

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。

24 MAY 2023

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

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

2301396 19/5 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/PL-MP/348
	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 )

Hang Shun Real Estate Strategy Limited 恆信地產策略有限公司

## 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 2905 S.C RP (Part) in D.D. 104 and adjoining Government Land, 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
☒ Site area 地盤面積 ..... 574 ..... sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 ..... 379.5 ..... sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any)  
所包括的政府土地面積(倘有)..... 205 ..... sq.m 平方米 ☒ 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.: SYL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" Zone
(f) Current use(s) 現時用途	Shop and Services  (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的同意或向該人發給通知。詳情如下：

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<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  
18/05/2022 (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 16/05/2022 (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途，請填妥於附件的表格。

## (b) For Type (b) application 供第(b)類申請

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

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

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

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置											
	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 data-bbox="502 1265 805 1355">Name/type of installation 裝置名稱/種類</th> <th data-bbox="805 1265 965 1355">Number of provision 數量</th> <th data-bbox="965 1265 1458 1355">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 data-bbox="502 1355 805 1601"></td><td data-bbox="805 1355 965 1601"></td><td data-bbox="965 1355 1458 1601"></td></tr> <tr> <td data-bbox="502 1601 805 1713"></td><td data-bbox="805 1601 965 1713"></td><td data-bbox="965 1601 1458 1713"></td></tr> <tr> <td data-bbox="502 1713 805 1825"></td><td data-bbox="805 1713 965 1825"></td><td data-bbox="965 1713 1458 1825"></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

Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 379.5 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.66 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 33 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 2 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 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
	..... 7.5 ..... 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 ..... 106.5 ..... sq. m 平方米 ☒ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☒ shop and services 商店及服務行業 ..... 273 ..... sq. m 平方米 ☒ About 約

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

.....  
 .....  
 .....

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

.....  
 .....  
 .....

☐ 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) (1/F)	EATING PLACE SHOP AND SERVICES	106.5 m <sup>2</sup> (ABOUT)	213m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
B1	(G/F) (1/F)	SHOP AND SERVICES, WASHROOM SHOP AND SERVICES	83.25 m <sup>2</sup> (ABOUT)	166.5 m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
TOTAL			189.75 m <sup>2</sup> (ABOUT)	379.5 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

Outdoor dining area, parking space and circulation area

.....  
 .....  
 .....  
 .....



## 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

## 擬議發展計劃的行車通道安排

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 - Mai Po 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 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 Private Car Parking Spaces 私家車車位 4 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)  <input type="checkbox"/>
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)  <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。

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKJS 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

18/05/2022

(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處，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量<sup>②</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

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	Lot 2905 S.C RP (Part) in D.D. 104 and adjoining Government Land, Mai Po, New Territories; New Territories		
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>574</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>205</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約)</span> </div>		
Plan 圖則	Approved Mai Po and Fairview Park Outline Zoning Plan No. : S/YL-MP/6		
Zoning 地帶	"Open Space" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <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	379.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.66 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7.5 (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	33 % <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	4
	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)	4(PC) / / / / /
	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"/>
<u>Location plan, Zoning plan, Plan showing the land status of the application site.</u>		
<u>Swept path analysis, Fire service installations proposal, Certificate of fire service installations and equipments</u>		
<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 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。

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### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land (GL), Mai Po, Yuen Long, New Territories (the Site)* for 'Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years' (proposed development) (Plan 1).
- 1.2 Since the early 2010s, the applicant has been operating its shop and services (real estate agency) business at the Site. With the increase in local residents and workers along Castle Peak Road – Mai Po, there is growing demand for restaurant choices in the area. In light of this, the applicant proposed to continue operating its shop and services, while providing a new eating place (restaurant) at the Site to serve nearby locals.

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

- 2.1 The Site falls within an area zoned as "Open Space" ("O") zone on the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6 (Plan 2). According to the Notes of the OZP, 'Shop and Services' and 'Eating Place' are column 2 uses within the "O" zone, which requires permission from the Board. The Site is subject of several approved S.16 planning applications for 'shop and services' use, which the latest application (No. A/YL-MP/300) was approved by the Board in 2020. The applicant has made effort to comply with approval conditions of the previous application, details are shown at Table 1 below:

**Table 1 – Details of Compliance with Approval Condition of the Previous Application**

<b>Approval Conditions of Application No. A/YL-MP/300</b>		<b>Date of Compliance</b>
(g)	The submission of records of the existing drainage facilities on the Site	Not complied with
(h)	The submission of fire service installations (FSIs) proposal	3/6/2021 30/1/2023 (revised FSIs)
(i)	The implementation of FSIs proposal	13/3/2023

- 2.2 Regarding approval condition (g) of the previous application, the applicant previously made submissions for compliance with this approval condition on 9/12/2022 and 11/4/2023, however, these submissions were not accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 11/1/2023 and 10/5/2023 respectively. As

the applicant did not have sufficient time to address comments of the CE/MN, DSD by the designated time period, which led to revocation of the application on 18/5/2023. The applicant has submitted a FSIs proposal and a valid certificate of FSI and equipment (F.S. 251) to support the current application (Appendices I and II).

- 2.3 Since the Site is surrounded by residential and commercial uses, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers. While the Site is zoned as "O" zone, there is no known programme to develop the Site into an open space. Approval of the current application on a temporary basis of 5 years would therefore not jeopardize the long term planning intention of the "O" zone and would better utilize precious land resources.
- 2.4 In addition, the application site of the similar application (No. A/YL-MP/292) for 'eating place' is located within the same "O" zone, which was approved by the Board in 2021. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "O" zone.

### 3) Development Proposal

- 3.1 The Site occupies an area of 574 m<sup>2</sup> (about), including 205 m<sup>2</sup> of GL (Plan 3). 2 existing structures are provided at the Site for shop and services, eating place and washroom with total GFA of 379.5 m<sup>2</sup> (Plan 4). Portion of the uncovered area will be designated as outdoor dining area to serve not more than 8 visitors at the same time (Plan 4). The operation hours of the proposed development are 07:30 to 23:00 daily, including public holidays. The estimated number of staff working at the Site are 10. It is estimated that the Site would be able to attract 30 visitors per day (Plan 4). Details of development parameters are shown at Table 2 below:

**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	574 m <sup>2</sup> (about)
<b>Covered Area</b>	189.75 m <sup>2</sup> (about)
<b>Uncovered Area</b>	384.25 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.66 (about)
<b>Site Coverage</b>	33% (about)
<b>Number of Structure</b>	2

<b>Total GFA</b>	379.5 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	379.5 m <sup>2</sup> (about)
<b>Building Height</b>	Not exceeding 7.5 m
<b>No. of Storey</b>	2

- 3.2 When compared with the previously approved application (No. A/YL-MP/300), there is slight increase in site area, while the covered area and GFA remain unchanged. The Site is accessible from Castle Peak Road – Mai Po via a local access (Plan 1). A total of 4 parking spaces are provided at the Site, details are shown at Table 3 below:

**Table 3 – Parking and Loading/Unloading (L/UL) Provisions**

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	3

- 3.3 Regarding the logistics arrange of the Site, goods to support the operation of the Site are transported by private car, hence, no L/UL space is provided for light goods vehicle. Sufficient space is provided for vehicles to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan 5). No light, medium or heavy vehicles including container vehicles, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. As trip generation and attraction of the proposed development is minimal (as shown at Table 4 below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4 – Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average)	2	2	4

- 3.4 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.
- 3.5 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 strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 5/93) for sewage treatment at the Site.

**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 FSIs proposal and a valid F.S. 251 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 and Eating Place with Ancillary Facilities for a Period of 5 Years'.

**R-riches Property Consultants Limited**

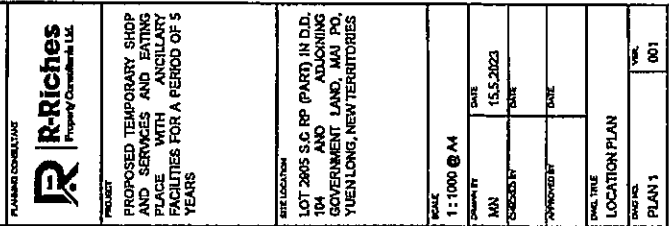
**May 2023**

#### **LIST OF PLANS**

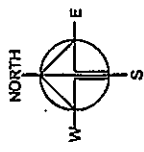
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

#### **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Valid Certificate of FSI and Equipment







PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

LOT 2005 S.C. RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

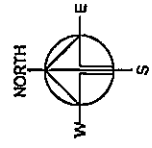
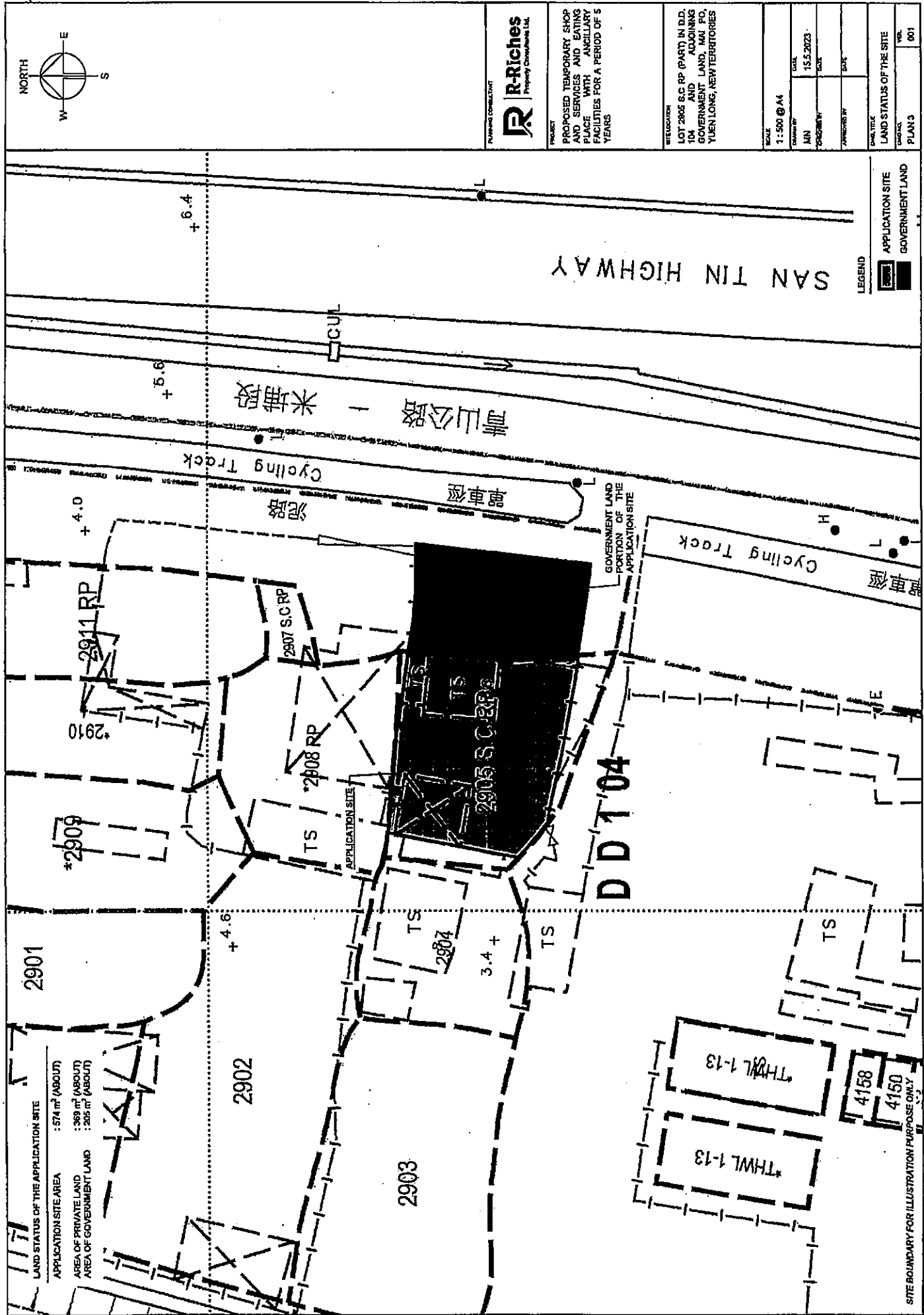
SCALE	1:2000 @ A4
DRAWN BY	MIN
DATE	15.5.2023
CHECKED BY	
DATE	
APPROVED BY	
DATE	


PROJECT TITLE	ZONING OF THE SITE
DRAWN BY	PLAN 2
DATE	001



ZONING OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 574 m <sup>2</sup> (ABOUT)
OUTLINE ZONING PLAN	: APPROVED MAI PO AND FAIRVIEW PARK OZP
OZP PLAN NO.	: SVL-MP/6
ZONING OF THE SITE	: "OPEN SPACE"

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



PLANNING CONSULTANT		 R-Riches Property Consultants Ltd.	
PROJECT PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS			
SITE LOCATION LOT 2865 S.C. RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, NAI PO, YUEN LONG, NEW TERRITORIES			
SCALE	1:500 @ A4		
DRAWN BY	DATE		
MAN	15.5.2023		
CHECKED BY	DATE		
APPROVED BY	DATE		
DRAWN TITLE		LAND STATUS OF THE SITE	
CAD FILE	VOL.		001
PLAN 3			

LEGEND	APPLICATION SITE
	GOVERNMENT LAND

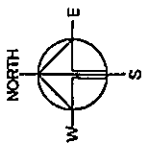
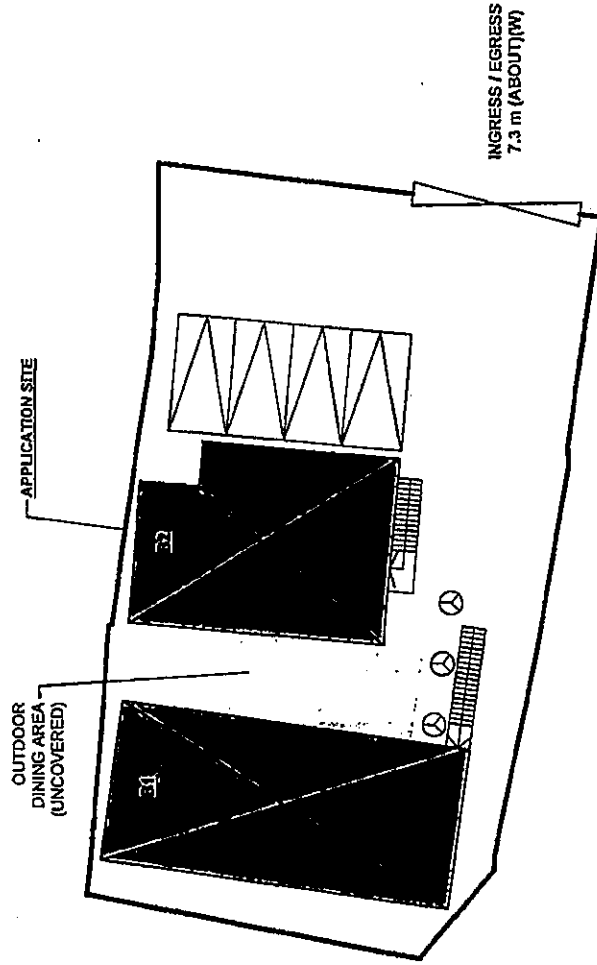
LAND STATUS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 574 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 369 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: 205 m <sup>2</sup> (ABOUT)

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 574 m <sup>2</sup> (ABOUT)
COVERED AREA	: 189.75 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 384.25 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.66 (ABOUT)
SITE COVERAGE	: 33 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 379.5 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 379.5 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(GF) (1/F) EATING PLACE SHOP AND SERVICES	106.5 m <sup>2</sup> (ABOUT)	213m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STORY)
B2	(GF) (1/F) SHOP AND SERVICES, WASHROOM SHOP AND SERVICES	83.25 m <sup>2</sup> (ABOUT)	166.5 m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STORY)
TOTAL		189.75 m <sup>2</sup> (ABOUT)	379.5 m <sup>2</sup> (ABOUT)	



PLANNING CONSULTANT



PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH AUXILIARY FACILITIES FOR A PERIOD OF 5 YEARS

LOT 2805 S.O. RP (PART) IN O.D. OF THE LAND MARKING GOVERNMENT LAND (M) IN YUEN LONG, NEW TERRORIES

SCALE  
1:300 @ A4

DATE  
15.5.2023

DATE

DATE

DATE

## LEGEND

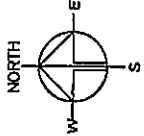
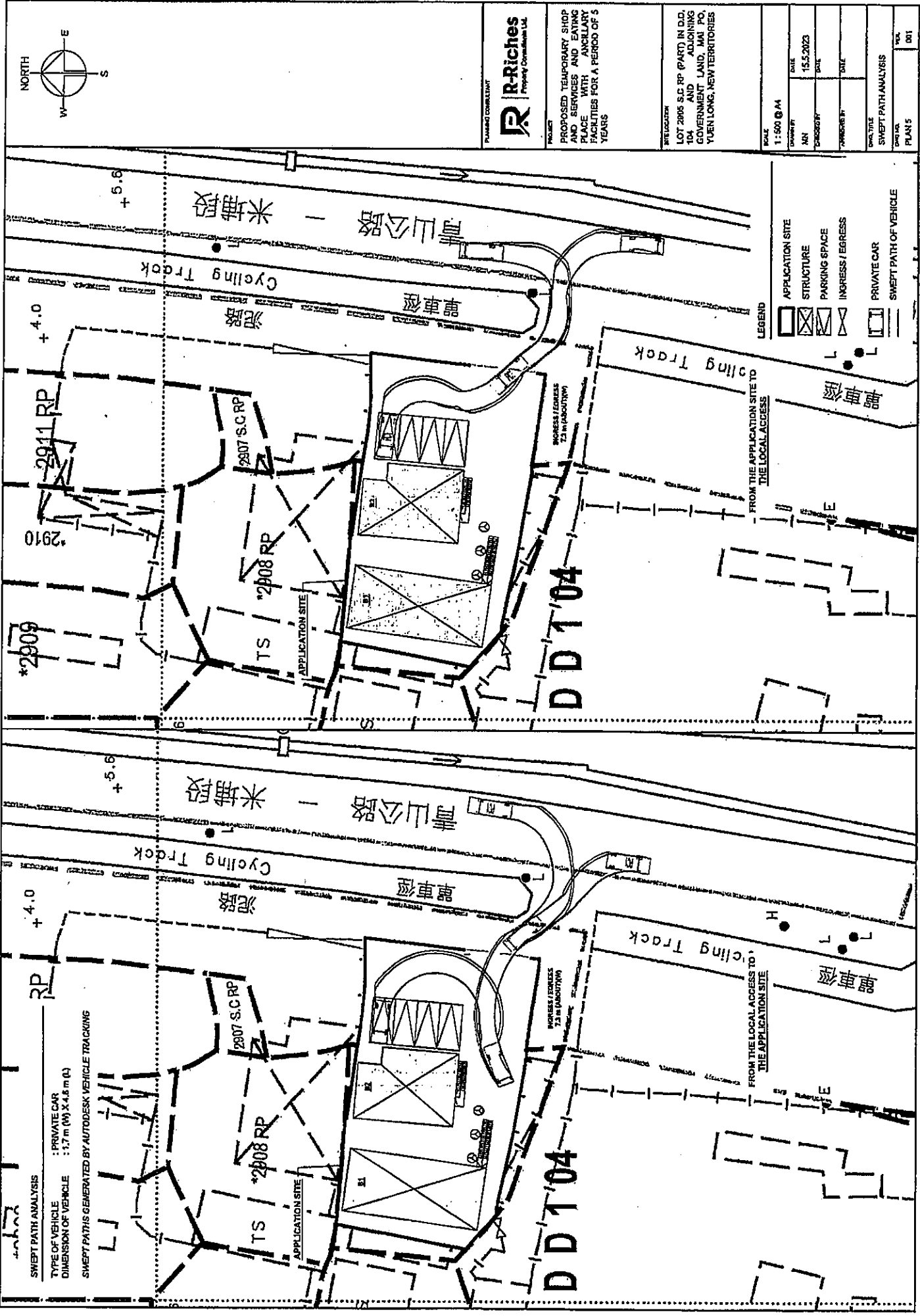
- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- EXISTING TREE (WILL BE PRESERVED)
- INGRESS / EGRESS

## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

PLAN 4

001



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

PROPOSED TEMPORARY SHOP  
 AND SERVICES AND EATING  
 PLACE WITH ANCILLARY  
 FACILITIES FOR A PERIOD OF 5  
 YEARS

SITE LOCATION  
 LOT 2005 S.C. RP (PART IN D.D.  
 104 AND ADJOINING  
 GOVERNMENT LAND, MAI PO,  
 YUEN LONG, NEW TERRITORIES

SCALE	1:500 @ A4
DRAWN BY	MAN
DATE	15.5.2023
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	SWEPT PATH ANALYSIS
DWG. NO.	PLAN 5
REV.	001

- LEGEND
- APPLICATION SITE
  - STRUCTURE
  - PARKING SPACE
  - INGRESS / EGRESS
  - PRIVATE CAR
  - SWEPT PATH OF VEHICLE

FROM THE APPLICATION SITE TO  
 THE LOCAL ADDRESS

FROM THE LOCAL ADDRESS TO  
 THE APPLICATION SITE

SWEPT PATH ANALYSIS  
 TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)  
 SWEPT PATH IS GENERATED BY AUTODESK VEHICLE TRACKING

DDT04

DDT04

青山公路 - 米埔段

青山公路 - 米埔段

Cycling Track

Cycling Track

單車徑

單車徑

單車徑

單車徑

APPLICATION SITE

APPLICATION SITE

TS

TS

\*2907 S.C. RP

\*2907 S.C. RP

\*2908 RP

\*2908 RP

\*2911 RP

RP

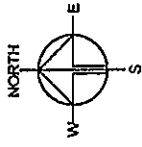
\*2910

\*2909

4.0

5.6

5.6

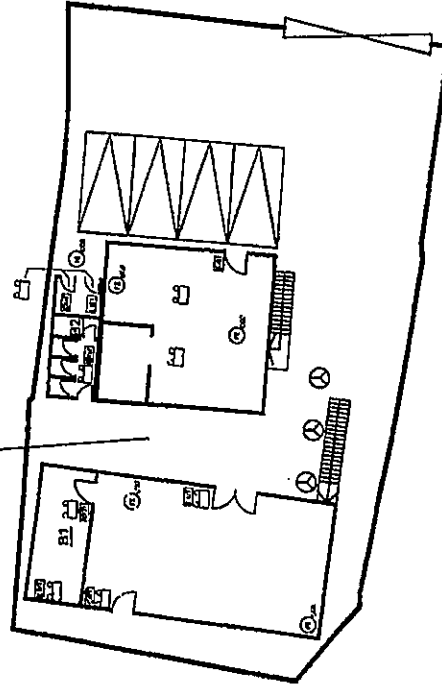


# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 574 m <sup>2</sup> (ABOUT)
COVERED AREA	: 189.75 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 384.25 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.86 (ABOUT)
SITE COVERAGE	: 33 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 378.5 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 378.5 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m
NO. OF STOREY	: 2
PARKING AND LOADING/UNLOADING PROVISION	
NO. OF PRIVATE CAR	: 4
PARKING SPACE	: 15 m (L) X 2.5 m (W)
DIMENSION OF PARKING SPACE	

OUTDOOR DINING AREA (UNCOVERED)

GROUND FLOOR



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: TPB/A/YL-MP/300

消防處指號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Lot 2905 S.C.R.P. (Part) in D.D. 104 and

adjoining Government Land,

Block:

座

District:

分區

Mai Po, Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

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

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	15 x Emergency Light Model: REX RX-2x1-S		To supply & install	Conforms with FSD requirements	14-12-2022
12	13 x Exit Sign		"	"	"

## Part 3 第三部 Defects 損壞事項

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



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

本人/我們特此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Telephone:

聯絡電話

Date:

日期

Chim Chung Yam

Chim Chung Yam

City Fire Engineering Ltd

14-12-2022

For FSD  
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: TPB/A/YL-MP/300  
消防處編號

消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A

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

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Lot 2905 S.C.R.P.(Part) in D.D.104 and

adjoining Government Land,

Block:

座

District:

分區

Mai Po, Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☒ Licensed premises 持牌處所

☐ Institutional 社團

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

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	10 x CO2 5kg type F.E.		To supply & install	Conforms with FSD requirements	19-10-2022

Part 3 第三部 Defects 損壞事項

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

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

本人/我們此處證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:  
授權人簽署

Name:

Chim Chung Yam

FSD/RG No.:

消防處註冊號碼

Company Name:  
公司名稱

City Fire Engineering Co.

Telephone:

聯絡電話

Date:

日期

19-10-2022

For FSD use only:

Inspected

Key-in

Verified



[Supersede] S.16 Application No. A/YL-MP/348 - Replacement pages02/06/2023 15:55

From: Louis Tse

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

Cc: Bon Tang

, Matthew Ng

, Orpheus Lee

, Grace Wong

File Ref:

2 Attachments



DD104 Lot 2905 S.C RP & GL - P04 Layout Plan (20230602).pdf



A\_YL\_MP\_348 - replacement page of Supplementary Statement (20230602).pdf

Dear Davy,

Attached please find the replacement pages for the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

**Louis TSE | Town Planner**

**R-riches Group (HK) Limited**

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

A:



the applicant did not have sufficient time to address comments of the CE/MN, DSD by the designated time period, which led to revocation of the application on 18/5/2023. The applicant has submitted a FSIs proposal and a valid certificate of FSI and equipment (F.S. 251) to support the current application (**Appendices I and II**).

- 2.3 Since the Site is surrounded by residential and commercial uses, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers. While the Site is zoned as "O" zone, there is no known programme to develop the Site into an open space. Approval of the current application on a temporary basis of 5 years would therefore not jeopardize the long term planning intention of the "O" zone and would better utilize precious land resources.
- 2.4 In addition, the application site of the similar application (No. A/YL-MP/292) for 'eating place' is located within the same "O" zone, which was approved by the Board in 2021. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "O" zone.

### 3) Development Proposal

- 3.1 The Site occupies an area of 574 m<sup>2</sup> (about), including 205 m<sup>2</sup> of GL (**Plan 3**). 2 existing structures are provided at the Site for shop and services, eating place, site office and washroom with total GFA of 379.5 m<sup>2</sup> (**Plan 4**). Portion of the uncovered area will be designated as outdoor dining area to serve not more than 8 visitors at the same time (**Plan 4**). The operation hours of the proposed development are 07:30 to 23:00 daily, including public holidays. The estimated number of staff working at the Site are 10. It is estimated that the Site would be able to attract 30 visitors per day (**Plan 4**). The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. Details of development parameters are shown at **Table 2** below:

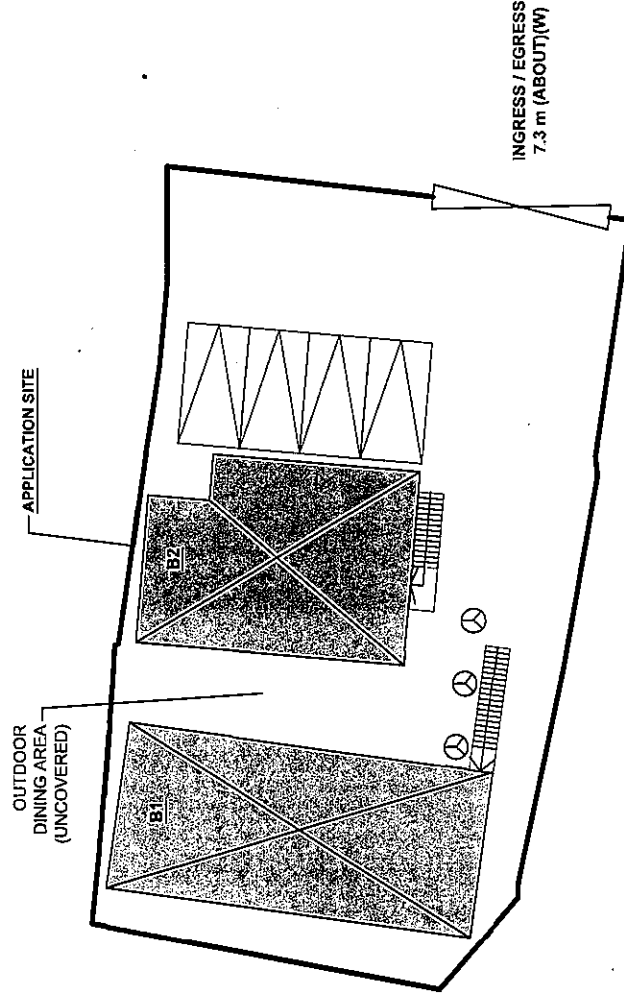
**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	574 m <sup>2</sup> (about)
<b>Covered Area</b>	189.75 m <sup>2</sup> (about)
<b>Uncovered Area</b>	384.25 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.66 (about)
<b>Site Coverage</b>	33% (about)

# DEVELOPMENT PARAMETERS

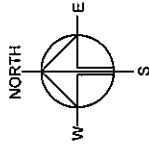
APPLICATION SITE AREA	: 574 m <sup>2</sup> (ABOUT)
COVERED AREA	: 189.75 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 384.25 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.66 (ABOUT)
SITE COVERAGE	: 33 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 379.5 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 379.5 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	EATING PLACE SHOP AND SERVICES, OFFICE	106.5 m <sup>2</sup> (ABOUT)	213 m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES, WASHROOM SHOP AND SERVICES	83.25 m <sup>2</sup> (ABOUT)	166.5 m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
TOTAL		189.75 m <sup>2</sup> (ABOUT)	379.5 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2905 S.C. RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1: 300 @ A4

DRAWN BY

MN

DATE

15.5.2023

CHECKED BY

OL

DATE

02.6.2023

APPROVED BY

DATE

02.6.2023

DATE

02.6.2023

DATE

02.6.2023

## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- EXISTING TREE (WILL BE PRESERVED)
- INGRESS / EGRESS

Our Ref. : DD104 Lot 2905 S.C RP & GL  
Your Ref. : TPB/A/YL-MP/348

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

**By Email**

5 June 2023

Dear Sir,

**Supplementary Information**

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a  
Period of 5 Years in "Open Space" Zone, Lot 2905 S.C RP (Part) in D.D. 104  
and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-MP/348)**

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) An as-built drainage plan is provided for your consideration (**Plan 1**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

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

**Louis TSE**  
Town Planner

cc DPO/FSYLE, Pland

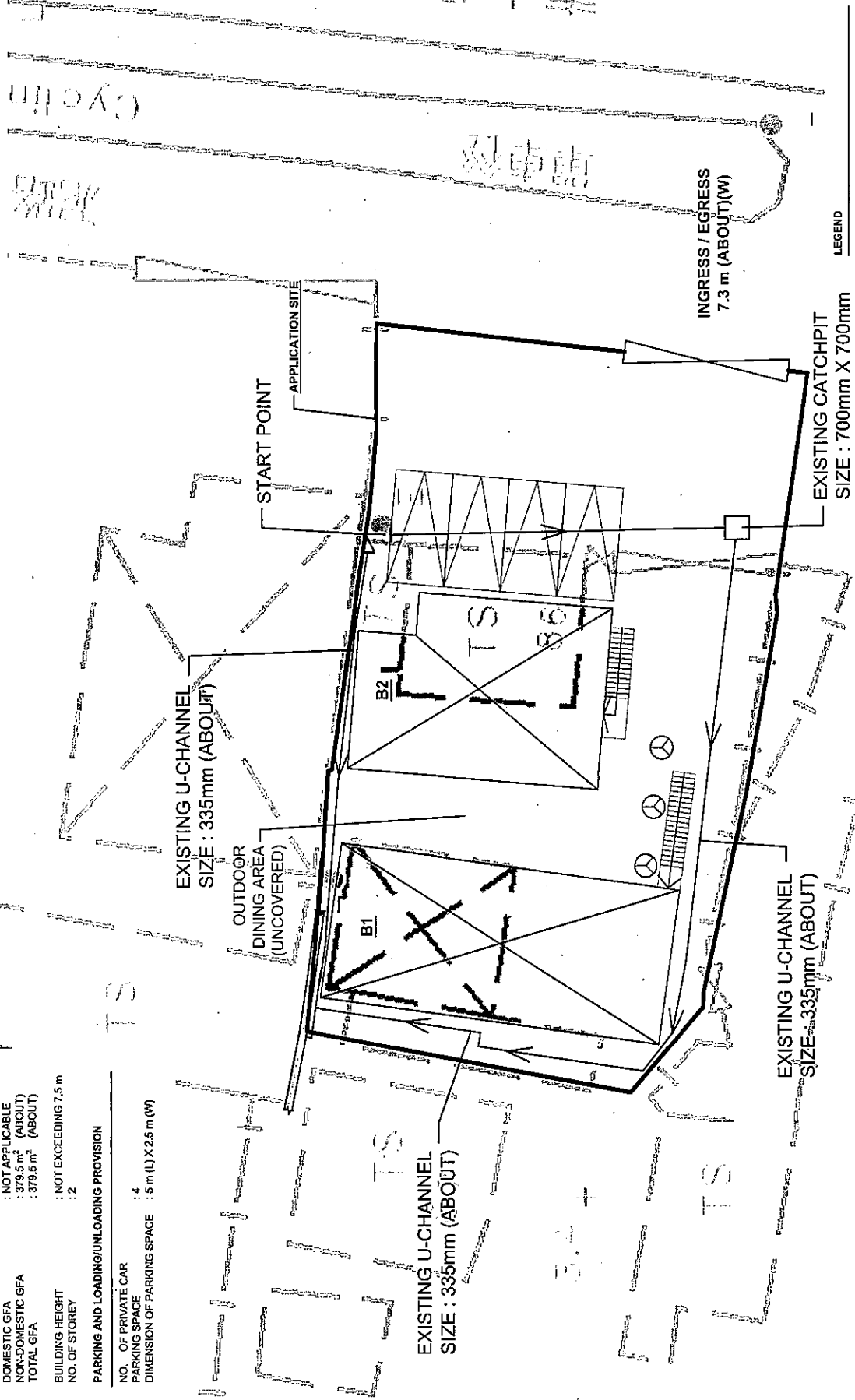
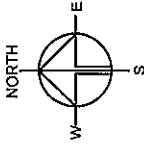
(Attn.: Ms. Alice CHEUNG  
(Attn.: Mr. Davy LAM

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

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 574 m <sup>2</sup> (ABOUT)
COVERED AREA	: 188.75 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 384.25 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.66 (ABOUT)
SITE COVERAGE	: 33 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 379.5 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 379.5 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m
NO. OF STOREY	: 2
PARKING AND LOADING/UNLOADING PROVISION	
NO. OF PRIVATE CAR	: 4
PARKING SPACE	: 5 m (L) X 2.5 m (W)
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	EATING PLACE SHOP AND SERVICES	106.5 m <sup>2</sup> (ABOUT)	213 m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES, WASH-ROOM SHOP AND SERVICES	83.25 m <sup>2</sup> (ABOUT)	166.5 m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
TOTAL		189.75 m <sup>2</sup> (ABOUT)	379.5 m <sup>2</sup> (ABOUT)	



## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	EXISTING TREE (WILL BE PRESERVED)
	INGRESS / EGRESS

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

PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES AND EATING  
PLACE WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS

SITE LOCATION  
LOT 2905 S.C.R.P. (PART) IN D.O.  
104 AND ADJOINING  
GOVERNMENT LAND, WAI PO,  
YUEN LONG, NEW TERRITORIES

SCALE	1: 250 @ A4
DRAWN BY	DATE
OL	5.6.2023
CHECKED BY	DATE
APPROVED BY	DATE

DATA FILE	AS BUILT DRAINAGE PLAN
DWG NO.	PLAN 1
VER.	001



顧問有限公司  
盈卓物業

Our Ref. : DD104 Lot 2905 S.C RP & GL  
Your Ref. : TPB/A/YL-MP/348

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

By Email

6 July 2023

Dear Sir,

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

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities  
for a Period of 5 Years in "Open Space" Zone, Lot 2905 S.C RP (Part)  
in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long**

**(S.16 Planning Application No. A/YL-MP/348)**

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 \_\_\_\_\_ 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 and Eating Place with Ancillary Facilities  
for a Period of 5 Years in "Open Space" Zone, Lot 2905 S.C RP (Part)  
in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long**

(Application No. A/YL-MP/348)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. TANG Kin-ming; Tel: 2300 1257)</b>		
(a)	Presumably, the applicant would maintain the same drainage facilities as those implemented under previous Planning Application No. A/YL-MP/300. The applicant should inform PlanD if the drainage arrangement has been changed.	The applicant will maintain the same (existing) drainage facilities as those implemented under the previous approved S.16 planning application No. A/YL-MP/300. No modification has been carried out to the existing drainage facilities.
(b)	It was noted in previous photo records under Application No. A/YL-MP/300 that there were additional pipes installed within u-channel. Please critically review and rectify if necessary. Also, the photo records should include the condition of all turning angles.	Noted. The applicant will submit photographic records of the existing drainage facilities (with photos showing all turning angles) after planning approval has been obtained from the Town Planning Board.
<b>2. Comments of Commissioner for Transport, Transport Department (C for T) (Contact Person: Mr. LEUNG Chi Kong; Tel: 2399 2778)</b>		
(a)	It is noted that the average trip generation per hour is grater than the peak trip generation per hour in the application. Please clarify.	Please be confirmed that the estimated trip generation and attraction are shown as follows:

		<p>Trip Generation and Attraction of the Proposed Development</p> <table><tr><th rowspan="3">Time Period</th><th colspan="3">Trip Generation and Attraction</th></tr><tr><th colspan="2">PC</th><th rowspan="2">2-Way Total</th></tr><tr><th>In</th><th>Out</th></tr><tr><td>Trips at <u>AM peak</u> per hour (08:00 – 09:00)</td><td>1</td><td>0</td><td>1</td></tr><tr><td>Trips at <u>PM peak</u> per hour (17:00 – 18:00)</td><td>0</td><td>1</td><td>1</td></tr><tr><td>Traffic trip per hour (average)</td><td>0.5</td><td>0.5</td><td>1</td></tr></table> <p>As number of vehicular trips generated and affected by the proposed development is minimal, adverse traffic impact to nearby road network is not anticipated.</p>	Time Period	Trip Generation and Attraction			PC		2-Way Total	In	Out	Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1	Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1	Traffic trip per hour (average)	0.5	0.5	1
Time Period	Trip Generation and Attraction																						
	PC			2-Way Total																			
	In	Out																					
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1																				
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Traffic trip per hour (average)	0.5	0.5	1																				
<b>3. Comments of Director of Fire Services, Fire Services Department (D of FS)</b> <b>(Contact Person: Mr. WONG Ho Yin; Tel: 2733 7737)</b>																							
(a)	The standard and specifications of the proposed emergency lighting shall be revised as “BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021” and	Noted. A revised fire service installations proposal is provided ( <b>Annex I</b> ).																					
(b)	The number of fire extinguishers as indicated in the legend shall tally with the information on the plan.																						



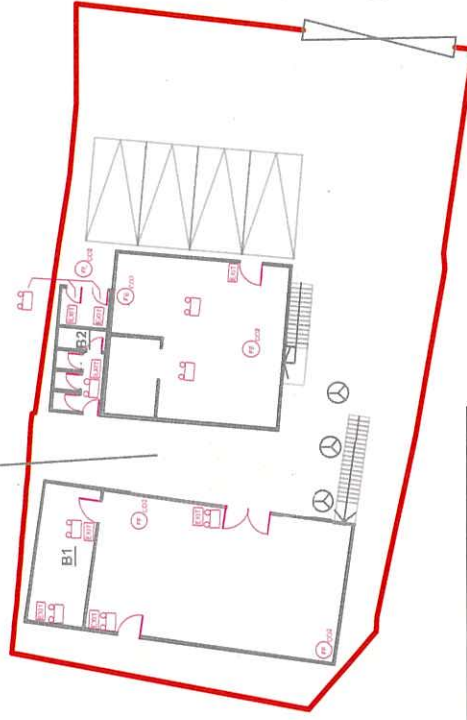
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TOTAL GFA	: 379.5 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m
NO. OF STOREY	: 2

## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR	: 4
PARKING SPACE	: 5 m (L) X 2.5 m (W)
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

OUTDOOR  
DINING AREA  
(UNCOVERED)



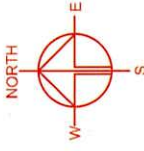
GROUND FLOOR

## FIRE SERVICE INSTALLATIONS

- 13 x EXIT SIGN
- 13 x EMERGENCY LIGHT
- 11 x 5 KG GAS-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 NO.4/2021; AND
- 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.

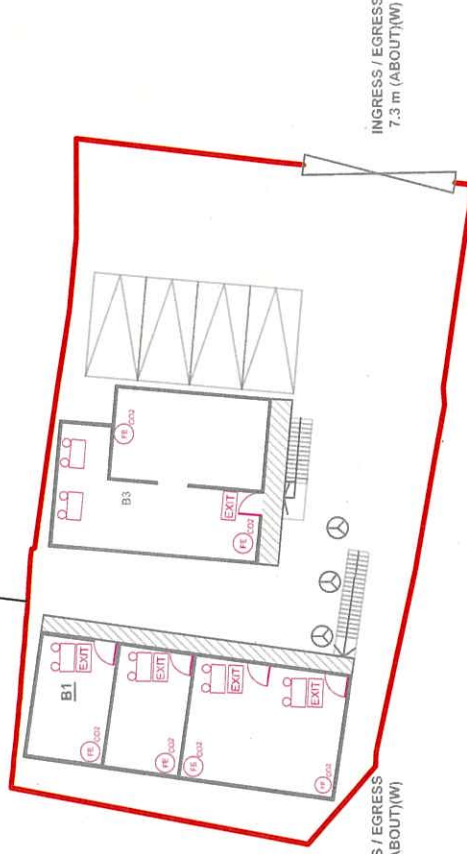


# STRUCTURE USE COVERED AREA GFA BUILDING HEIGHT

B1	(G/F) (1/F)	EATING PLACE SHOP AND SERVICES	106.5 m <sup>2</sup> (ABOUT)	213m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
B2	(G/F) (1/F)	SHOP AND SERVICES, WASHROOM SHOP AND SERVICES	83.25 m <sup>2</sup> (ABOUT)	166.5 m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)

TOTAL 189.75 m<sup>2</sup> (ABOUT) 379.5 m<sup>2</sup> (ABOUT)

## APPLICATION SITE



FIRST FLOOR

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2905 S.C RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1: 350 @ A4

DRAWN BY

OL

CHECKED BY

OL

APPROVED BY

DATE

DATE

DATE

DATE

DATE

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DATE

DATE

DATE

## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- EXISTING TREE (WILL BE PRESERVED)
- INGRESS / EGRESS

VER.

ANNEX I

002



Our Ref. : DD104 Lot 2905 S.C RP & GL  
Your Ref. : TPB/A/YL-MP/348

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

**By Email**

7 July 2023

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities  
for a Period of 5 Years in "Open Space" Zone, Lot 2905 S.C RP (Part)  
in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long**

**(S.16 Planning Application No. A/YL-MP/348)**

We are writing to submit Further Information to provide clarifications for the subject application, details are as follow:

- (i) Portion of the application site (the Site) (about 32m<sup>2</sup>) will be designated as an outdoor dining area to serve not more than 8 visitors at the same time.
- (ii) When compared with the previously approved application (No. A/YL-MP/300), the site area and GFA were slightly increased to reflect the existing condition of the structures and to meet the operational need. Furthermore, 1 tree was found dead due to virulent diseases during the approval period of the previous application. Therefore, only 3 existing trees are preserved at the Site as indicated in the layout plan (**Plan 1**).
- (iii) Replacement pages of the application form is provided (**Appendix I**)

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at \_\_\_\_\_ 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)

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(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	"Open Space" Zone
(f) Current use(s) 現時用途	Shop and Services and Eating Place  (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。

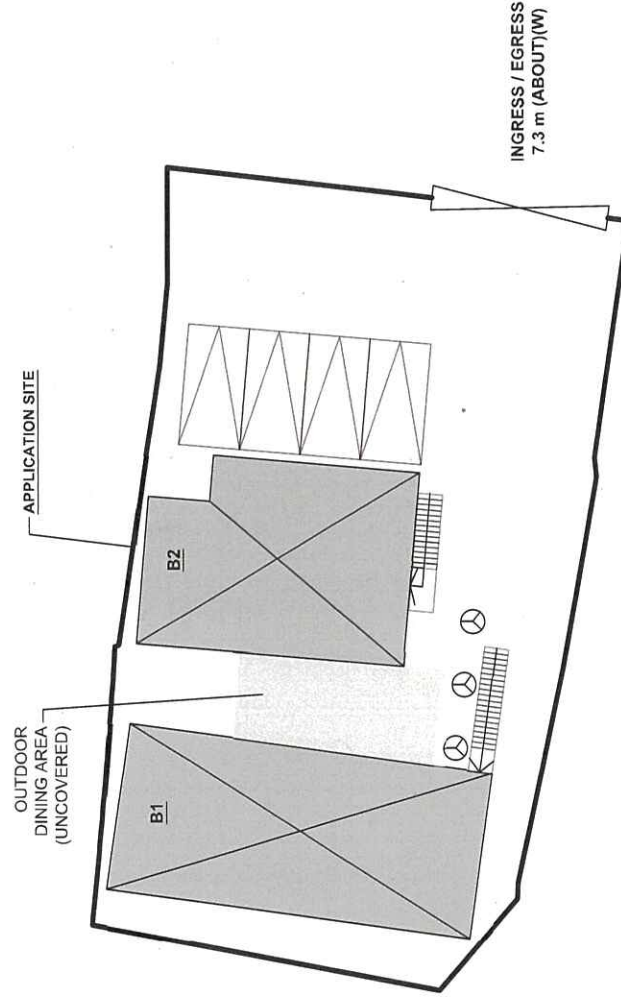
Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained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

## DEVELOPMENT PARAMETERS

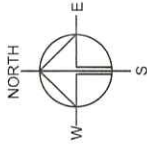
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BUILDING HEIGHT	: NOT EXCEEDING 7.5 m
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	EATING PLACE SHOP AND SERVICES, OFFICE	106.5 m <sup>2</sup> (ABOUT)	213m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
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TOTAL		189.75 m <sup>2</sup> (ABOUT)	379.5 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP  
AND SERVICES AND EATING  
PLACE WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS

SITE LOCATION

LOT 2905 S.C RP (PART) IN D.D.  
104 AND ADJOINING  
GOVERNMENT LAND, MAI PO,  
YUEN LONG, NEW TERRITORIES

SCALE

1: 300 @ A4

DRAWN BY

MN

DATE

15.5.2023

CHECKED BY

OL

DATE

02.6.2023

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 1

VER.

001

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	EXISTING TREE (WILL BE PRESERVED)
	INGRESS / EGRESS



Our Ref. : DD104 Lot 2905 S.C RP & GL  
Your Ref. : TPB/A/YL-MP/348

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

By Email

18 July 2023

Dear Sir,

**3<sup>rd</sup> Further Information**

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities  
for a Period of 5 Years in "Open Space" Zone, Lot 2905 S.C RP (Part)  
in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long**

**(S.16 Planning Application No. A/YL-MP/348)**

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Should you require more information regarding the application, please contact our Mr. Orpheus LEE at \_\_\_\_\_ 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 and Eating Place with Ancillary Facilities  
for a Period of 5 Years in "Open Space" Zone, Lot 2905 S.C RP (Part)  
in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long**

**(Application No. A/YL-MP/348)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Director of Fire Services, Fire Services Department (D of FS) (Contact Person: Mr. WONG Ho Yin; Tel: 2733 7737)</b>		
(a)	The number of emergency lighting as indicated in the legend shall tally with information on the plan.	Noted. A revised fire service installations proposal is provided ( <b>Annex I</b> ).

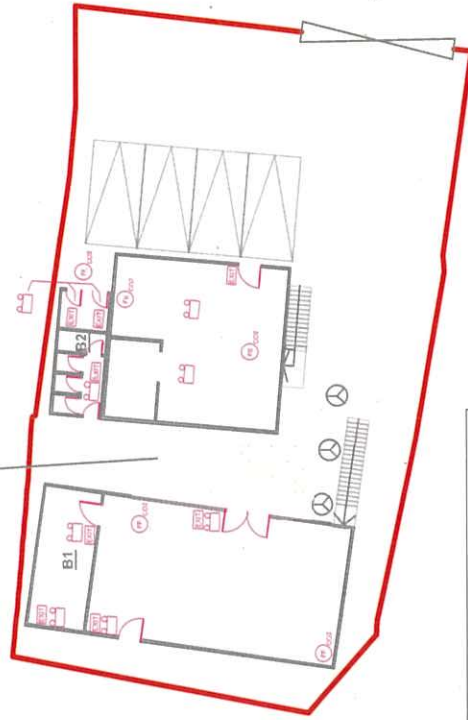
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## PARKING AND LOADING/UNLOADING PROVISION

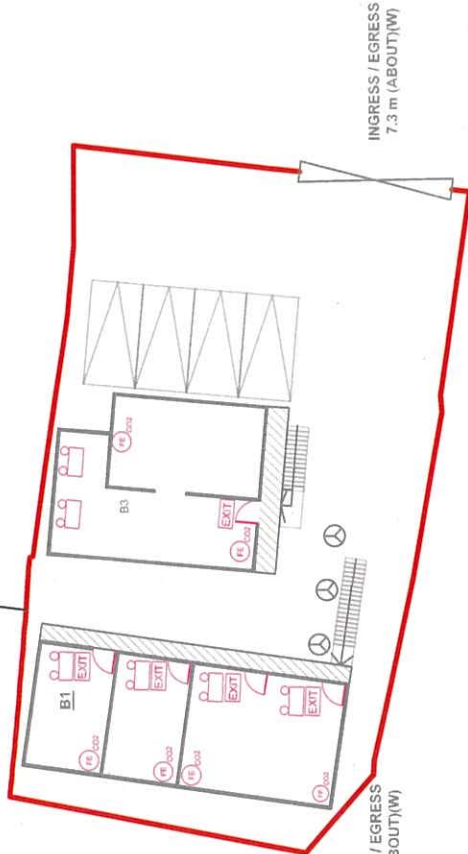
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OUTDOOR  
DINING AREA  
(UNCOVERED)



GROUND FLOOR

APPLICATION SITE



FIRST FLOOR

## FIRE SERVICE INSTALLATIONS

- 13 x EXIT SIGN
- 15 x EMERGENCY LIGHT
- 11 x 5 KG GAS-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 NO.4/2021; AND
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
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- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES AND EATING  
PLACE WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS

SITE LOCATION

LOT 2005 S.C RP (PART) IN D.D.  
104 AND ADJOINING  
GOVERNMENT LAND MAI PO,  
YUEN LONG, NEW TERRITORIES

SCALE

1: 350 @ A4

DATE

15.5.2023

CHECKED BY

18.7.2023

APPROVED BY

DATE

DWG TITLE

FSIS PROPOSAL

DWG NO.

ANNEX I

002

### LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- EXISTING TREE (WILL BE PRESERVED)
- INGRESS / EGRESS





**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**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-MP/77	Proposed Temporary Public Carpark (Private Cars) for a Period of 12 Months	22.9.2000 ( <i>RNTPC</i> )
2.	A/YL-MP/188	Proposed Temporary Shop and Services (Estate Agency) for a Period of 3 Years	23.12.2010 ( <i>RNTPC</i> )
3.	A/YL-MP/225	Renewal of Planning Approval for Temporary "Shop and Services (Real Estate Agency)" for a Period of 3 Years	13.12.2013 ( <i>RNTPC</i> )
4.	A/YL-MP/254	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	9.12.2016 ( <i>RNTPC</i> )
5.	A/YL-MP/267	Temporary Shop and Services (Real Estate Agent and Retail Store) and Ancillary Staff Canteen and Site Office for a Period of 3 Years	6.4.2018 ( <i>RNTPC</i> ) [Revoked on 6.9.2020]
6.	A/YL-MP/300	Temporary Shop and Services with Ancillary Staff Canteen and Site Office for a Period of 3 Years	18.12.2020 ( <i>RNTPC</i> ) [Revoked on 18.5.2023]

**Similar s.16 Applications within the “O” Zones on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 in the Past Five Years**

**Approved Applications**

**Shop and Services**

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/269	Renewal of Planning Approval for Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 3 Years	4.5.2018 (RNTPC)
2.	A/YL-MP/275	Proposed Temporary Shop and Services (Metal Hardware and Household Items Retail Shop) for a Period of 3 Years	2.11.2018 (RNTPC)
3.	A/YL-MP/278	Renewal of Planning Approval for Temporary Sales Offices (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	22.3.2019 (RNTPC)
4.	A/YL-MP/280	Proposed Temporary Shop and Services (Retail Store) for a Period of 3 Years	31.5.2019 (RNTPC) [Revoked on 31.10.2021]
5.	A/YL-MP/298	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020 (RNTPC)
6.	A/YL-MP/302	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	5.2.2021 (RNTPC)
7.	A/YL-MP/306	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years	9.7.2021 (RNTPC)
8.	A/YL-MP/311	Proposed Temporary Shop and Services (Interior Design Company) for a Period of 5 Years	27.8.2021 (RNTPC)
9.	A/YL-MP/319	Temporary Shop and Services with Ancillary Office for a Period of 5 Years	24.12.2021 (RNTPC)
10.	A/YL-MP/321	Temporary Shop and Services with Ancillary Office for a Period of 5 years	24.12.2021 (RNTPC)
11.	A/YL-MP/325	Renewal of Planning Approval for Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	22.4.2022 (RNTPC)
12.	A/YL-MP/329	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years	29.7.2022 (RNTPC)
13.	A/YL-MP/351	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.8.2023 (RNTPC)

Eating Place

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/292	Proposed Temporary Eating Place with Private Vehicle Park for a Period of 3 Years and Excavation of Land	24.4.2020 ( <i>RNTPC</i> ) [Revoked on 24.10.2021]
2.	A/YL-MP/299	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years	23.10.2020 ( <i>RNTPC</i> )



**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises an Old Schedule Agricultural Lot (OSAL) and Government Land (GL). The OSAL 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;
- the GL within the Site (about 205m<sup>2</sup> subject to verification) is covered by a Short Term Tenancy No. 2563 for the purposes of “Ancillary Car-parking to Shop and Service (Real Estate Agency)”;
- Lot No. 2905 S.C RP in D.D. 104 is covered by Short Term Waiver No. 3471 to permit structures for the purpose of “A Shop and Service (Real Estate Agency)”; and
- advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

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

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

- HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Mai Po Section; and
- 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;
- no objection to the application in accordance with the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites”; 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):

- comparing the aerial photo of 2022 and 2020, there is no significant change to the landscape character of the surrounding area since the last planning application was approved. According to the site photos taken in June 2023, the Site is hard paved with some temporary structures. Some existing trees of common species are observed within the Site. According to the layout plan submitted by the applicant, there is no significant change in the proposed layout and the existing trees will be preserved. Further significant adverse landscape impact arising from the proposed uses is not anticipated. She has no objection to the application from landscape planning perspective; and
- 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 maintain the existing drainage facilities as those implemented under the previous application and inform PlanD if the drainage arrangement has been changed;
- there were additional pipes installed within u-channel in previous photo records under previous application No. A.YL-MP/300. Please critically review and rectify if necessary. Also, the photo records should include the condition of all turning angles;
- should the Board consider that the application is acceptable from planning point of view, conditions requiring (i) maintenance of the existing drainage facilities and (ii) the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated; and
- advisory comments as detailed in **Appendix V**.

#### **6. Fire Safety**

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

- no objection in principle to the 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. Environmental Hygiene**

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

- no adverse comments on the application;
- no application for food licence at the subject location has been received and under processing; and
- advisory comments as detailed in **Appendix V**.

## **8. Open Space Provision**

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

- no plan to develop the Site into public open space at present; and
- no in-principle objection to the application since the application is for five years only.

## **9. 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 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) (DO(YL)).



**Recommended Advisory Clauses**

- (a) Prior planning permission should have been obtained before commencing the applied uses 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 Tenancy (STT)/Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the STT/STW conditions where appropriate. Besides, given the proposed uses are 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 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 Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) 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;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that
  - the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that

- there were additional pipes installed within u-channel in previous photo records under previous application No. A.YL-MP/300. Please critically review and rectify if necessary. Also, the photo records should include the condition of all turning angles;
- (i) 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;
  - licensing requirements would be formulated upon receipt of formal application via the licensing authority; and
  - 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;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that
- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
  - pursuant to the Food Business Regulation, Cap. 132X, relevant food business licence is required subject to the type of food business to be operated listed in the Regulation. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments 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;
  - depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop (shop & service) may apply for under the Food Business Regulation:
    - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
    - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
    - if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and

- if milk, frozen confections, non-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;
- whenever restaurant licensees wish to include an Outside Seating Accommodation (OSA) into their licensed premises, they are required to submit application to FEHD by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as Buildings Department (BD), TD, Fire Services Department, PlanD, Home Affairs Department and LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the departments concerned and the OSA licence will be issued upon full compliance of all the requirements;
- from the restaurant licensing point of view, no shelters other than movable sunshades and the like should be allowed in the OSA. Prior approval and consent must be obtained from the Building Authority under BO for the construction of awnings or other supporting structures. The main licensing criteria for OSA in respect of Hygiene Requirements are as follows:
  - an OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare;
  - additional food preparation space and scullery area equivalent to 1/10 of the OSA area should be provided inside the roofed-over restaurant premises;
  - adequate sanitary and ablution facilities should be provided within the roofed-over area of the premises for use by the customers; and
  - area in a backyard/open yard where there are no waste/soil pipes or manholes prejudicing the hygienic operation of the OSA will also be considered;
- the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- 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

- (k) 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;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of Building Authority (BA), they are unauthorised building works (UBWs) under BO and should not be designated for any proposed use under the captioned application;
  - 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;
  - 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 BA should be obtained, otherwise they are UBWs under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - 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.

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

## 參考編號

Reference Number:

230614-161839-91301

## 提交限期

Deadline for submission:

27/06/2023

## 提交日期及時間

Date and time of submission:

14/06/2023 16:18:39

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/348

## 「提意見人」姓名/名稱

Name of person making this comment:

加州豪園委員會

## 意見詳情

Details of the Comment :

- 因有關發展與本邨非常貼近，該屋邨發展建築期間可能產生極大噪音及空氣污染，不但嚴重影響本區居民日常生活，而亦會影響到鄰近地方的環境衛生及社區治安。
- 現時鄰近各大屋邨(包括錦綉花園、加州花園、加州豪園、碧豪園、夏威夷豪園等)近7,000戶的居民皆使用錦綉花園的迴旋處出入，附近交通已不勝負荷，若再有其他人士使用該地段使用此道路，情況更不堪設想。
- 另外，亦有本邨居民反映，屋苑附近已有足夠的商店及食肆，並對此類臨時搭建物表示反感，對鄰近環境及交通帶來負面影響，因而予以強烈反對。

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



**A/YL-MP/348 DD 300 Mai Po OS**  
23/06/2023 03:04

From:

To:

File Ref:

**From:**

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

**Date:** Friday, 23 June 2023 3:03 AM CST

**Subject:** A/YL-MP/348 DD 300 Mai Po OS

A/YL-MP/348

Lot 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long

Site area : About 574 m<sup>2</sup> Includes Government Land of about 205 m<sup>2</sup>

Zoning : "Open Space"

Applied Use : Shop / Eating Place / 3 parking / **5 Years**

Dear TPB Members,

Once again the operator has failed to fulfill conditions. Questions is how is he allowed to operate an eating place on GOVERNMENT LAND in such circumstances. The departments involved are in breach of their duties to ensure that post Covid such premises are both safe and hygienic.

The applicant knows how to milk the system, another application, 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:** Thursday, 3 December 2020 1:14 PM CST



**Subject:** A/YL-MP/300 DD 300 Mai Po OS

Apologies, omitted to amend the subject line

Regards  
Mary

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, November 27, 2020 2:54:32 AM  
**Subject:** A/YL-MP/267 DD 300 Mai Po OS

Dear TPB Members,

After a record **NINE** extensions of time approval was finally revoked on 7 June. But no worries, applicant can lodge another application and begin the cycle all over again.

Plan D will no doubt trot out the usual :

Although the proposed use was not in line with the planning intention of the "Open Space" ("O") zone, there was no development programme for implementing the proposed open space. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the "O" zone.

But this is also Wetland Buffer Area.

We are now in the Post-Covid, Global Warming, Climate Change era.

There is urgent need from recreational space and that work commence on reinforcing barriers against rising sea levels.

Members have a duty to question relevant depts as to when the planning intention will be implemented.

Mary Mulvihill

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, December 15, 2017 2:05:32 AM  
**Subject:** A/YL-MP/267 DD 104 Mai Po OS

A/YL-MP/267

Lot 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long

Site area : About 531.30 m<sup>2</sup> Includes Government Land of about 163.5 m<sup>2</sup>

Zoning : "Open Space"

Applied Use : Real Estate Agency / 3 parking

Dear TPB Members,

Slight reduction in GFA.

Previous objections upheld.

Mary Mulvihill

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, November 17, 2016 1:30:30 AM  
**Subject:** A/YL-MP/254 Mai Po OS

A/YL-MP/254  
Lot 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land,  
Mai Po, Yuen Long  
Site area : About 565.m<sup>2</sup> Includes Government Land of about 180 m<sup>2</sup>  
Zoning : "Open Space"  
Applied Use : Real Estate Agency / 5 parking

Dear TPB Members.

This site zoned Open Space has been used for parking and other uses since 2000.

All this time it is included in the OS calculations for the district but local residents are not enjoying use of the site.

In view of the 2030+ pledge to increase OS to 2.5 sqmts per resident can members please press relevant government departments to disclose what are they plans with regard to the return of the site to the enjoyment of the general public.

TPB should reject this application in order to focus the officials minds on getting the job done and providing much needed recreational facilities in all districts.

Mary Mulvihill