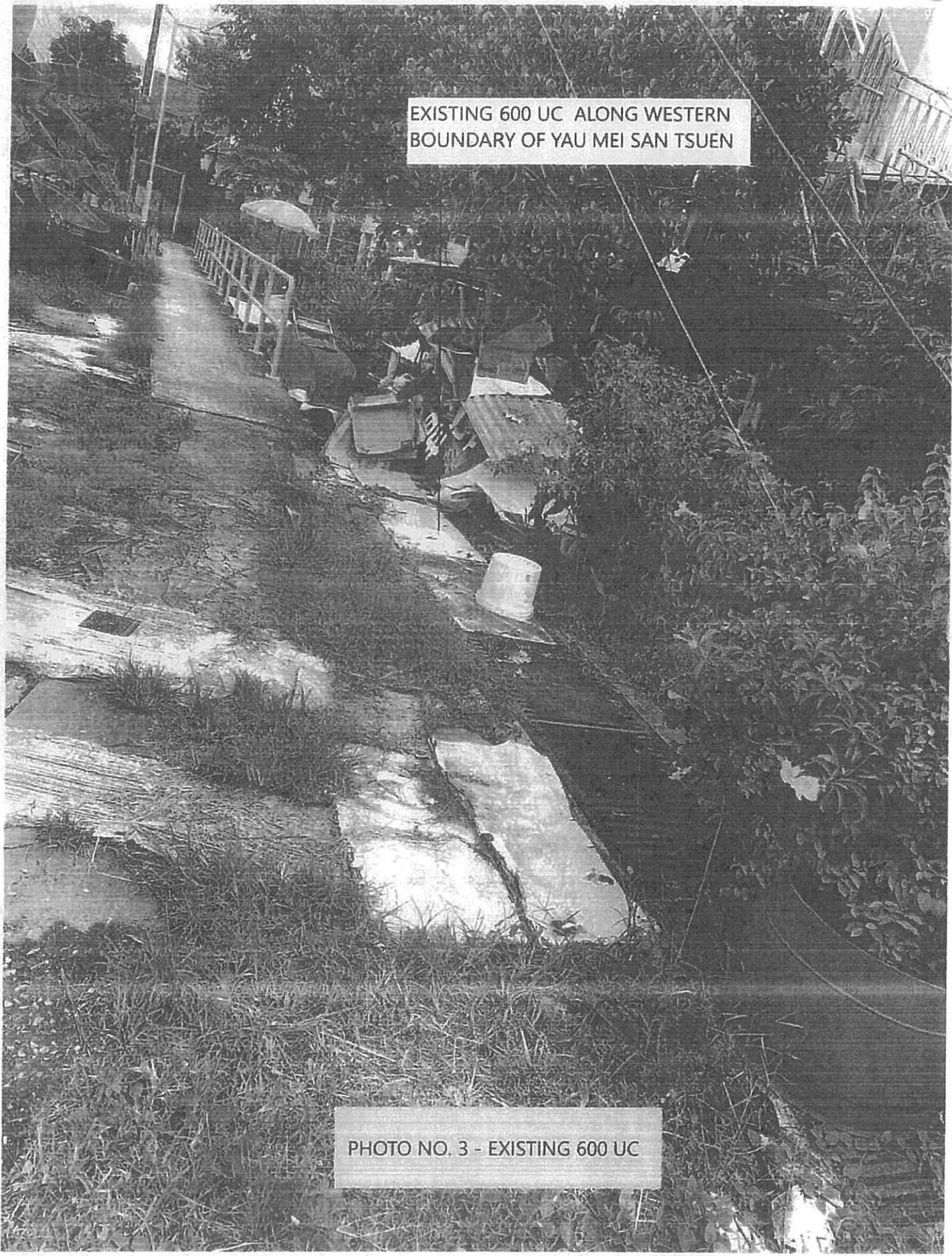




EXISTING 2M WIDE  
CONCRETE NULLAH

PHOTO NO. 2 -  
EXISTING CONCRETE  
NULLAH

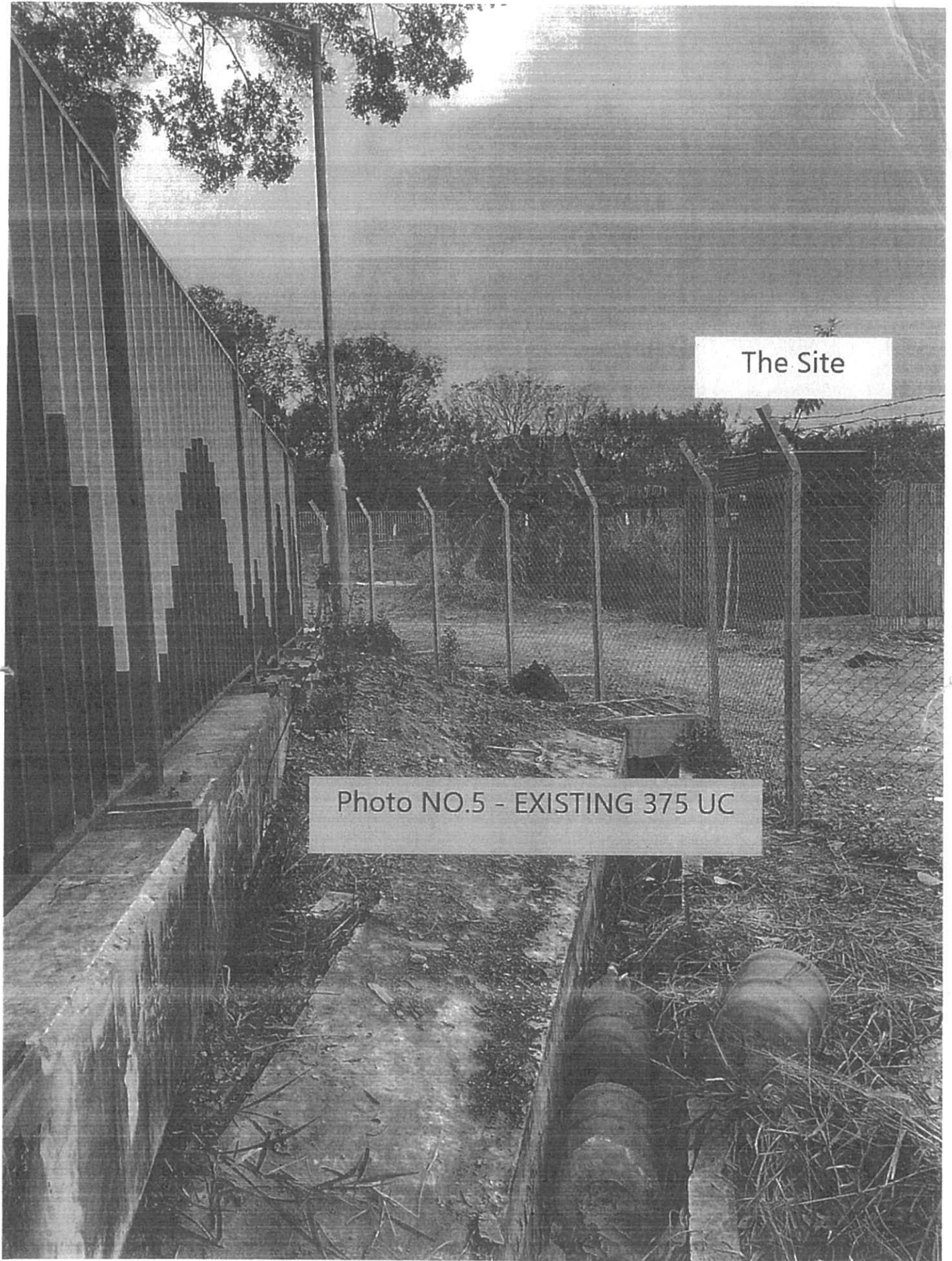




EXISTING 600 UC ALONG WESTERN  
BOUNDARY OF YAU MEI SAN TSUEN

PHOTO NO. 3 - EXISTING 600 UC

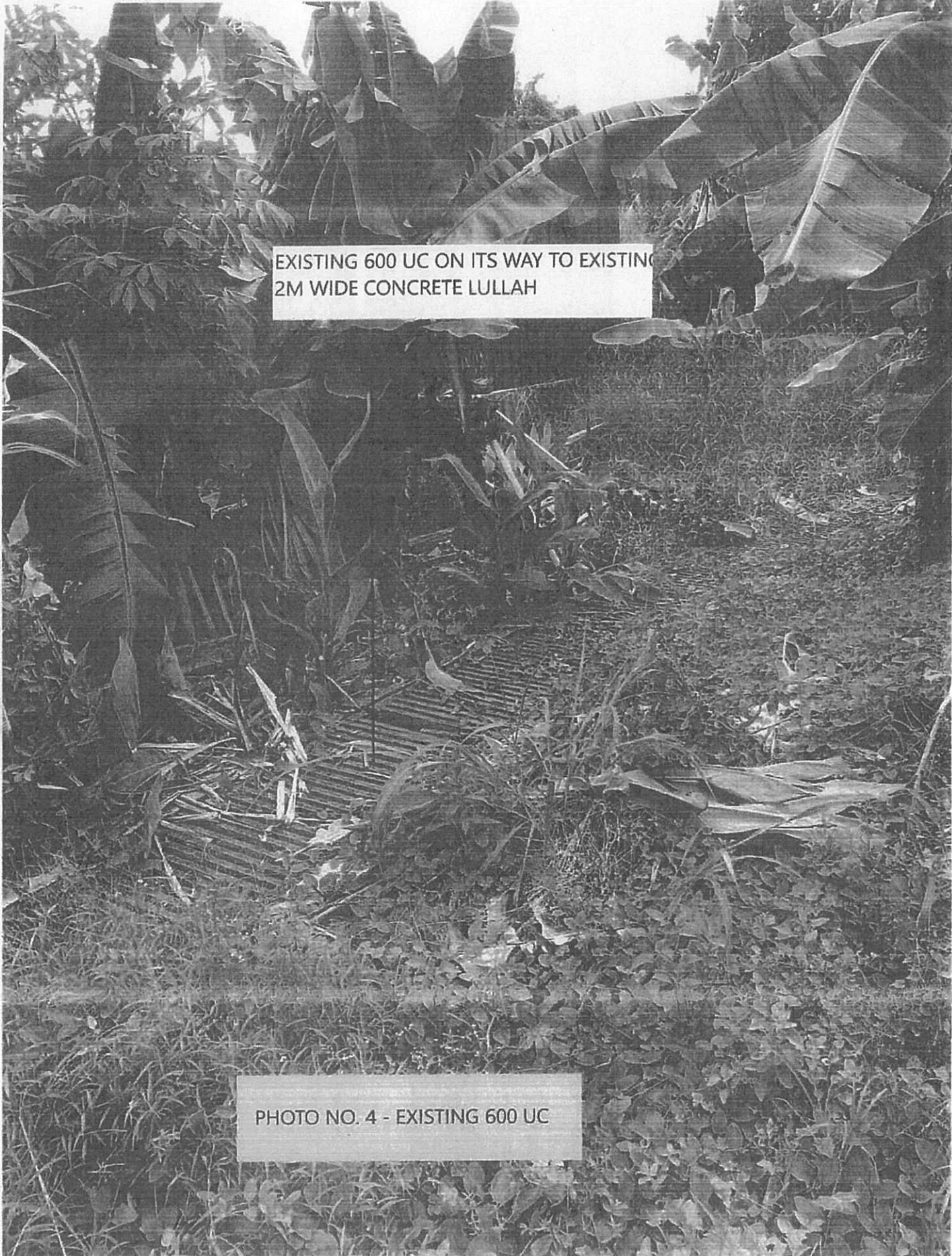




The Site

Photo NO.5 - EXISTING 375 UC





EXISTING 600 UC ON ITS WAY TO EXISTING  
2M WIDE CONCRETE LULLAH

PHOTO NO. 4 - EXISTING 600 UC



盈卓物業  
顧問有限公司

Our Ref.: DD104 Lot 2972  
Your Ref.: TPB/A/YL-MP/347

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

By Email

4 July 2023

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land  
in "Recreation" Zone, Lot 2972 in D.D. 104, Yau Mei San Tsuen, Mai Po, Yuen Long**

**(S.16 Planning Application No. A/YL-MP/347)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Alice CHEUNG  
(Attn.: Mr. Davy LAM

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





**Responses-to-Comments**

**Proposed Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land  
in "Recreation" Zone, Lot 2972 in D.D. 104, Yau Mei San Tsuen, Mai Po, Yuen Long**

**(Application No. A/YL-MP/347)**

- (i) A replacement page of the supplementary statement and a revised layout plan are provided (**Annex I** and **Plan 1**).
- (ii) A RtoC Table:

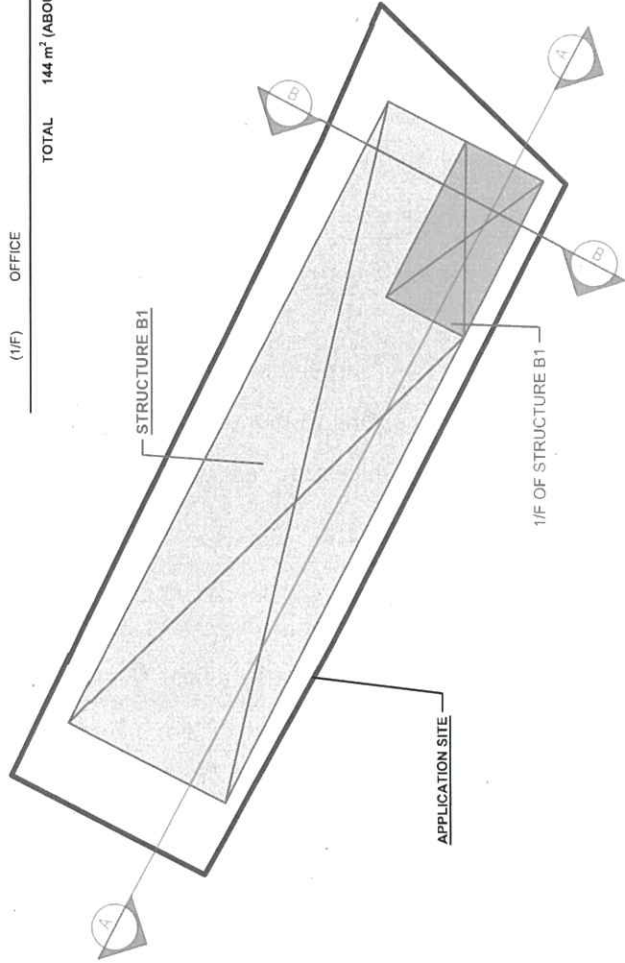
Departmental Comments		Applicant's Responses
<b>1. Comments of Director of Fire Services</b> <b>(Contact Person: Mr. WONG Ho-yin; Tel: 2733 7737)</b>		
(a)	The accessible uncovered area on 1/F is GFA accountable. In this regard, automatic sprinkler system, modified hose reel system and fire alarm system shall also be provided to Structure B1."	Site office (about 18m <sup>2</sup> ) is provided at 1/F of the proposed 2-storey structure, while the remaining area on 1/F is the roof which is not accessible. A revised fire service installations proposal is provided for your consideration ( <b>Annex II</b> ).

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 223 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 144 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 79 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.73	(ABOUT)
SITE COVERAGE	: 65%	(ABOUT)
NO. OF STRUCTURE	: 1	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 162 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	(ABOUT)

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

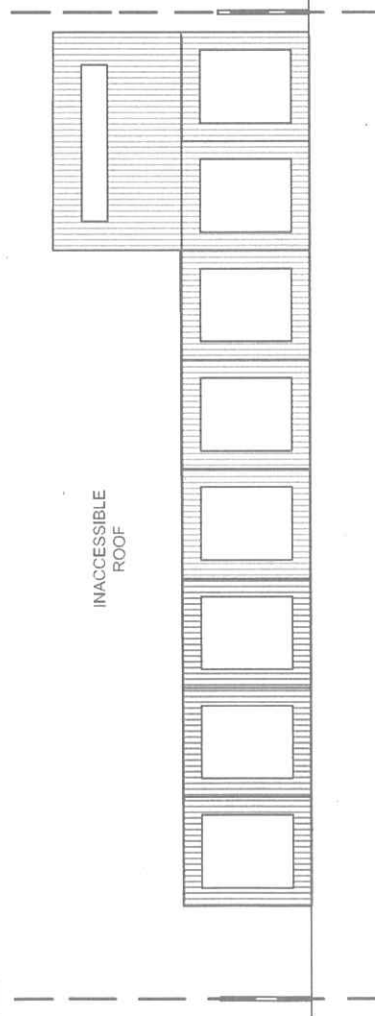
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F) SHOP AND SERVICES, OFFICE AND WASHROOM	144 m <sup>2</sup> (ABOUT)	144 m <sup>2</sup> (ABOUT)	7 m (ABOUT) (2-STOREY)
	(1/F) OFFICE		18 m <sup>2</sup> (ABOUT)	
TOTAL		144 m <sup>2</sup> (ABOUT)	162 m <sup>2</sup> (ABOUT)	



## LEGEND

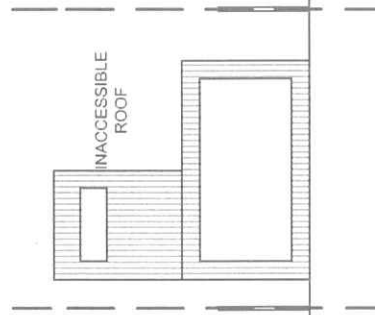
	APPLICATION SITE
	STRUCTURE

APPLICATION SITE

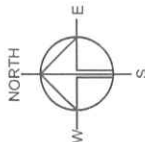


SECTION A-A  
(INDICATIVE ONLY)

APPLICATION SITE



SECTION B-B  
(INDICATIVE ONLY)



PLANNING CONSULTANT



PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 2972 IN D.D. 104, YAU MEI SAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 / 250 @ A4

DRAWN BY

MN

DATE

3.5.2023

REVIEWED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 1

VER.

001



### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lot 2972 in D.D. 104, Yau Mei San Tsuen, Mai Po, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land**' (Plan 1). The applicant would like to use the Site for a 'smart home system' showroom to serve the nearby locals, i.e. residents of Royal Palms, Fairview Park, The Vineyard etc..
- 1.2 A large variety of smart electronic household goods, i.e. smart doorbell, smart switch, smart vacuum cleaner, smart air purifier etc. will be displayed at the Site. The showroom allows customers to get a feel of the products before purchasing them online. Orders can be placed but there will be no physical products for direct purchase at the Site. Customers will have to collect their purchases at other locations or opt for delivery service.

#### **2) Planning Context**

- 2.1 The Site falls within area zoned as "Recreation" ("REC") on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services' is a column two use within the "REC" zone, which requires permission from the Board.
- 2.2 The Site is subject of two previously approved S.16 planning applications (Nos. A/YL-MP/279 and A/YL-MP/290) for the same use submitted by the same applicant, within which, the latest application No. A/YL-MP/290 was approved with conditions on a temporary basis of 3 years in 2020. As previous applications for the same use were approved by the Board, the approval of the current application would not set undesirable precedent within the "REC" zone. When compared with the previous application, the development parameters, i.e. GFA, covered area are slightly increased to meet the operation needs, while the operation mode is the same as the previous application.
- 2.3 The applicant has complied with approval conditions of the previous application (No. A/YL-MP/290) in relations to fire service installations (FSIs) and drainage, details are as follows:

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 223 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 144 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 79 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.73	(ABOUT)
SITE COVERAGE	: 65%	(ABOUT)
NO. OF STRUCTURE	: 1	NOT APPLICABLE
DOMESTIC GFA	: 162 m <sup>2</sup>	(ABOUT)
NONDOMESTIC GFA	: 7 m	(ABOUT)
BUILDING HEIGHT	: 2	
NO. OF STOREY		

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

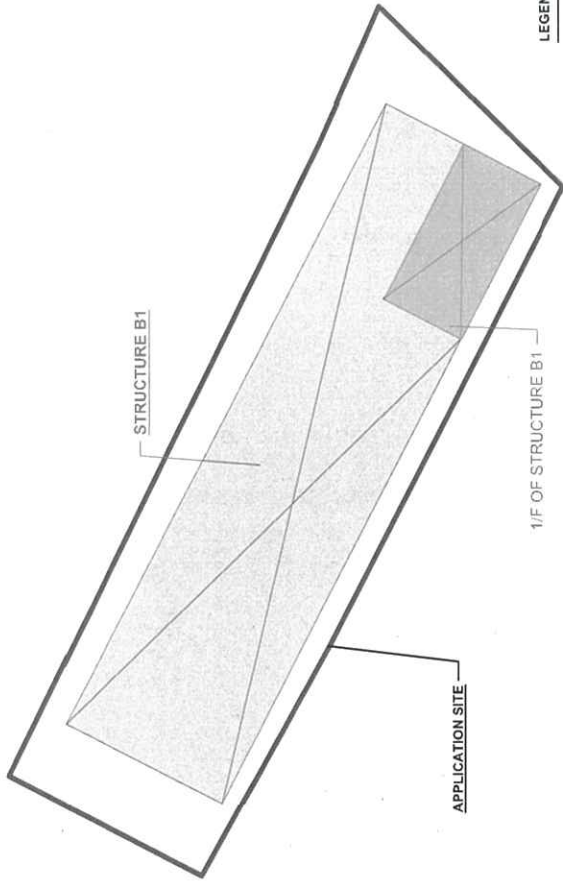
## FIRE SERVICE INSTALLATIONS

- EMERGENCY LIGHT
- EXIT SIGN
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

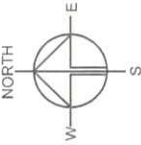
### FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838 2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	SHOP AND SERVICES, OFFICE AND WASHROOM	144 m <sup>2</sup> (ABOUT)	144 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
(1/F)	OFFICE		18 m <sup>2</sup> (ABOUT)	
TOTAL		144 m <sup>2</sup> (ABOUT)	162 m <sup>2</sup> (ABOUT)	



LEGEND  
APPLICATION SITE  
STRUCTURE

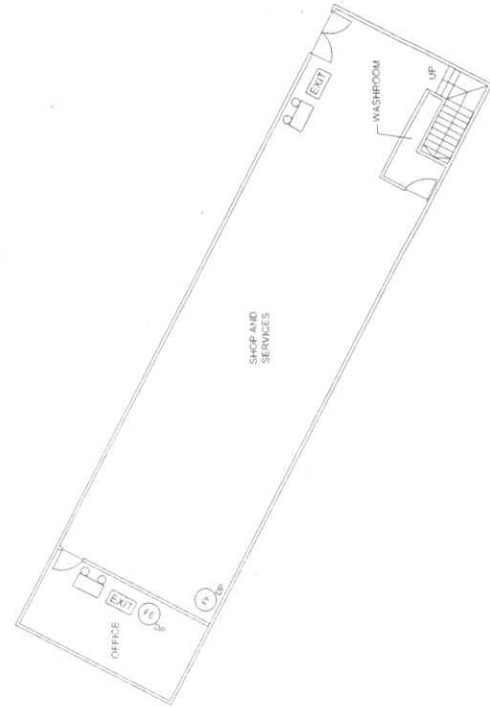


PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

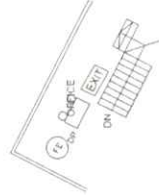
PROJECT  
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 2972 IN D.D. 104, YAU MEI SAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE	1: 250 @ A4
DRAWN BY	MN
DATE	5.5.2023
REVIEWED BY	OL
DATE	29.6.2023
APPROVED BY	
DATE	
DWG. TITLE	FSIS PROPOSAL
DWG. NO.	ANNEX II
VER.	001



GROUND FLOOR OF STRUCTURE B1  
(INDICATIVE ONLY)



FIRST FLOOR OF STRUCTURE B1  
(INDICATIVE ONLY)



**Relevant Extracts of Town Planning Board Guidelines for  
Application for Developments 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 summarised 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**

**Approved Applications**

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/279	Proposed Temporary Shop and Services (Electronic Goods Showroom) for a Period of 3 Years	31.5.2019 (RNTPC) [Revoked on 30.11.2019]
2.	A/YL-MP/290	Proposed Temporary Shop and Services (Electronic Goods Showroom) for a Period of 3 Years and Filling of Land	20.3.2020 (RNTPC) [Revoked on 20.8.2022]



**Government Departments' General Comments**

**1. Land Administration**

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

- the application site (the Site) comprises an Old Schedule Agricultural Lot which is 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;
- Lot Nos. 2972 in D.D. 104 is covered by Short Term Waiver No. 5423 to permit structures for the purpose of “Temporary Shop and Service (Electronic Goods Showroom)”;
- advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

- no vehicle is allowed to access the Site at any time during the planning approval period;
- advisory comments as detailed in **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint relating to the Site was recorded in the past three years;
- in accordance with the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites”, he has no objection to the application; and
- advisory comments as detailed in **Appendix V**.

**4. Landscape**

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

- based on the aerial photo of 2022, the Site is located in a miscellaneous rural fringe landscape character comprising of temporary structures, village houses, vacant lands, scattered tree groups and low-rise residential blocks within “Residential (Group C)” zone in the north. Comparing the aerial photo of 2020 and 2022, there is no significant change to the landscape character of the surrounding area since the last application (No. A/YL-MP/290) was approved. According to the site photos taken in June 2023, the showroom for household goods is in operation. According to the site layout, which shows a 2-storey height structure for the applied use and there is no significant change in building footprint. Further significant adverse landscape impact within the site



arising from the proposed use is not anticipated. As such, she has no objection to the application from landscape planning perspective.

- should the Town Planning Board (the Board) approve this application, it is considered not necessary to impose a landscape condition as further adverse landscape impact within the Site is not anticipated;

## 5. Drainage

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

- no objection in principle to the application;
- the applicant shall implement the accepted drainage proposal under previous Application No. A/YL-MP/290 and inform Planning Department if the drainage arrangement has been changed; and
- should the Board consider that the application is acceptable from planning point of view, conditions should be stipulated requiring (i) the implementation of the accepted drainage proposal under previous Application No. A/YL-MP/290; and (ii) the maintenance of the drainage facilities for the development to the satisfaction of the Director of Drainage Services or of the Board.

## 6. Fire Safety

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

- he has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable;
- the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services; and
- advisory comments as detailed in **Appendix V**.

## 7. Other Departments

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

- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 2-1, Highways Department (CE/RD2-1, HyD);
- Director of Agriculture, Fisheries and Conservation (DAFC);

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Director of Electrical and Mechanical Services (DEMS);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long), Home Affairs Department (DO/YL, HAD).





**Recommended Advisory Clauses**

- (a) Prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
  - should planning approval be given to the subject planning application, the Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the 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(s) will be approved. If such application(s) 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that
  - the Site is connected to public road network via a section of 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;
- (e) to note the comments of the Director of Environmental Protection (DEP) that
  - the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas;
- (f) to note the comments of the Director of Fire Services (D of FS) that
  - the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services;
  - if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
  - licensing requirements would be formulated upon receipt of formal application via the licensing authority;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
- the access arrangement to the Site from Castle Peak Road – Tam Mi should be agreed by TD;
  - HyD shall not be responsible for the maintenance of any accesses connecting the Site and Castle Peak Road – Tam Mi; and
  - adequate drainage measures should be provided at the Site access to prevent surface water running from the Site to the nearby public roads or exclusive road drains;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
  - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of Building Authority should be obtained, otherwise they are unauthorised building works (UBWs) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.



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

參考編號

Reference Number:

230621-134036-19079

提交限期

Deadline for submission:

27/06/2023

提交日期及時間

Date and time of submission:

21/06/2023 13:40:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/347

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan

意見詳情

Details of the Comment :

我們反對！

該路段 實不應有任何 商店及服務行業！

由於路段沒有任何停車場及泊車地方，如貴會批准後定必做成，青山公路攸美村段出現交通阻塞，或意外頻生！

近期 該區附近 因有非法小食店設立，一再出現交通意外！



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



**A/YL-MP/347 DD 104 Mai Po Recreation**

23/06/2023 03:14

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-MP/347

Lot 2972 (Part) in D.D. 104, Mai Po, Yuen Long

Site area : About 223m<sup>2</sup>

Zoning : "Recreation"

Applied Use : Shop / **Filling of Land / 5 Years**

Dear TPB Members,

The operator has failed to fulfill the important fire and drainage conditions. Unacceptable for a local so close to hundreds of homes.

The applicant knows how to milk the system, another application and for an even bigger site, tweak the parameters and good to go, this time for 5 years.

If members approve this application they too are negligent as it is their duty to be the ultimate gate keepers and cannot continue to ignore the issue of failure to comply with basic conditions.

Mary Mulvihill

**From:**

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

**Date:** Sunday, 12 January 2020 2:36 AM CST

**Subject:** A/YL-MP/290 DD 104 Mai Po Recreation

Dear TPB Members,

Suggest that you ask some questions this time around as Applicant has now applied to fill in land. This is unacceptable for a Recreation zoning within a sensitive area. If Ag & Fish makes no comment, why not?

Minutes 31 May:

during the first three weeks of the statutory publication period, six objecting public comments were received from **a Legislative Council member, two villagers of Yau Mei San Tsuen, two nearby residents and a member of the public.**

The site fell within the **Wetland Buffer Area** of the Town Planning Board Guidelines No.12C and the Director of Agriculture, Fisheries and Conservation had no comment on the application.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Tuesday, May 7, 2019 2:03:51 AM  
Subject: A/YL-MP/279 DD 104 Mai Po

A/YL-MP/279  
Lot 2972 (Part) in D.D. 104, Mai Po, Yuen Long  
Site area : About 144m<sup>2</sup>  
Zoning : "Recreation"  
Applied Use : Electronic Goods Showroom

Dear TPB Members,

Strongly object to this application. A commercial outlet on Recreation is a totally incompatible land use.

Moreover Google Maps show that the site is natural vegetation and access would mean driving through trees.

Members must reject this inappropriate plan as it is an obvious Destroy to Build whereby a site of natural resources would be trashed.

Mary Mulvihill

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230625-161823-32588

**提交限期****Deadline for submission:**

27/06/2023

**提交日期及時間****Date and time of submission:**

25/06/2023 16:18:23

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-MP/347

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. 郭深榮

**意見詳情****Details of the Comment :**

有關A/YL—MP/347 規劃申請 本村民反對，建築期間 建築期間 會產生嚴重滋擾 日後建成 後會有大量 閒雜人等 影響日後居民生活，希望成規會 不接受其申請